



July 4, 2022

Planning & Housing Committee
c/o Nancy Martins
phc@toronto.ca

Re: PH35.3: Expanding Housing Options in Neighbourhoods: Multiplex Study -
Proposals Report

Dear Councillors:

On behalf of our members, the Toronto Region Board of Trade (“the Board”) is a strong advocate for increasing the supply of housing in Toronto and across the region – particularly affordable and accessible housing. Our economic growth and competitiveness depends on the availability of suitable, affordable housing for our growing population and workforce.

The recommendations in this staff report align with those in the Board’s December 2021 proposal, [Meeting in the Middle: A Plan to End Exclusionary Zoning](#). The Board strongly supports city staff recommendations to enable multiplexes across the City of Toronto and encourages Council to implement these changes as quickly as possible.

In particular, the Board supports permitting up to four units to be built anywhere that single detached homes are currently allowed. Working generally within the zoning envelopes under the current by-law will allow these new multiplexes to be gradually incorporated into existing neighbourhoods while also creating more ground-oriented, family-sized housing that can help ensure workers find suitable homes in Toronto.

As both the city staff and Board’s reports indicate, however, increasing zoning permissions is not enough. These units must be financially feasible to build, and a Technical Assistance Panel convened by the Urban Land Institute (ULI Toronto) found that the added cost of development charges (DCs) would likely prevent many projects from proceeding. To make better use of existing city infrastructure and services, as well as to encourage denser, more sustainable urban living, the Board encourages Council to align DCs so that fourplexes pay the same fees as a single-unit house.

Housing is a critical priority for the city’s economic and social well-being. The Board applauds the efforts of Mayor Tory and councillors over the past term to advance solutions to the City’s housing crisis. Implementing the multiplex study will be an essential step to support Toronto’s long-term economic vibrancy.

Sincerely,

Craig Ruttan

Sr. Director, Policy – Housing, Energy and Economic Enablers