

**From:** [Fiona Campbell](#)  
**To:** [MayorTO](#); [Councillor Holyday](#); [Councillor Ainslie](#); [Councillor Bradford](#); [Councillor Bravo](#); [Councillor Burnside](#); [Councillor Carroll](#); [Councillor Cheng](#); [Councillor Colle8](#); [Councillor Crawford](#); [Councillor Crisanti](#); [Councillor Fletcher](#); [Councillor Malik](#); [Councillor Mantas](#); [Councillor Matlow](#); [Councillor McKelvie](#); [Councillor Moise](#); [Councillor Myers](#); [Councillor Nunziata](#); [councillor\\_pasternak@toronto.ca](#); [Councillor Perks](#); [Councillor Perruzza](#); [Councillor Jaye Robinson](#); [Councillor Saxe](#); [Councillor Thompson](#); [Premier@ontario.ca](#); [Christine.hogarth@pc.ola.org](#); [Clerk](#); [Councillor Morley](#)  
**Subject:** [External Sender] Letter re: MULTIPLEX item on May 10 agenda : . To meet Toronto"s expected housing demand, The City only needs 1 additional unit in 11% of single family homes.  
**Date:** May 7, 2023 7:23:25 PM

---

Dear City Clerk, Councilors, Mayor, and Premier of Ontario and Ontario MPP,.

On May10th. the look of the city may change more dramatically than any time since the post war period if you choose to pass multiplex legislation in the face of fierce resistance .

On single family residential lots, the new building permissions propose 10 meters tall and 19 meters long. **That's a building 33 feet tall, and 62 feet long** . Additional space and height may be given by the Committee of Adjustments as well. The new rules state we have no right to appeal the C of A decision.

A MULTI PLEX unit, (essentially an apartment building), is going to change the character of our neighbourhoods forever. All residents and all tax supported infrastructure is going to be impacted. We have already received the right to basement apartments, lane way cottages and garden suites, all of which have less impact on abutting neighbors. Larger multiplex sized buildings will cover substantially more of the lot, negatively impact all mature trees on the property as well as the root systems of neighboring trees. This contradicts the city stated purpose of restoring forest cover to 40% to address climate concerns.

The April 27 meeting of the Planning & Housing Committee heard that getting bank loans to build these multiplexes will be hard if not impossible if 5-6 units are not allowed, thus creating the new push for even more intense densities. While cozy family dynamics were referenced and with permissions for 3 units in place now, the cold reality is few families have the resources to bulldoze their house and rebuild a 4-6 unit apt buildings while living elsewhere for the 2 plus years those rebuilds take. So it's clear this program works for builders and investors at our personal expense. There won't be a single house in any desirable neighborhood where families won't be outbid by developers. **This will fuel the fastest run up in prices we have seen yet.** Furthermore, these multiplexes when built will not be affordable rentals . As new builds, they will be premium priced. With no parking requirements, the streets will be filled with cars belonging to the occupants of these infills and their visitors. Can paid parking permits be far behind?

Where do apartment buildings belong? On main streets like (Queen St., Bloor St ) close to bus and subway transportation. The current building profile is mostly 2 storeys: this is where intensification belongs because it supports reducing the need for cars with immediately accessible transportation infrastructure...

it is VERY important to read page 8 of the June 2022 background report (see LINK below) stating clearly that to meet anticipated demand the City only needs 1 additional unit in 11% of single family homes. EHON's 4 + units in 100% of single family homes is grotesque and totally unnecessary. The report is HERE:

<https://www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-227724.pdf>

**Neighborhoods across the city would appreciate the thoughtful revision of Multiplex locations as suitable for transit enabled arterial roadways only.**

F.T.Campbell, Kingsway Park Ratepayer President. - (416)-232-2243