

To: City Council

Date: May 9, 2023

Re: Agenda Item PH3.16 Expanding Housing Option in Neighbourhoods: Multiplex Study.

Dear Council Members,

While we generally support the city's goal of providing affordable housing for lower income earners and permitting multiplex housing (**where appropriate in certain areas of the community**), we strongly oppose any form of multiplex housing that is not in harmony with the build form of existing homes on our streets.

As such, we do not support the city's currently proposed Multiplex By-law being discussed at City Council on May 10th 2023 because it has flaws, and does not do enough to protect residents living in the interior roads of Pleasant View (or other communities).

Our understanding is the proposal will allow

1. 4 units per lot when the provincial requirement is only 3, which will result in taller height limits up to 10m, when existing height limits are 8.5m or 9m
2. buildings 19 metres deep with just .6 meters from the side property line (houses are permitted 17m depth)
3. Elimination of density (floor space index) limits for duplexes, triplexes and fourplexes, though houses and other building types in these areas remain subject to FSI.

This will potentially lead, among other issues, to **shadows being cast, reduced privacy, and blocked window views for adjacent homes**. It could also **eliminate mature trees** on the lot.

As well, the proposal **does not limit the number of buildings placed on any given street and neighbours won't have the right to object if this By-law passes**.

Our community has adapted to the construction of all types of build forms over the last 60 years. There are cottages; semi and detached houses; 3-storey town and detached houses; monster homes where large frontages existed; and low, medium,

and high rises. As well, many more high-rise condos are being built or planned in the community, some with affordable units.

The construction of these homes was done with a collaborative approach between residents, councillors and city staff where local input was viewed as value-added to the process. It appears that respect for local residential input is being pushed aside.

This multiplex by-law proposal is flawed and lacks the due-diligence it should be given in terms of forward thinking for a city-wide by-law. The Planning and Housing Committee members ignored comments and concerns from hundreds of associations and impacted residents when they advanced this proposal without changes last week. That is unacceptable.

On behalf of Pleasant View residents, we ask you to protect the integrity of our community by submitting a motion on May 10th, 2023 to defer decisions on this multiplex bylaw until a new Mayor is elected in Toronto and the concerns expressed by residents about its flaws are all addressed.

Thank You

Pleasant View Association