

331 Communications were received from May 8, 2023 at 2:00 pm to May 9, 2023 at 11:58 am with the following text:

Dear Councillor,

I am writing as a constituent to urge you and every other member of Toronto City Council to **vote in favour** of the draft "Multiplex" Official Plan Amendment 649 and Zoning By-law 569-2013, as recommended by the Chief Planner and Planning and Housing Committee on April 27th, along with all of the other recommendations the Planning and Housing Committee has on this item. This means I am urging you, in the strongest terms, to **vote against any watering down of the recommended permissions for Multiplex**, including any attempt to revert to the much weaker, pre-consultation version of the OP and zoning amendments.

Despite the Ontario government's push to legalize and subsidize the destruction of Ontario's wetlands, high-quality farmland, forests, and Carolinian wildlife habitats, Toronto City Council has the power to prevent much of that land loss by housing a much larger share of GTHA population growth within Toronto than the provincial government has assigned to us as a minimum, and especially by **delivering a lot more "family sized" apartments – and other compact homes – on quiet, low car-traffic side-streets** than would be generated simply by legalizing multiplex, laneway and garden suites in principle. By delivering roughly 450,000 1000 sq. ft. apartments on quiet residential side streets in neighborhoods (rather than limiting them to avenues and MTSAs), Toronto would save 160 sq. km. of wildlife habitat and farmland in places like the headwaters of Carruthers Creek and the Greenbelt's Duffins Rouge Agricultural Preserve. The version of multiplex recommended by the Chief Planner and Planning and Housing Committee is absolutely necessary to help protect these lands.

I also urge you to vote for the full, unadulterated multiplex plan because we need to add a lot of fourplexes to make single detached streets better, more inclusive places to live. It's wrong to limit quiet, low-traffic side streets to families who can afford a single or semi-detached house or townhome. Most lowrise areas of Toronto need more residents in order to support amenities within walking distance or even to make up for declining family sizes so that schools can stay open.

I am very concerned that NIMBY groups may be trying to convince you that you can still be on the right side, when it comes to the environment, while giving in to their demands to subject a multiplex meant to house four families to the same floor space requirement height and depth requirements as would be applied to one single detached house. This is simply not true.

First, watering down multiplex would destroy far more trees and cause vastly greater environmental harm because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even Greenbelt. It would slash the number of locations where it is legal to build physically viable multiplex units and drastically reduce the share of new units that can legally be built at adequate sizes (1000sq. ft.) to make them an appealing option for parents with children at home, and thus divert them away from sprawl. Separate from this, refusing to create an incentive (in floor space, height and length) for people replacing older homes to build a four-plex will mean that a huge amount of construction capacity that could be increasing our housing supply will instead be squandered on replacing bungalows with luxury McMansions.

Secondly, the recommended version of the multiplex bylaw includes provisions that are designed to facilitate protection of existing trees without reducing the number or size of multiplex units. Rather than weakening a plan that's vital for the environment over the tiny number of tree-losses that might result, council should crack down on much more damaging practices, like the creation of new

parking pads, and stop letting landowners block tree-planting on the publicly-owned right-of-way near their properties.

If you vote against this OPA and zoning amendment, or vote to water down or remove staff-recommended revisions designed to make multiplex units more viable (e.g., to subject multiplex to fsi restrictions, or to deny additional depth on narrow and/or deep lots), you will forfeit any claim to be a friend of the environment.

I urge you not to do that. Vote yes to meaningful multiplex in Toronto.

Sincerely,

Wendy Hughes	Grace Petrucci	Paul St. Pierre
Shon Czinner	Mary Lou Jorgensen-Bacher	Lori Harrison
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Leslie Solomonian	Julie Busch	Cathie Poynter
Karen McMillan	Justin Lin	Dallan McMahon
John Baumann	Kaila Hunte	Linda Palmer Nye
Grace maitland-carter	Jodi A Joyce	Lian Judy
Yash Kini	Daniel Lewycky	Leslie Smyth
Anne Rappe	Sarah Brennan	Manny Matos
Debra Chandler	Jo Stevenson	Kim Charron
Ronald Hon	Brett Campbell	Michele Gould
Amy Castator	Daniel Bélanger	Gloria Snoddon
Sheila Towgood	John MacDonald	Marianagela Gigante
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Eugenia Cappellaro Zavaleta	Liz Martin	Jeffrey Pozzobon
Sabine Schaefer	Donald Cole	Peterpeter Crosby
Jessica Westhead	Elisabeth Gladstone	Rosalyn Davies
Nicholas Taylor	Jennifer Quesnelle	Christopher Adams
Myles Casey	Frances Mundy	Ryan MacDonald
Agnès Manivit	Sarah Atwi	John Dawson
Thomas Hall	Rosemary Heather	Wendy Chweitzer
Jill Edwards	Martha Tamblyn	Alberta Chiarocossi

Louis Chinnery
Valerie Endicott
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Nancy Hamm
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Gail Drever
Vilis Miklasevics
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Jeanine Cudmore
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Penny Dickie
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Eva Havill
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Kelly Hall
Antonia Steinberg
Linda Barnett
Mary E. Nyquist
Evy Gambin
Jacquie Dale
Renata Paluch
John Chenery
Andrea Poulis
Donna Abs
Patrizia Worrall
Rosemary Meier
Susan Ludwig
Jesse Williamson
Lyba Spring
Denny Hamilton
Michael Lewis
Marilyn cook
Bill Zufelt
Cameron Drew
Claire Harvey
Julie M Foley
Suzanne Fifi
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Lisa Kowalchuk
John Plumadore
Patricia Grieco
Nima Basharat
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V.G. Heart
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Summer Lazarou
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Thomas Sheffield
Norman Hall
Jody Berland
Cicily Brewer
Janet Sankey
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Caroline Smoyer
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Gilbert Reid
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Penel Smith
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Pinoo Bindhani
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