

From: [Carol Burtin Fripp](#)
To: [Councillor McKelvie](#); [Clerk](#)
Cc: [Councillor Crisanti](#); [Councillor Holyday](#); [Councillor Morley](#); [Councillor Perks](#); [Councillor Nunziata](#); [Councillor Pasternak](#); [Councillor Perruzza](#); [Councillor Colle8](#); [Councillor Bravo](#); [Councillor Malik](#); [Councillor Saxe](#); [Councillor Matlow](#); [Councillor Moise](#); [Councillor Fletcher](#); [Councillor Jaye Robinson](#); [Councillor Burnside](#); [Councillor Carroll](#); [Councillor Cheng](#); [Councillor Bradford](#); [Councillor Crawford](#); [Councillor Thompson](#); [Councillor Mantas](#); [Councillor Myers](#); [Councillor Ainslie](#)
Subject: [External Sender] Council Agenda Item 2023 PH3 16 - Multiplex Study - Final Report
Date: May 8, 2023 2:31:52 PM

Leaside Residents Association Incorporated
1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0

May 8, 2023

Dear Acting Mayor Jennifer McKelvie and Members of Council:

As Co-President of the Leaside Residents Association, Inc, and on the LRA's behalf, I am writing to you regarding increasing residential intensification by way of multiplex development.

The LRA agrees that Toronto should allow more multiplexes. However we also believe that that the proposed bylaw needs further revision in order to be of full benefit to neighbourhoods and to the City as a whole. We are concerned to note that the proposed zoning regulations are neither clear nor enforceable enough to achieve this.

We disagree that the proposed height limit be increased, given that current height limits already accommodate three units per lot, the Province's requirement. Does it make good sense to eliminate FSI limits? We do not think so. Similarly, to permit tiny sideyard setbacks and 19m long buildings sounds more like one-size-fits-all planning, not good or careful planning. Scale is important.

With multiplexes, Toronto has a real opportunity to expand housing availability and improve our urban neighbourhoods at the same time. We also want to encourage affordable rental housing. We do not want to encourage developers to tear down existing multiplexes and replace them with larger, longer, narrower and likely more expensive investment projects.

Please refer this matter back to Staff. It is better to get this important initiative right. We want to ensure that Toronto's new multiplex bylaw creates the kinds of neighbourhoods we all would welcome living in.

Thank you for your consideration.

Sincerely,

Carol Burtin Fripp,
Co-President, LRA

cc: Members of Toronto City Council