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9 May 2023

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PH3.16 - Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report City Council Meeting May 10, 2023

Dear Acting Mayor McKelvie and City Councillors:

A mayoral election is currently underway. It seems prudent to defer a vote on this important item until after the election – and to craft a recommendation for by-laws that better encourage affordable housing, retain neighbourhood character, and **save our trees**, all of which contribute to a livable and healthy city.

Toronto does need more multiplexes. Many homeowners would welcome the opportunity to divide up their home into one or two more units. The proposed by-laws, however, still need some revisions before going to City Council for approval.

The Multiplex by-law:

- Should not permit a depth greater than 17m. This is a tool that helps to protect our mature trees by ensuring sufficient soft landscaping and space for trees to be retained and thrive.

Increasing building depth to 19m can lead to the destruction of healthy trees on many redeveloped lots in most single-detached neighbourhoods.

Removing FSI and increasing building depth and building height beyond what is currently permitted for multiplexes will encourage developers and investors to tear homes down and replace them with newer, larger and much more expensive units, which will not add to affordable housing.

- Should not exceed the provincial-government requirement of 3 units.

Conversion of 1 housing unit on a lot to 3 units per lot will meet the provincial requirements and allow for gentle density to help alleviate the housing crisis. Up to 3 units would be more affordable to build and could encourage existing residents to renovate into multiplexes. Permitting 4 units per lot, rather than generating more affordable rental housing, would likely lead to more investment opportunities for developers and for those who can afford more expensive housing.

In summary, the by-law, although welcomed as one tool to increase housing supply, needs some refining, and should come back to City Council after a new mayor is elected.

Sincerely,
Maureen Kapral
President, Lytton Park Residents' Organization

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