

## Planning and Housing

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**From:** Carol Burtin Fripp <cbfripp@rogers.com>  
**Sent:** April 24, 2023 4:11 PM  
**To:** Councillor McKelvie; Councillor Bradford; Councillor Fletcher; Councillor Crisanti; Councillor Malik; Councillor Myers; Councillor Nunziata  
**Cc:** Planning and Housing; Councillor Holyday; Councillor Morley; Councillor Perks; Councillor Pasternak; Councillor Perruzza; Councillor Colle8; Councillor Bravo; Councillor Saxe; Councillor Matlow; Councillor Moise; Councillor Jaye Robinson; Councillor Burnside; Councillor Carroll; Councillor Cheng; Councillor Crawford; Councillor Thompson; Councillor Mantas; Councillor Ainslie  
**Subject:** [External Sender] Leaside Residents Association's Requested Action regarding PHC3.16  
**Categories:** Justin on it

**Leaside Residents Association Incorporated**  
**161601 Bayview Avenue**  
**P.O. Box 43582, Toronto, Ontario M4G 3B0**

**Leaside Residents Association requested action regarding PHC3.16: Expanding Housing Options in Neighbourhoods: Multiplex Study – Final Report**

24 April 2023

Dear Acting Mayor Jennifer McKelvie and Members of the Planning and Housing Committee:

As Co-President of the Leaside Residents Association, Inc, and on the LRA's behalf, I am writing to you regarding the Final Report on Multiplex development.

We agree that Toronto should allow more multiplexes. We also feel that the proposed bylaw needs further revision in order to be of full benefit to their neighbourhoods and to the City as a whole.

As intensification occurs, the bylaw must ensure that infrastructure is sufficient, that environmental criteria such as protecting mature trees are enforced, and that height and FSI are retained to fit in with both existing single detached and multiplex neighbourhoods. Scale (limiting development to three units, as per provincial government requirements, not permitting four, as per City Planning's recommendation; and not increasing permitted height limits) is key.

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

We want to ensure that a multiplex bylaw be clear enough to be enforceable, so that the results create the kinds of neighbourhoods we all would welcome living in. The currently proposed bylaw needs

further revision to do this.

The LRA urges the Planning and Housing Committee to refer this matter back to Staff in order to meet these important criteria. I am also sending this e-mail to the other members of City Council, for their information.

Thank you for your consideration.

Sincerely,

Carol Burtin Fripp,  
Co-President, LRA

cc: Members of the Members of the Planning and Housing Committees

Councillor Brad Bradford, Chair

Councillor Paula Fletcher, Vice Chair

Councillor Vincent Crisanti

Councillor Ausma Malik

Councillor Jamaal Myers

Councillor Frances Nunziata

cc: Nancy Martins, Planning and Housing Committee Clerk, [phc@toronto.ca](mailto:phc@toronto.ca)

cc: Members of Council