

*Established in 1889, the Ontario Association of Architects (OAA) is the self-regulating body for the province's architecture profession. It governs the practice of architecture and administers the Architects Act in order to serve and protect the public interest.*

City of Toronto Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5G 1P5

[Sent by email to: [phc@toronto.ca](mailto:phc@toronto.ca)]

April 25, 2023

**Re: Letter of support for City of Toronto Multiplex Study Report**

Councillor Bradford and Members of the Planning and Housing Committee,

The Ontario Association of Architects (OAA) strongly supports the recommendations in the City of Toronto Multiplex Study Report, and urges this Committee to advance the report to City Council.

In particular, the OAA is pleased to see the proposal to expand multiplex permissions to areas where they are not currently permitted, and to harmonize multiplex permissions across residential zones in the City.

The OAA strongly believes that housing affordability ought not to come at the expense of greenspaces and by implementing the proposed Official Plan Amendments contained in this report, the City of Toronto is demonstrating how this can be achieved. Shoshanna Saxe, assistant professor of Civil Engineering and Canada Research Chair in Sustainable Infrastructure at the University of Toronto, was recently interviewed on The Agenda. She noted "...there's a huge amount of land already available to be developed. The myth of the greenbelt causing unaffordability has been around and debunked more times than I have fingers...".

In 2019, the OAA commissioned research to better understand the design and regulatory opportunities that address housing affordability in growing communities across Ontario. The independent report, [Housing Affordability in Growing Urban Areas](#), prepared by SvN Architects + Planners, found that increased housing supply in Ontario can be achieved through:

- Infill development and intensification in existing neighbourhoods;
- Expansion of permissions for gentle density development, such as duplexes, triplexes, four-plexes and secondary suites;
- Low to mid-rise intensification along corridors; and,
- Mid to high-rise intensification in centres.

The OAA applauds the work that the City of Toronto has done to allow laneway and secondary suites in neighbourhoods, and strongly urges the City to continue to demonstrate its leadership role to promote and support intensification.

The OAA enjoys a longstanding, collaborative relationship with government, and looks forward to continued work with the City of Toronto Planning and Housing Committee to advance policies that protect and promote the public interest.

Sincerely,

*S. T. Vilardi*

Settimo Vilardi, Architect  
M.Arch., OAA, MRAIC, LEED AP BD+C  
President