

## **36 Communications were received from April 24, 2023 4:30pm to April 26, 2023 9:00am with text similar to the following**

Dear Chair and Members of the Planning and Housing Committee,

I agree that Toronto needs more multiplexes, particularly in Neighborhoods where populations are declining, and infrastructure exists. But the current by-law in front of you is flawed and needs to be sent back to staff to be revised before going to City Council.

### **Major changes that need to be made to the Multiplex Bylaw:**

1. Building Depth should not be more than 17m
2. Floor Space Index (FSI) must be retained (to regulate the mass and size of the building on the lot)
3. Meet provincial government requirements of 3 units (NOT exceed it with 4 units as the City Planners are recommending)

Furthermore:

- a. There are NO PARKING requirements detailed in the EHON plan.
- b. Multiplexes have absolutely nothing to do with affordable housing.
- c. There is no option for 3rd Party appeal at the Committee of Adjustments if a bad decision is rendered and the neighbors seek recourse.
- d. 5 units are now possible on a single lot- 3 or 4 is bandied about but FIVE are permitted now.
- e. Why is the Planning Dept. not laser focused on Main streets (like Bloor St) . where high order transit exists and 90% of the buildings are 2 storeys only?
- f. Input so far from residents has been statistically INSIGNIFICANT at the public meetings. This fundamental change should be an election issue!

### **Public engagement:**

[Attachment 3: Engagement Summary \(toronto.ca\)](#)

**Summary of Feedback on Draft Official Plan and Zoning Bylaw Amendment (February 2023)** Since the February 9th release of the amendments, Staff received over 155+ emails, 2,262 survey responses, 8,255 survey comments and have engaged with

approximately 800 attendees at public consultation events.

**The benefits of making these 3 changes are:**

- Preservation of the environment and neighbourhood trees. FSI and Building Depth are one of the few tools that protect mature trees. They ensure sufficient soft landscaping and space for trees to be retained and thrive. Removing FSI and increasing building depth to 19m will be devastating to our tree canopy and will destroy healthy, trees on many redeveloped lots in most single detached neighbourhoods.
- With intensification in neighbourhoods, we will get more people. More people need more trees. Planting trees elsewhere in the city instead of retaining trees where people live is not the right approach for a liveable, equitable, sustainable environment for all.
- Going from 1 housing unit on a lot (the majority situation in single detached neighbourhoods) to 3 units will meet the provincial requirements and allow gentle density which is the goal for becoming the welcoming city of diversity and fight the housing crisis. It will be more affordable to build and encourage existing residents to renovate into multiplexes. Permitting 4 units will just provide more investment opportunities for developers and the few who can afford them and will not generate more affordable rental housing.
- Keeping building depth at 17m and keeping FSI will ensure that new multiplexes fit in with single detached neighbourhoods and with existing multiplexes in neighbourhoods that already permit them. Removing FSI and increasing building depth beyond what is currently permitted for multiplexes will encourage developers and investors to tear them down and replace them with newer, larger and much more expensive units prematurely.

I have no confidence with how the current Municipal Code Chapter 813 is written, that the General Manager of Parks, Forestry and Recreation will be successful overriding the as-of-right provision in the bylaw; refusing tree removal permits and refusing the construction of multiplexes given the large, form-based approach to multiplexes, with no consideration for whether the lot or neighbouring lots have mature, large trees. Forestry staff have advised that this has not been proven and we see healthy trees routinely destroyed if they are within or near an as-of-right building footprint.

We are in the midst of a mayoral race. I request that you send this multiplex by-law back to staff to revise and come back after the election with better by-laws that encourage affordable unit multiplexes in neighbourhoods and save our trees that contribute to a livable, healthy City.

**Emails from:**

**Richard Zurawski  
Priscilla Knight  
Lynne Hardwick  
Kap Russell  
Halena Mermer-Sossin  
Don MacInnes  
Electa Aust  
Janice Monaghan  
Steve Rankine  
Joel Winter  
Regina Jokel  
Gail Anderson  
Diane Kress Theresa  
Wackerman Grazina  
Soltys Peter  
Dardarian Rich  
Cormier Frank  
Fabian Mike Smith  
John Prince Lorraine  
Golla Chris Mlot  
Chippie Rod Marian  
Yovorsky John Comi  
Steven Jacob Chris  
Gadula Mary Prime  
Lisa Newey  
Hans Ulsrud  
Theodore Laleggio  
Angelo Laleggio  
Richard Tremaine  
Pat Tremaine Maziar  
Karimi  
Ron McArthur  
Fiona Campbell**