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# DON MILLS RESIDENTS INC.

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April 24, 2023

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

**RE: PH3.16 Expanding Housing Options in Neighbourhoods – Multiplex Study: Final Report**

Dear Chair Brad Bradford and Members of the Planning and Housing Committee,

Don Mills Residents Inc. (DMRI) represents residents from the area roughly bounded by Eglinton Avenue and York Mills Road, with the west boundary along Wilket Creek and the east along the Don River. This area is undergoing rapid development especially along Eglinton Avenue and Don Mills Road. It is also an area with lot of mature trees, green space and large lots, which are potentially suitable for the proposed Multiplexes. Many of our winding streets do not have sidewalks.

**DMRI** is not opposed to the development of multiplex units in neighbourhoods as means of increasing alternative housing opportunities. We are, however, concerned that some of our neighbourhood specific features are not covered.

Below are our concerns associated with multiplexes in general and our response to the proposed amendments to the current Zoning By-laws.

**General Comments**

1. This intensification will not increase available housing opportunities for a middle-class family due to construction costs and for-profit developments.
2. Multiplexes will unroll into neighbourhoods randomly. The consequences of this approach are:
  - i) Unplanned developments threaten the character of a neighbourhood and are unable to support the needs of a growing community. The approach “one size fits all” does not work for a diverse variety of neighbourhoods across the City.
  - ii) More homes will be purchased for profit developments by corporations (this is already happening), which further increases home prices of original remaining bungalows making stiff competition for first-time home buyers.
  - iii) Our neighbourhood has a lot of winding streets without sidewalks, amenities more than 500 m away and no overnight parking. With the development of multiplexes, issues of safety and winter access have to be addressed and there is no indication that this has been considered and how this and other matters will be dealt with.

## **Zoning By-Law Amendments**

Most of Don Mills neighbourhoods has lots in excess of 10 m wide with zoning permitting 10 m high sloped roof buildings (7.2 m height for flat roof) and 17+ m long.

1. The EHON group created a box 10 m high, 17 m long by (lot width – side yard setback) which they named “building envelope”. The current proposal allows for a 10 m height for a flat roof which appears along all 4 sides as a wall; quite different 7.2 m walls gradually reaching 10 m. This has a significant impact primarily for side walls, 10 m high wall extending along 14.2 m (16.2 m for 19 m building length) and impacting adjacent properties. The impact may be significant depending on the orientation and lot configuration. The proposed front and rear yard at the 3<sup>rd</sup> floor level are attempting to mitigate this problem
2. Duplexes, triplexes and fourplexes seem to be exempted from the limitation on the number of storeys. If someone wants to build a four-storey home, it means that at least 12m height is needed. However, the height limit is 10 m. Does this mean that this scenario needs to go to the COA? This should not be the case and the revision should be made to limit the number of storeys to 3.
3. The proposed Zoning By-law amendment calls for two (one in the front and one at the back at each at and above floor) unlimited-size restricted platforms/ decks/ balconies at and above the second-floor level. This is a serious concern for privacy and noise in the surrounding neighbourhood.
4. There has been no change made to landscaping requirements and this is a serious concern for us. The increased footprint for “the proposed building envelope” plus a potential garden suite is reducing the rear area for soft landscaping and availability of tree planting.
5. There are no proposed amendments to parking requirements for multiplexes. In the DMRI area, this is a serious issue which prevails unless we transition to a complete community.

In conclusion, we urge the City to respond to concerns of many communities and to introduce the area specific by-laws. Consider our submission and what improvements can be made to diversify housing options and support the existing communities undergoing developments in the Don Mills area.

We are fully supporting the submission by FoNTRA (attached) which includes perspective of many other neighbourhoods.

**We support FoNTRA’s recommendation to defer the Multiplex Study Final Report to after the Mayoral elections.**

Yours sincerely,

Vera Straka,  
Board of Don Mills Residents, Inc.

CC: Gregg Lintern, Chief Planner and Executive Director, City Planning Division  
Melanie Melnyk, Project Manager, Strategic Initiatives, Policy & Analysis  
Philip Parker, Project Manager, Strategic Initiatives, Policy & Analysis  
Councillor Robinson, Ward 15  
Councillor Burnside, Ward 16  
John Cockerril, President of DMRI