



April 26, 2023

**Via Email**

Chair Bradford and Members of the Planning & Housing Committee

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Chair Bradford and Members of Committee:

**Re: PH3.16 - Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report**

With over 1,300 members, the Building Industry & Land Development Association is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area. As the voice of this industry, BILD has always sought to maintain a constructive working relationship with all levels of government in examining ways to better serve the communities in which it operates. It is in this spirit that we are sharing our support for the staff recommendations made in the *Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report*, being considered by the Planning and Housing Committee on April 27, 2023.

As was highlighted in the report, Toronto is rapidly growing city with at least 700,000 new Torontonians expected by 2051. Both current and future residents will need homes, and to accommodate the diversity of household sizes and compositions across Toronto there is an increasing need for a diverse array of housing options. While the city's housing growth has largely been in mid- and high- rise buildings located in the most densely populated areas of the city, other forms of housing like multiplexes and varied low-rise housing solutions will be needed to address the 'missing middle' gaps that exist in our current housing stock.

Multiplexes that include two, three, or four units in a single building are more resource and energy efficient, and provide housing options that can accommodate the needs of families, those who prefer ground-related housing, aging in place, or to create additional units to help contribute to mortgage costs. With as-of right zoning permissions, this type of housing can be delivered relatively quickly as owners will only be required to obtain a building permit rather than official plan or zoning by-law approvals. Expanding housing options in Toronto neighbourhoods will provide both greater choice to residents and create greater efficiencies for the City.

In order to remove continued barriers to growth and to enable the building of a variety of low-rise housing options, BILD supports the staff proposals in the report for an Official Plan Amendment to permit duplexes, triplexes, and fourplexes in residential areas across the city and a Zoning By-law Amendment to implement these permissions as-of-right in all residential zones across Toronto. These expanded multiplex permissions will enable new low-rise options for residents in neighbourhoods throughout the city, which will have the added benefits of helping to stabilize declining populations, while making better use of existing transit, infrastructure and supporting our local businesses.

BILD's renovator and infill housing builder members look forward to continuing to work as partners with the City of Toronto as we work together towards our mutual goals of improving and increasing our housing stock while building complete and sustainable communities able to support future growth.

Sincerely,



Rebecca Bozzato  
Director of RenoMark and Renovator Advocacy, BILD