

April 27, 2023

Nancy Martins

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

Via **Email:** phc@toronto.ca

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

Please accept my comments on the above Multiplex Study and Final Report

The object of this initiative is important, and its goals are commendable. In particular, I support making provision for multiplexes on a property in all city neighbourhoods. I also support the provisions for adding some additional space in a dwelling that is designed to preserve heritage resources or protect mature trees. I support the need to pay close attention to maintaining building height limits in neighbourhoods meaning ten metres in most areas. I also endorse the emphasis on the preservation of tree canopy throughout the city.

I am concerned about one key feature of the proposed amendments. I see no need to extend building length beyond 17 metres, the housing standard now, on narrow lots. I think it can be assumed that if there is a narrow lot being considered for an extra long 19 metre multiplex, that the adjacent lot has a good chance of also being a narrow lot. My own lot is 6 metres wide at the rear of my 110 year old house. Also, many houses in the older part of the city are not 17 long metres meaning that approval of longer buildings means that the new buildings will be significantly in front of or behind existing houses. Longer continuously tall buildings next to a narrow lot, particularly if a laneway or garden suite is included, raise significant privacy concerns. Keep the length at 17 metres.

Yours truly,



Ken Sharfatt
31 Indian Road Crescent