



Mayor Olivia Chow  
City Council

June 23, 2025

Dear Mayor Chow and City Council,

We are writing today to join the concerns raised by other Associations, including FONTRA, regarding the potential approval of Council Meeting items PH22.3 and PH22.4 this week, with particular focus on the latter item.

Although we appreciate the city's housing challenges, we are concerned about allowing Sixplexes on residential streets for reasons that include potential parking and traffic issues. **Of particular concern is the City's intent to allow Sixplexes "As of Right".**

Given the lack of local context and feasibility analysis, **we do not believe a "One Size Fits All" policy approach**, that permits such large homes to be built on residential streets without giving neighbours an opportunity to share their views on a potential Sixplex, **is reasonable or fair given each neighborhood and street is different.**

As it stands, the policy overlooks issues like lot size, neighbourhood character, and prevailing height limits. This creates an opportunity for individuals, developers and investors who don't live in the community to potentially significantly change a neighborhood's look, feel, traffic, etc..

As such we believe an "As of Right" approach is wrong and on behalf of our community **we are asking City Council to pause, listen, and improve the policy/process so that local residents can have a say about potential Sixplexes in their neighborhood**, before you finalize this and the other policies.

And for PH22.3, we are concerned about lack of clarity in zoning definitions, which blur the line between multiplexes and multi-tenant housing. This will enable inappropriate developments to proceed without proper oversight.

Thank you for considering our comments and our request for thoughtful, engaged, and transparent City planning.

Sincerely,

Pleasant View Association

Susan Wakutz  
President

Ash Matta  
Vice President