

June 24, 2025

Members of the Planning & Housing Committee
City of Toronto
Sent electronically

Dear Mayor Chow and Members of Toronto City Council,

Re: PH 22.3 and PH 22.3

On behalf of our team at Habitat for Humanity GTA, I am writing in support of citywide sixplexes (PH22.4) and most of the proposed updates in the Multiplex Monitoring Report (PH22.3).

The directions outlined in this report reflect the kind of continued shift towards gentle densification of our neighbourhoods that is essential in order to reclaim a city that is affordable for younger residents and families. [Research published by the Missing Middle Initiative on June 24, 2025](#) paints a stark picture of net decrease in the number of families with children in the City of Toronto. This is a direct result of the increasing unaffordability of this city and the lack of affordable, neighbourhood-based options for families and young people.

We encourage you to support the key aspects of these reports, notably:

- Legalize six units on every residential lot across Toronto
- Fix outdated definitions to allow semi-detached multiplexes and more flexible housing types
- Support modest height increases so basement units can be truly livable
- Support the technical amendment clarifying development charge exemptions for multiplex + garden suite builds

In the spirit of advancing affordable options for families, we do not support the addition of a bedroom cap on multiplexes. Households come in all shapes and sizes. Room sizes and requirements are already determined by the building code. Additional limits that attempt to shape who can live in neighbourhoods within these building types set a bad precedent, particularly when detached homes do not have such limits.

We also encourage the City to continue to explore heights that would permit four storeys, as Council committed to in its Housing Accelerator Fund agreement. Finally, we are pleased to see that work will continue on development charge review and low-rise by-law harmonization to reduce site-specific Chapter 900 exceptions.

We urge the City to continue to embrace solutions that reflect the reality of today's housing crisis and the level of urgency needed to get shovels in the ground building the homes so desperately needed by so many of the city's residents. In this regard, we note that a number of the submissions opposing approval of these reports assert that more time is needed for further study and consultation. We would

contend that **young families and their children do not have the luxury of time. The housing crisis is now.** Council has the option of approving these planning changes for a fixed period of time (say seven years) and committing to study the outcomes before renewing or formalizing these changes as permanent measures. Such a decision would reflect the urgency of today's housing crisis while acknowledging the concerns of various ratepayers and other groups who oppose these progressive measures.

Sincerely,



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