

673 Communications were received with text similar to the following:

Dear Mayor and Members of City Council:

We are writing to express our concerns regarding the Housing in Neighbourhoods package items especially PH22.4, PH22.3, and PH22.8 — that are set to be considered by City Council next week. While each proposal aims to expand housing options, they each assume that one-size-fits all and fail to adequately account for key residents concerns that are crucial for effective and sustainable implementation.

We urge Council to carefully review these items and consider amendments that respond to these concerns.

This letter primarily references PH22.4 (Sixplex) but we have included PH22.3 (Multiplex Monitoring) and PH22.8 (Avenues Work Plan) in our comments below.

PH22.4: Housing Accelerator Fund – Expanding Permissions for Low-Rise Sixplexes

Concern: The proposal to permit 5- and 6-unit multiplexes citywide lacks local context and feasibility analysis.

- Driven by federal funding, not neighbourhood-specific planning.
- Overlooks issues like lot size, neighbourhood character, and prevailing height limits.

Recommendation:

- Conduct more local study and feasibility testing.
- Avoid a one-size-fits-all approach and support intensification where it's practical and appropriate.
- Refer the item back to Planning staff for further study and consultation.

PH22.3: Expanding Housing Options in Neighbourhoods – Multiplex Monitoring Program

Concern: Ambiguities in zoning definitions are leading to misuse, especially around basement suites and multi-tenant houses.

- Vague definitions blur the line between multiplexes and multi-tenant housing.
- This has enabled inappropriate developments to proceed without proper oversight.

Recommendation:

- Strengthen definitions (e.g., for basement suites).
- Improve enforcement to prevent misuse of zoning rules.
- Refer the item back to Planning staff for further study and consultation.

PH22.8: Housing Action Plan – Avenues Policy Review Phase Two

Concern: The rollout of mid-rise zoning changes lacks transparency, equity, and meaningful public engagement.

- Downtown pilot areas are being rezoned before other neighbourhoods can weigh in.
- Only two opportunities for input are planned, with a survey following the first input session.
- Residents were not informed when Avenue boundaries were expanded earlier this year.

Recommendation:

Refer the Planning report back to staff and request that it be resubmitted in Q4 2025, including:

- A more robust, multi-phase consultation process.
- Clear confirmation that rezonings will be evaluated, not automatic.

- A citywide engagement strategy to be reported back to Council.

Call To Action

Toronto's residents deserve thoughtful planning decisions that balance housing needs with neighbourhood integrity. We ask that councillors introduce amendments to these three proposals to strengthen definitions, ensure data-driven decision-making, and improve public engagement. Listening to residents and refining these policies will ensure that housing expansion is both effective and sustainable for our communities.

Yours truly,

Signed by:

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