

699 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:

John Young
Nicola Fulano
Charles Harpur
Laura Hughson
Sue Brady
Esme Parke
Christine Manning
Melissa Williams
Cathy Cowin
Lisa Montesano
Rachel Stitt
Pino Solmito
Heather Lin
Jan Qualtrough
William Paterson
Jamie Galt
Cristian Konigstein
Paul Murphy
Lina Konigstein
Stephanie Doyle
George Stefanidis
Evan Guertin
Lillian Vassiliadis
Shannon Charlton
Chandan Narayan
Michael Fortier
Brent Jeffreys
Vidya Anderson
Angele Menard
Wendi Clutchev
Taeko Knockaert Knockaert
Heidi Martin
Susan Conte
Debbie Miller
Barbara MacKnight
Simon Levitt
Tammy Hewitt
Peter Bartrem
Nicole Conboy
Aimee Gauthier
Wendy Christensen
Elizabeth Ross
Amy Fuller

Todd Friars
Kathy Weston
Robert Cotton
Savanna Vettyvelu
Andrea Guertin
Michael Kinsley
Jennifer Kinsley
Heather Easingwood
Lenka Holubec
Kelly Hadden
Na Donald
Carol Riethmacher
Riina Rava
Elizabeth Gunthardt
Atousa Abbaspour
Lauren Thomson
Maria Palumbo
Ashley Gough
Dejan Bojic
Janet Shepherd
Leslie Tang
Denise Pocchi
Fereydoon Soleimani
Barbara Saboundji
Maryjean Davis
Kim Roberts
Denise Dennis
Bryan Ward
Deb Filler
Matilda Rozario
Christina Puhacz
Caleigh McCaffrey
Karen Burke
Tom Miller
Don Lawrence
Judy Crute
Enna Judd
Jennifer Kirby
Danielle MacNeil
Ann Jackman
Joy Sharon-Hann
Lynne Carter

Ayrleigh Tetreault
Jennifer gibbs
Don Moffat
James Johnson
Kari Benvenuto
David Jones
Susan Pritchard
Jillian Tanouye
Christine Tetreault
Jeff Butler
Katie Vukovic
Cheryl Wilson
Dana Hennigar Hennigar
JP Mason
Jarvis Hetu
Simon Hewett
Tysen Mancuso
Donna Williamson
Jen Sager
Sarah
Tanya Blazina
Rachel Grosso
Renato Baldari
Gayle Ferguson
Elise Scanes
Debbie Rigillo
Stephanie Schmidt
Gaspere Lumia
Gail Seymour
Margaret Horner
Barbara Andrews
Erik Bennink
David Foster
Dal Bourne
Diane Newhook
Tom Fleming
David Girvin
Naghman Tannouri
James Wakutz
Atanas Minchev
Kathleen Good
Michelle King
Neda Zezel

Anne-Marie Todd
Daniela Amorim
Elizabeth Miranda
Jason McAllister
Pamela Merkel
Katherine Weldon
Megan Barker
Matthew Phillips
Rosalina Templeton
Melinda Taylor
Alec Monro
Rania Hall
Angelo Ialeggio
Amanda Pipino
Richard Tremaine
Maxine Cassidy
Kim Harding
svetlana bojic
Fred Cowin
Meja Song
Jason Warnes
Kim Beatty
Karen Good
Andrea Byrne
Tiffany Luckhoo
Cameron Ross
Pierre Tellis
Megan Fitzpatrick
Maria Lamanna
Carl Doose
Nicole Torres
Susan Ellis
Julia Lakats
Jeff Garrah
Nancy Lee-Shanok
Karen Greenham
Clarissa Heinrich
John Rowe
Mary Zanette
Carl Kohn
Heidi Winkelmann
Potitsa Karakis
Christine Penney
Krista Green
Cathy Lenius
Connie McGlynn
Rob Elbertsen
Ruth Gallagher
Lina Posa
Lorraine Solda
Avis Favaro
Zia Choudhary
Aynslie Sulker
Theodore Polichronopoulos
Angela Sarantakos
Suzanne Battiston

Cassie Rigillo
Karen Trimble
Debbie Birks
Maria Dimakas
Paul MacDonald
Kathi Loughran
Douglas Templeton
Lorraine Webb
Thomas Malcomson
Gregg Purtle

Michelle McDonough
Michael Brennan
Dolores Sabatini
Keith Hopkin
garofita rapea
Rita Sabatini
Carrie Bryce
Mark Sabatini
Mikayla Sellers-Wiebe
Suzy Gardner
Ralph Richardson
Gord Cruikshank
Janice masotti
Sue Mills
Peter Herrmann
nick plavac
Darren Ascenuik
Theresa Herrmann
Manuel De Sousa
Michael Kahn
Fareeda Ally
Peter Hsu
Theresa Roth
Katie Tsuyuki
Emil Pai
Eva McIntyre
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Celestia Richards
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Nidal Rizkallah
Della Hour
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Doug Cole
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Carlo Blandi
Richard Yang
Rajendra Bengathamalay Naik
Lisa Silva
Reshma Jain
Kate Miles

Denny Berni
Graham Moore
Karen Zurawski
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Brian Auld
Jane Zhu
Vince Arone
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Karen Hutchison
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Keeble McFarlane
Julie Taylor
Bruno Verdoni
Mark Schmidt
Tracy Grant
Larry Whatmore
Gary Sakorafas

Rossana Hernandez
Leslie Vanderburgh
Carmela Pallotto
Emily Baggieri
Jacqui Sukman
Jane Radford
Frank Battiston
Natalie Broome
Henry Kiiskinen
Filipe Ferreira
Farah Rahman
Grant Lawson
Jo-Ann Mandat
Jessica Lebre
Barry Symons
Ellen Thomson
Hye-Young Im

Paul Nedoszytko
George Frater
Stacey Russett
Katherine Zuber
Patrick Power
Gailene Damps
Tanis Hurst
Virginia Gies
George Polichronopoulos
Sekar Muthiah
Linda Zhou
Hazel Gostyn
K. Potter
Sue Anfang
Tessa Robertson
Katherine O'Flanagan
Judy Crewe
Valerie Gibbons
Andrea Wolch
john comi
Don Allan
Susan Wakutz
D. Newey
Neville Britto
Lynda Davies
Cyrus Arjomandi
Jenelle Cugelman
Maureen Gaughan
Emilia King
Ted Mim
Edita Marion
Lorelee Sankarlal
Michelle Shin
MaryCarmel Forgione
Nazem Kadri
Christine Davis
Alpana Ghosh
Sonit Nangia
Louise Mooney
Amy Sevigny
Jay Scoles
Glori Noga
Wendy Robertson
Corinna Taylor
Tova Goldenstein
Barbara Pilarski
Sarah Uy
Dave Lowe
Peg Jenner
Rochelle De Aguiar
Ann Heron
Trudy Rebong
Martin Fisher
Willow Rye
Nicole Tataj
Diane Rugosi

Olivia Purchase
John N. Coutu
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Graham Bonesteel
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Suresh Advani
Joe vukovich
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Patty De Luca
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Gail Davis
Ankshika Punj
Pamela Collins
Kylie McCabe
Nicole Clennon
Lindsay Grant
Glenda Cowieson
Suzannah Rygula
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Christine Jamieson
Tanya Baksh
Grace Garvey
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Ravi Ramdin
Marilyn Macleod
Sarah Martin
Elaina De Luca
Sue Vine

Jhanela Miranda
Carolyn Mullrooney
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Bruce Bennett
Charles F. Laframboise
Jackie Craig
Benita Whittle
Adrina Bardekjian
Eric Nair
David MacKenzie
Raniero Fernando
Fred Spurvey
Cheryl Schneider
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Melanie Walker
John Romas
Laura Greer
Ramune Pleinys
Tanya Bruckmueller
Vito Greto
Andrea Leplae
Mayuri Edirisinghe
Kathy Chris
Ryan Quinlan
Tennille Johnston
TJ Sakoor
Yamini De Costa
Carol Rolheiser
Sandra Brown
Patricia Carnio
Trevor Moo
Monique Labrecque
Ben Quantock
Elizabeth Davey
Lydia Lebed
Marlene Baily
Beverly Ram
Lori Russell
Greg Frattaroli
Jill Kim
Alicia Anttila
Stephanie Iacobelli
Bernadette Shannon
Luciano Cristello
Linda Taylor
Lori Myers
Amanda Levine
Sophie Strataa
Stephanie Battrick
Brenton McConnell
Catherine Braine
Richard Hurst
Reed Hilton-Eddy
Ingrid Ally
Peter Kareckas

Pauline Hoskins
Scott Mowat
Nusrat Huq
Lorne Mann
Julie Kish
Teresa Georgiadis
Nariman Haghighi
Anita Klubal
Steve Favell
Donna Heinri
Reinhold Stroeter
Fabien Hour
Jessica Wong
Peter Suchanek
Elisa Zaldivar
Doug Kelcher
J. White
Megan Heslop
Meek Elizabeth
Sutharsini Thusiyanthan
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Don MacInnes
Linda Barlow
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Wendy Cimicata
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Sanja Kuzmanovic Lukac
Darla Hurst
Kathy Rowe
Riki Turofsky
Tamara Hermann
Gaurav Kumar
Jennifer Redpath
Frank Biss
Brian Warr
Sandy Sealy
Louise Redgers
Anthony Corbeau
Ana Ialeggio
Meeta Mohamed
John Ialeggio
Elizabeth Tibbles

Ian Young
Maryanne Bartsiocas
Gabe Hayos
Clifford Lingwood
Joanna Sharp
Judy Geary
Carol Foote
H. Googoolye
Nikola Cunjak
Ash Matta
Rosalinda Leo
Lisette Santos

Ashley Gruner
Rahul Khanna
Netta Taccone
Carol-Anne Spalding
Janet Maniezzo
Maria Ibarra
Hannah Kattsir
Lorra Hines
Andrew Assad
Susan Tommy
Sintia Sanches
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Asen Delchev
Rashmi Manandhar
Karen Socallme
Andrea Chestnutt
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Wayne Elliott
Clara Piluso
Kathy Hendriks
Renee Schnurr
Caren Missen
Sarah Michener
Karen Kelly
Andrew Pothier
Donna Toy
Alan Burt
Mary R
Chris Lackstrom
Jim Sealy
Cindy Hamilton
Melanie Jackson
Jim Nahirney
Guia Melendres
Melissa Carson
Ronald Moss
Adam Barlow
Paul Jacobs
Denise Bacon
Sujata Goyal
Eric Beardsworth
Diane Hill

Heather Lemieux
Aziz Meruani
Shelley Cooke
Paul Wilson
Rhoda Potter
Harold Smith
Geeske Cruickshank
Kameel Baksh
Ron Parkinson
Janice Bennink
sue calabrese
Leslie Motta
Ana Postigo
Luisa Giroto
Desiree Hale
Cheryl Skovronek
Nancy Moysiuk
Laura Moran
Andrew Robertson
Gail Mackenzie
Steve Cini
Peter Kish
Sandy Stark
Angelo Douitsis
Irene Horsley
Janet Duncan
Laura Condello
Sharon Midgette
Minho Song
Elaine Armstrong
Jaques Belik
Cori Simms
Lynda Hansen
Mariyate Sulakshan
Wayne Todé
Robert Goyal
Laura Campbell
Karen Rankine
Maureen Murphy
John Brumell
David Campbell
Angela Bernard
Linda Agnoluzzi
yung-ho chiu
Michelle DeYoung
Alex Daniell
Ether Adnan
Adam Pletsch
Freda Servinis
Brett and Margaretha Hamilton
John Marshall
Donna McParland
David Taylor
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Rex Sheridan
Melissa Hayter
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Matthew Tataj
Scott Noseworthy
Sheila Davidson
Stephen Rankine
Lauralea Mast
Arthur Ruston
Judy MacLeod
Laura Bulpitt
Yvonne Whelan
Helen Morgado
Faye Hart
Giulia Cicci
Jeremy Singer
Erich Moss
Andrea Kelemen
Katie Hiemstra
Julie Kish
Carla Smith
William Hatt
Kim Brown
Lana Saharov
Kassandra Lake
Leslie Moore
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Michelle Stapleton
James Birnie
Carley McIntosh
Sheila Hansen
Daisy D'Souza
Raul Aparicio Lopez
Darlene Laughlin

Tracey Szwed
Hollie Tutchener
David Leigh
Loretta Traynor
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Patricia Bessell
Kathleen Mazzara
Sergio Gonzalez
Barbara Caskie
Allison Murray
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Kevan Damps
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Rahul Khanna
Netta Taccone
Carol-Anne Spalding
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Hannah Kattsir
Lorra Hines
Andrew Assad
Susan Tommy
Alex Shilo
Natalie Syrmopoulos
Scott F.
Eva Tzogas
Christos Tzogas
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Ana Brittain

Sintia Sanches
Arthur Ewing
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Karen Socallme
Andrea Chestnutt
Jan Stiff
Wayne Elliott
Clara Piluso
Jenna Sweeting
George McGinnis
Jennifer Nedelkovski
Eduardo Diconca
Gabriela Garcia
Lana Saharov
Kassandra Lake
Alex Shilo
Natalie Syrmopoulos

Sherry Dell
Brenda Bannerman
Mario M.
Judy-Lynn Hern
Kassandra Lake
Alex Shilo
Natalie Syrmopoulos
Lana Saharov