

City Councillor

Jamaal Myers 麥智謀 ஜமாால்
Ward 23 Scarborough North



Toronto City Hall
100 Queen Street West
2nd Floor, Suite A8
Toronto, Ontario M5H 2N2

June 25, 2025

LETTER ON ITEM PH22.4 – MULTIPLEX MONITORING PROGRAM FINAL REPORT - JUNE 25, 2025

Mayor Chow and Members of Council,

Toronto is in the midst of a housing crisis that demands bold ideas, thoughtful implementation, and meaningful community engagement. Multiplex housing is one of the tools available to us to build a more inclusive, climate-friendly, and affordable city. But for any policy to succeed, it must be rooted in dialogue with the people it affects most.

That is why I was proud to pilot the City's multiplex monitoring program in my Ward, Scarborough North. From day one, my team and I prioritized accessibility, clarity, and transparency. My office worked closely with City Planning to host multiple public consultations, complete with visual mock-ups, plainly written communications in three languages, and city staff available to answer real, grounded questions. And our local residents showed up in large numbers. Because people care. And they had a right to know how this policy would shape their neighbourhoods.

They asked thoughtful and challenging questions about parking, infrastructure capacity, tree protection, permitting, and the long-term livability of multiplex developments. Those questions were not obstacles — they were an essential part of the process. Residents were not rejecting the idea of change; they were asking how it would be managed, how it would be fair, and how it would benefit their communities. These are questions that unite residents in neighbourhoods across Toronto.

The experience of piloting the multiplex consultations in Scarborough North has provided valuable insights, which is why I believe I can now support citywide implementation.

To assist the City's work, I have enclosed the communications we shared with constituents in Scarborough North in response to common questions about multiplex developments. I hope this material is helpful as we continue building a more inclusive approach together on affordable housing.

Kind Regards,

Councillor Jamaal Myers



CllrJamaalMyers



Tel: 416-338-2858 - Fax: 416-392-7155



Councillor_Myers@toronto.ca

A message from your City Councillor Jamaal Myers

閱讀中文版 · இதை தமிழில் படிக்க: jamaalmyers.com/ward-23-six-plex-study

Building Affordable Homes to Preserve our Neighbourhoods

Scarborough has given generations of families, including mine, the opportunity to buy or rent an affordable home that met their families' housing needs, regardless of size or income. **Affordable homes and rentals in Scarborough have sadly become a thing of the past, in part due to Toronto's outdated zoning laws.**

In Spring 2023, as part of Toronto's Housing Action Plan, Toronto City Council voted to allow up to 4 residential units on all parcels of land, including those formerly reserved for single family homes. **I amended the legislation to introduce a pilot in Ward 23 to build up to 6 units on each property - sixplexes.** After a year and a half of study, a public consultation and multiple discussions with key stakeholders, the pilot is ready to be presented at City Council on February 5th, 2025.



Here's why this pilot is needed in our community:

Building Affordable Homes for our Residents

Almost all affordable housing in Canada requires financing from the Canada Mortgage and Housing Corporation (CMHC). CMHC provides financing to housing projects which are 5 units or more. **In order to create affordable home ownership or rental opportunities in our neighbourhoods, we need to ensure not-for-profit builders have access to CMHC financing to make affordable housing projects financially viable.**

Allowing Seniors to Age in Place

Building affordable multiplexes offers seniors the ability to maintain their independence in familiar surroundings. By creating opportunities to sell their homes and remain in their neighbourhoods, **seniors could see considerable gain from the equity they've built in their homes while making it possible for their kids or grandkids to purchase homes within the same affordable multiplex.** This would support their overall well-being and mental health, and could result in significant cost savings compared to moving to assisted living or nursing homes.

Preventing Overcrowding and Unregulated Growth

Scarborough has the second highest number of people living under one roof in Canada. This overcrowding was a significant contributor to the spread of COVID in our community. **Lack of affordable housing has also led to a significant number of unregulated rooming houses where landlords often fail to uphold property standards.** To address and prevent overcrowding, we need to introduce forms of housing that allow more people to live under one roof safely and uphold the property standards of our neighbourhoods.

Supporting Young Families and Individuals

The reduced costs of smaller homes within gentle density developments like multiplexes can make home ownership more attainable for younger generations, **providing them a pathway to wealth accumulation and financial stability.** By increasing housing supply in established areas, we allow young people to live closer to their families, job opportunities, schools, and public transit, which makes their daily lives more affordable, convenient and reduces the need for long commutes.

Preserving the Look and Feel of our Neighbourhoods

The built form and performance standards of multiplexes (whether they are 4 or 6 units) are the same as existing detached homes in Scarborough North, while allowing a few more families into our neighbourhoods. Gently densifying our neighbourhoods with multiplexes rather than extremely high-density towers popping up on every corner, particularly near the Sheppard and McCowan subway station, the future Sheppard Subway Extension and the proposed Eglinton East Light Rapid Transit line, is key to preserving the look and feel of our neighbourhoods.

Keeping Families Together

14% of Scarborough families are already living in multigenerational homes (households with multiple generations of a family living under one roof). Multiplex housing helps families stay together without living under the same roof and can help deliver enhanced family support such as shared caregiving responsibilities for both children and elderly family members.

Reversing our Population Decline

Scarborough North's population is declining. Too many of our kids are priced out of the neighbourhoods where they grew up. This decline led Elections Canada to consider **eliminating Scarborough North as an electoral district, reducing the quality of our representation at the federal level.** The decline also affects our share of funding from the city's budget as many investments are made on the basis of projected population growth. To reverse our population decline we need to create affordable homes that attract individuals and families to our community.

The Housing Accelerator Fund

The Ward 23 multiplex pilot was key to Toronto successfully securing \$471 million from the federal government's Housing Accelerator Fund. **The money will be used to build 11,780 affordable homes across Toronto** and ensured a significant amount of the costs to build affordable housing **were kept off of your property tax bill.**



Answering your comments and concerns

I've listened to your feedback and thoughtful concerns about multiplexes and here are answers to some of the key questions that have been raised:

Change Over Time

Market demands and financial viability of 4-6 unit multiplexes realistically means we will see them develop in a few neighbourhoods over a long period of time. **Not every house will become a multiplex overnight**, and we are likely to see applications in places closer to transit or near major streets.

Built Form

Whatever is already permitted to build in neighbourhoods today is not changing. No change to existing building depth or height is proposed, only the addition of two additional units. Multiplexes will not be bulkier, higher, block sunlight or take away landscaping space compared to what is already permitted to build in our neighbourhoods.

Multiplexes are Optional

No one will be compelled to build a multiplex, and no homeowner will have their property expropriated as a result of the new multiplex zoning by-law.

Impact of Construction

Since multiplexes were permitted in Toronto, only 3 permits for multiplexes in Ward 23 have been submitted and approved - 2 for a duplex and 1 for a triplex. **It is unlikely that the pilot will lead to a noticeable increase in construction in our neighbourhoods.**

What About the Rest of Toronto

The promising results from the Ward 23 pilot led to City Council voting in December 2024 to study permitting up to 6 units on all properties in Toronto.

Parking

Parking can be included in multiplex development applications. To address parking considerations as we move towards gentle densification, city staff will bring forward recommendations this year to create a city-wide parking strategy, including a comprehensive review of residential parking.

Impact on Infrastructure

One of the benefits of gentle densification through sixplexes and their gradual development over a long time is that it **makes better and more efficient use of our neighbourhoods' existing and planned infrastructure**, especially when compared to the impact of high-density tower complexes.

To learn more and ask questions about multiplexes, please join me and City Planning staff for our Drop-in Multiplex Information Session on

 **Monday, February 3 4:30-7:30pm**  **Burrows Hall Community Centre**
1081 Progress Ave

RSVP by contacting my office or online at
jamaalmyers.com/ward-23-six-plex-study

You can also contact City Planning's Project Team at: ward23-multiplex@toronto.ca or Asif Patel at asif.patel@toronto.ca. If you require special accommodation at the drop-in session please contact my office at councillor_myers@toronto.ca.

