



DON MILLS RESIDENTS INC.

June 24, 2025

City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Sylwia Przedziecki

RE: PH22.4, PH22.3, PH22.8

Dear Mayor and Members of City Council:

Don Mills Residents Inc. (DMRI) represents residents from the area roughly bounded by Eglinton Avenue and York Mills Road, with the west boundary along Wilket Creek and the east along the Don River. This area is undergoing rapid development especially along Eglinton Avenue and Don Valley Parkway. In many of its residential areas it has winding streets with no sidewalk. It is also an area with lot of mature trees, green space and larger lots, which are potentially suitable for the proposed Multiplexes. DMRI has been participating in consultations and reviews since the launch of EHON.

PH22.4: Housing Accelerator Fund: Expanding Permission in Neighbourhoods for Low-Rise Sixplexes - Final Report

DMRI is concerned with development of sixplexes in our area which has larger lots. Below are our concerns associated with the proposed amendments to the Official Plan and Zoning By-laws 569-2013:

- There has not been sufficient time to review submissions to the PHC related to this item. We do not believe that the PHC managed to adequately review all submissions for PHC June 12th meeting.
- The Final report suggests that the proposal for the By-law change is based on the Ward 23 Study which we do not have any information about.
- As-of-right for sixplexes in all the City's neighbourhoods is not based on the impact evaluation of By-law changes in all residential areas but a theoretical study of how six units can be implemented on number of lot sizes.
- Concerns about the safety of occupants in case of fire is of our concern as it adds additional challenge to the design of individual units with two means of egress which may require application for variances.
- It is not clear if there are proposed limits on the number of occupants in five and sixplexes.
- Parking is a big issue. Transit is not necessarily available within a 500 m radius and it is infrequent (30 min. intervals). This does not support a life without a car for a family with young children.

- The loss of green space, trees, shrubs is of our concern. The EHON presentation on sixplexes shows encroachment of the patio beyond the defined building block and additional parking for cars and/or bikes which decreases the area available for soft landscaping.
- Who is envisaged to develop these sixplexes? It is doubtful that an owner of a current home can finance this development. It concerns us that developers will be taking over our neighbourhood for profit gain.

It appears that this initiative, Sixplexes, is great as we thought that laneway homes and garden suites would contribute to housing at market value. Neither of these two EHON's initiatives contributed to this. DMRI is not opposed to the development of sixplexes in neighbourhoods as means of increasing alternative housing opportunities. However, we are concerned that some of our neighbourhood's specific features (e.g., infrastructure, transport, preservation of trees and vegetation) and especially planning are not covered.

DMRI recommends:

- Refer this item to Planning staff for further studies.
- Provide information on Ward 23 pilot.
- Define the minimum lot size which can safely accommodate six liveable units.
- Consider incentives which encourage the developer to rent units at the market rates.

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

Concerns:

- 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.

Recommendations:

- 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

Concerns

- The rollout of mid-rise zoning changes lacks transparency, equity, and meaningful public engagement.
- The 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. - Clear confirmation that rezonings will be evaluated, not automatic.
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Don Mills is rapidly developing and will further in the future with the Ontario line. We are trying to preserve residential neighbourhood, work with demolition and renovation residents and engage in planning for the future of the community. We are concerned that all the above proposals do not educate this community of the impact and how these changes could be planned and integrated into our community to become a complete community.

All Councillors, we ask you to consider our recommendations and review the suggested proposals to think how these can be integrated into different communities with some level of planning. **Please consider sending these to the Planning Staff in order to make Toronto a complete and sustainable city.**

Vera Straka

Developments, Board of Don Mills Residents, Inc.

vera.straka@gmail.com

Cc: Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment

Carola Perez-Book, Project Manager, Zoning Section, City Planning Division

Daniel Kolominsky, Senior Planner, Community Planning, Development Review

All City Councillors