

From: geoffkettel@fontra.com
To: [councilmeeting](#); [Centre-Table](#)
Cc: [Al Kivi](#)
Subject: [External Sender] Toronto Agenda Item 2025.PH22.4
Date: June 25, 2025 12:55:38 PM
Attachments: [Finalized Open Letter - Sixplexes \(June 24\).pdf](#)

City of Toronto Agenda Item

2025.PH22.4 - Housing Accelerator Fund: Expanding Permissions in
Neighbourhoods for Low-Rise Sixplexes - Final Report
<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH22.4>

Please find attached an open letter submitted on behalf of FoNTRA, SUN
and CERA and other individual supporting residents' associations.

Please confirm receipt of this Email item, as I had problems with my
email system yesterday.

Geoff Kettel
Co-Chair - FoNTRA
Phone: 416-425-8954

To: All Members of Toronto City Council

Date: June 23, 2025

Subject: Petition of Concern Regarding Proposed Amendments to Permit Sixplexes in All Toronto Neighbourhoods As of Right (item PH22.4)

This letter represents a broad coalition of resident associations from across Toronto, and the thousands of individual members comprising those associations.

We have come together with one voice to submit this open letter to all members of City Council to express our collective concern with the proposal to be debated for approval at the June 25th City Council meeting to permit multiplexes with up to six dwelling units in detached residential buildings city-wide, as of right (the “proposal”).

The proposal will have irreversible negative consequences on the fabric of Toronto’s neighbourhoods, particularly those in suburban areas of Scarborough, North York and Etobicoke. These neighbourhoods still reflect our ideal of a mixed-income and affordable Toronto where families can put down roots and thrive. The proposal’s rushed approach risks hollowing out these neighbourhoods, undermining Toronto’s unique and resilient character.

We embrace the City addressing the need for more and diverse housing options. But in its current form, the proposal adopts a “one-size-fits-all” solution to Toronto’s housing availability and affordability crisis. While well-intentioned, the proposal inadequately addresses this issue by failing to properly assess neighbourhood-specific factors on the viability of increased density, such as access to public transportation, local services and programming, and the availability of parking. The proposal also fails to account for real experience and data regarding impacts to neighbourhoods.

In addition, the proposal risks incentivizing developers to outbid families to purchase homes in comparatively more affordable areas, exacerbating the affordability crisis and making the home-ownership dream of lower and middle-income families in Toronto even harder to achieve.

We remain optimistic that the City can evolve its approach to planning to meet the needs of current and future residents in a way that is sensitive to the diverse realities of Toronto neighbourhoods. This evolution must account for lessons yet to be fully learnt from the zoning changes related to multiplexes introduced in 2021, as well as those related to laneway and garden suites. It should also wait for a proper analysis of the Ward 23 sixplex pilot introduced in February 2025. The proposal is rushed and does not consider the forgoing.

Finally, significant zoning changes with irreversible impacts on neighbourhoods must appropriately engage communities in ways that go beyond pro forma gestures in order to ensure the long-term success and effectiveness of planning policies. There was no such engagement for the proposal.

For the future prosperity of Toronto, **we urge Members of City Council to defer the proposal and to instead work with our resident associations, and communities more broadly**, to better inform future planning changes of this magnitude. Specifically, the City should consult on a proposal for multiplexes which is neighbourhood-specific rather than “one-size-fits-all”, and incorporates local context and concerns, as well as data from other recent planning changes and studies.

Signed,

Long Branch Neighbourhood Association
Willowdale Central Ratepayers Association
West Rouge Community Association

Coalition of Etobicoke Residents’ Associations (CERA)

Richmond Gardens Ratepayers and Residents Association
Humber Valley Village Residents’ Association
Buttonwood Hill Residents Association
Islington Ratepayers & Residents’ Association
South Eatonville Residents’ Association
Lorraine Gardens/Glen Park Community
Markland Wood Homeowners Association
Kingsway Park Ratepayers Inc.
Glen Agar Residents Association

Scarborough United Neighbourhoods (SUN)

Cliffcrest Scarborough Village SW Residents Association
Centennial Community Recreation Association
Highland Creek Community Association
Agincourt Village Community Association

Federation of North Toronto Resident Associations (FoNTRA)

355 St Clair West Tenants Association,
Annex Residents Association (ARA),
Bayview Village Assn (BVA),
Bedford Park Residents Organization (BPRO),
Bedford Wanless Ratepayers Association (BWRA),
Bloor East Neighbourhood Association (BENA),
Broadway Area Residents Association;
Deer Park Residents’ Group Inc,
Don Mills Residents Inc. (DMRI),
Edwards Gardens Neighbourhood Association,
Eglinton Park Residents' Association,
Governor’s Bridge Ratepayers Association,

Greater Yorkville Residents Association (GYRA),
Henry Farm Community Interest Association,
Lawrence Park Ratepayers' Association,
Leaside Residents Association,
Lytton Park Residents' Organization,
North Rosedale Residents Association,
Rathnally Area Residents Assn (RARA},
St. Andrew's Ratepayers Association,
South Armour Heights Residents' Association (SAHRA),
South Eglinton Davisville Residents' Association (SEDRA),
South Hill District Home Owners' Association,
South Rosedale Ratepayers' Association,
Stanley Knowles Housing Co-op,
Summerhill Residents' Association,
Teddington Park Residents Association,
Upper Avenue Residents' Association,
Uptown Yonge Neighbourhood Alliance (UYNA),
Wenderly Park Community Association,
West Lansing Homeowners Association,
Wychwood Park Ratepayers Assn;
Yonge Corridor Condominium Association (YCCA),
York Mills Neighbours Association (YMNA),
York Mills Ratepayers Association (YMRA),
York Mills Valley Association (YMVA).