



OLIVIA CHOW MAYOR

July 22, 2025

Members of Council

RE: MM32.5 Creating More Affordable Housing Options in Neighbourhoods

I would like to thank Councillors Myers and Matlow for bringing forward this item to make it easier and more affordable to build sixplexes in our City. Unlocking missing middle housing, especially low-rise and neighbourhood-friendly multiplexes, is an important tool in making housing more affordable and accessible.

As a City, we can do even more to make these projects viable. For that reason, I am recommending we go further and exempt all units in a sixplex from development charges. To achieve this, I will be bringing the below amendment to City Council for your consideration.

Recommendation:

1. City Council amend Recommendation 1 of MM32.5 to also reduce development charges applicable to the fifth and sixth residential dwelling unit contained in developments of up to six units on a single parcel of land to \$0 (Zero Dollars), and remove the time limitation so that it reads:

1. City Council amend City of Toronto Municipal Code Chapter 415, Development of Land, Article I, by reducing development charges applicable to the second, third, fourth, fifth and sixth residential dwelling unit contained in developments of up to six residential units on a single parcel of land to \$0 (Zero Dollars); and

2. City Council amend Recommendation 3 of MM32.5 to also provide an exemption from parkland dedication cash in lieu requirements for the fifth and sixth residential dwelling unit contained in developments of up to six residential units (or up to seven where there is a Garden or Laneway Suite) on a single parcel of land, and remove the time limitation, so that it reads:

3. City Council amend City of Toronto Municipal Code Chapter 415, Development of Land, Article III, to provide an exemption from parkland dedication cash in lieu requirements for the second, third, fourth, fifth and sixth residential dwelling unit

contained in developments of up to six residential units (or up to seven where there is a Garden or Laneway Suite) on a single parcel of land.

Sincerely,

A handwritten signature in dark ink, appearing to read "Olivia Chow", followed by a long horizontal flourish line.

Olivia Chow
Mayor of Toronto