



January 20, 2025

**Letter of Support for PH18.4: Expanding Housing Options in Neighbourhoods – Ward 23 Multiplex Study**

To the Members of the Planning and Housing Committee,

I am writing today on behalf of Circle Community LandTrust, the nonprofit owner of 125 single-family homes in Ward 23, that we operate as affordable rental housing. Circle is in strong support of PH18.4 – Expanding Housing Options in Neighbourhoods – Ward 23 Multiplex Study. The proposed Official Plan and Zoning By-law Amendments represent a critical step toward addressing Toronto's housing affordability and supply challenges while fostering more inclusive and diverse neighborhoods.

The introduction of fiveplex and sixplex permissions in residential zones within Ward 23 aligns closely with our mission to preserve and expand affordable housing opportunities in mixed-income neighbourhoods. These changes enable greater flexibility in increasing housing density within existing neighborhoods, offering attainable housing options for individuals and families across various income levels. For the 125 homes under our stewardship, these amendments provide a pathway to deliver additional affordable housing while maintaining the integrity of the communities we serve.

This initiative also demonstrates thoughtful planning by integrating safeguards for by-law protected trees and prioritizing sustainability. By balancing housing expansion with environmental stewardship, the proposed framework reflects Toronto's vision of inclusive, climate-conscious growth.

We commend the City's leadership in advancing these amendments and recognize the extensive consultation and analysis undertaken to ensure their success. Expanding multiplex permissions will not only unlock new opportunities for low-rise housing but also stabilize neighborhood populations, optimize infrastructure use, and support vibrant, mixed-income communities - providing pathways for both nonprofit organizations as well as citizen developers to contribute to growing Toronto's affordable housing stock.

Circle Community LandTrust looks forward to contributing to the realization of this vision in Ward 23 and beyond. We urge the Committee and City Council to approve these recommendations and continue prioritizing housing initiatives that promote affordability, equity, and sustainability across Toronto.

Sincerely,

A handwritten signature in black ink, appearing to read "Alia", written over a light blue horizontal line.

Alia Abaya  
Chief Executive Officer  
Circle Community LandTrust

