



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

RE: PH18.4 - Expanding Housing Options in Neighbourhoods - Ward 23 Multiplex Study - Official Plan and Zoning By-law Amendments - Decision Report - Approval

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto (MNTTO) would like to express its support for the implementation of the sixplex pilot in Ward 23, which builds on the work of the previous citywide EHON Multiplex initiative that legalised up to four residential units on all neighbourhood lots across the city. Adoption of PH18.4 would enable the residents of Ward 23 to have further flexibility through an expanded variety of housing options, especially for multigenerational households and others looking to live near where they grew up or to age in place. The expansion towards six units on a single lot also creates an opportunity for housing providers to access CMHC financing programmes, especially programmes for community and affordable housing. Non-profit housing providers such as the Circle Community Land Trust – which operates a number of affordable housing units in Scarborough North – could leverage these financial programmes to renovate and provide a greater number and variety of affordable housing units.

Legalisation of sixplexes in Ward 23 could also provide a precedent within the City of Toronto for wider legalisation across the city. This could enable gentle infill density within neighbourhoods that have experienced stagnant or diminishing populations, and allow local businesses, institutions, and communities in such neighbourhoods to continue to thrive, serving residents old and new. A citywide legalisation of sixplexes would also allow more non-profit housing providers like the Kensington Market and Parkdale Community Land Trusts to secure more affordable housing units for those in need.

MNTTO would also suggest allowing future sixplexes to be able to have a building envelope somewhat larger than single detached housing. For some minor changes this would permit more, larger family-sized units that are frequently in demand in mature and established neighbourhoods.

For all these reasons, and more, MNTTO is fully in favour of this pilot project being approved and looks forward to expansion of the program throughout Toronto.

Regards,

Max Cheung
Volunteer, More Neighbours Toronto
Scarborough, M1B3X4