

January 22, 2025

Planning and Housing Committee  
City of Toronto  
100 Queen St. W., 13th Floor  
Toronto, Ontario M5H 2N2

RE: Expanding Housing Options in Neighbourhoods – Multiplexes – PH18.4

---

I am a Land Use Planner who has worked for more than a dozen of my twenty-five year career as a planner on small-scale development projects, with a particular interest and focus on low-rise multiplexes in Toronto. I have been engaged with the EHON initiative from the start, and am very glad to see this next phase of it arrive at Planning and Housing Committee. I support the comments submitted by Environmental Defence and Habitat for Humanity GTA.

The proposed changes in Ward 23 represent a much needed evolution of the multiplex initiative in Toronto. Allowing five- and sixplexes will help in several respects. First, additional units will improve the financial pro forma of new projects, helping them achieve viability. Next, the alignment of zoning permissions with CMHC financing will greatly improve their financing prospects and long term financial sustainability. This increase in the viability through this proposed multiplex Official Plan Amendment and Zoning By-law Amendment will have a demonstrably positive effect on the provision of new, neighbourhood scale multiplexes in the ward, and hopefully eventually throughout the City.

When multiplexes first came to Council in 2023, I supported Councillor Myers's request on expanding this program to up to six units, and I am pleased to see this finally coming to fruition.

### **Conclusion**

These proposed changes will result in much less work for consultants like me, because if you don't need variances you don't need me to help you get them approved. I'm absolutely fine with this. More homes for more people in more neighbourhoods.

I fully support this EHON sixplex initiative and the staff recommendations before Planning and Housing Committee and Council as the next step to allowing for more multiplexes across Toronto.

Kindest regards,  
GALBRAITH & ASSOCIATES, INC.



Sean Galbraith, MCIP, RPP  
President/Principal Planner