

From: [Suite Additions](#)
To: [Planning and Housing](#)
Subject: [External Sender] Notice of public meeting - zoning by-law 569-2013 multiplex monitoring program
Date: May 28, 2025 5:36:30 PM

Dear City of Toronto Planning Staff,

My name is Andy Tran, and I'm writing on behalf of Suite Additions Inc., a residential design firm specializing in multiplex conversions and additional dwelling units across the Greater Toronto Area. We've worked extensively with homeowners and small-scale developers on projects that help address the housing shortage by creating gentle density within existing neighbourhoods.

We commend the City of Toronto for its progressive stance and thoughtful updates in the proposed multiplex policy amendments. These changes are a significant step forward in enabling more flexible housing options across the city.

We would, however, like to offer a recommendation to better align the multiplex policy with the existing garden suite bylaw. At present, homeowners can build up to four units in the main house plus a detached garden suite, allowing for up to five units total. This is a powerful tool — but one that would benefit greatly from added flexibility.

Much like how the policy already allows flexibility in the number of bedrooms per unit, we believe the same logic should be applied to how units are distributed between the main house and the garden suite. For example, allowing configurations such as three units in the main house and two in the garden suite (still totaling five units) would provide significant benefits, especially in cases where:

1. Egress and layout challenges make converting the main house to a fourplex prohibitively complex or expensive.
2. A garden suite offers a more cost-effective or structurally efficient option for creating additional units.
3. The overall impact on the neighbourhood is minimized when density is added through a new structure rather than a retrofit of the existing one.
4. The pro forma or financing for the project only makes sense when a second unit is permitted within the garden suite.

We believe that enabling this kind of flexibility aligns directly with the City's goal of increasing housing supply in a sensitive and adaptable manner.

Thank you for your continued leadership on housing policy in Toronto. We would be happy to provide further feedback or collaborate on future consultations regarding multiplex and infill housing development.

--

Thank you,

Andy M Tran



www.SuiteAdditions.com

Solutions for Legal 2nd Suites & Garden Suites
Create Better Homes | Generate Lasting Wealth

Suite Additions Inc.
3-2375 Brimley Road, Suite 807
Toronto, Ontario, M1S 3L6

From: [Suite Additions](#)
To: [Planning and Housing](#)
Subject: [External Sender] Written Submission in Support of PH22.4 – Sixplex Citywide Zoning and Official Plan Amendments
Date: June 8, 2025 8:53:11 PM

Dear Planning and Housing Committee Members,

My name is Andy Tran, and I am the founder of *Suite Additions*, a Toronto-based firm that has helped many homeowners across the city successfully convert their properties into legal multiplexes. Our work directly contributes to increasing housing supply through gentle density, while preserving neighbourhood character.

I am writing today in strong support of **PH22.4 – the proposed amendments to allow sixplexes citywide** in Neighbourhood-designated areas. This is a timely and necessary evolution of the City's 2023 multiplex reforms, and it reflects Toronto's growing need for more diverse, family-friendly, and financially viable housing options.

Why We Support the Policy

- **Improved Feasibility:** A six-unit configuration is significantly more viable—especially for purpose-built rentals—than four units, particularly in today's construction and financing environment.
- **Inclusivity and Flexibility:** These homes can accommodate a range of households, including seniors, newcomers, and multigenerational families.
- **Low Impact, High Benefit:** The modest increase in height to 10.5m allows for livable basements without triggering more onerous Part 3 OBC requirements.
- **Support for Small Builders:** As a small infill developer myself, I know firsthand how as-of-right zoning helps reduce delays, risks, and costs.
- **Sustainability and Local Impact:** These projects create local jobs and promote the use of Canadian-made materials and systems.

Opportunities for Strengthening the Policy

While the proposed reforms are strong and well-reasoned, I encourage the City to consider the following enhancements through future monitoring and implementation:

1. **Development Charges:** As relief is being explored for fourplexes with garden or laneway suites, similar consideration should be extended to sixplexes with an accessory unit.
2. **Height Consistency:** Consider permitting 10.5m height limits for fourplexes as well, to support consistent built form and better interior layouts.
3. **Expanded Housing Types:** Over time, allow sixplex permissions to apply to semi-detached and townhouse buildings.

4. **Servicing Bottlenecks:** Continue working with Toronto Water and utilities to improve coordination and reduce infrastructure-related delays for small-scale infill projects.

These improvements would further support the feasibility, flexibility, and success of small-scale, community-compatible intensification across Toronto.

Thank you for your leadership on this important initiative. I look forward to seeing these reforms adopted and implemented to help unlock the potential of the missing middle in our city.

Sincerely,
Andy M Tran



www.SuiteAdditions.com

Solutions for Legal 2nd Suites & Garden Suites
Create Better Homes | Generate Lasting Wealth

Suite Additions Inc.
3-2375 Brimley Road, Suite 807
Toronto, Ontario, M1S 3L6