

Dear Toronto Planning and Housing Committee,

I am writing in support of citywide sixplexes (PH22.3) and most of the proposed updates in the Multiplex Monitoring Report (PH22.4). Low-rise Neighbourhoods make up 80% of the land that allows residential and mixed-use buildings in Toronto but, until City Council passed modest multiplex reforms in 2023, most of that land only allowed one home per lot. These items build on that important step.

I encourage you to support the key aspects of these reports:

- Legalize six units on every residential lot across Toronto
- Fix outdated definitions to allow semi-detached multiplexes and more flexible housing types
- Support modest height increases so basement units can be truly livable
- Support the technical amendment clarifying development charge exemptions for multiplex + garden suite builds

I do not support the addition of a bedroom cap on multiplexes. Households come in all shapes and sizes. Room sizes and requirements are already determined by the building code. Additional limits that attempt to shape who can live in Neighbourhoods within these building types set a bad precedent, particularly when detached homes do not have such limits.

I support the additional height permissions for improved liveability of basement units in 5- and 6-plexes. However, the City should continue to explore heights that would permit four storeys, as Council committed to in its Housing Accelerator Fund agreement. I am also pleased to see that work will continue on development charge review and low-rise by-law harmonization to reduce site-specific Chapter 900 exceptions.

Your vote will help Toronto achieve its goals of building a more inclusive city with a variety of housing options in all areas at this crucial moment in the housing crisis.

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