

June 6, 2025

Dear Members of the Planning and Housing Committee:

RE: PH22.4 - Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes - Final Report

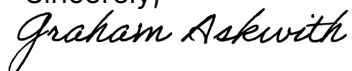
As a Toronto-based builder committed to increasing low and mid-rise housing through infill development, Assembly is pleased to see the proposed updates in the Multiplex Review.

Missing middle housing, particularly purpose-built rental, is crucial in creating and fostering more affordable, sustainable, and inclusive neighborhoods for all Torontonians- while meeting Municipal, Provincial, and Federal housing targets. As a company we understand that there is no one solution to the housing crisis, however we strongly believe that the expansion of multiplex and ADU development plays a key role in solving the crisis we face - as these types of developments provide Torontonians with a greater choice of housing at a time when it is desperately needed.

The proposed Zoning and Official Plan Amendments are a significant improvement, when compared to the current regulations, and we enthusiastically support the increase of permissions to allow for sixplexes as-of-right. We specifically encourage the Planning and Housing Committee to advance the report's recommendations on modernizing the development charges and municipal fees for these types of developments, as they are disproportionately impacted by these charges and can act as a significant barrier to housing creation.

We sincerely appreciate the work and proposal put forward and eagerly await any associated advancements in policy.

Sincerely,



Graham Askwith
Manager of Development