



## Planning & Housing Committee - June 12<sup>th</sup>, 2025

I am writing this letter in **support** of City's amendment to permit up to six residential units in detached buildings in all Neighbourhood-designated areas, citywide. This will create an opportunity to continue to expand Toronto's housing options while maintaining neighbourhood scale.

The City's ongoing efforts through EHON to introduce, review, improve and expand policies (i.e. laneway, garden suite, multiplex, major streets, avenues, etc.) will help create meaningful Missing Middle Development opportunities that will have a major impact on reshaping our City for future generations.

Through on-going monitoring, I hope that the City will be open to making additional changes that will assist in creating a thriving Missing Middle housing market. A few considerations that I would like to recommend / suggest:

- i) Considering changes to reduce the costs, time and uncertainty of Committee of Adjustment hearings. Policy to permit more Multiplexes to be built on an 'as of right' basis.
- ii) Relief or changes to the Development Charges. By way of example; eliminate DC's for the first four to six units in a project and then have an increasing scale as a unit count increases.
- iii) Introduce single stair policy to permit efficient building design.
- iv) Increased height permissions to 10.5 meters for all Multiplexes to allow for functional ceiling heights on all levels.
- v) Improve servicing coordination with Toronto Water and Utilities to streamline development timelines.

Once again, the ability to create policy / change to allow the Missing Middle to thrive is an important step towards expanding Toronto's housing supply.

Many thanks,

Anthony Palleschi