

Planning & Housing Committee
Delivered electronically

June 9, 2025

Subject: Support for As-of-Right Six-Plex Permissions

Dear Members of the Planning and Housing Committee,

I am writing in strong support of the proposed by-law to allow six-plexes as-of-right city-wide.

We have already seen early success with multiplex permissions. In fact, many of the four-plexes approved to date introduced the type of units envisioned by the Growing Up Guidelines. **That alignment wasn't accidental—it was the result of thoughtful planning and shows what this type of housing can achieve when given a chance.**

It's a small but important success that deserves recognition.

Expanding permissions to six-plexes is the logical next step. It means we can enable housing that meets the needs of families, seniors, and newcomers while also creating new opportunities for small, family-run builders and designers. Once Council sets clear permissions, it gives certainty to the private sector—including small businesses—that they can invest and participate in city building. That's economic development rooted in our neighbourhoods.

On a personal note, my parents live in a ground-related plex. It has allowed them to age in place, stay connected to the community, and live comfortably without the burden of maintaining a detached home over several levels. This kind of housing is compelling—not just for young families priced out of the market, but also for older adults who want to stay local.

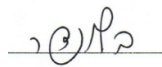
I would also encourage the Committee to consider a few key refinements that would help make this policy truly effective:

- Remove development charges on six-plexes immediately if the goal is to see them built.
- Eliminate the cap on bedrooms and the 10.5 m height limit—these constraints often prevent good design and limit flexibility for family-friendly housing.
- Apply permissions in all residential zones, not just detached buildings, to ensure equity and consistency across the city.
- Remove the requirement for partial stacking. Planning should enable good housing, not prescribe specific layouts.

And lastly, I would like to offer the following reflection: **What is the cost of inaction?**

We continue to push people out of Toronto—not by choice, but by lack of options. Families looking for three-bedroom homes can't find them. Seniors who want to downsize without leaving their neighbourhood have nowhere to go. Young adults are forced to leave the city altogether. At the same time, we delay our climate goals by encouraging car-dependent growth at the edges of the region, instead of adding much-needed alternatives in walkable, transit-served areas. And we miss the opportunity to make our neighbourhoods more complete and inclusive—places where different generations, incomes, and household types can all find a home.

Sincerely,

A handwritten signature in black ink, appearing to read "Naama", written over a horizontal line.

Naama Blonder
Architect, Urban Planner
OAA, RPP, OPPI