

**From:** [SUN](#)  
**Cc:** [SUN](#)  
**Subject:** [External Sender] URGENT: City Avenues & SixPlex Proposals - June 12  
**Date:** June 10, 2025 4:52:35 PM  
**Attachments:** [SUN LOGO.png](#)  
[PHC 6 Topics - Avenues & SixPlexes - More Homes Citywide 06122025.docx](#)  
[PHC Avenues & SixPlex Meeting Draft SHORT Letter 06122025.docx](#)  
[City Mayor, Clerk & Councillor Emails.docx](#)

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Hello Scarborough Resident & Community Associations, Residents and Small Business Leaders,

City Planning has presented six reports (PH22.1 - PH22.5 & PH22.8) reflecting three key directions

- Enabling gentle density in residential neighbourhoods:
- Enabling mid-rise buildings along transit corridors:
- Unlocking more housing on apartment sites by simplifying permissions

These reports are of great importance to the future of communities across the City of Toronto and of great interest to residents of those communities. But these six reports also include a total of 35 attachments representing hundreds of pages of policy and technical details, Resident associations and small businesses and other stakeholders require time to review and discuss these reports.

Details on the Sixplex and Avenues initiatives were posted on TMMIS on Thursday, June 5th. Here are the item numbers:

- [Link PH22.4: Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes - Final Report](#)
- [Link PH22.8: Housing Action Plan: Avenues Policy Review - Phase Two Work Plan](#)

One week is simply inadequate.

**A motion is recommended:**

1. The City defer the Avenues & Sixplexes to the Fall or later for review of Planning Data, Presentation, Consultation to allow for a meaningful public input.

[If We Don't Speak, We Won't Be Heard...Email Your PDF Letters and/or Make Your Deputation](#)

We encourage Residents' & Community Associations and Residents to write (short or long) letters and make deputations to the Planning & Housing Committee (PHC) on both of these items.

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

The Sixplex Study evaluated the potential of permitting low-rise multiplexes with **up to six**

dwelling units and with heights of up to four storeys in detached residential buildings on properties designated Neighbourhoods in the Official Plan city-wide.

This report summarizes the work undertaken, identifies implementation challenges, and recommends that City Council approve Official Plan and Zoning By-law Amendments to permit multiplexes with five and six dwelling units in detached residential buildings in low-rise residential neighbourhoods city-wide.

### Suggested List of Concerns:

Local residents have identified various concerns regarding the Sixplex initiative. Here is a candidate list of concerns.

- **Changes in Neighbourhood Character:** The introduction of multiplexes may alter the character of established neighbourhoods, leading to concerns about aesthetic changes and community identity.
- **Increased Density:** The introduction of sixplexes could lead to higher population density in residential neighbourhoods, which may strain local infrastructure and services.
- **Loss of Privacy:** With more units in close proximity, residents may experience reduced privacy due to increased overlook from neighbouring properties.
- **Parking Issues:** More units could lead to a higher demand for parking, potentially resulting in congestion and limited parking availability on local streets.
- **Property Maintenance Concerns:** There are worries about the maintenance of properties, especially if multiple units are rented out, leading to potential neglect or deterioration.
- **Noise Levels:** Increased occupancy can lead to higher noise levels, which may disturb the peace of the neighbourhood.
- **Impact on Local Amenities:** An influx of new residents could put pressure on local amenities, such as parks, schools, and public transportation.
- **Potential for Increased Property Taxes:** As property values rise due to increased density, residents may face higher property taxes, which can be a financial burden.
- **Concerns Over Development Charges:** The requirement for development charges and parkland dedication for projects exceeding four units may be seen as a barrier to development, potentially leading to fewer housing options.
- **Enforcement Challenges:** There may be concerns about enforcement of property standards and zoning regulations, particularly as issues arise with tenants or property management.

### Other Considerations

- Use after Occupancy: We anticipate that some Owners may change the number of dwelling units subsequent to occupancy. These might include transforming a six unit building to three units, or transforming six units to twelve units. Once permissive zoning has been granted, it would be difficult to reverse these permissions.

#### PH22.8: Housing Action Plan: Avenues Policy Review - Phase Two Work Plan

"The Avenues Policy Review is divided into two phases of work. The first phase updated the Official Plan's vision and policies for Avenues, extended and introduced new Avenues, and streamlined study requirements by removing the requirement for Avenue Segment Reviews and Avenue Studies. This first phase was completed in February 2025 with Council's adoption of Official Plan Amendment (OPA) 778.

This report marks the beginning of the second phase of work by proposing a strategy, work plan and consultation framework to implement the Avenues vision and policies introduced through Official Plan Amendment 778, with the goal of expanding as-of-right zoning for mid-rise buildings on Avenues. This work will occur over several stages to ensure that sufficient time and resources are available to complete a comprehensive review and community consultation process across Toronto."

This process will include analysis of parking considerations, infrastructure capacity, traffic operations, and impacts of redevelopment on properties with reversed frontages where the backyards of houses face the Avenues.

#### List of Concerns:

The Phase 2 Rollout process will include community consultations on four specific matters as shown below. The proposed work plan does not include these items or any description of the scope of these community consultations.

1. Parking Considerations: Increased density along Avenues has raised concerns about insufficient parking spaces for residents and visitors. Residents may worry about the impact on street parking and the availability of off-street parking.
2. Infrastructure Capacity: Residents might worry about the strain on existing infrastructure, including water, sewage, and electrical systems, and whether these systems will be upgraded to handle increased demand.
3. Traffic Operations: With more development and increased population density, residents might be concerned about traffic congestion on Avenues and surrounding streets, leading to longer commute times and safety issues.
4. Reversed Frontages: Reverse frontages occur in certain neighbourhoods where

the backyards face the Avenues. It is not clear whether the Avenues permissions should apply in these cases.

#### Other Considerations

- Wards for Early Rollout: Residents are surprised that the wards for early rollout are concentrated in the downtown (TEY) wards. The early rollouts should be distributed across the City as suburban and midtown wards have significantly different lot fabrics and mobility conditions.
- Displacement of Small Businesses: OPA 778 Section 6 references the need to consult the local community on the needs for retail and services uses. The Phase 2 work plan does not reflect this consultation process.
- Facilitate Complete Communities: OPA 778 Section 7 references five methods to facilitate complete communities. The Phase 2 work plan does not indicate how residents can provide input to achieve these goals.

Residents & Community Associations, Residents & Small Business Leaders should review the available material and analyze the impact on your communities. Reach out to our Mayor, all of our city councillors, PHC and City Clerk (see attached emails) and share your feedback directly.

Plan to write a letter and/or make a deputation to the Planning and Housing Committee by midnight on Wednesday, June 11 for the June 12th meeting.

#### **SCARBOROUGH CARES!**

**Ron Parkinson, Spokesperson**

**SUN (Scarborough United Neighbourhoods)**

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NOTE: The SUN is non-partisan to the information provided which is for community awareness & discussion purposes only.



To: Planning and Housing Committee (phc@toronto.ca)  
CC. Mayor Olivia Chow, City Councillors and PHC Members  
SUBJECT: **PH22.4&PH22.8**

Dear Mayor, Councillors and Members of the Planning & Housing (P&H) Committee,

I am writing to you in regards to the many City of Toronto proposals before the Planning and Housing Committee on June 12, 2025.

I'm Spokesperson for Scarborough United Neighbourhoods (SUN) which connects with over 40 Scarborough RA & Community Groups Plus an approx 300 separate residents. We've also expanded our relationships with many RAs across our city regarding these similar Topics.

There are so many things to cover such as Infrastructure, Environment, Transit & Jobs to discuss, However, we need to talk about the elephant in the room. We hear from Developers, Investors, Funded Advocacy Groups (ABC & MNTD, ETC) who use tactics to push further deregulation with Build, Build, Build! And Show Me The MONEY! But they struggle to make Affordable homes. The voices of our city residents and volunteer organizations representing Toronto ratepayers have been pushed aside regularly by these tactics and City Planning Staff & Members of the Planning and Housing Committee need to recognize this imbalance in the Democratic Process (Replacing with as-of-right) .

This letter of concern is not about standing in the way of more affordable/accessible/family-friendly housing, but rather about evidence-based decision making and the purpose of regulation.

Residents feel strongly that:

- City should wait to expand as-of-right sixplex housing developments pilot until studies on the challenges and benefits of fourplex are completed and from these expansions are realized.
- All sixplex developments should require the approval of Committee of Adjustment (they should not be as-of-right and should allow community consultation).
- Residents feel strongly that Building as of right Sixplexes without requirements for parking will not address housing needs in Scarborough where higher order transit is virtually non-existent is a recipe for more street congestion. SUN feels that this plan is being based on areas of Toronto where residents have access to higher order transit and that is definitely not the case in Scarborough.
- Multiplexes must align with the character of the existing neighborhood in which it is located in terms of built form, setbacks, heights, landscaping, lot coverage, etc.
- Councillors should also be hosting F2F Town Halls on these Topics and we suggest they request access to the Consultation Chat Boxes" to get a better understanding of how the public feels before making a critical decision.

These ill-conceived proposals, if passed without further thought and refinements, will put a greater burden on MLS and regulation/bylaw enforcement. And these multiplex proposals are designed to add to that churn.

We support a well-planned growth along Toronto's Avenues to make Toronto's neighbourhoods affordable and livable and free of illegal rooming houses and unscrupulous investors.

- Unfortunately, the Consultation process has been too rushed, with the data from the Ward 23 Sixplex Pilot not yet published - even though it has been requested in the online meetings.
- Decisions to expand Sixplexes across the city needs to be based on data. The Sixplex data

does not yet exist or if it does it has not been shared widely!

- The criteria for rezoning and redesignation must go beyond lot size and row frontage, and must fully consider Infrastructure Capacity, Transit, Parking, Environment and other important factors — as directed by City Council.
- With OPA 778 removing future Avenue Studies, this consultation will be the only opportunity for residents to provide input before rezoning decisions are made. Please ensure it is meaningful and inclusive.

Based on the above comments, we ask that PHC refer to city planning and defer the Avenues and Sixplexes to the fall or later with a robust timely engagement process that includes review of Planning Data, city-wide parking strategy, direct notification and multilingual outreach to ensure all voices are heard.

It's easy to say you're listening to your constituents BUT we suggest recognizing the fact that  
**One Size Does Not Fit ALL in this Diverse City!**

**SCARBOROUGH CARES!**

**Ron Parkinson, Spokesperson**

**SUN (Scarborough United Neighbourhoods)**

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