

Toronto City Hall
100 Queen Street West, Suite B31
Toronto, ON M5H 2N2

June 9, 2025

PH:22.3 Expanding Housing Options in Neighbourhoods – Multiplex Monitoring

Dear Councillor Perks, Chair and Members of the Planning and Housing Committee

On January 23rd, Councillor Gord Perks suggested that tall buildings would not pop up beside our homes one morning. Instead, he suggested that screw driver work would figure out neighborhood by neighborhood, whether these particular streets should have their use redesignated from say neighborhood to apartment; neighborhood to Main Street. He said this gives a little more specificity that's the next step. **And that's the step where people in individual neighborhoods will have their opportunity to talk about individual sections of the street .**

Well, the residents of Craven Road did exactly that on May 28th. 14 of us submitted our opposition to the appearance of fourplexes on our narrow street that is 4.5 to 7.7 meters wide. A father picking up his kids from school took his time to call into the COA meeting on his cell phone, from the schoolyard and asked where the 12 garbage bins would be placed because the fourplex would need to accommodate that. He asked where the four cars would park on an already difficult parking situation down the street from the new condominiums that were built on Queen Street East, just on one end of Craven Road. We submitted photos of our parking problem. We submitted charts showing just how narrow our lots and homes are compared to the homes behind us on Ashdale and Rhodes Avenue.

All to no avail. The Committee of Adjustment said, "This is what the City wants", fourplexes squashed onto our narrow street with predominantly tiny homes. And the way they addressed the parking issue was that people living in these fourplexes would not own cars, they would use the TTC on Queen street.

Given that on that day there were 22 hearings from 09:30 am to 2 pm, can we be surprised? That's less than 15 minutes per hearing. You have to move fast to get through that.

It surprises me that Mr Perks suggests that people in individual neighbourhoods actually have the chance to talk about individual sections of the street or make their concerns heard.

The "REPORT FOR ACTION Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes – Final Report Dated: May 28, 2025" states that

The findings indicate that while individual multiplexes contribute only minor increases in flow

to the sewer system, **in areas where combined sewers are located**, longer-term concentration of multiplex development has the potential to exacerbate existing constraints to adequate sewer capacity during wet weather flow. This may increase the risk of basement flooding in certain locations.

Craven Road has a combined sewer. So the fourplex at 109 Craven Road was approved anyways. Why is that?

In order to build a multiplex lot dimensions should enable minimum building footprint of at

least 98.43 square metres. This number is based on consultation with three firms developing Multiplexes as well as reviewing project statistics for issued Multiplex Building Permits. The fourplex which is being squeezed between two tiny homes on Craven Road has a square footage of 85.84 square meters (6.02 x 14.26 meters).

Although 14 neighbours spoke up against this build, it was approved anyways. Much like Councillor Holyday was quoted saying on January 23, 2025 “ These are people that have invested their life savings in the biggest investment that they could possibly make which is the home they live in, the one possible place of soul and peace that they have to go to at the end of a very busy day.

109 Craven Road is an investment property to someone who possibly lives somewhere that never stands a chance of a fourplex being built beside their home. So because they don't actually live on Craven Road, it becomes fine to impose their opinions on a local neighbourhood that is not in agreement with the intrusion of a fourplex into a quiet, narrow one way street where parking is scarce and people are living in homes much smaller than the one being proposed.

I ask you to review this decision and reverse it. The Committee of Adjustment made a mistake according to your own suggested regulations. For all it's history Craven Road has been an anomaly. It's about time that the City of Toronto starts to understand this and act accordingly.

Sincerely

Claudia Aenishanslin

	Total homes	Homes under 1000 square feet (92.9 m ²)	Homes under 1500 square feet (139.4 m ²)	Lot sizes under 1000 square feet (92.9 m ²)	Lot sizes under 1500 square feet (139.4 m ²)	Lot sizes under 2000 square feet (185.8 m ²)	
Homes on Craven Road Data taken from MPAC Data							
Danforth to Hanson	59	31 (52%)	57 (96%)	5 (8%)	52 (83%)	59 (94%)	
Railroad to Fairford	47	30 (63%)	45 (96%)	10 (21%)	33 (70%)	43 (92%)	
Fairford to Gerrard	30	22 (73%)	25 (83%)	2 (7%)	19 (63%)	30 (100%)	
Gerrard to Dundas	64	43 (67%)	61 (95%)	7 (11%)	43 (67%)	62 (97%)	
Dundas to Queen	39	20 (54%)	29 (76%)	22 (56%)	3 (8%)	35 (90%)	
	239						
In summary, 61% of homes on Craven Road are under 1000 square feet (92.9 m ²). 94% of homes are under 1500 square feet (139.4 m ²).							
It would therefore seem preposterous to try to insert a home of 3,685 square feet (342.4 m ²) into this type of a neighbourhood. There are plenty of other neighbourhoods in Toronto, where this might be more appropriate, but certainly not on our already very dense Craven Road.							
Along Craven Road as a whole, 20.6% of the homes reside on lot sizes under 1000 square feet (92.9 m ²). The stretch between Queen Street and Dundas is higher than the average, with 56% of the homes on these smaller lot sizes.							
On Craven Road, 58% of the homes reside on lot sizes under 1500 square feet (139.4 m ²) and 94% of homes reside on lot sizes under 2000 square feet (185.8 m ²).							



Multiplex Lot Dimensions – Detailed Review of 222

Of the 222 permits, the average lot size of a multiplex varied depending on the multiplex typology (Figure 14). Multiplexes, on average, had a lot area of 377.21 square metres, lot frontage of 9.88 metres, and lot depth of 37.49 metres.

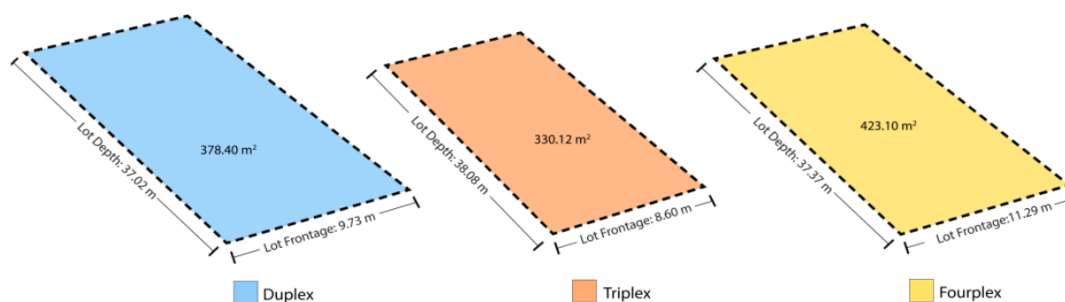
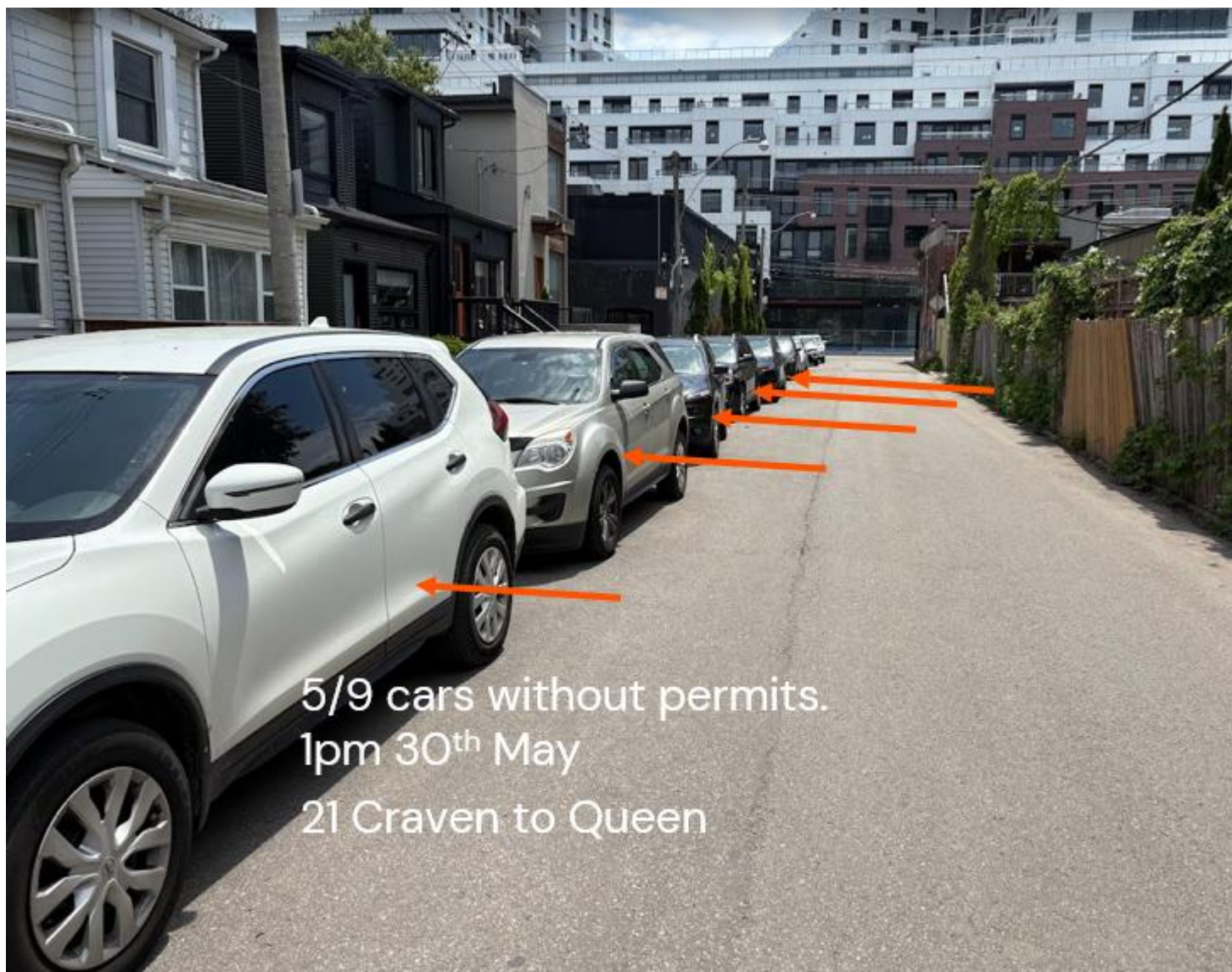


Figure 14

	Lot Area (m ²)	Lot Frontage (m)	Lot Depth (m)
All Multiplexes	377.21	9.88	37.49





109 Craven Road is the middle house which will overpower the two smaller houses on each side.