



**Agincourt Village Community Association**

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## PH22.4 - Housing Accelerator Fund- Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes

Dear Members of the Planning and Housing Committee,  
Cc: Councillor Mantas

Agincourt Village Community Association supports well-planned housing growth but has serious concerns about the current consultation process. A one-size-fits-all approach is inappropriate to address the shortage of housing across Toronto.

Building Sixplexes with no requirement for parking in Scarborough where higher order transit is virtually non-existent is a recipe for more street congestion. AVCA feels that this plan is being based on areas of Toronto where residents have access to higher order transit. That is not the case in Scarborough.

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! Consultations should start in the fall not the summer when more residents can participate, with a robust engagement process that includes direct notification to the neighbourhoods affected and multilingual outreach to ensure all voices are heard.

The Ward 23 Sixplex Pilot is a limited geographic in scope with the absence of infrastructure analysis and is insufficient for informing citywide planning. Regarding Infrastructure City Staff state: “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.” Scarborough residents are very concerned about infrastructure issues.

In Scarborough the monitoring of multitenant housing is a challenge for 311. In the building of Sixplexes 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.

Scarborough as many areas of our City consists of neighbourhoods with specific identities. The introduction of multiplexes may alter the character of established, planned and zoned residential neighbourhoods, leading to concerns about aesthetic changes and community identity. It appears to AVCA that this former extensive City planning is being disregarded. Respect needs to be given to former City planners whose expertise planned Toronto Neighbourhoods.

AVCA is calling for a more robust, phased, and transparent engagement process before major changes are approved to rollout Sixplexes across the City.

Thank you for considering our neighbourhood concerns.

Rhoda Potter President

Agincourt Village Community Association