



June 12, 2025

Attention: Planning and Housing Committee City of Toronto

Re: Opposition to City-Wide As-of-Right Sixplex Permissions

Dear Members of the Planning and Housing Committee,

We are writing on behalf of the Richmond Gardens and Princess Anne communities to express our strong objection to the city-wide expansion of as-of-right permissions for sixplexes on all residential lots.

As a member of CERA (Coalition of Etobicoke Residents' Associations) we sent out a survey in April to understand resident support and feedback on as of right sixplexes on all residential lots city-wide. We received over 950 responses and 2400 comments. The survey was also distributed in three other wards beyond Etobicoke – a total of five – where all the key themes and data below were validated.

What residents are saying:

- There is strong interest in this topic and 90% say communication and community engagement has been very inadequate
- 91% do not approve as-of-right fiveplexes and sixplexes city-wide
- It is premature to expand city-wide. The sixplex pilot has hardly been successful (yet)
- 87% want a final sixplex pilot report and 92% want to see a completed fourplex report before considering expansion. The reports should include fourplex/sixplex resident and neighbourhood feedback, impact on property values, and the "affordability" of these units. The reports should involve broader and deeper resident awareness and consultation.

If the City must increase multiplex units to access federal Housing Accelerator Fund monies:

- Expand the pilot to the neighbourhoods with the highest multiplex applications, so we can continue to learn – fix what is not working with fourplexes first.

If/when the City has the data to expand the sixplex pilot, residents say as-of-right should be allowed only if the following conditions are met:

- Designated lots – on main streets, close to existing sixplexes and transit, etc. Development should not be random.
- Site requirements – sit inside footprint of a low-rise family home, NOT four storeys, no variances, no garden suites, no rooftop leisure spaces or large balconies
- Parking – mandate minimum spaces, more if there are no sidewalks or street parking (minimum six spaces). Of note, the suburbs are different from the city centre – we may not have sidewalks, we are car-centric because distances to routine services are not easily walkable or manageable by transit
- Property management - standards for garbage bins, and to ensure no overcrowding, illegal rooming houses, or short term/vacation rentals
- Infrastructure - schools with capacity, access to retail/grocery and frequent public transit, stormwater management systems, policing services, access to health services

We recognize that Toronto is in the midst of a housing crisis. But we also believe that without appropriate guardrails, sixplexes will not deliver the affordable, neighbourhood-compatible housing our communities truly need. Residents are not opposed to growth—but it must be thoughtful, data-driven, and respectful of the places people call home.

Thank you for your attention and consideration

Respectfully,

Sonia Pace and Luisa Girotto
RGRRA