



Housing and Planning Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario, M5H 2N2

June 10, 2025

**Re: June 12 Meeting: Agenda Item PH22.3 - Expanding Housing Options in Neighbourhoods - Multiplex - Monitoring Program - Final Report**

We represent residents in the Etobicoke area known as South Eatonville. We understand the committee has undergone initiatives to expand housing options in neighbourhoods such as ours, with includes multiplex housing such as six plexes.

Our Association has actively engaged residents in our area to solicit opinions on the six-plex housing option and the feedback was received was mixed. The majority of respondents were either strongly opposed to having six plexes on streets with single unit housing or had serious concerns about their execution. We are writing to you to express these opinions and concerns, and provide recommendations.

1. **Parking:** As Toronto removed its requirement for new developments to provide parking in 2022, six plexes will be constructed without providing adequate parking. This will result in a proliferation of illegal parking on residential streets, as is already evidenced in South Eatonville. The new condominium/rental buildings in the Six Points area are experiencing illegal parking in fire routes; emergency vehicles have been forced to park away from fire route spots and injured persons are walking inordinate distances to reach the ambulance. On the neighbourhood streets, the four plexes that exist consistently have vehicles lining the street.

**Recommendation:** the Committee include a new provision for six plexes to include parking; Toronto residents rely on various methods of transportation and vehicles are a reality. It is essential that new developments on local streets appropriately accommodate prospective new residents and their diverse transportation needs.

2. **Property Maintenance:** As six plexes are not governed by the Condominium Act of Ontario and are classified as a detached house plex, there is no provision for property maintenance. In South Eatonville, we have four plexes on side streets with overgrown grass and obvious exterior neglect.  
**Recommendation:** that six plex applications only be approved if there is a requirement for property management to maintain the property in reasonable standards.
3. **Waste disposal, other amenities:** We have concerns that six plex structures will have waste disposal requirements that far exceed single unit housing. We have seen excessive bins outside the four plexes in South Eatonville.  
**Recommendation:** six-plexes should only be permitted if adequate space is allotted to rear storage of waste bins.
4. **Infrastructure:** A six plex also brings increased density to streets that were designed with infrastructure for single unit housing. We have concerns that water and sewage amenities will be severely strained with the increased population. Many of our parks in South Eatonville are becoming overcrowded  
**Recommendation:** six plexes need to include a common backyard area for accessible green space.
5. **Speculative housing:** Due to high land and building cost in Toronto, these developments will be ideal investments for speculators, turning neighbourhoods into speculator hubs. The units will be in the high price range to purchase and not adding to affordable housing supply.

We understand and appreciate the Committee's initiative to expand housing options in our city. Toronto continues to grow and new options are needed to provide much needed housing, such as is currently provided by garden suites and laneway units. Six plexes may be best suited for avenues or corner lots where they can be constructed without serious impact to existing homeowners. Our association is recommending that the city monitor the construction of six plexes with a regulatory framework to ensure they are an appropriate fit on the proposed street. A balanced approach can be achieved that considers existing homeowners/, tenants when creating housing for new ones.

Thank you.

Paul MacDonald  
Co-Chair

Lucy Falco  
Co-Chair