



THE GRAND CIRCUS ~ LAND USE ADVISORS
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June 11, 2025

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE: PH22.3 – Multiplex Monitoring Report and Zoning By-law Amendments

Dear Members of the Planning and Housing Committee,

I am writing this letter to generally support the recommendations set out in the Multiplex Monitoring Report. I am currently working with Cavly Group Inc. who is developing a number of four-unit purpose built residential rental apartment buildings plus garden suite. The proposed amendments to Zoning By-law 569-2013 and Development Charges bylaw appear to address many of the challenges of allowing for needed housing to be built. Without these necessary changes the ability to move forward with these types of projects is at great risk.

I would suggest, however, that the Development Charge bylaw simply exempt five units on a lot regardless of if a Garden Suites and/or Ancillary Dwelling is anticipated. A garden suite is among the most convenient methods to provide additional housing without adding burden to City services or the need to upgrade infrastructure. The simplification of the bylaw will ensure that additional regulation will not need to be reviewed or required. Further, a similar exemption for parkland levies should also applied for up to five units on a lot.

The exemptions would be an incentive to builders to enable housing to be realized. With only 452 permits issued for multiplex buildings in the 2023-2024 period, the City could certainly accommodate far more multiplexes that would benefit the 830,000 new residents expected between now and 2051.

Thank you for the opportunity to submit these comments.

Sincerely,

Joseph J Cimer, MA RPP
Land Use Advisor