

Dear Members of the Planning and Housing Committee,

We write today with a deep sense of urgency and concern regarding the City of Toronto's proposal to permit sixplexes "as of right" across all residential neighbourhoods. This sweeping change would allow any detached home to be torn down and replaced with a six-unit apartment building—**without requiring approval from City staff, local councillors, or input from the community.**

As residents, we strongly believe in the need for thoughtful, inclusive housing policy. However, the process currently underway appears **rushed, top-down, and lacking meaningful public engagement.**

According to the City's own staff report, this proposal is being fast-tracked in part to meet federal Housing Accelerator Fund requirements. While unlocking funding is important, it must not come at the cost of **public trust, proper infrastructure planning, and the long-term livability of our neighbourhoods.**

We are alarmed that:

- The original pilot project intended to test these changes has **not concluded**, and no results or public consultations from that pilot have been shared.
- There is **no requirement for parking**, despite increased density in low-rise neighbourhoods where many families rely on cars.
- A single-family home may soon be replaced by a building with **up to 18 bedrooms**, with **no clarity on safeguards** related to infrastructure, stormwater systems, or emergency services.
- The proposal offers **no guarantees of affordability**, nor provisions to prevent speculative development by large investors.

The staff report itself notes concerns around basement flooding, parking, and property value shifts—but describes these as minor. To many of us, these concerns are anything but minor. The stability, safety, and cohesion of our communities are at stake.

We understand the need to increase housing options, but this cannot be done through blanket upzoning that overrides local context and silences resident input. A plan of this scale must be built on transparency, consultation, and clear protections for both existing and future residents.

We respectfully urge the Planning and Housing Committee to:

- **Pause the approval process**

- **Complete and release the results of the pilot project**
- **Conduct meaningful public consultations**
- **Ensure infrastructure capacity is addressed**
- **Include affordability targets and accountability mechanisms**

We ask you to **champion a more balanced and responsible path forward**, one that recognizes both the urgency of the housing crisis and the legitimate concerns of Toronto's neighbourhoods.

Please note that we have also attached a list of all petitioners who have signed in support of this appeal. These individuals represent a diverse cross-section of concerned residents who are asking to be heard.

Thank you for your attention and your service.

Sincerely,
Jack Philips

Name of Petition Signers for <https://chnng.it/PbxscfBjHC>