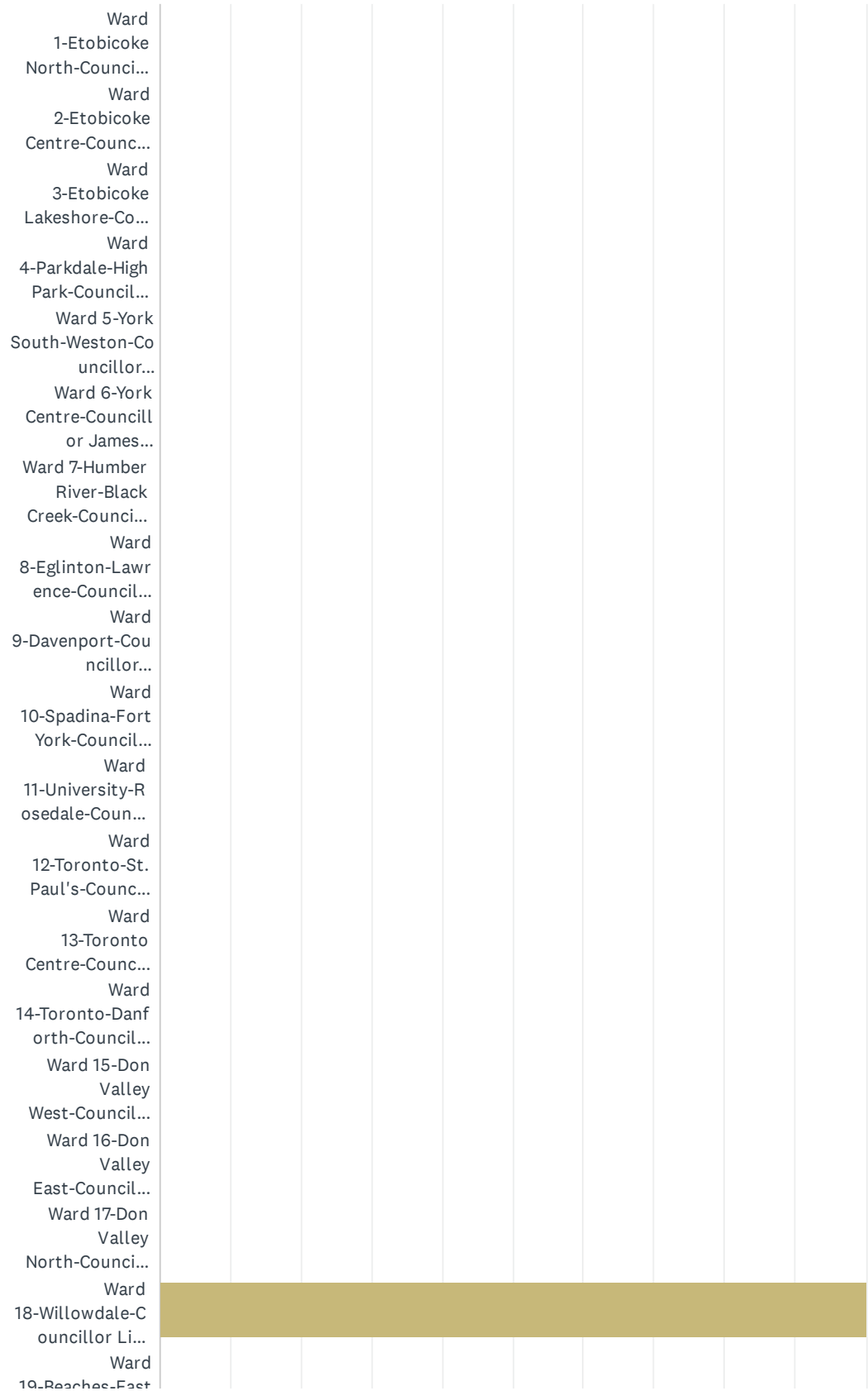
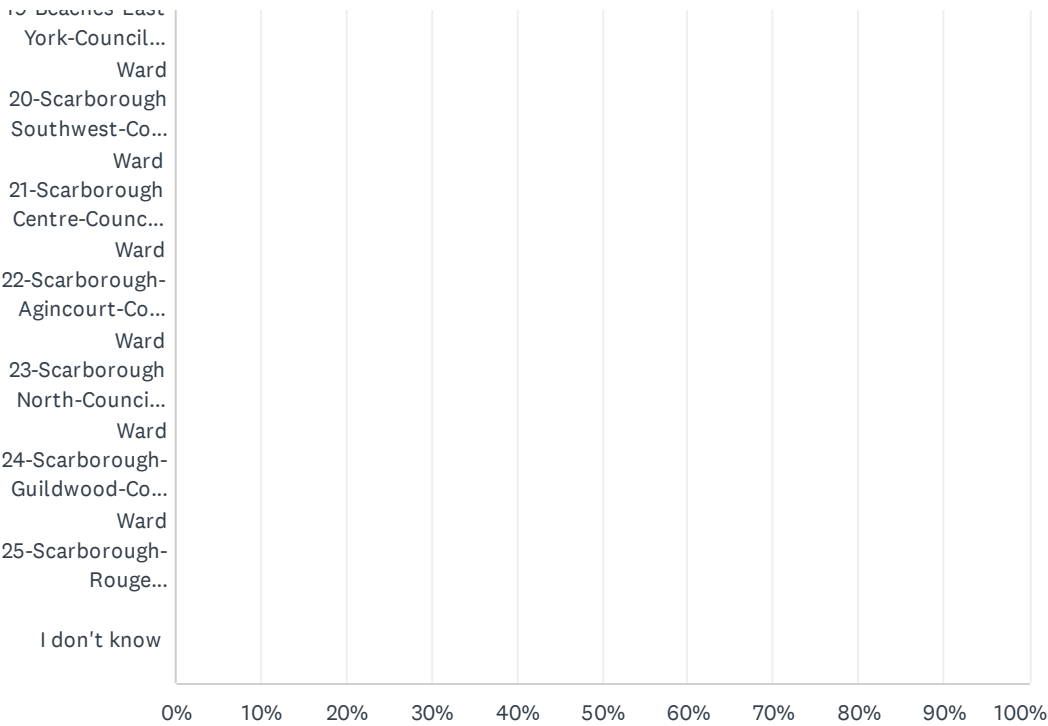


Q1 In which Ward in Toronto do you live?

Answered: 69 Skipped: 0



Sixplex Housing in Toronto

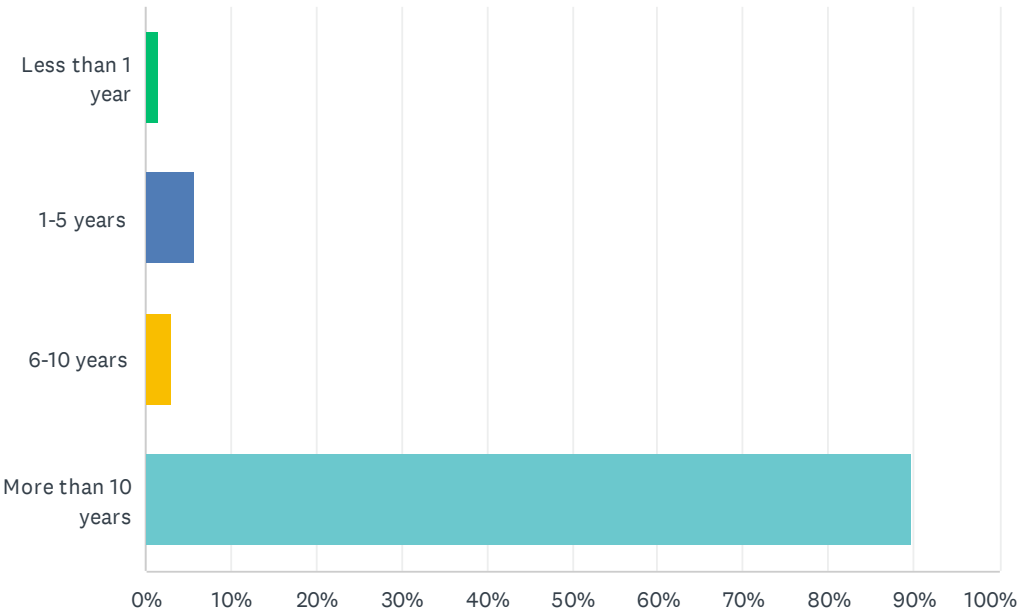


Sixplex Housing in Toronto

ANSWER CHOICES	RESPONSES	
Ward 1-Etobicoke North-Councillor Vincent Cristanti	0.00%	0
Ward 2-Etobicoke Centre-Councillor Stephen Holyday	0.00%	0
Ward 3-Etobicoke Lakeshore-Councillor Amber Morley	0.00%	0
Ward 4-Parkdale-High Park-Councillor Gord Perks	0.00%	0
Ward 5-York South-Weston-Councillor Frances Nunziata	0.00%	0
Ward 6-York Centre-Councillor James Pasternak	0.00%	0
Ward 7-Humber River-Black Creek-Councillor Anthony Perruzza	0.00%	0
Ward 8-Eglinton-Lawrence-Councillor Mike Colle	0.00%	0
Ward 9-Davenport-Councillor Alejandra Bravo	0.00%	0
Ward 10-Spadina-Fort York-Councillor Ausma Malik	0.00%	0
Ward 11-University-Rosedale-Councillor Dianne Saxe	0.00%	0
Ward 12-Toronto-St. Paul's-Councillor Josh Matlow	0.00%	0
Ward 13-Toronto Centre-Councillor Chris Moise	0.00%	0
Ward 14-Toronto-Danforth-Councillor Paula Fletcher	0.00%	0
Ward 15-Don Valley West-Councillor Rachel Chernos Lin	0.00%	0
Ward 16-Don Valley East-Councillor Jon Burnside	0.00%	0
Ward 17-Don Valley North-Councillor Shelley Carroll	0.00%	0
Ward 18-Willowdale-Councillor Lily Cheng	100.00%	69
Ward 19-Beaches-East York-Councillor Brad Bradford	0.00%	0
Ward 20-Scarborough Southwest-Councillor Parthi Kandavel	0.00%	0
Ward 21-Scarborough Centre-Councillor Michael Thompson	0.00%	0
Ward 22-Scarborough-Agincourt-Councillor Councillor Nick Mantas	0.00%	0
Ward 23-Scarborough North-Councillor Jamaal Myers	0.00%	0
Ward 24-Scarborough-Guildwood-Councillor Paul Ainslie	0.00%	0
Ward 25-Scarborough-Rouge Park-Councillor Jennifer McKelvie	0.00%	0
I don't know	0.00%	0
TOTAL		69

Q2 How long have you lived in your neighbourhood?

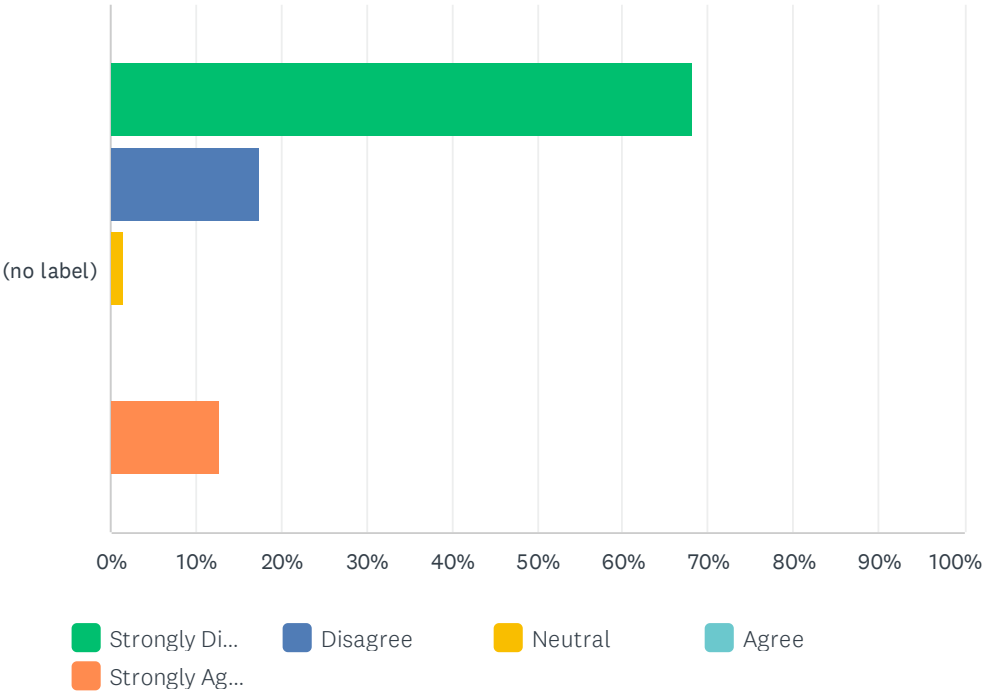
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.45%	1
1-5 years	5.80%	4
6-10 years	2.90%	2
More than 10 years	89.86%	62
TOTAL		69

Q3 The City should allow sixplex developments on all residential lots in Toronto.

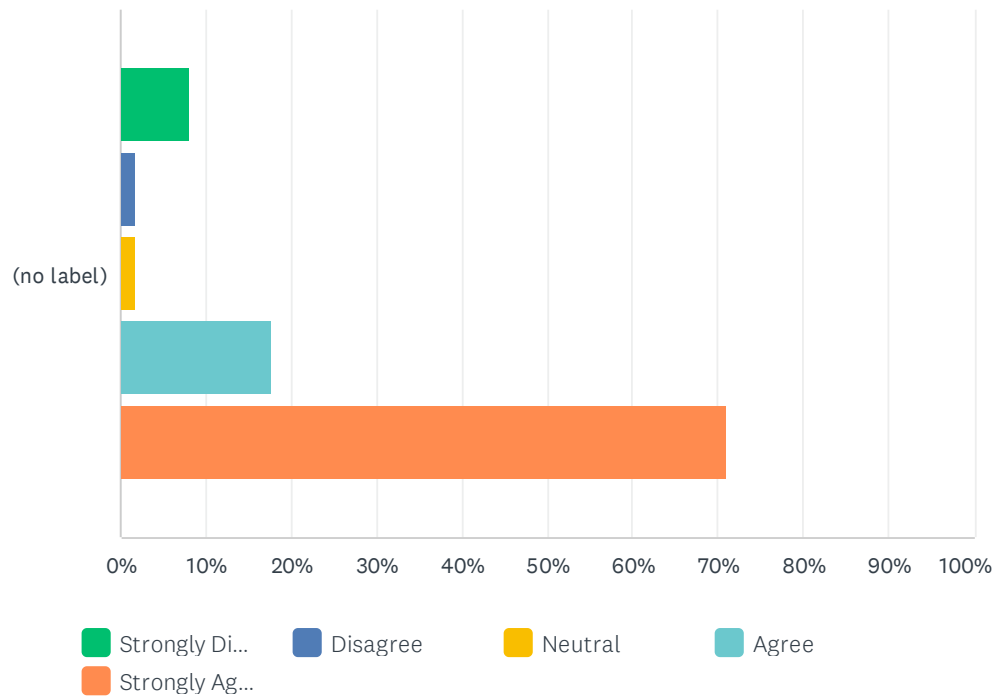
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	68.25% 43	17.46% 11	1.59% 1	0.00% 0	12.70% 8	63	1.71

Q4 The City should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits of fourplex developments are completed at the end of this year

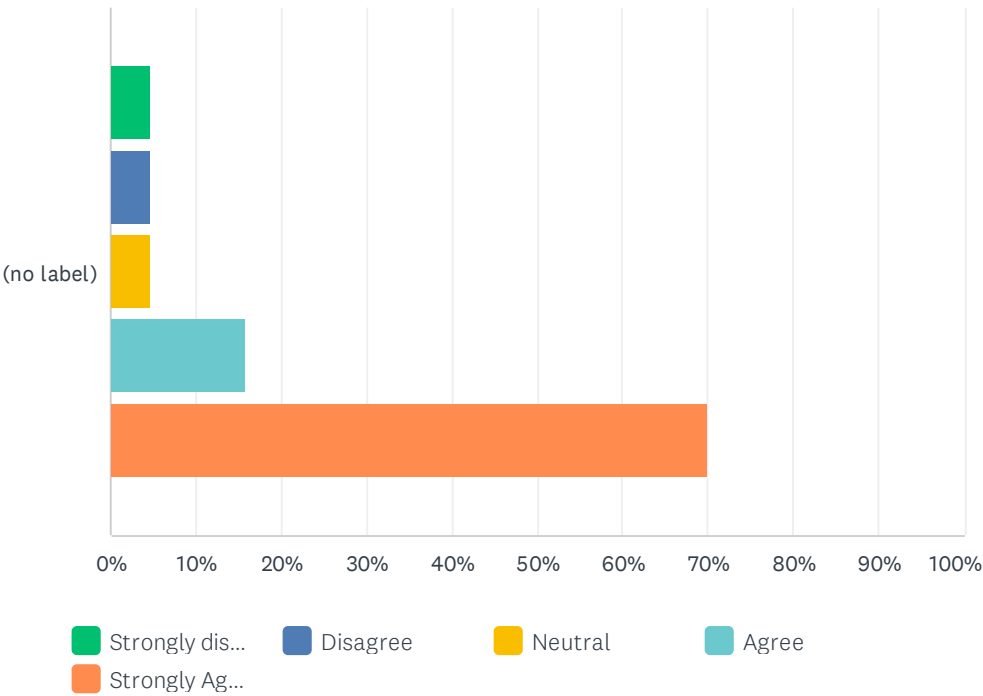
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.06% 5	1.61% 1	1.61% 1	17.74% 11	70.97% 44	62	4.42

Q5 The city should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits from the sixplex pilot are completed in 2028.

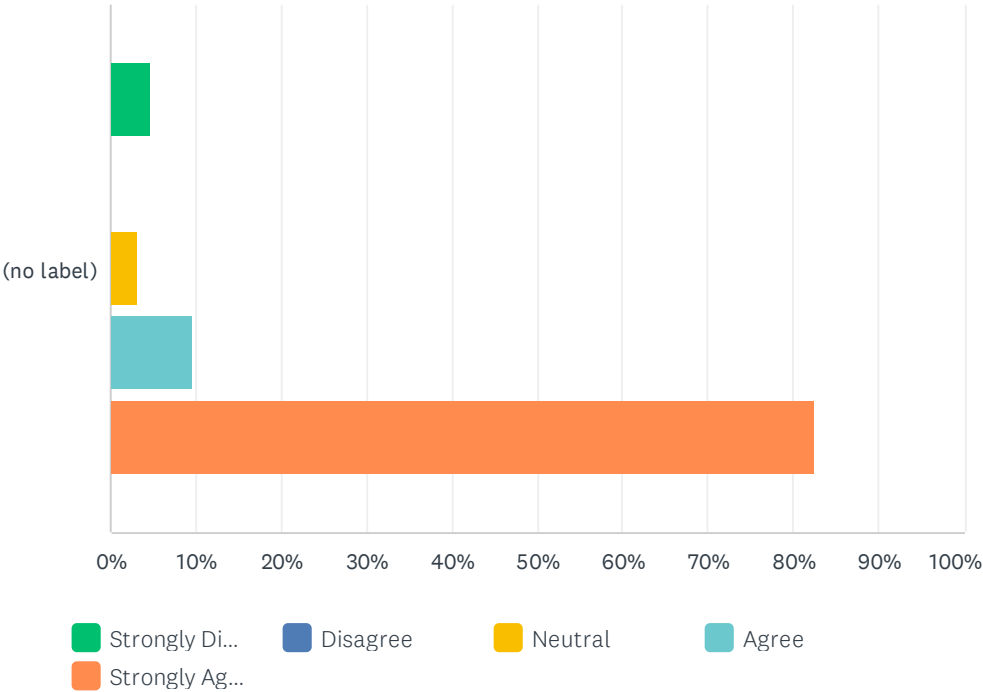
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	4.76% 3	4.76% 3	4.76% 3	15.87% 10	69.84% 44	63	4.41

Q6 If sixplexes are permitted in Toronto, sixplex developments should be restricted to specific types of lots.

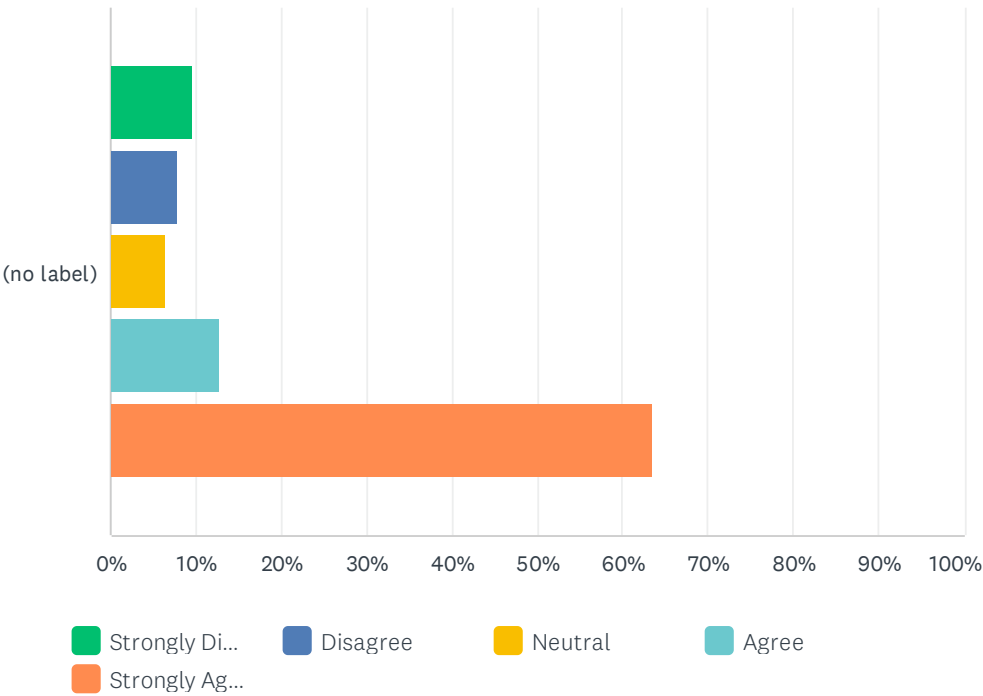
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	4.76% 3	0.00% 0	3.17% 2	9.52% 6	82.54% 52	63	4.65

Q7 All sixplex developments should require the approval of Committee of Adjustment (they should not be as-of-right and would allow community consultation).

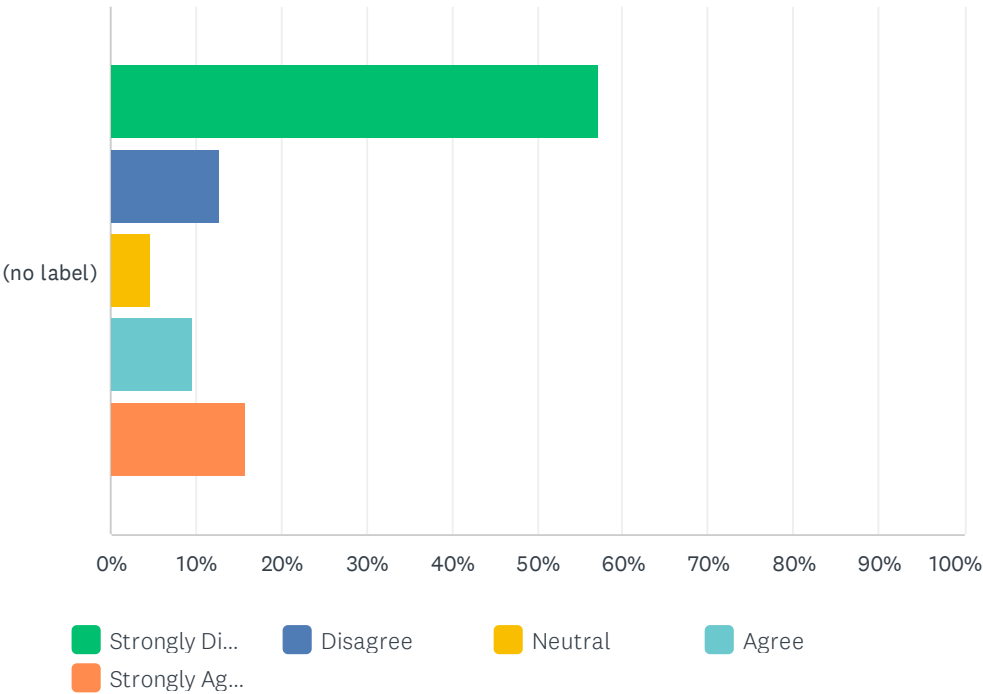
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	9.52% 6	7.94% 5	6.35% 4	12.70% 8	63.49% 40	63	4.13

Q8 If sixplexes are permitted in Toronto, sixplexes should be permitted in single family home neighbourhoods.

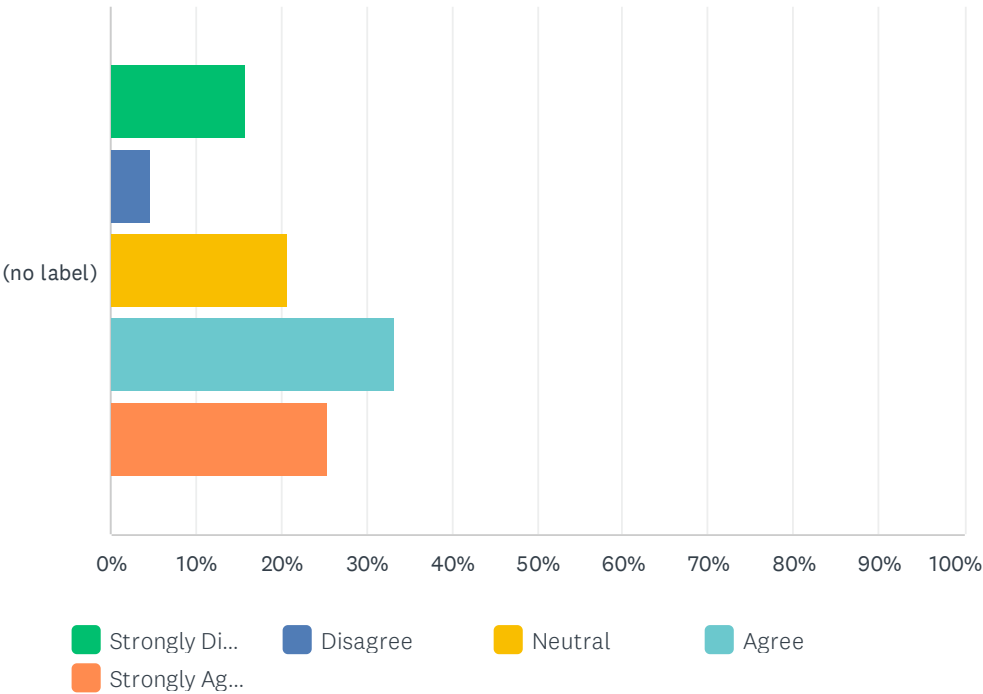
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	57.14% 36	12.70% 8	4.76% 3	9.52% 6	15.87% 10	63	2.14

Q9 If sixplexes are permitted in Toronto, sixplexes should be permitted in mixed-use neighbourhoods.

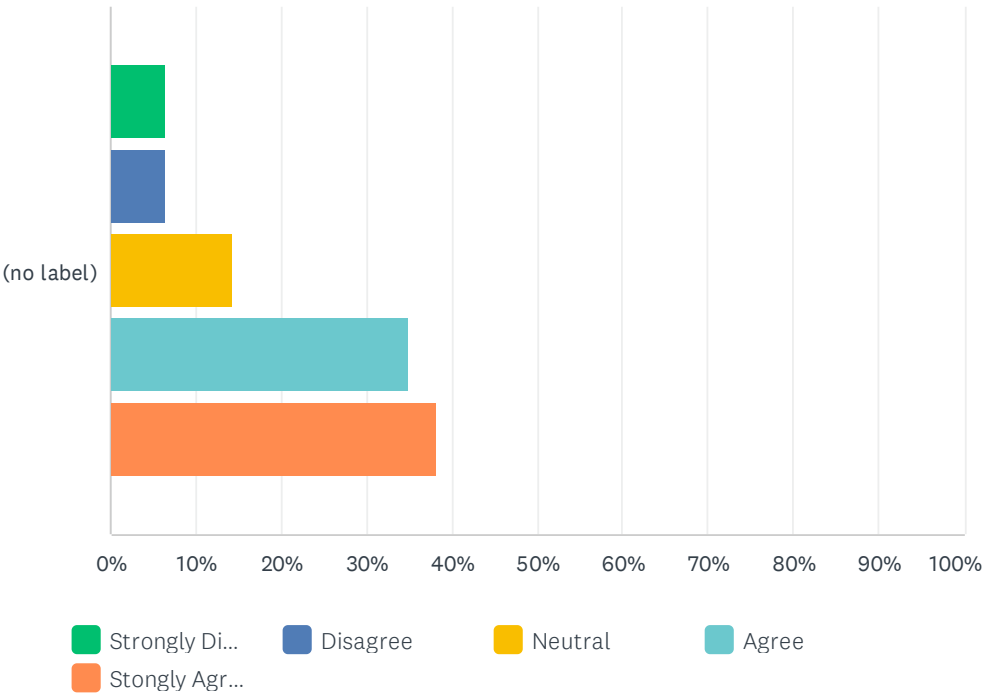
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	15.87% 10	4.76% 3	20.63% 13	33.33% 21	25.40% 16	63	3.48

Q10 If sixplexes are permitted in Toronto, they should be on major/minor arterial roads that have public transit.

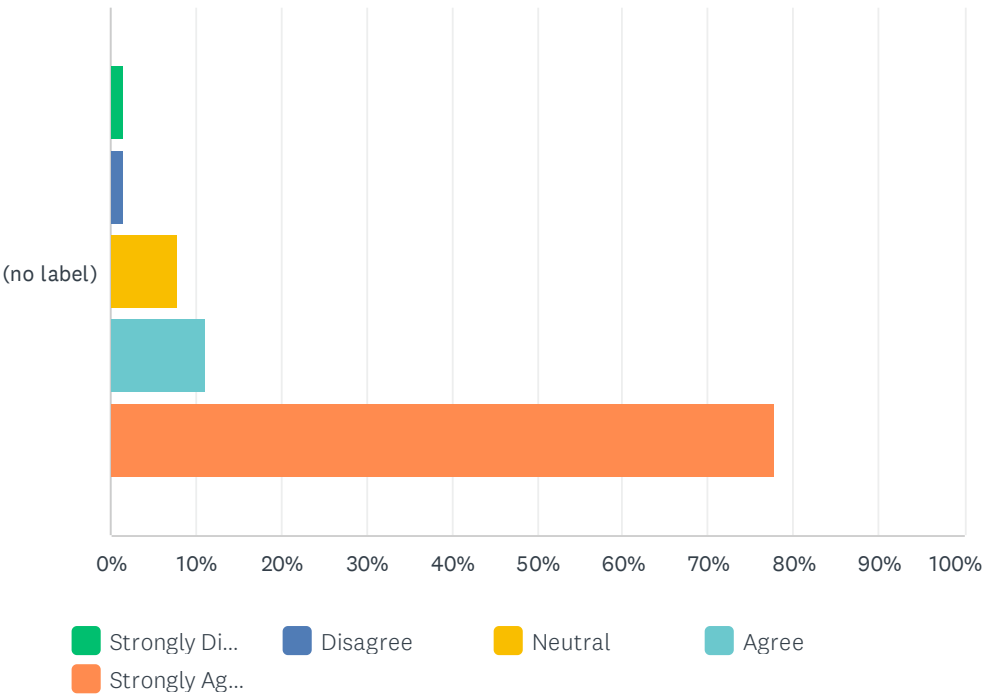
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	6.35% 4	6.35% 4	14.29% 9	34.92% 22	38.10% 24	63	3.92

Q11 If sixplexes are permitted in Toronto, they must align with the character of the existing neighborhood in which it is located in terms of built form, setbacks, heights, landscaping, lot coverage, etc.

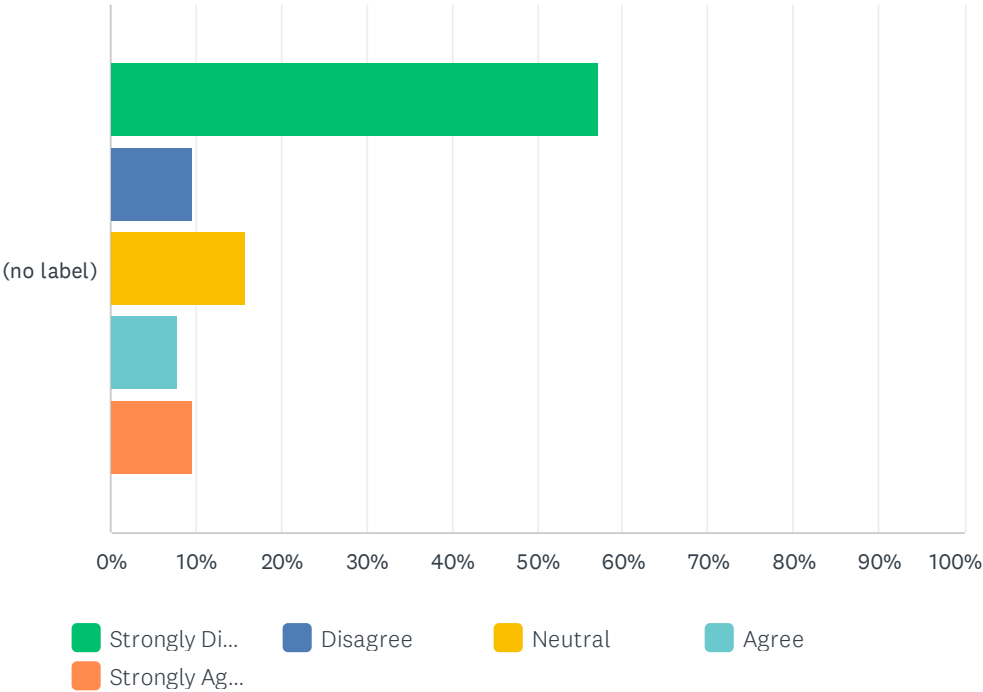
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.59% 1	1.59% 1	7.94% 5	11.11% 7	77.78% 49	63	4.62

Q12 Sixplexes, as-of-right, without parameters, are an appropriate solution to help address housing needs in the City of Toronto.

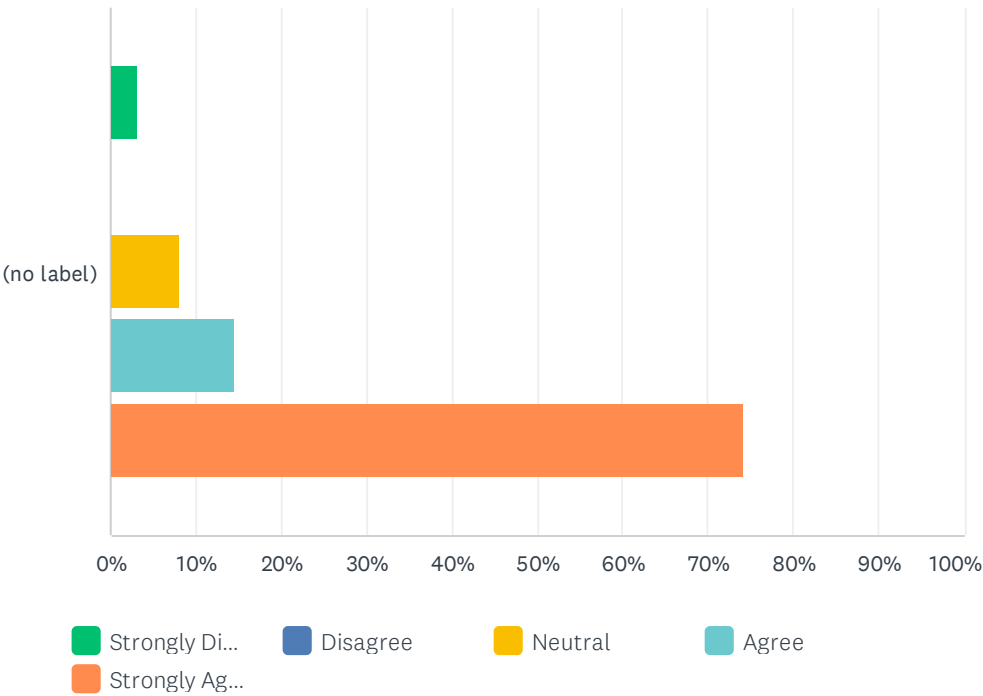
Answered: 63 Skipped: 6



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	57.14% 36	9.52% 6	15.87% 10	7.94% 5	9.52% 6	63	2.03

Q13 If sixplexes are permitted in Toronto, there must be a requirement to store their 18 bins (3 per unit for garbage, compost and recycling) discreetly and neatly on the property.

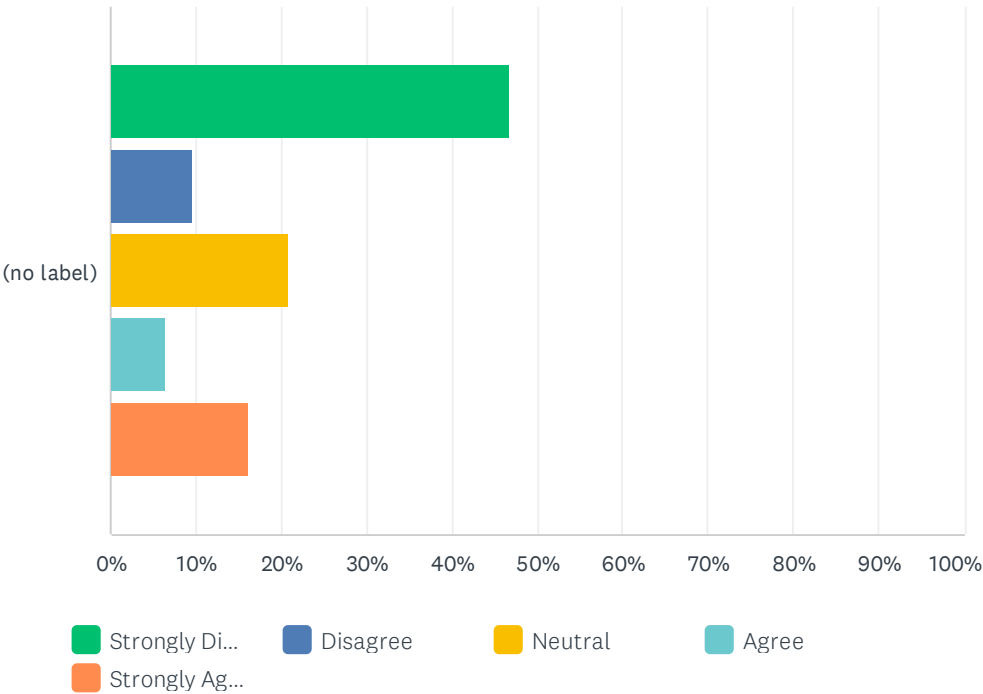
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	3.23% 2	0.00% 0	8.06% 5	14.52% 9	74.19% 46	62	4.56

Q14 If sixplexes are permitted, sixplexes should also allow a separate Garden Suite (a standalone residential unit) in the rear yard.

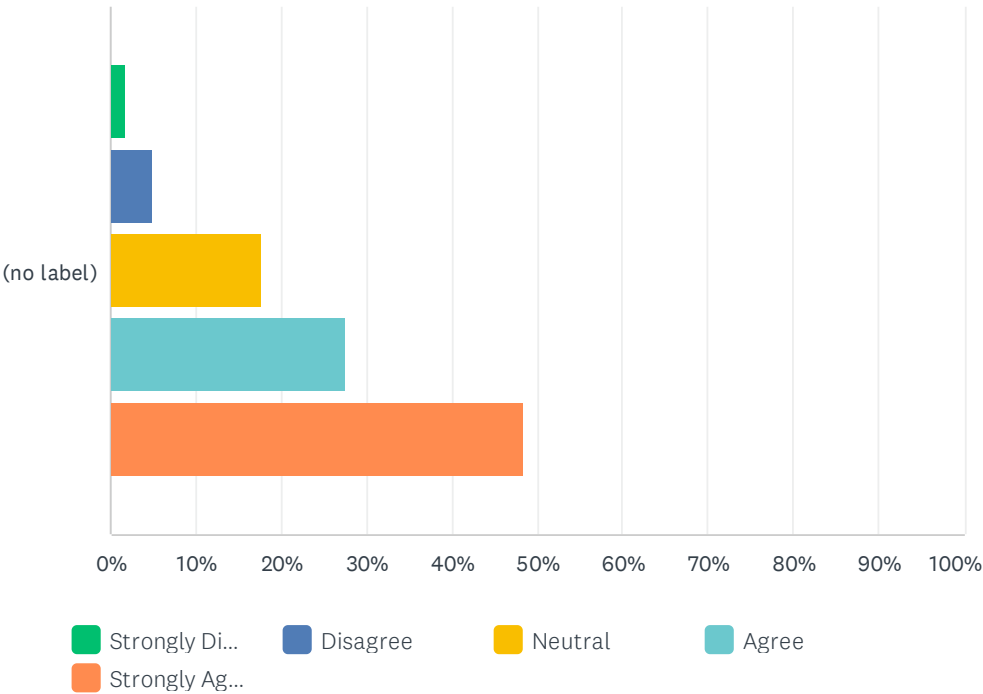
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	46.77% 29	9.68% 6	20.97% 13	6.45% 4	16.13% 10	62	2.35

Q15 If sixplexes are permitted, sixplexes should have minimum parking requirements.

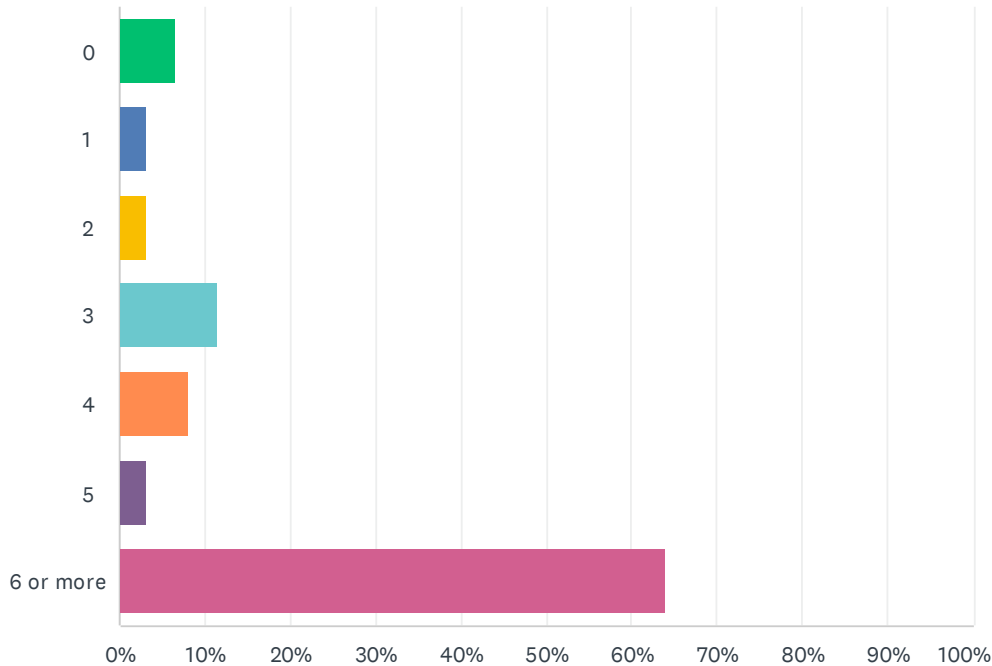
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.61% 1	4.84% 3	17.74% 11	27.42% 17	48.39% 30	62	4.16

Q16 If sixplexes are permitted, how many parking spaces should a sixplex provide.

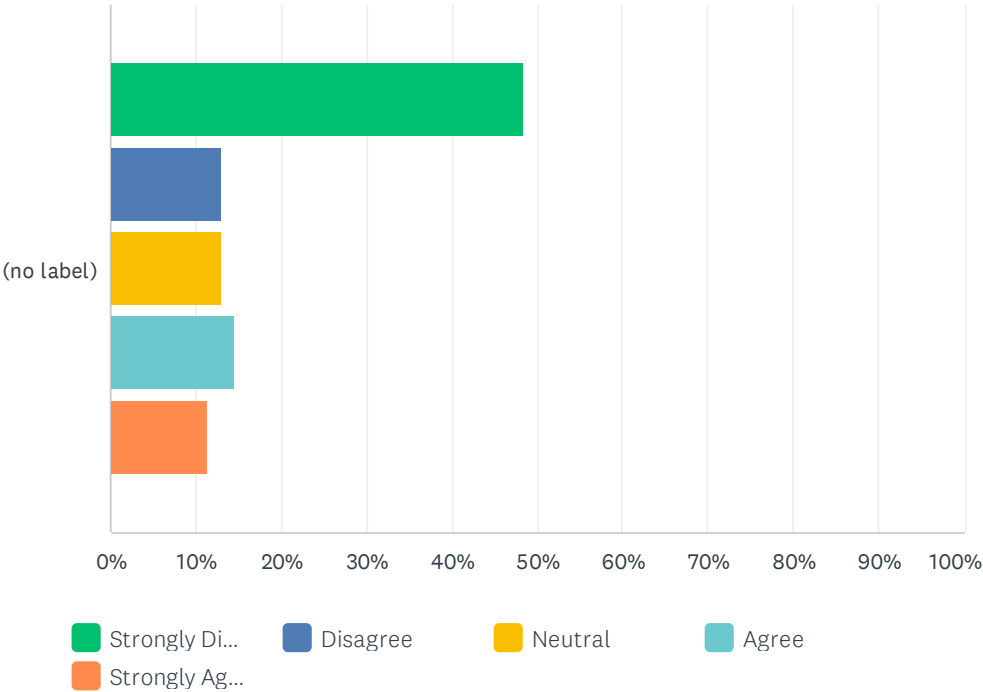
Answered: 61 Skipped: 8



ANSWER CHOICES		RESPONSES	
0		6.56%	4
1		3.28%	2
2		3.28%	2
3		11.48%	7
4		8.20%	5
5		3.28%	2
6 or more		63.93%	39
TOTAL			61

Q17 Streets that don't allow overnight parking should be rezoned to accommodate sixplex parking needs.

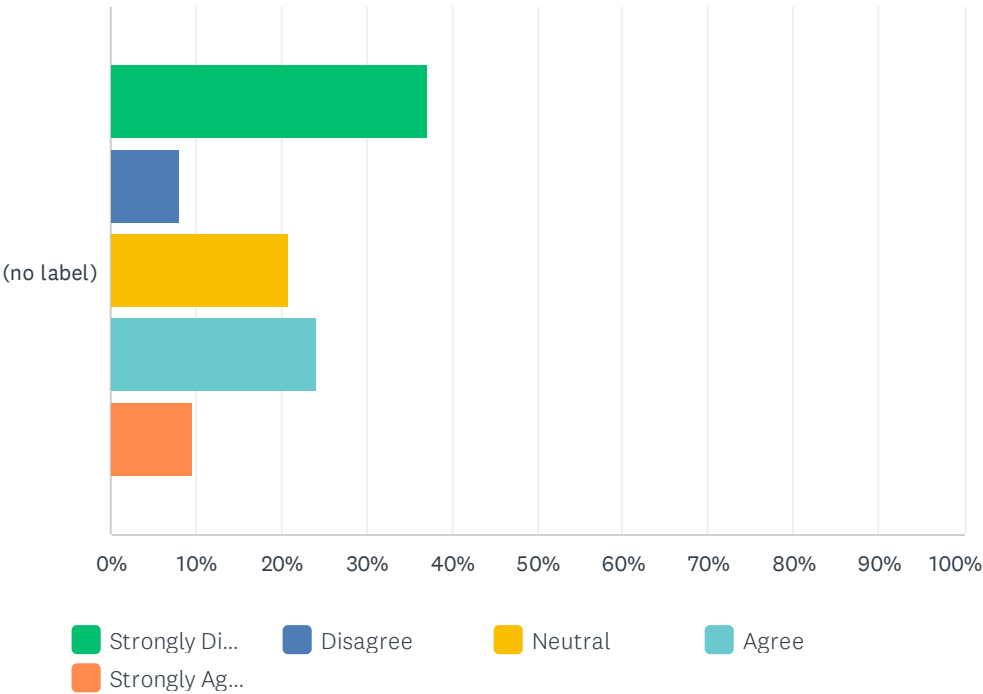
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	48.39% 30	12.90% 8	12.90% 8	14.52% 9	11.29% 7	62	2.27

Q18 If sixplexes are permitted, they should be permitted to have rooftop leisure areas and balconies.

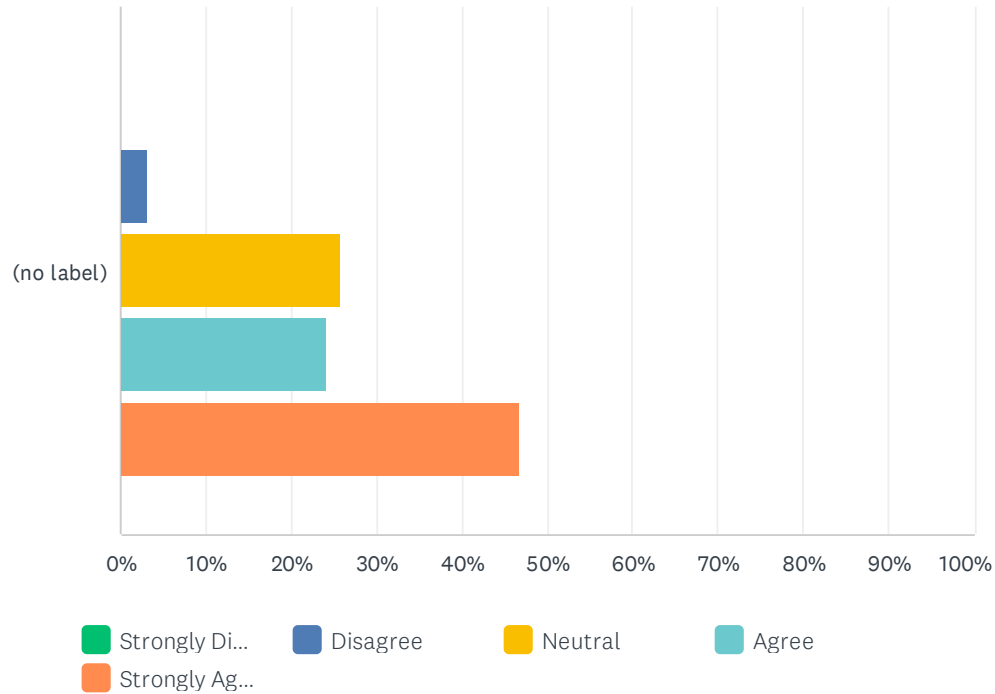
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	37.10% 23	8.06% 5	20.97% 13	24.19% 15	9.68% 6	62	2.61

Q19 If sixplexes are permitted, there must be a limit on the number of bedrooms for the sixplex.

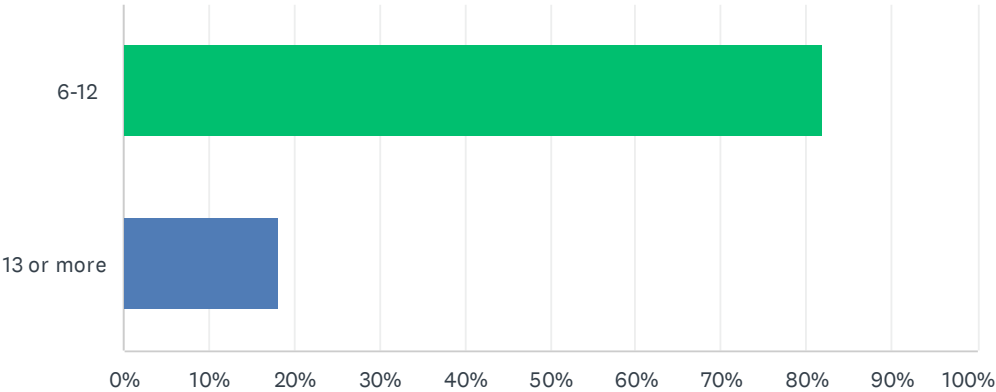
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	3.23% 2	25.81% 16	24.19% 15	46.77% 29	62	4.15

Q20 If sixplexes are permitted, how many bedrooms per sixplex building is appropriate?

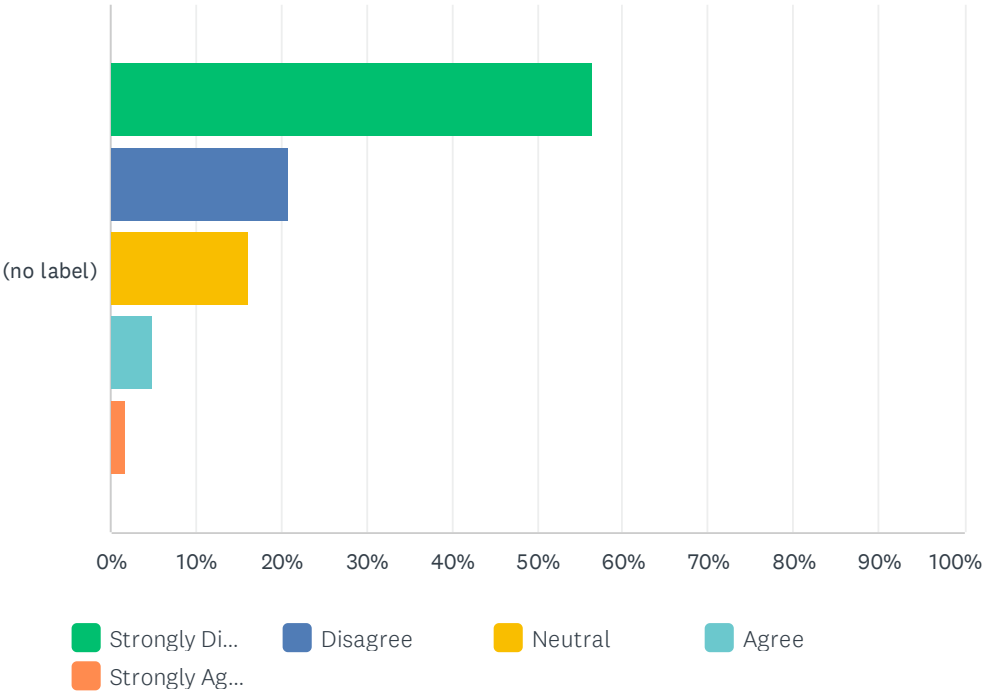
Answered: 61 Skipped: 8



ANSWER CHOICES	RESPONSES	
6-12	81.97%	50
13 or more	18.03%	11
TOTAL		61

Q21 The City of Toronto has adequately informed residents about proposed sixplex developments.

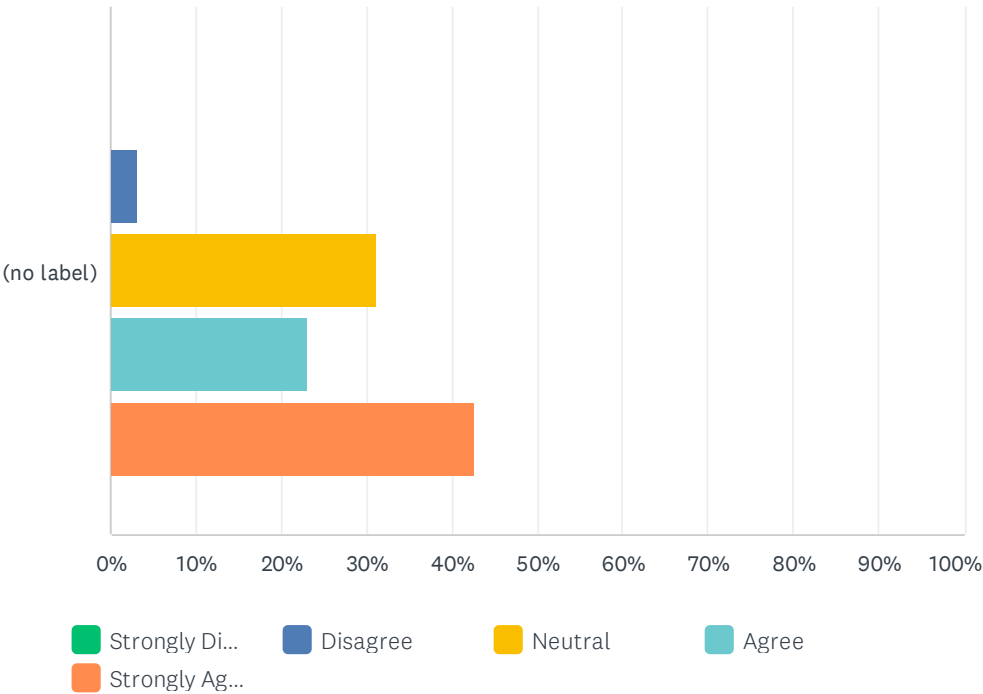
Answered: 62 Skipped: 7



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	56.45% 35	20.97% 13	16.13% 10	4.84% 3	1.61% 1	62	1.74

Q22 I would like additional public consultations or workshops to discuss sixplex developments and provide my input.

Answered: 61 Skipped: 8



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	3.28% 2	31.15% 19	22.95% 14	42.62% 26	61	4.05

Q23 If you have any further comments, you can add them here (optional)

Answered: 21 Skipped: 48

#	RESPONSES	DATE
1	This is simply another name for an apartment building/condo and where such buildings are not permitted or supported in neighbourhoods, these should follow the same. I have little confidence in the city planners to truly, accurately and earnestly study the impact of this proposed housing, and rather, as has proven to be the case time and time again, simply align with the developers who pay the city the most in order to advance their causes and profits. Outside of that, the city is not willing to monitor and/or enforce street and city bylaws, which is a very negative experience during building for existing residents.	5/18/2025 6:53 PM
2	It's really hard to answer some of these questions without context, and often my answers would be "sometimes" and "it depends". E.g., it's ridiculous to be asked how many bedrooms the sixplexes should have without knowing the lot size. Sixplexes on small lots should maybe only be permitted to have 6-12 bedrooms, whereas sixplexes on giant lots could maybe have 12-18 - it totally depends. In general I am in favour of gentle densification, such as fourplexes and sixplexes, but I don't think a blanket solution (e.g. "always allowed") makes any sense - there should be a checklist approach so that certain requirements are met, but without requiring people to go to the CoA every time they want to develop a sixplex.	5/17/2025 7:31 PM
3	This is not a good idea. Very limited locations/neighborhoods where this could be implemented. Overcrowded neighborhoods, inadequate infrastructure, schools, sewage, high volume of traffic, inadequate parking .. net loss in all possible ways it.	5/16/2025 2:12 PM
4	This idea will definitely lead to many negative social and economic impacts. Also, most neighborhoods do not have the necessary infrastructure to support this.	5/15/2025 9:20 PM
5	I understand we're in a housing crisis and we all need to welcome change to accommodate the need for affordable housing. Economic diversity is a good thing and people should get on board with a mix of housing formats to accommodate everyone, not just the wealthy.	5/15/2025 4:53 PM
6	The city needs to consider upgrading current infrastructure as now it is already outdated and adding more housing and population is going to make it worse. It can't get much worse.	5/15/2025 10:57 AM
7	if increasing density very important to maintain / increase areas of green & open spaces for all e.g. park areas, tree plantings re bin storage - encourage reducing NEED (i.e. quantity of throw away stuff) to REDUCE # of shared bins calculate shadow effect on surrounding areas, ensure convenient & easy access to TTC # of bedrooms should depend on overall size of building footprint	5/15/2025 9:13 AM
8	These units will create traffic congestion and devalue existing single unit homes, thereby reducing city property tax. They bring too many people to quiet neighbourhoods and will reduce property value.	5/14/2025 10:47 PM
9	I am dismayed that our City's plan involves is to permit the construction of small apartment buildings in established and stable residential neighbourhoods. Respect for homeowners is missing.	5/14/2025 9:31 PM
10	I think especially in Ward 18, these are a great idea - we have far too much space wasted by excessively large single family homes.	5/14/2025 9:28 PM
11	Thoughtful neighborhood consideration must be given before allowing sixplex or fourplex to be built. The neighborhood character, demographic, accessibility, infrastructure, etc. Need to be considered before allowing multires of any kind to be built.	5/14/2025 2:21 PM
12	total disrespect for current residents, and property values- totally unacceptable	5/14/2025 1:19 PM
13	This is an unfair, horrendous idea and must not get permitted in single family residential neighbourhoods.	5/14/2025 1:12 PM
14	Sixplex units should be limited to major Avenue instead of allowing tall condos. Condo towers are destroying the fabric and beauty of our existing neighbourhoods.	5/14/2025 12:22 PM

Sixplex Housing in Toronto

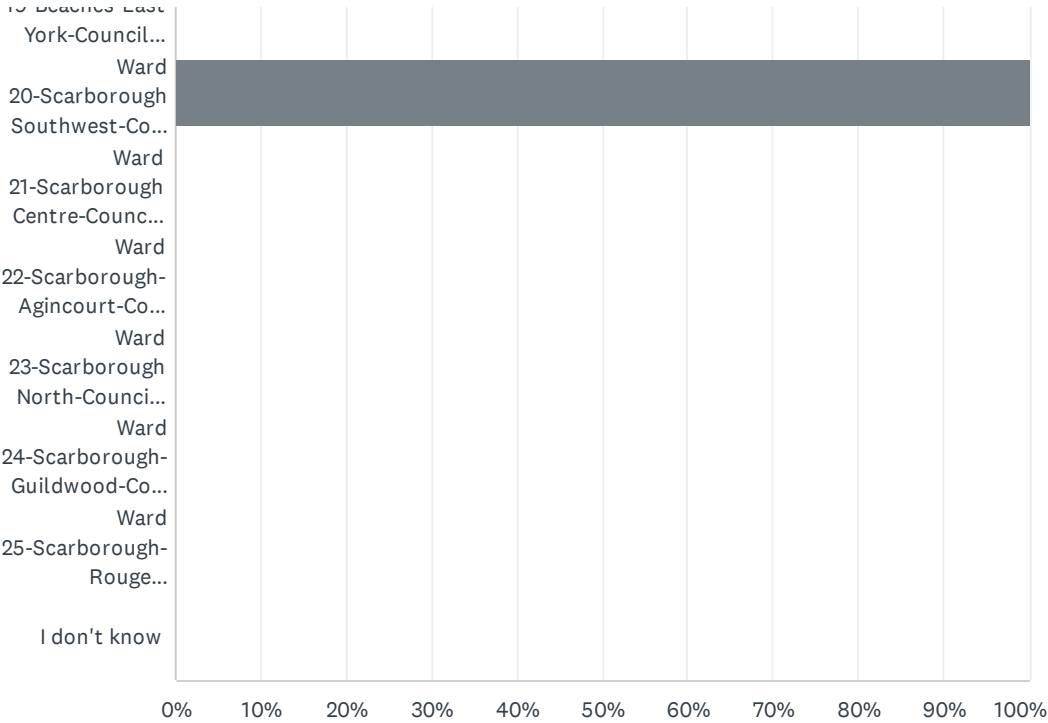
15	While we have a housing issue we also have a traffic congestion issue which impacts productivity directly. Destroying neighbourhoods with too much density and too little infrastructure is a shortsighted irreversible decision which will damage the community spirit in neighbourhoods. Toronto already has many vacant condos due to excessively high rents. Get that under control and those units become available for housing.	5/14/2025 12:01 PM
16	I think there should be common sense re parking and size of lot that can house 6 units. In some areas of the city parking is not important while in others it is very important. A 16' wide lot should not be 'automatically' approved for 6 units while a 40' or 50' wide lot may be. I would prefer to see more 6 plex's than 30+ story condos. They are also more environmentally friendly and efficient. This is a great step.	5/14/2025 11:47 AM
17	Of course we need to densify current single family neighbourhoods in order to accommodate our growing population. But let's also have common sense rules in place so developers/builders don't create sixplexes that junk up neighbourhoods. Let's insist on some aesthetic qualities so that sixplexes and the single family homes that they are built beside can co-exist harmoniously.	5/14/2025 11:06 AM
18	Sixplexs are not a solution to the housing crisis. Apartment Buildings are far more effective. Also, stop the exponential rate of immigration to enable City of Toronto to catch up.	5/14/2025 11:02 AM
19	The city has already decided what's happening! Waste of my time filling out survey! Building codes are constantly breached & the city signs off on them !	5/14/2025 10:32 AM
20	Should be limited to certain neighborhoods with apartments and enough school / community support, not in single family residential neighborhood. Have to ensure there is enough school spots and community resources before approving	5/14/2025 10:25 AM
21	I think that the city should seriously consider all options to help make living in the city more affordable. I look forward to the final reports on sixplexes.	5/14/2025 10:22 AM

Q1 In which Ward in Toronto do you live?

Answered: 58 Skipped: 0

Ward									
1-Etobicoke									
North-Counci...									
Ward									
2-Etobicoke									
Centre-Counc...									
Ward									
3-Etobicoke									
Lakeshore-Co...									
Ward									
4-Parkdale-High									
Park-Council...									
Ward 5-York									
South-Weston-Co									
uncillor...									
Ward 6-York									
Centre-Councill									
or James...									
Ward 7-Humber									
River-Black									
Creek-Counci...									
Ward									
8-Eglinton-Lawr									
ence-Council...									
Ward									
9-Davenport-Cou									
ncillor...									
Ward									
10-Spadina-Fort									
York-Council...									
Ward									
11-University-R									
osedale-Coun...									
Ward									
12-Toronto-St.									
Paul's-Counc...									
Ward									
13-Toronto									
Centre-Counc...									
Ward									
14-Toronto-Danf									
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Ward 15-Don									
Valley									
West-Council...									
Ward 16-Don									
Valley									
East-Council...									
Ward 17-Don									
Valley									
North-Counci...									
Ward									
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ouncilor Li...									
Ward									
19-Beaches-East									

Sixplex Housing in Toronto

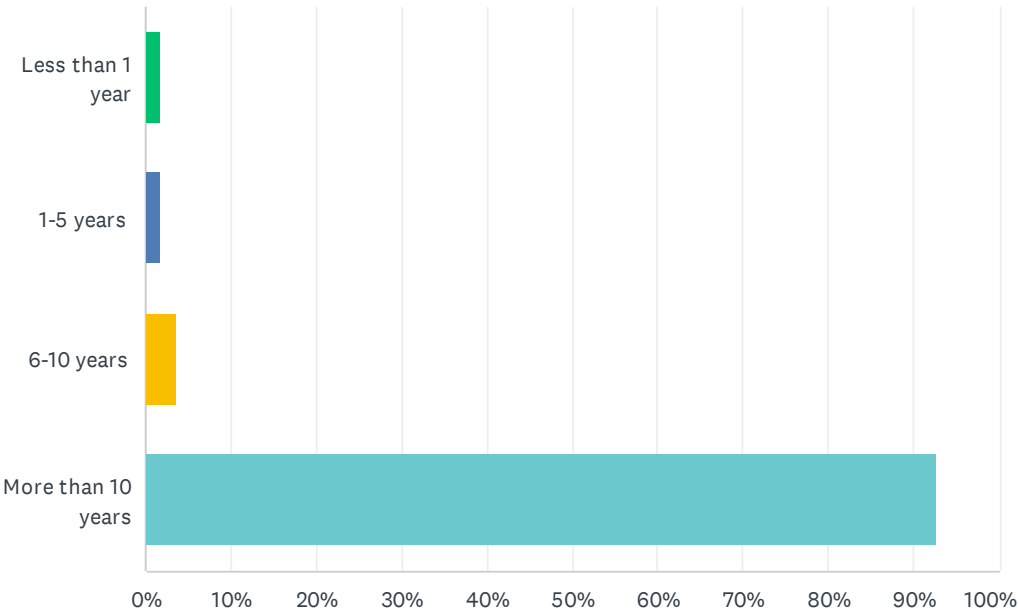


Sixplex Housing in Toronto

ANSWER CHOICES	RESPONSES	
Ward 1-Etobicoke North-Councillor Vincent Cristanti	0.00%	0
Ward 2-Etobicoke Centre-Councillor Stephen Holyday	0.00%	0
Ward 3-Etobicoke Lakeshore-Councillor Amber Morley	0.00%	0
Ward 4-Parkdale-High Park-Councillor Gord Perks	0.00%	0
Ward 5-York South-Weston-Councillor Frances Nunziata	0.00%	0
Ward 6-York Centre-Councillor James Pasternak	0.00%	0
Ward 7-Humber River-Black Creek-Councillor Anthony Perruzza	0.00%	0
Ward 8-Eglinton-Lawrence-Councillor Mike Colle	0.00%	0
Ward 9-Davenport-Councillor Alejandra Bravo	0.00%	0
Ward 10-Spadina-Fort York-Councillor Ausma Malik	0.00%	0
Ward 11-University-Rosedale-Councillor Dianne Saxe	0.00%	0
Ward 12-Toronto-St. Paul's-Councillor Josh Matlow	0.00%	0
Ward 13-Toronto Centre-Councillor Chris Moise	0.00%	0
Ward 14-Toronto-Danforth-Councillor Paula Fletcher	0.00%	0
Ward 15-Don Valley West-Councillor Rachel Chernos Lin	0.00%	0
Ward 16-Don Valley East-Councillor Jon Burnside	0.00%	0
Ward 17-Don Valley North-Councillor Shelley Carroll	0.00%	0
Ward 18-Willowdale-Councillor Lily Cheng	0.00%	0
Ward 19-Beaches-East York-Councillor Brad Bradford	0.00%	0
Ward 20-Scarborough Southwest-Councillor Parthi Kandavel	100.00%	58
Ward 21-Scarborough Centre-Councillor Michael Thompson	0.00%	0
Ward 22-Scarborough-Agincourt-Councillor Councillor Nick Mantas	0.00%	0
Ward 23-Scarborough North-Councillor Jamaal Myers	0.00%	0
Ward 24-Scarborough-Guildwood-Councillor Paul Ainslie	0.00%	0
Ward 25-Scarborough-Rouge Park-Councillor Jennifer McKelvie	0.00%	0
I don't know	0.00%	0
TOTAL		58

Q2 How long have you lived in your neighbourhood?

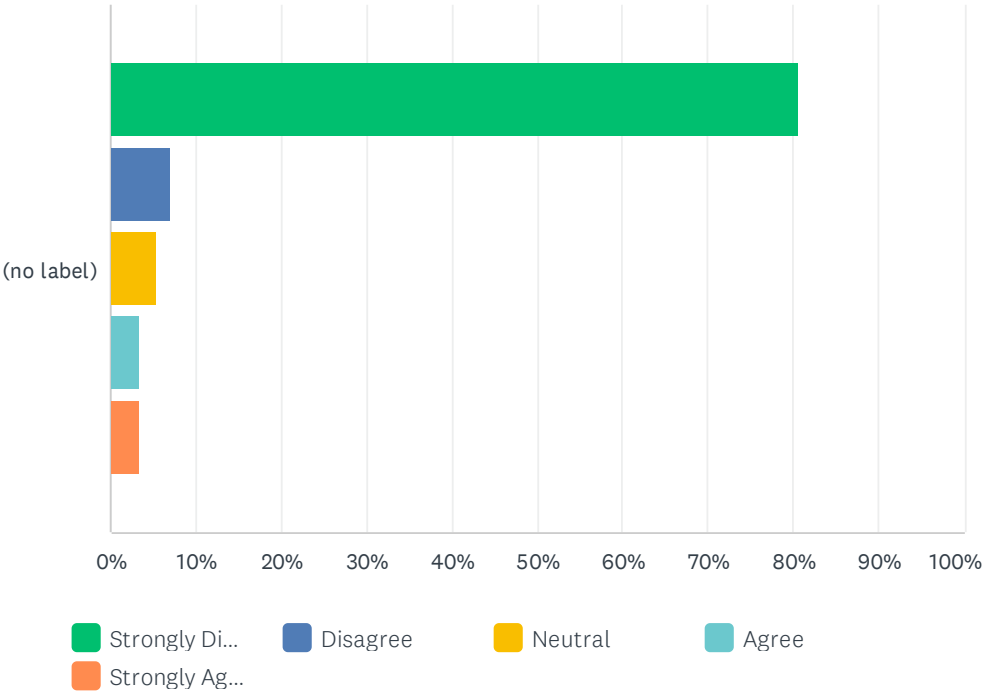
Answered: 56 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than 1 year	1.79%	1
1-5 years	1.79%	1
6-10 years	3.57%	2
More than 10 years	92.86%	52
TOTAL		56

Q3 The City should allow sixplex developments on all residential lots in Toronto.

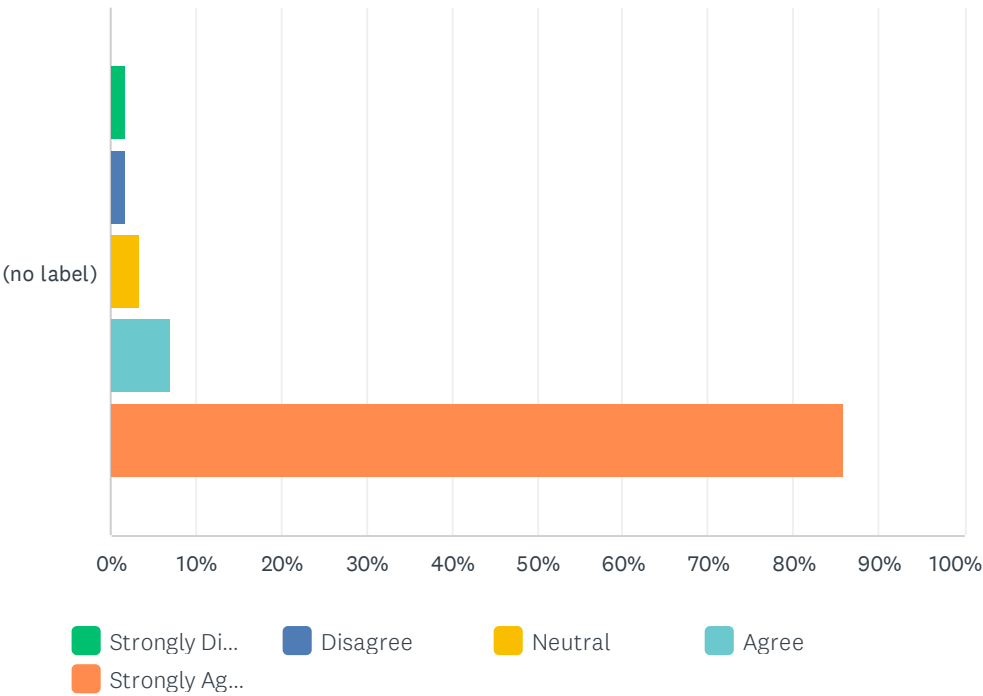
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	80.70% 46	7.02% 4	5.26% 3	3.51% 2	3.51% 2	57	1.42

Q4 The City should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits of fourplex developments are completed at the end of this year

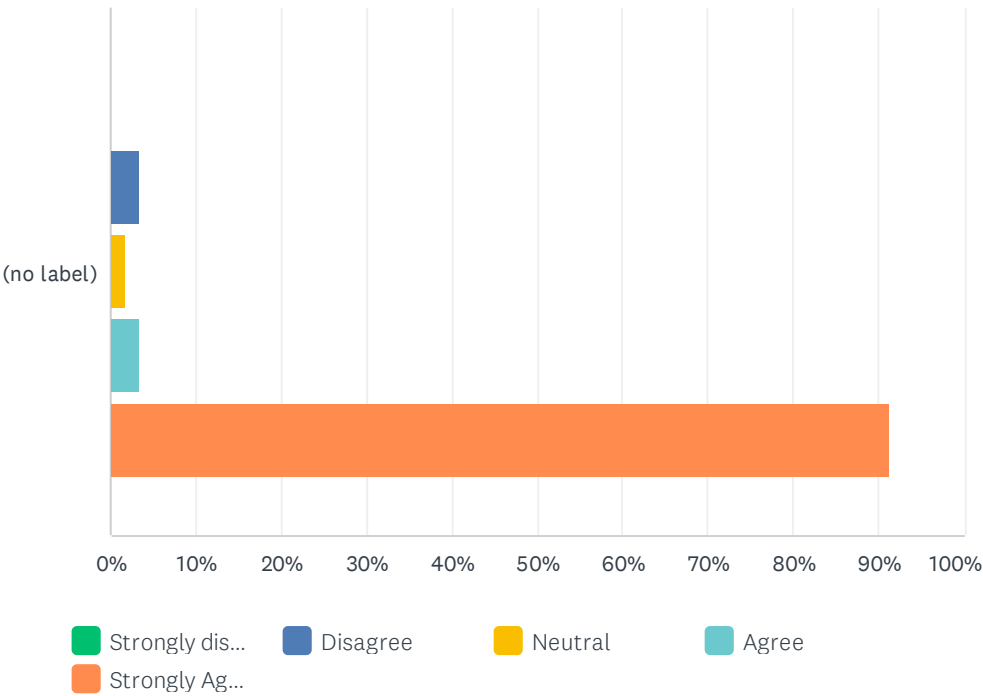
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.75% 1	1.75% 1	3.51% 2	7.02% 4	85.96% 49	57	4.74

Q5 The city should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits from the sixplex pilot are completed in 2028.

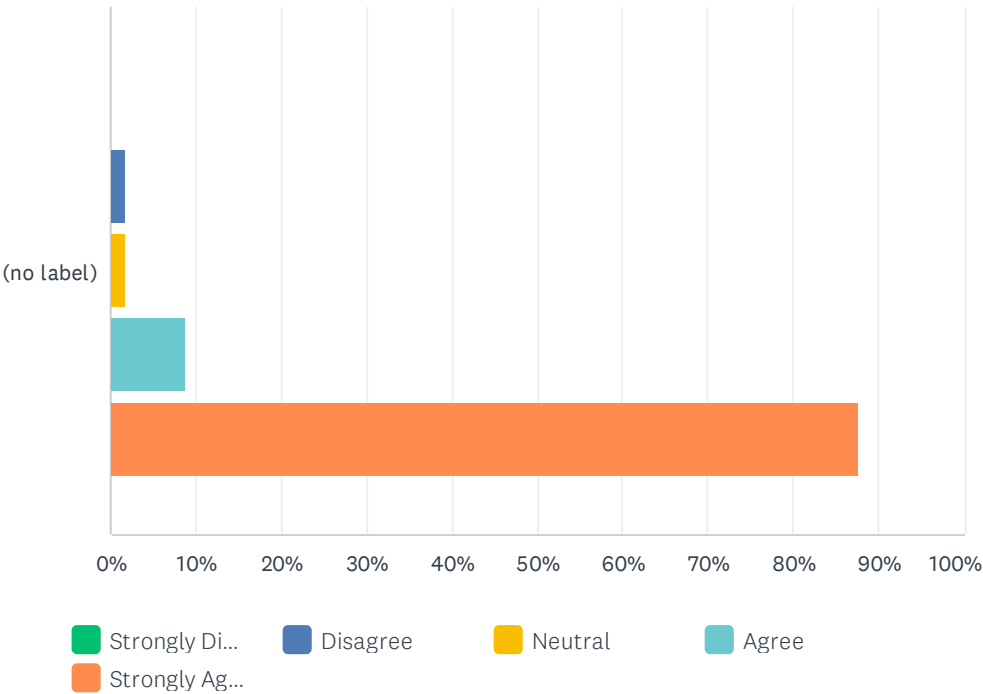
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	3.51% 2	1.75% 1	3.51% 2	91.23% 52	57	4.82

Q6 If sixplexes are permitted in Toronto, sixplex developments should be restricted to specific types of lots.

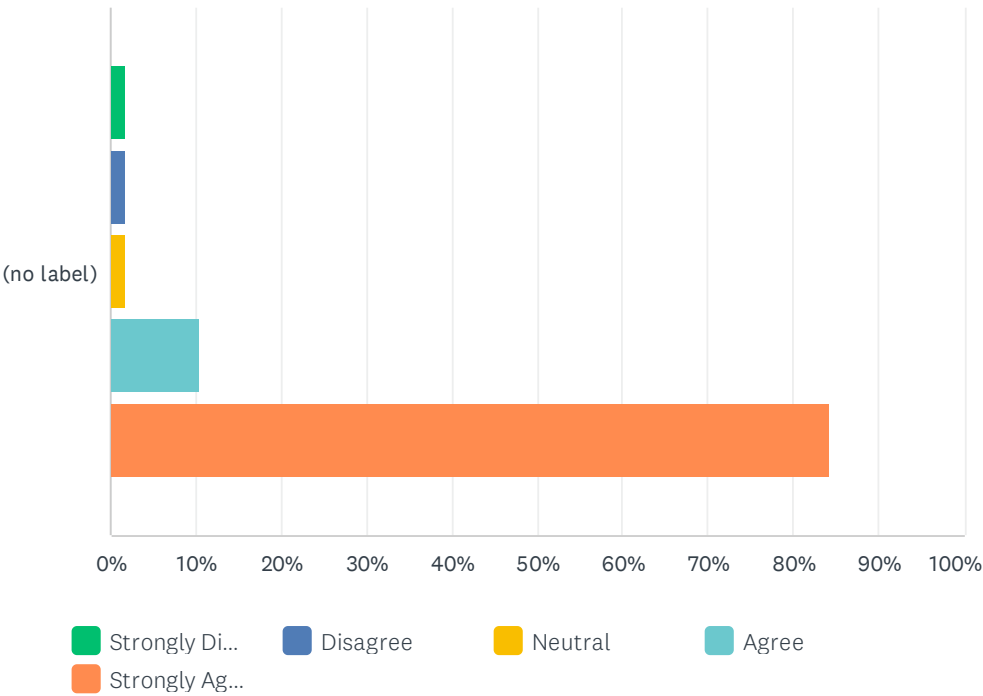
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	1.75% 1	1.75% 1	8.77% 5	87.72% 50	57	4.82

Q7 All sixplex developments should require the approval of Committee of Adjustment (they should not be as-of-right and would allow community consultation).

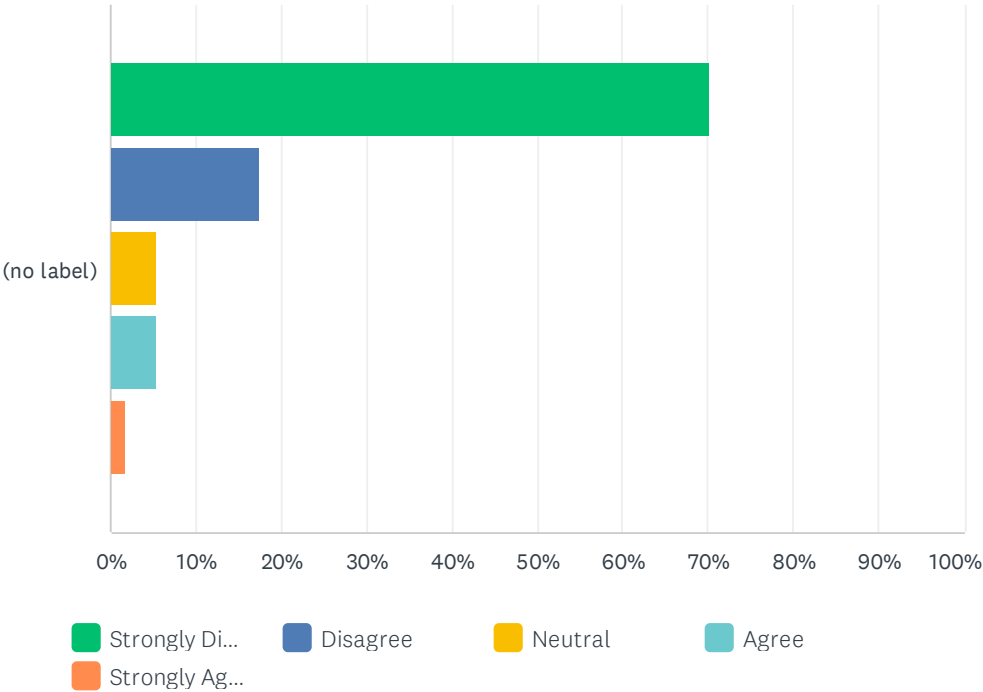
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.75% 1	1.75% 1	1.75% 1	10.53% 6	84.21% 48	57	4.74

Q8 If sixplexes are permitted in Toronto, sixplexes should be permitted in single family home neighbourhoods.

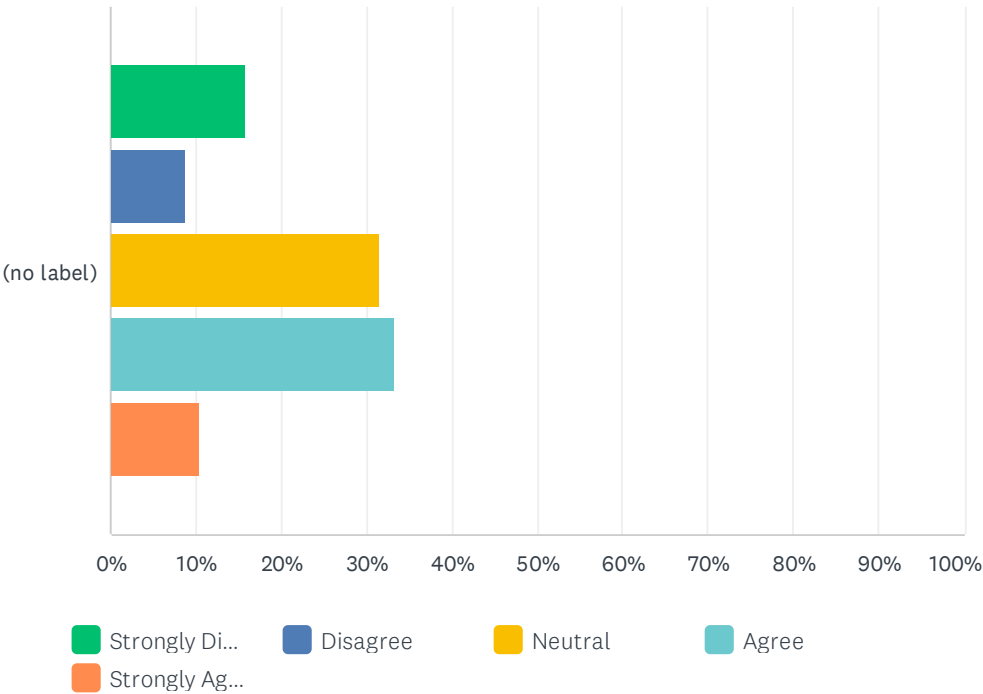
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	70.18% 40	17.54% 10	5.26% 3	5.26% 3	1.75% 1	57	1.51

Q9 If sixplexes are permitted in Toronto, sixplexes should be permitted in mixed-use neighbourhoods.

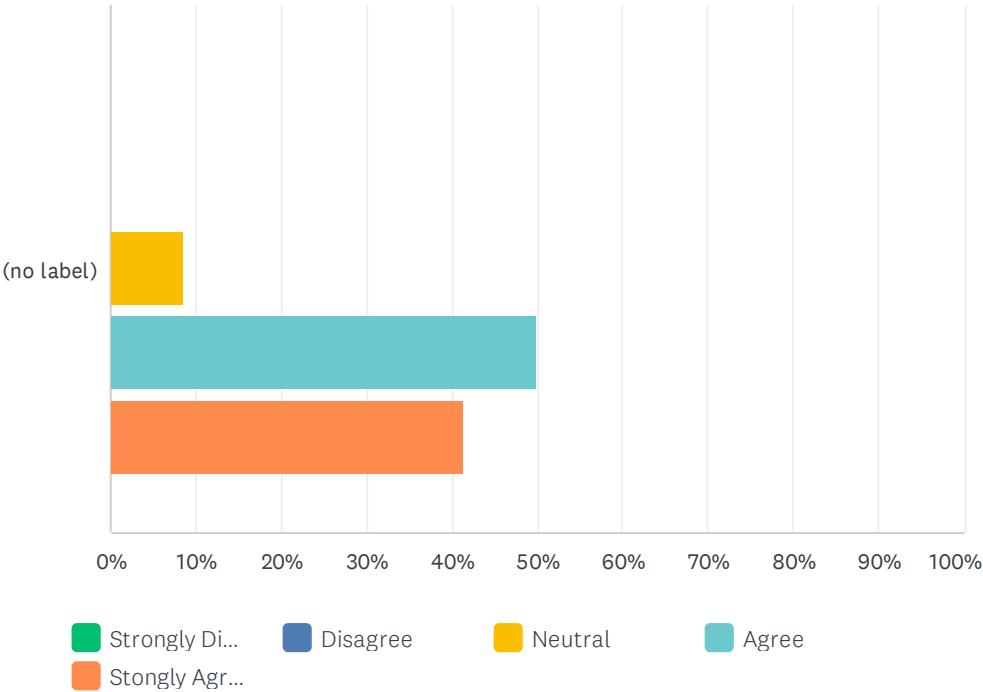
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	15.79% 9	8.77% 5	31.58% 18	33.33% 19	10.53% 6	57	3.14

Q10 If sixplexes are permitted in Toronto, they should be on major/minor arterial roads that have public transit.

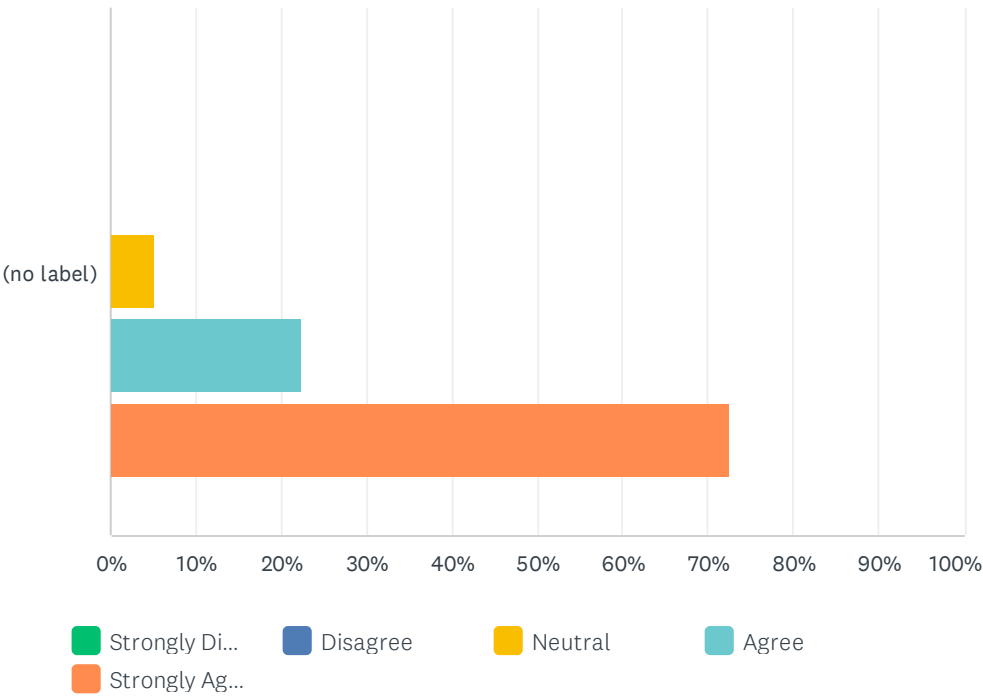
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	8.62% 5	50.00% 29	41.38% 24	58	4.33

Q11 If sixplexes are permitted in Toronto, they must align with the character of the existing neighborhood in which it is located in terms of built form, setbacks, heights, landscaping, lot coverage, etc.

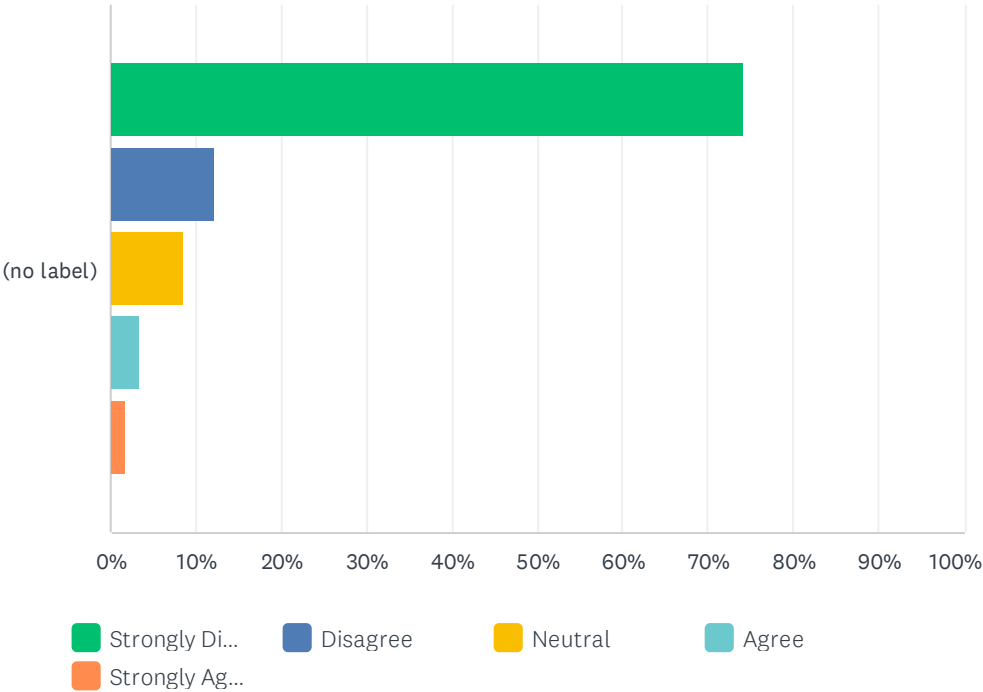
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	5.17% 3	22.41% 13	72.41% 42	58	4.67

Q12 Sixplexes, as-of-right, without parameters, are an appropriate solution to help address housing needs in the City of Toronto.

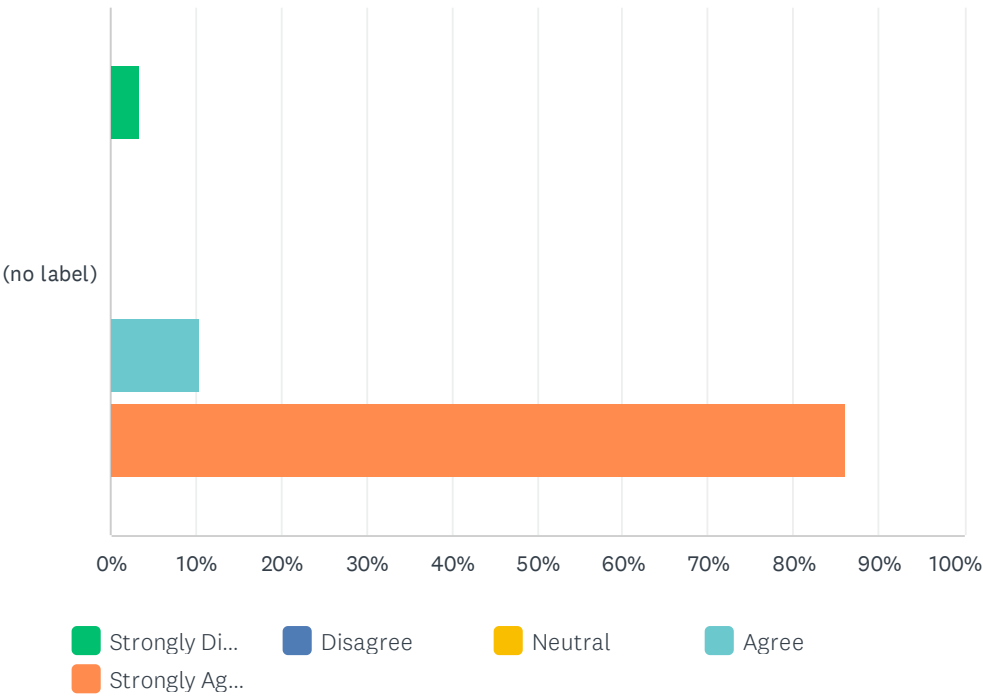
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	74.14% 43	12.07% 7	8.62% 5	3.45% 2	1.72% 1	58	1.47

Q13 If sixplexes are permitted in Toronto, there must be a requirement to store their 18 bins (3 per unit for garbage, compost and recycling) discreetly and neatly on the property.

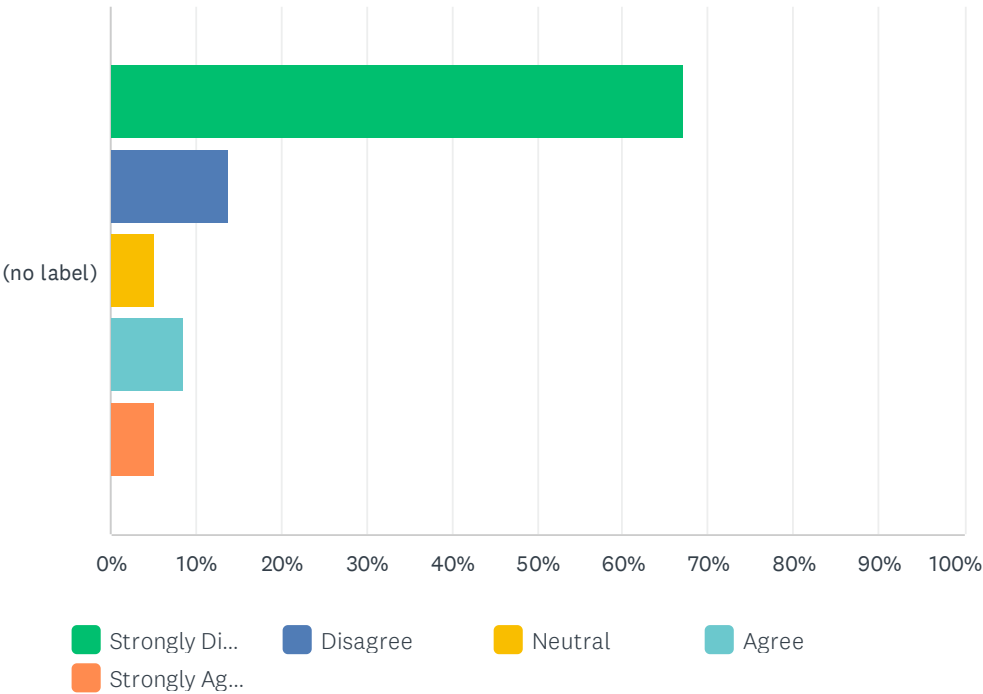
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	3.45% 2	0.00% 0	0.00% 0	10.34% 6	86.21% 50	58	4.76

Q14 If sixplexes are permitted, sixplexes should also allow a separate Garden Suite (a standalone residential unit) in the rear yard.

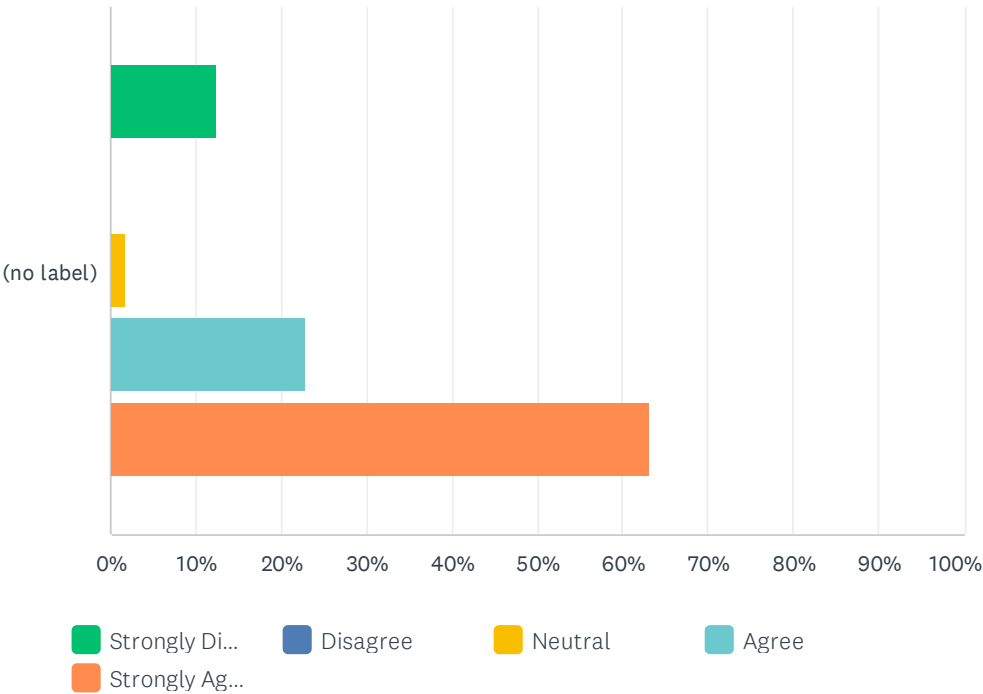
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	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	67.24% 39	13.79% 8	5.17% 3	8.62% 5	5.17% 3	58	1.71

Q15 If sixplexes are permitted, sixplexes should have minimum parking requirements.

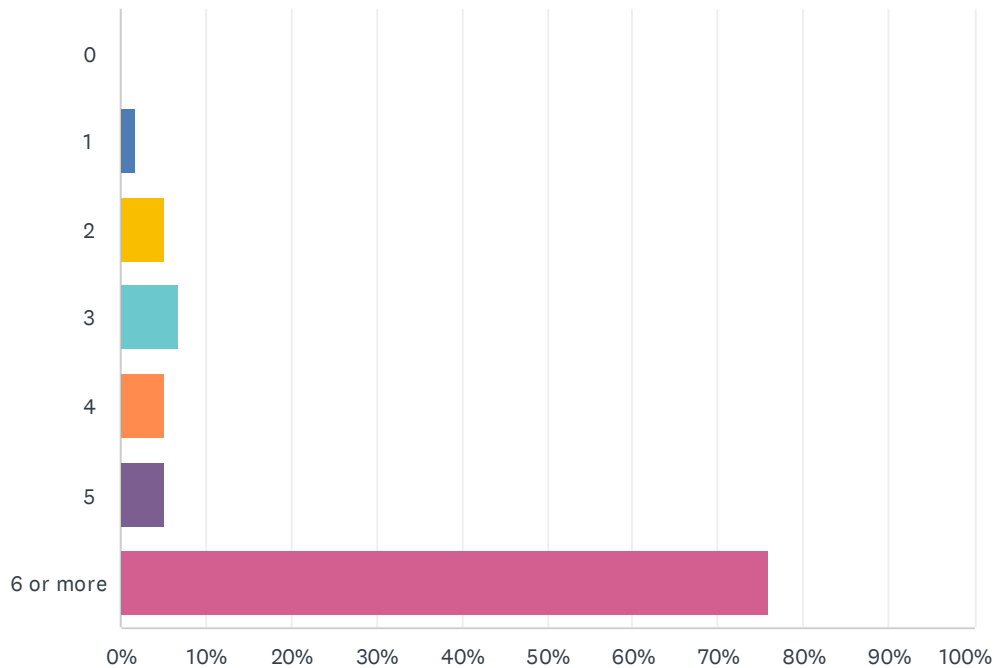
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	12.28% 7	0.00% 0	1.75% 1	22.81% 13	63.16% 36	57	4.25

Q16 If sixplexes are permitted, how many parking spaces should a sixplex provide.

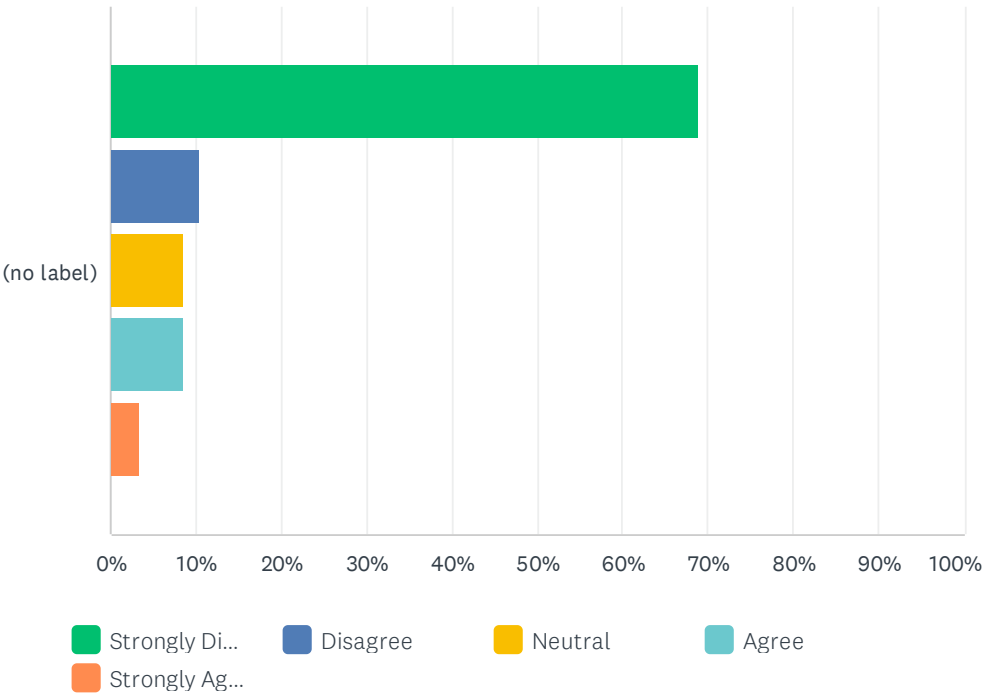
Answered: 58 Skipped: 0



ANSWER CHOICES		RESPONSES	
0		0.00%	0
1		1.72%	1
2		5.17%	3
3		6.90%	4
4		5.17%	3
5		5.17%	3
6 or more		75.86%	44
TOTAL			58

Q17 Streets that don't allow overnight parking should be rezoned to accommodate sixplex parking needs.

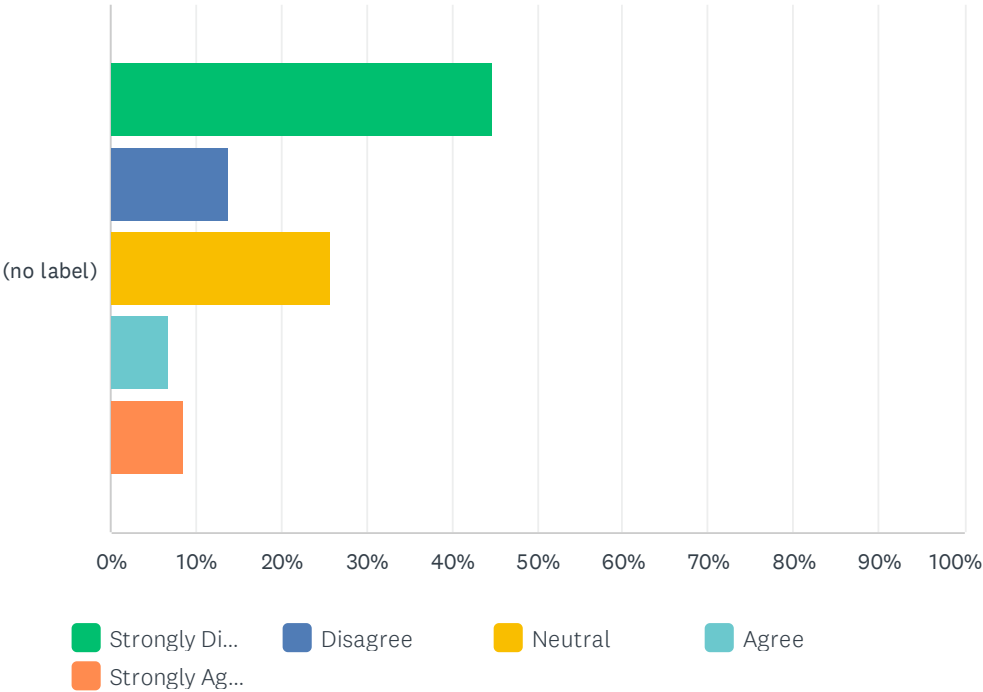
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	68.97% 40	10.34% 6	8.62% 5	8.62% 5	3.45% 2	58	1.67

Q18 If sixplexes are permitted, they should be permitted to have rooftop leisure areas and balconies.

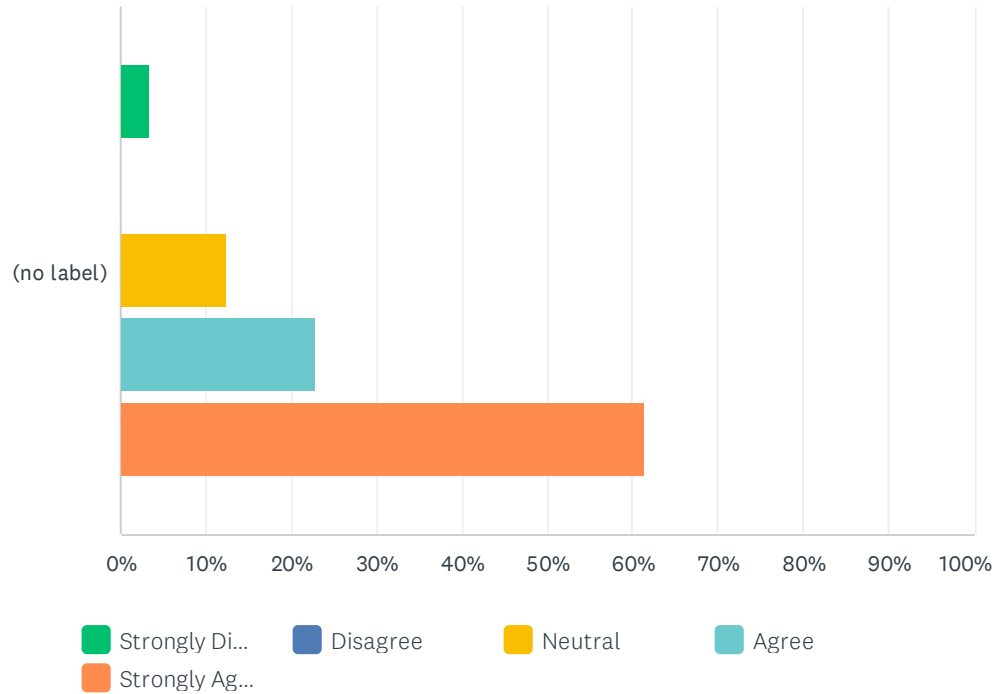
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	44.83% 26	13.79% 8	25.86% 15	6.90% 4	8.62% 5	58	2.21

Q19 If sixplexes are permitted, there must be a limit on the number of bedrooms for the sixplex.

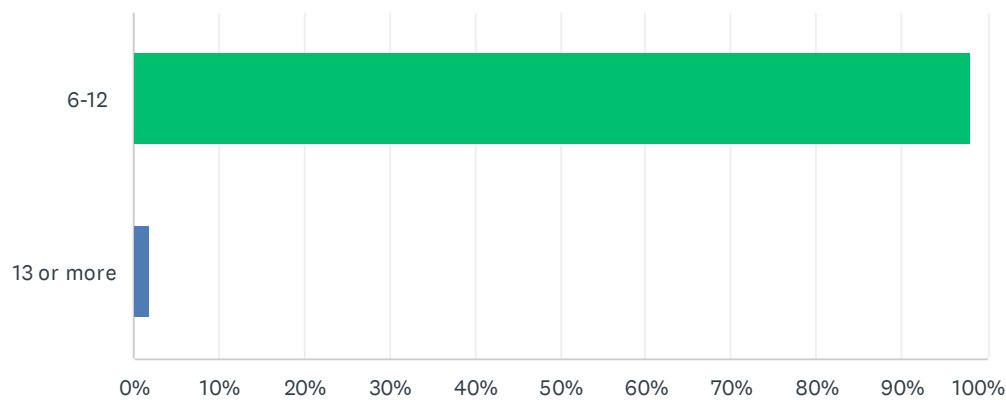
Answered: 57 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	3.51% 2	0.00% 0	12.28% 7	22.81% 13	61.40% 35	57	4.39

Q20 If sixplexes are permitted, how many bedrooms per sixplex building is appropriate?

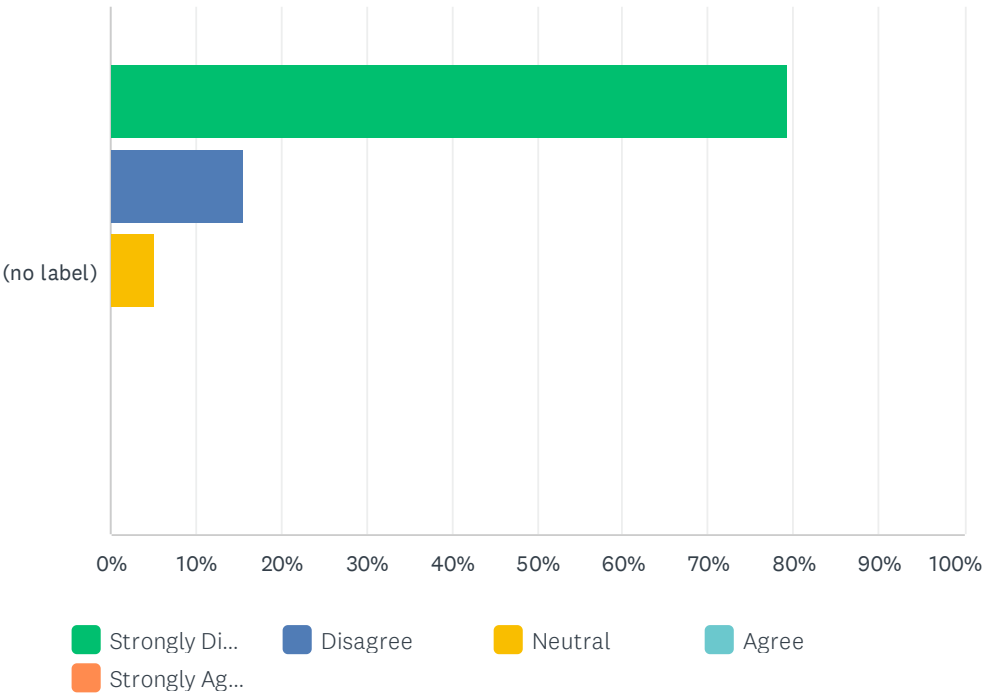
Answered: 55 Skipped: 3



ANSWER CHOICES	RESPONSES	
6-12	98.18%	54
13 or more	1.82%	1
TOTAL		55

Q21 The City of Toronto has adequately informed residents about proposed sixplex developments.

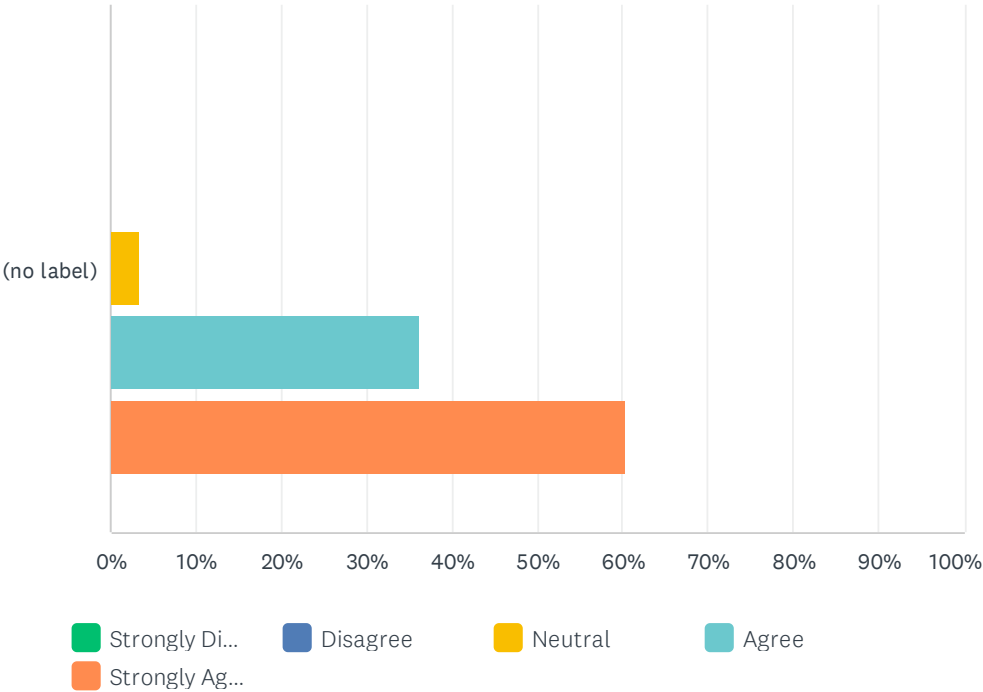
Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	79.31% 46	15.52% 9	5.17% 3	0.00% 0	0.00% 0	58	1.26

Q22 I would like additional public consultations or workshops to discuss sixplex developments and provide my input.

Answered: 58 Skipped: 0



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	3.45% 2	36.21% 21	60.34% 35	58	4.57

Q23 If you have any further comments, you can add them here (optional)

Answered: 31 Skipped: 27

#	RESPONSES	DATE
1	Shoddy developers have ruined my neighbourhood. Please do not open the door to further deterioration of Toronto's neighbourhoods. Yes, I recognize the need for more affordable housing but cramming sixplexes into residential communities will erode the quality of life in residential communities.	5/15/2025 9:48 AM
2	Sixplex buildings need to conform to general characteristics of surrounding neighbourhood	5/13/2025 6:13 PM
3	If I wasn't part of a local association, I wouldn't have heard about the sixplex housing issue. Must make this much more known, because this could change how people live in this city. Also, I feel like this isn't the best way forward. There are other areas we could regulate or reform that would offer much greater help moving forward. The cost of housing, landlords, and poor development plans are much more to blame for housing.	5/13/2025 5:33 PM
4	More affordable and well-built and performing housing is needed, not more parking. Developers should have to pay extra fees, or these sixplexes will exacerbate existing inequalities with respect to housing and wealth. Also, there is a massive opportunity to make the development/building of sixplexes contribute to building envelope efficiency towards the TransformTO targets. Building efficiency must be a part of the process of creating more housing. Developers are undermining current provincial building codes already for the sake of greater profit. If they continue to do this, our housing infrastructure will be in a significant state of disrepair in the future. Toronto has the ability - through the process of allowing fourplexes and sixplexes - to regulate and ensure compliance with Toronto Green Standards. Though I don't think that approval should go through CoA, the approval of building permits should be based on design and projected building performance (e.g. insulation, fuel type). Also, we need transparent reporting by inspectors so that they cannot be paid off to approve stages of the building process by wealthy developers. You're doing a great job, keep it up!	5/12/2025 9:51 AM
5	This does not address an affordable housing concern. The homes being constructed are sold for millions of dollars or rented for ridiculously high amounts.	5/12/2025 9:35 AM
6	We already have monster homes on lots. Trees should be protected. Try to blend with existing homes. What about snow removal .	5/12/2025 1:32 AM
7	Given the illegal "sixplex's" and more that already are operated in our community and the garbage, noise and criminal activity that has all gone on, and mostly ignored by the city, I strongly oppose anything like this without proper studies on the impact it has on all the local communities impacted, the required infrastructure upgrades to properly support this, and city resources being allocated (by-law, police, sewer, etc.) to ensure these types of housing fit into the local communities that are being forced to accept them.	5/11/2025 9:15 PM
8	Simply adding the rooming houses in my neighbourhood has led to an increase in litter and crap. My nice neighbourhood is being made unsightly due to your decisions	5/11/2025 9:01 PM
9	I feel city is rushing and failing to listen to existing residents	5/11/2025 7:09 PM
10	This seems like a stop gap measure to me. I agree we need more housing options but this also seems to be a step backward towards the rooming houses of old. There should be a wide variety of housing options available for people to choose how they want to live (i.e. Van life, alley houses, cheaper rent, cheaper houses, etc.)	5/9/2025 7:12 PM
11	Building such a huge building next to our small houses will result in further issues with parking, garbage control and noise. It will completely overshadow our small houses. Infrastructure for water mains and foundational issues needs scrutiny as most of these items are currently being ignored in the overdevelopment that is being planned for the areas. Our consultation is being suppressed. We need thoughtful and well planned development to ensure the growth is sustainable and is supported by the required infrastructure, schools, hospitals, ability to get groceries and all the things that support day to day living for a diverse and multi generation of householders especially the seniors.	5/9/2025 8:46 AM

Sixplex Housing in Toronto

12	<p>Consideration must be given to the capacity of the area to provide adequate private and public green space, public transportation, sidewalks for pedestrians, traffic calming devices, new developments should be required to plant and maintain a minimum number of trees. Provision of charging stations for EVs should be required. Consideration must be given to whether the community infrastructure has the capacity to support the increased population. Consideration should be given to restricting the ability to build monster single family homes on residential lots as they consume an inordinate amount of resources through their construction as well as operation. Lighting on new builds should be restricted to reduce light pollution. Consideration should be given to how new constructions are situated, including their windows, to maximize privacy. Consideration must be given to how to mitigate the increase in congestion that will result from an increase in residential units. Priority should be given to constructing 6 plexes along transportation routes, with a provision for businesses on the ground floor. This will support ready access to public transit and services. Recognizing that whatever buildings are constructed will likely be there for some time it is important to consider the existing community and its impact on quality of life for current and new residents. It is also important to consider who is funding the construction. Has consideration been given to ensuring that a percentage of these new builds are co-op or rent geared to income housing? To avoid inequity it is important to ensure that four plexes are distributed equally throughout the city, including wealthier residential areas. In short, I think that research and planning is essential to ensuring that whatever measures are taken to increase housing stock are successful in supporting livable, desirable communities.</p>	5/8/2025 11:06 PM
13	<p>Fix transit first, stop with bike lanes, not everyone living in these new builds ride bikes. A single family home on my street being rented sometimes has 8 vehicles parked in the driveway.</p>	5/8/2025 10:59 PM
14	<p>Locating four-plexus and six-plexes in an existing family neighbourhood will be disastrous for the area and its existing residents. Already in our neighbourhood, we have been swamped by persons living in multiple occupancy residences. This transformation has happened in just the last two to three years. In what was previously a nice , quiet neighbourhood, has now been transformed by dozens of people living and walking in our streets including groups of men, sometimes four or five in number that can feel threatening to females walking alone. Cars speed up and down our streets and arrive at houses at all times of the night and day with the attendant noise that this produces. Garbage thrown in the street has proliferated and houses with large numbers of residents are left dirty with garbage on their lots and grass that is long and uncut. Cars are now parked on the streets at all times of the night and day causing traffic obstructions. Garbage bins at the multiple occupancy houses are frequently left out on the curb for days or just piled in the front garden, again, making the neighbourhood dirty and untidy. Any addition of four-plexes or six-plexes to our area would further spoil the quality of life and ruin what used to be a fine, quiet family neighbourhood.</p>	5/8/2025 3:44 PM
15	<p>The City is changing neighbourhoods with not regard for the people who have made their homes there. These changes are not in keeping with the type of neighbourhood they bought into with their hard earned money. Taxes are huge and our wishes in how our neighbourhood should be developed or not developed are ignored. This is taxation without representation. No one wants 6 plexes. They will be truly disruptive to the nature of city family oriented neighbourhoods. The infrastructure is also not there. For example, parks and recreation facilities. The city is ignoring this.</p>	5/8/2025 9:25 AM
16	<p>There are already many condo buildings that are empty. Flooding residential streets with more than single family dwellings is not the answer. It's already an issue having 10-16 people (not family) squeezed into Single family homes and garden suites that are not being monitored. They are causing more congestion and more garbage...again, because there is no monitoring. I am constantly picking up my next door neighbours garbage because It flies everywhere and I am Tried of looking at it whenever I do dishes. They, come out their door and have no issues with walking over it rather than picking it up. Never mind the attraction to animals, like coyotes who are attracted to the smaller critters rummaging through the garbage. Slumlords stuff as many people as they can into single family homes now...why would you think they would follow the rules with multiplexes? This will not do anything to change housing prices, but cause more congestion and make it more appealing to these same slumlords. My kids will never be able to purchase a home. PLEASE STOP!</p>	5/8/2025 7:51 AM
17	<p>Residential areas should not have four or six-plex buildings. It increases traffic in the area and poses a safety issue to children if there are no sidewalks in the area.</p>	5/7/2025 8:48 PM
18	<p>We had a four-plex put up on our quiet residential street and it drastically changed the</p>	5/7/2025 5:51 PM

Sixplex Housing in Toronto

	neighbourhood. Cars parked everywhere. Additional noise, especially at night and issues with garbage.	
19	Quality of life, density, and environmental concerns are paramount to this issue and not being addressed--to this end, the vision of this proposal is narrow and short.	5/7/2025 2:19 PM
20	We have an aging population yet, I do not see any requirements for barrier free access for any multiplex builds and the absence of parking space precludes those with mobility issues from living in a multiplex build. I view 4 plexes and 6 plexes as a discriminatory and prejudicial housing initiative. Multiplex builds are not in keeping with Toronto's housing charter.	5/7/2025 1:37 PM
21	The city has not been transparent about it's proposed 6 plex developments. It is only because I'm in a community group that I have been made aware. The city should be doing more to work with neighbourhoods and it's residents regarding zoning changes. My neighbourhood has changed for the worse, dramatically, in the past 5 years due to illegal rooming houses. I am seriously concerned on the impact that 6 plexes would cause.	5/7/2025 12:48 PM
22	There needs to be a better understanding of the impacts the end result would have. There also has to be a plan to regulate these types of builds and a plan as to how this will be done. Not left to deal with after the fact.	5/7/2025 12:12 PM
23	mostly my concern is for permeable land to absorb rain as paving it all increases flood risk. also parking is a HUGE issue as transit is pathetic and so everyone is forced to have a car... in scarboro southwest there's often 5-6 cars parked per driveway	5/7/2025 12:05 PM
24	Where are the safeguards to prevent slumlords from renting out space in each room? In my neighbourhood, slumlords have 10-25 people living in three bedroom houses. The present bylaw re: licensing rooming houses does NOT work.	5/7/2025 11:24 AM
25	Toronto traffic is already unbearable, so did you or are you considering what will be the traffic load of the city? You're trying to put more people in the already over crowded city! You're going to destroy the healthy living condition of the city by allowing more people in the city. Why not you expand the city instead of pushing more people in it?	5/7/2025 10:56 AM
26	There seems to have been NO discussion on the infrastructure requirements of introducing sixplexes everywhere. Schools? Local road traffic? Arterial road traffic? Transit loadings? Recreational facilities? etc.	5/7/2025 8:56 AM
27	side yard setbacks must be increased to mitigate noise, privacy and shadow impacts	5/7/2025 8:46 AM
28	adding 4 plex and 6 plex developments ruin the character of the neighbourhood. There should also be more criteria to be approved for garden suites. There are multiple Condos that are paused or vacant which should be occupied before considering residential development of 4 plexes, 6 plexes and garden suites. People move to residential neighbourhoods for a reason. I have lived in this neighbourhood for over 20 years. The neighbourhood has now changed with multiple rooming houses transient people, properties are not looked after and bylaw is slow to respond for enforcement. Infrastructure is already poor for driving and public transit is not sufficient for the number of people that currently live in Toronto and GTA. I moved to this neighbourhood to have space. If I wanted a townhouse or Condo I would have moved there.	5/7/2025 8:35 AM
29	What kind of support will be given for schools in the area. Portables are not a solution.	5/7/2025 8:29 AM
30	City does not currently listen to the feedback from residents and RA. They hold meetings to check a box. City has not thought through the current issues with 4 plexes: Garbage storage and collection, parking problems everyone drives no room cars, "play rooms get converted to bedrooms", noise and privacy issues for the current neighbours, cutting mature trees down to make these massive houses and planting small trees take 50 years to grow, no inspection once house is occupied to see if it conforms to original plans, schools are overloaded and this will strain them more, water and sewer systems are old and pressure already low without all these people in one area, flooding is an issue and this will make it worse with more hardscaping and less greenspace, not making affordable housing with this project so it will not address issue. Only person benefiting from this are developers with deep pockets. Basically want to put mini apartments without following the strict rules of them and creating fire code and safety issues in existing neighborhoods. Not to mention current hospitals are over crowded with no plan to add more.	5/7/2025 8:11 AM
31	Further consideration/studies should be taken for fragile environmental areas (ie.Scarborough Bluffs, ravines). Additionally, prior notice should be provided to neighbouring properties before	5/6/2025 5:08 PM

Sixplex Housing in Toronto

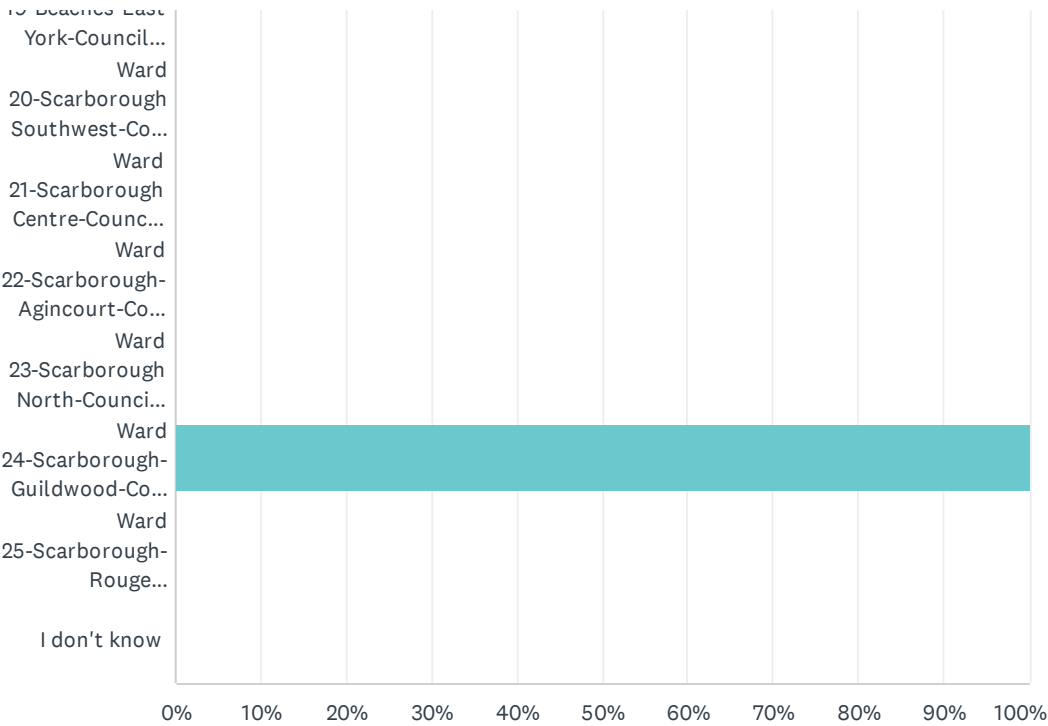
permits for any multiplexes (4-6) are approved, as property owners we have a right to know what is happening beside us (as a good neighbour). There is no housing shortage, the City needs to be address the true issue of affordability. Federal government (CRA) needs to get involved to confirm source of funding, as too many homes being bought by foreign investors.

Q1 In which Ward in Toronto do you live?

Answered: 13 Skipped: 0

Ward										
1-Etobicoke										
North-Counci...										
Ward										
2-Etobicoke										
Centre-Counc...										
Ward										
3-Etobicoke										
Lakeshore-Co...										
Ward										
4-Parkdale-High										
Park-Council...										
Ward 5-York										
South-Weston-Co										
uncillor...										
Ward 6-York										
Centre-Councill										
or James...										
Ward 7-Humber										
River-Black										
Creek-Counci...										
Ward										
8-Eglinton-Lawr										
ence-Council...										
Ward										
9-Davenport-Cou										
ncillor...										
Ward										
10-Spadina-Fort										
York-Council...										
Ward										
11-University-R										
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Ward										
12-Toronto-St.										
Paul's-Counc...										
Ward										
13-Toronto										
Centre-Counc...										
Ward										
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Ward 17-Don										
Valley										
North-Counci...										
Ward										
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ouncillor Li...										
Ward										
19-Beaches-East										

Sixplex Housing in Toronto

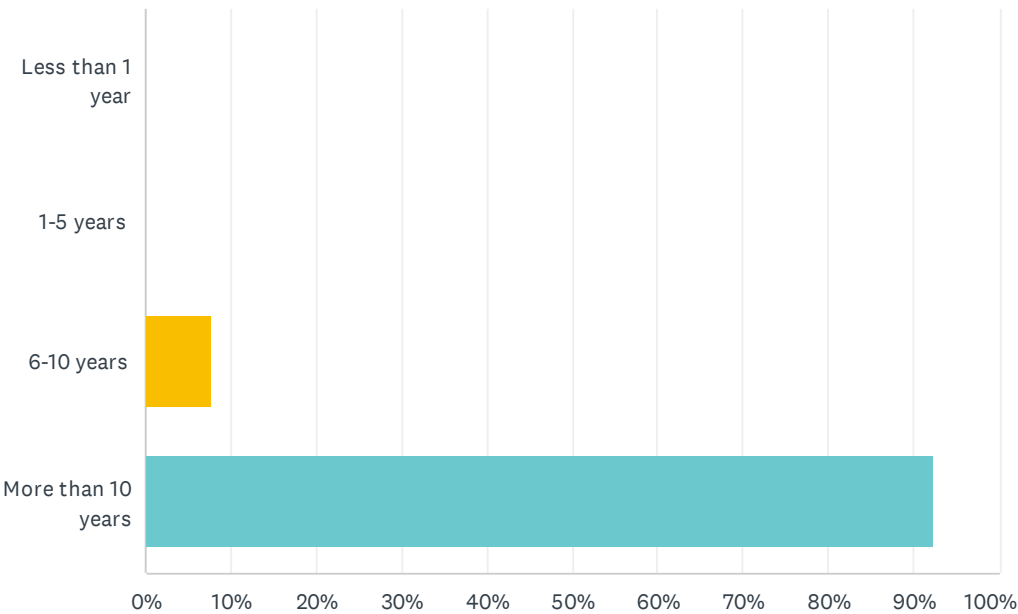


Sixplex Housing in Toronto

ANSWER CHOICES	RESPONSES	
Ward 1-Etobicoke North-Councillor Vincent Cristanti	0.00%	0
Ward 2-Etobicoke Centre-Councillor Stephen Holyday	0.00%	0
Ward 3-Etobicoke Lakeshore-Councillor Amber Morley	0.00%	0
Ward 4-Parkdale-High Park-Councillor Gord Perks	0.00%	0
Ward 5-York South-Weston-Councillor Frances Nunziata	0.00%	0
Ward 6-York Centre-Councillor James Pasternak	0.00%	0
Ward 7-Humber River-Black Creek-Councillor Anthony Perruzza	0.00%	0
Ward 8-Eglinton-Lawrence-Councillor Mike Colle	0.00%	0
Ward 9-Davenport-Councillor Alejandra Bravo	0.00%	0
Ward 10-Spadina-Fort York-Councillor Ausma Malik	0.00%	0
Ward 11-University-Rosedale-Councillor Dianne Saxe	0.00%	0
Ward 12-Toronto-St. Paul's-Councillor Josh Matlow	0.00%	0
Ward 13-Toronto Centre-Councillor Chris Moise	0.00%	0
Ward 14-Toronto-Danforth-Councillor Paula Fletcher	0.00%	0
Ward 15-Don Valley West-Councillor Rachel Chernos Lin	0.00%	0
Ward 16-Don Valley East-Councillor Jon Burnside	0.00%	0
Ward 17-Don Valley North-Councillor Shelley Carroll	0.00%	0
Ward 18-Willowdale-Councillor Lily Cheng	0.00%	0
Ward 19-Beaches-East York-Councillor Brad Bradford	0.00%	0
Ward 20-Scarborough Southwest-Councillor Parthi Kandavel	0.00%	0
Ward 21-Scarborough Centre-Councillor Michael Thompson	0.00%	0
Ward 22-Scarborough-Agincourt-Councillor Councillor Nick Mantas	0.00%	0
Ward 23-Scarborough North-Councillor Jamaal Myers	0.00%	0
Ward 24-Scarborough-Guildwood-Councillor Paul Ainslie	100.00%	13
Ward 25-Scarborough-Rouge Park-Councillor Jennifer McKelvie	0.00%	0
I don't know	0.00%	0
TOTAL		13

Q2 How long have you lived in your neighbourhood?

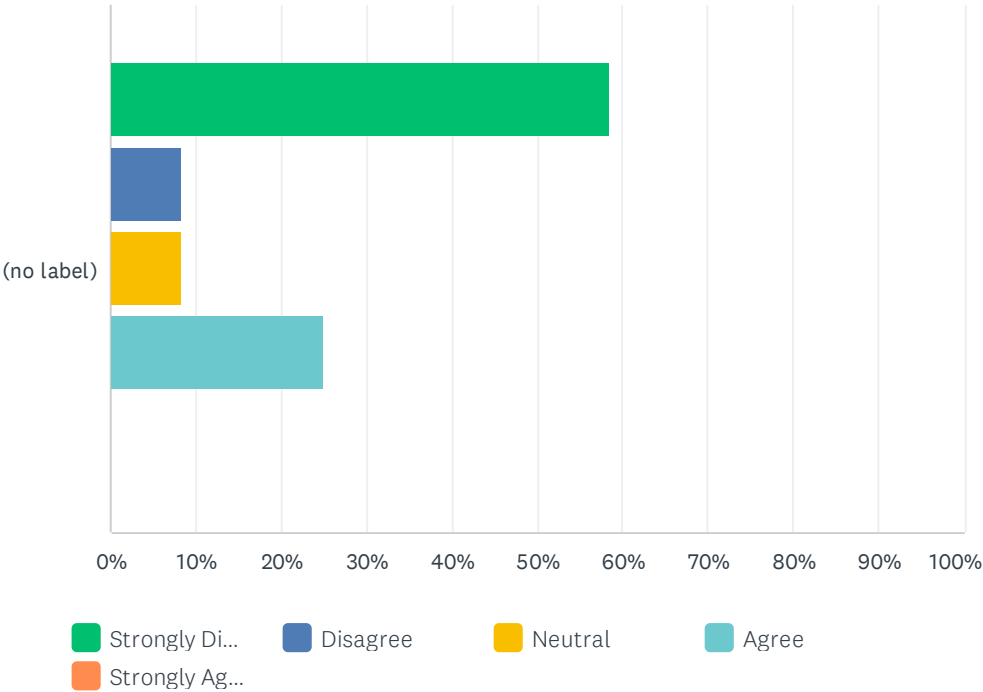
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.00%	0
1-5 years	0.00%	0
6-10 years	7.69%	1
More than 10 years	92.31%	12
TOTAL		13

Q3 The City should allow sixplex developments on all residential lots in Toronto.

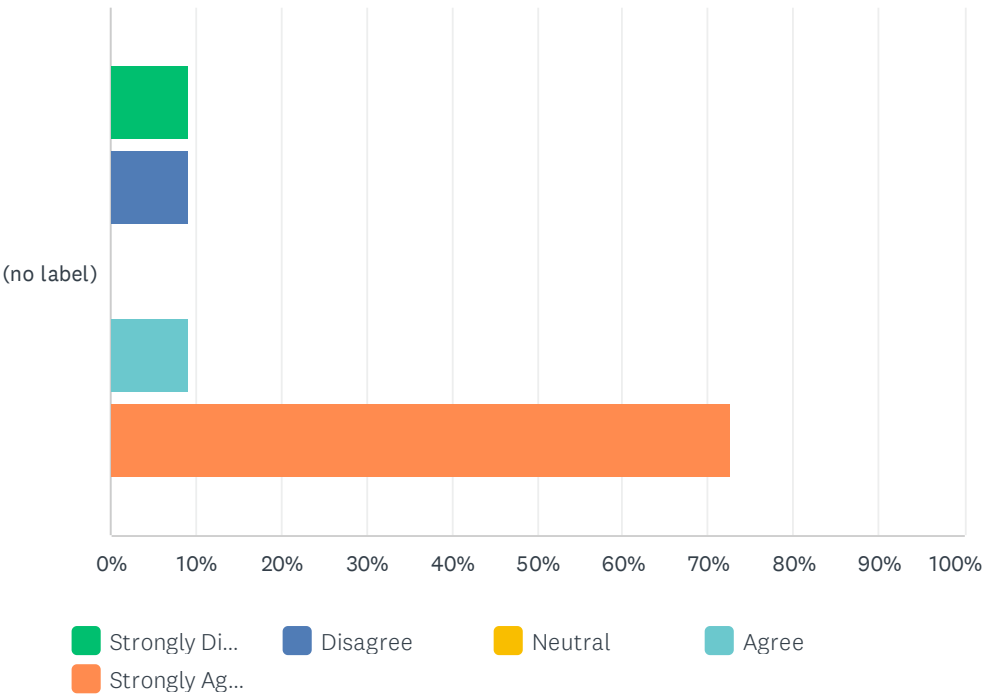
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	58.33% 7	8.33% 1	8.33% 1	25.00% 3	0.00% 0	12	2.00

Q4 The City should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits of fourplex developments are completed at the end of this year

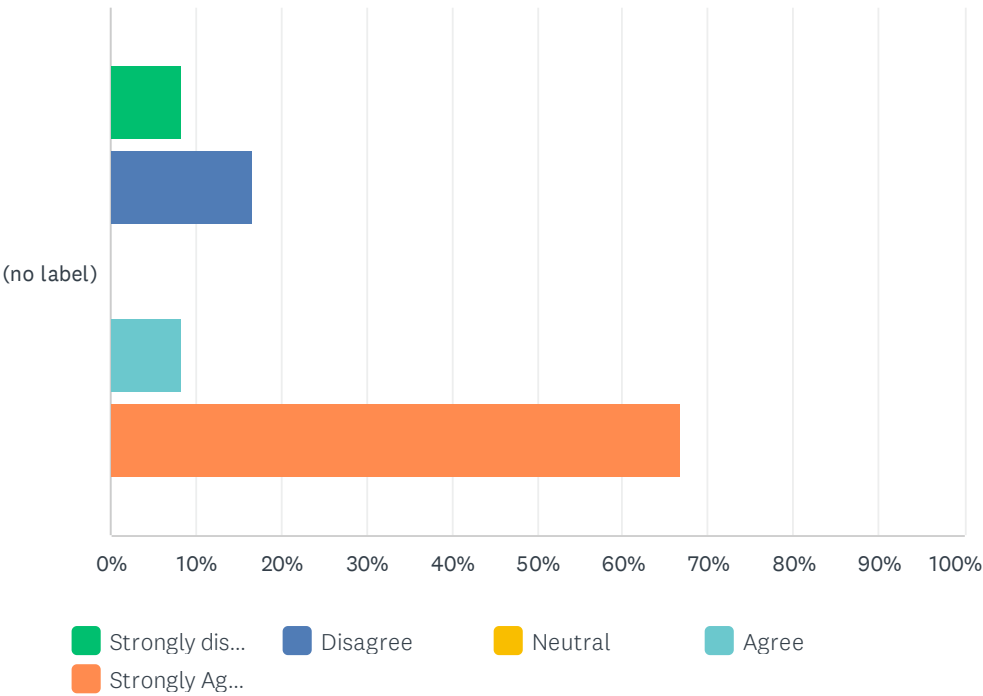
Answered: 11 Skipped: 2



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	9.09% 1	9.09% 1	0.00% 0	9.09% 1	72.73% 8	11	4.27

Q5 The city should wait to expand as-of-right sixplex housing developments until studies on the challenges and benefits from the sixplex pilot are completed in 2028.

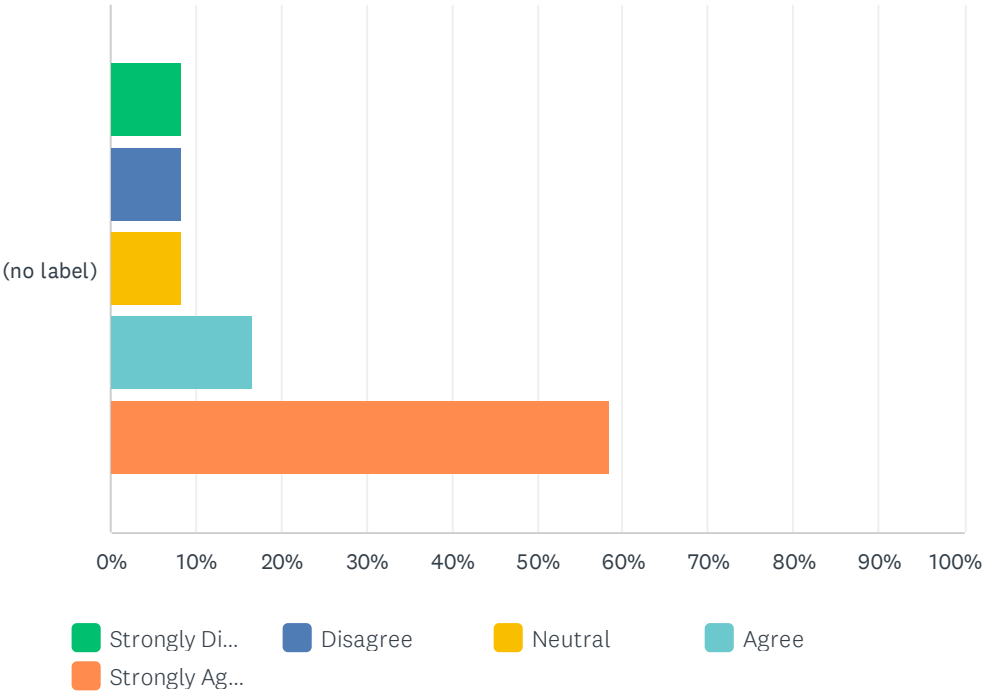
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	16.67% 2	0.00% 0	8.33% 1	66.67% 8	12	4.08

Q6 If sixplexes are permitted in Toronto, sixplex developments should be restricted to specific types of lots.

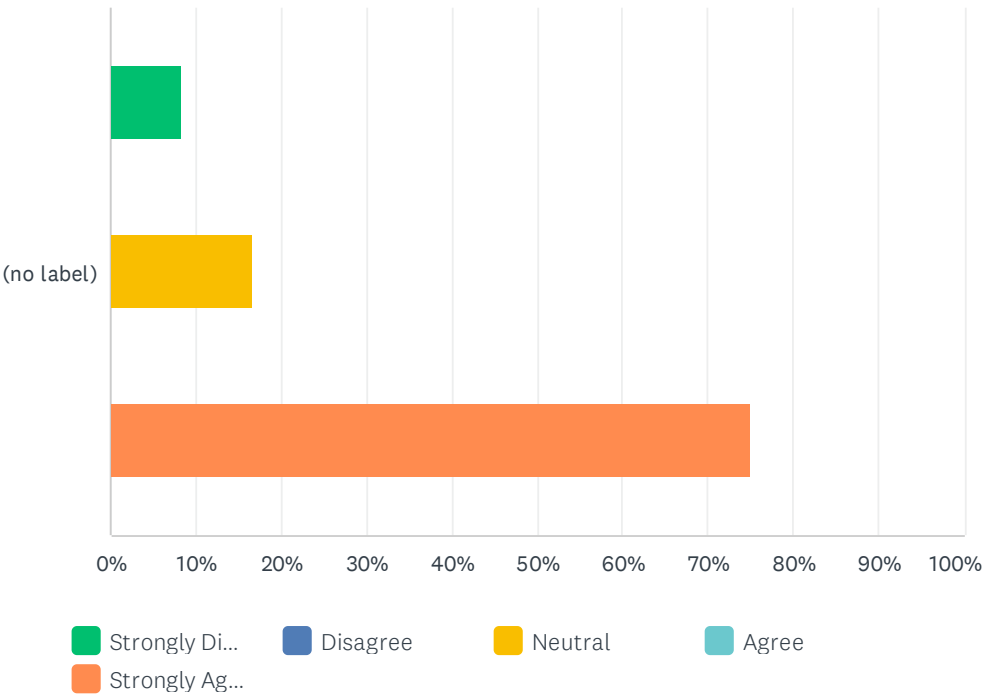
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	8.33% 1	8.33% 1	16.67% 2	58.33% 7	12	4.08

Q7 All sixplex developments should require the approval of Committee of Adjustment (they should not be as-of-right and would allow community consultation).

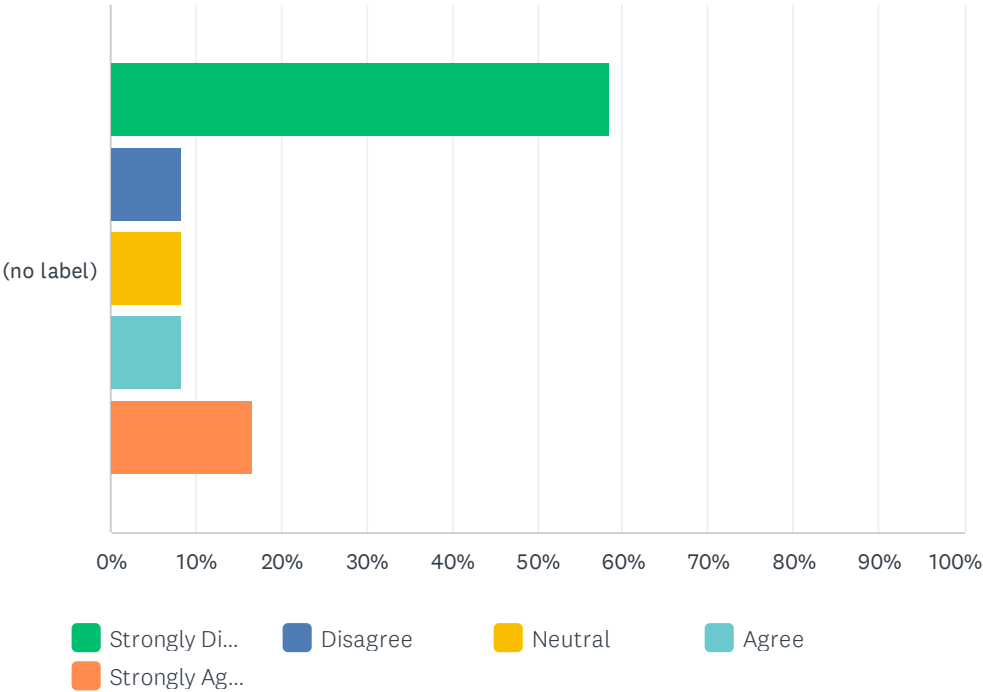
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	0.00% 0	16.67% 2	0.00% 0	75.00% 9	12	4.33

Q8 If sixplexes are permitted in Toronto, sixplexes should be permitted in single family home neighbourhoods.

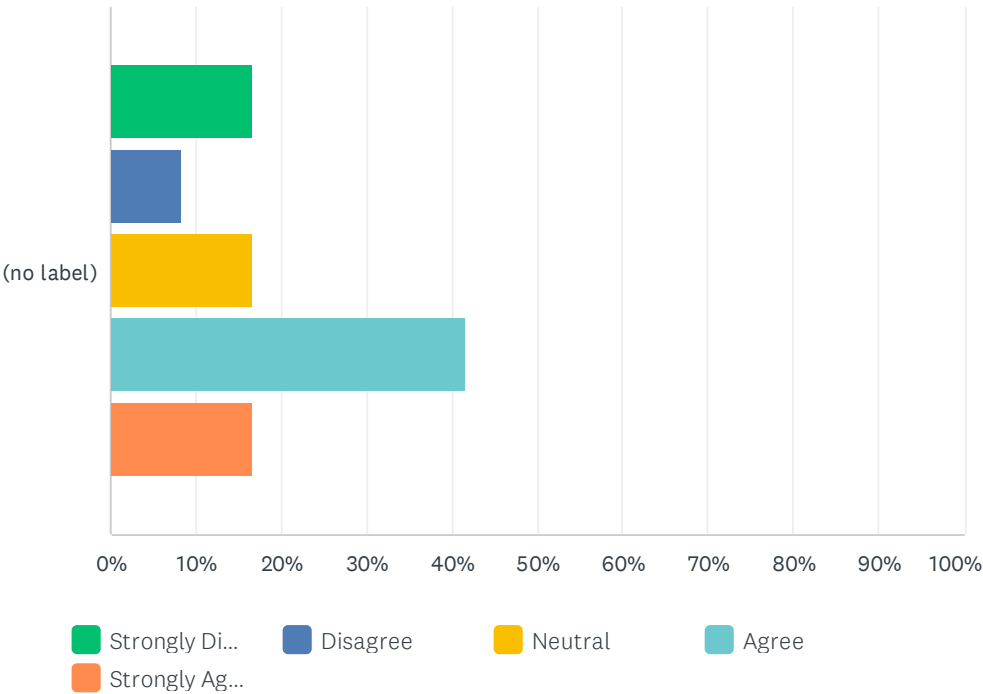
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	58.33% 7	8.33% 1	8.33% 1	8.33% 1	16.67% 2	12	2.17

Q9 If sixplexes are permitted in Toronto, sixplexes should be permitted in mixed-use neighbourhoods.

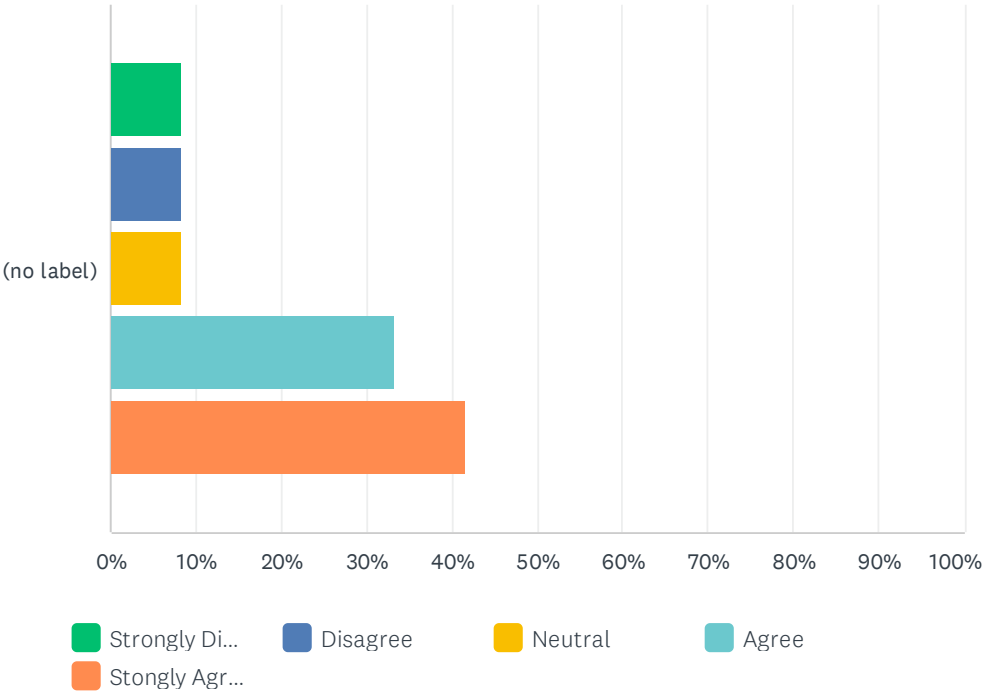
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	16.67% 2	8.33% 1	16.67% 2	41.67% 5	16.67% 2	12	3.33

Q10 If sixplexes are permitted in Toronto, they should be on major/minor arterial roads that have public transit.

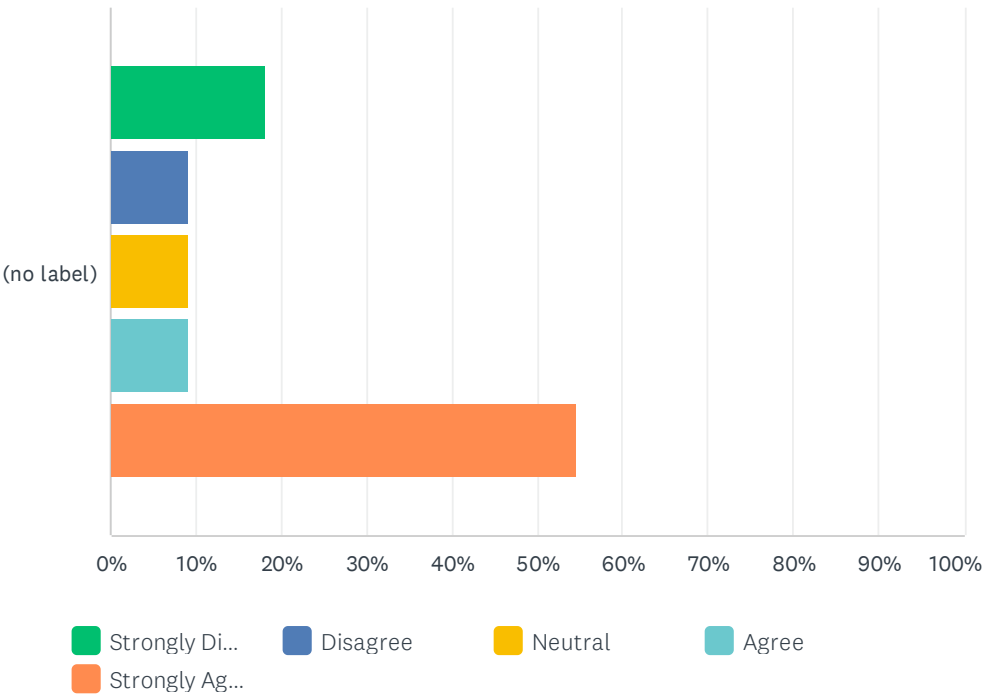
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	8.33% 1	8.33% 1	33.33% 4	41.67% 5	12	3.92

Q11 If sixplexes are permitted in Toronto, they must align with the character of the existing neighborhood in which it is located in terms of built form, setbacks, heights, landscaping, lot coverage, etc.

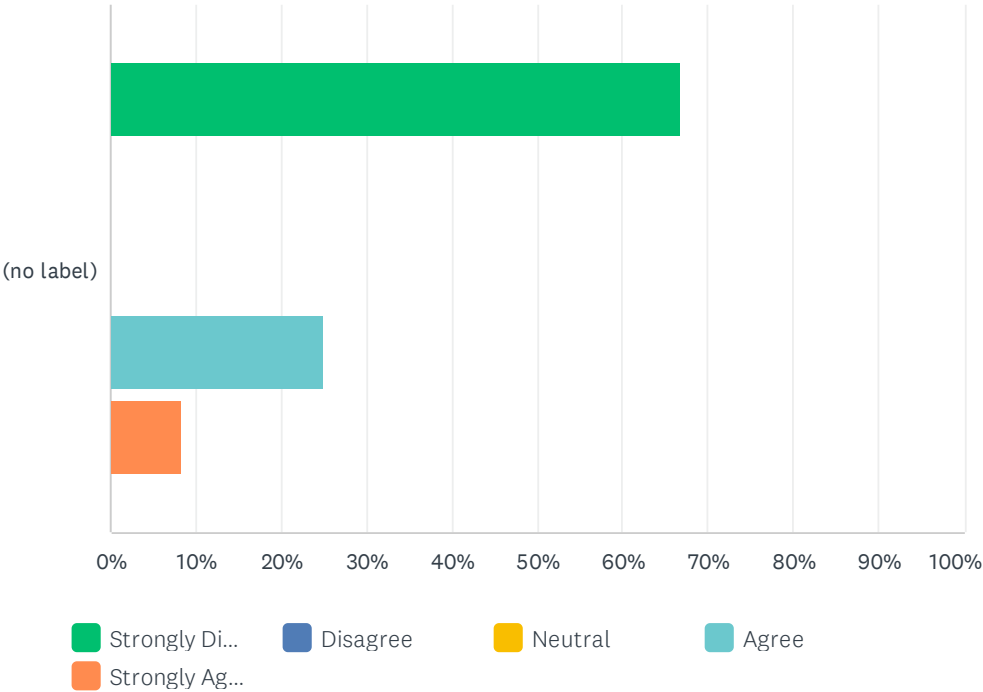
Answered: 11 Skipped: 2



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	18.18% 2	9.09% 1	9.09% 1	9.09% 1	54.55% 6	11	3.73

Q12 Sixplexes, as-of-right, without parameters, are an appropriate solution to help address housing needs in the City of Toronto.

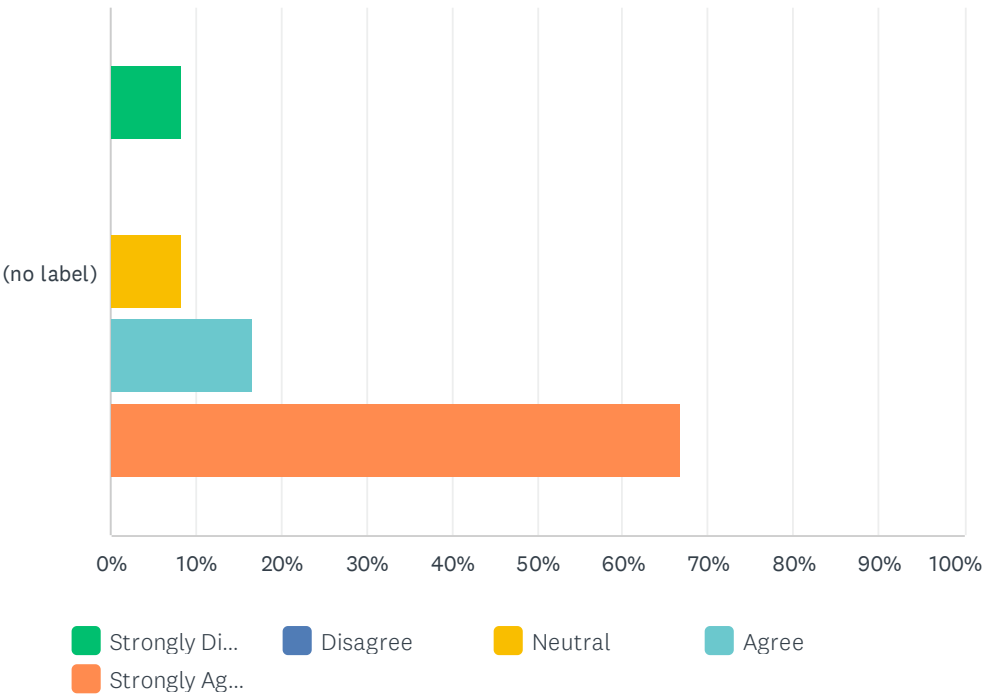
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	66.67% 8	0.00% 0	0.00% 0	25.00% 3	8.33% 1	12	2.08

Q13 If sixplexes are permitted in Toronto, there must be a requirement to store their 18 bins (3 per unit for garbage, compost and recycling) discreetly and neatly on the property.

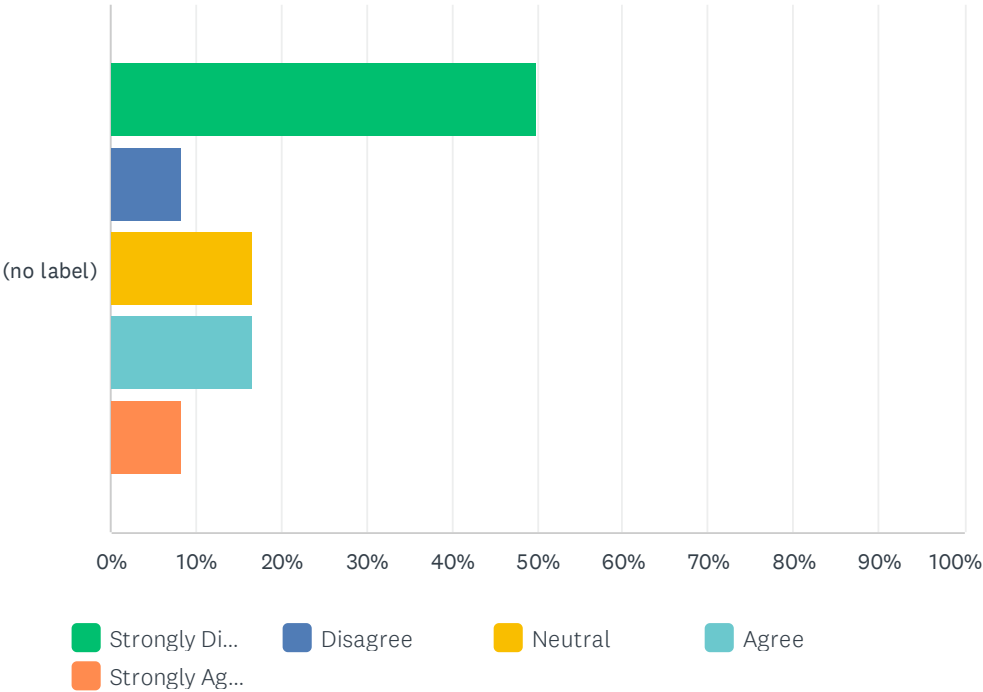
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	0.00% 0	8.33% 1	16.67% 2	66.67% 8	12	4.33

Q14 If sixplexes are permitted, sixplexes should also allow a separate Garden Suite (a standalone residential unit) in the rear yard.

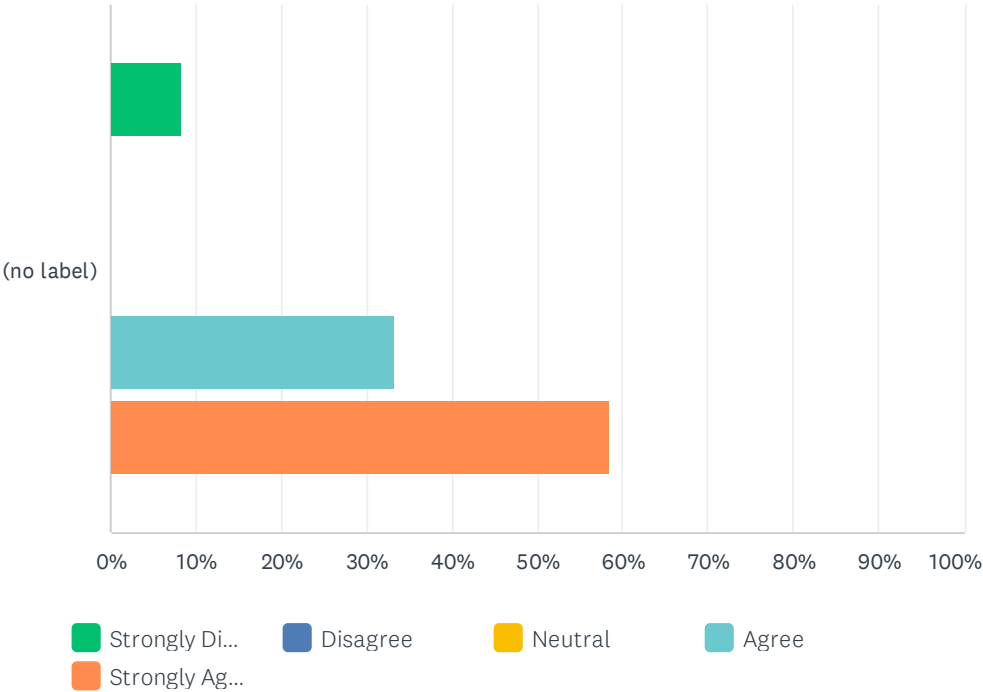
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	50.00% 6	8.33% 1	16.67% 2	16.67% 2	8.33% 1	12	2.25

Q15 If sixplexes are permitted, sixplexes should have minimum parking requirements.

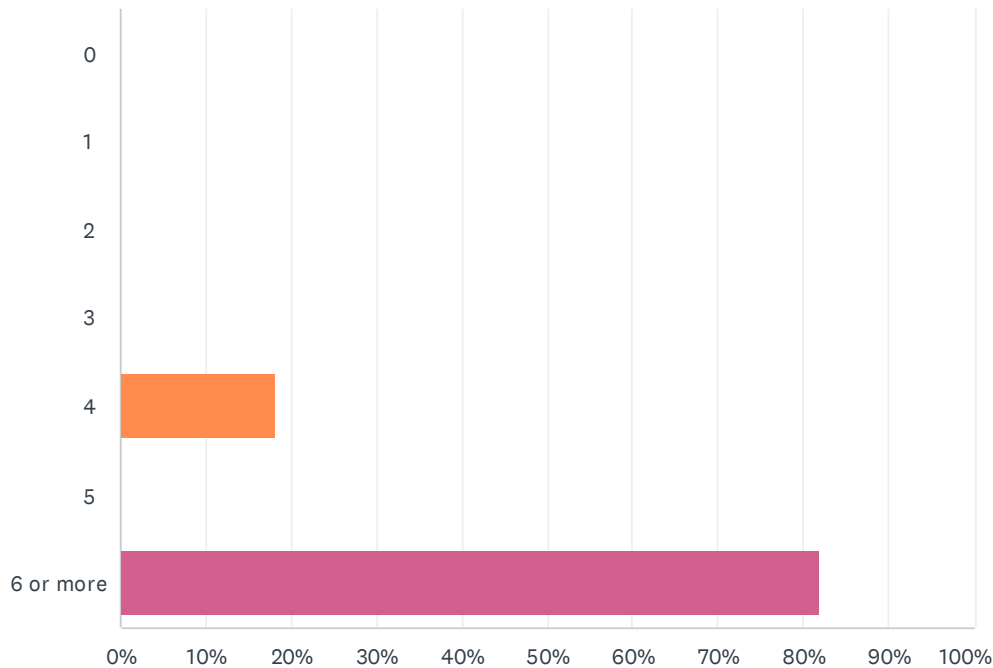
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	8.33% 1	0.00% 0	0.00% 0	33.33% 4	58.33% 7	12	4.33

Q16 If sixplexes are permitted, how many parking spaces should a sixplex provide.

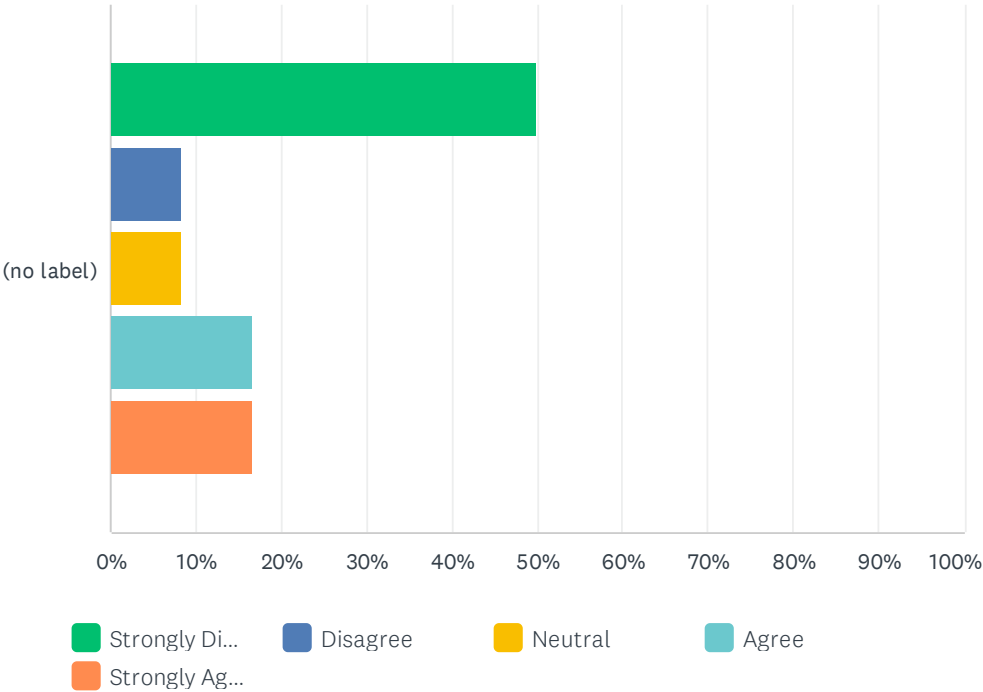
Answered: 11 Skipped: 2



ANSWER CHOICES	RESPONSES	
0	0.00%	0
1	0.00%	0
2	0.00%	0
3	0.00%	0
4	18.18%	2
5	0.00%	0
6 or more	81.82%	9
TOTAL		11

Q17 Streets that don't allow overnight parking should be rezoned to accommodate sixplex parking needs.

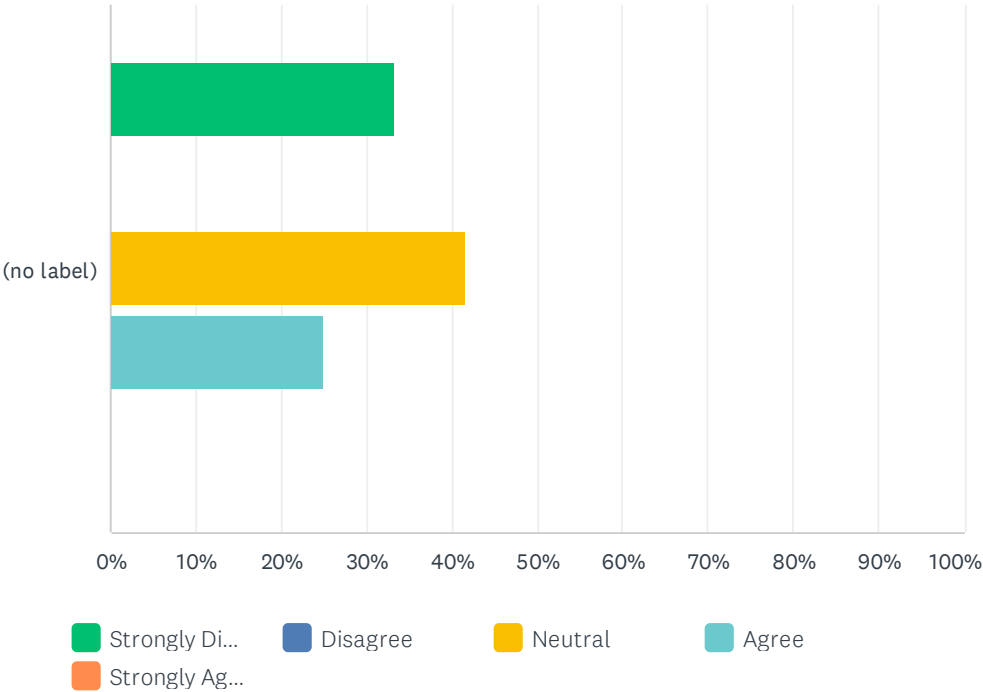
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	50.00% 6	8.33% 1	8.33% 1	16.67% 2	16.67% 2	12	2.42

Q18 If sixplexes are permitted, they should be permitted to have rooftop leisure areas and balconies.

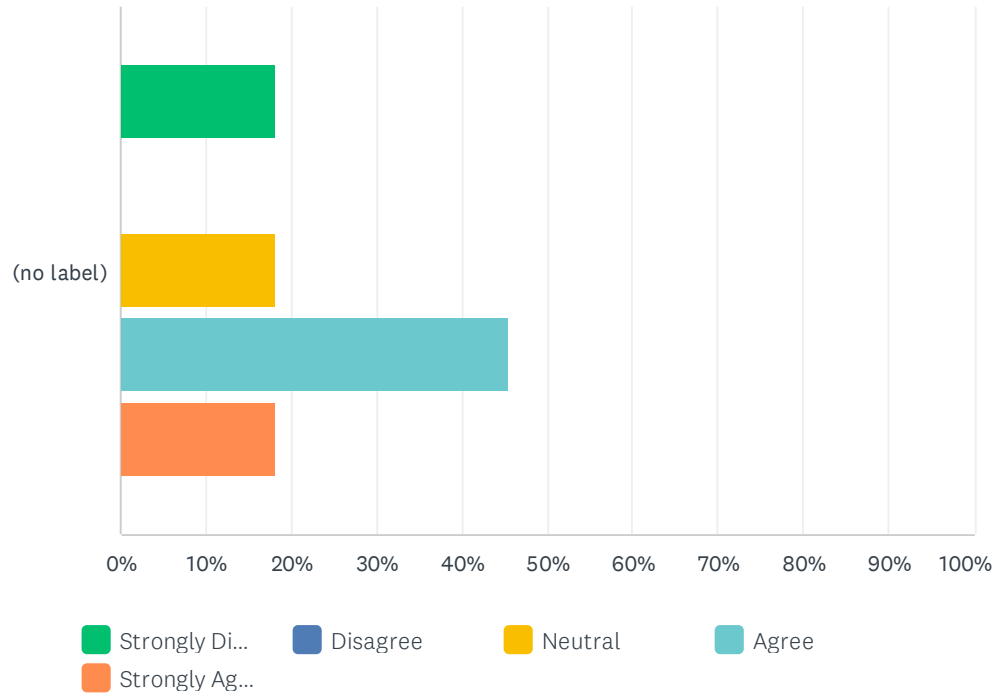
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	33.33% 4	0.00% 0	41.67% 5	25.00% 3	0.00% 0	12	2.58

Q19 If sixplexes are permitted, there must be a limit on the number of bedrooms for the sixplex.

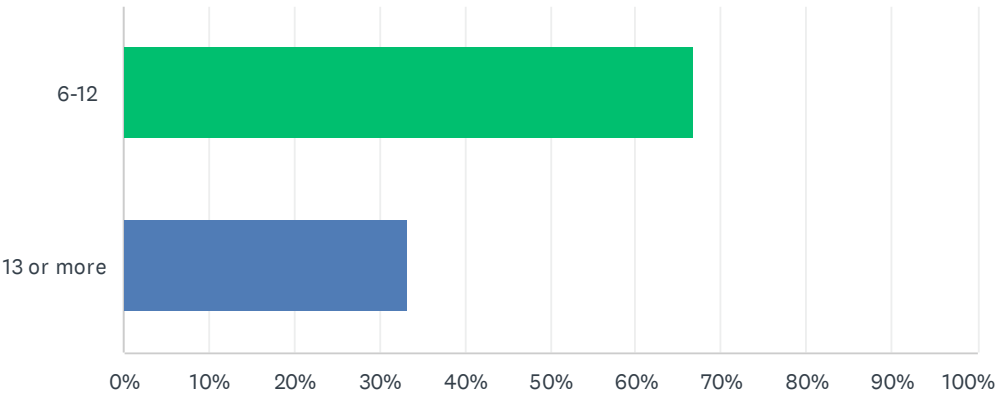
Answered: 11 Skipped: 2



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	18.18% 2	0.00% 0	18.18% 2	45.45% 5	18.18% 2	11	3.45

Q20 If sixplexes are permitted, how many bedrooms per sixplex building is appropriate?

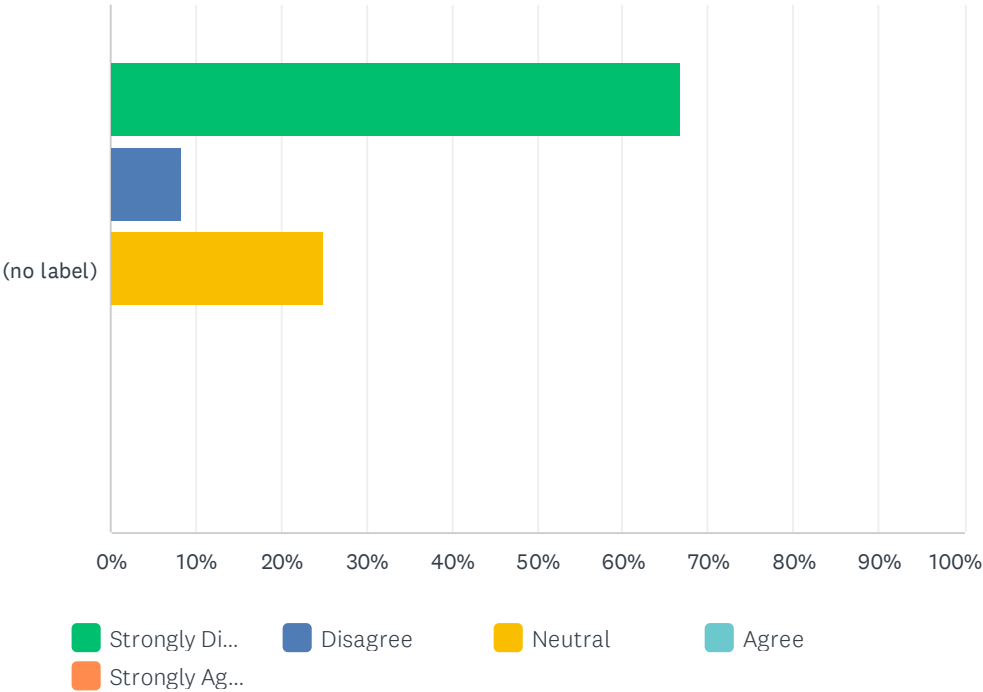
Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
6-12	66.67%	8
13 or more	33.33%	4
TOTAL		12

Q21 The City of Toronto has adequately informed residents about proposed sixplex developments.

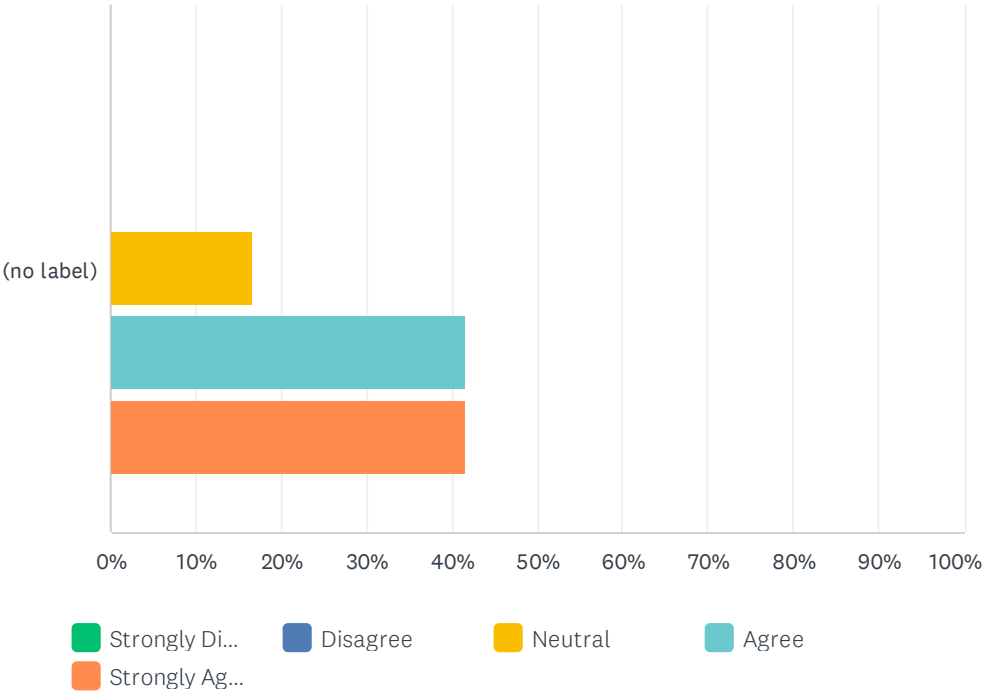
Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	66.67% 8	8.33% 1	25.00% 3	0.00% 0	0.00% 0	12	1.58

Q22 I would like additional public consultations or workshops to discuss sixplex developments and provide my input.

Answered: 12 Skipped: 1



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	0.00% 0	16.67% 2	41.67% 5	41.67% 5	12	4.25

Q23 If you have any further comments, you can add them here (optional)

Answered: 4 Skipped: 9

#	RESPONSES	DATE
1	Parking and maintenance of the property is key. We have a few rentals in our neighbourhood housing several families and they are not aware of how to dispose of their trash or properly clear snow and mow grass.	5/12/2025 3:10 PM
2	M1M 2E4 I STRONGLY DO NOT AGREE WITH THE CURRENT POLICY OF TEARING DOWN WELL BUILT BRICK BUNGALOWS TO BUILT HOUSES OF CHIPBOARD, 2X4 AND FAUX BRICK FACADES. THESE HOUSES WILL FALL APART IN 20 YEARS. THESE WONDERFUL WELL BUILT BRICK BUNGALOWS ARE FILLING UP WHATEVER FACILITY THEY ARE BEING DUMPED INTO. IT SHOULD BE STOPPED IMMEDIATELY.	5/7/2025 10:48 AM
3	Sixplex is a nutty idea, because..1) more cars parked on the street and the snow plough is not able to clear the snow resulting in extra work for old people like myself spending more more money to hire people to clear snow that the city should have cleared in the first place; 2) Owners of homes are not interested in seeing rentals on the street or houses with multiple people so better find a barren piece of land and have that barren piece of land full of six plexes and far away for the rest of the houses. Conclusion: by allowing for six plexes throughout the city it means that there are more random people coming and going on streets. Most people who are living in the houses are living alone with their young families or they are older people who are not interested in seeing six plexes in established houses in Toronto. There will be an increase in crime and reduction in safety. So do not implement this foolish idea through the city. And certainly not in Scarborough Guildwood-Woburn where I will be living for the 60 years (in the same house).	5/7/2025 8:47 AM
4	Can there be a workshop for people interested in becoming landlords? I feel as though it needs to be a course requirement for purchasers of any multi residential complex so they learn communication technology, first aid, and finance skills.	5/7/2025 8:20 AM