



As-of-Right Sixplex - Resident Survey Final Report

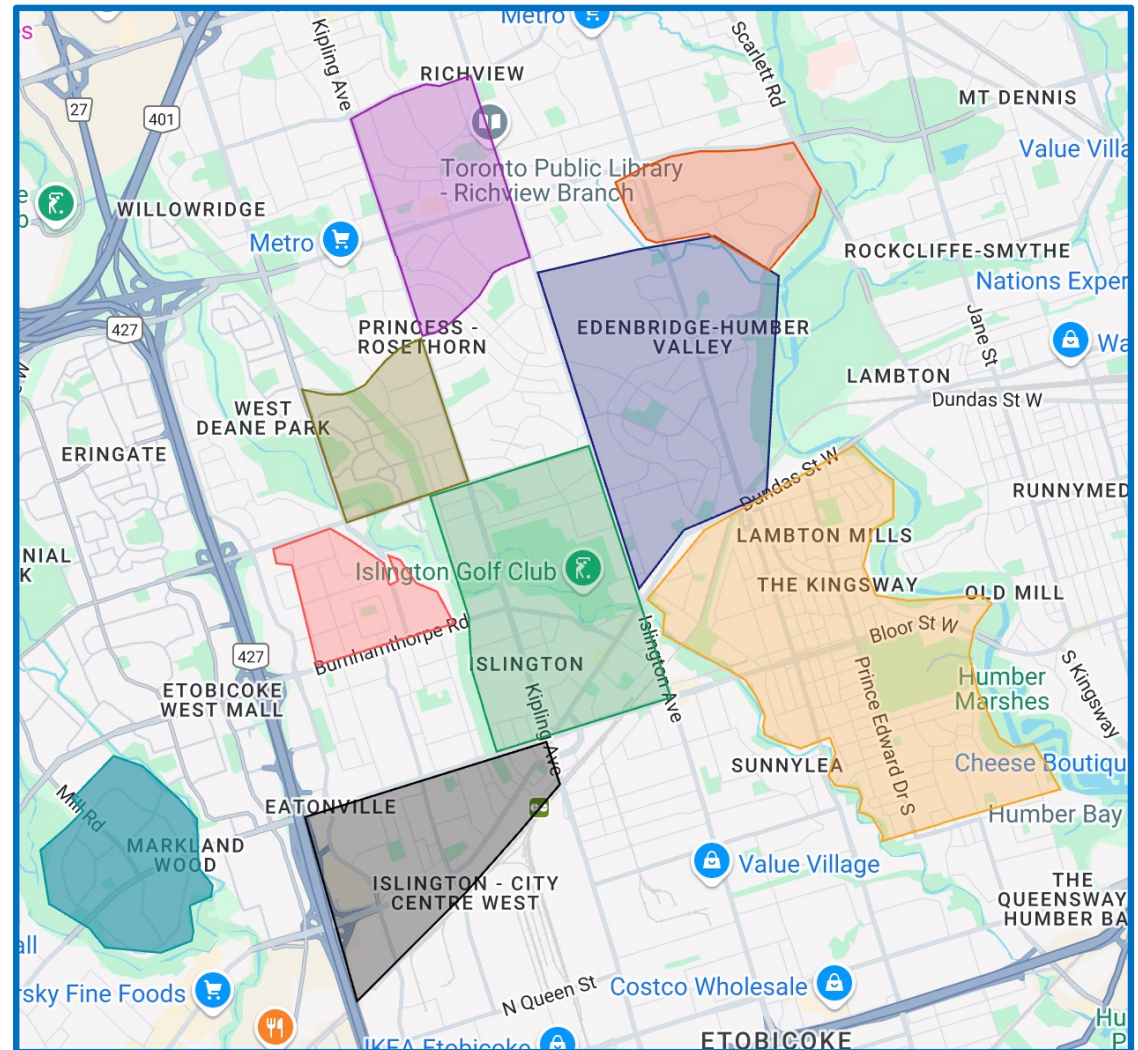
June 12, 2025

CERA Members

Richmond Gardens Ratepayers and Residents Association, Humber Valley Village Residents' Association,
Buttonwood Hill Residents Association, Islington Ratepayers & Residents' Association,
South Eatonville Residents' Association, Lorraine Gardens/Glen Park Community,
Markland Wood Homeowners Association, Kingsway Park Ratepayers Inc., Glen Agar Residents Association

Overview – CERA

- The Coalition of Etobicoke Residents Associations (CERA) is building a new, transparent and more effective awareness and consultation model
- Model provides productive data-based resident feedback to inform City-wide policy proposals
- CERA members are located in Wards 2 and 3 (Councillor Holyday and Councillor Morley's Wards). They also engaged with RAs in three other Wards across the city.



CERA City Consultation Model

A better model, starting with as-of-right sixplexes:

- ✓ Encourage residents to attend City awareness events (low participation continues)
- ✓ Issue resident survey
- ✓ Councillor community consultation meeting
- ✓ Meet with Planning team to share survey report (May 5)
- ✓ Issue resident survey in Wards across the City to compare results

Resident Survey Responses & Town Halls: Highly Consistent Data

Original CERA survey - April 3-9, 2025

- SurveyMonkey technology gathered insights and opinions about housing needs, policy directions and appropriate zoning considerations for sixplexes
- Wards 2 & 3: +900 resident responses and +2400 comments in the open-ended questions
- Responses and comments synthesized into the insights and recommendations in final report

Second Survey - May 10-18, 2025

- Distributed in partnership with 3 additional RAs from Wards 18, 20 and 24
- 146 resident responses and 56 comments in the open-ended questions
- **Conclusion – key themes and data were consistent across all 5 Wards**

+1046
Resident
Responses

+2456
Comments

Resident Survey – Key Themes

The survey explored support for Sixplexes “as-of-right”, and potential parameters to guide this universal approval:

Key Themes

1. Strong interest in this topic
2. Insufficient communication and opportunities for engagement for residents
3. It is premature to expand as-of-right sixplexes city-wide
4. *Affordable* housing is the problem, and sixplexes do not appear to be the solution

Verbatims:

“Do a better job letting everyone know. And stop doing it like death by a thousand cuts. All your teams don’t work together to present one whole picture of what is proposed for my neighbourhood. I’m constantly surprised with little lead time.”

“Get a full assessment of the impact of fourplexes before they consider sixplexes.”

“The City Planning Staff have not been clear on the objectives of sixplex developments. They have focussed on the outcomes (e.g. side yard setbacks, building depth, no of storeys, etc.). Why does the City feel the need to do this review? Do they want to see family-oriented units being built (which has been a criticism of high-rise developments that have mostly provided for bachelor and one-bedroom units)... Is this for multi-generational family housing?”

Resident Survey – Recommendations

Three top recommendations:

1

91% do not support as-of-right sixplexes on all residential lots city-wide;
Vote NO, or defer until the right parameters are in place

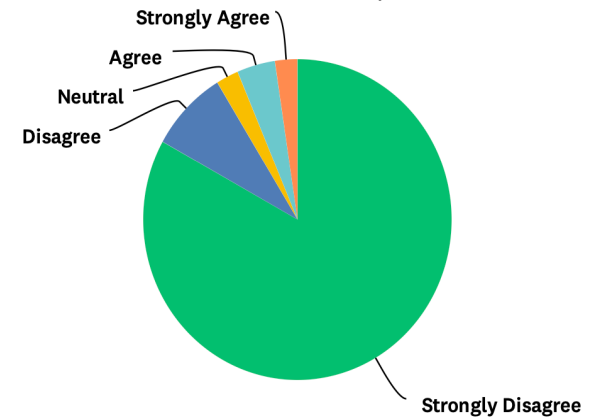
2

92% want completed fourplex and/or sixplex reports (87%) before considering expansion;
Include fourplex/sixplex resident/neighbourhood feedback, impact on property values, and the “affordability” of these units

3

If necessary, expand pilot to area(s) with highest multiplex applications to continue to learn

Q: The City should allow sixplex developments on all residential lots city-wide.



STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
83.50%	7.91%	2.37%	3.84%	2.37%

Resident Survey – Top Parameters

Technical parameters to make as-of-right sixplexes work:

Designated lots/ locations

- Reexamine which locations are appropriate for sixplexes

Site Requirements

- Inside allowable heights, setbacks and side yard allowances for single family homes– with no variances permitted
- Protect green spaces, tree canopy, existing front yard
- No roof top leisure spaces or large balconies
- No Garden suites

Parking

- Minimum 1/unit, preferably in rear yard

Resident Survey – Top Parameters

Technical parameters to make as-of-right sixplexes work:

Property Management

- Clear maintenance responsibilities
- A standard for garbage bins
- No overcrowding or illegal rooming houses
- No short term or vacation rentals



Infrastructure in Place

- Schools with capacity; access to retail/grocery and frequent public transit
- Stormwater management systems
- Access to health services

Consider how developers look for variances to build profits:

A midtown multiplex plan is irking neighbours. Their issue: noise, traffic and the \$2-million-per-unit price

The Committee of Adjustment quashed the plan, but builders are moving ahead with a revised version.

© Updated May 27, 2025 at 5:51 p.m. | May 27, 2025 | 3 min read |   (22)

A developer whose plans for a midtown multiplex were shot down at the Committee of Adjustment says he's pushing ahead with a revised version of the \$2-million-per-unit project anyway, much to the ire of the neighbourhood.

Frank Taher, the CEO of GTA-based company [SixGroup](#), plans to build a four-storey structure with four 1,500-square-foot condos at 40 Snowdon Ave.,

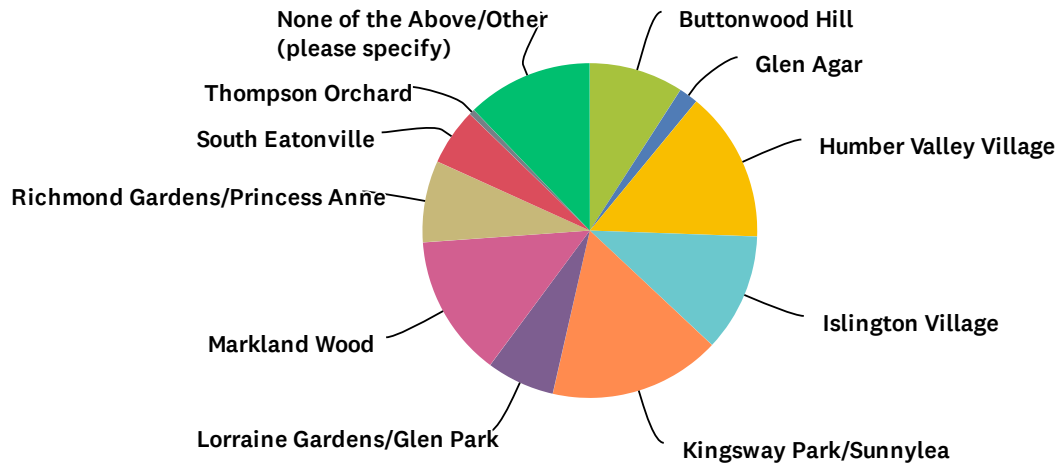


Top questions Councillors should ask before voting:

1. What do residents and neighbours of existing fourplexes say?
2. Will the incentives developers receive filter down to the buyer, resident, or tenant to make housing more affordable?
3. Do sixplexes actually provide affordable housing?
4. How do we build affordable housing?

Q1 In which Residents' Association or area of Etobicoke do you live?

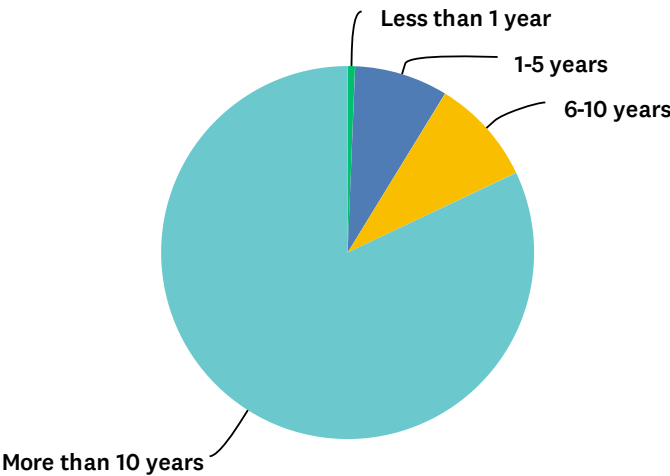
Answered: 911 Skipped: 6



ANSWER CHOICES	RESPONSES	
Buttonwood Hill	9.11%	83
Glen Agar	1.87%	17
Humber Valley Village	14.60%	133
Islington Village	11.42%	104
Kingsway Park/Sunnylea	16.58%	151
Lorraine Gardens/Glen Park	6.59%	60
Markland Wood	13.72%	125
Richmond Gardens/Princess Anne	7.90%	72
South Eatonville	5.49%	50
Thompson Orchard	0.55%	5
None of the Above/Other (please specify)	12.18%	111
TOTAL		911

Q2 How long have you lived in your neighbourhood?

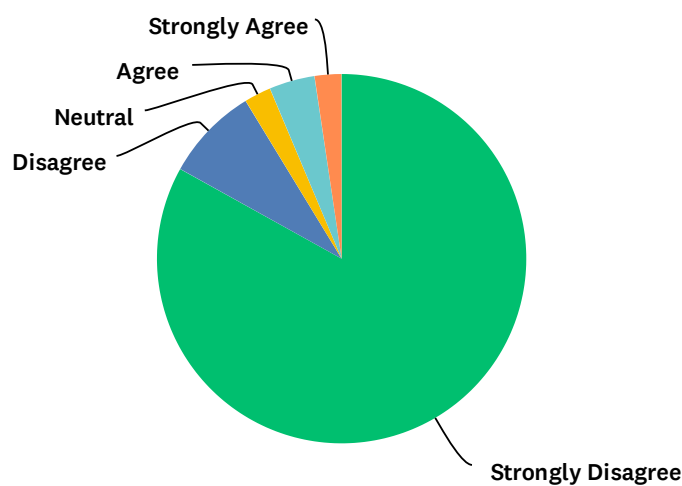
Answered: 913 Skipped: 4



ANSWER CHOICES		RESPONSES	
Less than 1 year		0.66%	6
1-5 years		8.11%	74
6-10 years		9.20%	84
More than 10 years		82.04%	749
TOTAL			913

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

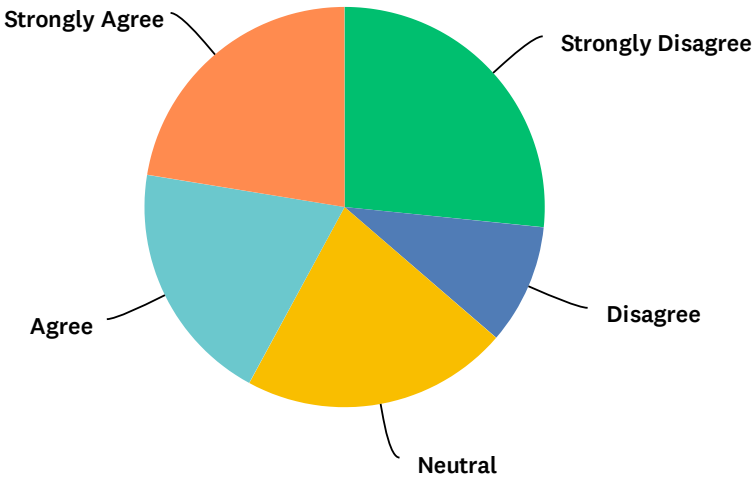
Answered: 851 Skipped: 66



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	83.08% 707	8.23% 70	2.35% 20	4.00% 34	2.35% 20	851	1.34

Q4 The sixplex pilot should extend to only 2-3 areas outside Ward 23 that have received the most multiplex applications, as we continue to learn more.

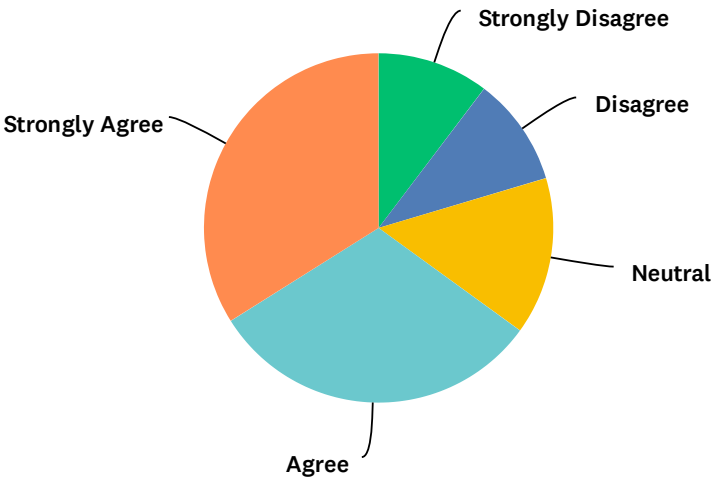
Answered: 834 Skipped: 83



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	26.62% 222	9.71% 81	21.58% 180	19.66% 164	22.42% 187	834	3.02

Q5 As-of-right sixplexes should be allowed only in neighbourhoods where they already exist.

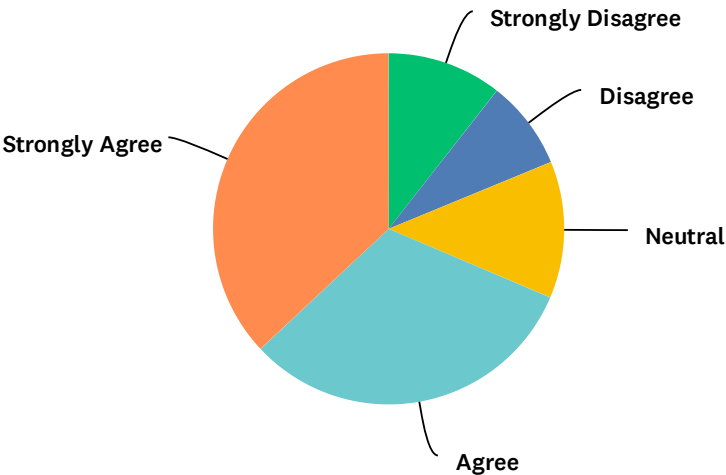
Answered: 843 Skipped: 74



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	10.32% 87	10.08% 85	14.59% 123	31.08% 262	33.93% 286	843	3.68

Q6 Sixplex developments should be limited to specific types of lots (corner lots or those on major streets/avenues).

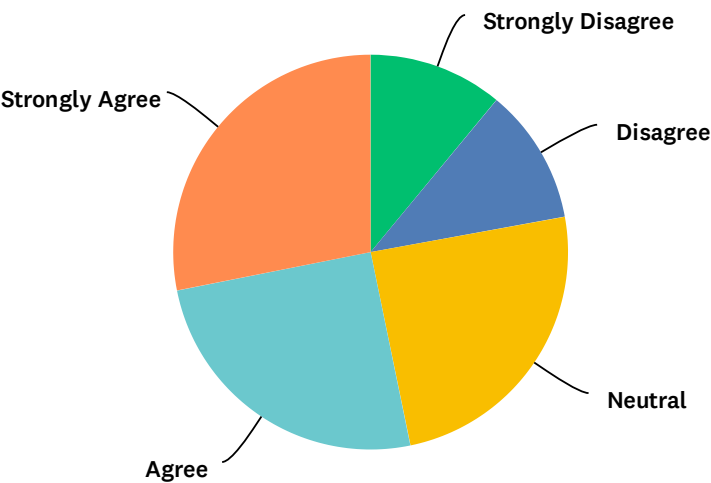
Answered: 841 Skipped: 76



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	10.58% 89	8.20% 69	12.60% 106	31.63% 266	36.98% 311	841	3.76

Q7 Sixplex developments should only be within 200 metres of public transit

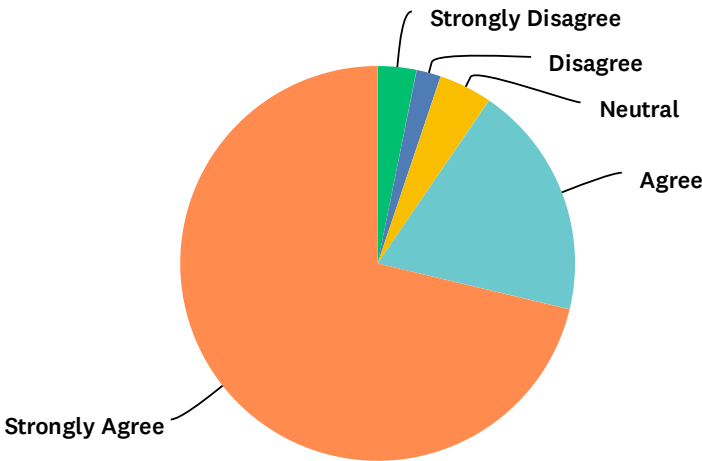
Answered: 836 Skipped: 81



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	11.00% 92	11.12% 93	24.64% 206	25.12% 210	28.11% 235	836	3.48

Q8 Sixplex developments should align with the character of existing neighborhoods (eg. setbacks, heights).

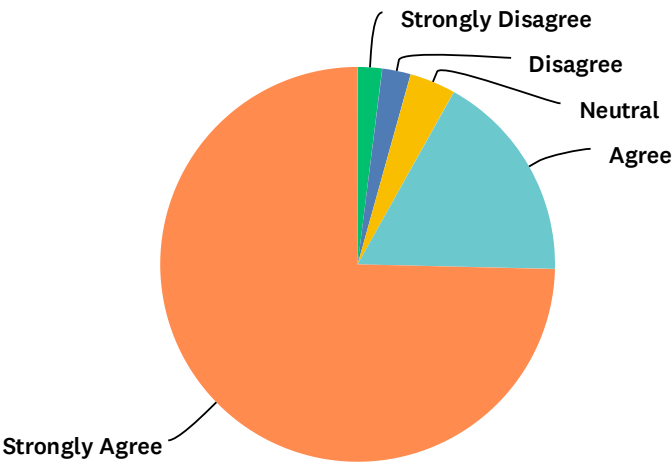
Answered: 849 Skipped: 68



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	3.18% 27	2.00% 17	4.36% 37	19.20% 163	71.26% 605	849	4.53

Q9 The City should wait to expand sixplex developments until studies on the challenges and benefits of fourplex developments are completed at the end of this year.

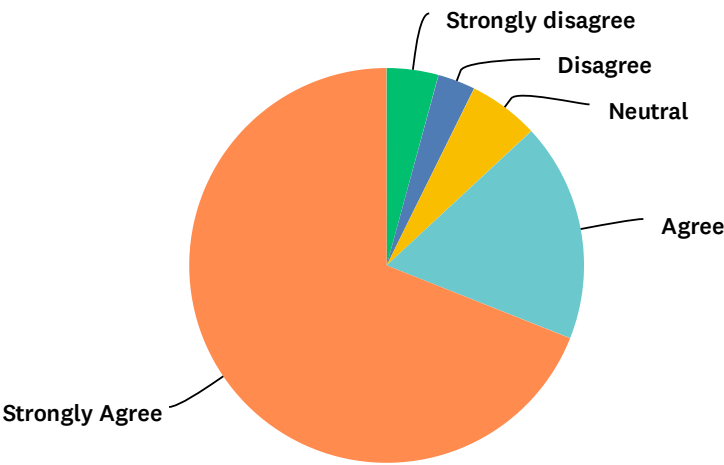
Answered: 851 Skipped: 66



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	2.00% 17	2.35% 20	3.76% 32	17.27% 147	74.62% 635	851	4.60

Q10 The city should wait to expand the sixplex housing initiative prior to having feedback from the pilot in 2028.

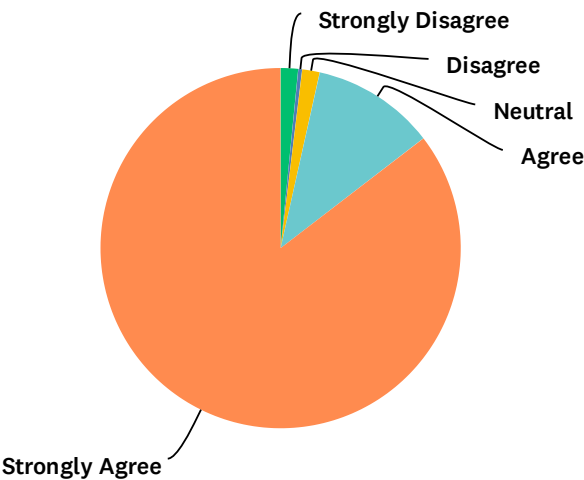
Answered: 848 Skipped: 69



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	4.25% 36	3.07% 26	5.78% 49	17.92% 152	68.99% 585	848	4.44

Q11 Sixplex developments should adhere to all fire rated construction and sound standards as outlined in the Ontario Building Code.

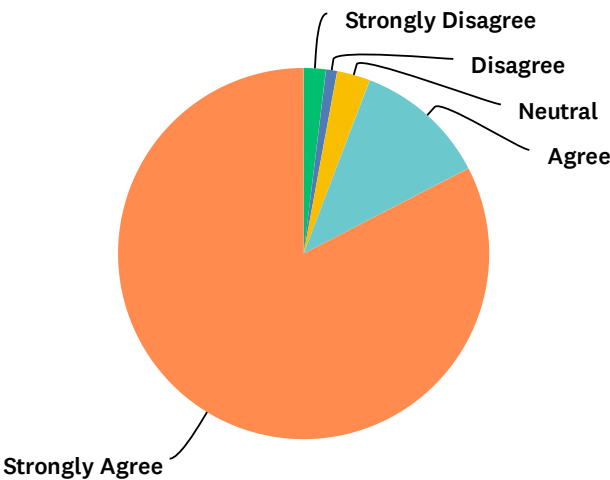
Answered: 830 Skipped: 87



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.57% 13	0.36% 3	1.57% 13	11.08% 92	85.42% 709	830	4.78

Q12 Sixplexes should be required to store their 18 bins (3 per unit for garbage, compost and recycling) discreetly and neatly on the property.

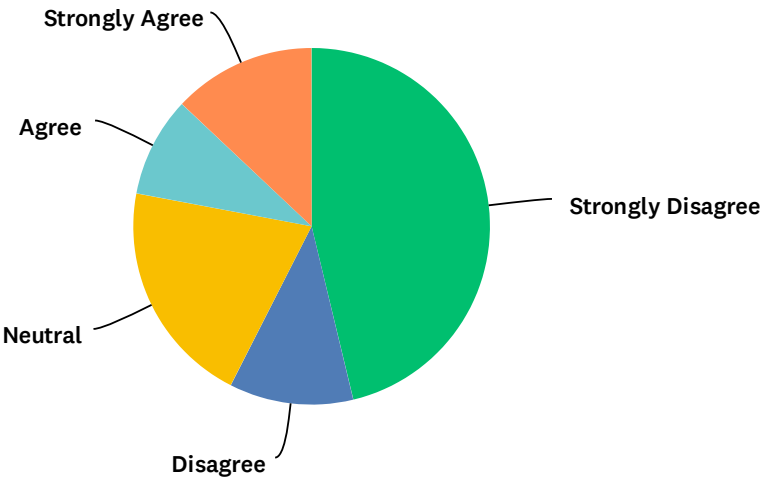
Answered: 827 Skipped: 90



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.93% 16	0.97% 8	2.90% 24	11.61% 96	82.59% 683	827	4.72

Q13 Sixplexes should also allow a separate Garden Suite (a standalone unit) in the rear yard

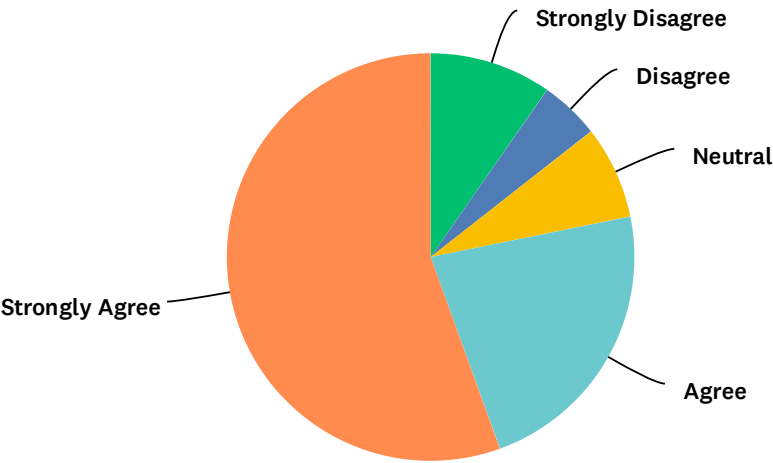
Answered: 826 Skipped: 91



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	46.25% 382	11.26% 93	20.46% 169	9.08% 75	12.95% 107	826	2.31

Q14 Sixplex developments in suburban neighbourhoods should have minimum parking requirements.

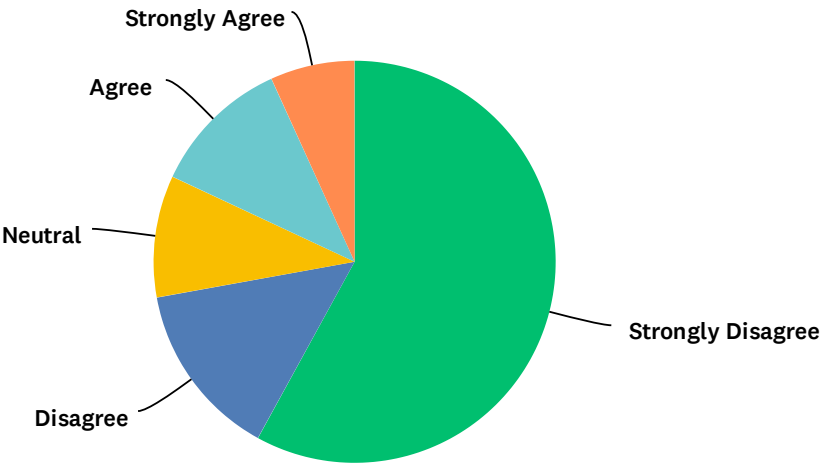
Answered: 825 Skipped: 92



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	9.70% 80	4.73% 39	7.39% 61	22.67% 187	55.52% 458	825	4.10

Q15 Streets that don't allow overnight parking should be rezoned to allow it in order to accommodate sixplex parking needs.

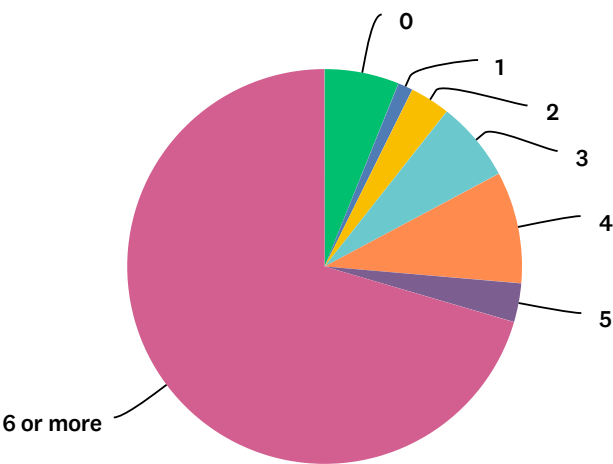
Answered: 826 Skipped: 91



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	57.99% 479	14.16% 117	9.81% 81	11.26% 93	6.78% 56	826	1.95

Q16 How many parking spaces should a sixplex provide?

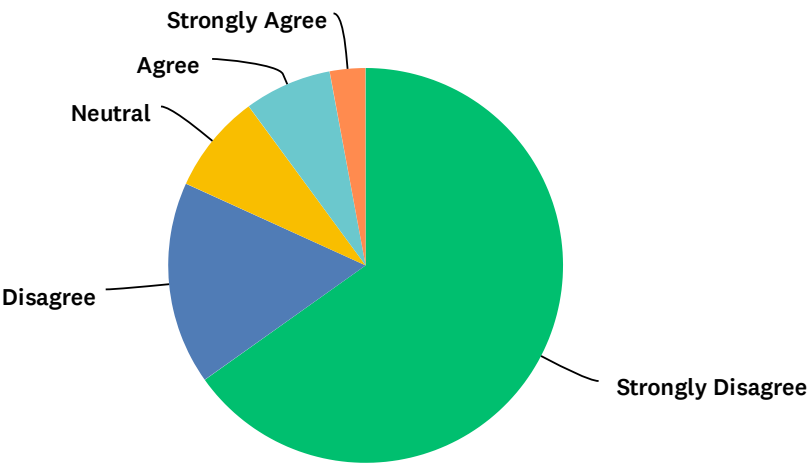
Answered: 819 Skipped: 98



ANSWER CHOICES	RESPONSES	
0	6.11%	50
1	1.22%	10
2	3.30%	27
3	6.59%	54
4	9.16%	75
5	3.17%	26
6 or more	70.45%	577
TOTAL		819

Q17 My neighbourhood has adequate infrastructure (e.g., schools, retail, public transit, green spaces) to support additional housing like sixplexes.

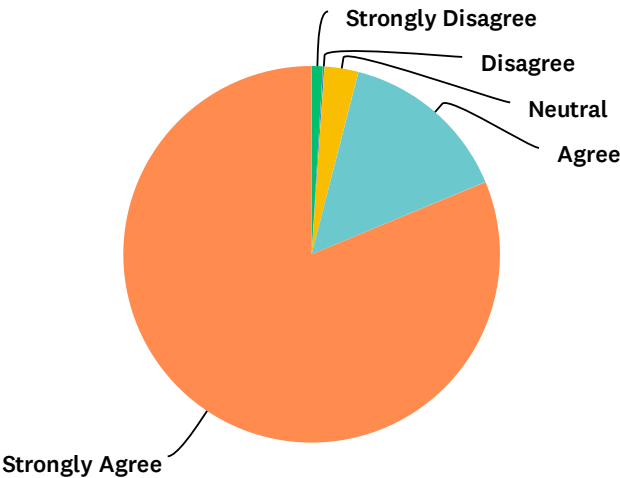
Answered: 824 Skipped: 93



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	65.17% 537	16.63% 137	8.13% 67	7.16% 59	2.91% 24	824	1.66

Q18 Sixplex developments should include stormwater management systems to mitigate flooding risks

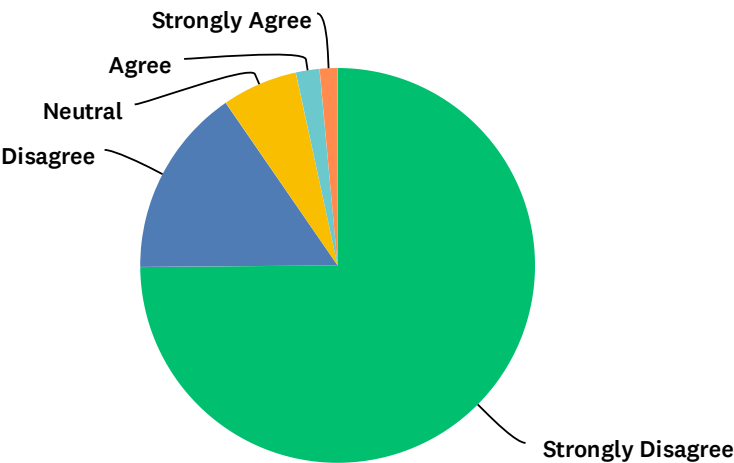
Answered: 822 Skipped: 95



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	0.97% 8	0.12% 1	2.92% 24	14.72% 121	81.27% 668	822	4.75

Q19 The City of Toronto has adequately informed residents about proposed sixplex developments.

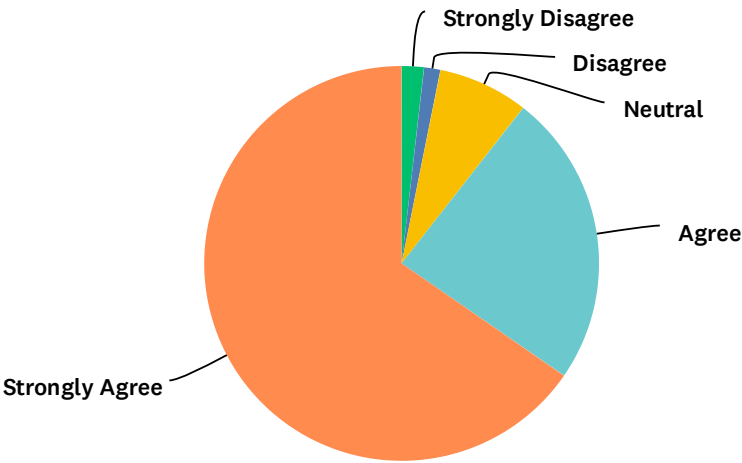
Answered: 824 Skipped: 93



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	74.88% 617	15.53% 128	6.19% 51	1.94% 16	1.46% 12	824	1.40

Q20 I would like additional public consultations or workshops to discuss sixplex developments to gather resident input.

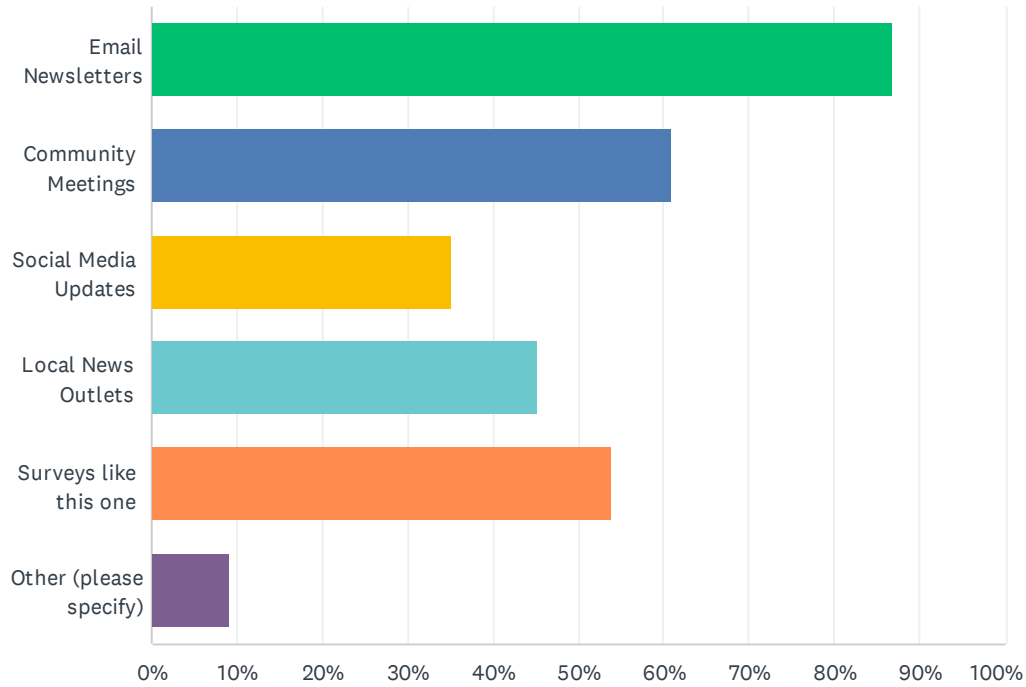
Answered: 823 Skipped: 94



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	1.82% 15	1.34% 11	7.41% 61	24.06% 198	65.37% 538	823	4.50

Q21 How would you prefer to receive updates about housing policies and zoning changes (check all that apply)

Answered: 809 Skipped: 108



ANSWER CHOICES	RESPONSES	
Email Newsletters	86.77%	702
Community Meetings	60.94%	493
Social Media Updates	35.11%	284
Local News Outlets	45.24%	366
Surveys like this one	54.02%	437
Other (please specify)	9.27%	75
Total Respondents: 809		

Q22 What do you believe is the single most important consideration for allowing sixplex developments in Toronto?

Answered: 631 Skipped: 286

Q23 What concerns, if any, do you have about sixplex developments in your neighborhood

Answered: 665 Skipped: 252

Q24 Are there specific features or requirements you would like to see included in sixplex designs?

Answered: 521 Skipped: 396

Q25 Is there anything else you would like the City to consider when expanding housing options in Toronto?

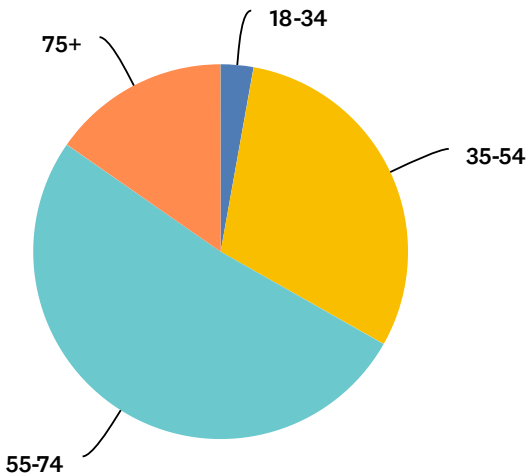
Answered: 520 Skipped: 397

Q26 Although this is an anonymous survey, please provide your postal code so we can better understand the needs of our community.

Answered: 628 Skipped: 289

Q27 What is your age group?

Answered: 777 Skipped: 140



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-34	2.83%	22
35-54	30.37%	236
55-74	51.48%	400
75+	15.32%	119
TOTAL		777

Q28 If you would like to leave your contact information, you can do so here (optional):

Answered: 146 Skipped: 771

ANSWER CHOICES	RESPONSES	
Name	86.30%	126
Address	71.23%	104
Postal Code	73.29%	107
Email	85.62%	125
Phone number	58.90%	86

Toronto Resident Sixplex Survey Recommendations

Background

- Coalition of Etobicoke Residents' Associations (CERA) surveyed Wards 2 and 3, April 3 – 9, 2025
 - 900+ residents responded, 2400+ comments
 Sixplex Survey then circulated by 3 Residents' Associations in Wards 18, 20, & 24, May 10-18, 2025
 - 146 residents responded, 56 comments
 All themes and resident recommendations were highly consistent across the 5 sample Wards. See highlights below.
- CERA is contacting 24 Councillors to discuss potential impact of Sixplex proposal

Highlights:

- 90% say community engagement has been very inadequate
- 91% do not support as-of-right sixplexes on all residential lots city-wide
- Strong desire to complete the fourplex study (92%) and/or the current sixplex pilot study before considering expansion (87%)
- If we must expand the as-of-right pilot now, consider adding one of the areas with the highest multiplex applications, so we can continue to learn until the reports are complete
- This must be a data-driven decision. Key questions: How do the needs and objectives of the Ward 23 pilot apply or not to other neighbourhoods? Did the pilot deliver on those needs? How does this solve for affordable housing?

Sixplex Proposal	Surveyed Residents Say
Fiveplexes/Sixplexes As of Right	91% Oppose Vote no
Roll out without pilot data	87% Complete sixplex report 91%: Complete fourplex report Vote no - Include resident/ neighbourhood feedback, impact on property values, and the "affordability" of these units in reports
Expand to all lots City-wide to access HAF	91%: Oppose as of right city-wide Expand pilot to area(s) with highest multiplex applications
Sixplexes located anywhere	75% Where they already exist or on major streets/corners Vote no, or designate best lots/locations
No parking requirements No driveway requirements	78%: 1 space/unit Require some on-site parking. No street parking permitted.
Site requirements exceed single family home footprint	91% Sixplexes must respect character of existing neighbourhood (heights, setbacks/side yard allowances) Do not allow four storeys, Garden Suites or any variances
Existing infrastructure not a factor in location	82% inadequate infrastructure currently (schools, stormwater mgmt.) Require infrastructure to be in place to allow building permit
No property management requirements	Require clear maintenance responsibilities A standard for garbage bins. No short term or vacation rentals.

Q22 What do you believe is the single most important consideration for allowing sixplex developments in Toronto?

Answered: 631 Skipped: 285

#	RESPONSES	DATE
1	Neighbourhood infrastructure - sewers, traffic, roads, trees, noise, nature of community	4/10/2025 8:34 AM
2	Neighbourhood Continuity. One size does not fit all. Six Plexes should only be allowed where there is continuity within the neighbourhood and appropriate infrastructure and transportation.	4/10/2025 2:39 AM
3	Housing shortages	4/10/2025 2:06 AM
4	A large enough lot. On a 50x 120 foot lot, there is no room for a six plex, which are most of the lots in Central Etobicoke.	4/9/2025 10:38 PM
5	overcrowding congestion	4/9/2025 10:06 PM
6	Parking and too much traffic	4/9/2025 9:48 PM
7	Do not allow. We don't want to be like New York City.	4/9/2025 9:40 PM
8	Not one size fits all. Judicious selection of where they go.	4/9/2025 9:27 PM
9	Changing long standing neighborhoods by adding too many cars and traffic. Etobicoke has a great many streets without sidewalks and it would just get more dangerous.	4/9/2025 9:08 PM
10	Lack of affordable housing.	4/9/2025 8:31 PM
11	Haphazard development. Over building and inadequate infrastructure to support the influx of people.	4/9/2025 8:20 PM
12	Affordable housing shortage	4/9/2025 8:18 PM
13	Location relative to transit and higher traffic roads	4/9/2025 7:45 PM
14	Fits in with the character of the neighborhood	4/9/2025 7:23 PM
15	Adequate infrastructure to support the increased density and increased parks and green spaces for mental health	4/9/2025 7:17 PM
16	Approval from local neighbourhood.	4/9/2025 7:16 PM
17	Additional traffic and congestion. Loss of community	4/9/2025 7:14 PM
18	that they align with the landscape of the community.	4/9/2025 7:11 PM
19	They must fit in with the existing homes.	4/9/2025 7:04 PM
20	Sixplex development is not in keeping of our neighbourhood.	4/9/2025 7:02 PM
21	Character of surrounding neighborhood	4/9/2025 6:53 PM
22	lack of infrastructure	4/9/2025 6:46 PM
23	Should only be allowed on major street arteries.	4/9/2025 6:19 PM
24	Housing opportunities in "good" neighbourhoods.	4/9/2025 6:12 PM
25	Character and original intent of the neighbourhood	4/9/2025 6:09 PM
26	They should not be allowed in neighborhoods with single family dwellings, only on major streets, which such mixed developments already exist.	4/9/2025 6:08 PM
27	Better public transit along lakeshore Blvd and GO lines	4/9/2025 5:56 PM
28	Adequate space for parking. Garbage containers and for outdoor space for residents	4/9/2025 5:53 PM

Sixplex Housing in Residential Neighbourhoods

29	Has to have the infrastructure	4/9/2025 5:53 PM
30	That these sixplexs blend into the area and not to fill quota of lack housing, which I completely sympathize with. I respect that this is not an easy issue but also respect the existing community setup also. You can't fill one quota to disrupt another otherwise nothing is accomplished. We should all have a bit (not a lot) of compassion) you can't tell me there's not land for housing maybe not in Toronto but let's think out of the box.My 2 cents!!!!	4/9/2025 5:51 PM
31	To allow developments for people without interfering with the developments already in place for other people.	4/9/2025 5:46 PM
32	Infrastructure and space	4/9/2025 5:41 PM
33	Proper local consultation on a case by case basis. Current process for new construction provides opportunity for neighbours to comment on minor variance requests. This step seems to have been omitted for four plex and six plex developments.	4/9/2025 5:41 PM
34	Property value	4/9/2025 5:31 PM
35	Parking for cars.	4/9/2025 5:29 PM
36	Staying in line with current community design	4/9/2025 5:15 PM
37	location - not in middle of residential areas	4/9/2025 5:14 PM
38	Would cause sheer havoc if one was built directly across the street from me. ABSOLUTELY NO.	4/9/2025 5:06 PM
39	They need to be close to subways and existing infrastructures, not in residential areas	4/9/2025 4:59 PM
40	Having sufficient proper/effective/economical/affordable supportive infrastructure to accommodate higher density.	4/9/2025 4:59 PM
41	I am strongly against simplex developments in Toronto.	4/9/2025 4:54 PM
42	Location should be on main roads that have public transit.	4/9/2025 4:53 PM
43	Enough space and infrastructure	4/9/2025 4:53 PM
44	Not to disturb the density of existing neighbourhoods. Overcrowding the neighbourhood with too many people and automobiles.	4/9/2025 4:52 PM
45	Local services	4/9/2025 4:42 PM
46	Appropriateness for existing neighborhoods such as density, parking, traffic,,infrastructure	4/9/2025 4:35 PM
47	Schools! and Public Parks! do not build housing if local children cannot attend the neighbourhood school, and must be bussed elsewhere.	4/9/2025 4:26 PM
48	Sixplexes may fit in some areas of the city, but they definitely DO NOT FIT in the middle of residential neighbourhoods with single family dwellings.	4/9/2025 4:25 PM
49	Congested neighbohood and high volume of vehicle traffic.	4/9/2025 4:25 PM
50	WHETHER THE AREA IS ALREADY OVERSATURATED WITH CONDOMINIMUMS. WILL IT ESTETICALLY FIT INTO THE AREA.	4/9/2025 4:05 PM
51	Pressure on infrastructure	4/9/2025 3:59 PM
52	Neighbours	4/9/2025 3:45 PM
53	Not on single-family residence streets	4/9/2025 3:43 PM
54	location	4/9/2025 3:36 PM
55	No Sixplex	4/9/2025 3:28 PM
56	To ensure no negative impacts on lower density neighborhoods	4/9/2025 3:26 PM
57	That they only be built on major roads and near public transit.	4/9/2025 2:51 PM
58	They must be appropriate for the architecture of the surrounding neighbourhood. Please check lower numbers of Rivercrest Rd. at Bloor and Jane. There are 4 fourplexes built there originally	4/9/2025 2:51 PM

Sixplex Housing in Residential Neighbourhoods

and they fit in beautifully with the single family dwellings adjacent to them. Also Stephens Rd. in the Park Lawn area has lovely 6 plexes.

59	Main streets near subways	4/9/2025 2:40 PM
60	Traffic flow!	4/9/2025 2:39 PM
61	Infrastructure / parking	4/9/2025 2:38 PM
62	Community safety	4/9/2025 2:23 PM
63	restrict to major streets	4/9/2025 2:14 PM
64	It brings rental units into a wider variety of neighborhoods	4/9/2025 12:41 PM
65	Traffic	4/9/2025 12:14 PM
66	Housing shortage	4/9/2025 12:12 PM
67	Maintaining character of neighbourhood	4/9/2025 11:58 AM
68	The neighbours who have already paid for homes in established neighbourhoods who chose to live in single family home areas. Also, on the call last night, the majority of people who were pro sixplexes were developers, obviously, since their ROI is substantially higher with 6 units than it is with 1.	4/9/2025 11:47 AM
69	That they don't change the character of a neighbourhood	4/9/2025 11:36 AM
70	impact on surrounding single unit houses	4/9/2025 10:32 AM
71	Should not be scattered among existing homes.	4/9/2025 9:50 AM
72	Appropriate locations/ zoning close to transit and neighborhood agreement	4/9/2025 9:45 AM
73	Not on residential streets Parking , traffic calming	4/9/2025 9:02 AM
74	Having to adhere to specific and strict design/construction guidelines to keep the neighbourhood aesthetic. Don't want large buildings that would be an eyesore.	4/9/2025 9:01 AM
75	Roads and schools that can handle additional congestion of people.	4/9/2025 8:32 AM
76	It has to be in areas that also has this type of housing. Not where single family homes are	4/9/2025 8:16 AM
77	Existing neighbourhood alignment	4/9/2025 7:59 AM
78	Ensure infrastructure supports it	4/9/2025 7:29 AM
79	Community infrastructure and crowding	4/9/2025 7:09 AM
80	Having the right infrastructure to support existing dwellings before increasing further development that will put more strain on the system, which has proven an issue over the last 15 years.	4/9/2025 7:03 AM
81	Main roads only.	4/9/2025 6:33 AM
82	Infrastructure like schools to support the population growth	4/9/2025 5:27 AM
83	There must be adequate infrastructure, including transit	4/9/2025 1:55 AM
84	As long as character in a neighborhood is considered, 6-plexes should be allowed. Note: "character" is not defined as "but what about the bungalows "	4/9/2025 12:13 AM
85	they should not go where they don't fit. I am surrounded by bungalows and the last thing I want is my neighbour to sell and I get 12 people living next-door to me. This is peoples biggest investments go where there are apartment buildings already.	4/8/2025 11:56 PM
86	Fit with neighbourhood	4/8/2025 11:55 PM
87	City infrastructure	4/8/2025 11:19 PM
88	Should only be allowed in new sub-divisions, not converting existing single family area.	4/8/2025 11:09 PM
89	They should not be allowed to exist in the same area as single family homes.	4/8/2025 11:06 PM

Sixplex Housing in Residential Neighbourhoods

90	Infrastructure, parking and character of neighbourhood	4/8/2025 10:58 PM
91	They should not be allowed in established neighbourhoods	4/8/2025 10:47 PM
92	These developments with ruin existing character of neighborhoods of brought to areas that don't currently have them. It will create too much density	4/8/2025 10:38 PM
93	That they not ruin neighborhoods	4/8/2025 10:37 PM
94	Surrounding infrastructure, traffic and can neighbourhood schools accommodate?	4/8/2025 10:33 PM
95	All lots should accomodate at least one tree and there should 1 tree planted in Ontario within 50km for for every dwelling. So a for a sixplex 6 trees should be planted around the city and the resident should have at least 1 tree in place.	4/8/2025 10:30 PM
96	parking impact on the neighbourhood	4/8/2025 10:27 PM
97	The existing character of a neighbourhood. If there are no multi-unit dwellings, then a six Plex should not be allowed	4/8/2025 10:22 PM
98	Storm/sewage and infrastructure	4/8/2025 9:58 PM
99	Whether there is a shortage of housing in the first place. Whethet it meets basic environmental and architectural standards	4/8/2025 9:38 PM
100	They need to fit into existing residential character. They are best for main roads.	4/8/2025 9:33 PM
101	Sound groundwater, infrastructure, sewage capacity reviews in addition to existing neighbourhood fit. Current schools are already oversubscribed and it makes no sense to add density without services	4/8/2025 9:32 PM
102	Parking	4/8/2025 9:26 PM
103	Increased infrastructure like more buses, expansion and extension of streetcar lines (eg on Dundas st w to Kipling station) and increased funding for new school construction and expansion. Increasing density without increasing services will be disastrous for quality of life in the city!	4/8/2025 9:26 PM
104	No six plexes whatsoever. We do not have enough schools parking, transit or space on the roads for this.	4/8/2025 9:22 PM
105	Housing need	4/8/2025 9:19 PM
106	Available respurces (ie local school available)	4/8/2025 9:04 PM
107	Location- single family houses should not be demolished to make room for sixplex developments- this changes the landscape of the neighbourhood and the views and worth of the existing houses. Put them in areas already zoned for multiplexes	4/8/2025 9:04 PM
108	Proper lot size, adequate parking, near public transit, adequate schools etc, must be similar housing in the neighborhood	4/8/2025 8:50 PM
109	I think putting sixplexs in the downtown core makes the most sense. And not suburban areas where public transit is not dependable. I understand the need for more housing but the plan to add more housing into areas where the schools are underfunded is a joke. These homes should be easily accessible to a subway not a bus but a subway. Make life easy for people not harder.	4/8/2025 8:50 PM
110	If the community infrastructure can bare it	4/8/2025 8:48 PM
111	Build them in the Rexdale area along Finch	4/8/2025 8:30 PM
112	They are not appropriate for all neighborhoods	4/8/2025 8:16 PM
113	infrastructure flooding parking	4/8/2025 8:15 PM
114	It needs proper study, meaning electricity support, water waste, swig line	4/8/2025 7:54 PM
115	That they not be owned by developers.	4/8/2025 7:31 PM
116	Keep them out of the suburbs.	4/8/2025 7:18 PM
117	They should not be allowed at all. There is not sufficient infrastructure to accommodate them.	4/8/2025 7:14 PM

Sixplex Housing in Residential Neighbourhoods

118	I feel that context is very important and proximity to public transit (bus, LRT, BRT, subway). Access to transit may reduce the required parking spaces. Sixplex developments should be on collector or arterial roads with laneway parking.	4/8/2025 6:57 PM
119	They should not disrupt or change the lifestyles of those already living in that particular area	4/8/2025 6:54 PM
120	Privacy of outdoor amenity spaces of units.	4/8/2025 6:38 PM
121	Height restrictions, parking availability on site to avoid parking on city streets, streets wide enough to accommodate traffic	4/8/2025 5:35 PM
122	More affordable housing.	4/8/2025 5:30 PM
123	Do Not allow them in residential areas. It completely changes the character of the neighborhood. Downtown is a mess & we don't want that in the suburbs.	4/8/2025 4:48 PM
124	Congestion, schools, green spaces	4/8/2025 4:45 PM
125	not allowed in neighbourhoods zoned for single family dwellings	4/8/2025 4:36 PM
126	Overcrowding and crime	4/8/2025 4:29 PM
127	No opinion until further information	4/8/2025 4:19 PM
128	Infrastructure and parking	4/8/2025 4:18 PM
129	The existing neighbourhood and surrounding properties. To put a sixplex inbetween 2 single family dwellings would ruin the look/feel of the neighbourhood.	4/8/2025 4:14 PM
130	To reduce high rises (particular anything over 2 stories high, and especially all above 7 stories) but allow increasing density a little bit.but not make Toronto like a sardine can.	4/8/2025 4:10 PM
131	Infrastructure and traffic/parking management	4/8/2025 4:00 PM
132	I don't believe the neighborhoods have enough facilities, schools, community centres, senior centres and senior homes, green space and playgrounds, wide roads, transit in inner roads, parking etc. to cope with the sixplexes.	4/8/2025 3:59 PM
133	n/a	4/8/2025 3:48 PM
134	Not needed. Change the type of immigration away from students. Family professional class only. and stop allowing rampant realtor speculation and price inflation. No foreign or hedge fund type shady ownership and landlords.	4/8/2025 3:46 PM
135	Over population	4/8/2025 3:44 PM
136	I realize there is a shortage of housing, but I do not agree that all lots in Toronto should be allowed to build multi- residential buildings.	4/8/2025 3:09 PM
137	That is not over-tax neighbourhood roadways, schools, and existing community services, and that it be in keeping with the existing neighbourhood	4/8/2025 2:51 PM
138	Income status of people moving in to neighbourhoods where it has always been single family homes	4/8/2025 2:39 PM
139	Property size to allow adequate off-street tenant parking (one vehicle per unit) and garbage storage bins (two per unit) Necessary adequate off-street tenant parking; no "Garden Suites"; and vehicle turnaround space at rear of any fourplex/sixplex project. This to avoid increased/unacceptable traffic flow congestion in neighbouring streets. Avoidance of overloads of existing electrical, natural gas, water & sewage, and rainwater drainage services.	4/8/2025 2:38 PM
140	There is no reason for allowing. increased housing is not an adequate reason for destroying the 'ambiance" of long existing neighbourhoods	4/8/2025 2:34 PM
141	Density leading to additional traffic	4/8/2025 2:32 PM
142	Densification should not occur in single family neighbourhoods. it will destroy their character, SFD neighbourhoods within relatively urban settings is an attractive and historically a relatively unique feature of the city and should be protected and preserved. There is ample other land in the city to add density without redeveloping SFD neighbourhoods. Those SFD neighbourhoods are also a draw to attract executive academic and scientific talent, as well as head offices and	4/8/2025 2:06 PM

Sixplex Housing in Residential Neighbourhoods

institutions, to the city, which drives economic growth and welfare and enhances the tax base. Canada is not enough of a draw these days for top talent or companies or institutions in any field. We should protect every advantage we have.

143	Neighborhood and landowner acceptance in each sixplex development.	4/8/2025 1:54 PM
144	These monstrosities should NOT BE ALLOWED PERIOD. Especially in established communities such as Etobicoke Centre.	4/8/2025 1:52 PM
145	Immigration. Given the current uncertainty in the global economy, this situation may be changing. implementing a building program to adjust an issue that no loner exists doesn't make sense	4/8/2025 1:51 PM
146	Keeping the character of the neighbourhood. Parking on site. Only on main streets.	4/8/2025 1:26 PM
147	Keeping the neighbourhood character.	4/8/2025 1:25 PM
148	Traffic congestion and road safety	4/8/2025 1:20 PM
149	Not to be considered at all build out in the country.	4/8/2025 1:09 PM
150	This is a poorly conceived idea and should not move ahead	4/8/2025 1:07 PM
151	On busy streets only where there are sidewalks	4/8/2025 1:04 PM
152	Parking, waste water management and infrastructure stress	4/8/2025 1:01 PM
153	Security and Infrastructure- parking, water waste management. Strategies to accommodate new density.	4/8/2025 1:00 PM
154	Not putting them in certain affluent areas	4/8/2025 12:59 PM
155	Adequate service facilities like schools, parks, libraries, transit, etc	4/8/2025 12:57 PM
156	Only on streets served by public transit	4/8/2025 12:52 PM
157	Away from upscale neighbourhoods	4/8/2025 12:51 PM
158	Infrastructure that cannot support the influx of this amount of people.	4/8/2025 12:51 PM
159	The impact and change to the neighbourhood landscape (lovely homes and now an eyesore 6plex in the middle of everything)	4/8/2025 12:50 PM
160	That they do not destroy mature neighborhoods. That they are kept out of established residential areas	4/8/2025 12:33 PM
161	The units being livable spaces that people can live in and be comfortable long term.	4/8/2025 12:27 PM
162	Sixplexes are NOT affordable housing, read my comments below	4/8/2025 12:00 PM
163	The lot size must be able to support such developments.	4/8/2025 11:50 AM
164	Public transportation.	4/8/2025 11:37 AM
165	location	4/8/2025 11:32 AM
166	Impact on the surrounding uses	4/8/2025 11:03 AM
167	I strongly disagree with sixplex developments, especially given the proliferation of condominiums in our city.	4/8/2025 10:49 AM
168	Affordable	4/8/2025 10:48 AM
169	I do not think that this solution of sixplex developments is appropriate for any and all lots in Toronto. There must be guidelines to where and if this is a solution or causing more problems. Such as building where there is not the infrastructure to support children attending nearby schools as those schools are already full and so on.	4/8/2025 10:42 AM
170	Need parking in units/land not on street, which overcrowd streets.	4/8/2025 10:39 AM
171	Infrastructure including sewers, parking, schools, police, stores, parking, hospitals, fire departments.	4/8/2025 10:30 AM
172	Enough supporting infrastructure and consideration for traffic affordable rent and mixed use	4/8/2025 10:17 AM

Sixplex Housing in Residential Neighbourhoods

173	Over development of community areas	4/8/2025 10:06 AM
174	Population density/traffic and infrastructure effects.	4/8/2025 10:00 AM
175	That they fir harmoniously within existing neighbourhoods, respecting the scale and character of the area.	4/8/2025 9:48 AM
176	That they not be used for short term rentals. Aka “ Air B/B	4/8/2025 9:40 AM
177	Design and affordability	4/8/2025 9:40 AM
178	Environmental	4/8/2025 9:35 AM
179	Housing should be geared towards families - 3 bedroom construction. Meeting the need for more housing with ensuring adequate infrastructure (schools, shopping, transit). Tackling nimbyism but also respecting residents' concerns.	4/8/2025 9:21 AM
180	appropriate residential areas with ample space	4/8/2025 9:12 AM
181	Neighbourhood residents	4/8/2025 9:10 AM
182	Space and capacity	4/8/2025 8:56 AM
183	Building them on streets that have a similar sized buildings (avenues) already and can accommodate the size of the units with the same set backs	4/8/2025 8:38 AM
184	Schools and road congestion. Crime	4/8/2025 8:30 AM
185	appropriate scale and fit to each individual neighbourhood reflecting its character. Many different income groups would want to participate in a sixplex	4/8/2025 8:27 AM
186	They destroy single family residential neighbourhoods.	4/8/2025 8:08 AM
187	it should be able to conform with the existing neighborhoods without changing its infrastructure or it should not be allowed	4/8/2025 7:58 AM
188	We have lots and lots of condos being developed so are they truly required?	4/8/2025 7:56 AM
189	I disagree with allowing sixplex units in my area	4/8/2025 7:46 AM
190	Walking distance to subways	4/8/2025 7:33 AM
191	Consideration to the aesthetic of the neighbourhood.	4/8/2025 7:10 AM
192	Keep them downtown only	4/8/2025 5:28 AM
193	Preserving the existing character of neighbourhoods	4/8/2025 5:12 AM
194	affordable housing	4/8/2025 12:49 AM
195	Overcrowding- congestion- traffic - congestion	4/7/2025 11:40 PM
196	Preserving the character of local neighborhoods.	4/7/2025 11:25 PM
197	Lack of housing	4/7/2025 10:55 PM
198	impact on existing residents and their neighbourhood	4/7/2025 10:52 PM
199	Impact on current residents, families	4/7/2025 10:50 PM
200	Enough green space	4/7/2025 10:30 PM
201	Access to transportation and parking - not with a residential community but on/near a Main Street for ease of access.	4/7/2025 10:15 PM
202	They should not be allowed on single family dwelling properties. They can be allowed on major arteries.	4/7/2025 10:06 PM
203	Proximity to transportation, medical centres, shopping	4/7/2025 9:59 PM
204	Citizen opinions about their community.	4/7/2025 9:54 PM
205	No exceptions to zoning and bylaws	4/7/2025 9:51 PM

Sixplex Housing in Residential Neighbourhoods

206	The destruction of current residents home value and hence nest egg	4/7/2025 9:49 PM
207	Will they even be affordable for most people?	4/7/2025 9:46 PM
208	Need to restrict 6plex units to particular areas that make sense according to specified criteria . The planners should identify criteria and discuss with communities. Do not ruin neighbourhoods as we have done with Toronto's waterfront.	4/7/2025 9:38 PM
209	If they fit with the rest of the area/community	4/7/2025 9:37 PM
210	Neighbourhood and regulations	4/7/2025 9:09 PM
211	Infrastructure	4/7/2025 8:54 PM
212	Adequate Parking and height restrictions	4/7/2025 8:38 PM
213	do not allow in residential neighbourhoods where they are not already allowed. we have enough new buildings going up.	4/7/2025 8:25 PM
214	Location- they make sense along major traffic corridors. They do not make sense in the middle of a residential street.	4/7/2025 8:21 PM
215	The need for housing balanced by the need to manage the increase in population	4/7/2025 8:09 PM
216	The single most important consideration for allowing sixplex developments is the location! They should not be constructed in residential neighbourhoods as they are better suited for commercial and/or industrial areas near major streets where there are condos and taller buildings alike (e.g., Queensway). You cannot just arbitrarily pick a neighbourhood to construct a sixplex without careful consideration of how it will fit into the surrounding landscape.	4/7/2025 7:36 PM
217	Transit and environmental and water/waste/sewage infrastructure	4/7/2025 7:31 PM
218	Low rise multifamily complexes are not economically viable due to high land prices. Lowering the cost of construction would be visible in terms of appearance and detrimental to the surrounding neighbourhood property values. There is no country in the world that offers affordable housing and Toronto is definitely not a wealthy city despite overtaxing office towers, shopping centers and other commercial properties in the downtown core. If there are no businesses , there could be an oversupply of houses. Look out for a oncoming Depression and how would the city take care of its residents.	4/7/2025 7:31 PM
219	Character of the immediate neighbourhood, safety, ability to absorb increased density and traffic.	4/7/2025 7:17 PM
220	Over crowding. Do NOT allow 6 plex. Need more greenspace.	4/7/2025 7:13 PM
221	That they not be close to residential neighborhoods	4/7/2025 7:09 PM
222	Not to build in existing detached established neighborhoods. As there isn't enough schools, parking etc.	4/7/2025 7:00 PM
223	They need to fit in with the existing feel of a neighbourhood and need to be near main transit and/or highways to minimize impact on traffic/congestion	4/7/2025 6:47 PM
224	They must be in areas where housing is desperately needed.	4/7/2025 6:42 PM
225	N/A	4/7/2025 6:39 PM
226	Neighbourhood in which they will be placed and whether it will fit nicely into the area or stick out like a sore thumb	4/7/2025 6:32 PM
227	Limit the developments to streets with public transit to discourage street parking and extra traffic.	4/7/2025 6:21 PM
228	Major Public Roads/Transit Hub Only	4/7/2025 6:19 PM
229	Should be in downtown areas that already have housing density. Shouldn't be in the inner suburbs like Etobicoke	4/7/2025 6:18 PM
230	Keeping the continuity and the character of the neighbourhood from an aesthetic and personnel point of view. Property value of adjacent homes is also a concern.	4/7/2025 6:15 PM
231	They should only be permitted in areas where there are already existing multi dwelling	4/7/2025 6:03 PM

Sixplex Housing in Residential Neighbourhoods

	properties and only on major streets.	
232	Fits in with existing neighbourhoods.	4/7/2025 5:57 PM
233	The City needs infill because of population increase as forecast. Ontario must not encroach on the Greenbelt. We owe it to our grandchildren.	4/7/2025 5:53 PM
234	Ensuring proper infrastructure (of every kind) and neighbourhood integrity	4/7/2025 5:52 PM
235	They should NOT be built in single home neighborhoods.	4/7/2025 5:49 PM
236	They should not be on streets that have detached homes already	4/7/2025 5:46 PM
237	I think several are hugely important, but right now we simply do not have the infrastructure, hospitals, grocery stores, public transit, parking and schools to support this. every construction sign says your kids may not be able to go to the 'designated school'. If you live in Etobicoke, are the kids going to go to school in Milton, if there is room for them there.	4/7/2025 5:45 PM
238	Sixplexes take away from the community feel of a neighbourhood. I am not opposed to densification, townhomes and fourplexes, but sixplexes becomes tenement housing.	4/7/2025 5:42 PM
239	Combatting homelessness is one of the richest cities in the world.	4/7/2025 5:32 PM
240	Location	4/7/2025 5:21 PM
241	Communicating with the community members to respectfully integrate this effort into stable and healthy communities that can or cannot handle the required infrastructure without creating danger and inappropriate disruption like stealing all of our morning sun.	4/7/2025 5:19 PM
242	Water & Road Infrastructure (flooding, waste water drainage, etc.)	4/7/2025 5:15 PM
243	How does the existing surrounding support the density?	4/7/2025 5:09 PM
244	A more urban study should be carried out before the simplex concept is in place. City of Toronto should not make more problems to the city while trying to solve the existing ones!	4/7/2025 5:07 PM
245	Conform with the existing development Community consultation.	4/7/2025 5:06 PM
246	Build them in neighbourhood that have taller buildings. Don't squeeze them between single family homes. What a terrible thing to do to people who will be subjected to high density beyond their control. Very unfair.	4/7/2025 4:53 PM
247	Making sure they are placed in appropriate areas so they don't disrupt the existing neighborhoods. Don't plunk them in the middle of a residential neighborhood regardless of whether it is on a major street or avenue. You are disrupting the lives of people who have been paying taxes for dozens of years	4/7/2025 4:09 PM
248	Schools	4/7/2025 4:02 PM
249	They should not be in single family, established residential neighbourhoods as they are not in keeping with the character of the area.	4/7/2025 3:57 PM
250	Can simplexes be introduced to neighbourhoods while providing adequate parking?	4/7/2025 3:56 PM
251	Respect the land; respect the neighborhood. Sixplexes can work if they work with the spirit and character of the neighborhood and city infrastructure supports the growth. Unfortunately the city wants to speed up development but are not making necessary upgrades to infrastructure.	4/7/2025 3:55 PM
252	location	4/7/2025 3:51 PM
253	Waiting for the results of the pilot to make decisions based on facts	4/7/2025 3:50 PM
254	That they are not allowed on a residential street. They should only be on 4 lane main arteries.	4/7/2025 3:48 PM
255	Adequate lot size.	4/7/2025 3:44 PM
256	Destroying existing communities with overpopulation when other more open areas are available for expansion.	4/7/2025 3:42 PM
257	Esthetics and design. Units large enough for young families	4/7/2025 3:40 PM
258	Affordable housing	4/7/2025 3:32 PM

Sixplex Housing in Residential Neighbourhoods

259	Current infrastructure to accommodate	4/7/2025 3:31 PM
260	Over crowding.	4/7/2025 3:19 PM
261	Infrastructure	4/7/2025 3:09 PM
262	allow them only where there is enough space (outside the city) and where they would not change the look and the feel of the neighborhood	4/7/2025 3:08 PM
263	Locate sixplexes in areas with higher existing density or on major roads.	4/7/2025 3:03 PM
264	Locate where other sixplexes exist.	4/7/2025 2:56 PM
265	Can area sustain more housing/cars on road etc.	4/7/2025 2:51 PM
266	Not to allow them. The city does not consult. They have "consultation" meetings and then do what they want. E.g. the coyote problem. Why give people hope that they will be listened to and then nothing happens. Yes people need homes but not everyone needs to live in Toronto. People have commuted from a distance for years.	4/7/2025 2:49 PM
267	They should only be allowed in commercial or industrial areas. No one should be forced to abandon the pleasure and privacy of their backyard due to building of a structure 3 stores high.	4/7/2025 2:48 PM
268	Aligning with neighbourhood character, assuming that infrastructure capacity is adequate.	4/7/2025 2:45 PM
269	For worked privacy in a residential neighborhood. When your making money off a property put it in a commercial area	4/7/2025 2:22 PM
270	People should have to apply for the permit and have the public vote for or against	4/7/2025 1:54 PM
271	The schools need to be able to support the growth. Our schools are already crowded!	4/7/2025 1:32 PM
272	Build them in the downtown core and surrounding areas. Not in areas where detached home exists.	4/7/2025 1:22 PM
273	Infrastructure	4/7/2025 1:07 PM
274	Where the sixplex developments are proposed to be built, and how the development will impact the surrounding homes, specifically the impact to sunlight with the height of the sixplex.	4/7/2025 12:58 PM
275	no consideration because we should not be allowing 6ix plex units. Period.. not ifs ands or buts.	4/7/2025 12:56 PM
276	Devaluing of property. Too much congestion. School overpopulations	4/7/2025 12:52 PM
277	Buttonwood is not the right area for simplex residences	4/7/2025 12:44 PM
278	Sixplex or Fourplex should not be allowed on single family lots, there are lots of empty or unused lots in the city to utilize.	4/7/2025 12:35 PM
279	Safety of residents.	4/7/2025 12:29 PM
280	The existing character of the neighbourhood and community directives	4/7/2025 12:27 PM
281	Overcrowding, garbage and waste, noise in otherwise quiet communities, density, schools, roads, intersections, are overcrowded	4/7/2025 11:57 AM
282	Nature of the community	4/7/2025 11:50 AM
283	Density issues - already several high rises being built	4/7/2025 11:50 AM
284	How it will impact the neighbourhood. With the average detached home in Toronto costing over \$1M the vast majority of residents have worked extremely hard to purchase their home and want the image of their neighbourhood to be kept a certain way. multiplexes and sixplexes will change the neighbourhoods	4/7/2025 11:31 AM
285	Following Good Planning Principles	4/7/2025 11:17 AM
286	location - not in suburban locations	4/7/2025 11:16 AM
287	They give no consideration to the impact on the neighbours e.g. shading of their house; noise from vehicles 24hrs a day; parking issues; water drainage given lack of green space on the property; many other issues	4/7/2025 11:06 AM

Sixplex Housing in Residential Neighbourhoods

288	Infrastructure to support increased population	4/7/2025 11:04 AM
289	200m access to public transit	4/7/2025 11:04 AM
290	Increased traffic and parking on the street	4/7/2025 10:57 AM
291	If there are currently any sixplexes	4/7/2025 10:50 AM
292	Adherence to existing neighborhood character	4/7/2025 10:47 AM
293	Following best practice urbanism planning rules	4/7/2025 10:41 AM
294	should only be allowed where they already exist	4/7/2025 10:40 AM
295	To provide more rental housing.	4/7/2025 10:34 AM
296	Need for additional housing	4/7/2025 10:32 AM
297	They should be close to public transit and amenities like grocery stores, etc. not in local neighborhoods with limited parking, limited space in public schools, etc.	4/7/2025 10:28 AM
298	residential supply	4/7/2025 10:11 AM
299	Location, location, location! There is a lot of VACANT space throughout Etobicoke, where they could be built. Their size (height) should negate the possibility of invading small crescents and streets in fully built neighbourhoods.	4/7/2025 9:52 AM
300	Does it fit the neighborhood.	4/7/2025 9:49 AM
301	Existing density in the neighbourhood	4/7/2025 9:41 AM
302	Space	4/7/2025 9:38 AM
303	Traffic	4/7/2025 9:35 AM
304	Housing	4/7/2025 9:20 AM
305	The make up of the neighbourhood should be considered and if they are not consistent with the existing makeup, they should not be allowed.	4/7/2025 9:16 AM
306	by building them in traditionally high-income, less transit accessible neighbourhoods, you invite increased disruption and crime. WE ALREADY HAVE ENOUGH CRIME	4/7/2025 9:10 AM
307	To not allow it	4/7/2025 9:00 AM
308	Test, study, learn and apply. We do pilots and never review the data objectively to then expand the tests. Set criteria for success and measure. The city did the same thing with bike lanes.	4/7/2025 8:57 AM
309	Not in single home, owner owned residential neighborhoods. We did not but a single detached home to have apartments built around us which would destroy what we have today.	4/7/2025 8:54 AM
310	Build in appropriate areas where multi units are already present	4/7/2025 8:51 AM
311	impact on existing community's infrastructure, services and character	4/7/2025 8:50 AM
312	They must suit the neighbourhood	4/7/2025 8:37 AM
313	Parking, proper assimilation into neighborhoods	4/7/2025 8:26 AM
314	Congestion	4/7/2025 8:22 AM
315	The rights of current property owners who own single family homes will have their quiet enjoyment destroyed.	4/7/2025 8:18 AM
316	Conformity to existing neighborhood.	4/7/2025 8:12 AM
317	OVERPOPULATION OF A NEIGHBOURHOOD	4/7/2025 8:08 AM
318	The character of the residential area.	4/7/2025 8:07 AM
319	Sixplex building should be limited to main streets with transit immediately available.	4/7/2025 7:59 AM
320	Location	4/7/2025 7:50 AM
321	space	4/7/2025 7:48 AM

Sixplex Housing in Residential Neighbourhoods

322	neighbourhood features, demographics, safety	4/7/2025 7:39 AM
323	School congestion	4/7/2025 7:32 AM
324	Space	4/7/2025 7:31 AM
325	Character of the neighbourhood	4/7/2025 7:17 AM
326	They are ugly and transform the character of neighborhoods	4/7/2025 6:53 AM
327	Surrounding property values likely to decrease with presence of sixplexes on street.	4/7/2025 6:52 AM
328	Need coupled with the availability of infrastructure compatibility.	4/7/2025 6:40 AM
329	Fitting in to the existing neighborhood in terms of scale and design	4/7/2025 6:37 AM
330	The development of six-plex housing on strictly residential streets with single family homes will devalue the properties and change quiet neighborhoods into bustling extensions of Toronto. The infrastructure in these neighborhoods can't handle it either. The City of Toronto has already approved thousands of residential building permits to replace appropriately sized homes with monster homes, that stress the infrastructure and devalue the homes around them with less privacy.	4/7/2025 6:21 AM
331	Placement	4/7/2025 6:12 AM
332	Zoning	4/7/2025 6:05 AM
333	They should only be considered in areas where there is enough space to build a structure that conforms to the local architecture. Space between buildings we don't want our communities to be after thoughts. Try building a simplex on the Bridal path first and see where that goes.	4/7/2025 5:49 AM
334	Quality of life. Just forcing more people into smaller areas has never proven to be a policy that improves the quality of life for anyone.	4/7/2025 2:21 AM
335	Affordable housing	4/7/2025 2:08 AM
336	Changing the character of neighbourhoods, unsightly buildings and excessive car parking	4/6/2025 11:39 PM
337	The deterioration of the quality of life, and the erosion of the considerable financial, physical and time investment that existing homeowners have made in their homes and neighbourhoods. This is exactly the type of initiative that will drive many homeowners to move outside of City of Toronto boundaries, and replaced by others who may not be as conscientious about maintaining their properties or paying their property taxes to the City.	4/6/2025 11:38 PM
338	Neighbourhood should already have fourplexes in the same area.	4/6/2025 11:10 PM
339	Young people can't afford life because housing is so expensive. That should matter more than the convenience of wealthy and entitled older people in Toronto.	4/6/2025 10:57 PM
340	Don't put them in	4/6/2025 10:56 PM
341	Identify the demographics: Single active "seniors" looking for dwelling units for co habitation , socialization .	4/6/2025 10:54 PM
342	More affordable housing none	4/6/2025 10:50 PM
343	They don't look like an eyesore and fit in without blocking light	4/6/2025 10:42 PM
344	Consistent with other forms of housing on the street	4/6/2025 10:35 PM
345	None. We have too much new development already. Most resident are not in favour of the massive building of new units that has been going on in the City of Toronto. Why are we building all these new units? It does NOT benefit the residents. It only benefits Toronto City Council who have an ever growing thirst for more and more tax dollars. We seem to overlook that the fact that new development is NOT needed. It only benefits the developers and Toronto City Counsel.	4/6/2025 10:35 PM
346	neighbourhood character	4/6/2025 10:20 PM
347	Does it actually fit into the neighbourhood and is it necessary? And if so, instead of approving large buildings on the "towers in the park" apartment properties, build the six-plexes there.	4/6/2025 10:18 PM

Sixplex Housing in Residential Neighbourhoods

348	Sixplex developments should only be built in areas where they fit in with existing buildings and street scapes.	4/6/2025 10:11 PM
349	Adequate space for the increase of potential people, vehicles, garbage bins, etc.	4/6/2025 10:07 PM
350	Investor GREED also city hall Greed for tax money from outside city core .	4/6/2025 10:06 PM
351	Character of neighbourhood	4/6/2025 10:03 PM
352	Not ruining existing neighborhoods where sixplexes are not currently allowed.	4/6/2025 9:59 PM
353	Managing current neighborhoods character. Infrastructure- schools, parks etc.	4/6/2025 9:58 PM
354	- Infrastructure to support population growth -Property value of neighborhood	4/6/2025 9:58 PM
355	The look and feel to match the neighbour hood. In areas where multiplexes are this makes sense.	4/6/2025 9:55 PM
356	They should only be considered in neighborhoods where they already exist or new neighborhoods.	4/6/2025 9:52 PM
357	Cars parking on streets where it's not allowed. School capacity.	4/6/2025 9:50 PM
358	We cannot abandon the checks and balances for some types of properties and not others. These need to be managed very carefully and not freely permitted to proceed.	4/6/2025 9:49 PM
359	Consideration of the existing neighborhood and proximity to transit	4/6/2025 9:47 PM
360	That the community is consulted and agrees to the increased density housing units in their neighbourhoods	4/6/2025 9:39 PM
361	That there are on the fringe on major streets and not inside existing suburbs/neighbourhoods that are single family homes	4/6/2025 9:28 PM
362	Existing Infrastructure	4/6/2025 9:08 PM
363	Fitting in with current neighborhood	4/6/2025 9:06 PM
364	It should not disrupt the existing neighborhood	4/6/2025 8:52 PM
365	Fit in with existing neighborhood housing	4/6/2025 8:40 PM
366	Blending into the neighbourhood and not disrupting existing communities.	4/6/2025 8:32 PM
367	major snow storms and where to put the snow, parking of vehicles, charging of electric vehicles, garbage bins on the side walk ending up on the streets	4/6/2025 8:09 PM
368	200 meters from subway	4/6/2025 8:08 PM
369	Car parking on streets	4/6/2025 7:36 PM
370	We've had 3 floods with lots of damage in the last 5 years. Our drainage system is inadequate to accomodate more population.	4/6/2025 7:15 PM
371	Not disturbing neighbourhood safety and infrastructure. A quiet neighbourhood should remain quiet.	4/6/2025 7:14 PM
372	The look of the current neighbourhood and zoning requirements should be maintained. There also isn't capacity on roads and public transit to allow further density (which is already being pushed past the limit with new condo developments)	4/6/2025 7:14 PM
373	We need more housing at varied price points, including geared-to-income.	4/6/2025 7:04 PM
374	Allowing them to be built close to or where they already exist	4/6/2025 7:03 PM
375	Well built developments that align visually with the neighbourhood.	4/6/2025 6:59 PM
376	Why don't we start with duplexes, then move to triplexes before committing to six plexes	4/6/2025 6:48 PM
377	Consistency and compliance in how they're built to also be in line with the other housing in the area	4/6/2025 6:42 PM
378	Intensification bull dozed by all three government levels.	4/6/2025 6:35 PM

Sixplex Housing in Residential Neighbourhoods

379	There are already way too many condos newly built or in development that are straining the existing infrastructure. Over supply has caused low sales and some developers have ceased work on some. First priority should be to fill all the new empty condos before pushing for further units.	4/6/2025 6:29 PM
380	New Builds of any kind should adhere to existing neighbourhood styles, heights, zoning, etc.	4/6/2025 5:44 PM
381	The existing houses in the area. The people who already live in these areas are not being given any considerations.	4/6/2025 5:08 PM
382	they should not be allowed they are an eyesore & our neighbourhoods can not handle traffic or public transportation or services to residents as it is	4/6/2025 5:07 PM
383	That they are built properly and managed properly on major routes.	4/6/2025 5:05 PM
384	Honouring the neighbourhood and residents who are already in these places by not changing the character or property value of their homes	4/6/2025 4:51 PM
385	Must harmonize in the neighbourhood.	4/6/2025 4:38 PM
386	access to public transit. these developments should not be considered where they require each resident to own a car to have effective transportation	4/6/2025 4:26 PM
387	Capacity in public schools, ability for sewage/sanitary drains to accommodate.	4/6/2025 3:53 PM
388	This has to be in consultation with existing house owners/renters.	4/6/2025 3:53 PM
389	Consideration of the neighbourhood and community and their feelings as well as the look of the existing neighbourhood.	4/6/2025 3:51 PM
390	Reading this survey, it appears my house is in the vicinity for sixplex development and I don't want it. I do not want densification in my area as that weighs down infrastructure like transit, water, energy, sidewalk space, parking space (streets, plazas and malls), reduces safety, reduces the cost of my house, crowded transit etc.	4/6/2025 3:50 PM
391	Do not build them in a nice residential neighbourhood	4/6/2025 3:42 PM
392	infrastructure and parking.	4/6/2025 3:11 PM
393	impact on existing neighbourhood	4/6/2025 2:38 PM
394	Residents need to be informed about the proposed changes to the bylaws	4/6/2025 1:54 PM
395	Infrastructure, roads and sewers, issues related to density	4/6/2025 1:24 PM
396	Making units affordable and capable of fitting many sizes of families.	4/6/2025 1:14 PM
397	Existing housing and neighborhood value	4/6/2025 1:09 PM
398	Ensuring that existing communities sense of neighbourhood isn't disrupted. Most note that this survey leans towards the support of sixplex developments. Not everyone is in agreement with this especially in established historical neighbourhoods. Even though the neighbourhoods may not be designated "Historical", this should be considered very seriously.	4/6/2025 12:51 PM
399	Maintaining the character of the neighbourhood	4/6/2025 12:44 PM
400	I think they should be built outside of Toronto as far north as Sudbury	4/6/2025 11:49 AM
401	Additional traffic and parking congestion will result	4/6/2025 11:04 AM
402	Parking	4/6/2025 10:19 AM
403	Infrastructure support that our neighbourhood does not have.	4/6/2025 10:13 AM
404	Impact on current neighborhoods regarding current infrastructure. Sewers, schools, doctors and access to public transport.	4/6/2025 10:08 AM
405	Input from existing home owners in the area(s).	4/6/2025 9:53 AM
406	Safety/crime prevention/infrastructure capability	4/6/2025 9:41 AM
407	Community approval	4/6/2025 9:15 AM

Sixplex Housing in Residential Neighbourhoods

408	Politicians being able to say that they are doing something about housing.	4/6/2025 9:09 AM
409	Lack of onsite parking is a concern.	4/6/2025 9:06 AM
410	Does it fit the neighborhood wrt to density , services , the look , how it blends in	4/6/2025 9:03 AM
411	maintaining character of neighborhood	4/6/2025 8:39 AM
412	Wait until we have feedback from the fourplex role out.	4/6/2025 8:37 AM
413	Respect for the character of the neighbourhood, safety concerns, infrastructure. Number one issue is that green spaces should not be repurposed for buildings. You must provide appropriately sized outdoor spaces for the people you plan to house in the area. With more people you must increase police patrols as crime and car theft is already an issue in Toronto and Etobicoke. You must also have businesses to support the people not just housing.	4/6/2025 8:11 AM
414	Maintaining complexion of established neighborhoods.	4/6/2025 8:07 AM
415	Population density, property value of adjacent houses	4/6/2025 7:45 AM
416	Toronto infrastructure is already running at full capacity. Please stop compounding the problem.	4/6/2025 7:43 AM
417	They should be allowed only on major streets	4/6/2025 7:42 AM
418	Adjacent property values	4/6/2025 7:39 AM
419	Community infrastructure	4/6/2025 7:25 AM
420	Put them in areas that are not over populated. We have so many condos creating parking havoc.	4/6/2025 7:06 AM
421	Appropriatæ built form permissions so that as much as possible these can be built as of right and avoid Minor Variances.	4/6/2025 5:35 AM
422	If infrastructure exists to accommodate them	4/6/2025 1:02 AM
423	For the city to benefit from high property taxes.	4/6/2025 12:36 AM
424	Fitting in with the character of the neighbourhood.	4/6/2025 12:20 AM
425	Impact on adjacent property as well type of neighbourhood and land use.	4/6/2025 12:02 AM
426	Do NOT put them in residential areas like the Kingsway	4/5/2025 9:46 PM
427	must fit in with the neighbourhood	4/5/2025 9:10 PM
428	NIMBY attitudes	4/5/2025 8:29 PM
429	Community consultation	4/5/2025 7:11 PM
430	The sixplexes must satisfy the needs of both the sixplex residents and the community. Prking is of major importance to both groups. Access to commercial and retail services is important to the sixplex residents, especially if they do not have parking.	4/5/2025 6:07 PM
431	Not to be built in established neighborhoods	4/5/2025 6:06 PM
432	Parking	4/5/2025 6:03 PM
433	Maintaining characteristics of existing neighbourhoods.	4/5/2025 5:47 PM
434	They are ugly and don't fit in the neighbourhood. I worry about maintaining the value and existing character	4/5/2025 5:37 PM
435	ensure that other housing options have already been considered before packing in additional housing in urban areas, many condos and apartments are not full and schools are overflowing	4/5/2025 5:29 PM
436	They should only be allowed where they already are allowed. They should have to follow all the same rules as the other properties in the area.	4/5/2025 5:26 PM
437	Prove success with 3 and 4 plexes first.	4/5/2025 5:24 PM
438	Proximity to public transit and shopping	4/5/2025 5:12 PM

Sixplex Housing in Residential Neighbourhoods

439	Proper set back, fits in with the character of the neighborhood, do not look like row housing, proper garbage storage for bins, have parking, no Garden suites	4/5/2025 4:36 PM
440	Sixplexes/multiplexes and high rises should not be allowed	4/5/2025 4:30 PM
441	Not putting them in stupid fucking spots like the middle neighborhoods that CANNOT support the increase in traffic, utilities and public transit. If you put a sixplex in a random suburb that doesnt have public transit, then all you are doing is perpetuating the grotesque need for more cars. Developpe these along the subway lines and build more public transit.	4/5/2025 4:23 PM
442	nO SIXPLEXES ANYWHERE	4/5/2025 3:52 PM
443	This should only be allowed on major street, never within the neighborhoods.	4/5/2025 3:50 PM
444	adequate parking, not on street. inline with local architecture or better, height limited to area	4/5/2025 3:46 PM
445	Type of neighborhood so that it blends in and has appropriate infrastructure	4/5/2025 2:06 PM
446	Providing affordable places for people to live.	4/5/2025 1:54 PM
447	Proximity to public tranist and along major arterial roads.	4/5/2025 1:34 PM
448	Accessibility of units for persons with disabilities.	4/5/2025 1:30 PM
449	Auto Traffic increase	4/5/2025 12:57 PM
450	improving the mix of residence types to incorporate more family sized units in a variety of neighbourhoods - increasing density more uniformly	4/5/2025 12:55 PM
451	LOCATION, LOCATION, LOCATION!!! SIXPLEXES SHOULD ONLY BE BUILT IN COMMERCIAL AREAS AND MAIN ROADS!	4/5/2025 12:44 PM
452	infrastructure	4/5/2025 12:31 PM
453	appropriate supports for residents	4/5/2025 12:24 PM
454	That it does not bring down the value of existing housing	4/5/2025 12:22 PM
455	The City of Toronto wants more revenues from permits for buildings & construction, property taxes, etc. and therefore wants to allow building more on less land.	4/5/2025 11:59 AM
456	Current infrastructure can support the added demand.	4/5/2025 11:58 AM
457	How the neighborhood's current infrastructure will support the increased density of people and vehicles.	4/5/2025 11:46 AM
458	Don't know of one. Why not look at 4-plexes And intergen complexes.	4/5/2025 11:29 AM
459	Shortage of housing and more people coming to live in the city.	4/5/2025 10:50 AM
460	Parking and school infrastructures	4/5/2025 10:45 AM
461	Parking and sewage, sewers are already overloaded and can't keep up with all the rainfall.	4/5/2025 10:42 AM
462	Infrastructure in the neighbourhoods, lot size and parking availability	4/5/2025 10:40 AM
463	Lack of infrastructure. Limited schooling health care and transportation	4/5/2025 9:51 AM
464	Infrastructure support. Traffic support	4/5/2025 9:44 AM
465	Having a 4 or 6 plex near existing homes is very invasive and in Etobicoke there has been a lot of drainage issues	4/5/2025 9:41 AM
466	Parking	4/5/2025 9:38 AM
467	Fit. Context. Height, scale, massing & setbacks must fit into the context of the street and neighbourhood.	4/5/2025 9:29 AM
468	height, location, and the amount of people that will live in this unit	4/5/2025 9:26 AM
469	Six plexes and four plexes destroy the character of established residential single family neighbourhood.	4/5/2025 9:22 AM
470	Congestion, lack of schools, parking & infrastructures	4/5/2025 9:22 AM

Sixplex Housing in Residential Neighbourhoods

471	character of neighbourhood	4/5/2025 9:17 AM
472	The infrastructure is not there to support traffic, garbage, waste water, education.	4/5/2025 9:10 AM
473	It just doesn't make sense to stick a Sixplex in the middle of our neighbourhood.	4/5/2025 9:04 AM
474	Reviewing the type of current housing in the area that is being proposed to house a six plex. Also looking at density of housing that already exists (ie Kipling area already has too many condos and many are now going vacant. This is even before another 10+ are completed).	4/5/2025 9:01 AM
475	Storm/sanitary sewer intake and parking	4/5/2025 9:01 AM
476	maintain the character of the existing neighbourhood	4/5/2025 8:52 AM
477	Infrastructure will not support them as well as parking and environmental protection.	4/5/2025 7:54 AM
478	How it will shape communities and how it will change communities	4/5/2025 7:51 AM
479	The most important consideration is why are they even required. A couples is bad enough but why make six plexes allowed	4/5/2025 7:42 AM
480	Maintaining the neighborhood "feel" of each community e.g. if there are only single family dwellings, it should remain so	4/5/2025 7:29 AM
481	Not losing character of streets, the city is beautiful let's not over congest it to the point where it becomes unlivable	4/5/2025 7:11 AM
482	Impact on existing community resources, community profile and parking	4/5/2025 7:02 AM
483	To allow integrity of neighbourhoods	4/5/2025 7:02 AM
484	the impact of more people living in an area that currently can not support the current population with schools, medical care, retail stores, parking and traffic congestion	4/5/2025 6:26 AM
485	To keep in check over densification. Already we're getting swamped with condos taking away our malls, now they're ramming multiplexes into the middle of SFD streets and all the services can't cope. Where's the new fire hall/police station/schools/hospitals/malls not just little stores under the condos?	4/5/2025 6:12 AM
486	The approval process - this survey is worded as if 6 plexes are already approved. Fair and adequate assessment of each location is required.	4/5/2025 12:58 AM
487	Fit into the neighbourhood and safety for residents	4/4/2025 10:09 PM
488	There should be no sixplexes allowed in the neighborhoods with no overnight parking on the streets and it absolutely should not be allowed to change it	4/4/2025 9:27 PM
489	Lack of affordable housing	4/4/2025 9:10 PM
490	The voice of residents	4/4/2025 8:59 PM
491	Location should be limited to areas where sixplexs already exist	4/4/2025 8:47 PM
492	Does it fit into the neighbourhood	4/4/2025 8:43 PM
493	overcrowding,	4/4/2025 8:41 PM
494	Proper Public Consultation meetings	4/4/2025 8:11 PM
495	Over crowding, loss of green space	4/4/2025 7:49 PM
496	Ensure aesthetically they fit into neighbourhood	4/4/2025 7:46 PM
497	Allowing sixplex developments in Toronto is a bad idea, and there are several important reasons why this form of intensification should be approached with serious caution — or avoided altogether. 1. Strain on Infrastructure 2. Disruption to Neighborhood Character 3. Parking and Congestion Issues 4. Questionable Impact on Affecting Housing issues 5. Precedent and Lack of Community Consultation	4/4/2025 7:45 PM
498	Whether the residents in the area are in favour or opposed.	4/4/2025 7:33 PM
499	Green space is present. If no parking spaces available , sixplexes should be built walking distance to transportation .	4/4/2025 7:13 PM

Sixplex Housing in Residential Neighbourhoods

500	no comment	4/4/2025 7:07 PM
501	The built form of the sixplex developments must conform to the character of the existing neighbourhood.	4/4/2025 7:05 PM
502	safety	4/4/2025 7:00 PM
503	The need for affordable housing. Etobicoke began as a place where people willing to work hard could afford family homes. Allowing more types of housing would help us get back to housing affordability for the middle class. I want my 16 year old daughter to eventually be able to move out and live in Etobicoke even if she doesn't get a job earning \$100k+.	4/4/2025 6:52 PM
504	Fitting into the style and character of the existing neighbourhood.	4/4/2025 6:37 PM
505	Should be in neighbourhoods already containing multiple unit homes.	4/4/2025 6:16 PM
506	Lack of affordable housing	4/4/2025 5:58 PM
507	The look and feel of the neighbourhood.	4/4/2025 5:32 PM
508	Do not allow them, period.	4/4/2025 5:18 PM
509	Match the character of a neighbourhood that has appropriate infrastructure.	4/4/2025 5:11 PM
510	Sixplex & Midrise development to be considered on City owned property such as libraries, Community Centres & City owned parkland. Land rights to be free to ensure affordability.	4/4/2025 5:10 PM
511	Character of Neighbourhood should Not be changed	4/4/2025 5:04 PM
512	The character of the neighborhood and input from residents, enough space for parking in the indoor garage not to allow parking on the streets	4/4/2025 4:53 PM
513	Resident input	4/4/2025 4:53 PM
514	They should be built on Transit lines. Leave our neighbourhoods alone!	4/4/2025 4:49 PM
515	Maintaining neighborhoods and their historic character each area has a unique feel and flavour and that is what makes Toronto "special"	4/4/2025 4:42 PM
516	Need to keep residential neighbourhoods as they are. Keep sixplexes in same areas as other highrises.	4/4/2025 4:31 PM
517	Increased housing needs	4/4/2025 4:22 PM
518	Opinion of existing landowners and respect for the look of the neighbourhood.	4/4/2025 4:19 PM
519	Parking	4/4/2025 4:15 PM
520	Follow current zoning bylaws. No minor variances allowed.	4/4/2025 4:04 PM
521	Location - do not disrupt existing residential areas with new development that does not conform to the existing bylaws	4/4/2025 4:04 PM
522	Affordable housing	4/4/2025 4:01 PM
523	Keep them where they already exist.	4/4/2025 3:55 PM
524	I think the single most important consideration is the fact that the city is not really listening to Community objections, it is already made a decision and is basically just "checking the box" with regards to community consultations. It is both disingenuous and shameful.	4/4/2025 3:51 PM
525	low end housing	4/4/2025 3:50 PM
526	Is it in keeping with the existing area and have the infrastructure to support	4/4/2025 3:48 PM
527	Maintaining existing appeal of neighbourhoods.	4/4/2025 3:42 PM
528	Neighbourhood viability	4/4/2025 3:41 PM
529	There needs to be significant community engagement from affected neighborhoods. Sixplexes MUST remain in areas where they fit in/already exist in the existing types of housing on the street/area.	4/4/2025 3:32 PM

Sixplex Housing in Residential Neighbourhoods

530	Character of neighbourhood	4/4/2025 3:24 PM
531	Multi residential already in area	4/4/2025 3:24 PM
532	Property value of existing neighborhood/street	4/4/2025 3:22 PM
533	Should be limited to major and arterial roads, not in residential single family home neighbourhoods.	4/4/2025 3:15 PM
534	Overpopulation causing housing crisis	4/4/2025 3:12 PM
535	Proper consideration of footprint vs lot size, and appropriate accommodations (parking, garbage bins, frontage, backyard space) which won't exist on single unit lots in Etobicoke	4/4/2025 3:02 PM
536	sufficient infrastructure	4/4/2025 2:56 PM
537	Sunlight	4/4/2025 2:42 PM
538	Respect for the wishes and enjoyment of longterm residents in single home residential neighbours.	4/4/2025 2:36 PM
539	Infrastructure capacity.	4/4/2025 2:13 PM
540	Parking, schools, adequate space, clean neighborhoods, parks space, shopping, transit availability, crime, population, work availability	4/4/2025 2:08 PM
541	That they fit with the existing neighbourhood and that there are a sufficient number of one-site parking spots (not on-street parking), at least one per unit.	4/4/2025 1:51 PM
542	Community agreement	4/4/2025 1:50 PM
543	Developers profit while residents of single lots suffer the costs	4/4/2025 1:36 PM
544	does it create affordable housing with minimal impact to the environment	4/4/2025 1:29 PM
545	THERE IS NO NEED FOR SIXPLEXS IN SINGLE HOME RESIDENTIAL AREAS WHERE SCHOOLS, ROADS, SHOPPING ARE ALREADY BUSY BEYOND BELIEF	4/4/2025 1:21 PM
546	Affordable housing	4/4/2025 12:50 PM
547	Housing requirements of citizens	4/4/2025 12:48 PM
548	Density	4/4/2025 12:37 PM
549	That full public consultation meetings are held with detailed information & that the proposal fits and maintains the character of the neighbourhood.	4/4/2025 12:24 PM
550	Ensuring there is enough SPACE for all residents of a community. Living on top of each other results in high crime as witnessed in the huge density of the Lakeshore condo tower forest. Planning for additional traffic instead of ruining existing quiet neighborhoods by turning roads into highways dividing neighbours from neighbours.	4/4/2025 12:15 PM
551	I could support tri-plex's in single family home neighbourhoods provided they had adequate parking and open space on the property.	4/4/2025 11:59 AM
552	Not to allow in single family dwelling neighborhoods	4/4/2025 11:28 AM
553	Oversaturation of population with a combined lack of critical infrastructure.	4/4/2025 11:19 AM
554	City public consultations that I have visited appear to be only information sessions. City representatives tell you what is going to happen. I would like a true consultation where resident opinion is actually collected and considered. Do residents have any say in something as dramatic as this proposed change to residential neighbourhoods?!?	4/4/2025 11:19 AM
555	Impact on existing neighborhood infrastructure.	4/4/2025 11:00 AM
556	Neighborhood density issues.	4/4/2025 10:58 AM
557	infrastructure to support community quality of life and safety	4/4/2025 10:35 AM
558	parking	4/4/2025 10:28 AM
559	Sixplex developments must align with the current zoning and official plan designations.	4/4/2025 10:20 AM

Sixplex Housing in Residential Neighbourhoods

560	The ruination of the underlying fabric of the city's neighbourhoods, ultimately making Toronto a less attractive and less livable city.	4/4/2025 10:20 AM
561	Neighbourhood suitability	4/4/2025 10:17 AM
562	Fitting in with the character of the neighborhood.	4/4/2025 10:12 AM
563	Character of neighbourhood. Fourplexes and/or sixplexes would destroy the feel of this quiet neighbourhood.	4/4/2025 9:59 AM
564	Buildings need to fit with the style of the neighbourhood	4/4/2025 9:57 AM
565	None	4/4/2025 9:56 AM
566	Affordable housing	4/4/2025 9:55 AM
567	In existing multiplex areas, on main roads.	4/4/2025 9:35 AM
568	Not in residential neighbourhoods.	4/4/2025 9:30 AM
569	congestion on streets - traffic, parking etc	4/4/2025 9:25 AM
570	That they are built close to transit & major corner streets.	4/4/2025 9:19 AM
571	The wishes of the existing homeowners in a neighbourhood	4/4/2025 9:16 AM
572	Location	4/4/2025 9:11 AM
573	Whether current residents of the neighborhood want them or not.	4/4/2025 8:55 AM
574	Approved buildings should meet aesthetic and legal standards consistent with the neighborhood code.	4/4/2025 8:49 AM
575	Any neighbourhood that allows massive single family homes (monster homes) should allow multi unit homes of the same size	4/4/2025 8:36 AM
576	Planning	4/4/2025 8:36 AM
577	Infrastructure-roads	4/4/2025 8:34 AM
578	Destroying the community feeling and bringing the concrete jungle feeling that we find on main streets to secondary and side streets. How do you regulate how many sixplexes are allowed in a specific block?	4/4/2025 8:09 AM
579	Parking	4/4/2025 7:57 AM
580	Lot size	4/4/2025 7:26 AM
581	Long term sustainability. The condo market is already over saturated and the prices are dropping considerably. Our neighborhood infrastructure can't manage more density	4/4/2025 7:12 AM
582	Infrastructure must support it - roads, TTC, schools, parks, waste water, etc. Must not change the character and culture of well-established neighbourhoods.	4/4/2025 7:08 AM
583	The character and original design of the neighbourhood	4/4/2025 7:00 AM
584	For them to stay in areas that already have them. Don't ruin existing neighborhoods by increasing density in this way. They should be on larger main streets.	4/4/2025 6:51 AM
585	They should only be in areas that already have six plexus or multi plexus, not in private residential streets	4/4/2025 6:42 AM
586	Infrastructure support	4/4/2025 6:34 AM
587	They should fit in to the character and lifestyle of the neighborhood.	4/4/2025 12:18 AM
588	Keep them out of suburban single family neighborhoods	4/3/2025 11:15 PM
589	Overcrowding	4/3/2025 10:58 PM
590	In my view, the relationship between allowing sixplex developments and housing affordability is the single most important consideration.	4/3/2025 10:51 PM
591	Ensuring neighbourhoods are ready or able to address the impact. (Traffic, local amenities,	4/3/2025 10:11 PM

Sixplex Housing in Residential Neighbourhoods

adherence to local bylaws, neighbourhood characteristics, land value impacts, infrastructure-water, sewers, etc.)

592	They should NOT be allowed in any residential neighbourhoods at all. This is ridiculous. Why cram more people into the city of Toronto that already can't handle the amount of people in this city. Build these units outside of the City of Toronto. They should not be allowed in suburban neighbourhoods. It will make the streets unsafe with way too many people flooding into quiet neighbourhoods. They should only be placed in high traffic areas along busy streets and/or in areas where they already exist. They should not be permitted to be on a corner lot in a residential neighbourhood.	4/3/2025 10:03 PM
593	Sixplex proposals should be aligned with neighbourhood community association preferences.	4/3/2025 10:02 PM
594	Money and cost	4/3/2025 9:26 PM
595	Consideration of the existing neighbourhood communities.	4/3/2025 9:23 PM
596	Conformity to existing neighbourhoods.	4/3/2025 9:22 PM
597	The city is moving to fast on intensification. By adding more housing, more people and more cars, its going to get more congested. Why don't be enhance smaller cities that have more affordable housing with better housing options , closer to a work location, shopping dining etc. Toronto should not have to this even larger and unmanageable city!! MORE IS NOT ALWAYS BETTER	4/3/2025 9:20 PM
598	Compatibility with existing neighborhoods based on input from residents.	4/3/2025 9:07 PM
599	Overcrowding. Undesirable tenants noise	4/3/2025 8:46 PM
600	Parking	4/3/2025 8:20 PM
601	Having the local community support.	4/3/2025 6:47 PM
602	Height affecting nearby homes	4/3/2025 6:19 PM
603	Change the look of our community	4/3/2025 6:07 PM
604	The appropriate location for sixplex buildings	4/3/2025 5:52 PM
605	the right location needs to be found and this cannot be in existing residential neighbourhoods where the traffic is already a serious problem	4/3/2025 5:40 PM
606	Population density	4/3/2025 5:38 PM
607	Safety of existing residents. That includes water drainage, sewer capacity, ownership vs tenants and blocking of daylight. The size of lot is critical importance.	4/3/2025 5:32 PM
608	Infrastructure and..not next to residential homes where property value will be decreased	4/3/2025 5:27 PM
609	Permission from property owners, who have invested their life savings into their homes, that previously did not have to live in an "Apartment" community.	4/3/2025 5:21 PM
610	They would allow for downsizing in one's own neighborhood and first time buyer's a place to start.	4/3/2025 4:31 PM
611	Fits in well with the existing character of the neighbourhood.	4/3/2025 4:04 PM
612	Impact on existing neighborhood character	4/3/2025 3:42 PM
613	None	4/3/2025 3:14 PM
614	Impact on neighborhood.	4/3/2025 3:13 PM
615	infrascture to support	4/3/2025 3:00 PM
616	Parking and noise.	4/3/2025 2:59 PM
617	That they fit into the existing community - not oversized, too big, no landscaping. Existing homeowners have worked for decades to live with space for their children to grow up safely in.	4/3/2025 2:57 PM
618	Location. These units will presumably be rentals. Locating them on major streets 9e.g. Islington, Royal York) would likely be less objectionable than "inside" neighbourhoods. Also, close proximity to public transit should be a requirement.	4/3/2025 2:53 PM

Sixplex Housing in Residential Neighbourhoods

619	not in an established single family home area	4/3/2025 2:49 PM
620	That the sixplex is in an area of other sixplexs or / multi-residential neighbourhoods but not in an area of single detached homes.	4/3/2025 2:48 PM
621	Another left wing agenda item to trash the city like the bike lanes do.	4/3/2025 2:45 PM
622	strong demand for affordable rental units	4/3/2025 2:23 PM
623	Traffic	4/3/2025 2:13 PM
624	The nature of the neighbourhood especially one with only single family homes	4/3/2025 2:09 PM
625	Traffic congestion, adequate infrastructure already in place	4/3/2025 1:59 PM
626	location	4/3/2025 1:49 PM
627	Only in neighborhoods where they exist or on major roads. Do not destroy the character of existing single dwellings	4/3/2025 1:19 PM
628	Affordable housing.	4/3/2025 1:11 PM
629	Ensuring that the current residents have received comprehensive information and opportunities for input regarding how a sixplex development impacts the community.	4/3/2025 12:49 PM
630	They should only be allowed on major thoroughfares	4/3/2025 12:02 PM
631	Parking	4/2/2025 10:00 PM

Q23 What concerns, if any, do you have about sixplex developments in your neighborhood

Answered: 665 Skipped: 251

#	RESPONSES	DATE
1	Strain on sewers, road safety due to busier traffic, loss of trees, impact on environment, quiet nature of neighbourhood, loss of value of my investment in my property, change nature of neighbourhood.	4/10/2025 8:34 AM
2	It does not fit within the neighborhood. There is no Public transportation. Department. Inadequate room for parking.	4/10/2025 2:39 AM
3	Destruction of existing housing	4/10/2025 2:06 AM
4	Parking	4/9/2025 10:55 PM
5	My street doesn't have sidewalk, but culverts. I am in the middle of an oak forest, and the street is not very wide. When we had the huge snow storm where the city did not plow our street, there was only one lane to get up or down the street. There is absolutely no room for a six plex in this neighbourhood.	4/9/2025 10:38 PM
6	congestion noise parking traffic	4/9/2025 10:06 PM
7	Waste control	4/9/2025 9:48 PM
8	Traffic problems	4/9/2025 9:40 PM
9	They do not fit the character of the area and the appropriate infrastructure is not in place, including parking, drain water, concerns, etc. The loss of green and space And removal of trees is a real concern.	4/9/2025 9:27 PM
10	Automobile traffic. We all walk the streets with no sidewalks and it's already too busy.	4/9/2025 9:08 PM
11	The traffic in Toronto is in gridlock enough! How would adding a possible 6 + more vehicles to a street be good...more if a particular street had more than one sixplus buildings.	4/9/2025 8:53 PM
12	Increased traffic due to more residences living in one area on the street it is built on. Increased noise from more people living in the area, negative changes to the residential look of the neighbourhood and negative impact on house values (especially when current residents bought homes in these areas based on single family homes on each lot).	4/9/2025 8:31 PM
13	My concerns 1) inadequate infrastructure 2) over crowding of schools, over building on lots 3)not enough green to absorb the rain / flooding 4) insufficient space for parking 5) noise factor 6) inconsideration to shadow 7) inconsideration to skyline 8) disregard to by-laws 9)disregard for height of fencing 10) insensitive 11) to number of possible multiples that could be built along ones property 12) invasion of privacy 11) POSITIONING OF MULTIPLEXES to existing house	4/9/2025 8:20 PM
14	Population density, parking, infrastructure	4/9/2025 8:18 PM
15	Improper location and impact existing residents. Improper planning and approval process.	4/9/2025 7:56 PM
16	Insufficient flood risk mitigation due to altered building footprints as compared to how neighborhood and drainage were originally	4/9/2025 7:45 PM
17	Not fitting into character of neighborhood ,parking problems crowding	4/9/2025 7:23 PM
18	Additional traffic, loss of neighbourhood community — knowing neighbours, less parks and green spaces for exercise and mental health, more density = more congestion	4/9/2025 7:17 PM
19	The City leadership does not care about the local neighbourhood concerns.	4/9/2025 7:16 PM
20	Same as above	4/9/2025 7:14 PM

Sixplex Housing in Residential Neighbourhoods

21	I live on a small residential street. having a large building like a sixplex will ruin the neighbourhood.	4/9/2025 7:11 PM
22	Too many people in such a small space.	4/9/2025 7:04 PM
23	Increase traffic Road noise	4/9/2025 7:02 PM
24	-density, parking, tree canopy destruction, drainage	4/9/2025 6:53 PM
25	noise, parking and lack of infrastructure	4/9/2025 6:46 PM
26	Traffic and deprecation of other properties (single family homes) as well as noise and overcrowding of residential streets and community resources.	4/9/2025 6:19 PM
27	None really. Prefer to highrises being put in! Better for families to be part of community.	4/9/2025 6:12 PM
28	Character and infrastructure not able to support (schools, parking etc)	4/9/2025 6:09 PM
29	Extra traffic and unsightly large buildings, which do not conform to the look of lovely established family homes.	4/9/2025 6:08 PM
30	Lack of service, increased traffic, increased crime associated with high density zones.	4/9/2025 5:56 PM
31	The buildings should match the neighborhood and its needs	4/9/2025 5:53 PM
32	We do not have the infrastructure. No ttc	4/9/2025 5:53 PM
33	That it would change the makeup of a community.....	4/9/2025 5:51 PM
34	Too much parking and traffic on side streets. Too many cars, too many garbage cans,	4/9/2025 5:46 PM
35	Space, garbage, parking	4/9/2025 5:41 PM
36	Lack of proper consideration of parking, floodwater drainage impacts, and overall impact to neighborhoods.	4/9/2025 5:41 PM
37	Vehicle traffic volume	4/9/2025 5:36 PM
38	My property value the garage bins parking etx	4/9/2025 5:31 PM
39	Will not suit the existing homes. Parking.	4/9/2025 5:29 PM
40	It will change community and could influence community design thereby affecting requests for exceptions	4/9/2025 5:15 PM
41	do not like tall buildings in residential area	4/9/2025 5:14 PM
42	Same as above. ABSOLUTELY NO.	4/9/2025 5:06 PM
43	The look of the area, more traffic and removal of trees on lots that will only add to flooding problems	4/9/2025 4:59 PM
44	- having the needed proper and sufficient supportive infrastructure - traffic congestion in already congested and stressed areas - insufficient policing given the fact our area is already understaffed/insufficient resources (people/funds/government will) to address rising crime - noise/disruption	4/9/2025 4:59 PM
45	Neighborhood is not equipped with infrastructure, schools, retail and space to accommodate more people. We already have massive high rises in our residential area which is primarily composed of single family homes. Street parking is currently an issues as is overcrowding in schools.	4/9/2025 4:54 PM
46	Parking issues..busier streets	4/9/2025 4:53 PM
47	Should be similar to other builds in the community. Avoid large and ugly construction.	4/9/2025 4:53 PM
48	Disturbing the natural vegetation and over populating the existing neighbourhood dynamics.	4/9/2025 4:52 PM
49	Local services	4/9/2025 4:42 PM
50	See above	4/9/2025 4:35 PM
51	Total conversion of the character of the neighbourhood - we would lose existing suburbia, single family houses with yards	4/9/2025 4:26 PM

Sixplex Housing in Residential Neighbourhoods

52	They DO NOT FIT the character of our neighbourhood and should NOT be allowed. They need to be placed in areas where they fit. It is not fair to families who have chosen to take on huge Toronto mortgages in order to live in a RESIDENTIAL NEIGHBOURHOOD and then suddenly have the city destroy their investment and put a six-plex next door.	4/9/2025 4:25 PM
53	Not enough infrastructure.	4/9/2025 4:25 PM
54	THIS AREA HAS NO PARKING TO ACCOMMODATE THE ADDITION OF THAT MANY PEOPLE, AND TRANSPORTATION IS ALREADY AN ISSUE DUE TO ALL THE SCHOOLS (7)	4/9/2025 4:05 PM
55	More floods	4/9/2025 3:59 PM
56	Buildings overwhelming the neighbouring properties	4/9/2025 3:45 PM
57	Sixplex development would change the character of the neighborhood. Traffic and services (schools) are already inadequate for current residents and sixplexes would make it worse.	4/9/2025 3:43 PM
58	Sixplexes would ruin the cohesive look and feel of the neighbourhood	4/9/2025 3:36 PM
59	Spoil the existing neighbourhood	4/9/2025 3:28 PM
60	Negative impact on housing values and increase in traffic on already congested streets	4/9/2025 3:26 PM
61	Its too many self contained units for a single lot.	4/9/2025 2:51 PM
62	That they would be crowded in on an inappropriately sized lot and would not fit with the architecture of the surrounding homes. The picture of the 4 plex in Willowdale is dreadful, crowding in the next door neighbours and hovering over their backyards.	4/9/2025 2:51 PM
63	Does not go with the neighbourhood	4/9/2025 2:40 PM
64	Congestion, unsightly designs	4/9/2025 2:39 PM
65	Infrastructure is not adequate and current residents would have ongoing issues.	4/9/2025 2:38 PM
66	Traffic congestion, community safety	4/9/2025 2:23 PM
67	parking	4/9/2025 2:14 PM
68	No concerns	4/9/2025 12:41 PM
69	Traffic Low income families	4/9/2025 12:14 PM
70	Our neighbourhood lacks storm water infrastructure that is uptodate and is prone to flooding. Sixplex developments will burden an already overloaded system	4/9/2025 12:12 PM
71	Destroying character of neighbourhood Cars parking on street permanently due to not enough parking allowed in the development (need more than one car per unit for second vehicle or guests)	4/9/2025 11:58 AM
72	Infrastructure, flooding, schools, quality of life, privacy, traffic, changing neighbourhood vibes	4/9/2025 11:47 AM
73	increased traffic, reduced property values, school overcrowding	4/9/2025 11:38 AM
74	People not maintaining the property and increasing traffic	4/9/2025 11:36 AM
75	not enough infrastructure including decent public transit. We are already over-crowded. This will make it worse	4/9/2025 10:32 AM
76	Congestion and overcrowding on streets, schools and businesses.	4/9/2025 9:50 AM
77	Parking provided/ cleanliness of building/ well kept and maintained/ suitably to streets	4/9/2025 9:45 AM
78	Over crowding communities , schools Too much traffic Rental units that don't care for their property Single dwelling homes pay high taxes to be in neighbourhood s Keep 6 plexes on the major streets	4/9/2025 9:02 AM
79	Large buildings in the middle of single family houses. Brings down home values.	4/9/2025 9:01 AM
80	Aesthetics and crime.	4/9/2025 8:32 AM
81	The properties are often not maintained well. You have an influx of tenants that move in and	4/9/2025 8:16 AM

Sixplex Housing in Residential Neighbourhoods

	out. No pride in the property	
82	Too many people and cars.	4/9/2025 7:59 AM
83	That the high volume of people will put a strain on the already stretched infrastructure (traffic, cars, busses).	4/9/2025 7:29 AM
84	Lack of appropriate infrastructure to handle	4/9/2025 7:09 AM
85	Higher risks of pressures on the infrastructure system, changes family neighbourhood	4/9/2025 7:03 AM
86	Changes the neighborhood. Over crowding schools.	4/9/2025 6:33 AM
87	I don't want the density added without taking into consideration the neighborhood look and feel. Parking, schools are all very important considerations.	4/9/2025 5:27 AM
88	Additional stress on residential streets, street parking, overcrowding, potential loss of the current character of the neighbourhood.	4/9/2025 1:55 AM
89	The infrastructure and roadways cannot support current parking and community demands. Adding sixplex developments will be untenable.	4/9/2025 12:21 AM
90	I only hope they don't intrude further in the front yard thn necessary	4/9/2025 12:13 AM
91	Increased density, services to support added units	4/9/2025 12:09 AM
92	as mentioned, I don't want to wake up and find 10 1220 people living next-door. I don't want the crime that often low income housing brings. Like it or not it's a fact I didn't move downtown because I wanted space and quiet put these in the core if you have to.	4/8/2025 11:56 PM
93	Doesn't fit with existing homes in the neighbourhood	4/8/2025 11:55 PM
94	City's infrastructure	4/8/2025 11:19 PM
95	Crime, noise, loss of community, lower property values and higher taxes	4/8/2025 11:09 PM
96	Crowding, decrease in property value, traffic congestion, safety of pedestrians since we don't have sidewalks.	4/8/2025 11:06 PM
97	Infrastructure does not exist to support, parking not sufficient, character of neighbourhood.	4/8/2025 10:58 PM
98	Too many cars and no parking They would disrupt peaceful neighbourhoods and change them forever	4/8/2025 10:47 PM
99	It will ruin the neighborhood and become too dense. People who live beside corner lots are now at a disadvantage and risk having these complexes built beside them	4/8/2025 10:38 PM
100	Our neighborhood is designed for single family dwellings	4/8/2025 10:37 PM
101	Traffic and loss of community feel.	4/8/2025 10:33 PM
102	Storm water management and traffic concerns.	4/8/2025 10:30 PM
103	height/shadowing neighbours parking impact on local streets	4/8/2025 10:27 PM
104	They don't fit the character and most I have seen are hideous and not proportional	4/8/2025 10:22 PM
105	Too big, ugly cheap construction, eroding green space, TRAFFIC AND PARKING ISSUES, schools and infrastructure for increased density, not enough information and consultation. Residents not informed of impact and process. .	4/8/2025 9:58 PM
106	Inadequate infrastructure to meet the increased density, reduction in open to sky space and a lowering in the existing quality of life for residents.	4/8/2025 9:38 PM
107	Lack of amenities and parking for more residents. We have one small boutique grocer. Many new residents drive elsewhere for groceries. Six plex is not as suitable as 4 plex.	4/8/2025 9:33 PM
108	Increased traffic, noise, garbage and removal of forest canopy. Increased crime and lack of small community, friendly feel. Potential for pollution and environmental damage from street parking.	4/8/2025 9:32 PM
109	out of character on the street	4/8/2025 9:26 PM

Sixplex Housing in Residential Neighbourhoods

110	It's important to restrict sixplexes and commercial buildings to major streets and street corners.	4/8/2025 9:26 PM
111	Not enough space as it is so how can we add more	4/8/2025 9:22 PM
112	Parking, street traffic in residential areas,	4/8/2025 9:21 PM
113	Not enough transit or grocery stores	4/8/2025 9:19 PM
114	We live in single family home areas that have homes no more than 2 stories high. The addition of simplex designs would ruin the communities in design and population. Sixplexes should be contained to areas that already have multi unit buildings and not in single family hone residential areas. We can not continue to pack people in areas that have been purchased for space.	4/8/2025 9:17 PM
115	Overpopulation. School spots. Access to health care. Traffic	4/8/2025 9:04 PM
116	Extra traffic for already busy roads surrounded by roads that have decreased in lanes to accommodate bikes will just put us at a standstill. With no sidewalks in the neighbourhood, increasing traffic on our small side streets will put pedestrian safety at risk.	4/8/2025 9:04 PM
117	My statement relates to multiplexes in general: TRUE impact on the neighbourhood - massing of building (privacy/ overlook/ sun shadow) burden on municipal infrastructure (water / waste systems) overcrowding in schools, parking considerations.	4/8/2025 9:03 PM
118	Resources, traffic, parking, sunlight	4/8/2025 8:50 PM
119	I think it's okay to leave certain areas alone I think it's okay to have upper class areas. That's what makes Toronto so special. Instead of just forcing people here and there why don't we make educational decisions.	4/8/2025 8:50 PM
120	Overdevelopment	4/8/2025 8:48 PM
121	Several apartments already on my street, roughly 6 with another one being built. (la rose avenue)	4/8/2025 8:30 PM
122	Privacy, parking, changes to valuations of my home, garbage, loss of green space, demands on schools etc	4/8/2025 8:16 PM
123	parking play area flood water management waste management	4/8/2025 8:15 PM
124	My neighbourhood is strictly single homes with groomed lawns and full of trees. Sixplexes do not belong in my neighbourhood and we will fight hard who ever tries to build one near us.	4/8/2025 8:00 PM
125	The sixplex should not be allowed on streets . Maybe on main streets if there is proper infrastructure.do not add traffic and ruin the quite neighborhood	4/8/2025 7:54 PM
126	Lack of parking and garbage affecting adjacent properties.	4/8/2025 7:31 PM
127	If I wanted to live in a congested neighbourhood I would have not chosen the suburbs. The City housing issue should not be the problem of those who have worked every day for 35 years to pay for a home in a desired neighbourhood just to have it ruined by a 4 plex or any multi unit home.	4/8/2025 7:18 PM
128	My home value will be reduced drastically. I bought in my neighbourhood because it is a single family home area. I do not want more than one family per home	4/8/2025 7:14 PM
129	Height relative to neighbouring properties may be an issue in lower density neighbourhoods. Everyone worries about increased traffic and congestion but this can be addressed with proper traffic studies, analysis and mitigation strategies. I feel that there should be strict urban design guidelines so that the development fits within the local context with a degree of design excellence.	4/8/2025 6:57 PM
130	As above...there is no infrastructure to support these	4/8/2025 6:54 PM
131	Sound separation of units, Noise control of service spaces, visual screening of refuse and recycling areas.	4/8/2025 6:38 PM
132	Overcrowding, inadequate parking, inadequate waste management infrastructure	4/8/2025 6:30 PM
133	Overcrowding, limited infrastructure to support	4/8/2025 6:17 PM

Sixplex Housing in Residential Neighbourhoods

134	Traffic congestion, sufficient schools available	4/8/2025 5:35 PM
135	Insufficient infrastructure, street capacity etc. and they will devalue the surrounding property.	4/8/2025 4:48 PM
136	Congestion, overcrowding, land value, lack of schools	4/8/2025 4:45 PM
137	destroying the neighbourhood, why not focus on the large developers sitting on the land on Bloor and the Christie factory land and push them to build condos instead of sitting on the land and allowing 6 plexes and destroying my neighbourhood	4/8/2025 4:36 PM
138	Not enough resources	4/8/2025 4:29 PM
139	Affecting property values. Poor construction that will not stand the test of time.	4/8/2025 4:28 PM
140	Traffic Parking Services, schools	4/8/2025 4:19 PM
141	Infrastructure, parking capacity and transient tenants	4/8/2025 4:18 PM
142	Parking on side streets, property values would drop significantly. Privately owned homes with rental properties mixed within will deteriorate the value of existing properties.	4/8/2025 4:14 PM
143	DECREASE IN MY PROPERTY VALUE! I bought into a single residence neighbourhood for various reasons and would like my property and neighbourhood to maintain that! I should not be forced to move out of Toronto. Also, crime increase, insufficient infrastructure, crowding, neighbour turnover which adds risk of crime especially if I don't know if they're neighbours or strangers scoping out properties for theft, garbage and junk everywhere, noise (eg, loud parties all night long with loud music, cars and motorcycle traffic all night), trespassing, drug visibility and availability, loitering, etc. No short term rentals (like AirB&b, vrbo) and no pool rentals.	4/8/2025 4:10 PM
144	Completely out of character and reduced property values with NO REDUCTION IN TAXES	4/8/2025 4:00 PM
145	It will change the footprint of the neighborhood. My neighborhood does not have enough facilities, schools, community centres, senior centres and senior homes, green space and playgrounds, wide roads, transit in inner roads, parking etc. to cope with the sixplexes.	4/8/2025 3:59 PM
146	more people, more noise, less mature trees, less green space, less privacy	4/8/2025 3:48 PM
147	Not needed. See above. Singles can use the multitude of empty condos and apartments available. Stop allowing builders and hedge funds to buy small single family homes in Etobicoke. There is already a good mix of available housing options in Toronto.	4/8/2025 3:46 PM
148	Over population	4/8/2025 3:44 PM
149	size of lot, height (loss of sunlight, privacy for neighbouring properties), parking	4/8/2025 3:42 PM
150	Overcrowding of neighbourhoods, straining the resources of any one particular area, a change in the tranquility and natural beauty of a neighborhood, the potential for too many garbage bins on the road. the potential for increased traffic, and decreased sense of safety for our children.	4/8/2025 3:09 PM
151	Parking, garbage, turning stable neighbourhoods into Air BandBs, stress on already closed local schools	4/8/2025 2:51 PM
152	There will be lots of movement of people in and out of the complexes, i worry about crime rates going up	4/8/2025 2:39 PM
153	I am very aware of two related fourplex developments in Etobicoke that have been built without sufficient consideration of local (next door) residents and any off-street tenant parking on each property. Sixplex developments, if any, will cause greater & similar local problems by uncontrolled construction by the City of Toronto.	4/8/2025 2:38 PM
154	Parking, increased traffic	4/8/2025 2:34 PM
155	Lowered property values	4/8/2025 2:32 PM
156	Change in existing neighborhood character. Daylight loss. Congestion. Lack of adequate infrastructure to support.	4/8/2025 1:54 PM
157	Lack of privacy - overlooks private property, They are UGLY AND DO NOT FIT IN WITH THE SURROUNDING HOUSING. They depreciate the value of the existing houses in the same neighbourhood and the CITY MS. CHOW should be responsible for the difference. There will be issues with parking, garbage, noise, privacy, rats, parties, lack of privacy, and MANY calls to the police by private citizens.	4/8/2025 1:52 PM

Sixplex Housing in Residential Neighbourhoods

158	single dwelling neighborhood	4/8/2025 1:51 PM
159	Overloading schools already maxed out. Changing the face and property value of long established neighbourhoods.	4/8/2025 1:26 PM
160	Noise. Parking congestion on 5he street.	4/8/2025 1:25 PM
161	Traffic congestion and road safety	4/8/2025 1:20 PM
162	Makes it like the slums of New York.	4/8/2025 1:09 PM
163	Toronto is a mishmash of ill-conceived planning, from condos and this six plex idea that is destroying neighborhoods - please stop this poor planning	4/8/2025 1:07 PM
164	Not at all suitable, lot sizes,	4/8/2025 1:04 PM
165	How will garbage/recycling bins be handled and parking?	4/8/2025 1:01 PM
166	Consistency with existing buildings	4/8/2025 1:00 PM
167	They don't belong	4/8/2025 12:59 PM
168	Insufficient services like schools, parks, transit etc	4/8/2025 12:57 PM
169	Decrease in property values	4/8/2025 12:51 PM
170	Overburdening of our infrastructures, traffic, negative effect on my home market value	4/8/2025 12:51 PM
171	see above plus lack of parking - we already have too much parking on the streets as people who rent do not provide parking	4/8/2025 12:50 PM
172	Property values declining, loss of green space and trees and traffic congestion	4/8/2025 12:33 PM
173	Large buildings blocking light, temporary residents not being invested in the area.	4/8/2025 12:27 PM
174	The city has already legalized fourplexes citywide in May 2023 and is piloting five- and six-unit multiplexes in Ward 23 (Scarborough North), with a citywide study due by Q4 2025. However, a recurring challenge highlighted in reports—like the January 7, 2025, City Planning document and the Urban Land Institute's technical panel—is the economic feasibility of these projects. Building or converting to sixplexes involves higher upfront costs (construction, permits, utilities) and additional development charges compared to fourplexes, which are currently exempt from such fees up to four units under Municipal Code 415-6. Without incentives—like reduced fees, grants, or CMHC financing (available for 5+ units)—developers and homeowners may hesitate, stalling the initiative. For example, Councillor Jamaal Myers and city staff note that sixplexes could attract not-for-profit builders for affordable housing, but only if costs align with returns. Public consultations (e.g., October 2024 in Ward 23) and a city-commissioned report flagged financial barriers as a top concern, with some suggesting that extra charges for fifth and sixth units deter construction. Meanwhile, market-rate rentals from sixplexes might not ease affordability unless subsidized, as private investors often prioritize profit over low rents. Data backs this: between May 2023 and March 2024, Toronto saw 311 multiplex permit applications under existing rules, but scaling to six units needs broader uptake, which hinges on economic sense.	4/8/2025 12:00 PM
175	Traffic, parking, walking and cycling safety, amenities to support the development, solid community consultation	4/8/2025 11:50 AM
176	Lack of adherence to building by-laws by the Committee of Adjustments. Consistent breaching of heights, widths, and set-backs.	4/8/2025 11:37 AM
177	don't blend in with the neighbourhood	4/8/2025 11:32 AM
178	Parking, traffic, garbage, sanitary/stormwater capacity, placement of mechanicals	4/8/2025 11:03 AM
179	They will alter the character of our neighbourhoods, and have significant local effects on neighbouring properties, ie. noise, shade, aesthetics, parking, etc	4/8/2025 10:49 AM
180	If the rents are too high for medium income families	4/8/2025 10:48 AM
181	There is an established history, a feel, a neighbourhood which currently is already feeling the strain at the number of cars, condominiums, lack of schools, and how could building sixplexs not further strain this neighbourhood?	4/8/2025 10:42 AM

Sixplex Housing in Residential Neighbourhoods

182	1. We are taking out bungalows (houses) and replacing them with rental units. 2. It will change the character of the community forever. We won't ever change it back. 3. Rental units will get run down over time, because we know landlords won't maintain them. 4. We bought a house on a quiet residential street, because this is what we wanted. We don't want to live next door to a 6 story building with 8 cars parked in front of our house. We DON'T WANT THIS AT ALL. High Park already has parking issues and we don't need to create the same problems that we know other neighbourhoods have. 5. We don't need it. There are hundreds of rental units being built in the city. We don't need to tear apart our neighbourhoods and put up buildings. We will just become streets of 6 story buildings.	4/8/2025 10:39 AM
183	Air B&B, noise pollution congestion, parking, infrastructure as above	4/8/2025 10:30 AM
184	Providing recreation and schools and green space	4/8/2025 10:17 AM
185	Changes to our area	4/8/2025 10:06 AM
186	Infrastructure is weak to accommodate more residential population.	4/8/2025 10:00 AM
187	Overdevelopment. The city has already approved multiple massive highrises that will tax every aspect of the neighbourhood from schools to parking. The blanket approval process needs to stop.	4/8/2025 9:52 AM
188	Reduces property value of surrounding homes. Increase in traffic in neighbourhoods that cannot sustain it. Increase density. That sixplex developments fit harmoniously within existing neighbourhoods, respecting the scale and character of the area.	4/8/2025 9:48 AM
189	Overflow illegal parking on street Front lawn illegal parking Increased noise Lack of upkeep to the property. Unsightliness. Strain on sewer and water. Drop in water pressure. Crime increase	4/8/2025 9:40 AM
190	Parks for children and walkable shopping	4/8/2025 9:40 AM
191	Traffic	4/8/2025 9:35 AM
192	Replacing single family homes with sixplexes without proper planning. Corner lot or major streets could potentially accommodate them but more problematic on small streets	4/8/2025 9:21 AM
193	too much additional density in established neighbourhoods	4/8/2025 9:12 AM
194	Infrastructure	4/8/2025 9:10 AM
195	It becomes a Ghetto	4/8/2025 8:56 AM
196	Don't want them directly in residential streets especially on lots that are already zoned as single family	4/8/2025 8:38 AM
197	Na	4/8/2025 8:30 AM
198	look and feel. Many HUGE houses are built on lots here which could nicely accommodate a 4 plex but not a 6plex. Any-plex should retain character of the community	4/8/2025 8:27 AM
199	Having renters coming and going in sixplexes will bring down my property value. Having large rental units destroy residential neighbourhoods. Renters do not care about neighbourhoods because they are there for a short time. They reduce safety	4/8/2025 8:08 AM
200	the garbage, the noise, the lack of consideration to the existing neighborhoods	4/8/2025 7:58 AM
201	How they effect schools, water system, parking and sunlight to those surrounding them.	4/8/2025 7:56 AM
202	we are already crowded.. do not have the infrastructure to accommodate these extra units and families	4/8/2025 7:46 AM
203	Infrastructure schools parking	4/8/2025 7:33 AM
204	Currently there are 2 illegal quads in the neighborhood and street parking is the issue.	4/8/2025 7:10 AM
205	Does not go with the neighborhood	4/8/2025 5:28 AM
206	overcrowding and overloading existing infrastructure	4/8/2025 5:12 AM
207	congestion construction	4/8/2025 12:49 AM
208	Do not want them - develop outside the city	4/7/2025 11:40 PM

Sixplex Housing in Residential Neighbourhoods

209	Short- term rentals, worsening traffic, disruptive activity and behaviour of residents, short- term rentals.	4/7/2025 11:25 PM
210	Over congestion	4/7/2025 10:55 PM
211	already overcrowded with highrise buildings, with more to come - no infrastructure, not enough schooling, no traffic considerations, safety overall.	4/7/2025 10:52 PM
212	Will negatively impact safety for families. We are already being inundated with a number of new apartment buildings, crowding people onto one corner.	4/7/2025 10:50 PM
213	Ugly cluster of buildings ruining the look of residential neighbourhoods	4/7/2025 10:30 PM
214	Parking problems , no infrastructure, new schools 1 is being built now , no community centre for people .	4/7/2025 10:15 PM
215	Insufficient independent studies Insufficient infrastructure to support additional population ie public transit, traffic volumes, schools, resolutions to current flood management in central Etobicoke etc etc	4/7/2025 10:09 PM
216	Reduced property values in neighbourhood. Messy properties. Increase noise in neighbourhood. Properties should receive a property tax reduction if a 6 plex is built within 5 properties.	4/7/2025 10:06 PM
217	Overuse of infrastructure. Spoiling the community closeness.	4/7/2025 9:54 PM
218	Parking, height, setbacks	4/7/2025 9:51 PM
219	Chasing away upper class units will lead to concentrations of poverty and deterioration of whole communities	4/7/2025 9:49 PM
220	Should not be built in residential areas.	4/7/2025 9:46 PM
221	A multitude of concerns if not restricted.	4/7/2025 9:38 PM
222	These developments will destroy the residential character of our neighbourhood. Also we don't have the infrastructure for these high density buildings	4/7/2025 9:37 PM
223	Changing the neighbourhood- crowding, noisy, stressful	4/7/2025 9:31 PM
224	A six-plex can really disrupt that balance—more cars, more foot traffic, more noise. I want to walk out of my front door and feel peace, not pressure from urban-style development creeping in.	4/7/2025 9:09 PM
225	They should not be allowed.	4/7/2025 8:54 PM
226	They will end up being crackhouses and airbnbs.	4/7/2025 8:41 PM
227	Traffic and height	4/7/2025 8:38 PM
228	It will diminish our neighbourhood and the infrastructure cannot handle it. We already have too many new condo/apartement developments going up and our infrastructure cannot even handle that. Safety is also a concern.	4/7/2025 8:25 PM
229	Parking, congestion, waste management.	4/7/2025 8:21 PM
230	Schools. Property value. Construction. Traffic.	4/7/2025 8:11 PM
231	My neighbourhood is already scheduled for high density development. The existing plans, when completed, will result in overpopulation that cannot be supported by the infrastructure. The need for housing is clear, but this area will be well over capacity. It's unfortunate that a more measured and mixed approach was considered in the overall development plan for the area.	4/7/2025 8:09 PM
232	There are numerous concerns I have: Overcrowding - multiple tenants and families living in one building Safety - multiple cars and people coming and going poses a public safety risk (i.e., for children and elderly citizens especially) in residential areas Inadequate supporting infrastructure - where are you going to put 18 garbage cans on the street if this is allowed?! How will public transit and commute times be impacted especially in high traffic areas? There will also be increased utility demands that further stresses the delivery of hydro and water which will increase the risk of flooding. Increased noise Parking and traffic flow issues - how	4/7/2025 7:36 PM

Sixplex Housing in Residential Neighbourhoods

will there be enough space for all of these sixplex tenants?And if parking rezoning is changed to accommodate them why should surrounding residents be forced to live with overcrowded streets full of cars that poses a safety risk to children, elderly and all those trying to navigate around them.

233	That the City is going to pass a law without any guidance on impact such as transit, water/waste/sewage	4/7/2025 7:31 PM
234	The track record of municipal governments in overseeing projects is abysmal and impractical. eg The Toronto Sky Dome	4/7/2025 7:31 PM
235	Same as above and sustained disruption during construction.	4/7/2025 7:17 PM
236	Strain on sewers/drainage and green space. Roads, schools etc. are already stressed. Congestion and traffic is terrible - this will make it worse.	4/7/2025 7:15 PM
237	Over crowding. Noise pollution, infrastructure, waste management. etc.	4/7/2025 7:13 PM
238	Our neighborhood does not have the infrastructure to accommodate a six plex. It also does not fit in our neighborhood and will reduce the value of our homes.	4/7/2025 7:09 PM
239	Simplex units will lower the resale value of detached homes if you build in those neighborhoods.	4/7/2025 7:00 PM
240	Lack of infrastructure can't support this increase in population.	4/7/2025 6:47 PM
241	We have had a quiet street for years. I'd like to keep it that way.	4/7/2025 6:42 PM
242	Character of residential neighborhood and impacts to privacy of existing homeowners who did not anticipate such significant zoning changes when they acquired their properties	4/7/2025 6:39 PM
243	Increase in traffic and street parking and how it will fit in. Will it be just a big stone box that neighbours will have to deal with or will there be trees and other things around it to make it fit into the area more	4/7/2025 6:32 PM
244	Congestion; negative impact on neighbourhood character; parking issues; pollution	4/7/2025 6:19 PM
245	Congestion, crime , noise , bylaw adherence, property values.	4/7/2025 6:18 PM
246	Overcrowding of schools and extra traffic.	4/7/2025 6:15 PM
247	Privacy, blocking sun from adjacent buildings, ruining the aesthetic of the existing neighborhood and insufficient sewage, infrastructure eg roads and bike lanes and parking spaces	4/7/2025 6:03 PM
248	Not enough grocery outlets or schools in walking distance to keep the car traffic to a minimum	4/7/2025 5:57 PM
249	They do not have sufficient setbacks or side allowances. If the building as a whole is shoehorned onto a lot we will be building slums.	4/7/2025 5:53 PM
250	The nieghbourhood is already being over-stressed by an overabundance of condominiums and the roads, parks, schools, stores (infrastructure writ large) cannot keep pace. Homes in the area are not currently built to accommodate that load (sanitation, sewers etc) and it does not reflect the integrity of the neighbourhood's home design etc. Negatively changes look and feel of a neighbourhood. Possible detrimental value to property values (negatively affecting largest investment a family makes)	4/7/2025 5:52 PM
251	They don't fit in, over population, increased noise, traffic. I moved here to enjoy the quiet, green space, community, NOT to have it overpopulated.	4/7/2025 5:49 PM
252	They don't fit the look and feel of the neighborhood I live in. The roads are not designed for extra traffic	4/7/2025 5:46 PM
253	we simply do not have the infrastructure, hospitals, grocery stores, public transit, parking and schools to support this. every construction sign says your kids may not be able to go to the 'designated school'. If you live in Etobicoke, are the kids going to go to school in Milton, if there is room for them there. They simply do not belong here or fit in. We bought here for a reason, and this is NOT it. City hall is out of their minds.	4/7/2025 5:45 PM
254	They would detract from our community neighbourhood feel.	4/7/2025 5:42 PM
255	That some of my neighbours might frown (or even scowl!) when they walk past them.	4/7/2025 5:32 PM

Sixplex Housing in Residential Neighbourhoods

256	Will destroy the appeal of he neighborhood	4/7/2025 5:30 PM
257	Over population of the area	4/7/2025 5:21 PM
258	Our two public schools are way way way over capacity, we have major sewage/storm water/flooding issues that the city is aware of which spells negligence if they build on the west side of Islington, parking on our narrow streets that have no sidewalks is very dangerous for walking and the kids on bikes and you are creating a huge negative impact which feels like your stealing our single family home properties to peruse some inappropriate plan which will decrease our property values due to flood water issues among others and destroy our Thorncrest homes association that creates such a healthy, secure and involved community despite our schools' overcapacity and water issues mind you there are a lot of basement under construction here after the latest neighbourhood wide floodings. All without even a mild attempt at respectful integration and discussions. My husband and I have lived in this area for 50 years and our parents still live in the area. It is so disrespectful to follow through with your plan in a neighbourhood like ours which will suffer such a significant negative impact. With respect to the heigh infringement, which includes loss of privacy and sets a precedent to build at that height throughout the centre of the neighbourhood as you know, is enough to feel so disrespected as a family that employs over 100 local people in our small Etobicoke business, we simply cannot accommodate the increased water and sewage demands with our compromised infrastructure while the gross floor area that will be required to build sixplexes on the lots further compromises our flood plain and it is negligent in so many ways to consider our neighbourhood. There are many areas that are already built to accommodate many sixplexes without creating danger, angering and disrespecting current community members and infrastructure risk. How on earth can your employees not be planning in a more intelligent, respectful and responsible manor. Forcing that garbage low mentality mindset into our local central Etobicoke area Communities will have a huge negative and disruptive impact on an already existing healthy area. The divide, significant negative impact, insurance headaches and hate you would create is not a sign of good planning but rather irresponsible uneducated decision making.	4/7/2025 5:19 PM
259	Parking, infrastructure, green spaces, city planning, fire hazards (dedicated 2nd exits, e.g. fire escape from 2nd floor as in Montreal)	4/7/2025 5:15 PM
260	Same as above. As well as, where will cars be parked?	4/7/2025 5:09 PM
261	They increase the density and bring social problems as well as security and safety. Also they will bring negative points into stablished neighborhoods	4/7/2025 5:07 PM
262	Not enough parking Water management & flooding	4/7/2025 5:06 PM
263	Not respecting the character is the hood. High density. Privacy infringement on back yard. Parking.	4/7/2025 4:53 PM
264	They're ugly. They will densify the area without having the appropriate infrastructure, create traffic chaos and create garbage issues with potentially 18bins. If as of right is given, how will this apply to newly severed lots? Will a sixplex be allowed on a 25 ft lot? What about the neighbours rights—those of us who chose to live in a less congested area and worked hard for that—this will all be taken away.	4/7/2025 4:09 PM
265	Overcrowding	4/7/2025 4:02 PM
266	They would not fit into the historical, beautiful, treed, single family houses area and would bring too many more people and their need for parking into an area that is already overwhelmed re schools, infrastructure and especially cars.	4/7/2025 3:57 PM
267	Parking, shading, strain on storm and sanitary sewers, increased traffic, increased demand on TTC services, increased demand on existing schools.	4/7/2025 3:56 PM
268	Can the city establish that it can continue to meet its obligations if density grows. Waste, water, storm, snow, etc...	4/7/2025 3:55 PM
269	schools are within blocks, foot walking, no traffic support	4/7/2025 3:51 PM
270	Average unit size should be similar to older homes in the area, so that they are suitable for families	4/7/2025 3:50 PM
271	I would like to see 6 plexes as an option to the proliferation of condominiums.	4/7/2025 3:44 PM

Sixplex Housing in Residential Neighbourhoods

272	Privacy concerns of existing single family dwellings inadequate site parking and excessive street parking Inadequate infrastructure	4/7/2025 3:42 PM
273	None	4/7/2025 3:40 PM
274	Fitting into the neighbourhood charm. Not monstrous.	4/7/2025 3:32 PM
275	Flooding concerns Parking concerns	4/7/2025 3:31 PM
276	Parking, garbage, noise. Islington Village on Dundas is full of rentals and their dogs. Smoking , sitting around. I don't like walking there anymore.	4/7/2025 3:19 PM
277	Building designs incompatible with neighbourhood architectural styles.	4/7/2025 3:09 PM
278	Traffic congestion, noise, block of natural light, sewage concerns	4/7/2025 3:08 PM
279	Crowded street parking & increased traffic, garbage bins everywhere, huge buildings blocking sunlight, reduction in value of my home, old infrastructure in our neighborhood won't support more density	4/7/2025 3:03 PM
280	Overcrowding, not fitting into the existing character of the neighbourhood, parking spaces, increased noise levels.	4/7/2025 2:56 PM
281	I bought into a beautiful neighbourhood and paid a high price to do so. Allowing mega homes has already changed the landscape. In my opinion, allowing multi-dwelling (2/4/6) properties will worsen existing issues like flooding and lower my property's value. It is me, the owner and resident that will be impacted not the city.	4/7/2025 2:49 PM
282	Destroy the peace and privacy of the neighborhood. Increase the traffic in the neighborhood to unsafe levels. Decrease property values.	4/7/2025 2:48 PM
283	Aligning with neighbourhood character.	4/7/2025 2:45 PM
284	Cramming more people in the community with smaller streets	4/7/2025 2:22 PM
285	My neighborhood is a very expensive and single multi million dollar family home and sixplex do not fit the demographic of my area and the aesthetics of the neighborhood.	4/7/2025 1:54 PM
286	Too many people already. The growth in Markland Wood is already too fast with so many apartment building going up.	4/7/2025 1:32 PM
287	1. Floor Area and Density: According to city guidelines, the maximum gross floor area permitted on the lot is 135 m ² plus 25% of the lot area (309.07 m ²), provided that the floor space index (FSI) does not exceed 0.5 (348.14 m ²). The proposed triplex, however, would have a gross floor area of 135 m ² plus 56% of the lot area (522.4 m ²), with an FSI of 0.75 (522.4 m ²). This significant deviation from permitted limits far exceeds a reasonable interpretation of a "minor variance" and raises serious concerns about excessive density. 2. Parking Deficiency: No parking spaces are legally required for this triplex. However, due to the location's limited public transit access, it is unreasonable to assume that residents will not own vehicles. Given the potential occupancy of up to 32 individuals, even conservatively assuming half of them drive, the demand could exceed 16 vehicles on the surrounding streets. Both Leagate and Charleston have time-restricted, on-street parking, and an influx of cars would impair snow removal operations, cause traffic congestion, and hinder emergency and maintenance access. 3. Neighborhood Safety: Increased on-street parking and congestion will impact pedestrian safety, especially for schoolchildren and seniors who regularly walk in this area. Additional vehicles and parked cars on these residential streets increase the likelihood of accidents, particularly during high-traffic periods and winter conditions. 4. Environmental Impact and Flooding: Replacing a single-family bungalow with a multi-unit complex dramatically increases impervious surfaces on the lot, reducing natural water absorption and increasing stormwater runoff. With recent flooding events in nearby areas, we anticipate that this development will exacerbate local flooding and strain aging sewer infrastructure. 5. Waste Management and Rodent Control: With multiple units, either insufficient waste storage or an excessive number of bins (garbage, recycling, and organic) will be required, leading to either overflow and rodent attraction or excessive clutter along the property. A clear, adequate waste management plan is necessary to prevent these issues. 6. Potential for Additional Bedrooms: Although the plans specify 13 bedrooms, including the garden suite, we note that the unfinished basements provide the potential for additional bedrooms once occupancy permits are issued. This could lead to further overcrowding, increased strain on resources, and additional environmental and waste impacts. 7. Impact on Community Character and Property Values: Current residents	4/7/2025 1:22 PM

Sixplex Housing in Residential Neighbourhoods

have made this neighborhood a desirable place to live through careful maintenance and investment in their homes and properties. Large multi-unit developments, such as the proposed triplex, frequently diminish the character and aesthetic that residents have worked hard to build. The insertion of high-density properties into established residential areas often devalues surrounding properties, leading to resident turnover and a loss of the strong community bonds that have long defined the area. 8. Strain on Infrastructure: This high-density development, combined with the rapid construction of condos throughout Etobicoke (introducing over 10,000 units in the area), is pushing the limits of local infrastructure. Schools are already strained, lacking capacity to accommodate a substantial increase in families. Similarly, the healthcare system, including nearby hospitals, is not prepared to manage the demands of continued high-density growth, posing a risk to timely and adequate access to medical care for all residents. 9. Traffic and Core Amenities: Traffic density has become a significant concern, with increased congestion reducing accessibility to essential amenities such as grocery stores. Further development will only intensify traffic-related challenges, impacting residents' quality of life and emergency response times.

288	No infrastructure for already overwhelming new developments and plans.	4/7/2025 1:07 PM
289	No parking, will make the street busier (we already have people speeding up and down the street with children playing), impact to the density in the neighbourhood and the fact that the building could be built on the property directly beside me leaving my family with little to no privacy in our backyard.	4/7/2025 12:58 PM
290	Destroys my community. I did not spend millions of dollars on my house to have the fear overhanging my head that 6 different families could be living beside me.	4/7/2025 12:56 PM
291	Too many people. Congestion.	4/7/2025 12:52 PM
292	Traffic to get to main streets	4/7/2025 12:44 PM
293	Extra load on neighbourhoods for schools, roads, parking, water/sewer,...Traffic	4/7/2025 12:35 PM
294	Volume of traffic, safety, security, lack of infrastructure and proper planning!	4/7/2025 12:29 PM
295	Inadequate infrastructure crowding and noise pollution	4/7/2025 12:27 PM
296	Changing the neighborhood	4/7/2025 12:00 PM
297	Too many people in a suburban area. Intersections, roads, schools, shopping, plazas, etc. are overwhelmed already. Condos are going up everywhere. We are bursting at the seams as it is. Also, streets were designed to house single family residences and be less populated. Changing the dynamic of these streets will change the entire culture of our city. Downtown is for density, not the suburbs.	4/7/2025 11:57 AM
298	Safety Infrastructure like schools	4/7/2025 11:50 AM
299	Devaluation of existing properties	4/7/2025 11:50 AM
300	My wife and I worked hard to purchase our house. We have a 2 and 5 year old who play outside and my major concerns are: - traffic from potentially 10+ additional cars at 1 residence with not enough parking. My children could face injury or death! -Rodents/Racoons- 18 additional garbage recycling bins kept outside. Again, a major nuisance and also because I have young children, a major risk of disease, attack, or even death. - Backup of sewage/flooding - Property value decrease - Potential renters can sometimes not necessarily care about the appearance of their property, not everybody, but we are witnessing it now with the people renting the house behind us. Property left unkept. With the likelihood of tenants coming and going in a sixplex, it will ruin our beautiful neighbourhood.	4/7/2025 11:31 AM
301	On Street Parking, Increase in stormwater runoff due to less permeable surfaces, incoherent designs being dropped on streets, schools being overcrowded.	4/7/2025 11:17 AM
302	congestion, lack of infrastructure, visually unattractive	4/7/2025 11:16 AM
303	see above. Also they'll park illegally on the roads as parking will be an issue at the property. This will lead to more stolen cars. See above for other issues.	4/7/2025 11:06 AM
304	Traffic, overloaded schools, water pressure / issues, noise, destroying the character of the neighborhood	4/7/2025 11:04 AM
305	parking, waste bin management, noise level, crowding	4/7/2025 11:04 AM

Sixplex Housing in Residential Neighbourhoods

306	Increased traffic and parking on the street	4/7/2025 10:57 AM
307	Specifically, parking, road safety (as there are no curs or sidewalks), flood/drainage. Do not want blanket approval for sixplexes to be anywhere within a residential neighborhood- ensure proximity to transit and the larger roads.	4/7/2025 10:47 AM
308	They will be a bit of a shit show - bad planning, parking issues, massings will ruin existing urban fabrics in established suburban residential areas, property logistics like garbage, parking, and shared space maintenance	4/7/2025 10:41 AM
309	overcrowding, traffic congestion, parking issues, noise, property devaluation	4/7/2025 10:40 AM
310	In the Markland Wood area, we already have too many new structures being built with limited resources and land space.	4/7/2025 10:35 AM
311	That there be enough parking for the residents and that the style of the building be in line with the residential neighbourhood.	4/7/2025 10:34 AM
312	Do not fit aesthetically in our neighbourhood . Too much density.	4/7/2025 10:32 AM
313	pressure on existing infrastructure	4/7/2025 10:28 AM
314	The neighborhood will no longer be a safe place, there will be people coming and going, tenants don't take good care of their property leading to disorganized and not well maintained yards, there will be a mess with recycling and garbage bins, there will be no parking, there will be A LOT more street traffic which is dangerous to all the kids who live in my neighborhood. I am against all 4-plexes and 6-plexes in residential neighborhoods.	4/7/2025 10:28 AM
315	design / zoning (height, set-back, parking, etc)	4/7/2025 10:11 AM
316	Too tall -- cast shadows on existing homes and yards. Not enough parking space on small streets. Safety issues, adding all those cars.	4/7/2025 9:52 AM
317	Low income moving into the area that do not respect the property.	4/7/2025 9:49 AM
318	Parking and garbage problems	4/7/2025 9:41 AM
319	Space, overcrowding and parking in our neighbourhood	4/7/2025 9:38 AM
320	I don't think our neighbourhood has the right infrastructure for such a change.	4/7/2025 9:35 AM
321	It will ruin the neighborhood. Too much traffic. There are already too many high rises going in which have changed the neighbourhood	4/7/2025 9:32 AM
322	Noise, traffic congestion	4/7/2025 9:20 AM
323	They would ruin our neighbourhood. Safety concerns.	4/7/2025 9:19 AM
324	negative impact on the neighbourhood	4/7/2025 9:16 AM
325	They should look like houses from the neighbourhood with adequate parking	4/7/2025 9:15 AM
326	CRIME!!!!	4/7/2025 9:10 AM
327	Too congested no infrastruxture in place	4/7/2025 9:00 AM
328	The infrastructure does not support continued densification- schools do not have space, no street parking, storm water management! If the property fronts a major road - Bloor or Burnamthorpe then fourplexes should be allowed. On six plexes wait for the pilot results and learning on four plexes!!	4/7/2025 8:57 AM
329	Overcrowded, and if you had 18 bins, 6 plus cars plus the amount of people in one building would be overcrowding the neighborhood, would cause garbage and smell to any adjacent property, block out sun and have several windows and such peering down on our property with no privacy whatsoever. Traffic congestion and the potential loss of very old trees and grass. plus all the construction that would have to be done to accommodate such a project. Property value declines who will re-imburse us for that and moving costs because we would not live in a neighborhood that allows this.	4/7/2025 8:54 AM
330	Parking congestion. Infrastructure overload. Property value decline	4/7/2025 8:51 AM
331	inadequate public transit access for future residence, increased traffic congestion for all	4/7/2025 8:50 AM

Sixplex Housing in Residential Neighbourhoods

including first responders, sewers (including storm) and water capacity, walk-ability to commercial services and community/social centres

332	They would NOT suit the neighborhood!	4/7/2025 8:37 AM
333	Parking, infrastructure improvements	4/7/2025 8:26 AM
334	Parking, traffic, congestion	4/7/2025 8:22 AM
335	Noise, congestion, parking, infrastructure, school population, property values, etc.	4/7/2025 8:18 AM
336	Parking and noise.	4/7/2025 8:12 AM
337	PARKING, GARBAGE, SCHOOLS ABILITY TO ACCOMODATE, HYDRO, WATER, SEWAGE, CHANGING LANDSCAPE. PARKS,	4/7/2025 8:08 AM
338	Over-crowding	4/7/2025 8:07 AM
339	Markland wood is a neighborhood with primarily detached single-family homes, that will soon be overcrowded with the multiple condo buildings the city has already approved. Adding sixplex units to the neighborhood will be a disaster. The new tenants/condo owners will be parking on all the side streets due to the inadequate parking the new buildings have provided - if we add six plexes into the mix, the neighborhood will look more like the side streets downtown. This is completely unacceptable.	4/7/2025 7:59 AM
340	Changing the historic atmosphere of the neighbourhood	4/7/2025 7:50 AM
341	neighbourhoods are well established major changes	4/7/2025 7:48 AM
342	safety, too many people congregating/noise, messiness	4/7/2025 7:39 AM
343	Traffic	4/7/2025 7:32 AM
344	Too crowded	4/7/2025 7:31 AM
345	Housing value. No one wants to live next to a sixplex	4/7/2025 7:17 AM
346	They are ugly and transform the character of neighborhoods	4/7/2025 6:53 AM
347	Additional children in schools that are already full and have portable classrooms and dated infrastructure. Population density concerns for all infrastructure. Increased traffic on residential streets. Not enough parking and multiple vehicles parked on streets impeding traffic and snow removal in winter. Specific concern that sixplexes may decrease surrounding property values significantly.	4/7/2025 6:52 AM
348	Increased traffic and lack of parking in local parks and malls.	4/7/2025 6:40 AM
349	They do not fit with single family homes. Those of us who worked hard to afford a single family home should not be penalized by allowing six plexs. Existing overnight parking bylaws should not be changed to accommodate this.	4/7/2025 6:37 AM
350	I have many concerns. Devaluing the neighborhood, and especially the homes located right next door to an ugly six-plex, no longer enjoying a quiet neighborhood and privacy. The City of Toronto has already approved thousands of building permits on residential streets that allow monster rebuilds without any consideration of the neighbouring homeowners and how it changes the aesthetic or the community. Enough is enough. The infrastructure can't handle it and no one wants this except greedy builders and the City that wants more revenue.	4/7/2025 6:21 AM
351	They are building new buildings (4) in my neighborhood- this alone will increase traffic and services. No more multi plexes!!!	4/7/2025 6:12 AM
352	Infrastructure	4/7/2025 6:05 AM
353	Overwhelming infrastructure (hydro, sewer, water, green space, noise, aesthetic's, police, fire, ems, TTC, garbage collection, mail impacts matching for population increases etc.). Neighborhoods are designed to be a quiet residential area not a sprawling crap shoot just so developers can build crap other people have to live in and live with.	4/7/2025 5:49 AM
354	Schools, infrastructure, loss of green space, traffic	4/7/2025 5:31 AM
355	Suburbs exist because people, especially those with families want and need good communities to live and raise their children. Increased density and urbanization is continually	4/7/2025 2:21 AM

Sixplex Housing in Residential Neighbourhoods

destroying the quality of life in our suburban communities. More traffic, noise and pollution are not what anyone in the suburbs wants. The existing infrastructure is already overburdened as it is. We have too many kids/class in our schools. This leads to a lower quality of education as the existing small number of teachers cannot provide the increased individual attention that children need, not only to do well in their courses but to become respectful and responsible adults. Too many cars for streets that were not designed to handle the traffic is leading to more accidents and incidents of road rage. More garbage everywhere, clogging drains, sewers and causing flooding. When the community becomes too overcrowded there is a loss of connection with people. All of this reduces the safety for children and the elderly. Where are people going to go to raise their children if all of our suburban neighbourhoods are turned into high density, overcrowded urban jungles? We already have downtown, core city neighbourhoods for those who prefer the kind of lifestyle it offers.

356	We already have too many apartment/condo towers going up in our neighborhood. Traffic will be horrendous. Not enough room at schools.	4/7/2025 2:08 AM
357	They would be totally out of character for Markland Wood, and would certainly lower property values.	4/6/2025 11:42 PM
358	Loss of trees. Inadequate parking, noise, deterioration in home maintenance. Lack of infrastructure and increased risk of flooding.	4/6/2025 11:39 PM
359	More noise, disorder, and conflict between neighbours. Parked cars perpetually clogging up residential streets, even with mandated on-property parking. More frequent storm sewer overflow. Constant littering, pet feces left all over, a general disrespect of City bylaws, and totally inconsiderate behaviour toward neighbours. In short, everything that existing homeowners sought to avoid when they decided to fork over an enormous amount of funds (backed by a huge mortgage in most cases) in order to purchase their property on a street of single family detached homes.	4/6/2025 11:38 PM
360	Should not be sprinkled throughout the neighbourhood, should be concentrated to specific areas.	4/6/2025 11:10 PM
361	None. Time to build. Time to prioritize the majority without power and influence.	4/6/2025 10:57 PM
362	Don't bring them in. It would significantly change the area.	4/6/2025 10:56 PM
363	The building must be thoughtfully designed . No " big box blob" next to a two story dwelling.	4/6/2025 10:54 PM
364	My concerns would be noise and appearance of building	4/6/2025 10:42 PM
365	Too high density on single-family residential streets	4/6/2025 10:35 PM
366	I have see the process by which the City of Toronto approves new developments. Some developer picks a quiet neighbourhood to build a giant development of mixed commercial and residential units. Concerned residents meet with City of Toronto planning staff who assure the residents the character of their neighbourhood will be protected. In the end the City approves the massive development with little change over the objections of the residents. No new services such as additional TTC resources, schools, police stations, or fire stations are added despite the massive growth. The neighbourhood is forever changed for the worse. This is exactly what will happen to Markland Wood if we allow sixplexes in our neighbourhood. They will be everywhere	4/6/2025 10:35 PM
367	neighbourhood character, density, parking, infrastructure capacity	4/6/2025 10:20 PM
368	They should only be permitted on the "towers in the park" properties, not where single family homes are.	4/6/2025 10:18 PM
369	If a sixplex is built on a street amongst existing single family homes the street scape will not be maintained and property values will go down. Also adequate infrastructure is required for the increase in population.	4/6/2025 10:11 PM
370	A six plex should require at least two lots. If adequate parking is not provided they should be close to transit.	4/6/2025 10:07 PM
371	Ruining areas with only 1 and 2 storeys also parking problems on all streets.	4/6/2025 10:06 PM
372	Out of character	4/6/2025 10:03 PM
373	Does not fit the aesthetics nor quiet single family area	4/6/2025 10:00 PM

Sixplex Housing in Residential Neighbourhoods

374	They will ruin the character of our neighborhood and provide an oversized negative impact on city services here.	4/6/2025 9:59 PM
375	There are no schools, few parks. Recreation programs are over prescribed. This is a single family neighbourhood.	4/6/2025 9:58 PM
376	Decrease property value Increased traffic Schools already over crowded Decreased community engagement due to increase of renters vs owners Concerns around preserving green space	4/6/2025 9:58 PM
377	Having one stand out in an area that doesn't have any	4/6/2025 9:55 PM
378	It would be extremely unfair to homeowners to have a tenement next door.	4/6/2025 9:52 PM
379	They should adhere to the same height and setback requirements that the rest of the neighborhood has had to adhere to for so many years	4/6/2025 9:49 PM
380	Increased density and changing the characteristics of the neighborhood	4/6/2025 9:47 PM
381	Infrastructure, sewage, drainage, neighbourhood safety, adequate school accommodations, congestion, traffic, and maintaining a sense of a neighbourhood.	4/6/2025 9:39 PM
382	That City Planning turns a blind eye to parking. If you think cars are going away its a fallacy!. Most SFD have two cars SO 6 Plexes you need parking for 12 vehicles. The 64K Q is are our neighbourhood street for the passage of 2 way traffic or are they the new parking lots for 6 plexes because you don't force developers to create enough on-site parking !	4/6/2025 9:28 PM
383	Infrastructure, parking	4/6/2025 9:08 PM
384	Schools , flooding, garbage , neighborhood charm and quality of life	4/6/2025 9:06 PM
385	Intensification on a small piece of land. We buy in the area to avoid this.	4/6/2025 8:52 PM
386	Mostly single family homes, condos - no multi unit developments	4/6/2025 8:40 PM
387	Safety (traffic and community) and property values	4/6/2025 8:32 PM
388	this what I would love if sixplex's were to come in, mandatory smoke/fire/and carbon monoxide detectors, fire sprinklers, and a fire break at each unit	4/6/2025 8:09 PM
389	inadequate infrastructure, if the goal is to get people in public transit than it does not make sense to allow six plexis in areas that are not close to the subway, older neighborhoods are not ideal for sixplexis	4/6/2025 8:08 PM
390	Car parking on streets	4/6/2025 7:36 PM
391	Parking issues. Traffic issues (need more traffic lights, crosswalks, stop signs). inconsistent building appearances within a neighborhood.	4/6/2025 7:15 PM
392	Noise, changing character of family-based neighbourhood, introducing elements of drugs and alcohol/partying into quiet neighbourhood, excessive traffic from new residents and their deliveries (uber eats, amazon, etc), not enough infrastructure like doctors to support the density	4/6/2025 7:14 PM
393	That neighbours are welcoming rather than NIMBYs.	4/6/2025 7:04 PM
394	On residential streets that only have single family homes	4/6/2025 7:03 PM
395	Destroy the fabric of the neighborhood	4/6/2025 7:02 PM
396	There are many apartments where tenants have stopped paying rent. LTB must change in order to keep more control over buildings. Landlords have no power in keeping their building clean and kept in good shape.	4/6/2025 7:00 PM
397	Our transit infra structure isn't sufficient for Toronto's needs. This is not just for 60kexes.	4/6/2025 6:59 PM
398	It may interfere with shadowing on neighbouring houses	4/6/2025 6:48 PM
399	Parking is a concern, that there be adequate spots. Reality is you need a car still in many households in Etobicoke, we're not downtown.	4/6/2025 6:42 PM
400	Stop the over development and increased density - leads to traffic congestion, overcrowding	4/6/2025 6:35 PM

Sixplex Housing in Residential Neighbourhoods

schools, shopping, parks, etc. Once there was decent professional planning now it's just an exercise to squeeze in as many housing units onto the urban land with the policies of the Housing and Planning Committee (e.g., HAP, EHON, etc.)

401	Strain on schools, infrastructure, increased traffic which is already out of control.	4/6/2025 6:29 PM
402	Too High, too Dense, Don't fit in with Residential Single Family Homes on a Residential Street.	4/6/2025 5:44 PM
403	Safety, increasing population density with lack of infrastructure	4/6/2025 5:16 PM
404	Increase of traffic and people as well as mature trees being cut down for these buildings.	4/6/2025 5:08 PM
405	overpopulation we have no sidewalks so we have to walk in very busy roads in our neighbourhood streets given they lead to 3 schools very dangerous with existing traffic let alone more vehicles	4/6/2025 5:07 PM
406	That 6 plexes cram people into too small space, landlords will build them to increase profit and not take care of them properly. Leading to run down unsafe buildings.	4/6/2025 5:05 PM
407	Changing character, adding more height to buildings (blocking out sun)	4/6/2025 4:51 PM
408	Changing the nature of the neighbourhood. Insufficient infrastructure (i.e. sewers, schools, parking, etc.)	4/6/2025 4:49 PM
409	Over development in neighbourhoods that don't want to be over consumed	4/6/2025 4:47 PM
410	They are used for Public Housing.	4/6/2025 4:38 PM
411	primarily environmental. there are multiple new single family houses being constructed in the neighbourhood that are large enough to have been sixplexes instead. my concerns with sixplex developments are similar to with these - they should not be allowed to pave over or hardscape the whole property and/or clear cut all current trees. The water table in the neighborhood is already high and properties that do not allow for adequate drainage via planted areas and trees exacerbate the issue (we have already experienced flooding in the past). if a sixplex development cannot fit on the property without paving over most of it, it should not be allowed to be constructed on that property.	4/6/2025 4:26 PM
412	Capacity in public schools, ability for sewage/sanitary drains to accommodate.	4/6/2025 3:53 PM
413	Over densification and destroying beautiful neighbourhoods. There is no place in Humber Valley Village for sixplexes particularly on side streets. Losing our beautiful streets to this madness.	4/6/2025 3:53 PM
414	They do not fit into the existing neighbourhood. These are freestanding homes that have a certain look and feel. There is adequate parking on our street currently - and there's enough disruption on Wincott/Eglinton area already that the community is very upset about.	4/6/2025 3:51 PM
415	Reading this survey, it appears my house is in the vicinity for sixplex development and I don't want it. I do not want densification in my area as that weighs down infrastructure like transit, water, energy, sidewalk space, parking space (streets, plazas and malls), reduces safety, reduces the cost of my house, crowded transit etc.	4/6/2025 3:50 PM
416	spoils the neighbourhood	4/6/2025 3:42 PM
417	Won't solve the housing crisis as they will be too expensive and far from transit or parking.	4/6/2025 3:11 PM
418	changes to neighbourhood character, shadows on adjacent properties, parking shortages and street parking on streets without sidewalks, density and strain on infrastructure (roads, schools, utilities, etc.)	4/6/2025 2:38 PM
419	It would destroy the character of the neighbourhood. Should be limited to main streets	4/6/2025 1:54 PM
420	The comfort of our neighbourhood lies in the peaceful and quiet living. Six plexes will change that environment	4/6/2025 1:24 PM
421	That they be close to public transit so residents won't need cars. Similar to how large condo buildings only have very few parking spots.	4/6/2025 1:14 PM
422	Devaluing existing homes	4/6/2025 1:09 PM
423	Over development and quality of housing. The developments need to fit in with the existing community/neighbourhood to ensure they don't destroy historical/architect vibe.	4/6/2025 12:51 PM

Sixplex Housing in Residential Neighbourhoods

424	Building height Lack of onsite parking spaces	4/6/2025 12:44 PM
425	Crime would increase	4/6/2025 11:49 AM
426	Congestion and destruction of neighbourhood character.	4/6/2025 11:28 AM
427	Insufficient infrastructure such as retail/restaurants/grocery stores, no community centre in this area, roads are currently too congested for cars, buses to travel on. There is currently insufficient healthcare services in this area (hospital, medical offices).	4/6/2025 11:04 AM
428	Traffic & parking congestion on residential streets. Etobicoke was planned differently, deliberately. Many roads have no sidewalks, some still have ditches	4/6/2025 10:19 AM
429	Neighbourhood is not zoned for multiplex.	4/6/2025 10:13 AM
430	The developments are poorly thought out rapid change ideas that have seen no consultation, opposition labelled as elitist and NIMBY's, the process is being done by barely out of school graduates without real world experience and being driven by impractical notions especially around winter living conditions. This one size fits all is ill informed at best.	4/6/2025 10:08 AM
431	Infrastructure/traffic/safety/flooding.	4/6/2025 9:53 AM
432	Neighborhoods need to keep their character and hard working families have moved to these areas specifically because of what they provide: safety/ green space/schools/community. While I appreciate the need for housing I do not believe putting 6plexes in established neighborhoods to be the right solution	4/6/2025 9:41 AM
433	We don't have the storm and sanitary system to handle more people in our streets	4/6/2025 9:15 AM
434	Density and the value of my own home going down.	4/6/2025 9:09 AM
435	I have seen any evaluations about how the sixplexs will affect water flow through the existing sewer system which is a big concern in our neighbourhood with sewers back ups. Can the sewers handle the increased flow from the additional toilets, showers and sinks in these units? Also the units I see being proposed and build don't account for the natural drainage on the street which flows south so surface water has no where to go when you build these massive sixplexs except for the lawn and basement of the single family home next door. The one multiplex that was allowed in our neighbourhood has virtually no room for the four cars used by the families living there so they end up parking on the street. The one that is going in across from our home has the same problem , not enough parking so they will park on the street and I have to tell you , snow plowing operations and road clearing will be severely impacted by cars left on the street during snow storms.	4/6/2025 9:06 AM
436	Would be odd to have sixplex scattered within single family housing	4/6/2025 9:03 AM
437	noise, traffic, loss of ambience	4/6/2025 8:39 AM
438	Density... currently, the infrastructure can't support what we have today.	4/6/2025 8:37 AM
439	Crime. There's already crime happening everyday with little police support. More people will mean more issues. Also, they change the character of suburban life that use to mean a safe neighbourhood for children. With increased people and cars and less green spaces this will change the character.	4/6/2025 8:11 AM
440	Traffic, property value	4/6/2025 7:45 AM
441	Crime, capacity, poorly maintained. My neighbour is rental to two families. 9 cars. (Four in the driveway and 5 on the street). Old house with low taxes....but my well maintained home has high taxes. The mess has devalued my home.	4/6/2025 7:43 AM
442	Decrease in property value of surrounding homes, congestion, inadequate drainage that may cause flooding to surrounding homes	4/6/2025 7:42 AM
443	Increased population, traffic, altered character of where we already live and pay high taxes to live there	4/6/2025 7:39 AM
444	Schools and healthcare providers are already at overcapacity, increased traffic/parking issues	4/6/2025 7:25 AM
445	No place for the cars. Too much traffic congestion in our area	4/6/2025 7:06 AM
446	None	4/6/2025 5:35 AM

Sixplex Housing in Residential Neighbourhoods

447	Ruin the neighbourhood	4/6/2025 1:28 AM
448	Additional traffic and usage of aging infrastructure	4/6/2025 1:02 AM
449	Lack of privacy. Loitering. Noise. Traffic. Unkempt property. Too many Cars parked on the streets (each unit could own 2 cars). Density.	4/6/2025 12:36 AM
450	Forcing a sixplex building into a neighbourhood that clearly does not fit with that style of structure.	4/6/2025 12:20 AM
451	Negative impact on property value, noise pollution, and impact on existing infrastructure that is insufficient to begin with.	4/6/2025 12:02 AM
452	Too many people; ugly buildings; not in keeping with the historical aspect of the Kingsway	4/5/2025 9:46 PM
453	Upkeep, "sticking out like a sore thumb," impact on housing prices in the area, additional strain on infrastructure	4/5/2025 9:10 PM
454	Sixplexes are not affordable housing and put stress on our unstable infrastructure	4/5/2025 9:09 PM
455	None	4/5/2025 8:29 PM
456	Must have community consultation. No demolition of existing homes to build a simplex. Building to blend in with the neighbourhood. Same demographic as neighbourhood.	4/5/2025 7:11 PM
457	The sixplexes should not interfere with my quiet enjoyment of my property and neighborhood. They should be nicely maintained and attractive buildings. Their cars should be on their properties. Sixplexes are better suited to urban rather suburban areas so there is easier access to commercial and retail requirements of the residents.	4/5/2025 6:07 PM
458	Do not fit the feel or aesthetic of the neighborhood.	4/5/2025 6:06 PM
459	Density	4/5/2025 6:03 PM
460	Traffic congestion, inadequate parking, noise.	4/5/2025 5:47 PM
461	This neighborhood does not have the infrastructure to handle sixplex. Our schools are already over crowded. .	4/5/2025 5:37 PM
462	compressed living in existing spaces where alternative spaces are not full utilized. full schools and increased taxes to accomodate the constraints	4/5/2025 5:29 PM
463	Too many people that the communities are not set up to handle. If you pay taxes to live in a low density area, then it should remain low density.	4/5/2025 5:26 PM
464	Lots aren't big enough. Parking in the back for so many vehicles will really reduce the land available for storm water to soak in and will likely cause flooding issues in the area.	4/5/2025 5:24 PM
465	Does not fit in with the surrounding homes such as single family zoning.	4/5/2025 5:12 PM
466	Duplex and triplex housing works and is ideal, not convinced 4 plex is ideal but 6 plex housing feels very much like group -student housing. Should build 6 plex in a large site the way such townhouse developments are built and not be freehold, so it can be run like a condo, landscaping, snow removal and garbage up keep etc. if want more housing it should also be part of beautification of the City.	4/5/2025 4:36 PM
467	Impacts the character of the neighbourhood and stresses the infrastructure. Leads to more crime which police is not able to address.	4/5/2025 4:30 PM
468	The stupidity of it. Why would you suggest throwing down sixplexes in neighborhoods that cannot support them reasonably? PUT THEM ALONG THE SUBWAY LINES, the mode of transportation most people who live in sixplexes would actually use to get to their jobs. Thundering them down on a quiet side street means suddenly you have 14 more cars on that street (where its already overwhelmed with cars), or, massive expanses of boiling hot concrete. Build better units along high volume public transit, not side streets with one bus route	4/5/2025 4:23 PM
469	GROTESQUE DISTORTION OF NEIGHBORHOOD CHARCATER	4/5/2025 3:52 PM
470	Inadequate parking, traffic congestion, oversized home/too tall, decrease home values, schools are already over crowded	4/5/2025 3:50 PM

Sixplex Housing in Residential Neighbourhoods

471	see #1 six plex appearance, parking onsite, on main streets	4/5/2025 3:46 PM
472	Too close to established neighborhoods and value of homes depreciated because of a six plex development.	4/5/2025 2:06 PM
473	I have strong concerns about NIMBYs trying to block sixplexes.	4/5/2025 1:54 PM
474	Steet parking, noise, the general build of such structures next to single family units.	4/5/2025 1:34 PM
475	No concerns. We need more sixplex type housing in our neighbourhood.	4/5/2025 1:30 PM
476	Lack of street parking	4/5/2025 12:57 PM
477	neglect of embodied carbon in existing buildings being demolished to make way for new	4/5/2025 12:55 PM
478	SAFETY, TRAFFIC FLOW, OVERCROWDING, INFRASTRUCTURE ISSUES, PARKING, IMPACT ON VALUE OF RESIDENTIAL HOMES!!	4/5/2025 12:44 PM
479	Congestion, they do not fit in the current aesthetic of the area, park space, school space	4/5/2025 12:37 PM
480	overdevelopment parking density	4/5/2025 12:31 PM
481	lack of appropriate supports-schools, parking, transportation etc	4/5/2025 12:24 PM
482	Decline of neighbourhood property values.	4/5/2025 12:22 PM
483	Increased traffic, increased illegal parking, jeopardizing safety - more unwanted loitering, noise and activity, improper infrastructure capacity - possible flooding, elimination of natural assets like trees and softscape/landscaping/greenspace, lack of privacy - height of four and sixplex developments	4/5/2025 11:59 AM
484	Lack of long term planning, infrastructure consideration and consultation with community.	4/5/2025 11:58 AM
485	Traffic congestion, density increase, lack of infrastructure to support increased population, loss of neighborhood feel, property value decrease	4/5/2025 11:46 AM
486	Good homes will need to be torn down. Congestion. We have no sidewalks - narrow streets are already crowded.	4/5/2025 11:29 AM
487	Not a lot really. Assuming that these 6 plex is on either on a single corner lot, or two lots, that is okay by me. This is much better solution than 30 story high rise.	4/5/2025 10:50 AM
488	Parking, space in local schools	4/5/2025 10:45 AM
489	Parking and sewage...sewers can't keep up. Sewers need to be addressed BEFORE any consideration is given to a sixplex. Speaking as a homeowner has flooded.	4/5/2025 10:42 AM
490	Ability to support additional families	4/5/2025 10:40 AM
491	As above. We don't have infrastructure for this. Just steps away we have large condo buildings that are not full. Why do we need these buildings ?	4/5/2025 9:51 AM
492	Lack of infrastructure, schools, daycare, parking, sores to support easy living, trees, parks	4/5/2025 9:44 AM
493	-drainage -disruption of existing neighborhoods -garbage -safety	4/5/2025 9:41 AM
494	How they fit in to existing neighborhoods, parking, sufficient infrastructure	4/5/2025 9:38 AM
495	Increased traffic and dimished neighbourhood character.	4/5/2025 9:29 AM
496	traffic volume, noise,	4/5/2025 9:26 AM
497	Traffic/safety Heritage of neighbourhoods School impacts Environmental	4/5/2025 9:25 AM
498	See above.	4/5/2025 9:22 AM
499	Same as above	4/5/2025 9:22 AM
500	Taken together with other City initiatives such as allowing 14-storey buildings on avenues putting this much density into residential neighbourhoods such as Central Etobicoke will be disastrous.	4/5/2025 9:17 AM
501	Traffic, parking, flooding. My neighborhood is not close enough to the subway and therefore everyone has cars	4/5/2025 9:10 AM

Sixplex Housing in Residential Neighbourhoods

502	They will ruin the character of the neighbourhood and lower property values. They will make it more congested re parking and people. Local schools may not have room for a drastic increase in students as we already have many new condos surrounding the area. Traffic on Bloor is already a mess with the bike lanes and this increases pollution with idling cars as well as making it less safe for pedestrians.	4/5/2025 9:04 AM
503	Too much congestion due to extra cars. Extra garbage bins - we already have issues with rats. Flood management - this area of Etobicoke, Islington Village is prone too flooding School are already at capacity.	4/5/2025 9:01 AM
504	The amount of people living in these units creates more problem to our sewer system (flooding) and the additional vehicles as well as the disruption of single family neighborhoods!!!!	4/5/2025 9:01 AM
505	excessive density putting increasing demands on infrastructure resulting in flooding; we are already under serviced by the TTC, a problem which will be exasperated by allowing simplexes; decrease in the value of single family homes in the neighbourhood.	4/5/2025 8:52 AM
506	Lack of parking, heights of sixplex, added congestion. We have newly designated avenues keep sixplex on the Avenues.	4/5/2025 8:52 AM
507	They are totally unnecessary in our area and will ruin the neighborhood with the flooding we already have to deal with.	4/5/2025 7:54 AM
508	It will change the make-up of community. Many of these developments are turned into short term rentals and do not create a sustained sense of community	4/5/2025 7:51 AM
509	Congestion, parking, property value, safety and the overall change to my neighborhood.	4/5/2025 7:42 AM
510	Many concerns: destruction of suburban neighbourhoods, overnight street parking, the lack of infrastructure being considered, decreased home values (especially for those who having newly built for their family)	4/5/2025 7:29 AM
511	Noise, over population, safety	4/5/2025 7:11 AM
512	congestion, parking, aesthetics	4/5/2025 7:02 AM
513	Loss of neighbourhood integrity, impact on neighbours with blocked light / views, noise, parking, garbage bins, crowds, child safety around schools, with increased traffic, density, loss in investment of homes	4/5/2025 7:02 AM
514	I live in a high property tax area with higher value homes, the area has lots of green space with neighbours spread out nicely. The value of my home will go down, the congestion in my area will go up and thats not why I pay such high property tax for by choosing this neighbourhood	4/5/2025 6:26 AM
515	Where a SFD is now with maybe 4 bedrooms they want to cram in upto 4 times that in some cases. Nowhere to park; nowhere for the garbage cans; no concern with the impact on the neighbours privacy.	4/5/2025 6:12 AM
516	Height and mass to lot size- inadequate parking. Traffic is already horrendous! Existing homes will be de-valued and neighbourhoods (and their character - Toronto is a city of neighbourhoods) altered negatively if pre-approval is given and the design and quality left to builders alone. We all are aware that by- laws in Toronto are rarely adhered to.	4/5/2025 12:58 AM
517	Bigger buildings in single family home areas, garbage disposal, decreasing property value, safety	4/4/2025 10:09 PM
518	Parking on the streets, no infrastructure built as these neighborhoods were never meant for such development (not enough schools, insufficient green space, TTC, snow removal no parking on the street should be allowed, the neighborhood is already facing difficulties with the snow removal and the situation is gradually getting worse each year; this winter we were literally not able to leave the houses as the pile of hard packed snow was pushed on our driveways completely blocking the access), garbage storage, the sixplexes should not create a shade on the adjacent properties	4/4/2025 9:27 PM
519	None	4/4/2025 9:10 PM
520	Parking, 6 apartments so at least 2 cars/apartment which means 12 cars total at a minimum where will they be parking? Increased noise pollution in the neighborhood	4/4/2025 8:59 PM

Sixplex Housing in Residential Neighbourhoods

521	Devaluing residential properties, more congestion, more traffic.	4/4/2025 8:47 PM
522	Aesthetic effect. Also effect on house pricing. Quality of people renting	4/4/2025 8:43 PM
523	increased traffic flow	4/4/2025 8:41 PM
524	They are not a good fit for our neighbourhood & we do not have sufficient infrastructure to support it.	4/4/2025 8:11 PM
525	The strain on the infrastructure	4/4/2025 7:49 PM
526	Shadowing neighbouring properties. Tree removal to accommodate larger buildings, parking availability.	4/4/2025 7:46 PM
527	1. Strain on Infrastructure 2. Disruption to Neighborhood Character 3. Parking and Congestion Issues 4. Questionable Impact on Affecting Housing issues 5. Precedent and Lack of Community Consultation We have serious flooding issues in Etobicoke, which the city cannot address. Let's do that first.	4/4/2025 7:45 PM
528	I prefer that housing in my neighbourhood continue to be for single families who wish to live in stand alone homes.	4/4/2025 7:33 PM
529	Fewer concerns than high rise condos.	4/4/2025 7:13 PM
530	type of renters and owners, aesthetics of the building and landscaping, garbage,parking, maintenance of building & property, land values of properties around the complexes,	4/4/2025 7:07 PM
531	The built form will be excessive (e.g. height, building depth and width). There will be insufficient on-site parking. Garbage/recycling bins should not be visible. Absentee owners will result in low property maintenance (e.g. lawn cutting, etc.)	4/4/2025 7:05 PM
532	On residential side streets, I don't think they should be taller than 4 stories.	4/4/2025 6:52 PM
533	It would completely change the look of our neighborhood all the homes are single family homes A six plex would change an already beautiful existing neighborhood Leave this neighbourhood alone	4/4/2025 6:46 PM
534	Strain on infrastructure: i.e. traffic, parking, storm and sanitary sewers.	4/4/2025 6:37 PM
535	Not conducive to character and infrastructure in a single family residential neighbourhood - parking, water systems, parks, schools etc.	4/4/2025 6:16 PM
536	Change of character of neighborhood, decrease in property values, increased traffic	4/4/2025 5:58 PM
537	Garbage overflow. Too many cars parked on the street.	4/4/2025 5:44 PM
538	Ruining the neighbourhood feel.	4/4/2025 5:32 PM
539	This survey is skewed, I do not want sixplexes, period.	4/4/2025 5:18 PM
540	Traffic flow and safety.	4/4/2025 5:11 PM
541	Developers who have overpaid for older houses in well established neighbourhoods requesting sixplex are creating emergencies such as flooding, breaks in watermains, poor sewage ejection with excess pressure on 1950's infrastructure. City needs to make improvements to ensure flooding due to lack of green space, tree canopy and flood plain erosion before any further development can be contemplated.	4/4/2025 5:10 PM
542	The density in the neighbourhood is already high. It changes the nature of a neighbourhood.	4/4/2025 5:05 PM
543	They change the character of the neighborhood and are not wanted by any of the residents	4/4/2025 5:04 PM
544	Lack of parking space, discrete garbage storage, sun blockage of the adjacent properties, increased traffic and thus safety	4/4/2025 4:53 PM
545	Lack of parking, lack of space, increased traffic leading to safety concerns with regards to children crossing streets for school/playing outside etc	4/4/2025 4:53 PM
546	They would change the ambience of our neighbourhood by increasing density; we are fortunate to live on an 80 foot lot as do most of the residents of Princess Anne Manor. We value the privacy and relative lack of density. Our quality of life would be diminished. Suburban neighbourhoods such as ours, in my opinion, are not conducive to sixplexes. We have high-	4/4/2025 4:49 PM

Sixplex Housing in Residential Neighbourhoods

value real estate which we work to retain. NIMBY? Yes!! We've worked hard for this lifestyle, and we don't want our environs to be disrupted. Ask people who live in The Kingsway, Humber Valley, Rosedale, Forest Hill if they want sixplexes! Je pense que non. Yup, this is elitist but you did ask the question.

547	Changing the tapestry of our area would take away from its character and limit reason's people want to live here	4/4/2025 4:42 PM
548	Takes away character of the neighborhood	4/4/2025 4:42 PM
549	Families should not have to worry about rotating neighbours living next to them as part of sixplexes. Residential neighbourhoods should be kept whole. Would not want to worry about my kids when the house next door has different residents coming and going. Investigation on impact of school space and traffic/safety concerns on residential street.	4/4/2025 4:31 PM
550	Vehicle traffic, school overpopulation, parking, overcrowdedness, decrease in home value, negative effect on quality of neighbourhood	4/4/2025 4:22 PM
551	Overloading of facilities, look of the neighbourhood, traffic.	4/4/2025 4:19 PM
552	Overcrowding, aesthetics	4/4/2025 4:15 PM
553	Current zoning bylaws on front and side setbacks, height and building density will be violated. Street view. Parking on street should be prohibited (pedestrians including children walk on street as there are no sidewalks).	4/4/2025 4:04 PM
554	Does not blend into the existing mature area - making the area more congested with traffic	4/4/2025 4:04 PM
555	None if done properly	4/4/2025 4:01 PM
556	Not every neighbourhood needs to have every type of housing. Let certain neighbourhoods keep their vibrancy and livelihoods as is if they so wish.	4/4/2025 3:55 PM
557	It would change the character of the neighbourhood drastically, and yet it would not solve the housing problem.	4/4/2025 3:51 PM
558	lack of schools	4/4/2025 3:50 PM
559	parking issues as well as garbage management (potential for pest issues)	4/4/2025 3:48 PM
560	It would substantially decrease the attractiveness of our neighbourhood.	4/4/2025 3:42 PM
561	Inroads into security and privacy	4/4/2025 3:41 PM
562	They will not fit into the existing neighbourhood, will change the look/feel of the community, there will not be adequate parking, etc.	4/4/2025 3:32 PM
563	The infrastructure cannot support them. The existing character of the neighbourhood is single family dwellings	4/4/2025 3:24 PM
564	Destroy makeup of area & property values	4/4/2025 3:24 PM
565	Lower property value, increased traffic, increase volume burden already placed in local schools	4/4/2025 3:22 PM
566	Parking, water run off, 3 stories too tall for a residential neighbourhood of single family homes, property values decreasing.	4/4/2025 3:15 PM
567	Parking, noise, traffic, waste disposal, loss of community, lack of infrastructure support	4/4/2025 3:12 PM
568	My enjoyment of unmitigated sunlight exposure as it exists today on my property	4/4/2025 3:02 PM
569	traffic, schools, etc	4/4/2025 2:56 PM
570	Implications on integrity of the neighbourhood (urban forest community); population density; environmental degradation of nearby ecosystems(flora, fauna & human); increases in traffic congestion; limited green spaces (unsustainable, and impact on mental health of residents in the area; multi- unit risks(increases in crime rate, increased energy demands in a neighbourhood that already experiences power outages more often than most.	4/4/2025 2:42 PM
571	Changes in the character of the neighbourhood, overcrowding, urbanization, vandalism and crime, property values ...	4/4/2025 2:36 PM

Sixplex Housing in Residential Neighbourhoods

572	Traffic. Noise.	4/4/2025 2:13 PM
573	If the city keeps raising taxes there will be no need for this as everyone is going to leave the city	4/4/2025 2:08 PM
574	Strain on community resources.	4/4/2025 1:51 PM
575	Parking, height, congestion, noise	4/4/2025 1:50 PM
576	Flood of on street parking cause more roadblocks for snow plows and emergency vehicles, strain on infrastructure, recreation facilities are limited and increase of population will put strain on it. More traffic congestion.	4/4/2025 1:36 PM
577	storm water/flooding risks increase as more land is paved increased congestion/car traffic destruction of tree canopy that makes the suburbs a peaceful retreat from the hectic downtown work environment	4/4/2025 1:29 PM
578	HEIGHT, NOISE, UNREASONABLE AMOUNT OF VEHICLES. SLUM LANDLORDS THAT DON'T CARE ABOUT NEIGHBOURHOOD JUST MONEY. RUN DOWN BUILDINGS WITH NO RE-COURSE FROM THE CITY. YOU WOULDN'T SEE A SIXPLEX BUILT BESIDE AN MP'S HOUSE THATS FOR SURE. THEY WOULD SAY GREAT BUT JUST NOT ON MY STREET. SEWAGE OVERLOAD WITH NO INFRASTRUCTURE TO ACCOMMODATE HEAVY USE.	4/4/2025 1:21 PM
579	Nimbyism	4/4/2025 12:48 PM
580	What do they look like? Can the existing infrastructure support them?	4/4/2025 12:37 PM
581	They are not a good fit for our neighbourhood and the additional burden on the current infrastructure.	4/4/2025 12:24 PM
582	Too high density of people. Toronto is OVER-populated while Timmins, Sudbury, Thunder Bay, North Bay and others NEED MORE PEOPLE.	4/4/2025 12:15 PM
583	Flooding, Parking, Lack of new open spaces and local community recreational programs	4/4/2025 11:59 AM
584	No room for cars or waste bins, noise. decreased property values. They would be too tall	4/4/2025 11:28 AM
585	Oversaturation of population with a combined lack of critical infrastructure.	4/4/2025 11:19 AM
586	It will change the community and how cohesive it is. It will change noise, lighting, parking. Renters have a different way of treating a community than owners: will there be noisy parties late into the night, garbage strewn, will the building be kept in good repair or left to run down. Will there be more attraction of rats and roaches? Will trees be taken down as the more of a property is built upon? I see no efforts to build up infrastructure: Sewage treatment plants, more schools, more doctor access? There are already scarce resources for the residents existing. We should be building a new sewage treatment facility as raw sewage does regularly get diverted into Lake Ontario.	4/4/2025 11:19 AM
587	See above, along with impact on character of existing neighborhood.	4/4/2025 11:00 AM
588	Density, traffic, pressure on infrastructure, amenities like shopping, schools, and access to doctors, dentists, and medical facilities.	4/4/2025 10:58 AM
589	congestion; safety; loss of community	4/4/2025 10:35 AM
590	height, i would much prefer 4 plex	4/4/2025 10:28 AM
591	The road system and probably storm sewer system is not adequate for this intensification.	4/4/2025 10:20 AM
592	Height, lot coverage, inadequate parking and negative impact on sewage and waste water, electricity grid (already repeatedly failing in Etobicoke), as well as increase in traffic which is already a problem, and additional strain on schools.	4/4/2025 10:20 AM
593	need some areas for those only comfortable with single family home atmosphere	4/4/2025 10:17 AM
594	Eye-sore design	4/4/2025 10:12 AM
595	Density. This is a quiet neighbourhood and would like to keep it that way.	4/4/2025 9:59 AM
596	Property value will decrease and the character of the neighbourhood will be lost	4/4/2025 9:57 AM
597	Air pollution, noise, parking on neighbouring streets, loss of home value	4/4/2025 9:56 AM

Sixplex Housing in Residential Neighbourhoods

598	lack of infrastructure across the board, crowding and congestion, parking issues, out of keeping in look and feel with existing neighbourhood homes, affected resale value for our current home	4/4/2025 9:55 AM
599	Grave concerns regarding six plexes in our neighborhood - it would cause significant traffic issues, overloading our schools More, change the character of the neighborhood, impact the value and charm of the neighborhood, current roads do not support more people and cars,	4/4/2025 9:35 AM
600	I have a neighbour.. I do not want 6+. The city is determined to ruin existing cohesive safe neighbourhoods..	4/4/2025 9:30 AM
601	infrastructure can't support it	4/4/2025 9:25 AM
602	It would KILL our neighborhood & re-sale value!	4/4/2025 9:19 AM
603	That the decisions being made do not include the opinions of the homeowners	4/4/2025 9:16 AM
604	Architecture	4/4/2025 9:11 AM
605	loss of sun to neighbouring homes, loss of drainage, loss of GREENSPACE	4/4/2025 9:10 AM
606	Changing the existing look & appeal of the neighborhood	4/4/2025 8:55 AM
607	The greatest concern is that building standards do not meet code and do not match the standards that are exhibited in the neighborhood.	4/4/2025 8:49 AM
608	Do not allow owners of single family homes to obstruct this program via "nimby" concerns	4/4/2025 8:36 AM
609	Infrastructure, transport, parks, schools, hospitals, etc and social (libraries, community etc)	4/4/2025 8:36 AM
610	Too much traffic	4/4/2025 8:34 AM
611	Impact on infrastructure (water, sewers, garbage, schools, parking). Suburban streets becoming concrete jungles.	4/4/2025 8:09 AM
612	Future slums.	4/4/2025 7:57 AM
613	Overpopulation & traffic - our quaint and quiet neighborhood is already busy enough with all of the new condo developments that skirted around bylaws for size Construction greed - you can bet that developers will scoop up every property they can to maximize their dollar Need - they should be built in new developments or where there is the most need.	4/4/2025 7:57 AM
614	Density too high.	4/4/2025 7:26 AM
615	Everything in #1	4/4/2025 7:08 AM
616	Parking, loss of neighbourhood character, school enrollment	4/4/2025 7:00 AM
617	Sixplexes would not work in our neighborhood. It would ruin the charm and being too much density to this area.	4/4/2025 6:51 AM
618	Destroying the Kingsway Neighbourhood	4/4/2025 6:42 AM
619	The deterioration of the rental properties due to landlords lack of concern/irresponsibility re maintenance/upkeep and renters lack of concern due to non-ownership	4/4/2025 6:34 AM
620	Maintenance of properties. Sufficient parking so they are not parking on the street. They should be located on corners of major streets . They should be attractive and well built. Sufficient infrastructure to support higher density. Proper safety features.	4/4/2025 12:18 AM
621	Congestion, undesirable tenants, lower property value in traditional single family areas. Don't be such a socialist government	4/3/2025 11:15 PM
622	Overcrowding, parking, noise	4/3/2025 10:58 PM
623	I'm mostly concerned about ensuring that the sixplexes are well constructed and serve the needs of people living in them.	4/3/2025 10:51 PM
624	Traffic, local amenities, adherence to local bylaws, neighbourhood characteristics, land value impacts, infrastructure-water, sewers, etc.	4/3/2025 10:11 PM
625	Major concerns about way too many people flooding quiet and safe neighbourhoods that families choose as the streets are currently safe/quiet/not a lot of traffic. This will bring way	4/3/2025 10:03 PM

Sixplex Housing in Residential Neighbourhoods

too many people, too many cars, too many rentals and rotating individuals who won't care for the neighbourhood in the same way neighbours would. These units will turn into Air B'n B rental party havens which will make these neighbourhoods very dangerous for our children. We have an Air B'n B already added to a home beside us and the occupants are so disrespectful to our family and kids - they smoke pot in their backyard all day which wafts into our backyard, swear, don't keep their yard clean and now the owner is going to turn it into a four plex which is going to turn our neighbourhood into a dump. They bring all sorts of random people over to have parties in the backyard - it's so disrespectful to the tax payers. The schools in our neighbourhood can't handle this huge influx of people that would be coming. This is so disrespectful of people who pay high taxes in the city of toronto. You're going to run the city into the ground.

626	Parking, densification and traffic on local streets.	4/3/2025 10:02 PM
627	Invite crime	4/3/2025 9:26 PM
628	I just think that they should only be allowed on major roads	4/3/2025 9:23 PM
629	They do not fit to the existing neighbourhood. There will not be sufficient parking and not enough has been done to investigate traffic, parking, water/flood management, etc...	4/3/2025 9:22 PM
630	they do not belong in may neighborhood	4/3/2025 9:22 PM
631	Congestion, excessive Storm water that will be a result of less green space. over crowding and losing the "suburban feel" The suburbs are attractive because they are no overly crammed. A "sixplex" does not solve our housing problem! It dilutes the feel of our long stand family residing communities	4/3/2025 9:20 PM
632	Amounts to urbanization of residential areas that were never designed for density, and detracts from the quality of life the existing residents pay taxes on	4/3/2025 9:07 PM
633	Destroying the nature of these single type housing areas where peaceful living has been enjoyed for generations	4/3/2025 8:46 PM
634	Garbage storage Parking	4/3/2025 8:20 PM
635	Traffic, parking, building massing, shadows, privacy to adjacent neighbours.	4/3/2025 6:47 PM
636	overcrowding, too much traffic	4/3/2025 6:26 PM
637	They should only be allowed on major streets.	4/3/2025 6:19 PM
638	Reducing our geen space..congestion traffic which is bad already	4/3/2025 6:07 PM
639	Population density/infrastructure/traffic/height of buildings in a neighborhood of single family homes/decrease in house values for neighbouring homes/size of buildings on existing lots originally planned for single family homes/keeping our parkland, community and green spaces	4/3/2025 5:52 PM
640	I do not want the value of my home impacted by these developments	4/3/2025 5:40 PM
641	Traffic	4/3/2025 5:38 PM
642	They will be poorly designed with cheap materials and be rented out by slumlord landlords.	4/3/2025 5:32 PM
643	Height ...blocking natural light. Lack of infrastructure...schools are already full and traffic is horrible	4/3/2025 5:27 PM
644	Increase in "Tenanted" housing where the Tenants have NO VESTED Interest in the historic and established neighbourhood.	4/3/2025 5:21 PM
645	Ugly! They will tower over the existing, low rise detached and semi-detached homes.	4/3/2025 4:04 PM
646	Overdevelopment Stain on existing neighborhood not built for this type of development	4/3/2025 3:42 PM
647	Property devalued, no parking, Single lane roads, noise, traffic, crime.	4/3/2025 3:14 PM
648	Look of the houses, increased density.	4/3/2025 3:13 PM
649	destroy the quiet nature of our neighbourhood	4/3/2025 3:00 PM
650	They are fine on the main roads. They should not be permitted on residential streets at this time.	4/3/2025 2:59 PM

Sixplex Housing in Residential Neighbourhoods

651	over crowding, making corners and intersections busier and less safe, more noise, more pollution.	4/3/2025 2:57 PM
652	Why would single family homes have to abide by certain size/setback/parking requirements but perhaps a 6-plex would not? Should have the same height and GLA coverage restrictions as the houses in my neighbourhood.	4/3/2025 2:53 PM
653	we are all single family homes , it would destroy appeal of the area and cause property devaluations	4/3/2025 2:49 PM
654	over intensification, degrade the character of the neighbourhood,	4/3/2025 2:48 PM
655	They will lower standards/hurt real estate prices.	4/3/2025 2:45 PM
656	parking and garbage collection	4/3/2025 2:23 PM
657	Traffic. Vetting of renters.	4/3/2025 2:13 PM
658	It would bring down housing values and encroach and over shadow existing properties	4/3/2025 2:09 PM
659	Traffic congestion	4/3/2025 1:59 PM
660	traffic	4/3/2025 1:49 PM
661	Not enough parking. Destroying the character of current neighborhoods	4/3/2025 1:19 PM
662	A six plex would dwarf most homes in our neighbourhood and street parking would be an issue.	4/3/2025 1:11 PM
663	The increased density of vehicles and changing the nature, beauty and function of the community and impact on single dwelling homes.	4/3/2025 12:49 PM
664	They have no place in single unit neighbourhoods	4/3/2025 12:02 PM
665	Ensuring they don't become crowded or illegal rooming houses	4/2/2025 10:00 PM

Q24 Are there specific features or requirements you would like to see included in sixplex designs?

Answered: 521 Skipped: 395

#	RESPONSES	DATE
1	Height restrictions, percentage of property restrictions, setback in line with neighbourhood, measures taken to ensure privacy of neighbours not impacted, on lot parking availability, accommodation for waste bins.	4/10/2025 8:34 AM
2	No, because they are not appropriate in our neighbourhood	4/10/2025 2:39 AM
3	Specifically, it is a stupid proposal .	4/10/2025 2:06 AM
4	none	4/9/2025 10:06 PM
5	Design fitting in with present houses	4/9/2025 9:48 PM
6	---	4/9/2025 9:40 PM
7	Parking on site and not dependent on street parking. Adequate consultation with surrounding neighbor.	4/9/2025 9:27 PM
8	They must fit in with the neighborhood homes so as not to devalue the nearby properties	4/9/2025 9:08 PM
9	Sewer expansion...lots of flooding already.	4/9/2025 8:53 PM
10	I do not want sixplexes to be an option. They are detrimental to neighbourhoods as outlined in answer 2.	4/9/2025 8:31 PM
11	1) parking sufficient for tenants 2) sufficient green space	4/9/2025 8:20 PM
12	Fit with neighbourhood architecture	4/9/2025 8:18 PM
13	Architectural control and minimum requirements for infrastructure. Garbage container storage on site.	4/9/2025 7:56 PM
14	No garden suites, need minimum parking on the lot itself.	4/9/2025 7:45 PM
15	Fitting in with character of neighborhood , adequate parking and landscaping,,	4/9/2025 7:23 PM
16	The designs should integrate into the character of the community	4/9/2025 7:17 PM
17	Align with the character and history of the neighbourhood.	4/9/2025 7:16 PM
18	Adequate parking to avoid parking on the road	4/9/2025 7:14 PM
19	Prefer not to to see any sixplex development at all.	4/9/2025 7:02 PM
20	At a minimum, more trees and parks should be planned around sixplex designs. .	4/9/2025 6:19 PM
21	They should fit in and not be complete cheap eyesores.	4/9/2025 6:12 PM
22	Enough parking, garbage hidden	4/9/2025 6:09 PM
23	I would like them to resemble a house instead of a commercial building.	4/9/2025 6:08 PM
24	I do not support simplex designs at all	4/9/2025 5:56 PM
25	See 1	4/9/2025 5:53 PM
26	Green space and enough parking	4/9/2025 5:53 PM
27	I feel this is a trick question.....but here is my answer. Strick requirements that the structure not cover all the land where you see no grass....kinda defeats the purpose ehhe.....	4/9/2025 5:51 PM
28	Have the new buildings similar to the old ones. Locally there is a three storey building being	4/9/2025 5:46 PM

Sixplex Housing in Residential Neighbourhoods

built in a two storey area - unacceptable.

29	Proper parking and green space considerations as well as impact on drainage in area.	4/9/2025 5:41 PM
30	No	4/9/2025 5:31 PM
31	No comment.	4/9/2025 5:29 PM
32	Alignment/compatibility with neighbourhood	4/9/2025 5:15 PM
33	corner lots close to ttc	4/9/2025 5:14 PM
34	Absolutely do not want them in my neighbour hood. Especially right across the street from my home.n	4/9/2025 5:06 PM
35	They fit and blend in with the surrounding structures. Not having a huge complex beside bungalows	4/9/2025 4:59 PM
36	I am against this development plan.	4/9/2025 4:54 PM
37	Require that they are" green" built to have small eco foot print	4/9/2025 4:53 PM
38	A standardization that would fit most community's in the city	4/9/2025 4:53 PM
39	There should be enough parking for the residents vehicles.	4/9/2025 4:52 PM
40	No	4/9/2025 4:42 PM
41	Green space, parking	4/9/2025 4:35 PM
42	see #1	4/9/2025 4:26 PM
43	In areas where they are permitted (and they should NOT be permitted in single family dwelling residential neighbourhoods), they MUST have similar character to the other homes nearby. Developers MUST NOT be allowed to put up ugly cubic structures that destroy the neighbourhood unless that fits the neighbourhood.	4/9/2025 4:25 PM
44	Enough parking, 2 parking lots for each unit.	4/9/2025 4:25 PM
45	NOISE CONTROL.	4/9/2025 4:05 PM
46	Storm water systems	4/9/2025 3:59 PM
47	Parking!	4/9/2025 3:45 PM
48	Parking (ie not on the street.)	4/9/2025 3:43 PM
49	So not want them.	4/9/2025 3:28 PM
50	Nothing to suggest at this time other than ensuring new structures align with current architecture	4/9/2025 3:26 PM
51	Appropriately designed to fit into the neighbourhood without standing out like a sore thumb.	4/9/2025 2:51 PM
52	Does not look institutional	4/9/2025 2:40 PM
53	Curb appeal.	4/9/2025 2:39 PM
54	Stormwater management solutions, aesthetics that match with neighbourhood	4/9/2025 2:23 PM
55	compatibility with existing residences in immediate area	4/9/2025 2:14 PM
56	Traffic	4/9/2025 12:14 PM
57	Ensure they fit into the character of existing neighbourhoods	4/9/2025 12:12 PM
58	Enough room for parking, garbage bins, design to fit into neighbourhood	4/9/2025 11:58 AM
59	Absolutely needing to adhere to setbacks, lot coverage, being required to stick to a quality and standard of design, not allowing giant boxes to be built in a neighbourhood with single family homes	4/9/2025 11:47 AM
60	impact on light for adjacent properties, parking availability, who maintains the property?	4/9/2025 11:38 AM
61	To look like houses so they fit it (one front door)	4/9/2025 11:36 AM

Sixplex Housing in Residential Neighbourhoods

62	Should blend with surrounding style of architecture.	4/9/2025 9:50 AM
63	Clean/ design/ flow/ garden maintenance/ parking provided/ garbage discreetly stored	4/9/2025 9:45 AM
64	Set backs , parking behind the buildings Owned not rented Quiet hours Not allowed to access schools	4/9/2025 9:02 AM
65	Sufficient parking for all residents. Green space for residents use. Hidden area for all garbage bins.	4/9/2025 9:01 AM
66	Match the surrounding neighbourhood. Balconies and more of a low rise condo aesthetic.	4/9/2025 8:32 AM
67	Keep them in areas on main roads	4/9/2025 8:16 AM
68	Stored garbage	4/9/2025 7:29 AM
69	Parking allowance for each unit	4/9/2025 7:09 AM
70	Main streets only Blend in with the neighborhood	4/9/2025 6:33 AM
71	Underground parking for the units. Same setback and height maximums as neighbouring houses. Quality construction. And finishes as appropriate to the neighborhood so the six plexes don't bring down surrounding property values.	4/9/2025 5:27 AM
72	Only on major streets and NOT permitted in reverse-facing lots.	4/9/2025 1:55 AM
73	Parking - hardscape for 6 parking spaces is way too much	4/9/2025 12:09 AM
74	if you put this through as I think you will no matter what make them beautiful and fit the neighbourhood	4/8/2025 11:56 PM
75	They need to be in locations where they won't look out of place...i.e. heights and setbacks etc	4/8/2025 11:55 PM
76	None	4/8/2025 11:09 PM
77	Location requirements, sufficient parking and lot space.	4/8/2025 10:58 PM
78	Parking adequacy	4/8/2025 10:37 PM
79	Maintain required green space and trees. Limit building height to fit in neighbourhood.	4/8/2025 10:33 PM
80	- Requirement to plant trees for each dwelling (ie 6 trees for a sixplex) within a certain radius of the building (eg 50km) - the need for adherence to building codes and safety standards - confirmation of city infrastructure being capable of handling the design in terms of city planning, schools, hospitals, rain, snow, stormwater planning	4/8/2025 10:30 PM
81	setbacks front and side similar to those for single family designated parking area	4/8/2025 10:27 PM
82	Minimum 1 parking per unit.	4/8/2025 10:22 PM
83	Must look like homes and not Lego boxes, minimum construction quality and guidelines, green space and gardens mandatory, parking and traffic concerns considered and mitigated, density issues like schools and retail factored into plans	4/8/2025 9:58 PM
84	Better design considering weather and climate in Toronto	4/8/2025 9:38 PM
85	Set back from road and architecturally compatible with surrounding housing.	4/8/2025 9:33 PM
86	I do not want them at all	4/8/2025 9:32 PM
87	Good design (eg brownstone style with attractive central stairs) would help visually integrate simplexes into the residential landscape. They must not look commercial.	4/8/2025 9:26 PM
88	Keep it to four plexes only	4/8/2025 9:22 PM
89	Parking for them	4/8/2025 9:19 PM
90	Accommodations to combat flooding. The hilly nature of our neighbourhood puts us a risk of flooding; removing green spaces around single family houses to put in larger concrete buildings means the water has less ground to absorb the water. We have had frequent water damage due to spring and summer storms.	4/8/2025 9:04 PM
91	Build in neighborhood with similar housing structure	4/8/2025 8:50 PM

Sixplex Housing in Residential Neighbourhoods

92	N/a	4/8/2025 8:50 PM
93	Do not eliminate park land. Offer tax breaks to those working from home such as discounts from property taxes	4/8/2025 8:30 PM
94	adequate parking. play area flood water waste bin management	4/8/2025 8:15 PM
95	I do not want to see sixplexes in my neighbourhood period!!	4/8/2025 8:00 PM
96	I don't wanna see sixplex anywhere on quite and green neighborhoods	4/8/2025 7:54 PM
97	That they have adequate gardens and parking spaces.	4/8/2025 7:31 PM
98	I'd like to see no six plex homes	4/8/2025 7:18 PM
99	I do not want any sixplex homes, therefore, I have special features or requirements to include in them	4/8/2025 7:14 PM
100	The architecture should have a strong street presence with parking and garages located to the rear off a laneway. Garbage, hydro meters and utilities should be properly screened with architectural fencing and landscape buffers. Consideration of neighbouring properties with setbacks, landscape buffers and angular plane compliance.	4/8/2025 6:57 PM
101	Designed parking	4/8/2025 6:54 PM
102	Safe vehicle movement connections to the street without unduly impacting vehicle traffic or pedestrians.	4/8/2025 6:38 PM
103	Architectural features that support the surrounding buildings	4/8/2025 6:17 PM
104	Designs that fit in in the neighbourhood	4/8/2025 5:35 PM
105	They would need to be of the same caliber as the other homes in the neighborhood.	4/8/2025 4:48 PM
106	Don't allow sixplexes	4/8/2025 4:45 PM
107	no, i do not want to see 4plexs or six plexes in my neighborhood	4/8/2025 4:36 PM
108	They should not be on single housing lots	4/8/2025 4:19 PM
109	Yes	4/8/2025 4:18 PM
110	Sufficient parking and waste bin storage. Not allowed within a neighbour hood of single family dwellings unless on roadways with public transit.	4/8/2025 4:14 PM
111	Quality and rental price of units should match neighbourhood (no mixng of cheap affordable with high end expensive units since not fair to those who previously bought expensive homes that are next door) . Parking for tenants and storage facilities contained within building, noise reducing windows,walls and doors (ie. soundproofing), fireproof doors and wired smoke alarms, at least 6 guest parking spots and more if transit not within 100 meters, no more than 2 stories high. No structures within al least 6 feet of property lines (ie. should be space between building and neighbour), and set back from the sidewalk and street.	4/8/2025 4:10 PM
112	Meet all current single dwelling building requirements including parking and bins management.	4/8/2025 4:00 PM
113	Mandatory green spaces, proximity to transit (less than 200m) sufficient parking, school, community centres centre.	4/8/2025 3:59 PM
114	n/a	4/8/2025 3:48 PM
115	No six plex. Single family homes or condos only.	4/8/2025 3:46 PM
116	Do not want any sixplex at all	4/8/2025 3:44 PM
117	I would not like to see sixplexes in existing areas of single family homes, no matter the design.	4/8/2025 3:09 PM
118	6plexes should only be on roads that can support the increase in parking and traffic density. And you must build up the infrastructure BEFORE allowing the 6plexes, not AFTER. 6 plexes must have underground parking to accommodate the extra need.	4/8/2025 2:51 PM
119	parking on their premises only	4/8/2025 2:39 PM

Sixplex Housing in Residential Neighbourhoods

120	Specific features: To include adequate off-street tenant parking; no "Garden Suites"; and vehicle turnaround space at rear of any fourplex/sixplex project. This to avoid increased/unacceptable traffic flow congestion in neighbouring streets.	4/8/2025 2:38 PM
121	Adequate parking, existing setbacks from property lines, setbacks from sidewalks.	4/8/2025 2:34 PM
122	Adequate parking.	4/8/2025 2:32 PM
123	1200 square foot minimum unit size.	4/8/2025 2:06 PM
124	Outright prohibition on them.	4/8/2025 1:54 PM
125	THEY SHOULD NOT BE ALLOWED IN THE SUBURBS OF TORONTO. IF YOU WANT THEM DOWNTOWN FINE. KEEP THEM THERE!!	4/8/2025 1:52 PM
126	parking	4/8/2025 1:51 PM
127	Enough parking. Area for discreet garbage. Restrictions on garden suites.	4/8/2025 1:26 PM
128	Underground parking	4/8/2025 1:20 PM
129	None don't allow them at all end of story.	4/8/2025 1:09 PM
130	none	4/8/2025 1:07 PM
131	N/a	4/8/2025 1:01 PM
132	Heat pumps for green energy	4/8/2025 1:00 PM
133	Enclosed garbage bin storage area; sufficient onsite parking. Units large enough to comfortably accommodate families with outside space sufficient to support those living in the units.	4/8/2025 12:57 PM
134	Made to look like homes in the neighbourhood not square boxes because they are cheaper!	4/8/2025 12:51 PM
135	I am not in favour of simplex designs AT ALL	4/8/2025 12:50 PM
136	No street parking, green space and styles that represent the neighborhoods	4/8/2025 12:33 PM
137	Family friendly units, bike lanes and transit expansion to match density.	4/8/2025 12:27 PM
138	must have parking, businesses to have a job, hospitals, schools, etc. etc.	4/8/2025 12:00 PM
139	Window placement so as to avoid overlooking close neighbours, trees and landscaping to match neighbourhood	4/8/2025 11:50 AM
140	Designs need to be within regulation without recourse to the Committee of Adjustment.	4/8/2025 11:37 AM
141	nice designs .Not just slabs of ugly concrete	4/8/2025 11:32 AM
142	Garbage enclosures	4/8/2025 11:03 AM
143	Not a fan.	4/8/2025 10:49 AM
144	Good size floor plans and pleasing design to fit into neighborhoods	4/8/2025 10:48 AM
145	The property must include landscape with trees not just grass. It must be set back and provide garages.	4/8/2025 10:42 AM
146	Parking on site as part of the land for the residents.	4/8/2025 10:39 AM
147	Must fit into the existing residential neighbourhood	4/8/2025 10:30 AM
148	Public transportation height and quality design	4/8/2025 10:17 AM
149	Designed in size and style to suit the existing area	4/8/2025 10:06 AM
150	Adequate parking to eliviate street parking congestion, green space on property.	4/8/2025 10:00 AM
151	If this proposal is approved, it should be only allowed on "major" streets and absolutely needs to fit in with the existing character of the neighbourhood. In addition, since we live in the suburbs, adequate parking needs to be considered.	4/8/2025 9:52 AM
152	Parking spaces. Garden spaces.	4/8/2025 9:48 AM
153	The structure should not overshadow neighbouring homes	4/8/2025 9:40 AM

Sixplex Housing in Residential Neighbourhoods

154	Facilitation of pedestrian, cycling and vehicular traffic. Minimized garbage and air pollution.	4/8/2025 9:40 AM
155	Design is subjective but features should include compatibility with neighbouring homes, adequate parking and outdoor space	4/8/2025 9:21 AM
156	enough parking for sixplex residents / no parking in the streets	4/8/2025 9:12 AM
157	X	4/8/2025 9:10 AM
158	Parking, green spaces and mobility features	4/8/2025 8:56 AM
159	Suitable parking, set backs and heights similar to immediate buildings, green spaces to residences	4/8/2025 8:38 AM
160	F	4/8/2025 8:30 AM
161	First, i don't want a sixplex. If they are forced on us then not boxes that look like small apartment buildings. They should have nice rooflines and variation in access, more of a townhome style.	4/8/2025 8:27 AM
162	They shouldn't exist unless in a sixplex complex	4/8/2025 8:08 AM
163	full self contained services. these are actually small apartment buildings and should be managed as such and should not be allowed to disrupt existing neighborhoods	4/8/2025 7:58 AM
164	Greenspace	4/8/2025 7:56 AM
165	I disagree with allowing the 6 plexes	4/8/2025 7:46 AM
166	Npnr	4/8/2025 7:33 AM
167	No sixplex at all	4/8/2025 5:28 AM
168	Just don't want them!!	4/8/2025 5:12 AM
169	height restrictions strong fire and sound regulations proper sewer/water infrastructure	4/8/2025 12:49 AM
170	Do not want Sixplex in my community. Remove the bike lanes as they are useless.	4/7/2025 11:40 PM
171	architecturally should blend into neighbourhood - designs should not be higher than existing homes	4/7/2025 10:52 PM
172	Low rising, not overshadow existing homes.	4/7/2025 10:50 PM
173	Off-setting the individual units	4/7/2025 10:30 PM
174	Not having them	4/7/2025 10:15 PM
175	Design and Locate outside existing neighbours on government vacant land. Create a community for sixplex on abandoned commercial sites. More independent studies are required to determine feasibility.	4/7/2025 10:09 PM
176	All refuse of all types be stored in an inside building animal proof container. Rats will be introduced to a neighbourhood. There should be underground parking for 6 vehicles.	4/7/2025 10:06 PM
177	No	4/7/2025 9:54 PM
178	Comply with current regs.	4/7/2025 9:51 PM
179	Need to adhere to the neighborhood buildings.	4/7/2025 9:46 PM
180	Don't ask about designs before you answer the basic problem of if and where.	4/7/2025 9:38 PM
181	Not tall	4/7/2025 9:31 PM
182	Max two stories.	4/7/2025 8:54 PM
183	Setbacks from the street	4/7/2025 8:38 PM
184	Commercial waste bins for garbage disposal, adequate parking on lot. Consideration about height of building relative to neighboring lots, minimum sq footage of lot for it to be eligible	4/7/2025 8:21 PM
185	Parking will be key. I live near a rooming house that does not have sufficient parking for	4/7/2025 8:09 PM

Sixplex Housing in Residential Neighbourhoods

residents. As a result, there are times, particularly during winter, that I have difficulty getting out of my driveway. I have had to park more than a block away to clear room in my driveway so that my elderly mother can park.

186	I DO NOT want to see sixplex (or fourplex) designs in residential neighbourhoods. They belong in commercial or industrial areas that are suited for condo and apartment buildings because that is exactly how they are designed to look and accommodate multiple families and residents in a single multi-level building.	4/7/2025 7:36 PM
187	Prove to the voters of Toronto that the City can deliver an economically viable 6 -plex that does not require a subsidy by the voters	4/7/2025 7:31 PM
188	Do NOT allow.	4/7/2025 7:13 PM
189	Minimum value... Must be luxury.	4/7/2025 7:09 PM
190	Yes, don't build in existing detached neighborhoods that can't accommodate parking, enough schools and infrastructure.	4/7/2025 7:00 PM
191	Locate them near major roads/highways to avoid increased congestion	4/7/2025 6:47 PM
192	Minimal loss of trees; minimal impact to surrounding birds and wildlife	4/7/2025 6:39 PM
193	Trees and bushes so that it is not just a box plopped into a spot. Parking so they are not on the street	4/7/2025 6:32 PM
194	Designs should reflect the character of the neighbourhood.	4/7/2025 6:21 PM
195	Exterior fitting and blending in with the character of residential neighbourhood at minimum	4/7/2025 6:19 PM
196	They should fit in with the aesthetics of the neighborhood.	4/7/2025 6:18 PM
197	Sufficient setback from street, restricted to areas that have large lot sizes and similar buildings	4/7/2025 6:03 PM
198	Esthetically pleasing to fit into neighbourhood	4/7/2025 5:57 PM
199	Trees and flower beds in front, a communal garden in the rear or on the roof.	4/7/2025 5:53 PM
200	They should not be built in house communities. They create over population.	4/7/2025 5:49 PM
201	None. They shouldn't exist where I live	4/7/2025 5:46 PM
202	yes. Include 4 less floors.	4/7/2025 5:45 PM
203	I don't want sixplexes in residential neighbourhoods at all. And we should stop building very high condo buildings. It should be limited to four to six stories. I am all for building more housing, but we are creating communities, not just building housing. Considerations must be given to community feel, parks, walking to neighbourhood amenities, restaurants, etc.	4/7/2025 5:42 PM
204	No	4/7/2025 5:32 PM
205	invisibility	4/7/2025 5:30 PM
206	No I'm neutral but I would think moving into a neighbourhood that can accommodate you safely would be a wonderful start to a life there	4/7/2025 5:19 PM
207	All mentioned here and in survey.	4/7/2025 5:15 PM
208	I think the design of the six plexes should be carried out by professional architects who will observe the urban design and correct function of these complexes correct.	4/7/2025 5:07 PM
209	Setback, size restrictions	4/7/2025 5:06 PM
210	Cannot have windows facing into backyards.	4/7/2025 4:53 PM
211	Limits on height and FSI.	4/7/2025 4:09 PM
212	That they are made attractive. Not flat and boring.	4/7/2025 4:02 PM
213	Lower - no more than a four plex that is level with the surrounding buildings.	4/7/2025 3:57 PM
214	They provide their own parking and not street parking.	4/7/2025 3:56 PM
215	Green space	4/7/2025 3:55 PM

Sixplex Housing in Residential Neighbourhoods

216	lighting and security	4/7/2025 3:51 PM
217	They should comply with all building codes.	4/7/2025 3:44 PM
218	Adequate site parking	4/7/2025 3:42 PM
219	Parking and space for garbage bins. Can they be shared rather than have 3 bins for each unit?	4/7/2025 3:40 PM
220	Accommodate for parking Allow 6 plexes in more dense areas - Major streets	4/7/2025 3:31 PM
221	I don't want them at all. Our neighbourhood is being ruined with huge homes for one family while small homes are being torn down. It's ridiculous. I'm disgusted with planning.	4/7/2025 3:19 PM
222	Green space and adequate setback from road.	4/7/2025 3:09 PM
223	No.	4/7/2025 2:56 PM
224	No 2/4/6!	4/7/2025 2:49 PM
225	Privacy Walls built high enough so someone living on the third floor can't see into someone's backyard. Enough parking for tenants and guests. Garbage cans etc hidden from view and smell. Security cameras installed behind structure at a minimum.	4/7/2025 2:48 PM
226	Yes .	4/7/2025 2:22 PM
227	They should only be allowed in neighborhoods where they already exist and they should follow the same look as previous buildings and must have parking for all units(at least one parking spot per unit)	4/7/2025 1:54 PM
228	Not in my neighborhood	4/7/2025 1:22 PM
229	No	4/7/2025 1:07 PM
230	None. They shouldn't be allowed. Period. No one wants this. You are eroding our standard of living. No one living in a residential community wants this density. You will make everyone's lives miserable. I hate Toronto City Council. You should all be fired with the exception of Stephen Holyday.	4/7/2025 12:56 PM
231	Build them in a neighborhood that already has them	4/7/2025 12:52 PM
232	I do not support Sixplex on single family lots	4/7/2025 12:35 PM
233	Do not want them here	4/7/2025 12:27 PM
234	Do not build them on residential streets. Stick to the main arteries only	4/7/2025 11:57 AM
235	Green space requirements	4/7/2025 11:50 AM
236	Introduce fourplex designs	4/7/2025 11:50 AM
237	I don't think they should exist in the city of Toronto, period. If housing is an issue, people need to consider other options. Condo rentals, moving out of the city, etc. Unfortunately, we are a major city and to be within the city limits might not be feasible to all	4/7/2025 11:31 AM
238	No - we don't want them.	4/7/2025 11:17 AM
239	no	4/7/2025 11:16 AM
240	green space for water drainage; parking being sufficient; height restrictions;	4/7/2025 11:06 AM
241	Fit into the current look of the neighborhood	4/7/2025 11:04 AM
242	No parking availability, must be 200m away from public transit	4/7/2025 11:04 AM
243	Thanks for including a question about waste bins - designs including storage for bins is needed. Parking will be an issue - must have minimum number of spaces included.	4/7/2025 10:47 AM
244	they should be implemented in mid-density areas, i.e. along major roads or around commercial areas adhering to master planning imposed on multi-family low rise buildings, lots should meet minimum size requirements to support the increase in size and parking requirements	4/7/2025 10:41 AM
245	That they do not overtake the existing neighbouring houses.	4/7/2025 10:34 AM

Sixplex Housing in Residential Neighbourhoods

246	blend with existing housing	4/7/2025 10:28 AM
247	I don't want sixplexes!	4/7/2025 10:28 AM
248	Enough green space between all adjacent buildings.	4/7/2025 9:52 AM
249	Complimentary design to the homes in the area.	4/7/2025 9:49 AM
250	Consideration to the blocking of sunlight caused by the six flex on the neighbouring housing.	4/7/2025 9:41 AM
251	Additional parking, not infringing on space already allocated for the neighbourhood.	4/7/2025 9:38 AM
252	We first need to see what comes of the fourplex proposal and then consider raising it to sixplex	4/7/2025 9:35 AM
253	No	4/7/2025 9:20 AM
254	height restrictions to match neighbouring properties	4/7/2025 9:16 AM
255	They dont look like a sixplex	4/7/2025 9:15 AM
256	They need to have parking and adequate water/waste systems, and they must be built in areas of toronto where they already exist	4/7/2025 9:10 AM
257	No	4/7/2025 9:00 AM
258	There should be every effort to require standard plans/designs that are pre approved by the city and seamlessly integrate into residential neighborhoods. Height restrictions should apply therefore limit to 3 storeys.	4/7/2025 8:57 AM
259	No	4/7/2025 8:54 AM
260	on site parking including visitors, architectural controls that reflect community character, staggered set backs for light and aesthetics with room for tree canopies,	4/7/2025 8:50 AM
261	No	4/7/2025 8:22 AM
262	Don't put them in....or set specific criteria for the number of bedrooms, etc. Design of each unit should be set out so not to become a rooming house.	4/7/2025 8:18 AM
263	Balconies and behind the building parking lot.	4/7/2025 8:12 AM
264	ALL OF #2	4/7/2025 8:08 AM
265	Sixplexes should be prohibited altogether in the Markland Wood area.	4/7/2025 8:07 AM
266	Must provide parking on site - Do not rely on street parking.	4/7/2025 7:59 AM
267	Parking space	4/7/2025 7:50 AM
268	should be near transit and corner units only	4/7/2025 7:39 AM
269	Has the look of the area	4/7/2025 7:31 AM
270	Minimum parking	4/7/2025 7:17 AM
271	Do not allow them	4/7/2025 6:53 AM
272	Single family restrictions on units. Maximum 2 bedrooms per unit. Must use some form of alternate energy (solar, geothermal). Lot must have greenspace - at least 30% of the lot. And must include sufficient parking spaces for all units that does not impede traffic or necessitate on street parking. Each lot must have trees.	4/7/2025 6:52 AM
273	They should have a comparable appearance to the other structures.	4/7/2025 6:40 AM
274	Ar least one parking space per unit. The city's current policy of not having minimum car parking requirements is just going to result in side streets clogged with cars. Will people might not need a car in downtown, in Etobicoke most residents have a car or work vehicle and this should not be parked on the street overnight	4/7/2025 6:37 AM
275	Yes, I would like them to be invisible and non-existent. Make them not look like ugly cheap modern boxes. They need to be designed to fix the aesthetic of the neighborhood.	4/7/2025 6:21 AM
276	Yes minimums. Ie height restrictions 2 stories, space minimum 10 feet between other	4/7/2025 5:49 AM

Sixplex Housing in Residential Neighbourhoods

structures so there is no crowding, No on street parking at all. Only in areas where there are lots big enough to contain ie min lot size 120' x 120' and larger.

277	I would like them to be freehold ownership properties and not rentals. Environmentally friendly designed. Low emissions, efficient, green roofs if possible. Proper drainage, enough parking, perhaps underground as existing lots are too small to have surface parking. Each unit should have its own garage or hidden underground parking. Maintain the same maximum building height as those of detached homes in the existing neighbourhood and the same amount of green space/lot. Buildings should blend in with the existing styles/facades in the neighbourhood so they don't stick out like a sore thumb. Green fencing/hedges around the property line. They should reflect and maintain the standards of their communities.	4/7/2025 2:21 AM
278	The upkeep has to be maintained.	4/7/2025 2:08 AM
279	The quality and design should match the existing neighborhood.	4/6/2025 11:42 PM
280	Should confirm to Neighbourhood architecture and uses. Same set back as existing houses, no excessive shading. Parking on site for each unit	4/6/2025 11:39 PM
281	No, for the previously-mentioned reasons I am opposed to allowing sixplexes in existing SFD neighbourhoods altogether.	4/6/2025 11:38 PM
282	Don't have them at all. Only downtown	4/6/2025 10:56 PM
283	Family (3 bedroom) or seniors co-habiting : variety of scale....may not necessarily be six individual units...but built form confirms to height limits, setbacks etc.	4/6/2025 10:54 PM
284	Affordable	4/6/2025 10:50 PM
285	Fully accessible for handicapped access	4/6/2025 10:42 PM
286	Blending in with other housing on the street	4/6/2025 10:35 PM
287	If this kind of development must be permitted, it should only be permitted in areas where there is adequate space, within a short distance from public transit, and ONLY of NOT change the character or appearance of the neighbourhood. Only a few of these type of units should be permitted in a neighbourhood to preserve its character.	4/6/2025 10:35 PM
288	Must fit into the neighbourhood master plan.	4/6/2025 10:18 PM
289	Adequate parking for all units, landscaping and garbage bin storage areas.	4/6/2025 10:11 PM
290	Maintain character of neighborhood. Obligations for landlords/owners to upkeep grounds to neighborhood standards. Garbage discreet.	4/6/2025 10:07 PM
291	Don't build them nor the 4ples you are trying .we to sneak in on 1 and 2 storey areas.	4/6/2025 10:06 PM
292	Just forget the idea	4/6/2025 10:03 PM
293	Ample mandatory parking. Height restrictions to maintain neighborhood character. Minimum unit sizes.	4/6/2025 9:59 PM
294	Include adequate off-street parking for all units to minimize overflow into surrounding streets • Preserve the visual character and scale of existing single-family neighborhoods (e.g., height restrictions, setbacks, green space) • Include soundproofing and privacy measures between units and adjacent properties • Be owner-occupied or have clear maintenance standards to prevent neglect • Incorporate sustainability features to minimize environmental impact	4/6/2025 9:58 PM
295	Look and feel consistent with neighbourhood Non street parking	4/6/2025 9:55 PM
296	They should match the ones in the neighborhood where they already exist.	4/6/2025 9:52 PM
297	Interior storage for garbage, recycling and compost bins.	4/6/2025 9:50 PM
298	There must be space for parking onsite so that the burden is not placed on the community. I would like to better understand whether the sewer system can adequately support this densification.	4/6/2025 9:49 PM
299	Limited to main streets and corner lots	4/6/2025 9:47 PM
300	Any new sixplex design should blend seamlessly with the neighbourhood and not negatively impact the infrastructure, school capacities, congestion or safety.	4/6/2025 9:39 PM

Sixplex Housing in Residential Neighbourhoods

301	Sufficient waste management that is blended into the building, Sufficient parking onsite Sixplexes on major roads only	4/6/2025 9:28 PM
302	Take design of neighborhood into consideration	4/6/2025 9:06 PM
303	Fit in the neighborhood	4/6/2025 8:52 PM
304	No	4/6/2025 8:40 PM
305	No	4/6/2025 8:32 PM
306	handicap accsessability, elevator, garbage chute	4/6/2025 8:09 PM
307	Car parking	4/6/2025 7:36 PM
308	Sixplex should be built in specific areas (converting empty lots or parks) and not among single family homes.	4/6/2025 7:15 PM
309	Minimize neighbourhood disruptions re: parking, waste storage, environmental impacts.	4/6/2025 7:04 PM
310	Look as close to the design of already present buildings	4/6/2025 7:03 PM
311	Should not be allowed in between existing houses.	4/6/2025 7:02 PM
312	If a tenant does not pay the rent he can be evicted so that the landlord can maintain the building in proper order.	4/6/2025 7:00 PM
313	They should be big enough for families. Solid well built housing.	4/6/2025 6:59 PM
314	They should blend into the existing neighbouring houses	4/6/2025 6:48 PM
315	Put them on major and minor arterials roads only, or now "avenues", the new fancy avant-garde jargon of the city.	4/6/2025 6:35 PM
316	Better thought in planning. Not on residential streets.	4/6/2025 6:29 PM
317	Only be put in areas close to transit and retail.	4/6/2025 5:44 PM
318	i do not want any sixplexes	4/6/2025 5:07 PM
319	Consider the environment and keep green spaces over more paved areas.	4/6/2025 4:49 PM
320	landscaped outdoor areas. these developments should not be allowed to pave over/hardscape the whole property	4/6/2025 4:26 PM
321	I don't want them at all but if they bulldoze this through, then there must be more doctors available and school placement spaces and particularly infrastructure that can support this. Stormwater and flooding is a huge concern. We had a flood last summer in our basement. We would need a massive influx of funds to pay for improvements to support any more density	4/6/2025 3:53 PM
322	I do not wish to see sixplex units in my neighbourhood.	4/6/2025 3:51 PM
323	Reading this survey, it appears my house is in the vicinity for sixplex development and I don't want it. I do not want densification in my area as that weighs down infrastructure like transit, water, energy, sidewalk space, parking space (streets, plazas and malls), reduces safety, reduces the cost of my house, crowded transit etc.	4/6/2025 3:50 PM
324	as long as they fit nicely to the surrounds	4/6/2025 3:42 PM
325	Must have adequate parking and green space for residents.	4/6/2025 3:11 PM
326	The sixplexes should be built in the character of existing buildings in the vicinity	4/6/2025 1:54 PM
327	I would not want to see them in Etobicoke	4/6/2025 1:24 PM
328	Matching the character of the neighbourhood.	4/6/2025 1:14 PM
329	None	4/6/2025 1:09 PM
330	Seamless Integration with existing housing/neighbourhood/community	4/6/2025 12:51 PM
331	Sixplexes not located on transit routes should be required to have adequate parking spaces	4/6/2025 12:44 PM
332	18 bins per sixplex would create a great problem in the summer, especially with rats!	4/6/2025 11:49 AM

Sixplex Housing in Residential Neighbourhoods

333	Park/greenspace/gardens	4/6/2025 11:04 AM
334	Bin storage out of sight from street. Adequate parking on property.	4/6/2025 10:19 AM
335	That they conform to existing neighbourhood aesthetics.	4/6/2025 9:53 AM
336	Parking	4/6/2025 9:15 AM
337	Keep them in high density neighborhoods, not single family neighborhoods. There are swaths of land still waiting to be developed and the city is pushing for four plexes and six plexes in developed neighborhoods.	4/6/2025 9:09 AM
338	The large balconies that overlook our back yards I don't feel are needed, external elevators passage ways should be excluded from designs, roof top leisure space should be excluded because who wants a playground on top of the house next door and why are those sort of proposals even being considered	4/6/2025 9:06 AM
339	Yes ensure that adequate space for garbage , parking etc	4/6/2025 9:03 AM
340	tree canopy	4/6/2025 8:39 AM
341	Set backs/ height restrictions and parking	4/6/2025 8:37 AM
342	Enough parking, cameras, a clean hidden place for bins, strict rules for landlords around cleanliness and aesthetic and number of occupants.	4/6/2025 8:11 AM
343	I DO NOT want any simplex on my street.	4/6/2025 7:43 AM
344	I just don't want to see them at all in my neighbourhood.	4/6/2025 7:39 AM
345	No larger than average houses in neighbourhood, should maintain neighbourhood feel	4/6/2025 7:25 AM
346	Design them to fit the character of the area. Stop making homes looking like boxes	4/6/2025 7:06 AM
347	Requirements for rear yards that are identical for all development in the neighbourhood	4/6/2025 5:35 AM
348	Don't want any	4/6/2025 1:28 AM
349	They must have a small footprint to accommodate for any parking and garbage bins storage	4/6/2025 1:02 AM
350	No	4/6/2025 12:36 AM
351	Major roads only	4/6/2025 12:02 AM
352	Do NOT put these 6 plex buildings in the Kingsway	4/5/2025 9:46 PM
353	Difficult to specify, but architecturally "nice", pleasing, not crowding the property it is on or the neighbours' property, etc.	4/5/2025 9:10 PM
354	No sixplexes	4/5/2025 9:09 PM
355	Architecturally fit into the neighbourhood. No glass cubes in the middle of Victorian townhomes	4/5/2025 8:29 PM
356	No demolition of existing houses. Building to blend in with the neighbourhood. Who owns the building? Will the landlord ensure proper repair and wellbeing of the building and property.	4/5/2025 7:11 PM
357	Some type of storage arrangement for their garbage bins should be required. There is no need to have them proudly displayed in front of their buildings.	4/5/2025 6:07 PM
358	No	4/5/2025 6:03 PM
359	We don't support sixplex developments in the Kingsway/Sunnylea neighbourhood.	4/5/2025 5:47 PM
360	Not beyond what was asked above	4/5/2025 5:37 PM
361	parking for all, school assessments complete, ensure zoning in only particular areas, not to support people just turning a quick income and selling the properties	4/5/2025 5:29 PM
362	It should be required to sit on very large plots of land that not only accommodate the building, but an equally large park or garden area as well as a parking area.	4/5/2025 5:26 PM
363	Parking for more than 6 vehicles. Only 2 storeys high.	4/5/2025 5:24 PM

Sixplex Housing in Residential Neighbourhoods

364	Height restrictions and must blend in with surrounding residences.	4/5/2025 5:12 PM
365	the are mid rise buildings and they belong on avenue's- not local roads.	4/5/2025 4:36 PM
366	Dont put them in residential areas.	4/5/2025 4:23 PM
367	NO 6PLESXES AT ALL	4/5/2025 3:52 PM
368	Homes should align with neighbourhood home sizes	4/5/2025 3:50 PM
369	inline with local residential architecture or even more visually appealing. fines for not keeping property tidy, no street parking, underground possibly	4/5/2025 3:46 PM
370	To not be located in traffic dense areas and to have enough space or setbacks to be properly designed for more privacy with surrounding homes	4/5/2025 2:06 PM
371	No.	4/5/2025 1:54 PM
372	On site parking. This may mean underground parking. On-site garbage storage. On-site Stormwater Management. Increased development charges to address increased infrastructure to accommodate these units.	4/5/2025 1:34 PM
373	Accessible community space for residents of the sixplex (for example a shared backyard, porch, or patio).	4/5/2025 1:30 PM
374	On-site parking	4/5/2025 12:57 PM
375	design uniformity in principle for example like in europe so that we move to more of a coherent city and less of a hodge podge	4/5/2025 12:55 PM
376	NO TO SIXPLEXES IN RESIDENTIAL NEIGHBOURHOODS! IT'S RECKLESS OVERCROWDING AND DOES NOTHING FOR AFFORDABLE HOUSING!	4/5/2025 12:44 PM
377	parking green space	4/5/2025 12:31 PM
378	Architectural fit with existing residential properties.	4/5/2025 12:22 PM
379	None. I don't agree with sixplexes in existing residential areas.	4/5/2025 11:59 AM
380	An impact analysis on existing infrastructure (roads, stormwater, transportation, healthcare, etc).	4/5/2025 11:58 AM
381	Parking, ability for schools to handle increased enrolments, matching the street scape	4/5/2025 11:46 AM
382	Must have planned garden areas and trees.	4/5/2025 11:29 AM
383	I would prefer the city use of corner lots as they are usually larger in land space. I would also like the city to rezone commercial space to residential. The reason is that we don't need all that retail space with so much commerce is on line. And unused retail spaces tend to be on main streets.	4/5/2025 10:50 AM
384	There needs to be sufficient parking for each unit and lots of green space for rain water to absorb into. It can't be a concrete lot.	4/5/2025 10:42 AM
385	Security,	4/5/2025 9:44 AM
386	Sufficient parking, esthetycaly pleasing in step with existing	4/5/2025 9:38 AM
387	See above.	4/5/2025 9:29 AM
388	to blendwith the buildings in the neighbourhood	4/5/2025 9:26 AM
389	They should never be allowed in residential neighbourhoods.	4/5/2025 9:22 AM
390	Adequate parking and upgrading infrastructure	4/5/2025 9:22 AM
391	New builds only. No shared kitchens/bathrooms (in other words mustn't really be rooming houses). Must have at least 2-3 parking spots. However, if taken together with Avenues pln, 2-3 parking spots is inadequate.	4/5/2025 9:17 AM
392	Parking. Max height. Must have sufficient soft scaping to support the environment - rain, birds, raccoons, etc.	4/5/2025 9:10 AM

Sixplex Housing in Residential Neighbourhoods

393	I prefer they not be allowed in historic neighbourhoooods	4/5/2025 9:04 AM
394	Parking is required, % of green space is required and in porportion to the size of the building, impact to neighbourhood - keeping in line with the current look and feel. No garbage bins to be stored on the street.	4/5/2025 9:01 AM
395	Don't want to see them on single family neighborhood.. why are planners trying to destroy are beautiful neighborhoods? We have enough high rises being built all around our neighborhood!!!	4/5/2025 9:01 AM
396	A design fit with existing neighbourhood.	4/5/2025 8:52 AM
397	No Do not approve that they are needed. The world population is decreasing not increasing.	4/5/2025 7:54 AM
398	Not to be allowed as short term rentals	4/5/2025 7:51 AM
399	Maintaining the look and feel of neighbouring homes, providing adequate parking for all tenants (not street parking if it is not allowed to begin with), ensuring that the current infrastructure is adequate	4/5/2025 7:29 AM
400	Don't build them at all, go where there is ample land and build there (ie up north)	4/5/2025 7:11 AM
401	conforms to surrounding homes, parking	4/5/2025 7:02 AM
402	Consideration of existing homes with blocking light, privacy re windows,	4/5/2025 7:02 AM
403	How will the sewers cope with all this extra usage? How will the water supply manage? When they built condos they have to upgrade those. They must provide parking onsite and enough of it. They must absorb their own water both storm and sump pump etc.	4/5/2025 6:12 AM
404	I think there is a place for 4 plexes but 6 is too high in established neighbourhoods Only on primary roads - ideally in areas where they are already located. 200 meters is too far from said roads or the new "avenues"	4/5/2025 12:58 AM
405	Na	4/4/2025 10:09 PM
406	There should be enough green space left on the property with sixplex, at least 2 underground parking spots per each unit, minimum size of the apartment and each room within apartment should be set so it is actually liveable space, minimum 2 bathrooms, rules should be set to ensure the areas around sixplex is maintained (landscaping, cleanliness etc)	4/4/2025 9:27 PM
407	No	4/4/2025 9:10 PM
408	Enough parking to guarantee avoidance of any street parking, required greenery and green space in the front.	4/4/2025 8:59 PM
409	Thoughtful planning on locations.	4/4/2025 8:47 PM
410	NO - they do not fit with the character of our neighbourhood.	4/4/2025 8:11 PM
411	Building design sympathetic to neighbourhood.	4/4/2025 7:46 PM
412	I do not want to see any sixplex designs in my area.	4/4/2025 7:45 PM
413	Units should be larger than condo suites currently being built.	4/4/2025 7:13 PM
414	Must blend with the streetscape, provide greenery, trees etc.	4/4/2025 7:11 PM
415	In a perfect world, yes! But I know that imposing more rules and regulations increases the cost of building, which in turn leads to less housing.	4/4/2025 6:52 PM
416	Parking spaces integrated on the same lot for every suite.	4/4/2025 6:37 PM
417	Architecturally pleasing.	4/4/2025 6:16 PM
418	On-site parking, exposure to sunlight in neighboring properties, placement of windows and doors to give neighbour's privacy	4/4/2025 5:58 PM
419	Min 1,500 sq. feet per apt. in my neighbourhood. If you can't do that, then no sixplexes at all.	4/4/2025 5:44 PM
420	It makes sense to have these units closer to public transit and main streets.	4/4/2025 5:32 PM
421	As per above	4/4/2025 5:18 PM

Sixplex Housing in Residential Neighbourhoods

422	Minimal height possible.	4/4/2025 5:11 PM
423	Sixplex will ensure the GTA becomes a transient neighbourhood much like Manhattan and will ensure that pride of property ownership becomes a fleeting memory.	4/4/2025 5:10 PM
424	They should be only single family homes if that is what is currently on the street. No to 4 and 6 plexes!	4/4/2025 5:04 PM
425	Yes, I would like to see the sixplexes in the neighborhoods where they belong not to ruin the character of the neighborhood	4/4/2025 4:53 PM
426	Parking only on the property (no street parking but discrete), green space to maintain greenery of neighborhood, official studies to ensure no traffic congestion and maintain traffic safety	4/4/2025 4:53 PM
427	I could care less, as I don't expect or desire them to be anywhere near me.	4/4/2025 4:49 PM
428	Make all new housing simpatico with existing feel of the existing hood	4/4/2025 4:42 PM
429	Not to be built in residential areas. Keep in similar areas as highrises. SHould have enough parking for all tenants	4/4/2025 4:31 PM
430	I don't want them	4/4/2025 4:22 PM
431	Set backs from the street. To be built only on major streets.	4/4/2025 4:19 PM
432	Green space in the front with parking either underground or in the back of the property along with garbage bins.	4/4/2025 4:15 PM
433	Keep them on main roads, close to transit and with enough parking and greenspace. No one deserves to lack outdoor space.	4/4/2025 3:55 PM
434	I strongly oppose simplexes in mature residential neighborhoods. It will not solve the housing crisis. Density on major arterials makes sense but not in mature residential neighborhoods. That's my view, but I believe that this survey and the city's process is disingenuous and you've very likely already dismissed my comments and opinion.	4/4/2025 3:51 PM
435	garbage areas for bins as part of the building design vs. a stand alone structure	4/4/2025 3:48 PM
436	I would prefer not to see them.	4/4/2025 3:42 PM
437	Adequate parking	4/4/2025 3:41 PM
438	Just put them in areas where they fit in. I'm not sure what the needs of those areas would include	4/4/2025 3:32 PM
439	Size	4/4/2025 3:24 PM
440	Don't build them	4/4/2025 3:22 PM
441	Must fit into the character of the surrounding neighbourhood.	4/4/2025 3:15 PM
442	Matching the character of the area Firm plan for storing waste bins out of sight Indoor parking	4/4/2025 3:12 PM
443	Appropriate frontage and roof lines agreeing with existing properties	4/4/2025 3:02 PM
444	follow density considerations and maximum ground coverage	4/4/2025 2:56 PM
445	Energy efficiency Sustainability Beautifies rather than degrades neighbourhood No low-income which may compromise daily safety & quality of life of residents who walk, jog , play with pets, play sports in the area. Other important features: safe, green communities with expanding green spaces to support and maintain greater mental health and home and work efficiencies Wellness spaces	4/4/2025 2:42 PM
446	Simply, they should not be allowed.	4/4/2025 2:36 PM
447	Adequate underground parking. Additional public transportation. Adequate sewage upgrade.	4/4/2025 2:13 PM
448	They must be close to transit schools shopping available parking close to work they must be organized limit on amount of people living on one site	4/4/2025 2:08 PM
449	Must have minimum distance from other homes, regular lots are too small	4/4/2025 1:50 PM
450	2 parking spaces per unit as developers want to use public roads to offset their lack of parking	4/4/2025 1:36 PM

Sixplex Housing in Residential Neighbourhoods

	so they can profit thus developers are profiting from public property	
451	it should look like a "regular" house on the outside - i.e., no exceptions to current/historical zoning by-laws re height, set backs, balconies, lot coverage, etc.; mature trees to be preserved or if one is removed the monetary compensation should be significantly more than the current tree planting fee of \$600 e.g, make it \$6,000!. Studies should be done to determine impact on infrastructure - water run off, sewers, roads, garbage collection, transit, schools. If the infrastructure is already struggling to keep up with current population in the neighborhood, more strain should not be put on it. With increased flooding and other natural disasters as climate changes, insurance and repair costs are going up.	4/4/2025 1:29 PM
452	NO NEED TO SEE THEM ANYWHERE.	4/4/2025 1:21 PM
453	Apartments should accommodate a small family	4/4/2025 12:50 PM
454	Sustainable buildings, using primarily if not exclusively wood construction methods	4/4/2025 12:48 PM
455	Sufficient private parking space for all the units & their visitors and proper covered space for all the garbage bins.	4/4/2025 12:24 PM
456	Low rise	4/4/2025 12:15 PM
457	No variances provided. Architecture that blends into the neighbourhood and streetscape.	4/4/2025 11:59 AM
458	Height limitations. Size of structure related to lot size. No pace for children	4/4/2025 11:28 AM
459	Move to less populated areas of the city	4/4/2025 11:19 AM
460	This question is one of defeat. If there has to be a sixplex, what will I accept. This is a major change to residential neighbourhoods, without input from residents. If it was put to a stakeholder vote, this would not be happening.	4/4/2025 11:19 AM
461	Unsure.	4/4/2025 11:00 AM
462	Affordable, or co-op housing.	4/4/2025 10:58 AM
463	I do not wish them to exist	4/4/2025 10:35 AM
464	Adequate off street parking is a necessity. and buildings should fit in with the existing character of the neighbourhood.	4/4/2025 10:20 AM
465	Height and lot coverage restrictions, adequate parking, number of residence restrictions.	4/4/2025 10:20 AM
466	must have adequate parking and garbage collection solutions	4/4/2025 10:17 AM
467	Don't build them	4/4/2025 9:56 AM
468	keep them to locales and areas with the land and support services accessible (transit, major routes etc.) not in single family dwelling neighbourhoods on secondary streets	4/4/2025 9:55 AM
469	no	4/4/2025 9:25 AM
470	Parking & to design the complex to make sure NO flooding happens to the area.	4/4/2025 9:19 AM
471	Setbacks	4/4/2025 9:11 AM
472	The footprint should be very small, as the size of allowed homes. Not too much pavement.	4/4/2025 9:10 AM
473	They adhere to the current	4/4/2025 8:55 AM
474	An adequate boulevard, consistent with the existing housing.	4/4/2025 8:49 AM
475	Retain some green space on sixplex lots to give residents recreational space and retain a natural environment	4/4/2025 8:36 AM
476	Greenspace	4/4/2025 8:36 AM
477	Greenery requirements	4/4/2025 8:34 AM
478	How the property will blend into the community using design elements. Parking spots required. Neighbours' voice should be heard strongly if they don't support its building.	4/4/2025 8:09 AM
479	Colour other than black grey or white finishes. No flat roofs.	4/4/2025 7:57 AM

Sixplex Housing in Residential Neighbourhoods

480	Parking, green space and yards for the residents, bin storage, and constructed to match the neighbourhood characteristics	4/4/2025 7:57 AM
481	Must meet all building codes that the city made every other house is the neighbourhood go through even to do a simple reno to a single family home.	4/4/2025 7:08 AM
482	Designs that match the character of the neighborhood, to look like the houses that are already there	4/4/2025 7:00 AM
483	Insist, they have their own parking instead of clogging up streets	4/4/2025 6:42 AM
484	They should be attractive. Have sufficient parking. Have laundry facilities. Garbage bins should be stored out of sight.individual units should be large enough to accommodate families, not Airbnbs.	4/4/2025 12:18 AM
485	Onsite green space and onsite private parking.	4/3/2025 11:15 PM
486	I would like sixplex housing not to exist at all in well established neighborhoods	4/3/2025 10:58 PM
487	n/a	4/3/2025 10:51 PM
488	Parking (2 spots per unit - this would include visitor parking) sufficient room for waste containers at the back of the complex (you can't have all the garbage and containers visible from the street - it will impact the value of the neighbourhood) strict bylaws regarding pest control, additional city enforcement.	4/3/2025 10:11 PM
489	Nothing!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Do not build six plexes in suburban neighbourhoods.	4/3/2025 10:03 PM
490	No comments	4/3/2025 10:02 PM
491	No	4/3/2025 9:26 PM
492	meet existing heigh requirements that have been strictly enforced already	4/3/2025 9:23 PM
493	Have a minimum of 700-800 square feet, have parking onsite, and must comply with fire code.	4/3/2025 9:22 PM
494	put theme in one area no betwen nice neighborhod	4/3/2025 9:22 PM
495	They should not be considered as 'infill' . Like properly designed townhouse complexes, the same should apply to 6-plexes. Also, the design of the sixplexes should "fit in " aesthetically into a community	4/3/2025 9:20 PM
496	No. I disagree with the building of sixplexes in this city	4/3/2025 8:46 PM
497	Built form must conform to surrounding neighbourhood. Garbage to be stored in covered area (garage or shed)	4/3/2025 8:20 PM
498	Elegant architectural treatment.	4/3/2025 6:47 PM
499	Single staircase as per many other countries	4/3/2025 6:19 PM
500	N/A	4/3/2025 6:07 PM
501	Concealed parking spaces	4/3/2025 5:38 PM
502	Yes. They should match the style and quality of single homes in the area. Should be designed with taste and not be a shoddy construction mess.	4/3/2025 5:32 PM
503	They should only be built to replace existing low rise apartment buildings in the area that are falling apart	4/3/2025 5:27 PM
504	Yes. Build them on "Nathan Phillips Square" or at "Metro Hall"	4/3/2025 5:21 PM
505	IF we have to have them, the size (the footprint) of should have setbacks be similar to neighbouring house and with on-site parking.	4/3/2025 4:04 PM
506	Set back and distance from existing single family homes Open schools High transit availability	4/3/2025 3:42 PM
507	Match the housing structure of the neighbour hood.	4/3/2025 3:13 PM
508	I don't want them at all	4/3/2025 3:00 PM
509	There should be enclosed structures for garbage and recycling and adequate parking for	4/3/2025 2:59 PM

Sixplex Housing in Residential Neighbourhoods

	residents.	
510	There should be enough parking because most families need 2 cars. Garbage bins should be in garages or stored at the sides of buildings - not visible at the front.	4/3/2025 2:57 PM
511	to NOT look like a 6 plex how about 6 houses	4/3/2025 2:49 PM
512	not exceed the height of adjacent buildings. ensure adequate outdoor space (back-yard) similar to surrounding buildings, ensure 1 parking spot for each dwelling (i.e 6 parking spots for 1 6plex).	4/3/2025 2:48 PM
513	We don't want or need them so standards are a moot point.	4/3/2025 2:45 PM
514	each unit must have its own entrance. Max height 3 stories	4/3/2025 2:23 PM
515	That they are only allowed on properties that are not adjacent to single family homes	4/3/2025 2:09 PM
516	blending in with other buildings	4/3/2025 1:49 PM
517	Hidden parking. Hidden garbage bins. Landscaping	4/3/2025 1:19 PM
518	Two storey, not three but this would make the purchase of property to build more costly.	4/3/2025 1:11 PM
519	Adequate parking, following the current by-laws regarding how large the building can be given the lot size and an enclosed area for all units to store their 3 garbage containers out of sight.	4/3/2025 12:49 PM
520	See previous responses	4/3/2025 12:02 PM
521	Take up the footprint of an existing house with front and rear yards maintained	4/2/2025 10:00 PM

Q25 Is there anything else you would like the City to consider when expanding housing options in Toronto?

Answered: 520 Skipped: 396

#	RESPONSES	DATE
1	Environmental impact. Neighbourhood consultation.	4/10/2025 8:34 AM
2	Proper consultation is needed, especially with the immediately impacted homes close to multiplexes	4/10/2025 2:39 AM
3	M9A 3G3	4/10/2025 2:06 AM
4	My street doesn't have sidewalk, but culverts. I am in the middle of an oak forest, and the street is not very wide. When we had the huge snow storm where the city did not plow our street, there was only one lane to get up or down the street. There is absolutely no room for a six plex in this neighbourhood.	4/9/2025 10:38 PM
5	not in residential areas	4/9/2025 10:06 PM
6	Complete the monitoring And assessment of the four Plex implementation before proceeding with six plexes. Residence are feeling no opportunity for their appropriate input. The fast and furious approach to all of this is very disconcerting	4/9/2025 9:27 PM
7	Creat new neighborhoods in underutilized land areas around the city rather than over burdening existing neighborhoods infrastructure	4/9/2025 9:08 PM
8	Build condos or townhouses in areas that are zoned high occupancy not where single family dwellings are zoned.	4/9/2025 8:31 PM
9	There should not be any as of right construction. Each construction should be assessed according to its specific and individual factors and impact on the direct neighbours and community. Safety factors!	4/9/2025 8:20 PM
10	Bigger setbacks from property line	4/9/2025 8:18 PM
11	Toronto	4/9/2025 7:56 PM
12	Need to ensure builders are creating housing suitable for families, not just singles or couples, and too many monster homes are still being built instead of affordable basic family homes	4/9/2025 7:45 PM
13	Overloading of facilities	4/9/2025 7:23 PM
14	Ensuring there is adequate infrastructure to keep all residents safe, healthy, educated, exercised and entertained (community centres)	4/9/2025 7:17 PM
15	Listen to the neighbourhood and stop trying to social engineer political outcomes.	4/9/2025 7:16 PM
16	How about giving the residents a Say whether we wan this kind of development instead of just imposing your decision on us?	4/9/2025 7:02 PM
17	The city is diverse- neighborhoods are diverse and one size does not fit all neighborhoods	4/9/2025 6:53 PM
18	Create more housing OUTSIDE of the GTA.	4/9/2025 6:19 PM
19	Speed up approvals for extensions that provide more bedrooms - not just living space.	4/9/2025 6:12 PM
20	Leave established neighborhoods alone. Extra traffic for children's safety is very troublesome.	4/9/2025 6:08 PM
21	Smaller starter homes versus high rises with very small/single person living	4/9/2025 5:56 PM
22	Wait until you've studied the effects of four plexes.	4/9/2025 5:53 PM
23	A little consideration to the way existing area looks.....again don't make decisions on filling quotas but on how a community works Thank you	4/9/2025 5:51 PM

Sixplex Housing in Residential Neighbourhoods

24	Continue to let us know what is happening. Let areas stay as they are i.e. if the area is a bungalow area, don't suddenly allow a huge two storey.	4/9/2025 5:46 PM
25	Consideration of the existing neighborhood and its housing	4/9/2025 5:41 PM
26	Support need for housing but the City needs to consider what locations are most appropriate. Also, the move away from neighborhood consultation of those most impacted is a negative step in what used to be a comprehensive consultation process.	4/9/2025 5:41 PM
27	No	4/9/2025 5:31 PM
28	Parking.	4/9/2025 5:29 PM
29	These new housing developments should blend in with existing residences	4/9/2025 5:15 PM
30	people that pay hightaxes dint want these in neighbourhood	4/9/2025 5:14 PM
31	Not in my neighbour hood. Absolutely no.	4/9/2025 5:06 PM
32	Use lots closer to subways	4/9/2025 4:59 PM
33	If necessary, develop outside id existing neighborhoods- choose Mississauga and further west and north.	4/9/2025 4:54 PM
34	We need more affordable housing ...smaller rental buildings fewer condos	4/9/2025 4:53 PM
35	Reasoning parking in some communities.	4/9/2025 4:53 PM
36	They must study independently each area where they propose to construct sixplexes as not all neighbourhoods are created equal and simplexes are not suitable in all areas	4/9/2025 4:52 PM
37	No	4/9/2025 4:42 PM
38	You MUST leave the community a methodology to review and object to proposed construction and you MUST pay attention when communities object. As-of-right zoning is NOT acceptable since it deprives us of our democratic rights to participate in changes to the character of our neighbourhoods	4/9/2025 4:25 PM
39	I would like the city allow more high-rises near the subway stations and major streets.	4/9/2025 4:25 PM
40	OUR SCHOOLS ARE ALREADY OVER CAPACITY, THEY CAN NOT ACCOMMODATE MORE STUDENTS. THERE ARE NO SPOTS FOR CONDO OWNERS WHO HAVE SCHOOL AGED CHILDREN.	4/9/2025 4:05 PM
41	Use currently empty buildings	4/9/2025 3:59 PM
42	Toronto	4/9/2025 3:45 PM
43	Transit improvements. If GO, buses, and subway is improved, housing can be increased outside Toronto which is densely populated already	4/9/2025 3:43 PM
44	Just leave our community alone	4/9/2025 3:28 PM
45	Give priority to development along subways and inner city vs du urbs	4/9/2025 3:26 PM
46	Two maybe three self contained units on one lot is enough. Four is too many so six is way too many.	4/9/2025 2:51 PM
47	Need to be close to TTC so that multiple cars don't need to be parked on the street.	4/9/2025 2:51 PM
48	Not in an over populated area	4/9/2025 2:40 PM
49	Traffic flow.	4/9/2025 2:39 PM
50	Wait for reports on trial studies before making full sweeping decisions (or else what is the point of trial?).	4/9/2025 2:23 PM
51	infrastructure	4/9/2025 2:14 PM
52	Traffic	4/9/2025 12:14 PM
53	Need to get feedback from different communities and ensure the infrastructure is adequate to handle the additional people that will live in a neighbourhood	4/9/2025 12:12 PM

Sixplex Housing in Residential Neighbourhoods

54	Update and replace existing 100 year old 2 storey buildings along main roads with 3 or 4 storey units allowing retail on ground floor and multiple modern units above. Like in other major cities in Europe, etc.	4/9/2025 11:58 AM
55	This city is expensive and housing is expensive. Allowing profit driven builders to build giant box houses on single family home lots does not fix this. So many of the decisions in this city seem to be made without taking the whole picture into consideration. It regularly feels like decisions are made without taking little thought at all or consideration for the people who have been paying the taxes that cover everything.	4/9/2025 11:47 AM
56	the suitability of this type of housing for the chosen area, affordability for people who need housing.i.e. is the property value in the area too expensive to make it affordable?	4/9/2025 11:38 AM
57	Think long term (not just 5-10years)	4/9/2025 11:36 AM
58	Reduce immigration. Fix this broken city before encouraging more people to settle here	4/9/2025 10:32 AM
59	Use existing vacant lands first.	4/9/2025 9:50 AM
60	Lots of public proposals and community awareness and opportunity to voice their concerns	4/9/2025 9:45 AM
61	Respect for homeowners Traffic!!!!	4/9/2025 9:02 AM
62	Should only allow six Plexes next to larger buildings on Main street or corners. They should not be in the middle of smaller homes.	4/9/2025 9:01 AM
63	Keep it out of areas with single family homes.	4/9/2025 8:16 AM
64	Opinions of immediate neighbors	4/9/2025 7:29 AM
65	Do a better job at communicating and addressing community concerns vs just ignoring them and moving forward at breakneck speed.	4/9/2025 7:09 AM
66	The community feedback.	4/9/2025 6:33 AM
67	I strongly object to the City allowing 4 storey height. This will increase shadow on neighbouring properties and ruin suburban Neighbourhoods.	4/9/2025 1:55 AM
68	Yes - NIMBY residents should not be the sole voice.	4/9/2025 12:13 AM
69	people like myself and my family moved here to get away from the rat race. Don't ruin our streets.	4/8/2025 11:56 PM
70	Yes, build taller condo towers and apartment buildings. Convert old unusable commercial property to simplexes.	4/8/2025 11:09 PM
71	I do not want to see any Sixplex (or 4plex for that matter) in established neighbourhoods	4/8/2025 10:47 PM
72	Restrict to certain areas within the city. Not all neighborhoods are suited for them	4/8/2025 10:38 PM
73	Taxpayers wishes	4/8/2025 10:37 PM
74	frequent and reliable bus service in suburban areas that don't have railed transit	4/8/2025 10:27 PM
75	Build housing at Windermere Mews! Not in residential neighborhoods!!!	4/8/2025 10:22 PM
76	Integration, design, green space preserved, traffic!!! Accommodate for seniors/disabled Individuals with accessibility features to ensure they can benefit as much as young families.	4/8/2025 9:58 PM
77	Aesthetics	4/8/2025 9:38 PM
78	Consider the residents who live there and pay taxes. Its not about being a NIMBY its about smart planning for long term that accommodates new and existing residents. I live in a condo but have family members in small bungalows in Etobicoke. I know how disruptive it is to have rental units next door. There are many cars parked everywhere all the time.	4/8/2025 9:33 PM
79	You must consider infrastructure and environmental impact due to increased flood risk from more concrete and pollution from more cars and garbage. Rodents will become even more of an issue.	4/8/2025 9:32 PM
80	Green spaces including off leash dog parks are essential in all areas	4/8/2025 9:26 PM
81	Turn business buildings into residential condos. We have tones of unused floors in buildings	4/8/2025 9:22 PM

Sixplex Housing in Residential Neighbourhoods

	downtown now	
82	Expanding housing needs to be strategically placed. Roads and public transit need to be able to accommodate increased population. The city should be focusing on affordability instead of volume.	4/8/2025 9:17 PM
83	There are new builds all around is in 6 points, Humbertown and on Dundas. Constant state of construction. These projects should be finished before new ones are tackled and needs reassessed. The schools will not be able to accommodate all the influx.	4/8/2025 9:04 PM
84	Truly think about the character of the neighbourhoods. Many of us worked very hard and saved our money to buy homes specifically in neighbourhoods without multiplexes. Now we are having them forced on us and quality of life impacts are being ignored.	4/8/2025 9:03 PM
85	Research, research, research 6 plex should not disrupt , add conflict in established neighborhoods.	4/8/2025 8:50 PM
86	There is a need for housing absolutely. But I think a lot of that need is downtown core based and not suburban needs.	4/8/2025 8:50 PM
87	Build them as part of commercial properties like on top of malls and shops as well	4/8/2025 8:30 PM
88	Leave beautiful well cared neighbourhood with single homes alone. We don't have to ruin great neighbourhood in order to built these ugly structures Encourage people to move out of town by providing housing in places where population growth is needed.	4/8/2025 8:00 PM
89	City needs to be more focused on fixing the infrastructure and the flooding issue. Not adding more problems	4/8/2025 7:54 PM
90	The city of Toronto does not have infrastructure or area to increase the number of homes. There is plenty of empty space in northern Ontario that can be used for homes. Also, when putting out these surveys you could make comments that can be answered with the options given. I have to give "neutral" as an answer to 3 questions as they were not appropriate responses.	4/8/2025 7:14 PM
91	This is probably obvious but consider locating near infrastructure such as schools, shopping, grocery, and transit. Context is key.	4/8/2025 6:57 PM
92	Have a little respect for those of us that choose and paid for to live in single family homes and neighborhoods	4/8/2025 6:54 PM
93	Application and review should remain as site specific.	4/8/2025 6:38 PM
94	Public transportation and the limits of it, street congestion	4/8/2025 6:17 PM
95	Keep the communities informed. Consider infrastructure, traffic and amenities.	4/8/2025 5:35 PM
96	Send them to other cities...the mayor and city have been destroying the character of Toronto and have not planned well. Where is the subway system to back it up LRT destroys traffic flow. Eglinton should have a subway line across the city to backup the Bloor line.	4/8/2025 4:48 PM
97	Focus on duplexes, improve transit like water taxis to ease congestion	4/8/2025 4:45 PM
98	forcing large developers to stop sitting on land waiting to flip it, and build the condos they said they planned to build. Have the planning dept do their job...stop impacting the value of my major asset (my house) while turning a blind eye to the major developers that are gaming the system, making millions while the city screws the individual homeowner and destroys liveable neighbourhoods	4/8/2025 4:36 PM
99	Will the current schools support new students or will they have to travel to another school?	4/8/2025 4:28 PM
100	Not mixed in with single family homes	4/8/2025 4:19 PM
101	More community consultations	4/8/2025 4:18 PM
102	Our neighbourhood has some of the highest property taxes and property values in the entire city, so to mix in multiple housing units would harm the community we have taken serious efforts and expense to purchase and maintain. How would there be any controls/monitoring of the landscaping and upkeep to these properties to not negatively impact the private residences surrounding the sixplex.	4/8/2025 4:14 PM

Sixplex Housing in Residential Neighbourhoods

103	Work with province to plan and build businesses and infrastructure outside of GTA (eg. other towns/cities that can absorb more people) such that people would prefer to move there. There should be a maximum density to Toronto otherwise it will no longer be a people/family city. Not everyone wants to turn Toronto into New York, London, Hong Kong or Singapore.	4/8/2025 4:10 PM
104	A hybrid scenerio .. auto permits for areas already providing for 6 plexes and other areas already with multi-dwelling buildings	4/8/2025 4:00 PM
105	respect the right of people to live in a normal, quiet environment, avoiding unnecessary noise and crowds	4/8/2025 3:48 PM
106	Don't do this. You've got it wrong. Bad money and mafia have influenced these poor decisions.	4/8/2025 3:46 PM
107	Stop this permission	4/8/2025 3:44 PM
108	I would like the city to consider building six-plex in new subdivisions where the buyers choose that option, and where adequate resources and services can be considered as part of the development, rather than building them in existing single family neighbourhoods that were chosen by the present residents, for the characteristics they were seeking.	4/8/2025 3:09 PM
109	Neighbourhoods that have single family homes should remain that way	4/8/2025 2:39 PM
110	Consideration of existing housing infrastructure and Highway/ access road vehicle traffic congestion increase due to expansion of housing options. Are overloads to existing electrical, natural gas, water & sewage, and rainwater drainage services to be exceeded ?	4/8/2025 2:38 PM
111	Consideration of existing residents	4/8/2025 2:34 PM
112	Too much residential housing without adequate large and small retail to support it. Without Cloverdale Mall the nearest shopping complex is Sherway Gardens which is too high end.	4/8/2025 2:32 PM
113	Construction Quality and Durability. All housing should be built to last at least 100 years and the Official Plan should be adjusted to ensure that.	4/8/2025 2:06 PM
114	Build affordable housing on government-owned property in strategic locations. Don't invite developers to ruin the characteristic of existing residential neighborhoods.	4/8/2025 1:54 PM
115	There should be NO FURTHER EXPANSION of housing options in the Suburbs of Toronto which NEVER SHOULD HAVE BEEN AMALGAMATED WITH THE CITY/DOWNTOWN AREA.	4/8/2025 1:52 PM
116	yes. the city needs to have plan for development. the current practice is ad hoc- no vision	4/8/2025 1:51 PM
117	Tread carefully...	4/8/2025 1:26 PM
118	Encourage people to go to another city. Toronto has already lost it's functionality due to overpopulation.	4/8/2025 1:25 PM
119	No	4/8/2025 1:20 PM
120	Lower the taxes on single family homes.	4/8/2025 1:09 PM
121	Toronto is a mishmash of ill-conceived planning, from condos and this six plex idea that is destroying neighborhoods - please stop this poor planning.	4/8/2025 1:07 PM
122	N/a	4/8/2025 1:01 PM
123	Safety and security, Green spaces, traffic and parking, speed bumps to reduce speed	4/8/2025 1:00 PM
124	Humber valley village does not need any new sixplex developments	4/8/2025 12:59 PM
125	YES - public facilities like schools, parks, transit.	4/8/2025 12:57 PM
126	Making sixplexes out of the 416 area. There are too many people already.	4/8/2025 12:51 PM
127	There needs to be much more information on the impact of six plexus before further legislation is passed	4/8/2025 12:50 PM
128	Privacy of established residential homes and communities	4/8/2025 12:33 PM
129	Ensuring that neighbourhoods also have retail, services, and transit to match the increase in density.	4/8/2025 12:27 PM
130	Access to jobs, if we convert every available parcel of land to higher density housing how are	4/8/2025 12:00 PM

Sixplex Housing in Residential Neighbourhoods

we going to make a living? Affordability is hinged on income and increasingly companies are squeezed out of GTA and cutting off access to employment reduces affordability. Stop making policies that push well paying jobs out of the city and you wont have to turn Toronto into a low income housing zone..... do your research and analyse job boards for jobs over 80K per year and their locations.....

131	No automatic approval - design must fit the neighbourhood	4/8/2025 11:50 AM
132	Give consideration to the number/density of sixplex units on any given street.	4/8/2025 11:37 AM
133	Use all those empty office building for housing. make people who buy condos live in them. Stop investors buying several at once.	4/8/2025 11:32 AM
134	The city should not be involved in the ownership or management of housing of any kind	4/8/2025 11:03 AM
135	Quit trying to destroy the fabric of our neighbourhoods. Major condo developments are already taking the city by storm.	4/8/2025 10:49 AM
136	Places for independent green grocers, bakeries, and corner stores in all residential neighborhoods	4/8/2025 10:48 AM
137	Hire Urban Planners and listen to them. Do not choose one idea and not research how that impacts the existing infrastructure. The city must design for the future not just creating a quick fix.	4/8/2025 10:42 AM
138	To consider the character of the neighbourhoods. Every neighbourhood is unique. We should respect the residents the already live in those neighbourhoods and what their unique needs are. Their needs should be put ahead of future residents.	4/8/2025 10:39 AM
139	They should consider the existing residence concerns and their needs. They should also be thinking of what this city will look like 20 years down the road.	4/8/2025 10:30 AM
140	Trees and green space access to cultural events	4/8/2025 10:17 AM
141	Substantial parking not on streets	4/8/2025 10:06 AM
142	I disagree with putting sixplexes in single home residential areas. To me it depreciates value of existing houses of residents already invested into specific areas.	4/8/2025 10:00 AM
143	There should be different zones for city mandates. The minimum parking required for a tower at Yonge/Bloor is very different than for one at Markland Dr./Bloor.	4/8/2025 9:52 AM
144	Public consultation	4/8/2025 9:48 AM
145	If a property owner is going to go this route, they cannot build a garden suite or laneway Suite. This is too much for neighbours and infrastructure to handle. All on street parking should move from 3 hours to No standing or No parking. Streets should be clear of cars in order to allow for emergency vehicles, Otherwise our narrow ancillary streets will become clogged.	4/8/2025 9:40 AM
146	Minimization of fast food drive in establishments also short term rentals.	4/8/2025 9:40 AM
147	Space and environment	4/8/2025 9:35 AM
148	Address the need for housing but also recognize that in some areas and cases, there will be a valid argument that 4 and 6 plexes will cause a drop in property values.	4/8/2025 9:21 AM
149	proper consultation with residents; retain characteristics of neighbourhoods	4/8/2025 9:12 AM
150	X	4/8/2025 9:10 AM
151	Provide seed funding in priority neighborhoods and tax holidays for primary residences	4/8/2025 8:56 AM
152	Look to repurpose commercial spaces or areas not zoned as single family. The idea of stores and business on the main floor and low-rise rentals above.	4/8/2025 8:38 AM
153	Look at using the condos that can't sell. Subsidize existing condos.	4/8/2025 8:30 AM
154	don't railroad people with standalone homes who did not create the housing crisis in the first place.	4/8/2025 8:27 AM
155	Stop destroying single family residential neighbourhoods with rental units, whether they be short term house rentals, air bnb's or large scale condo developments. They only bring	4/8/2025 8:08 AM

Sixplex Housing in Residential Neighbourhoods

neighbourhoods down. Look what this did to Parkdale. It went from a beautiful single family neighbourhood to a slum. This is what the City of Toronto is now doing to central Etobicoke

156	Stop screwing up existing 30+ year old neighborhoods	4/8/2025 7:58 AM
157	Infrastructure, schools, roads, sewers etc. traffic conditions	4/8/2025 7:46 AM
158	Leave the neighborhood structure alone	4/8/2025 5:28 AM
159	module homes	4/8/2025 12:49 AM
160	Move outside the city - develop those areas - stop overcrowding the city	4/7/2025 11:40 PM
161	Providing additional transit services, traffic routing and restrictions for surrounding residential communities.	4/7/2025 11:25 PM
162	Needs community consultation and adequate environmental studies	4/7/2025 10:55 PM
163	in the last few years, our neighbourhood has seen high increases of theft, vandalism and graffiti.	4/7/2025 10:52 PM
164	In the last five years, there has been a significant rise in vandalism, graffiti, which will only increase if the area becomes densely populated. THINK of the families here now.	4/7/2025 10:50 PM
165	Allowing to build only on larger properties and giving some user friendly designs	4/7/2025 10:30 PM
166	Large Bungalows for people downsizing or new home owners . Build a community for all of these people you are adding to communities .	4/7/2025 10:15 PM
167	The city should take in consideration the enormous/ boundless vacancies in existing condominiums buildings within GTA. So is there a need for additional residential buildings? Taxing vacant properties is great for additional city revenue but not serving citizens long term. Why do we need sixplex buildings?	4/7/2025 10:09 PM
168	Don't mess up residential neighbourhoods. Approve these units only on main arteries.	4/7/2025 10:06 PM
169	Not wrecking existing communities,	4/7/2025 9:54 PM
170	Have already gone too far. Should be an election issue.	4/7/2025 9:51 PM
171	Why build sixplexes when you can just build bigger condos that better optimize for high density. Plan better next time and don't make the community suffer from your failures.	4/7/2025 9:49 PM
172	Where is funding coming from? Will property taxes continue to rise?	4/7/2025 9:46 PM
173	Don't just build for the sake of building something.	4/7/2025 9:37 PM
174	Start with 4 plexes	4/7/2025 9:31 PM
175	Infrastructure	4/7/2025 8:54 PM
176	Fitting in with the streetscape	4/7/2025 8:38 PM
177	Consider all the other buildings going up in residential neighbourhoods. We have so many and it is ruining the community and infrastructure and safety.	4/7/2025 8:25 PM
178	Develop or at least don't decimate neighbourhoods. Replacing Cloverdale Mall and Six Points Plaza with towering condo buildings will ultimately harm the neighbourhood. Appropriate mixes of accessible retail, parking, rental units, housing at various price points, retirement living, etc. make livable neighbourhoods.	4/7/2025 8:09 PM
179	Building sixplexes in residential areas does NOTHING to address the affordable housing crisis facing people that are trying to rent or buy in Toronto. Sixplexes will only lead to reckless overcrowding, safety risks, and further stress on an existing infrastructure that is not built to withstand or accommodate its increasing demands. Therefore, the city should carefully consider expanding in non-residential areas - and if possible outside of Toronto.	4/7/2025 7:36 PM
180	The reality behind overpriced housing in Toronto is that the Bank of Canada (BOC) kept interest rates so low that it was considered free money and for so long that a distortion in prices developed. The public enjoyed the ride and did not want higher interest rates which had they been raised starting in 2013 and thereafter would have led to much lower house prices. All exceptional trends upward bound eventually lead to a crash like today's stock market and not a	4/7/2025 7:31 PM

Sixplex Housing in Residential Neighbourhoods

soft landing. So very soon there will be a crash in housing prices making homes affordable again. The Mayor and Counselors had better revise their priorities to cope and building 6-plexes is not a good idea.

181	Explore creative use of under used office buildings.	4/7/2025 7:17 PM
182	Let the home owners decide. VOTE	4/7/2025 7:13 PM
183	1. Traffic and Parking Issues A six-plex brings more cars, which increases traffic and puts pressure on already limited street parking. This can be dangerous for kids and pedestrians and frustrating for current residents. 2. Strain on Infrastructure Water, sewage, and electrical systems in residential neighborhoods are often designed for single-family homes. A six-plex can overload these systems, leading to service disruptions or costly upgrades. 3. Change in Neighborhood Character A six-plex introduces a more urban, high-density element into an area designed for low-density living. It can disrupt the cohesive look and feel of the neighborhood and set a precedent for more such developments. 4. Noise and Privacy Concerns More units mean more people, which usually means more noise—especially with shared walls and small outdoor spaces. That can affect the peace and quiet residents expect from a residential neighborhood. 5. Property Values May Decline Some buyers prefer low-density areas and may be turned off by nearby multi-family units, especially if they're not well-maintained. That can potentially lower surrounding property values. 6. Limited Green Space Larger buildings often mean less yard or green space, which changes the landscape and reduces the natural beauty and open feel that many residents value. 7. School Overcrowding More families could mean more children, which may increase enrollment in local schools and cause overcrowding, affecting education quality and resources.	4/7/2025 7:09 PM
184	No.	4/7/2025 7:00 PM
185	1) Invest in the TTC and ensure new projects get completed quickly and efficiently. Public transportation is the key to a growing city. 2) Expand TTC line beyond Kipling to the Honeydale Mall area and build such units and highrises in the Dundas/427 area. 3) Increase the number of subway trains to increase the frequency and lessen the crowding on the trains. 4) Invest in more security on the TTC to ensure people are paying to use the system and that people feel safe Increase the	4/7/2025 6:47 PM
186	Sixplexes are not required at this time, especially given the ongoing efforts to create affordable housing nearby Kipling Station	4/7/2025 6:39 PM
187	Pick areas that aren't as old as other areas. Going for places that have new builds going up would be more ideal because you can cater to the area and the style they are going for. Placing new builds in older neighborhoods won't match and it will be more likely the demographic will not be on board with that was well.	4/7/2025 6:32 PM
188	Traffic!	4/7/2025 6:21 PM
189	Stop building high rise and multiplex buildings where it is already congested and nearby schools cannot accommodate the number of students in the area	4/7/2025 6:19 PM
190	Keep multi family and high density at the subway stations to keep car traffic minimized.	4/7/2025 6:18 PM
191	Infrastructure and the affects of overcrowding in suburban neighbourhoods.	4/7/2025 6:15 PM
192	More Services in walking distance	4/7/2025 5:57 PM
193	In my area the school has not expanded despite about ten high rises have been built in the last five years or so. At a meeting in 3019 the A hoo board rep said they had no plans to expand the school.... There is much land to permit expansion.	4/7/2025 5:53 PM
194	Consultation Transparency Consultation Transparency Consultation Transparency Consultation!!!	4/7/2025 5:52 PM
195	You are ruining our city.	4/7/2025 5:49 PM
196	Don't do it	4/7/2025 5:46 PM
197	there a too many extremely large single family houses. Perhaps make the extremely large lots divide when they are being sold and put in housing that is smaller, more affordable and more practical. Start to educate on the actual cost of these huge homes going in.	4/7/2025 5:45 PM
198	Yes, stop building ugly housing. Instead, consider building communities. You can increase	4/7/2025 5:42 PM

Sixplex Housing in Residential Neighbourhoods

density, but not in a haphazard, unplanned and disturbing fashion. I can give many examples, including this neighbourhood where terribly ugly large condo buildings are being built. Families will live here for many years, how do we build vibrancy and a safe and aesthetically pleasing place to live.

199	The desperate urgency to do so.	4/7/2025 5:32 PM
200	Stop the uncontrolled expansion contrary to sound planning principles.	4/7/2025 5:30 PM
201	Have some respect and communicate in a sincere and interested manor with the existing human beings that live on the land you're about to significantly negatively impact.	4/7/2025 5:19 PM
202	Proper community consultation with multiple meetings and a councilor that actually does what their constituents tell them to.	4/7/2025 5:15 PM
203	I think the six plexes should have a management in place (like condos) without regulations and they would create a chaos	4/7/2025 5:07 PM
204	Community consultation	4/7/2025 5:06 PM
205	Don't change the character of single home neighborhoods. Leave them alone.	4/7/2025 4:53 PM
206	Start developing vacant industrial lands instead of destroying neighborhoods	4/7/2025 4:09 PM
207	Safety.	4/7/2025 4:02 PM
208	Preserve the lovely old established neighbourhoods of Toronto. So many people who helped build this city live in them. They worked hard and long to be able to afford a nice house in a lovely established area and now feel their lifestyle threatened by ugly, unthinking and unsuitable developments.	4/7/2025 3:57 PM
209	Yes, Major streets downtown could be redeveloped with six story townhouses with a store on the main floor rather than a store and one story of housing above the store.	4/7/2025 3:56 PM
210	Infrastructure. Adding 2000 people to an intersection within a span of 5-10 years puts a lot of pressure on infrastructure that the city doesn't proactively improve.	4/7/2025 3:55 PM
211	noise	4/7/2025 3:51 PM
212	Streamline city rules and processes to make housing affordable for our kids and grandchildren	4/7/2025 3:50 PM
213	We need more rental options for lower income residents.	4/7/2025 3:44 PM
214	Consider low density commercial buildings to be replaced by housing where applicable.	4/7/2025 3:42 PM
215	I would like to see visual samples. I believe 6 may be too much.	4/7/2025 3:32 PM
216	6 plexes and four plexes are much more preferable than high rise condos! Look at Montreal for great planning of communities	4/7/2025 3:31 PM
217	Reuse city owned buildings , schools. Schools are overcrowded, subway overcrowded. I am afraid to go out at night in my neighbourhood. It's amazing how these people can afford a dog, cigarettes, cell phones and go to IUC to food bank. Also beg from me as I walk through the Village ffrom my home for which I've earned every penny. I'm sick of iit. Drink Laker Ice openly on TTC.	4/7/2025 3:19 PM
218	Height and depth restrictions.	4/7/2025 3:09 PM
219	Consider the look of existing neighbourhoods.	4/7/2025 2:56 PM
220	The fact that current residents will leave Toronto since it will not be a good place to live. What has the city done for our neighbourhood? The flooding is a huge issue. The city needs to find the money and other resources and plan the changes required. Instead they let the insurance companies deal with the repercussions; and the insurance companies are getting fed up.	4/7/2025 2:49 PM
221	please remember that some of us have lived here for 50 or 60 years and have paid taxes all that time. We have rights and our opinions should not be dismissed because they are inconvenient or don't fit the desired narrative.	4/7/2025 2:48 PM
222	1.Respecting existing neighbourhoods! We need more housing, but this can be achieved more thoughtfully. 2.Community "consultations" seem to be disingenuous - checking a box instead of respecting residents' input and feedback.	4/7/2025 2:45 PM

Sixplex Housing in Residential Neighbourhoods

223	Expand housing where commercial properties exited and will no longer employ people	4/7/2025 2:22 PM
224	Have a public hearing and vote in each neighborhood where they are planning to change the look of the specific area.	4/7/2025 1:54 PM
225	Yes, keep it contained to downtown and the adjacent downtown regions. Not in the suburbs	4/7/2025 1:22 PM
226	N/A	4/7/2025 1:07 PM
227	no sixplexes or multiplexes. You just make me want to move north where I don't have to deal with Toronto City Council's woke agenda.	4/7/2025 12:56 PM
228	Listen to the people!!!!	4/7/2025 12:52 PM
229	To use many vacant or potential lots adjacent to main street for these kind of proposals instead of already occupied houses with single families	4/7/2025 12:35 PM
230	Stay out of Etobicoke's and focus on the downtown core and use the Ontario place land for your housing needs	4/7/2025 12:27 PM
231	Do not build them on residential streets. Stick to the main arteries only	4/7/2025 11:57 AM
232	Natural green spaces are quickly disappearing - once gone they are foreverlost.	4/7/2025 11:50 AM
233	Safety, appearance, property value, sewage system, and much more	4/7/2025 11:31 AM
234	Follow good planning principles. Does City intend to apply existing zoning to these sites even when the by-laws were intended for single family homes? If so, this is bad planning.	4/7/2025 11:17 AM
235	consider putting one more floor on all the condo building being built in the area. That would more than make up for any sixplexes.	4/7/2025 11:06 AM
236	Maybe we have too many people in the City already?	4/7/2025 11:04 AM
237	The pending change to the present neighbourhood that would result; storm sewer abilities. Also, can the local schools accept increased number of students.	4/7/2025 11:04 AM
238	Affordable housing must be strongly imposed upon developers, there is an abundance of housing that sits empty due to affordability which is not mandated by the city	4/7/2025 10:41 AM
239	That these 6 plexes be built on main streets and near shopping.	4/7/2025 10:34 AM
240	More consideration given to increased traffic.	4/7/2025 10:32 AM
241	character of neighbourhood	4/7/2025 10:28 AM
242	Nothing! There are so many condos going up everything, look at Six Points plaza or Cloverdale, so much housing coming soon! Why do we need simplexes in our neighborhood, or fourplexes. This is getting our of hand!	4/7/2025 10:28 AM
243	Take a drive along arteries such as Dundas, Bloor, Kipling, Islington, Eglinton, etc. and note all the open spaces that could be built on.	4/7/2025 9:52 AM
244	Not to expand in an area that is already established. People bought in the area for the neighbourhood, for example, being quiet, being secluded from excess noise, and the absence of overcrowded parking. It is unfair to residents who paid a huge price for their house, to be in a desired area, for you to then decide that you are going to change the landscape of our area without notice or any concern for the residents who pay huge taxes every year.	4/7/2025 9:38 AM
245	I think cheaper apartment units close to subway stations is what the city should aim for	4/7/2025 9:35 AM
246	Keep neighborhoods informed	4/7/2025 9:20 AM
247	bring the budget of toronto in better balance.	4/7/2025 9:15 AM
248	CRIME and policing	4/7/2025 9:10 AM
249	No	4/7/2025 9:00 AM
250	Stop expanding as of right housing options broadly until you learn from controlled tests. Consult with communities to understand how you could effectively increase densification after addressing infrastructure issues.	4/7/2025 8:57 AM

Sixplex Housing in Residential Neighbourhoods

251	Find suitable places that would not destroy existing neighborhoods that are zoned for single 2 story homes that is why we worked so hard to buy into this area. Apartment buildings would be suited for areas near subways then you do not need a car or parking.	4/7/2025 8:54 AM
252	encourage a mix of housing types and size to facilitate home owners' move up and down options in the same neighbourhood, create restricting limits in time and type for transitioning neighbourhoods to facilitate more organic rather than encourage radical change in character - including condo clusters of small detached units	4/7/2025 8:50 AM
253	Etobicoke	4/7/2025 8:26 AM
254	Yes, be more open about informing home owners.	4/7/2025 8:18 AM
255	BUILD MORE ROADS to allow for vehicle traffic. Building a 100 unit condo means adding at least 90 plus vehicles to neighborhoods that haven't seen road expansions since the original subdivisions were created. Not everyone can take public transit.	4/7/2025 8:12 AM
256	NO SIX-PLEXES IN RESIDENCIAL SINGLE HOME COMMUNITIES.	4/7/2025 8:08 AM
257	Increased traffic concerns on residential streets.	4/7/2025 8:07 AM
258	Look at the neighbourhood! This styles/housing capacity does Not suit all neighbourhoods !	4/7/2025 7:59 AM
259	communicate communicate communicate	4/7/2025 7:48 AM
260	consider the neighbourhood and how it functions, who lives there and what the neighbourhood needs before adding more housing (speed limits/calming measures, more green space, more amenities, better transit)	4/7/2025 7:39 AM
261	Losing taxes	4/7/2025 7:31 AM
262	space in schools and hospitals	4/7/2025 7:17 AM
263	How much new buildings are actually needed? Etobicoke's condo development is already off the charts. Who is moving into all this development???? Does the City even know what is required, we have increased density in transit oriented communities why this now on top of the huge influx of hideous condos???	4/7/2025 6:53 AM
264	Consider the effects on the sewage, electricity and water supply.	4/7/2025 6:40 AM
265	Build housing where it does affect the quality of life and property values of the people that already live here. Allow them to build in the outskirts where there aren't already homes and force them to build the proper infrastructure to support them.	4/7/2025 6:21 AM
266	Discuss with existing homeowners before moving forward.	4/7/2025 6:12 AM
267	Think this through, this is not a design for the Majority of neighborhoods in the city at all. Most new building developments are put together with spit tape and glue. They strain the infrastructure. Starting with infrastructure considerations should be prioritized first, build that out then look towards 4/6 plexes. This is not an after thought. You don't want to strain an already shoddy infrastructure in the city. Our area is already becoming congested where all services are suffering.	4/7/2025 5:49 AM
268	Keep the densification and urbanization to existing core city or major arteries/main streets or major intersections. Within a short distance of subway stations, bus terminals, LRT and major transit routes. These areas are better able to handle the increased volume of people and traffic. Allow suburbs to remain as they are, especially those that have or are surrounded by a large amount of green space. Continued urbanization will further destroy the environment.	4/7/2025 2:21 AM
269	I like Prime Minister's suggesting of post-war like homes.	4/7/2025 2:08 AM
270	Count housing units that are unoccupied and encourage occupancy. Use underused scrub lands especially in historical warehouse areas.	4/6/2025 11:39 PM
271	The City should study the case of Brampton, where the impact of multiplexes and rooming houses has left a lasting negative impact on surrounding homes and neighbourhoods. EHON should be brought to a close now that the as-of-right fourplex decision is in place.	4/6/2025 11:38 PM
272	Retired people with houses have more time to complete surveys.	4/6/2025 10:57 PM
273	Don't change Neighbourhoods with items like sixplexes	4/6/2025 10:56 PM

Sixplex Housing in Residential Neighbourhoods

274	Co - operative developments should be considered and financed..	4/6/2025 10:54 PM
275	I think multi plex houses should be by public transportation	4/6/2025 10:42 PM
276	ADEQUATE (frequent, reliable, in dedicated bus lanes) PUBLIC TRANSPORTATION TO ACCOMMODATE ADDITIONAL RESIDENTS	4/6/2025 10:35 PM
277	All this new housing development is killing the character of our neighbourhoods. When new development occurs, it adds higher density and eliminates existing services in a neighbourhood such as restaurants, drug stores, car washes, dry cleaners and other day to day services we all need. Yet this does not seem important at all to the City of Toronto who could seemingly care less about our needs. In the past few years, we have lost the Q Restaurant on the Queensway, the Dundas Street Grille on Dundas, and soon we will loose all of the Six Points Plaza which we depend upon. How are we going to replace these lost stores and services? As a Markland Wood resident I fear the plaza at Mill Road and Bloor will be next. In any event, once the Six Plaza Plaza closes, we will be forced to travel to Mississauga to find the things that I need. And for what? To build more condos for people which can't afford to buy a house in my neighbourhood.	4/6/2025 10:35 PM
278	Look at the overall community before approving plans. It seems that the planning department only looks at the singular lot rather than the streets and neighbourhood around it. If they pulled back for a broader look, they would see approving most items isn't appropriate.	4/6/2025 10:18 PM
279	Be thoughtful as to where the simplex's are built, so that the new development isn't to the determinate of the existing neighbourhood.	4/6/2025 10:11 PM
280	Ensuring six plexes don't take up the entire lot. 6 families would need yard space or neighbouring park.	4/6/2025 10:07 PM
281	We didn't buy downtown for this reason why do a small number of people be allowed to screw it up.mpb	4/6/2025 10:06 PM
282	Use your brains	4/6/2025 10:03 PM
283	Applying this city wide as of right, is beyond the pale. It should be restricted to wards and neighborhoods where it best fits the current character, and uptake will be highest.	4/6/2025 9:59 PM
284	Consider the walk ability of the neighbourhood.	4/6/2025 9:58 PM
285	Yes – the City must prioritize infrastructure upgrades before introducing additional density, including transit, sewage systems, roads, and school capacity. Community consultation should be more robust and neighborhood-specific, rather than one-size-fits-all. It's also important to consider the long-term impact on property values and quality of life for current residents. Responsible growth should not come at the expense of stability and livability for existing communities.	4/6/2025 9:58 PM
286	Allow selling floors of a house like apartments so builders can build a four plex and sell all 4 levels.	4/6/2025 9:55 PM
287	Get a new Mayor because she's horrible and new council because you people are morons	4/6/2025 9:52 PM
288	More townhouses as options rather than taller structures	4/6/2025 9:47 PM
289	I would like to see that the neighbourhood's concerns are communicated and directly addressed and that adequate planning is performed. Currently there is a disregard for the thoughts and opinions of the existing communities where the City is expanding housing. In addition, the City's current plans for high density housing is incompatible with the infrastructure and services which currently support the neighbourhoods that are targeted for expansion.	4/6/2025 9:39 PM
290	Take a better look at the infrastructure to support the density the city is trying to jam into a neighbourhood Take the area of 427 on the west, Kipling on the East, Bloor on the north and dundas on the South. How many towers have you approved to got in that will put the density through the roof I read one article on BLOGTO re 6 points where it said they will be providing parking for approx 270 vehicles but expect almost 600 vehicles neighbourhoods get ready. That is unacceptable make the developers go deeper and add more parking levels. Don't put that pain on the local quiet surrounding neighbourhoods!	4/6/2025 9:28 PM
291	Utilize industrial areas as well and be mindful more in torn it is maybe not best Canada is a huge country	4/6/2025 9:06 PM

Sixplex Housing in Residential Neighbourhoods

292	Don't do it	4/6/2025 8:52 PM
293	Character of neighborhood	4/6/2025 8:40 PM
294	There are thousands of unsold condo units in the city. They are unaffordable due to the cost of development. Make it easier for developers to charge affordable pricing.	4/6/2025 8:32 PM
295	this what I've noticed from past meetings. city councillors DO NOT LISTEN to the community as a whole. very biased, the neighbourhood as whole should be able to have the last say in any matter that if there's major changes to happen in the neighbourhood	4/6/2025 8:09 PM
296	continue to build in areas with existing sixplexes	4/6/2025 8:08 PM
297	Adequate underground sewer and water drains.	4/6/2025 7:15 PM
298	Don't change neighbourhood. It's hard enough having kids in this city	4/6/2025 7:14 PM
299	Fabric of communities.	4/6/2025 7:02 PM
300	Fix the LTB so that six plexes can be run properly within a neighbourhood.	4/6/2025 7:00 PM
301	Better transit everywhere! Better planning so that new homes look consistent with the neighbourhood (also applies to rebuilt homes).	4/6/2025 6:59 PM
302	Please try with duplexes first before committing to larger buildings	4/6/2025 6:48 PM
303	I think the reality is that the city is growing at a quick pace, and unless we want tall condos, this allows for people of different economic backgrounds to be able to live in the area.	4/6/2025 6:42 PM
304	Enforce the use of existing undeveloped land that is being "land-banked" by development companies who can sit on empty lots, empty buildings that are leading to more slum-like streetscapes of city lands on assorted roadways throughout the City.	4/6/2025 6:35 PM
305	New schools, better sewers, less traffic log.	4/6/2025 6:29 PM
306	Trees most houses in Etobicoke have at least one mature tree. New house no trees.	4/6/2025 6:21 PM
307	Look for areas that have lots of land not being developed. Along Dundas West going toward Cloverdale there are big pieces of land not being developed.	4/6/2025 5:08 PM
308	stop expanding we cant afford to live here	4/6/2025 5:07 PM
309	That condos are not the answer.	4/6/2025 5:05 PM
310	Get a full assessment of the impact of fourplexes before they consider simplexes	4/6/2025 4:49 PM
311	quality of housing being constructed. the City needs to put adequate rules in place to ensure that the new developments being built to meet the increased housing needs are beneficial to all. we cannot build just to increase supply, we need to make sure that what is built is a good fit for the surrounding community and provides the new residents with a good quality of life. if regulations are left too lenient, developers will build solely to increase their expected profit. everyone deserves a home that is well built and thoughtfully designed.	4/6/2025 4:26 PM
312	Capacity in public schools, ability for sewage/sanitary drains to accommodate. We r in high flood area and can not accommodate six plexes.	4/6/2025 3:53 PM
313	Infrastructure (sewers, water pipes, power, roads (traffic), doctor and school and police availability not being able to copy with more densification. This is not something that should be railroaded through. We have gridlock now and many people without a GP.	4/6/2025 3:53 PM
314	Expand into other areas that have not been developed with a look and feel to a community.	4/6/2025 3:51 PM
315	Reading this survey, it appears my house is in the vicinity for sixplex development and I don't want it. I do not want densification in my area as that weighs down infrastructure like transit, water, energy, sidewalk space, parking space (streets, plazas and malls), reduces safety, reduces the cost of my house, crowded transit etc.	4/6/2025 3:50 PM
316	do not do this in nice residential neighbourhoods	4/6/2025 3:42 PM
317	With so many vacant lots in the city core why experiment in a quiet established neighbourhood.	4/6/2025 3:11 PM

Sixplex Housing in Residential Neighbourhoods

318	The sixplexes should be near public transport and shopping facilities	4/6/2025 1:54 PM
319	All of Canada needs housing options. Our city cannot handle the growth that is happening all at once. Our streets are in disrepair and sewers overwhelmed with storms. Traffic is unbearable and TTC is not reliable. We have many problems that need repair first.	4/6/2025 1:24 PM
320	Rapid action.	4/6/2025 1:14 PM
321	Residents feedback	4/6/2025 1:09 PM
322	The interest of existing residents and their feedback.	4/6/2025 12:51 PM
323	1. Avoid adopting a one-size-fits-all strategy 2 Adopt a lessons-learned approach as sixplexes are rolled out	4/6/2025 12:44 PM
324	Yes expand outside of Toronto!	4/6/2025 11:49 AM
325	Look at current areas in Toronto where there have been sixplex developments for decades such as in North York (off Marlee Ave, south of Lawrence and south of Lawrence, east of Bathurst Avenue). There is no homeowners association that currently includes where we live in Etobicoke so we are not represented.	4/6/2025 11:04 AM
326	One size does not fit all. Proximity to transit is meaningless. The fourplex on corner of Martin Grove/Bloor is 15 metres (?) from TTC yet there are at least 3 vehicles on the property at any given time. I live 13 min drive from 3 Costco warehouses, 7 min from Walmart, Home Depot etc. If future residents use Uber, where are those cars going to be while waiting for a fare to call?	4/6/2025 10:19 AM
327	Consider the character of neighbourhoods and the value impact that multiplexes will have.	4/6/2025 10:13 AM
328	Consider how many permits you've already approved for the condos that aren't being built. Consider the infrastructure needs as you run a deficit of more than \$150 million trying to get ready for the World Cup. Consider priorities and stop pretending that housing is one of them.	4/6/2025 10:08 AM
329	They should be done on main arteries/streets with four lanes or more; not residential neighbourhoods.	4/6/2025 9:53 AM
330	You need to keep their citizens of the neighborhoods informed and grow OUTSIDE the City and established neighborhoods.	4/6/2025 9:41 AM
331	The city should not apply the same rules to all neighborhoods. Each neighborhood has its characteristics. Etobicoke has enough land that could be used for housing and there is no need to get inside our streets	4/6/2025 9:15 AM
332	Make developments fees cheaper and less red tape, larger family units in Condo buildings. Lobby the federal government to limit the number of immigrants cause they all end up in Toronto and there is a limit to how many we can absorb. Invest in infrastructure. Roads can not handle the density we already have. Allowing garden suites, 4 and 6 plexes is being done very sneakily and will do nothing to solve the housing crisis.	4/6/2025 9:09 AM
333	What I see is that expanding multiplex options as a way to allow several generations to cohabitate in one building, including seniors wanting smaller homes and younger generations who'd struggle to afford a detached house. However what's being added in are high end luxury units that are neither affordable or designed for the people intended. It's more a way for developers to make a fast buck that to meet the needs of the housing crisis. So we got it sort on wrong in the condo market with much of the development geared to small investors instead of users and I get the sense we are going to get it wrong again	4/6/2025 9:06 AM
334	Yes , ensure close to subway access , within walking distance	4/6/2025 9:03 AM
335	make it selective and not universal	4/6/2025 8:39 AM
336	Sixplexes are not suited for all neighborhoods.	4/6/2025 8:11 AM
337	So much land outside the city...why not build bigger houses there.	4/6/2025 7:43 AM
338	Quality of life and the investment people have made in their existing residences	4/6/2025 7:39 AM
339	Expand outside Toronto	4/6/2025 7:25 AM
340	Have more green space	4/6/2025 7:06 AM

Sixplex Housing in Residential Neighbourhoods

341	Accelerate Transit Oriented Development	4/6/2025 5:35 AM
342	Put them in proper neighbour hoods	4/6/2025 1:28 AM
343	Are there sufficient grocery stores, schools, parks in the area to accommodate more people?	4/6/2025 1:02 AM
344	Sixplexes are not family dwelling homes. They should only be built where old plazas are located. Not in family centric communities	4/6/2025 12:36 AM
345	Neighbourhood character matters!	4/6/2025 12:20 AM
346	Maximum distance from roadway for garden suites. There ought to be ways to modify or satisfy the emergency service access.	4/6/2025 12:02 AM
347	Transit systems, both public transit and availability of street transit.	4/5/2025 9:10 PM
348	Ensure you consider transportation/schools/shopping. Can that particular neighbourhood handle a large influx in the population	4/5/2025 8:29 PM
349	Can not stress enough of proper community consultation and communication. There has been an extreme lack of this in the past on other proposals.	4/5/2025 7:11 PM
350	Be honest, be transparent and be realistic. Quantify what is needed to satisfy housing needs. There is no need to basically turn every neighborhood in Toronto into a 4 plex and 6 plex area.	4/5/2025 6:07 PM
351	Consider infrastructure such as transit and roads before expanding housing options.	4/5/2025 5:47 PM
352	The numerous condo vacancies downtown.	4/5/2025 5:37 PM
353	consider other options	4/5/2025 5:29 PM
354	Keep them downtown. Keep them in high density areas	4/5/2025 5:26 PM
355	Build lots of small and medium sized condos/apartments along all major streets, especially near subways. Require all condo to have wide sidewalks and retail/office on ground and 2nd floor to creat walkable communities. Do not allow single story nee builds (LCBO, Shoppers) on major streets - make them provide accomodatuon above.	4/5/2025 5:24 PM
356	Neighbourhoods should be informed well in advance when areas are being considered to include six plexes .	4/5/2025 5:12 PM
357	Start to identify what is meant by affordable housing, homeless needs are different. This sector needs to be pulled out of the housing crisis mania. Unhoused individuals need social service programs. Very low -income individual's and families need income tested housing, and that exist through Community Housing. Albeit there needs to be more of it and existing buildings need a rehabilitation. Why does the City fight this, sadly life is not equitable, and these social issues will always exist. Is there a lack of housing today for those not in the above stated sectors? Not convinced. There are vacancies all across the city especially condos which the City approved, with tiny 500 square feet living space. Now we see the issues! Can't fix the size of the units but the city thought that was enough livable space as people will be out in their livable communities. Not so! Needs for regular working families and singles means what- to be reasonably affordable. How is that going to happens. the city can have rent to own programs, dispense of the land transfer tax and HST. All of this has added pressure to those wishing to be homeowners. Why not subsidize condo units that exist all over the city , which means working with owners but yet the govt works out deals with those "horrible" developers always. Continuously, supporting developers with loans but never do the same for owners who rent whether it is a condo unit or an apartment unit. Provide tax breaks or loans for individuals with rents or mortgage or work with condo owners who rent for solutions to house people. Take action today with these options that can be time limited for two years, or 5 years. These are all immediate solutions. calling a Housing crises in TO is not exactly accurate!	4/5/2025 4:36 PM
358	City is already saturated and dense. Road and transit infrastructure is way behind. School classroom sizes are way too big.	4/5/2025 4:30 PM
359	Build along the fucking subway lines, not in neighborhoods	4/5/2025 4:23 PM
360	START BUILDING MORE APT BUILDINGS NEAR COMMERCIAL SITES AND ON MALL PARKING LOTS AND STOP MUCKING UP EXISTING NEIGHBORHOODS	4/5/2025 3:52 PM
361	reduce timeline for approvals,	4/5/2025 3:46 PM

Sixplex Housing in Residential Neighbourhoods

362	To have proper consultation with residents who will be affected by proposals. Meetings were not properly advertised for residents affected by the Avenues study.	4/5/2025 2:06 PM
363	I think the next step is to consider eightplexes as well as to allow up to ten story buildings on all major roads like islington Kipling bloor eglinton dundas royal York etc.	4/5/2025 1:54 PM
364	Use of surplus City property, use of under-utilized schools as sites, and City purchasing closed retail and commercial lands and rezoning the lands.	4/5/2025 1:34 PM
365	Limit NIMBY opposition to the additional housing our community needs. As a long-time etobicoke resident, I'm saddened to see so many people opposing new housing proposals on the basis of arguments like shadow impacts or "neighbourhood character." This term has an established history of being weapons by affluent residents against racialized and low income communities, preventing the creation of a diverse mix of housing types that could greatly benefit all residents of etobicoke.	4/5/2025 1:30 PM
366	Consulting local residents before/during planning	4/5/2025 12:57 PM
367	don't compromise on the toronto green standard	4/5/2025 12:55 PM
368	THE CITY MAY EXPAND HOUSING IN COMMERCIAL AREAS OR MAIN STREETS, NOT IN RESIDENTIAL AREAS! SIXPLEXES DOES NOTHING FOR HOUSING AFFORDABILITY WHICH IS THE MAIN ISSUE PEOPLE HAVE!! THE CITY NEEDS TO FOCUS ON HOUSING AFFORDABILITY, NOT BUILDING FOURPLEXS OR SIXPLEXES IN RESIDENTIAL NEIGHBOURHOODS - IT DOES NOTHING FOR HOUSING AFFORDABILITY!!!!	4/5/2025 12:44 PM
369	equity within city. Seems like our area with larger lots is being targeted by developers	4/5/2025 12:31 PM
370	preserve trees and green space	4/5/2025 12:24 PM
371	Initial properties should be with in a 10 minute walk from a subway station	4/5/2025 12:22 PM
372	For the City of Toronto to investigate other revenue streams that do not jeopardize the safety, privacy and livelihood of its citizens in the neighbourhoods and homes they reside in.	4/5/2025 11:59 AM
373	Public consultations, elimination of "as-of-right building	4/5/2025 11:46 AM
374	Please look at other models - B.C. has excellent ones. Also Scandinavian countries	4/5/2025 11:29 AM
375	They simply cannot ruin neighbours with simplex's. People will leave the city.	4/5/2025 10:42 AM
376	No bike lanes or extra street hardware. Adequate services, trees, playground , daycare, security,	4/5/2025 9:44 AM
377	How about expanding trains and include fast trains so people can live outside of the city and get into city with a fast train. Instead of trying to back track the mess the city didn't plan for and invade everyone neighborhoods	4/5/2025 9:41 AM
378	Clear consultation with the community	4/5/2025 9:38 AM
379	Consider the uniqueness of different communities in Toronto. One-size-fits-all is not a viable planning solution.	4/5/2025 9:29 AM
380	Please consider the amount of sixplexes with all the many condos that are being built it will be noisy and a nightmare for the community some are old and establish and enjoy the peace for all the years they have lived there. do not destroy these neighbours i.e. kingsway	4/5/2025 9:26 AM
381	Hearing from residents Existing established neighbourhoods should not be considered	4/5/2025 9:25 AM
382	See above.	4/5/2025 9:22 AM
383	Congestion & privacy of other neighbors	4/5/2025 9:22 AM
384	Consultation with public is very poor and should be improved. And I mean proper consultation, not just checking the box and paying no attention to residents' input.	4/5/2025 9:17 AM
385	Better to build high rises near subway stations. Greater urban density and reduces the need for cars	4/5/2025 9:10 AM
386	Really analyse infrastructure and communicate and solicit neighbourhood input, perhaps with a voting process.	4/5/2025 9:04 AM

Sixplex Housing in Residential Neighbourhoods

387	Please - take a look at the current unoccupied housing available in the area and all the future construction under way. Islington Village and Eatonville are becoming Yonge and Eglinton as well as Liberty Village - all of which have major density issues, traffic issues, school availability issues etc.....	4/5/2025 9:01 AM
388	Stick to our original zoning and stop trying to reinvent the wheel ... planners should live in these neighborhoods before making dumb decisions... I am a former Building Inspector (34 yrs on the job) and I have seen this once beautiful City being destroyed!	4/5/2025 9:01 AM
389	I support them in the areas they already exist in.	4/5/2025 7:54 AM
390	Look at under developed areas before changing current neighbourhoods	4/5/2025 7:51 AM
391	Look to create housing options in areas that have not yet been developed versus forcing them into existing residential areas. We have enough condos going up in our neighborhood to cause congestion so why are we adding more dense housing options.	4/5/2025 7:42 AM
392	Yes! The residents of well established suburban neighbourhoods that do not currently have multiplexes/sixplexes do not want them! Residents of these areas moved into these areas, most likely to avoid them. Also, your rhetoric of this providing for more AFFORDABLE housing, is utter nonsense. If multiplexes are built in these areas, they will not be affordable. Stop pandering to your lobby groups and listen to the residents that contribute to the tax base and will ultimately decide how will be elected next. Making broad sweeping changes is never a good idea when it has not been THOROUGHLY researched. Perhaps using words like "in neighbourhoods where they already exist" would be of benefit until then.	4/5/2025 7:29 AM
393	Do it the right way, a few six plexes here and there will not make a difference, build more condos instead and utilize empty land across the city instead (this is a very narrow minded approach to try and get an easy win but it will be a big loss)	4/5/2025 7:11 AM
394	surely there are undeveloped regions of toronto where such housing complexes could be grouped together	4/5/2025 7:02 AM
395	To keep to existing areas and not change character of existing neighbourhoods	4/5/2025 7:02 AM
396	Replacing retail plaza's and entertainment complexes is not the answer to our housing problem. Toronto is an already congested city, the Province needs to take a better look at other parts of Ontario to build new cities and expand	4/5/2025 6:26 AM
397	I know it makes us NIMBYs in the councillors eyes but we've literally invested millions in our homes, now big developers can come along and rip the heart out of a neighbourhood just to make big profits. They don't care about the peace and quiet. They don't care about the value of our homes decreasing; in which case the city should reduce our property tax. There's thousands of new condos going up many of which are empty. Encourage developers to build the condos people want not just one bedroom rabbit hutches. SFD streets are what we want and what we invested millions in having. We don't want to live downtown we want green grass and gardens. To see our neighbours nearby but not to literally live in their laps. The previous "survey" which resulted in multiplexes being allowed was not made public enough no one knew about it, out of a city of millions what was it less than 2000 people thought they were a good idea....how is that open and upfront? How is that even allowed? Were those less than 2000 people builders? Lobbyist? People with vested interest? I know no one in this part of Etobicoke had any idea until a fourplex was proposed for 46 Charleston. They wanted to have 14 declared bedrooms but with unfinished basements at least 4 more could be added. This was previously a bungalow with 4 bedrooms....so from 4 bedrooms to possibly 18 bedrooms. No parking; previously a driveway/garage; but now maybe upto 36 cars in theory if each bedroom had 2 adults. No obvious storage for 12 garbage cans. This was a big developer who normally builds Malls they don't care about the knock on effect for the area. We rallied the neighbours and so far have reduced it down to a garden suite and it looks like their making units in the bungalow (but without permits but the city is ignoring us when we've reported it). We're watching the area and will rally everyone to object if it gets to CoA but they rarely do these days as the city bends over backwards to encourage these massive builds they don't care about us at all. Our little group is nothing compared to your groups etobicokeactiongroup@gmail.com but we have over 160 email addresses currently just from us talking to neighbours.	4/5/2025 6:12 AM
398	I would have liked to have gone back in this survey to re assess some questions but cannot.	4/5/2025 12:58 AM
399	They should only be allowed in areas that have multiplex units already	4/4/2025 10:09 PM

Sixplex Housing in Residential Neighbourhoods

400	The sixplexes should be only built where the characters of the neighborhood would not be changed, the city should encourage developers to buy commercial properties like auto garages on the main streets and develop them into sixplexes; building sixplexes on all residential properties would benefit only developers who will make more money and do not care about impact on the neighborhoods	4/4/2025 9:27 PM
401	No	4/4/2025 9:10 PM
402	Traffic congestion, safety with increased traffic, lack of infrastructure. Build on existing commercial lots and parking lots instead of current residential areas.	4/4/2025 8:59 PM
403	Crosswalks. Traffic. Congestion. Value of residential properties. Parking.	4/4/2025 8:47 PM
404	expanding housing north of city	4/4/2025 8:41 PM
405	Use the existing available housing first.	4/4/2025 8:11 PM
406	Population density is increasing which increases traffic and environmental damage	4/4/2025 7:49 PM
407	I urge the City to reconsider the direction it's taking. Rapid densification through sixplexes is not a solution — it's a shortcut that risks long-term harm to Toronto's communities. Any expansion of housing options must be thoughtful, transparent, and rooted in the needs and voices of the people who actually live here. I would never support any counsellor at city hall.	4/4/2025 7:45 PM
408	No. I would like the City to stop the densification of housing. The population should be stabilized. Housing stock would be sufficient if the population stopped increasing.	4/4/2025 7:33 PM
409	Provide inter-generational housing; offer fourplexes	4/4/2025 7:11 PM
410	The City Planning Staff have not been clear on the objectives of six plex developments. They have focussed on the outcomes (e.g. side yard setbacks, building depth, no of storeys, etc.). Why does the City feel the need to do this review? Is it because they feel that rental units will get built faster (smaller development vs high rise developments)? Do they want to see family-oriented units being built (which has been a criticism of high-rise developments that have mostly provided for bachelor and one bedroom units). Based on the presentations I've seen, they simply identify the impact of such developments on different-sized lots and what sized units would be accommodated. You cannot properly evaluate the different scenarios without knowing what the initial objectives of this exercise were.	4/4/2025 7:05 PM
411	Don't change the neighborhoods that are already long developed as single family homes	4/4/2025 6:46 PM
412	Encouragement of auxiliary apartments.	4/4/2025 6:16 PM
413	Take back our city. Get rid of all foreign investors who leave properties empty for more than two years by taking over ownership of their properties.	4/4/2025 6:02 PM
414	Do not impose downtown type planning to established suburban neighbourhoods	4/4/2025 5:58 PM
415	Stop putting them in inappropriate neighbourhoods.	4/4/2025 5:44 PM
416	The builders and what is the look and feel of these buildings	4/4/2025 5:32 PM
417	Stop expanding, The Avenues are the place for mor density.	4/4/2025 5:18 PM
418	Residents who live on their own properties are subject to ensuring that bins are in place and their property is well managed. When you have more than 1 family that makes it more difficult to ensure all people involved will take care of the properties. So would someone be responsible to ensure the area is clean and not become cluttered and messy.	4/4/2025 5:15 PM
419	No sixplexes in built out single family / duplex neighbourhoods.	4/4/2025 5:11 PM
420	Mainstreet with transit access is where density should be built with sufficient infrastructure such as can be seen in Etobicoke along Dundas & Queensway with significant condo's & rental buildings. Suburban streets are at a significant distance from transit and therefore requires parking & greenspace.	4/4/2025 5:10 PM
421	Making them affordable for young people and families.	4/4/2025 5:05 PM
422	Get better ideas. This concept is offensive to the local residents And not wanted.	4/4/2025 5:04 PM
423	Official plans, traffic studies, input from residents	4/4/2025 4:53 PM

Sixplex Housing in Residential Neighbourhoods

424	Official plans and congestion/traffic studies. Input from residents and resident feedback.	4/4/2025 4:53 PM
425	Build UP along transit, leave the suburbs alone. End of. This whole issue makes me mad. City of Toronto Councillors are trying to legislate how we in the outlying areas should carve up our properties. Those councillors may be used to living "side by each" on 20ft. wide properties - we are not. My family at one point did live in the actual City of Toronto and fled back to Etobicoke (where we grew up) after 5 years of inner city living. There is a unique essence to our suburban neighbourhoods which we don't want to be upended by multi-unit dwellings. I understand the privilege my response projects. Canada's unfettered federal immigration of the past decade has resulted in this housing crisis in which these city politicians are trying to destroy liveable suburbia. Just saying.	4/4/2025 4:49 PM
426	Will these 6 plexes be rental or condo? Will they be affordable or at market value? Is there adequate infrastructure to support this additional population?	4/4/2025 4:42 PM
427	There is a limit to how much can and should be built in a city without proper infrastructure. Further more Homes vs sixplexes or towers need to be built. Convert office buildings to housing and build houses given families are looking for houses not condos or apartments. Children need outdoor space to grow.	4/4/2025 4:31 PM
428	Leave current residential areas alone. Condos and buildings are already destroying current established neighbourhoods	4/4/2025 4:22 PM
429	Let people have greenspace. Not every single inch of the city needs to be filled with housing. Outdoor space increases quality of life. Not everyone who comes to the city needs to live here, work with other municipalities to help them achieve higher numbers of housing to accommodate increasing population.	4/4/2025 3:55 PM
430	I strongly urge you to focus on adding density on major arterial roads, commercial and industrial areas, not in mature residential neighborhoods. Our neighbourhoods make the City of Toronto special. I feel that I have no voice and that this is a disingenuous process. It is completely unnecessary to allow six plexus in mature residential neighbourhoods when there are so many other choices for density. Please don't arrogantly dismiss my opinion as NIMBY. The manner in which this survey has been worded and designed makes me feel as if the decision to go ahead with six plexus has already been made.	4/4/2025 3:51 PM
431	community feedback - it seems the city does what it wants regardless.	4/4/2025 3:48 PM
432	More consideration for current residents.	4/4/2025 3:42 PM
433	N/a	4/4/2025 3:41 PM
434	Stop trying to cram more people into the few remaining areas that actually have space to breathe/green space/feel safe for our kids to run around and play	4/4/2025 3:32 PM
435	Existing infrastructure	4/4/2025 3:24 PM
436	I would like to see strip malls on major streets get taller to accommodate more units on top of the ground floor commercial units. Also, four plexes first before six plexes allowed everywhere.	4/4/2025 3:15 PM
437	Build multi-family dwellings along main streets	4/4/2025 3:12 PM
438	Consider the existing property owners, their lives in their homes and neighborhoods	4/4/2025 3:02 PM
439	be serious about concentrating new high-density housing close to public transportation and major arteries. And again, make sure that the necessary infrastructure is also provided.	4/4/2025 2:56 PM
440	Sustainable development which prioritizes the wellbeing and integrity of the existing community without adding strain or degrading quality of life for residents, green spaces, commuters and maintaining or enriching the betterment of the environment (ie Flora, fauna, human, global commons)	4/4/2025 2:42 PM
441	The unfairness of rezoning to longterm residents. The fact that one sixplex can ruin a neighbourhood while having an unmeasurably small impact on a housing 'crisis' said to require several million new dwelling units to solve.	4/4/2025 2:36 PM
442	Keep density out of older neighbourhoods. If we wanted to live in the loud/standard urban core we'd move there.	4/4/2025 2:13 PM
443	Stop taxing us to death start cutting cut immigration too many people Stop government	4/4/2025 2:08 PM

Sixplex Housing in Residential Neighbourhoods

	handouts	
444	Proceed cautiously. This is not a race.	4/4/2025 1:51 PM
445	Property Tax paying citizens living in area must be notified and approve this just as new builds are.	4/4/2025 1:50 PM
446	Decrease office space used by city staff including the mayors office and turn that into expanded housing. The mayor only needs to work in a 6 X 6 cubicle space. If we are so lacking in housing then the mayor, councillors and city staff have to give up their large office spaces.	4/4/2025 1:36 PM
447	Start with underutilized city/government property near subways and major roads. It doesn't make sense to increase density in neighborhoods where inhabitants need to drive to get to amenities and transit -- that just puts more cars on the road	4/4/2025 1:29 PM
448	CONSIDER THE RESIDENCE OF THE CITY INSTEAD OF JUST DEVELOPERS AND THE TAX REVENUE. BUILD MORE CONDOS I SAW A METRE BY METRE OF GREEN SPACE DOWN BY SHERWAY GARDENS BUILD THERE.,	4/4/2025 1:21 PM
449	Gentle density! Not more massive tall apartment / condo developments.	4/4/2025 12:48 PM
450	Maintaining an aesthetically clean and simple design.	4/4/2025 12:37 PM
451	Proper consultation with the residents in the affected Neighbourhoods.	4/4/2025 12:24 PM
452	Support the Co-op Housing model because, in addition to providing housing, it creates an affordable inclusionary community where residents know each other.	4/4/2025 12:15 PM
453	How many units have already been approved e.g. condos, rental etc already and how many more do we need to absorb.	4/4/2025 11:59 AM
454	Just wait. Housing issues will reduce when apartments and condos become free with next recession	4/4/2025 11:28 AM
455	Strain on critical infrastructure.	4/4/2025 11:19 AM
456	Build new schools. Build new doctors offices, and hire more family physicians. Stop allowing raw sewage into our rivers and Lake Onatrio. Designate new raw land as community parks for people to go to. Fix the deteriorating water pipe infrastructure. Until you have the infrastructure to support the existing people, you should not be packing in even more people. Stop rezoning farmland, and preserve farming options so we are not reliant on any other country to feed our citizens.	4/4/2025 11:19 AM
457	As previously stated, share the results/impacts of smaller approved/built developments, before expanding such developments across the city. Communicate, communicate, communicate!	4/4/2025 11:00 AM
458	ensure community living is maintained	4/4/2025 10:35 AM
459	Expanded housing options must be close to transit.	4/4/2025 10:20 AM
460	The City of Toronto must work with surrounding municipalities to address the need for housing and address transportation gridlock!	4/4/2025 10:20 AM
461	most density should be along transport corridors	4/4/2025 10:17 AM
462	Take into consideration the views/needs of local residents.	4/4/2025 9:59 AM
463	Walk before you run	4/4/2025 9:57 AM
464	Stop forcing this on us	4/4/2025 9:56 AM
465	Talk with the constituents in the proposed areas affected, not make the sixplex ruling applicable to all areas and neighbourhoods. Learn from the bikelane fiasco in Etobicoke along bloor street.	4/4/2025 9:55 AM
466	How about stop building in Toronto.	4/4/2025 9:30 AM
467	advanced notice to residents and allow them to be heard to ensure all considerations are factored in	4/4/2025 9:25 AM
468	Don't destroy beautiful neighborhoods. Build the sixplexs in the APPROPRIATE areas.	4/4/2025 9:19 AM

Sixplex Housing in Residential Neighbourhoods

469	Yes start with existing options example- empty units owned by foreigners who do not live here	4/4/2025 9:16 AM
470	Location	4/4/2025 9:11 AM
471	Don't destroy the character and peace in established areas. Don't destroy greenspace	4/4/2025 9:10 AM
472	Whether existing residents want them.	4/4/2025 8:55 AM
473	Parking should be an important element for congestion and safety considerations.	4/4/2025 8:49 AM
474	Look at ways to insert mini-bus routes into back streets to reduce auto dependency. Keep the bike lanes.	4/4/2025 8:36 AM
475	Noise	4/4/2025 8:36 AM
476	Avoid creating wind tunnels	4/4/2025 8:34 AM
477	Sixplexes should only be approved in very limited capacities since they will destroy neighborhoods.	4/4/2025 8:09 AM
478	Stop excessive immigration, and reduce population growth of cities.	4/4/2025 7:57 AM
479	Cannot keep saying ok to denaify closer to the subway, when fewer and fewer people take the subway anymore because it's unsafe, unreliable. If you want to use that argument then TTC service and quality needs to improve.	4/4/2025 7:08 AM
480	Placing 4 plexes and above on major arterials and anything over 6 stories not to abut residential housing, and adhere to the original avenue study	4/4/2025 7:00 AM
481	Traffic and Parking	4/4/2025 6:42 AM
482	Assurance that owners of rental properties would be held to strict accountability of maintenance and upkeep	4/4/2025 6:34 AM
483	Not all neighborhoods are suitable for sixplexes. Let's not destroy the character of a suburban neighborhood.	4/4/2025 12:18 AM
484	Keep residential neighborhoods the way they were planned.	4/3/2025 11:15 PM
485	Put on government lands not in established neighbourhoods	4/3/2025 10:58 PM
486	n/a	4/3/2025 10:51 PM
487	The city should at the long term impacts of this level of growth without considering the impact. In Etobicoke, public transportation does not exist - similar to the downtown core. Intensifying the density- prior to have proper transit, requiring adequate parking, ideally both, will be a major problem. Having neighbourhoods that appeal to different demographics- families, singles, nature oriented, entertainment oriented, will ensure the city remains vibrant today and in the future. If it is only about adding as many people into every inch of the city. It will not be a city anyone will be proud to live in.	4/3/2025 10:11 PM
488	Yes! Please do NOT allow six plexes in suburban neighbourhoods. There are so many towns and little cities just outside of Toronto/the GTA that are empty!!!!!!!!!!!!!! They need people - their streets are empty and if you infuse people into those area's it will help solve the over population problem in Toronto. The TTC is just a cattle car now - most uncivilized way to travel jammed in with ten thousand people all squeezed against eachother in the subway. Just add new condo's along all of the area's where there are low business plaza's along the main streets if you want to add more people. Please STOP thinking that adding six plexes into quiet suburban neighbs is the way to go. How disrespectful. Only add them along busy main streets where businesses already exist.	4/3/2025 10:03 PM
489	Focus on Transit oriented developments around numerous upcoming transit facilities in Toronto.	4/3/2025 10:02 PM
490	Choose more urban sites	4/3/2025 9:26 PM
491	reduction of development fees is a major contributor to the high cost of housing in Toronto.	4/3/2025 9:23 PM
492	Look at the entire neighbourhood. There are thousands of condos on the market for sale and more on the way including purpose built such as Bloor and Dufferin and Bloor and Dundas. If this is allowed we will turn into a ghetto city.	4/3/2025 9:22 PM

Sixplex Housing in Residential Neighbourhoods

493	they should have better planners and mayor	4/3/2025 9:22 PM
494	STOP THE CONGESTION. There is no where you can drive or bike to where it's over crowding. Think outside of Toronto! If inside Toronto, look at the projects on the table as there a lot of condos still to build. If the city wants to entice new home intensification, use condos as it is less expensive on a per/person basis to build	4/3/2025 9:20 PM
495	Focus on land accessed via transit expansion, that allows the creation of new communities instead of trying to crowd more people into existing areas	4/3/2025 9:07 PM
496	Keep downtown Toronto building of high rises where there are abundant workplaces for the incoming new dwellers. Example build as in New York Manhattan	4/3/2025 8:46 PM
497	Listen to residents! We don't all want to live in a high density neighbourhood. Strong cities have a variety of neighbourhoods. Single family neighbourhoods add to the city as a whole. It is not appropriate to make sweeping changes to the OP and allow housing such as sixplexes to be built as-of-right citywide. They are not appropriate in all areas of the city.	4/3/2025 8:20 PM
498	The fact that when I bought and moved into my neighbourhood the prospect of having 4 or 6 plexes on my street were not existent and in no official plan.	4/3/2025 6:47 PM
499	Not to use our green space for the sixplex	4/3/2025 6:07 PM
500	Avoid building in settled neighbourhoods/avoid building in existing parkland	4/3/2025 5:52 PM
501	They need to consider the views of those potentially impacted throughout the consultation process - unlike the Bloor bikeways	4/3/2025 5:40 PM
502	Blending new housing with older structures.	4/3/2025 5:38 PM
503	Think carefully before driving out home owners. We've paid for the privilege to live where we live. You want to turn it into a ghetto, we can leave and you will end up with a city that is accessible to only the very rich.	4/3/2025 5:32 PM
504	There are lots of rental options already. They need to be renovated or added on to. I.e. the new apartments on the Kingsway at Anglesey..st Steven's gate	4/3/2025 5:27 PM
505	Yes. Respect the wishes of TAX PAYING home owners before arbitrarily, destroying established neighbourhoods with cheaply built, cookie cutter, eye sore, soon to be "Slum tenements"	4/3/2025 5:21 PM
506	Before adding even more housing options, improve infrastructure: improve antiquated water lines, and sewers, add more schools not school buses, upgrade public transit.	4/3/2025 4:04 PM
507	Single family neighborhoods to remain so Commercial and high density housing should be together	4/3/2025 3:42 PM
508	Be transparent.	4/3/2025 3:14 PM
509	No.	4/3/2025 3:13 PM
510	intensive in areas which are already built to absorb more units	4/3/2025 3:00 PM
511	These units should be able to accommodate a small family. We don't need more single-occupancy residential units!	4/3/2025 2:59 PM
512	Consider the residents who are already there. The new buildings should look appropriate in the community.	4/3/2025 2:57 PM
513	to do it away from established neighbourhoods i.e. where apt buildings are	4/3/2025 2:49 PM
514	Move the people who need housing to places where there is more space for housing, outside the GTA.	4/3/2025 2:45 PM
515	shorten times to get approvals and permits	4/3/2025 2:23 PM
516	Traffic infrastructure	4/3/2025 2:13 PM
517	Use major roads. Not residential character neighborhoods	4/3/2025 1:19 PM
518	No	4/3/2025 1:11 PM

Sixplex Housing in Residential Neighbourhoods

519	Please do not change by-laws to suit developer requests, make sure that all buildings have adequate parking so our streets will not be compromised by numerous parked cars (do not change the street parking by-laws either), respect the area around single-dwelling homes and ensure that the increase in vehicles have a proper route so that residential streets stop becoming through-ways (which we are experiencing in our area of Kipling and Eglinton).	4/3/2025 12:49 PM
520	So a better job letting everyone know. And stop doing it like death by a thousand cuts. All your teams don't work together to present one whole picture of what is proposed for my neighbour hood. I'm constantly surprised with little lead time.	4/2/2025 10:00 PM