

**From:** [Tyler Peck](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] PH22.3 - Multiplex Monitoring Program - Final Report - 1000601629 Ontario Corporation  
**Date:** June 11, 2025 4:00:24 PM

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To Planning and Housing Committee:

We are the planning consultants for 1000601629 Ontario Corporation, owners of 35 Laburnham Avenue ("the subject site") in the City of Toronto. We are writing to provide comments regarding Item PH22.3 – "Expanding Housing Options in Neighbourhoods - Multiplex - Monitoring Program - Final Report".

WND Associates has submitted consent and minor variance applications for the subject site, to facilitate the development of a new 3-storey semi-detached fourplex, to construct new housing in a manner consistent with the zoning regulations for multiplexes.

On behalf of the owner, we are generally supportive of the introduction of new "detached houseplex" and "semi-detached houseplex" defined terms, to move towards form-based zoning definitions, and the inclusion of permissions for newly constructed semi-detached multiplexes. For consistency and clarity, we are also generally supportive of the application of multiplex zoning regulations with respect to built form, landscaping, parking and other matters, to "semi-detached houseplexes".

We are concerned about the exclusion of "semi-detached houseplex" as a permitted residential building type in the Residential Detached (RD) Zone. There are many sites in the City, including the subject site, which are zoned RD and are located in an existing context with semi-detached houses, townhouses and/or multiplexes. On these sites, notwithstanding the underlying zone, "semi-detached houseplexes" are an appropriate residential building type and in line with the City's goals under the Expanding Housing Opportunities in Neighbourhoods ("EHON") initiative to facilitate "missing middle" development. We respectfully request City staff review and consider revising the draft zoning by-law amendment to include "semi-detached houseplex" as a permitted residential building type within the RD Zone to better provide for a consistent approach to achieving the goals of the EHON program.

We request that notice of any decision made by City Council regarding Item PH22.3, including the adoption of the bill and by-law, be provided to the undersigned.

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