

To: Planning and Housing Committee (phc@toronto.ca)  
CC. Mayor Olivia Chow, City Councillors and PHC Members  
SUBJECT: **PH22.4&PH22.8**

Dear Mayor, Councillors and Members of the Planning & Housing (P&H) Committee,

I am writing to you in regards to the many City of Toronto proposals before the Planning and Housing Committee on June 12, 2025.

I'm Spokesperson for Scarborough United Neighbourhoods (SUN) which connects with over 40 Scarborough RA & Community Groups Plus an approx 300 separate residents. We've also expanded our relationships with many RAs across our city regarding these similar Topics.

There are so many things to cover such as Infrastructure, Environment, Transit & Jobs to discuss, However, we need to talk about the elephant in the room. We hear from Developers, Investors, Funded Advocacy Groups (ABC & MNTD, ETC) who use tactics to push further deregulation with Build, Build, Build! And Show Me The MONEY! But they struggle to make Affordable homes. The voices of our city residents and volunteer organizations representing Toronto ratepayers have been pushed aside regularly by these tactics and City Planning Staff & Members of the Planning and Housing Committee need to recognize this imbalance in the Democratic Process (Replacing with as-of-right) .

This letter of concern is not about standing in the way of more affordable/accessible/family-friendly housing, but rather about evidence-based decision making and the purpose of regulation.

Residents feel strongly that:

- City should wait to expand as-of-right sixplex housing developments pilot until studies on the challenges and benefits of fourplex are completed and from these expansions are realized.
- All sixplex developments should require the approval of Committee of Adjustment (they should not be as-of-right and should allow community consultation).
- Residents feel strongly that Building as of right Sixplexes without requirements for parking will not address housing needs in Scarborough where higher order transit is virtually non-existent is a recipe for more street congestion. SUN feels that this plan is being based on areas of Toronto where residents have access to higher order transit and that is definitely not the case in Scarborough.
- Multiplexes must align with the character of the existing neighborhood in which it is located in terms of built form, setbacks, heights, landscaping, lot coverage, etc.
- Councillors should also be hosting F2F Town Halls on these Topics and we suggest they request access to the Consultation Chat Boxes" to get a better understanding of how the public feels before making a critical decision.

These ill-conceived proposals, if passed without further thought and refinements, will put a greater burden on MLS and regulation/bylaw enforcement. And these multiplex proposals are designed to add to that churn.

We support a well-planned growth along Toronto's Avenues to make Toronto's neighbourhoods affordable and livable and free of illegal rooming houses and unscrupulous investors.

- Unfortunately, the Consultation process has been too rushed, with the data from the Ward 23 Sixplex Pilot not yet published - even though it has been requested in the online meetings.
- Decisions to expand Sixplexes across the city needs to be based on data. The Sixplex data

does not yet exist or if it does it has not been shared widely!

- The criteria for rezoning and redesignation must go beyond lot size and row frontage, and must fully consider Infrastructure Capacity, Transit, Parking, Environment and other important factors — as directed by City Council.
- With OPA 778 removing future Avenue Studies, this consultation will be the only opportunity for residents to provide input before rezoning decisions are made. Please ensure it is meaningful and inclusive.

Based on the above comments, we ask that PHC refer to city planning and defer the Avenues and Sixplexes to the fall or later with a robust timely engagement process that includes review of Planning Data, city-wide parking strategy, direct notification and multilingual outreach to ensure all voices are heard.

It's easy to say you're listening to your constituents BUT we suggest recognizing the fact that  
**One Size Does Not Fit ALL in this Diverse City!**

**SCARBOROUGH CARES!**

**Ron Parkinson, Spokesperson**

**SUN (Scarborough United Neighbourhoods)**

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NOTE: The SUN is non-partisan to the information provided which is for community awareness & discussion purposes only.