

## NOTICE OF MOTION

### Improving Design Quality and Neighbourhood Fit of As-of-Right Multiplex Housing

Moved by: Councillor Pasternak



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Seconded by: Councillor

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#### SUMMARY:

Recent changes to provincial and municipal planning policy have enabled as-of-right multiplex housing across Toronto's low-rise neighbourhoods as part of the City's housing supply strategy. While these permissions support gentle density and housing choice, concerns have been raised by residents, Councillors, and City staff regarding the design quality and neighbourhood fit of some newly constructed multiplexes.

City Planning staff have noted that current zoning regulations provide limited ability to regulate architectural design, materials, and façade treatment for as-of-right multiplexes, particularly where site plan control does not apply. At the same time, staff have identified opportunities to improve design outcomes through monitoring, guidance, engagement with builders, and programmatic measures that encourage higher-quality, contextually appropriate development.

#### RECOMMENDATIONS:

1. City Council request the Chief Planner, City Planning, as part of the forthcoming Multiplex Monitoring Program report to Council, to include a review of the design of recently constructed multiplexes and to consider measures to encourage well-designed and contextually-appropriate multiplexes.