



**MORE NEIGHBOURS
TORONTO**

Dear Members of City Council,

MM39.13 - Improving Design Quality and Neighbourhood Fit of As-of-Right Multiplex Housing

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto encourages City Council to reject this motion. There are no issues related to the architectural design, materials, and façade treatment of multiplexes that do not also apply to other low-rise housing like detached and semi-detached houses.

Detached houses can be built as-of-right without any design review. Infill and replacement houses of questionable neighbourhood fit are routinely built throughout the city. This is considered completely consistent with the Official Plan. Furthermore, applying city review to the design of these houses would be considered completely unacceptable. The motion does not attempt to justify why this should not also be the case for multiplexes, which are a similar scale to houses.

To apply a bespoke design review process to multiplexes would not just be a double standard. It would add time and cost to building multiplexes which would make them more expensive to build and make them less likely to be built.

City Council has wisely decided that multiplexes should be allowed as-of-right throughout Toronto to help fight the ongoing housing crisis. It should not take a step backwards by putting up road blocks to their construction.

Regards,
Damien Moule
More Neighbours Toronto