



March 24, 2026

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Sylwia Przewdziecki

**RE: MM39.13 Improving Design Quality and Neighbourhood Fit of As-of-Right Multiplex Housing - by Councillor James Pasternak, seconded by Councillor Vincent Crisanti (Ward All)**

Dear Mayor Chow and Members of City Council,

The Federation of North Toronto Residents Associations is a community organization which represents over 35 resident associations in North Toronto and North York, and works to bring forward a coordinated and informed perspective on the City's land use and transportation issues affecting the neighbourhoods and the City. The residents' associations that make up FoNTRA believe that Toronto can and should achieve better development.

We strongly support the Members Motion:

- City Council request the Chief Planner and Executive Director, 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.

The recently approved Multiplex changes to provincial and municipal planning policy have enabled as-of-right multiplex housing across Toronto's low-rise neighbourhoods. The City's Enhancing Housing Opportunities in Neighbourhoods (EHON) strategy provides permissions for sixplexes in Toronto and East York, (and Ward 23 in Scarborough), and fourplexes in Etobicoke-York, North York and Scarborough). While intended to support gentle density and housing choice, numerous concerns have been raised by residents regarding the neighbourhood fit (including height, massing, architectural design), and density related accommodation issues) of newly constructed multiplexes. These issues pertain whether or not the application is "as of right", or involves variances, and necessitates an application to the Committee of Adjustment. There have also been documented occurrences of illegal tree culling investigated by Urban Forestry which appear to be related to the

desire to attain sufficient unencumbered space in the rear yard to accommodate a garden suite or laneway suite.

In the absence of site plan control, the City has limited ability to regulate architectural design, materials, and façade treatment for multiplexes.

We believe it is critical that the Multiplex Monitoring Program actually examine “in the field” case examples of multiplex life-cycle applications, approvals, hearings, and construction, rather than merely statistical analyses of “results”.

As such, we request that City Council approve an amended Motion as follows:

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

Yours truly,

*Geoff Kettel*

Geoff Kettel  
Co-Chair, FoNTRA

Cc: Jason Thorne, Chief Planner and Executive Director, City Planning  
Oren Tamir, Interim Executive Director, Development Review  
Kamal Cogna, Executive Director, and Chief Building Official, Toronto Building  
James Nowlan, Executive Director, Environment, Climate and Forestry

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 35 member organizations. Its members, all residents' associations, include at least 250,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.