



To: Planning and Housing Committee of City Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

June 9, 2026

Re: [PH31.18](#) - Requesting Reasonable Regulation of Length and Depth for Multiplexes in Residential Multiple Zones

On behalf of the Mimico Residents' Association, we want to support Deputy Mayor Morley's recommendation *"Requesting Reasonable Regulation of Length and Depth for Multiplexes in Residential Multiple Zones"*.

In regard to the requested expansion of the construction at 63 Station road from four to eight apartments (cited by the Deputy Mayor as an example of the need for regulation), we submitted to Council an objection to the process through which the developer was able to obtain an initial construction permit for a four unit multiplex in an RMZ and then convert it into a request to build an eight unit building without a full apartment building proposal review.

This process was facilitated by the lack of the type of regulation recommended by the Deputy Mayor. Under the current requirements, the dimensions of a permitted multiplex can include floor space that is sufficient to accommodate a significantly larger number of units, thereby upsetting the neighbourhood environment and avoiding the need to comply with apartment building requirements by applying for a simple expansion of units within the approved footprint.

Consequently, we urge the Committee to adopt the Deputy Mayor's recommendation.

Thank you,
Michael Schwanzer, President, on behalf of the Board of Directors
Mimico Residents' Association