



June 10, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH31.18 - Requesting Reasonable Regulation of Length and Depth for Multiplexes in Residential Multiple (RM) Zones

Dear Chair Gord Perks and Planning and Housing Committee Members,

The Federation of North Toronto Residents' Associations (FoNTRA) wishes to express our strong support for Councillor Amber Morley's motion to introduce reasonable regulations for building length and depth in Residential Multiple (RM) zones.

- **Direct the Chief Planner and Executive Director, City Planning, to review zoning standards for multiplexes and apartment buildings in the RM zone to ensure new development does not impose undue impact on adjacent properties, with particular regard for zoning standards that determine building depth, building length, and side yard setback and consideration for aligning with apartment building zoning standards that apply to Major Streets and/or the R zone, and report at the earliest opportunity and no later than the planned Q2 2027 multiplex monitoring report.**

While we generally support the principle of "gentle intensification," the current lack of regulation in RM zones has created a loophole that allows for "aggressive intensification" with developments that far exceed the intended scale of the neighborhood and compromise the City's 25-year planning horizon.

City building is a long-term endeavour. When we permit "as-of-right" structures that ignore basic urban design principles like building depth, we create permanent adverse impacts on the neighbours who must live alongside these structures for the next

quarter-century. The building industry's 5-to-10-year profit-driven horizon must be balanced by governance that protects the livability of our existing communities.

Our major concerns are the following:

- **Closure of a Regulatory Loophole:** The current multiplex bylaw contains a glaring inconsistency by exempting RM zones from the length and depth restrictions found in all other residential zones (RD, RS, RT). This omission must be corrected to ensure policy alignment across the city.
- **Protection of Neighborhood Livability:** Without length and depth limits, "as-of-right" developments can reach lengths of over 36 metres on narrow lots, creating "wall effects" that strip neighbors of sunlight, privacy, and the use of their own backyards.
- **Environmental and Infrastructure Resilience:** Unregulated building footprints reduce permeable soft landscaping, which is essential for stormwater management and the maintenance of our urban tree canopy—key components of Toronto's long-term climate adaptation strategy.

We all share a goal in building a livable city for all residents—both those who have lived here for decades and those who will move into new multiplexes tomorrow. However, "gentle intensification" must be governed by rules that are actually gentle. We urge the Planning and Housing Committee to support Councillor Morley's motion and restore balance to our zoning bylaws.

Geoff Kettel

Geoff Kettel
Co-Chair

c.c. Jason Thorne, Chief Planner and Executive Director, City Planning
Kyle Knoeck, Director, Zoning, City Planning

Attachment: Triple Bottom Line Analysis & Discussion

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.

Attachment: Triple Bottom Line Analysis & Discussion

Good Governance and Process Integrity

Good governance requires that municipal policies are consistent, transparent, and achieve their intended outcomes. The current multiplex bylaw fails this test. While the City intended to encourage "gentle" intensification, the 63 Station Road example proves that the current rules permit "unintended scale." Why should an RM zone be exempt from the same length and depth standards that apply to RD, RS, and RT zones? This inconsistency creates a "Wild West" environment for developers in RM zones, bypassing the "close examination" and public accountability that residents expect from the planning process.

- **Opportunity for Improvement:** The Committee should immediately direct staff to harmonize RM zoning standards with the existing length and depth regulations of other residential zones. "As-of-right" should not mean "without standards."

Social Equity and Cultural Wellbeing

The cultural wellbeing of a neighborhood depends on a sense of cohesion and mutual respect between residents. When a developer builds a 36.4-metre "wall" on a 9.14-metre-wide lot, it represents a failure of social equity. The neighboring residents lose their "right to light" and their privacy, effectively devaluing their enjoyment of their own property. Gentle intensification should be a "win-win" that integrates new neighbors without alienating established ones. The current loophole fosters community friction and undermines the social goal of creating inclusive, livable neighborhoods.

- **Opportunity for Improvement:** Implementing a standard maximum building depth (consistent with apartment standards on Major Streets) would ensure that new developments respect the "rhythm" of the street and the sunlight needs of adjacent homes.

Environmental Health and Integrity

From a planning horizon environmental perspective, the "footprint" of a building is just as important as its height. A 36-metre building on a standard lot leaves almost no room for soft landscaping. This leads to two major adverse impacts: first, the loss of mature trees and the inability to plant new ones; and second, a significant increase in non-permeable surfaces. This increases the burden on our aging stormwater infrastructure and exacerbates the urban heat island effect.

- **Opportunity for Improvement:** Regulations should mandate minimum rear-yard "soft" landscaping requirements that cannot be bypassed by simply extending the length of a multiplex.

Economic Prosperity and Fiscal Responsibility

While the building industry seeks to maximize Floor Space Index (FSI) for short-term profitability, the City must consider the long-term fiscal impact. Over-building on constrained lots can lead to increased infrastructure strain. Furthermore, the "economic prosperity" of a neighborhood is not just measured by the number of new units, but by the stability and long-term value of the entire block. Developments that are "out of scale" can negatively impact the market attractiveness of neighboring homes, leading to an overall decline in local property value and residential satisfaction.

- **Opportunity for Improvement:** By setting clear, reasonable limits on length and depth, the City provides a predictable "level playing field" for all developers, preventing a situation where the most intrusive projects yield the highest profits at the public's expense.