

ACTION ALERT!

Coming Soon – to your neighbourhood – Monsterplexes

On May 10, City Council will be discussing allowing triplexes and fourplexes on every residential street in Toronto. Toronto has a housing crisis and needs more residences that someone earning minimum wage can afford. Multiplexes need to provide genuine affordable rental units.

The Multiplex Bylaw, as currently proposed is flawed.

- It eliminates floor space index (FSI) for multiplexes. FSI is a planning tool that controls the size of a building on a lot. It is a restriction on developers that protects immediate neighbours and the community;
- Multiplexes are allowed to be 19m long (~62 feet). Presently houses have a limit of 17 m (~55 feet);

If this By-Law is passed, these changes would be permitted as-of-right. This means a property owner can build a multiplex without letting immediate neighbours know about it. Neighbours will not have the right to object.

- The Multiplex Bylaw places no limits on the number of multiplexes on a street and puts the onus on proponents to identify existing trees and the need to remove them. The destruction of mature trees in our neighbourhoods will accelerate;
- We are concerned that there will be a greater risk of flooding with larger buildings producing more surface water runoff, more paved surfaces for parking, a greater loss of our valuable tree canopy and the fabric of communities will be altered;
- No communities or neighbourhoods will be immune from this new By-law

This is a complicated by-law which is being pushed through at lightning speed without meaningful information to and engagement with Toronto residents. What can you do?

Write to your Councillor, either Councillor Crawford, councillor_crawford@toronto.ca or Councillor Ainslie, councillor_ainslie@toronto.ca. Ask them to defer the Multiplex proposal until **after** the next Mayor of Toronto is elected and make improvements to the bylaw to retain planning controls.

Please let others know about this and ask them to contact their Councillor.

See below for more information:

Federation of North Toronto Residents Associations:

<https://fontra.com/defer-multiplex-decisions-until-after-mayoral-election/>

Sincerely,

Your CSVSWRA Team!