



Date: October 11, 2023
TOPCA Deputation: City Council
Re: Four-Plex Permissibility

As a city-affiliated residents' association, TOPCA has participated in numerous formal and informal discussions with our members related to the evolution of their neighbourhoods. From character preservation to heights and parking. As a result, we feel that in spite of our inability to survey our neighbours in a fulsome manner specific to this topic, we are still able to raise issues that we know reflect their views and to also offer support on certain aspects of this proposal.

From the onset, let's be clear that this isn't going to solve the housing crisis, introduce an affordable housing component, nor make much of a dent in the numbers the City of Mississauga needs to meet the 120,000 number. It's window dressing.

That said, as someone who was born and raised in mid-town Toronto where three-plexes are rampant and who now lives alongside four three-plexes that were probably built in the 1970's there is absolute merit to multi-family units in place of what might otherwise have been just one more over-sized single-family home.

However, the city needs to introduce new values if they are to move forward with this type of initiative and receive community buy-in.

- 1) Most multi-unit residences in Ward 1 are at least, are 50 to 60 years old. Moderate footprints and heights have allowed them to co-exist with single family homes. These same restrictions need to be imposed on any new multi-unit structure.
- 2) This summer we recognized the 10th anniversary of some of the worst flooding the city has ever seen. A four-plex will require additional parking which means asphalt and concrete. The city needs to do a better job at enforcing permeability and green space for new constructs and this is an absolute must for multi-family dwellings that will have additional hard surfaces.
- 3) Due to the larger size and scale of a multi-unit dwelling, the potential to overwhelm or change the face of an established neighbourhood is high. We need restrictions that lean towards site-specific and that support area context from a style standpoint. And ensure that height unique to a multi-plex does not become the context used for single family homes seeking similar heights.

- 4) If the word affordability is going to be implied, let's see deferred tax incentives for owners who opt to offer units for sale at below market rates. Or the same thing for those who create rental units. There has to be an incentive or they simply won't do it.

While you may say this is private market housing, bylaws and zoning are already in place and you can't prescribe what's going to be built, I would argue that you can if you establish rules in advance. Why not get it right from the start. Why parachute something into a community that will generate pushback rather than welcome.

If we're going to think outside of the box on this one, let's seriously step outside of that box, look at it from all angles and with a fresh perspective on what can be.

Thank you.

Town of Port Credit executive