



Date: November 29, 2023
TOPCA Deputation: P&D Committee
Re: Four-Plex Permissibility

Thank you for providing our communities with this greater level of detail regarding the creation of four-plex housing. In the beginning, I think there was great concern that we would be moving forward with a “wild west” mentality that would result in overbuilding. Unfortunately, an approach many infill developments have taken in some of our established neighbourhoods in Ward 1.

So, it was encouraging to see that maximum heights and a depth of no more than 65.6 feet were stipulated as a requirement.

Attached, are pictures of some of the tri-plexes within a Ward 1 neighbourhood. They work. They fit in, and each one houses three families in well-sized rental units that in today’s climate might otherwise have been an over-sized single-family home.

Enforcement of this new zoning is key and here’s what we feel should be added in order to create greater certainty for our neighbourhoods:

1. No more bully builds. Height and depth restrictions that are followed to the letter. No running to the Committee of Adjustment to ask for more. The maximums stated in your new zoning must be followed. We know these triplexes I’ve shown were built in the 60s and 70s. And that people have come to expect a much greater square footage these days along with multiple bathrooms. Let’s agree that THIS is not the place for THAT.
2. Required permeability. 10 years this past summer South Mississauga experienced catastrophic flooding due to sudden severe rains that had nowhere to go. Homes were flooded, streets were flooded and the Dixie Road underpass was wiped out – and still has repairs being completed. Yet we forget and we continue to build minus permeability. We’d like to see requirements included in this zoning that stipulate whether at the back or the front – wherever the parking isn’t – that a designated percentage of the lot be devoted to green space and/or permeable pavers. Similar to the city of Toronto which has even tighter footprints, these four-plex builds need to provide adequate building setbacks to enable suitable areas for soft landscaping and to provide sufficient soil for even small trees or shrubs, to flourish.

3. We need restrictions that lean towards site-specific and that support area context from a style standpoint. And ensure that these new heights and depths remains unique to the creation of a multi-plex. That they do not now become the context used for single family homes seeking similar massing.
4. Overlook. A tremendous cause of angst from neighbours abutting oversized new builds is not only the loss of light, but of privacy. With integrated garages, decks now jut out from what is the equivalent of a second floor and overlook backyards. We would ask that in the case of three or four families now occupying a structure, that decks and balconies not be permitted beyond the first floor.
5. And from an aesthetic standpoint, new builds should require a covered or enclosed location for garbage bins. Four families at three bins per will result in 12 potentially large rolling bins sitting somewhere on the lot. Minimal respect for neighbours should require a designated space that keeps these bins secured and out of sight to neighbouring homes.
6. There is no reference as to whether we anticipate these four-plexes to be condos or rental homes. Will there be a difference in how they are approved/supported by the city. That would be interesting to know.

The end goal is to help ease the housing crisis. I'm not sure four-plexes will make the dent we're hoping for, but it's a foot in the right direction. And I think the key to its success from a community standpoint will be the enforcement of these regulations.

Let's get this right, from the start. Why parachute something into a community that will generate pushback rather than welcome.

Thank you.

Town of Port Credit executive