



June 12 2025

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

RE: PH22.3 Expanding Housing Options in Neighbourhoods - Multiplex - Monitoring Program - Final Report

Dear Chair Councillor Gord Perks and Members, Planning and Housing Committee

This report confirms that multiplex construction is growing and proposes additional changes to the City's zoning bylaws to further facilitate and simplify the construction of multiplexes across Toronto.

Proposed amendments include:

- *Introduction of new “detached houseplex” and “semi-detached houseplex” defined terms, to move towards form-based zoning definitions and allow conversions between two and four units, including permissions for newly constructed semi-detached multiplexes;*
- *A maximum number of bedrooms per building, to distinguish between multiplexes and multi-tenant houses while providing flexibility and enabling family sized units;*
- *Regulations clarifying that reverse slope driveways are not permitted in multiplexes, consistent with all low-rise residential buildings;*
- *An interim approach to address restrictive Chapter 900 exceptions; and*
- *Zoning permissions for utility infrastructure on private property.*

Comments

We note that the province's definition of 'Additional Dwelling Units' does not properly align with the City's definition of 'Secondary Suites' that are located in or subordinate to the main dwelling unit.

The report fails to acknowledge the “as approved/as built” issues that have already arisen with multiplexes, involving abuse of the definitions (e.g., getting approval as a duplex for a building which is actually a single-family house with two bedrooms in the basement).

It is recommended:

- That the proposed amendments for 3 and 4 unit Multiplexes be approved
- That the ambiguities related to Basement Suites be resolved with an improved definition.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cc: Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning Division,
Carola Perez-Book, Project Manager, Zoning Section, City Planning Division,
Daniel Kolominsky, Senior Planner, Community Planning, Development Review Division

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 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.