

Leaside Residents Association Incorporated

1601 Bayview Avenue

P.O. Box 43582, Toronto, Ontario M4G 3B0

April 21, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Sylwia Przewdziecki

**RE: MM40.6 Clarifying the Distinction Between Duplexes and Secondary Suites -
by Councillor Rachel Chernos Lin, seconded by Councillor James Pasternak
(Ward All)**

Dear Mayor Chow and Members of City Council,

The Leaside Residents Association (LRA) provides this correspondence to express our ***strong support for the recommendations:***

1. City Council request the Chief Planner and Executive Director, City Planning, to provide clarification on what constitutes a “duplex” versus a secondary suite under the City-wide Zoning By-law, including recommendations on minimum unit size or proportionality between dwelling units to uphold the intent of multiplexes and potential updates to secondary suite definition and permissions to reflect distinctions between the two forms, in their upcoming Multiplex Monitoring Program report.
2. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the Chief Building Official and Executive Director, Toronto Building, to explore the ability to track whether secondary units created under duplex permissions are retained post-construction, through the Multiplex Monitoring Program report

The community is concerned about the potential for abuse of the Duplex permissions introduced in the EHON Multiplex program (2023), in order to build larger single family homes. The Multiplex provisions remove the maximum Floor Space Index (FSI) requirement, and extend the permitted building length by two metres, and are intended to encourage and facilitate the creation of additional housing, not simply a larger house.

A duplex, as commonly understood, refers to two units of similar size, situated one above the other, and discernible as distinct properties, having features such as different entrances and exits, and two municipal addresses.

We believe that, if someone wants to avail themselves of the Duplex designation, then they have to actually design and seek approval for a Duplex. It should not be possible, for example, to simply assert on a planning application, that the property in question is a “duplex” without independent verification of this statement. There should be a

requirement of full, true and plain disclosure so there is no attempt to abuse the system by using the Duplex designation to build a bigger, longer, taller, single family house.

We strongly agree with the need to ensure that the secondary units created under duplex permissions are retained post-construction, and should be tracked to ensure ongoing conformity with the permission given.

In addition, we agree that both Duplex issues – design and post-construction - should be reported back through the Multiplex Monitoring Program report to City Council
Respectfully submitted,

Geoff Kettel

Geoff Kettel,
Co-President, with Carol Burtin-Fripp

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