CITY OF TORONTO

Bill 642

BY-LAW -2025

To adopt Official Plan Amendment 818 for the City of Toronto respecting expanded permissions for multiplexes on *Neighbourhoods*-designated lands in the Toronto and East York Community Council Boundaries as they existed on June 26, 2025 and within the area generally bounded by Steeles Avenue to the north, Nelson Road and Rouge River to the east, Highway 401 to the south and Midland Avenue to the west.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1.   The attached Amendment 818 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2025.

Frances Nunziata,   John D. Elvidge,
           Speaker   City Clerk

(Seal of the City)

**AMENDMENT 818 TO THE OFFICIAL PLAN
EXPANDED PERMISSIONS FOR MULTIPLEXES ON *NEIGHBOURHOODS*-
DESIGNATED LANDS WITHIN EAST YORK COMMUNITY COUNCIL BOUNDARIES
AS THEY EXISTED ON JUNE 26, 2025, AND THE AREA GENERALLY BOUNDED BY
STEELES AVENUE TO THE NORTH, NELSON ROAD AND ROUGE RIVER TO THE
EAST, HIGHWAY 401 TO THE SOUTH AND MIDLAND AVENUE TO THE WEST**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy 895 is amended by:

    a. Adding the words ", or in a detached house, up to six units" after the words "four units".

    b. Adding the words "Policies 4.1.1 and" after the words "Despite".

    Such that Paragraph 1 reads as follows:

    > Low-rise residential buildings that contain more than one unit make more efficient use of land and provide more ground-related housing choices for all residents at all stages of their lives, supporting the vitality of the city's *Neighbourhoods*. Multiplexes – residential buildings containing up to four units, or in a detached house, up to six units – can deliver additional dwellings while integrating with the general physical scale and development patterns of the neighbourhood. To accommodate the modest intensification needed to house more people, regulations for multiplexes may differ from single-unit buildings to ensure efficient and livable homes for Toronto's residents.

    > Despite Policies 4.1.1 and 4.1.5, multiplexes are permitted in *Neighbourhoods,* subject to the following policies:

    c. Adding the words "and in a detached house, a fiveplex or sixplex" after the words "fourplex"

    Such that policy a) reads as follows:

    > a) For the purposes of this Site and Area Specific Policy, a "multiplex" refers to a duplex, triplex, fourplex, and in a detached house, a fiveplex or sixplex.

    d. Adding a new policy d) as follows:

    > d) "Where there is a conflict between this Site and Area Specific Policy and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, this Site and Area Specific Policy will prevail over any other policy to the extent that it would not permit a multiplex in *Neighbourhoods*."

2.   Chapter 7, Maps 26, 28, 29, 30, 31, 32 and 33, Site and Area Specific Policies (Key Maps) are amended by replacing the existing note "See Site and Area Specific Policy 895 regarding multiplex permissions for lots designated as *Neighbourhoods*." with the following Note:

"See Site and Area Specific Policy 895 regarding multiplex permissions for lots designated as *Neighbourhoods*."

Appendix A
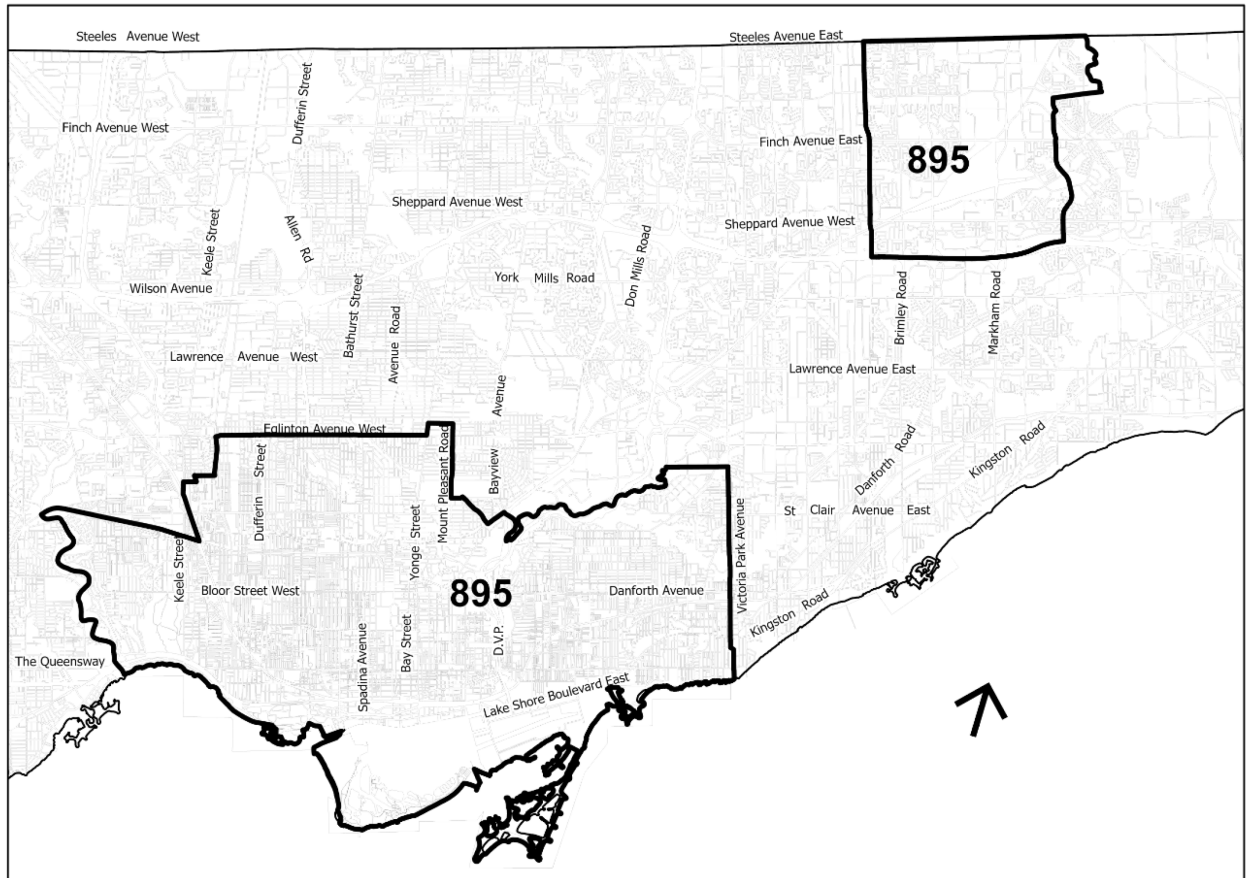
3.   Chapter 7, Maps 26, 28, 29, 30, 31, 32 and 33, Site and Area Specific Policies (Key Maps) are amended by adding the lands known municipally in 2024 as East York Community Council Boundaries as they existed on June 26, 2025, and the area generally bounded by Steeles Avenue to the north, Nelson Road and Rouge River to the east, Highway 401 to the south and Midland Avenue to the west shown on the Map above as Appendix A.