

Authority: Planning and Housing Committee Item PH18.4,  
adopted as amended, by City of Toronto Council on  
February 5, 2025  
City Council voted in favour of this by-law on February 5,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 2-2025 dated February 5, 2025

## **CITY OF TORONTO**

### **BY-LAW 48-2025**

**To adopt Amendment 762 to the Official Plan for the City of Toronto respecting multiplexes on Neighbourhoods-designated lands 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 762 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 5, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## AMENDMENT 762 TO THE OFFICIAL PLAN

### NEIGHBOURHOODS-DESIGNATED LANDS 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

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

1. Chapter 7, Site and Area Specific Policies, is amended by removing all lands designated *Neighbourhoods* within the area bounded by Steeles Avenue to the north, Nelson Road to the east, Highway 401 to the south, and Midland Avenue to the west from Site and Area Specific Policy 826.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 895 for all lands designated *Neighbourhoods* within the area bounded by Steeles Avenue to the north, Nelson Road to the east, Highway 401 to the south, and Midland Avenue to the west, as follows:

#### **"895. Multiplexes in *Neighbourhoods*.**

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 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 Policy 4.1.5, multiplexes are permitted in *Neighbourhoods*, subject to the following policies:

- a) For the purposes of this Site and Area Specific Policy, a "multiplex" refers to a duplex, triplex, fourplex, fiveplex, or sixplex.
- b) Development of multiplexes:
  - i. will maintain the low-rise built form of each geographic neighbourhood, including in particular:
    - a) patterns of streets, blocks and lanes, parks and public building sites;
    - b) prevailing size and configuration of lots;
    - c) prevailing setbacks of buildings from the street or streets;

- d) maximizing contiguous soft landscaping within front and rear yard setbacks that is supportive of maintaining and expanding the urban tree canopy;
    - e) conserving heritage properties and heritage conservation districts; and
    - f) special landscape or built-form features of the geographic neighbourhood.
  - ii. is encouraged to include large units, and should include at least one unit that contains multiple bedrooms;
  - iii. will provide entrances that are safely accessible from the street, which may be located at the front, side or rear of the building;
  - iv. should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property and adjacent properties;
  - v. is encouraged to salvage and/or reuse existing building materials and/or foundations;
  - vi. is encouraged to provide green roof areas, solar panels, and low carbon building materials, and to ensure any parking spaces are designed to permit future electric vehicle supply equipment;
  - vii. will minimize privacy impacts between adjacent dwelling units;
  - viii. will integrate with existing grades at the property line;
  - ix. is encouraged to expand the urban tree canopy through the planting of a new tree on a lot with a multiplex; and
  - x. is encouraged to include parking spaces for cycling and other active modes of transportation, and should be enclosed within a building or structure.
- c) Where a multiplex incorporates sustainable building features that would result in the loss of floor area, or where it preserves existing trees protected under the Municipal Code on the subject property and adjacent properties, variances from applicable zoning by-law regulations may be authorized if it is demonstrated that they are necessary to accommodate these sustainable design features and/or tree preservation.

**SIDEBAR - Large units**

- i. The term "large units" in the context of multiplex developments refers to two and three bedroom units. These units are designed to meet the needs of household compositions such as families with children, multi-generational families, seniors with home care or groups of unrelated students and/or adults who choose to live together. The provision of large units will ultimately benefit a diversity of household compositions.

**SIDEBAR – Sustainable Building Features**

- ii. Sustainable building design, technologies and practices can aid the City in meeting its climate goals. Current examples of sustainable features include increased insulation to provide a high-efficiency building; high-efficiency HVAC equipment; fossil fuel-free heating systems; and eliminating below-grade floor area in new construction to reduce material carbon emissions.

Incorporating sustainable building features may reduce the usable floor area – for example, providing thicker insulation may result in a smaller interior space; or increasing a building's setback to avoid injuring or destroying a protected tree may result in a smaller footprint than would otherwise be permitted. To compensate for this loss of living space in multiplexes, zoning variances such as modest increased height or reduced setbacks may be considered where their impacts are deemed to be minor.

3. Maps 30 and 33, Site and Area Specific Policies (Key Maps) are amended by replacing the existing note "See Site and Area Specific Policy 826 regarding multiplex permissions for lots designated as *Neighbourhoods*." with the following Note:

"See Site and Area Specific Policy 826 and 895 regarding multiplex permissions for lots designated as *Neighbourhoods*."