

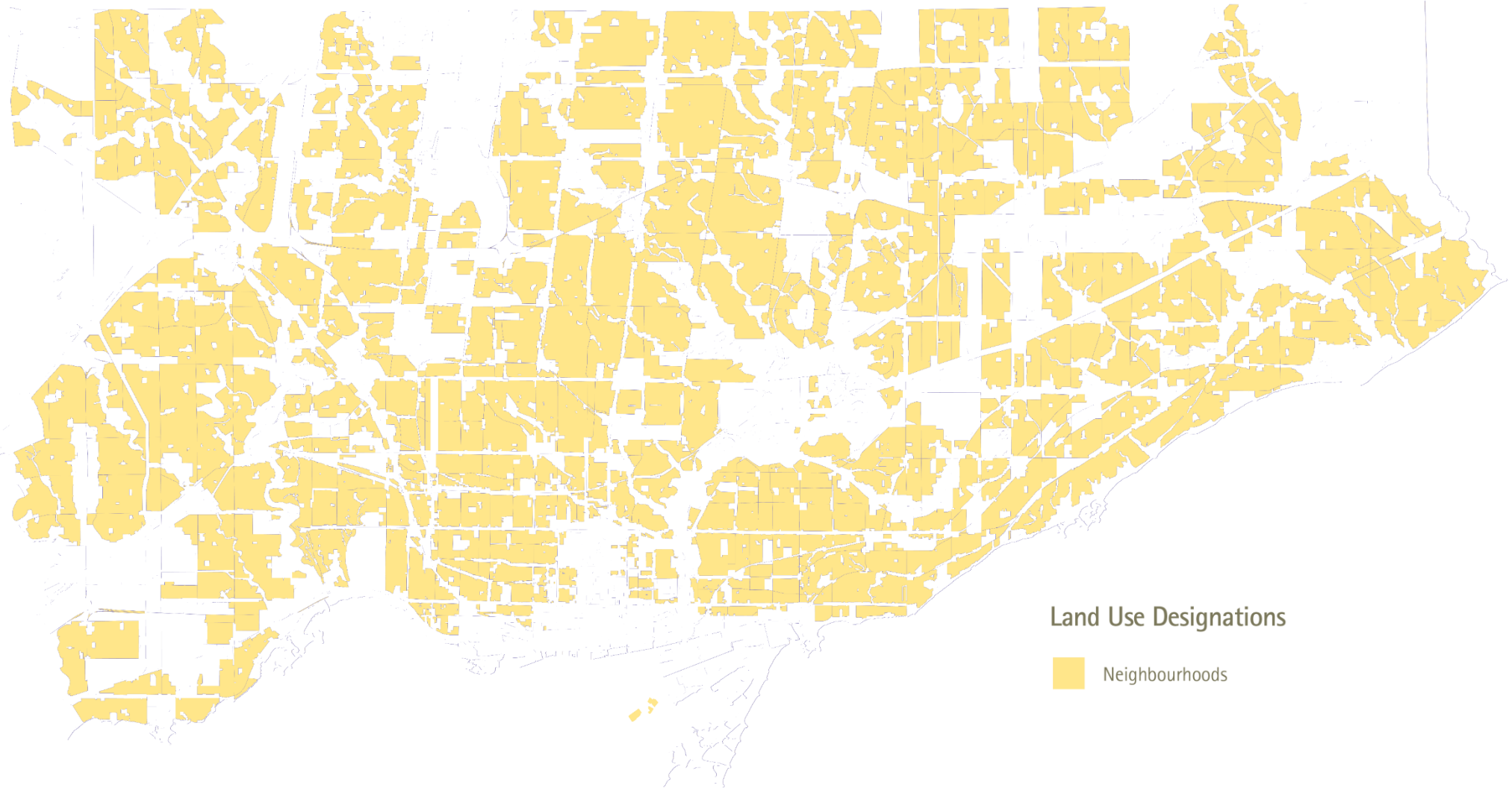
# Expanding Housing Options in Neighbourhoods

# Multiplex Study

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Planning and Housing Committee  
November 25, 2021



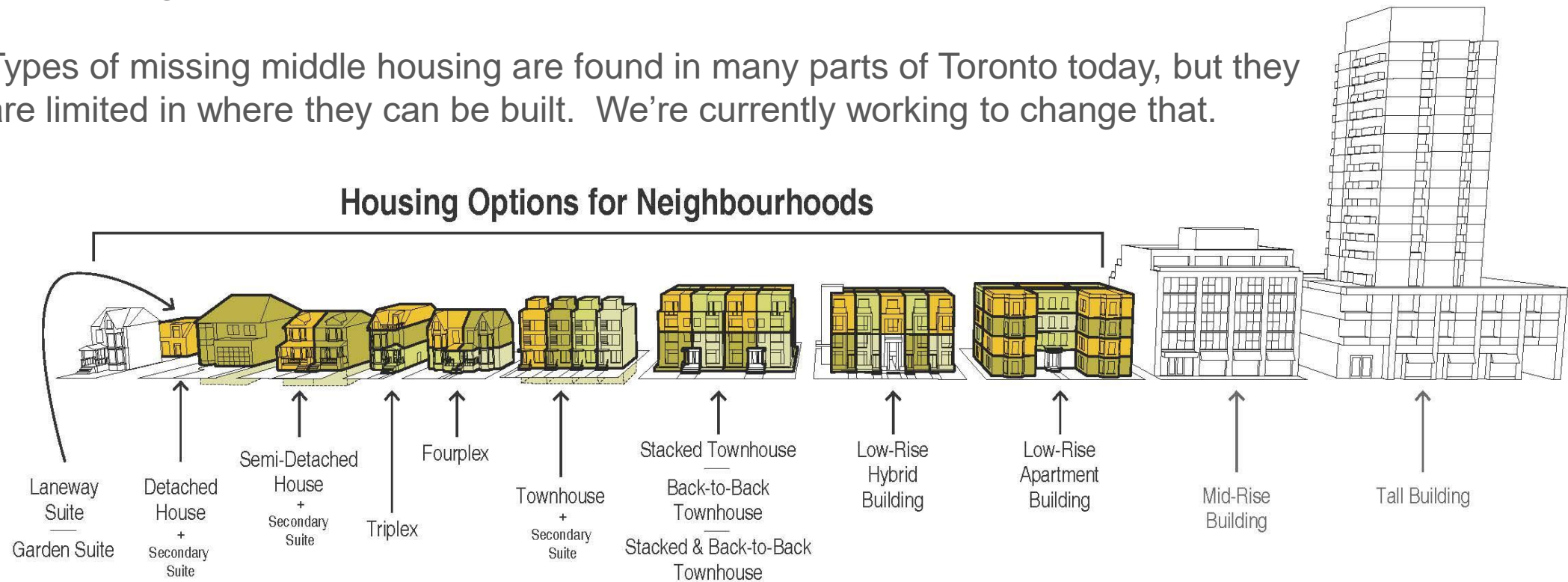
# The Official Plan: Neighbourhoods



# Missing Middle Housing

The “missing middle” generally refers to housing forms that range from duplexes to low-rise walk-up apartments as well as detached accessory suites such as laneway suites and garden suites.

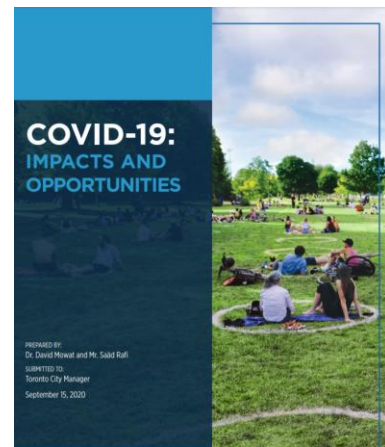
Types of missing middle housing are found in many parts of Toronto today, but they are limited in where they can be built. We’re currently working to change that.



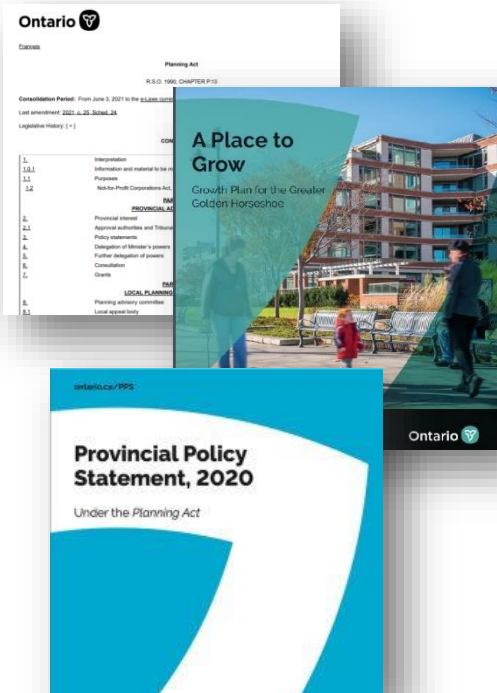
# Policy Foundations

**The Provincial planning framework** encourages the incremental addition of residential units, to support a diverse range and mix of housing options that can accommodate people at all stages of life, household sizes and incomes.

**The HousingTO Action Plan** calls for a range of housing opportunities in complete communities across the city, developing neighbourhood housing initiatives with local communities.

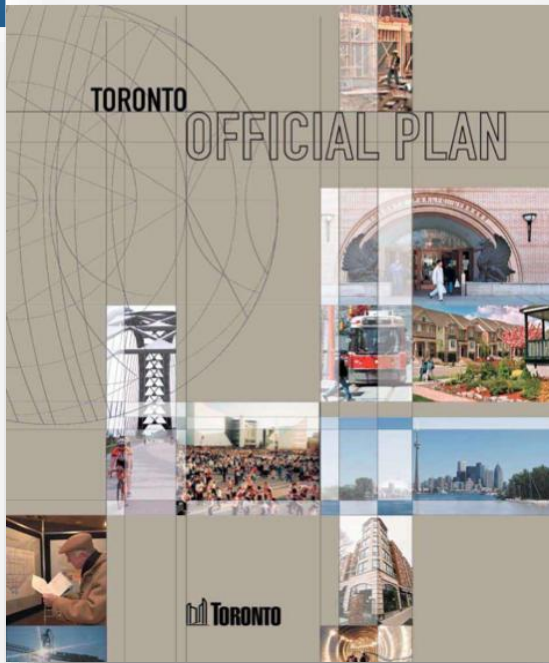


**The TORR Report** recommends “building back better” by prioritizing gentle density with greater emphasis on a mix of building types and uses – including low-rise residential, retail and services – and that supports transit use.





# The Official Plan



Overarching Official Plan policies promote:

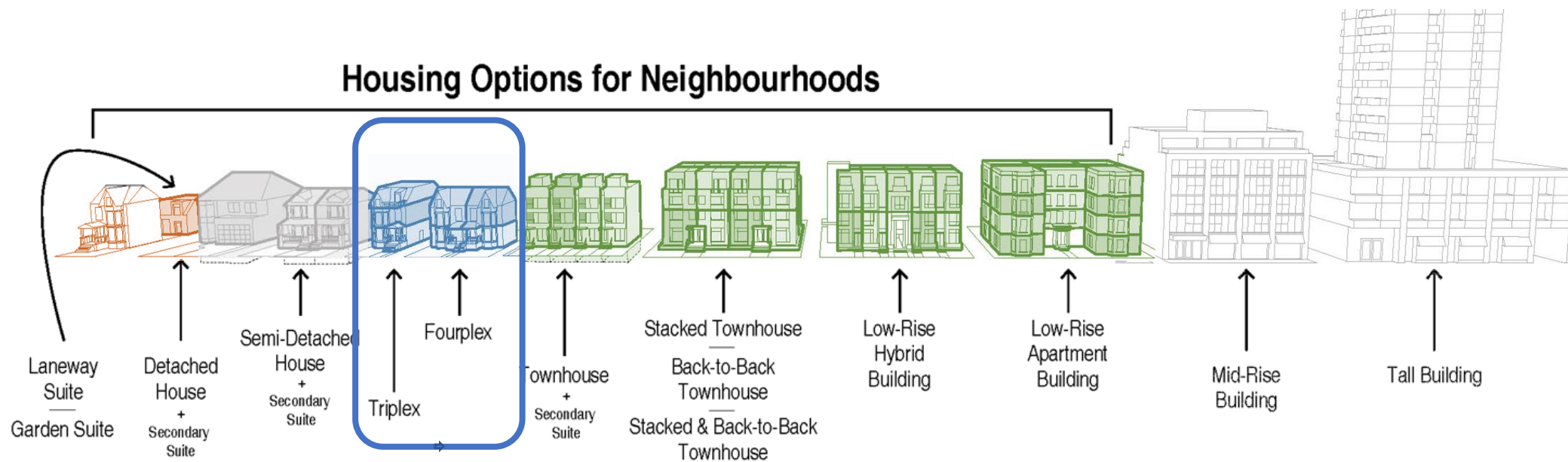
- **Housing choices that are available for all people** in their communities at all stages of their lives;
- A full range of residential building types within **lower scale** buildings in *Neighbourhoods*;
- Physical changes that are **sensitive, gradual and 'fit'** the existing character and general neighbourhood patterns.



# Multiplex Study Findings to Date



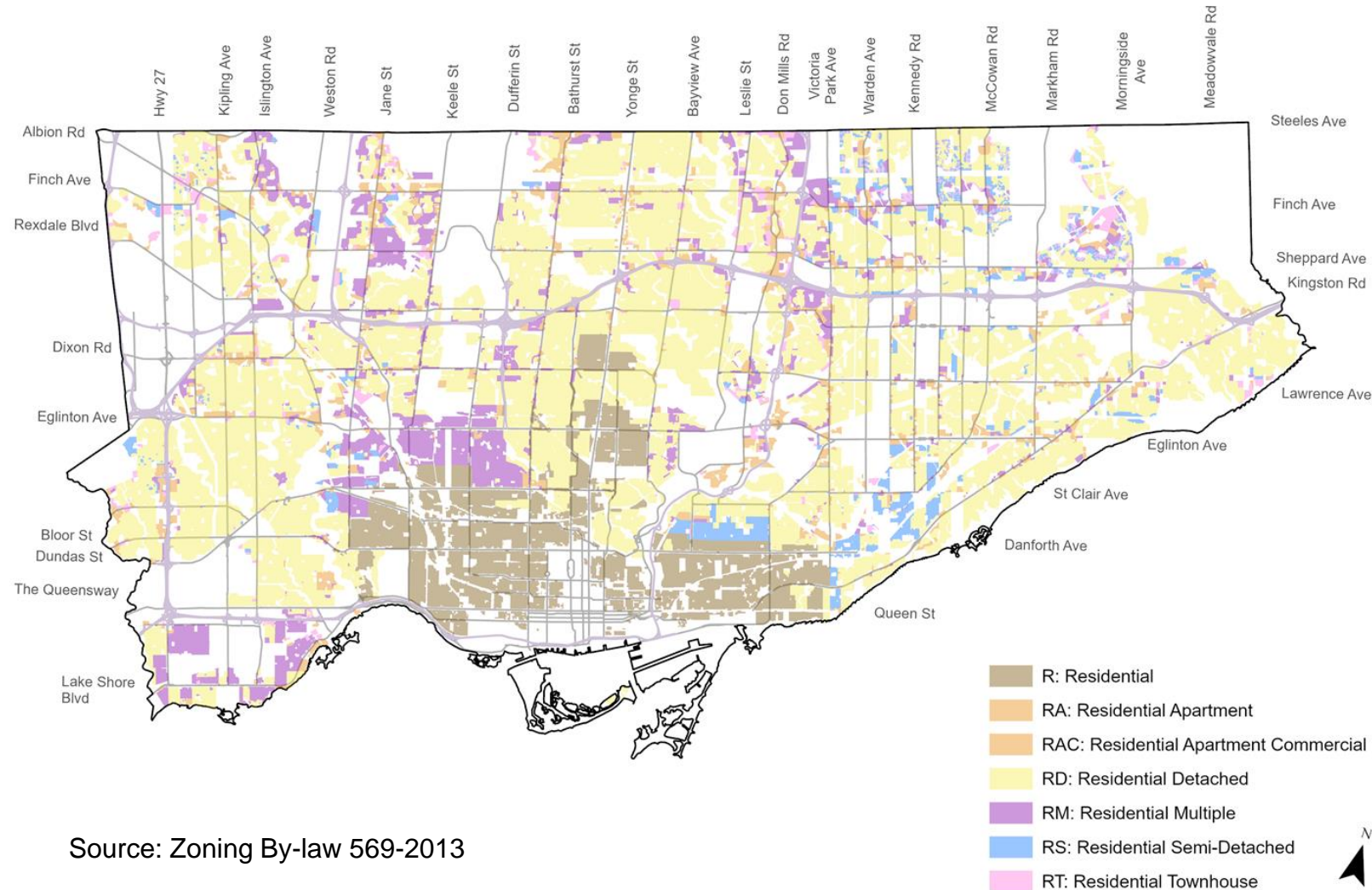
# Multiplex Study Focus



## Multiplex Housing

Expanding permissions for duplexes, triplexes and fourplexes within the existing low-rise scale, where they are not currently permitted.

# Residential Zones in Toronto



Source: Zoning By-law 569-2013

## Building Types Permitted in Residential Zones

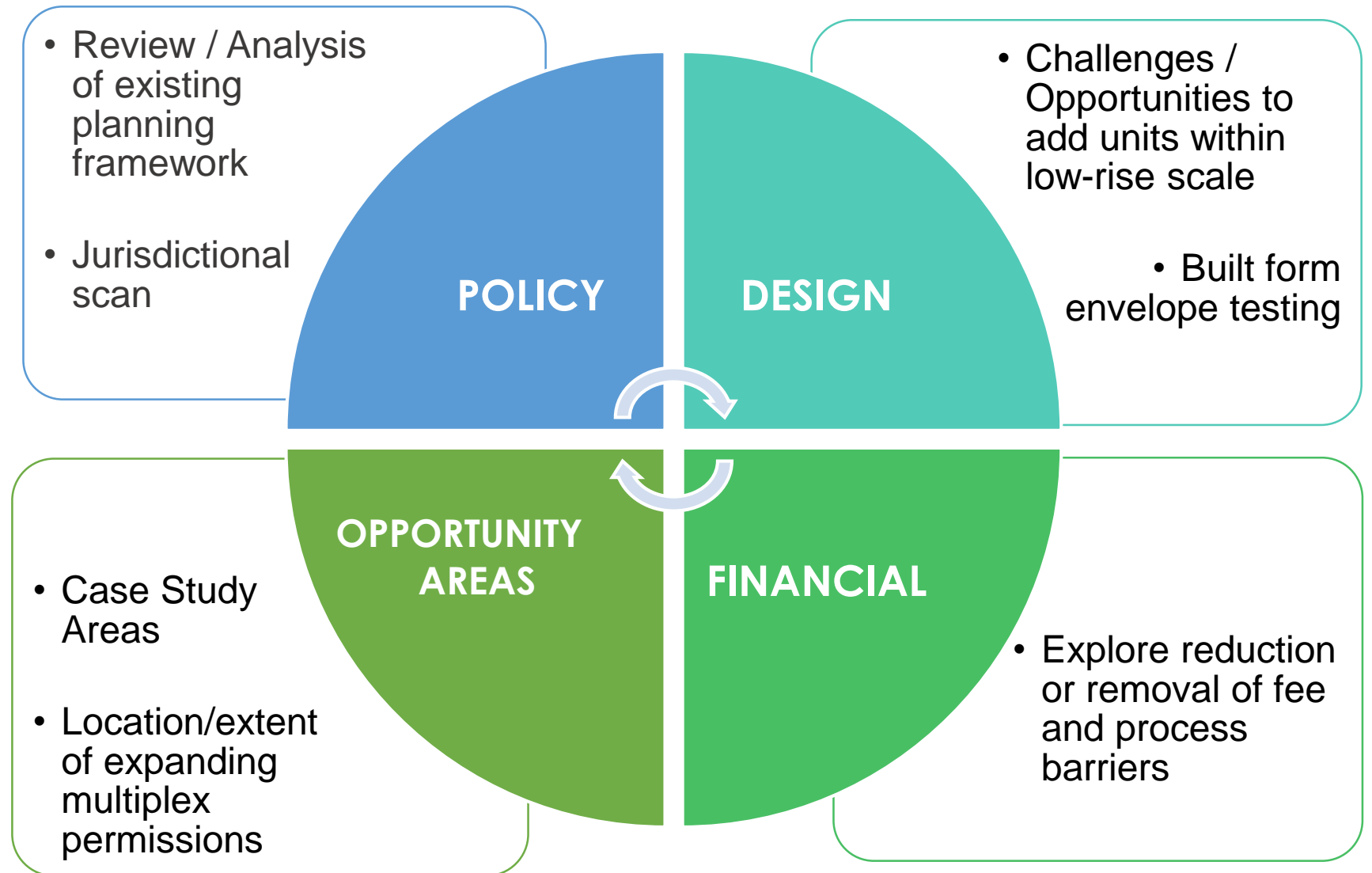
	R	RM	RT	RS	RD
Detached house	✓	✓	✓	✓	✓
Semi-detached house	✓	✓	✓	✓	
Townhouse	✓		✓		
Duplex	✓	✓*			
Triplex	✓	✓*			
Fourplex	✓	✓*			
Apartment Building	✓	✓*			

\*permitted in the RM zone subject to conditions



# Approach

The study is undertaking four interdependent work streams, supported by public and stakeholder consultation.

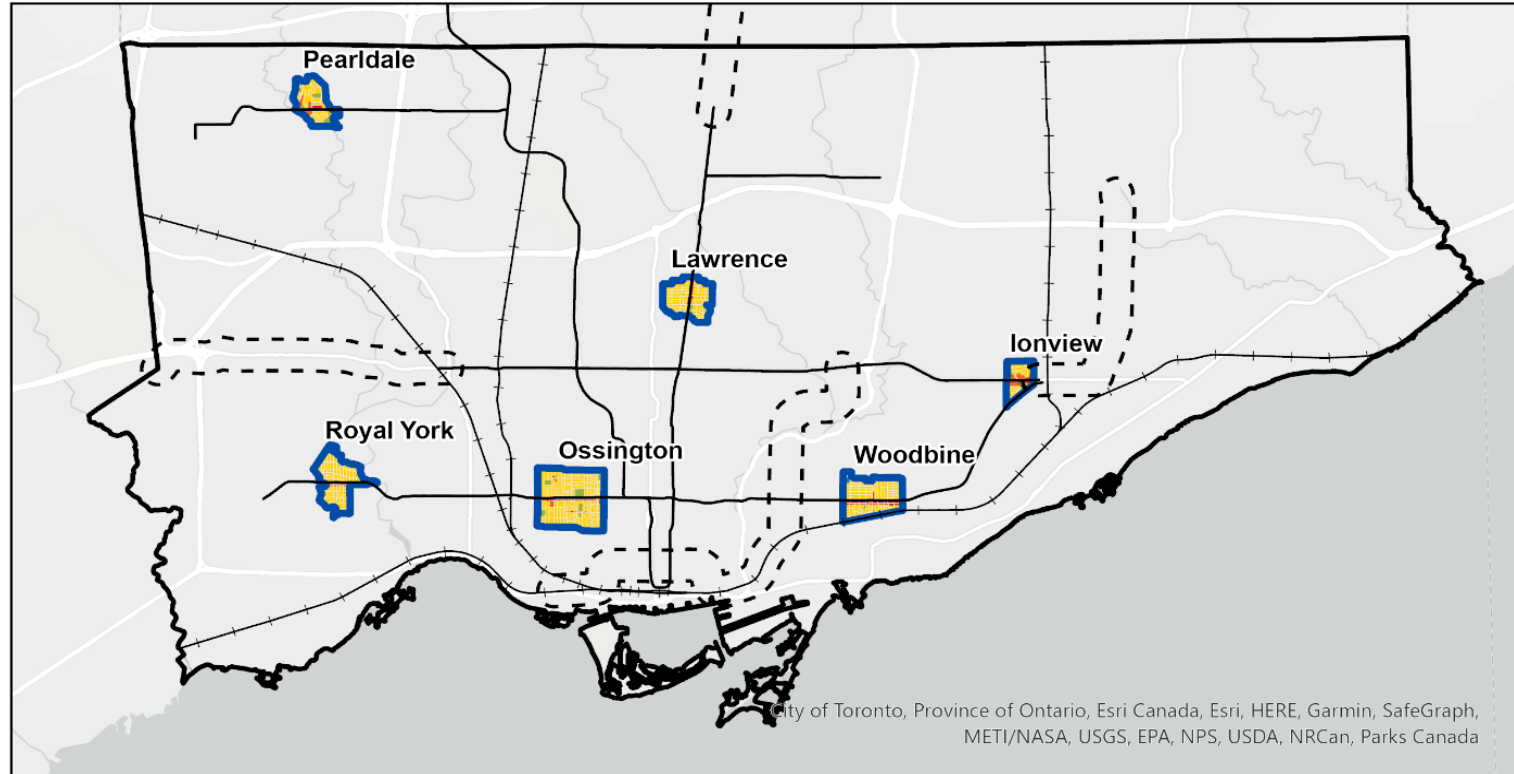


# Case Study Areas

Staff selected six potential Major Transit Station Areas as case studies to develop design parameters which work across Toronto's varied *Neighbourhoods*.

Each area represents a different context, including:

- Some with existing multiplex permissions, some without
- Mix of neighbourhood ages
- Differing lot sizes, building types/designs, and landscaping



# Study Considerations

**Official Plan** – what policies need to change to support low-rise built form intent?

**Zoning** – how can regulations be adjusted and/or simplified to permit multiplex units?

**Sustainability** – how can we maintain adequate tree protection and soft landscaping?

**Parking** – what standards are appropriate for multiplexes in different contexts?

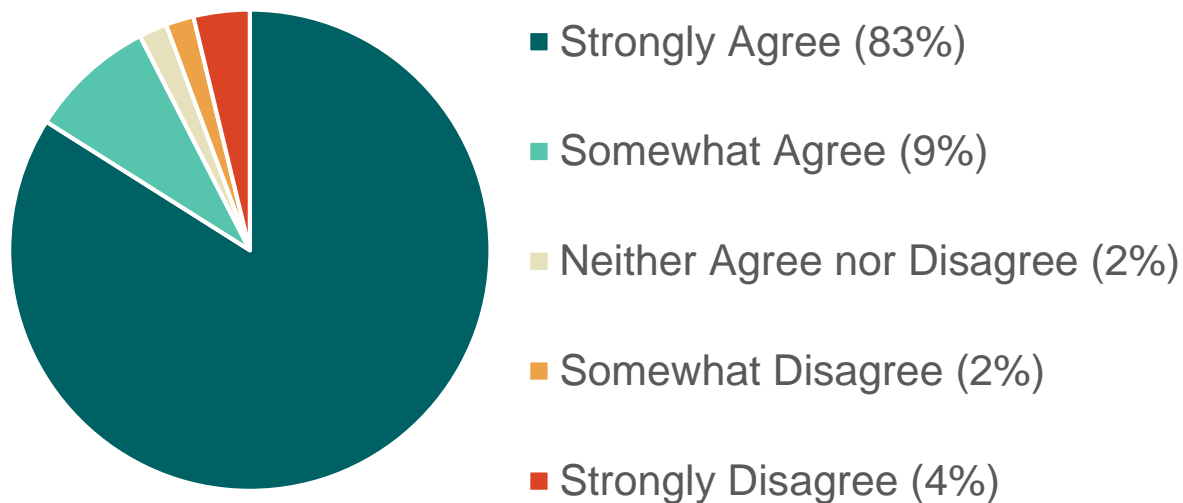
**Process** – where can it be streamlined to reduce time and cost?



# Multiplex Survey: Available Until December 31, 2021

**6,400+ responses** since October 14

**I support allowing multiplexes to be built in my own neighbourhood.**



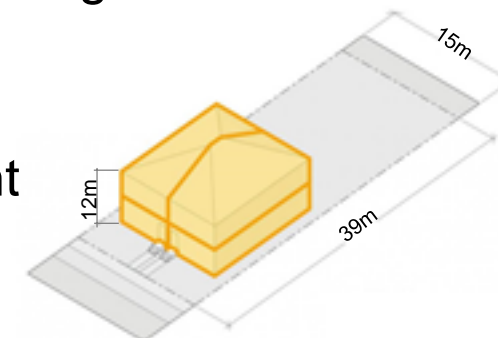
## Top 4 Most Important Policy Matters

1. Sustainable building practices



2. Architectural design

3. Building height



4. Lot splitting / minimum lot size



# Guiding Principles



## Neighbourhoods for Everyone

Improve quality of life and range of choice for people of all ages and abilities for diverse, equitable and inclusive communities.



## City of Neighbourhoods

Recognize the distinctive character of Toronto's many neighbourhoods by allowing growth in a built form that fits within their existing scale while adapting to people's evolving housing needs.



## Low-Rise

Maintain neighbourhoods at a lower scale (4 storeys or less) to contribute to the variety of built form available across the city.



## Green and Livable

Make efficient use of land and infrastructure while balancing tree canopy, soft landscaping and sustainability objectives and providing access to parks, open spaces and natural heritage features.



## Facilitate Multiplexes

Make it easier to build multiplexes through simplified zoning and approval processes, reducing financial barriers and expanding permissions to more areas across the city.

# Ideas for Consultation: Multiplex Permissions

**Permit multiplex building types across all Neighbourhoods in the City**

**Create/standardize form-based Residential zoning that provides flexibility to allow up to four units on a lot**

- Units may include any combination of primary unit, secondary suite, duplex, triplex, or fourplex. A separate garden suite or laneway suite would be in addition to this range of unit types.



Multiplex  
Expanding Housing Options in Neighbourhood (EHON)

# Ideas for Consultation: Removing Barriers to Multiplexes

## **Facilitating the creation of additional units in multiplexes**

- Density incentives, provided built form guidelines are met
- Incentives for creating affordable rental units
- Adjust Committee of Adjustment fee structure

## **Revisit *Neighbourhood* policies of the Official Plan**

- Refocus policy priorities on quality of life and providing equitable opportunities for living in low-rise neighbourhoods
- Consider key elements that define the physical character of buildings, streetscapes, and open space patterns in neighbourhoods

# Ideas for Consultation: Design Questions

## Topics for Design Exploration and Zoning Standard Development

- Maximum building heights
- Unit size and mix
- Amenity space
- Bicycle parking
- Soft landscaping and tree preservation
- Location of entrances



Both modern and renovated Multiplex housing can fit seamlessly in context



# Next Steps

**Q4 2021**

Online multiplex survey will continue to accept responses until Dec 31, 2021

**Q1 2022**

Virtual engagement strategy based on 'Ideas for Consultation'

**Q2 2022**

Recommended policy and zoning amendments will be brought to PHC