

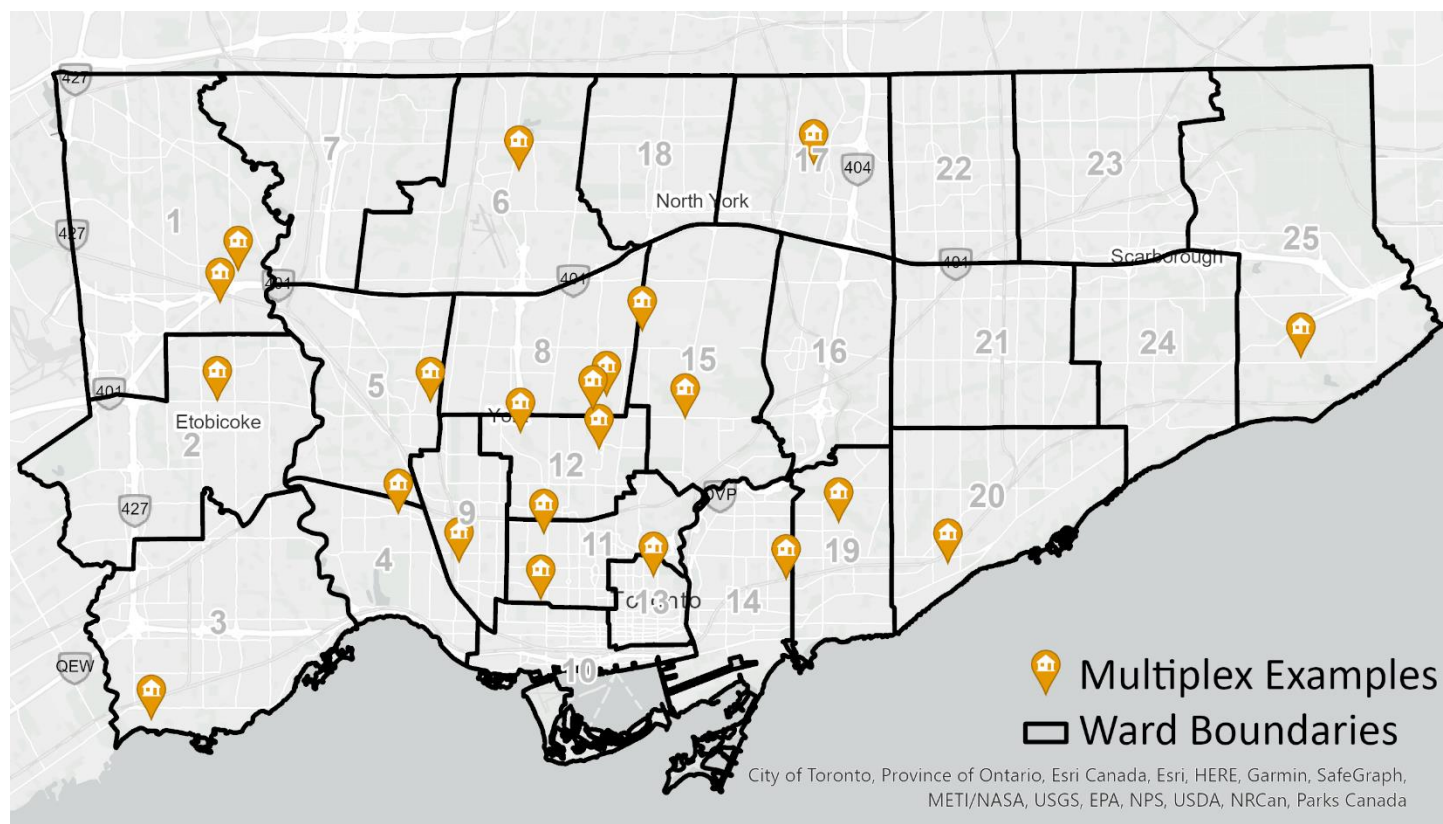


Expanding Housing Options in Neighbourhoods – Multiplex Study – Examples of Multiplexes in Toronto

Overview

Multiplexes exist across Toronto in various forms. This attachment aims to show a range of existing multiplex housing, from converted houses to contemporary new build construction, to illustrate what this diverse housing form can look like.

The map below shows where the examples are located throughout the city. In each profile below, the address contains a link to Google Maps where the neighbourhood can be explored.





Historical Examples

[1783-1785 Bayview Avenue](#)

Neighbourhood: Leaside-Bennington
Ward: Don Valley West; North York

This is a fourplex built in 1936-1937 in the former town of Leaside. It was designated as a heritage building in 2018 as a representative example of a Tudor Revival variation on the Arts and Crafts, the style associated with the Garden Suburb aesthetic. Among the reasons for its designation, "the four-unit apartment buildings maintain not only the period and architectural quality of scale and style but they also contribute to a distinctive social quality in Leaside's planning and built form which provided a wide range of housing typologies." ([By-law 224-2019](#))



[50 Rose Avenue](#)

Neighbourhood: Cabbagetown-South St. James Town
Ward: Toronto Centre; Toronto-East York

The right side of this semi-detached house is a three unit home built in 1890 which is a designated heritage building within the Cabbagetown Northwest Heritage Conservation District. This example shows how buildings within a Heritage Conservation District can accommodate multiple housing units while maintaining the heritage aspects of the property and neighbourhood. ([By-law 325-2008](#))


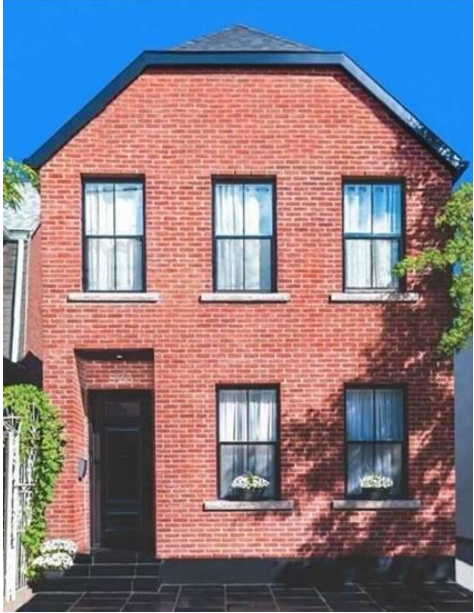



Image courtesy of [Realtor.ca](#)



Converted and Renovated Buildings

This section shows some examples of multiplexes which were converted to multi-unit housing, often from single-detached housing. It includes a variety of lot and house sizes in different neighbourhoods across Toronto.

<p><u>523 Lansdowne Avenue</u></p>	<p>Neighbourhood: Dufferin Grove Ward: Davenport; Toronto-East York</p>
<p>The ground floor of this building was formerly used as commercial space since at least 1983, with residential uses on top. It was recently extensively renovated and converted into a triplex.</p>	
 <p>Before renovations</p>	 <p>After renovations</p>

<p><u>31 Lynch Road</u></p>	<p>Neighbourhood: Don Valley Village Ward: Don Valley North; North York</p>
<p>This is a two unit home in a semi-detached building. The left half of the image below, in the darker colour, is the two unit 31 Lynch Road. 29 Lynch Road, a single unit home, is attached. It is an example of how semi-detached homes in a suburban context can add more housing within the same built form.</p>	
	



9 Atkinson Avenue

Neighbourhood: West Hill
Ward: Scarborough-Rouge Park; Scarborough

This is a two unit home in the West Hill neighbourhood of Scarborough. It is an example of how housing can be added in a suburban context to neighbourhoods which are primarily made up of single-detached homes.

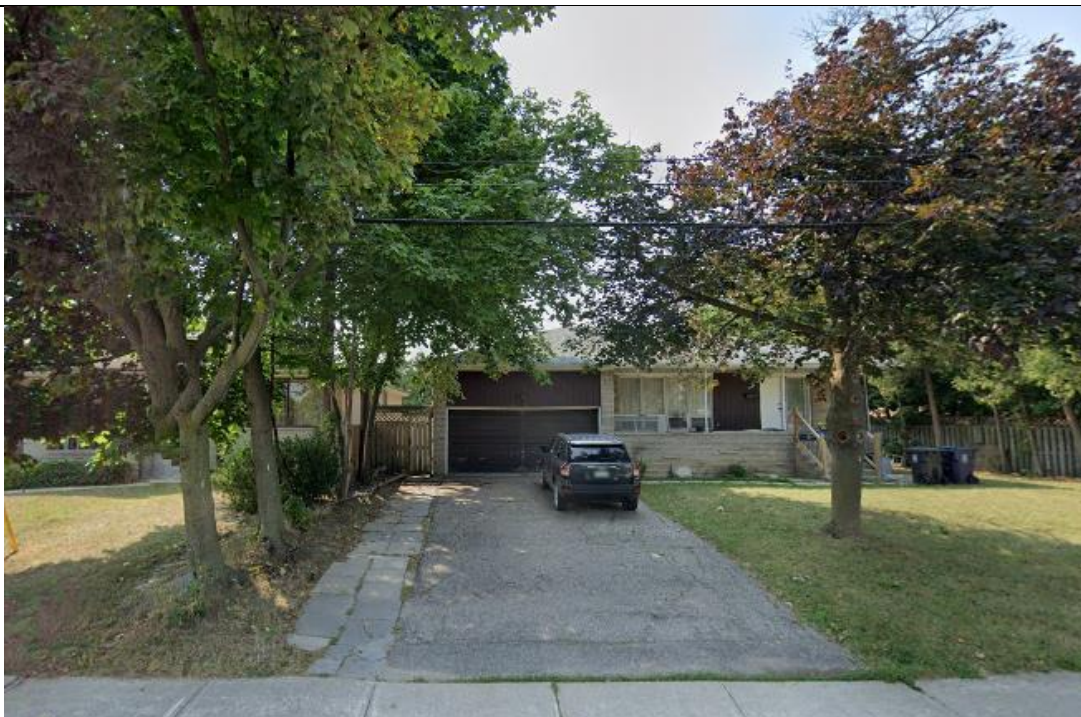


Image courtesy of [Realtor.ca](https://www.realtor.ca)

203 Overbrook Place

Neighbourhood: Bathurst Manor
Ward: York Centre; North York

This is a two unit home in a suburban neighbourhood with wide lots. It is an example of a detached home which accommodates additional units in a suburban context.





184 Annette Street

Neighbourhood: Junction Area
Ward: Parkdale-High Park; Toronto-East York

This is four unit home in a semi-detached house. It is an example of how units can be added in a fairly dense context within a semi-detached house. It shows how different configurations of housing units can be accomodated in similar structures at the same scale as the surrounding neighbourhood.



31 Roslin Avenue

Note: house does not appear on Google Maps.

Neighbourhood: Lawrence Park North
Ward: Don Valley West; North York

This is a detached home which was converted into a triplex in 2022. Much of the existing structure was re-used along with some additional space to complete the conversion.



Pre-Conversion to Triplex



Triplex Conversion

Images courtesy of the [Toronto Star](https://www.torontostar.com)



20 Phenix Drive

Neighbourhood: Birchcliffe-Cliffside
 Ward: Scarborough Southwest; Scarborough

This is a two unit detached home. It is an example of how smaller homes such as this one can accommodate additional housing.



17 Alyward Street

Neighbourhood: Beechborough-Greenbrook
 Ward: York-South Weston; Etobicoke-York

This is a three unit detached home. It is an example of a converted house which accommodates additional housing units while preserving a large, mature tree in the front yard and providing ample room for soft landscaping.



46 Bemersyde Drive

Neighbourhood: Princess-Rosethorn
 Ward: Etobicoke Centre; Etobicoke-York

This is a three unit detached home of a similar scale and depth to its neighbours. It is on a wide lot that can accommodate parking alongside soft landscaping and a mature tree.





Purpose-Built Multiplexes

This section shows some examples of multiplexes which were built as multi-unit homes. Some of the examples are recent with contemporary architecture and some were built decades ago.

<p><u>29 Thirty Fifth Street</u></p>	<p>Neighbourhood: Long Branch Ward: Etobicoke-Lakeshore; Etobicoke-York</p>
<p>This is a three unit home which has had a recent renovation to give the building a more contemporary look. Prior to the renovation, the building was also used as a multi-unit home.</p>	

<p><u>167 and 169 Castlefield Avenue</u></p>	<p>Neighbourhood: Yonge-Eglinton Ward: Eglinton-Lawrence; Toronto-East York</p>
<p>This building contains two semi-detached duplexes for a total of four units over the two properties. Built in 1929, these homes are examples of older buildings which were purpose-built as multi unit homes at a low-rise scale.</p>	



[263 Oak Park Avenue](#)

Neighbourhood: Woodbine-Lumsden
Ward: Beaches-East York; Toronto-East York

This is a three unit home in East York built in 1958. The street it is on contains a variety of housing types from cottage-like single-detached homes to multi unit homes such as this one. It is an example of how a multiplex can contribute to the housing options available in low-rise neighbourhoods.



[465 Ashdale Avenue](#)

Neighbourhood: Greenwood-Coxwell
Ward: Toronto-Danforth; Toronto-East York

This is a three unit home built in 1964. It is located on a street with many other multiplexes as well as single-detached homes. It is an example of how architecturally different housing forms of a similar scale work well together to provide diverse low-rise housing options in *Neighbourhoods*.



Image courtesy of Realtor.ca



8 Highbourne Road

Neighbourhood: Yonge-St Clair
Ward: Toronto-St. Paul's; Toronto-East York

This is a contemporary fourplex built in 2012-2013, with a scale and architectural detailing that are similar to its neighbours.



Image courtesy of Realtor.ca

68 Burnaby Avenue

Neighbourhood: Lawrence Park South
Ward: Eglinton-Lawrence; Toronto-East York

This is a three unit, three storey home. It uses stepbacks to mimic the built form of the neighbouring properties and is an example of a contemporary new build triplex.



Image courtesy of Dwell



161 Palmerston Avenue

Neighbourhood: Trinity-Bellwoods
Ward: University-Rosedale; Toronto-East York

This is a two unit, three storey home. It is an example of a multiplex design with a flat roof that has a step back above the second storey in order to achieve the full height permissions set out in the zoning by-law.



30 Follis Avenue

Neighbourhood: Annex
Ward: University-Rosedale; Toronto-East York

This is a three unit contemporary semi-detached home. The home on the left of the semi-detached building has three units, while the one on the right is a single unit.





[54 Westhampton Drive](#)

Neighbourhood: Kingsview Village-The Westway
Ward: Etobicoke North; Etobicoke-York

This is a duplex built in 2021-2022.



[531 Arlington Ave](#)

Neighbourhood: Humewood-Cedarvale
Ward: Toronto-St. Paul's; Toronto-East York

This is a contemporary duplex built in 2020, which incorporates front yard soft landscaping and preserves an existing mature tree.



[15 Burrard Road](#)

Note: house does not appear on Google Maps.

Neighbourhood: Elms-Old Rexdale
Ward: Etobicoke North; Etobicoke-York

This is a triplex built in 2023. The lot was formerly occupied by a small cottage-like home, similar to its neighbours. It is an example of how a suburban site can add housing units while maintaining the green, landscaped feel of the surrounding neighbourhood.



Images courtesy of [Realtor.ca](https://www.realtor.ca)