

**PH3.16: Expanding Housing Options in Neighbourhoods**

# **Multiplex Study - Final Report**

Melanie Melnyk and Philip Parker, City Planning  
Planning and Housing Committee

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# Multiplexes: Part of Toronto's History

- Multiplexes have housed Torontonians for over a century
- Flexible form of housing which allow neighbourhoods to evolve as their demographics change
- Variety of styles and ages: they can be converted single-detached homes, contemporary new builds, or something in between



# Why is the City Expanding Housing Options in Neighbourhoods?

- Despite the legacy of multiplex housing in many parts of Toronto, **70% of Toronto's residential zoning only permits single-detached homes to be built** (+ Secondary, Laneway, and Garden Suites, where applicable)
- Multiplexes are one part of the larger Expanding Housing Options in Neighbourhoods project aiming to permit “missing middle” housing options in Toronto's low-rise *Neighbourhoods*
- Smoothing out the city's growth patterns through the gradual construction of multiplexes can address sustainability, climate adaption, equity, and neighbourhood vitality



# Adding Ground-Related Housing Options

Multiplexes can provide new low-rise, ground-related housing options across the City, helping to:

- Meet the projected need of 42,000 low-rise homes
- Stabilize population in neighbourhoods experiencing decline
- Provide space for larger families and households
- Allow residents to age in place in their existing neighbourhoods
- Create more housing accessible to existing amenities like parks, shopping, schools, and community centres

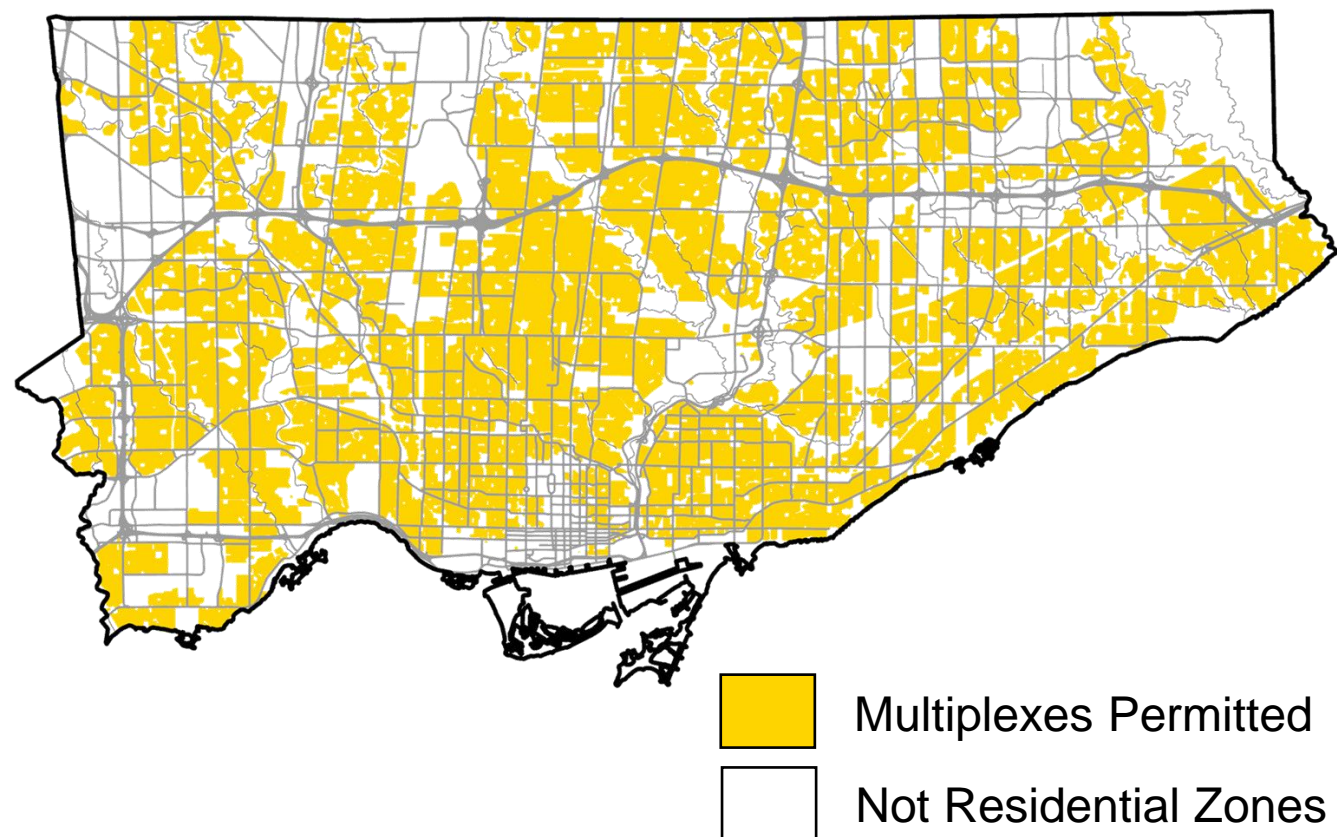


# Multiplex Proposal



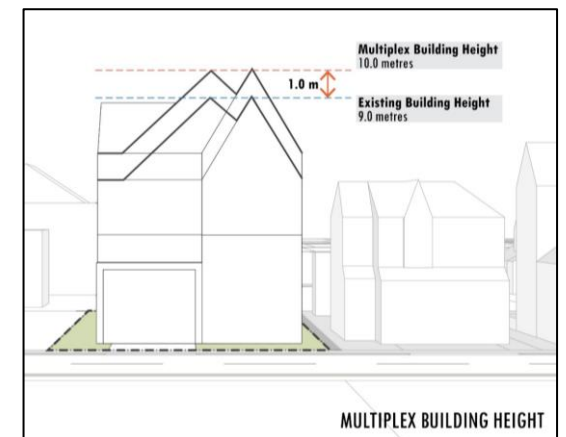
# Permitting More Housing Citywide

- Duplexes, triplexes, and fourplexes permitted in all *Neighbourhoods*
  - up to four units in the main residential building
  - where they are permitted by existing regulations, Garden Suites and Laneway Suites could be a possible 5<sup>th</sup> unit



# Facilitating Multiplex Construction

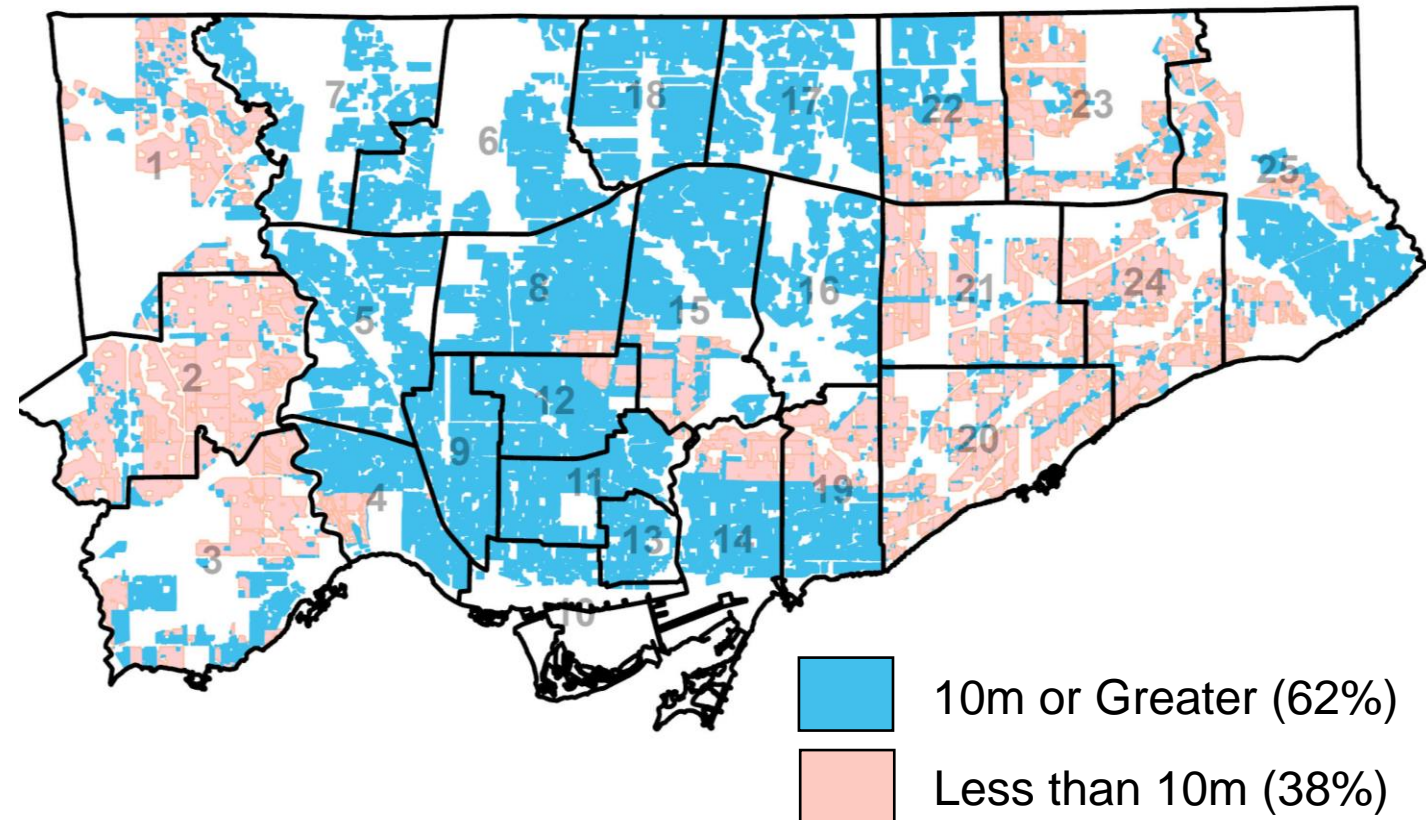
- Harmonizing standards with single-detached homes where they were previously more restrictive for multiplexes
- Incentivizing additional units with more flexible standards for multiplexes:
  - Additional building depth permissions on deep lots
  - Removing floor space index (FSI) regulation
  - Permitting at least 3 storeys citywide



# Allowing 3 Storey Multiplexes Citywide

- Removal of storey limits; height regulated only by height in metres
- Maximum height of 10m for multiplexes, unless higher limits already apply
- A 4<sup>th</sup> storey may be achieved where height limits allow

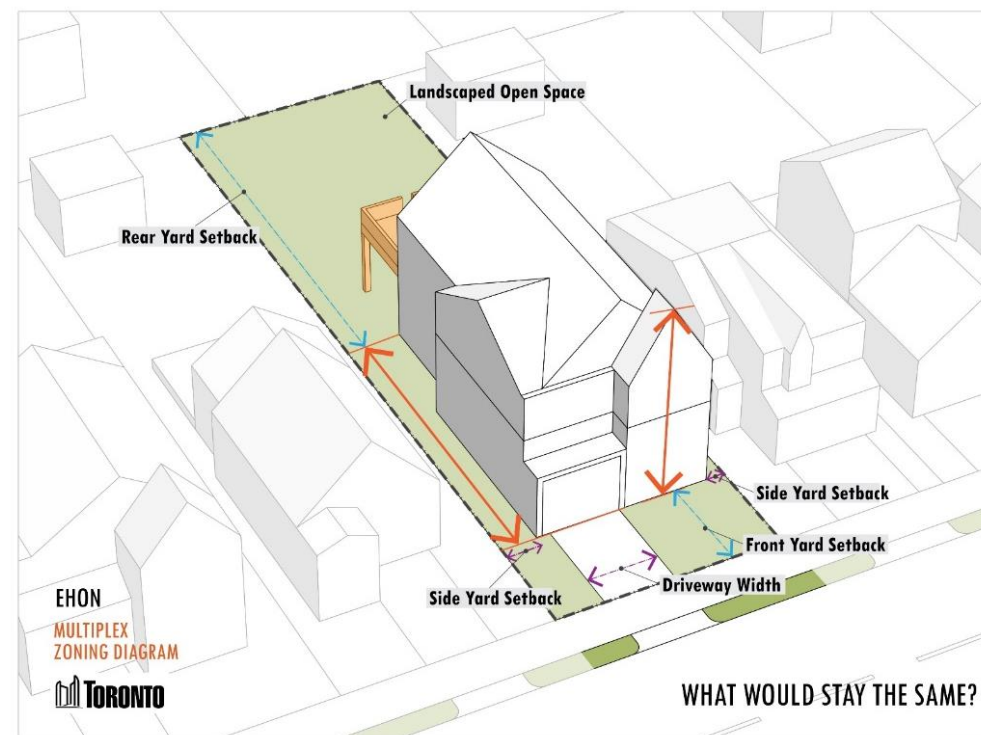
## Existing Residential Height Limits in Metres





# Creating Flexible Form-Based Zoning

- To allow more flexibility in how multiplexes are constructed, they will be exempt from floor space index regulations.
- The form of multiplex housing will be continue to be regulated by requirements for:
  - Max. building height
  - Max. building depth and length
  - Max. building width
  - Setbacks
  - Landscaped open space
  - Driveway width
  - Lot coverage



# Monitoring Implementation and Effectiveness

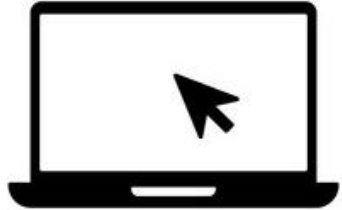
- Staff have proposed a monitoring program for the Multiplex Amendments to:
  - monitor uptake and distribution of multiplexes across the City's neighbourhoods;
  - identify infrastructure impacts; and
  - identify remaining barriers to multiplex construction.
- Staff propose to report back in Q1 2026 to advise if amendments to the Multiplex framework are necessary.

# Consultation



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## Public Engagement (2021 – 2023)



**Draft Proposals Online**  
February 9, 2023



**Print and Social Media  
Promotion**

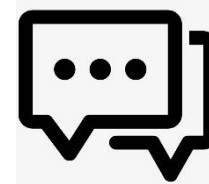
- Twitter, Facebook, Instagram
- Toronto Star ad



**Industry / stakeholder  
panels and working  
groups**



**9400+ survey  
responses**



**800+ online  
meeting attendees**  
in Citywide, District, and  
Ward based meetings



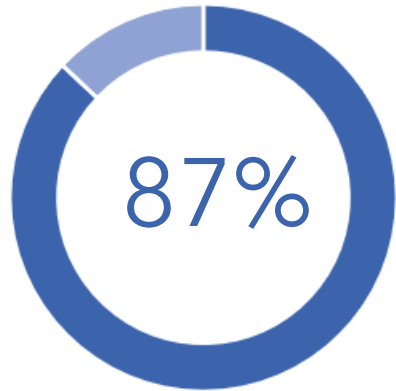
**160+ emails  
received**



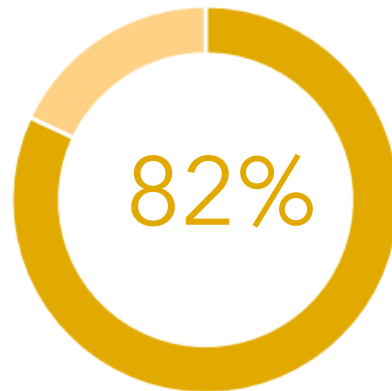
**4 walking tours for  
covid-safe in-person  
engagement**

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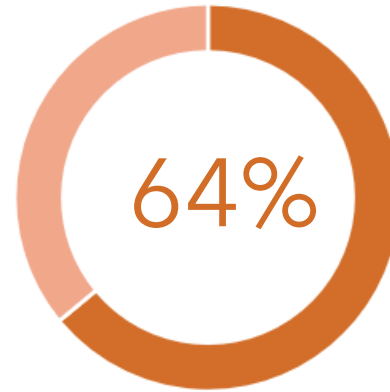
# Public Survey Response



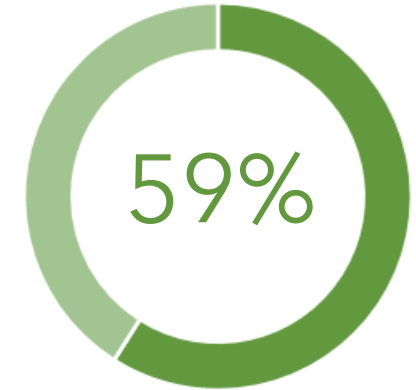
supported amending zoning to **permit multiplexes city-wide**



supported higher multiplex **building heights**



supported **alternative policies** for multiplexes



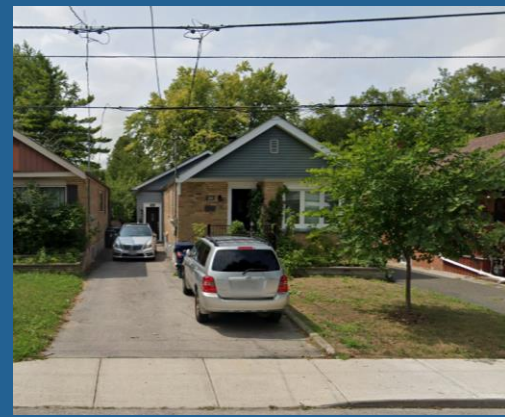
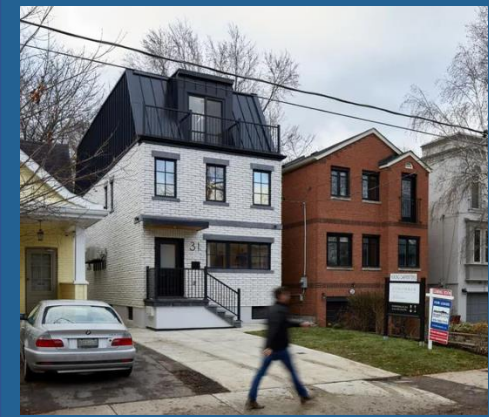
agreed that multiplex construction should **not destroy or injure trees**

Many respondents called for deletion of Floor Space Index (FSI) density maximums, in favour of **form-based zoning**

# Flexible Housing for a Diverse City

- More equitable access to housing types citywide
- More sustainable growth in walkable, transit-accessible neighbourhoods
- Increased economic vitality with support for local businesses and housing for workers





# Thank You

For more information:  
[toronto.ca/Multiplex](https://toronto.ca/Multiplex)

