TORONTO City Planning

This Bulletin examines the potential for intensification in Toronto's Neighbourhoods land use designation, as part of the Expanding Housing Options in Neighbourhoods initiative. Through spatial analysis and a Neighbourhood Typology model, this Bulletin estimates the maximum potential and annual unit yield for Laneway Suites, Garden Suites, Multiplexes, and Major Streets projects citywide to 2051. For more information, please visit us at: https://www.toronto.ca/city-government/data-research-maps/research-reports/planning-development/

profile TO

Neighbourhood Intensification

Estimated Uptake to 2051

EHON Initiative	Units
Laneway Suites	9,180
Garden Suites	26,388
Multiplex	87,134
Major Streets	41,083
Combined Total	**163,785**

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Purpose and Background

Toronto's Housing Crisis

Toronto is a dynamic and thriving hub of culture, commerce, and innovation. As Canada's largest city, it attracts thousands of visitors and residents each year and is one of the most multicultural urban centres in the world. However, its appeal has been recently met with a pressing challenge: a housing crisis in which Torontonians are facing increasing difficulty finding and affording housing that meets their needs.

Toronto's housing crisis is characterized by a shortage of affordable housing options, rising home prices and high rents. Population growth, fueled by migration from other parts of Ontario, Canada, and the world, has met with the financialization of the housing market to contribute to a continuing mismatch between the types of housing required and what is being constructed (City of Toronto, Housing Occupancy Trends Bulletin, 2024). Additionally, prices demanded by the market are not in line with what many Torontonians can afford. Toronto is now the most expensive city in Canada to rent in, the most expensive in which to buy a home, and recently surpassed Vancouver as the most expensive city in Canada to live in (University of Toronto School of Cities, 2024).

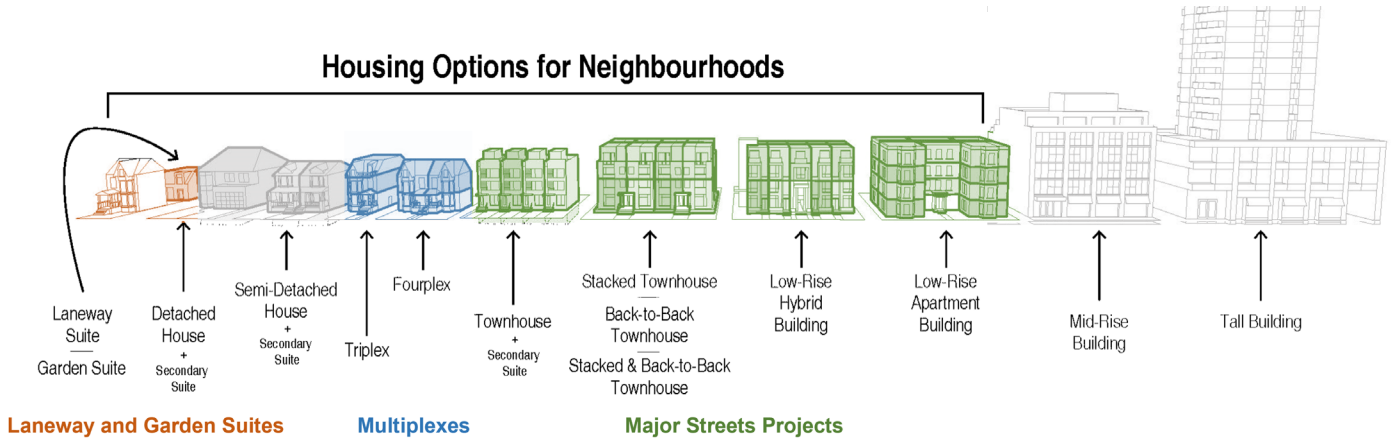
As part of the Greater Toronto and Hamilton Area (GTHA) economic hub, Toronto has experienced significant population growth and is predicted to continue to grow rapidly with at least 600,000 new Torontonians expected by 2051, a 20% increase from the city's 2021 population (City of Toronto, Land Needs Assessment, 2023).

Expanding Housing Options in Neighbourhoods

In light of the housing crisis, in 2019 City Council directed City Planning to report on options to increase housing choices in Toronto's Neighbourhoods, a land use designation in the Official Plan (City of Toronto, 2019). The Expanding Housing Options in Neighbourhoods (EHON) work plan was adopted by City Council in 2020 to explore adding more housing to Neighbourhoods through priority projects (City of Toronto, 2020). These priority initiatives included Garden Suites, Multiplexes, and gentle density along Major Streets. See **Figure 1** below for a depiction of where these initiatives fit on the housing spectrum.

EHON was expanded in 2021 with the addition of a Beaches East York Missing Middle Pilot Project and the study of local Neighbourhood retail and services. Meanwhile, City Planning staff advanced new permissions for Laneway Suites beginning in 2018, which were further updated in 2021. The following Neighbourhood Intensification research will focus on the four citywide residential EHON initiatives: Laneway Suites, Garden Suites, Multiplexes and Major Streets projects.

Figure 1: EHON Initiatives on the Housing Spectrum



Citywide Residential EHON Initiatives

Laneway Suites are self-contained residential units located on the same lot as a primary dwelling and next to a public laneway (see **Figure 2**). City Council first approved the construction of Laneway Suites in Residential (R) zones within Toronto and East York District in 2018, and adopted Official Plan and Zoning By-law amendments to permit Laneway Suites in all residential zones citywide in 2019. Permissions were updated in 2021 after a two-year monitoring program to encourage greater uptake by streamlining zoning regulations and approval processes.

Garden Suites are self-contained residential units located on the same lot as a primary dwelling. Also known as coach houses, Garden Suites are unlike Laneway Suites in that they can be built in backyards of properties that do not have access to a public laneway (see **Figure 3**). The Garden Suites Initiative was adopted by City Council in February 2022, permitting Garden Suites in residential zones across Toronto. Monitoring of Garden Suites permissions is currently underway.

Laneway Suites and Garden Suites can also be known as Accessory Dwelling Units (ADUs), see **Appendix B** for more details.

Figure 2: Laneway Suite Diagram

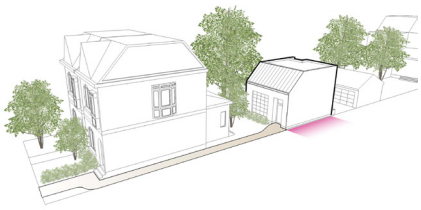
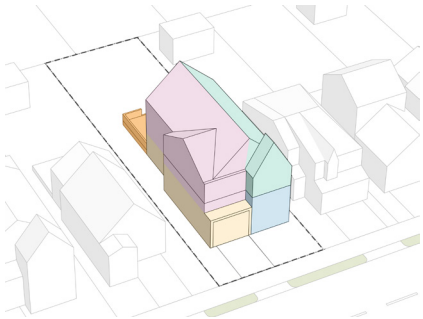


Figure 3: Garden Suite Diagram

Figure 4: Multiplex Diagram



Multiplexes are residential buildings with two, three or four units – also called duplexes, triplexes or fourplexes (see **Figure 4**). The Multiplex Initiative was adopted by City Council in May 2023 to permit Multiplexes citywide. Monitoring of Multiplex permissions is also currently underway, including study of expanding permissions to six units per Multiplex.

Figure 5: Major Streets Project Diagram

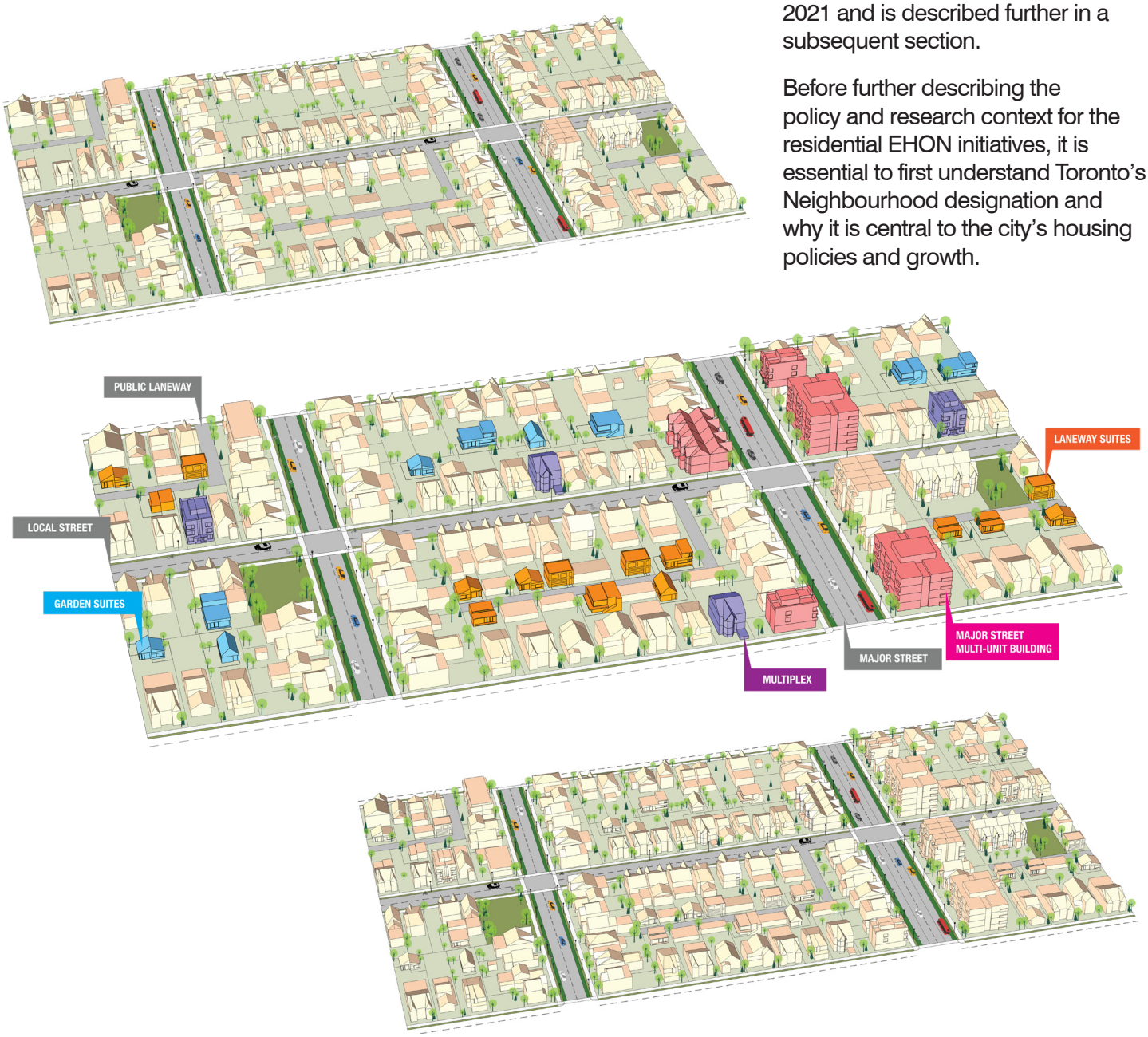
Major Streets projects include a diverse range and mix of housing options in lower density, ground related formats such as townhouses and apartments along Major Streets, which are defined by Toronto's Official Plan (see **Figure 5**). The Major Streets Initiative was adopted by City Council in May 2024, permitting townhouses and small-scale apartment buildings up to 6 storeys and 60 units on Neighbourhood parcels along Major Streets. The Major Streets study has been appealed to the Ontario Land Tribunal, with the case currently in the initial stages.

Neighbourhood Intensification Research

Now that four residential EHON initiatives have been adopted citywide, this bulletin will analyze their potential to add new housing and estimate their uptake over the next thirty years. This work will also update analysis on current intensification in Neighbourhoods through as-of-right Building Permits and the Development Pipeline, which was first reported in the Neighbourhood Change bulletin in 2021 and is described further in a subsequent section.

Before further describing the policy and research context for the residential EHON initiatives, it is essential to first understand Toronto's Neighbourhood designation and why it is central to the city's housing policies and growth.

Figure 6: Neighbourhood Before, During, and After the Inclusion of EHON Initiatives



What are Neighbourhoods?

Neighbourhoods in the Official Plan

Beyond being a common term for a community, Neighbourhoods are a defined land use designation in Toronto's Official Plan with associated planning policies and geographies (see **Map 1** on page 6).

The Official Plan is the guiding planning policy and vision for the city and describes Neighbourhoods as "physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments", as well as parks, local institutions, and small-scale retail, service and office uses. The Official Plan is enabled by the *Planning Act.*

A key objective of the Official Plan is for new development in Neighbourhoods to be sensitive, gradual and "fit" their existing physical characters. At the same time, the Official Plan recognizes that Neighbourhoods are not static and will evolve over time through renovations, additions, and infill housing activity. Chapter 1 of the Official Plan was updated in 2024 and establishes key priorities for Toronto, including diverse housing choices, varied building heights and form, and thriving Neighbourhoods for daily life (City of Toronto Official Plan, 2024).

Each of the citywide residential EHON initiatives have resulted in Official Plan Amendments which contribute to these priorities.

Neighbourhoods by Population and Land Area

Toronto's Neighbourhoods cover more land than any other Official Plan land use designation: 22,450 hectares or 224.5 square kilometres, just over one-third of the city's total land area (see **Table 1** below) and just under 80% of the city's residential land area. This represents an area larger than the City of Markham, which is 211 square kilometres.

As of the 2021 Census, almost 1.5 million people live in Neighbourhoods, just over half of Toronto's population of 2.8 million people. Neighbourhoods already play a critical role in housing Torontonians today and will continue to do so in the future.

Lands designated Neighbourhoods include over 400,000 parcels containing almost 600,000 dwelling units, an average of 1.43 dwelling units per parcel. This figure is used later in this bulletin as the average number of dwellings per parcel to calculate potential and uptake.

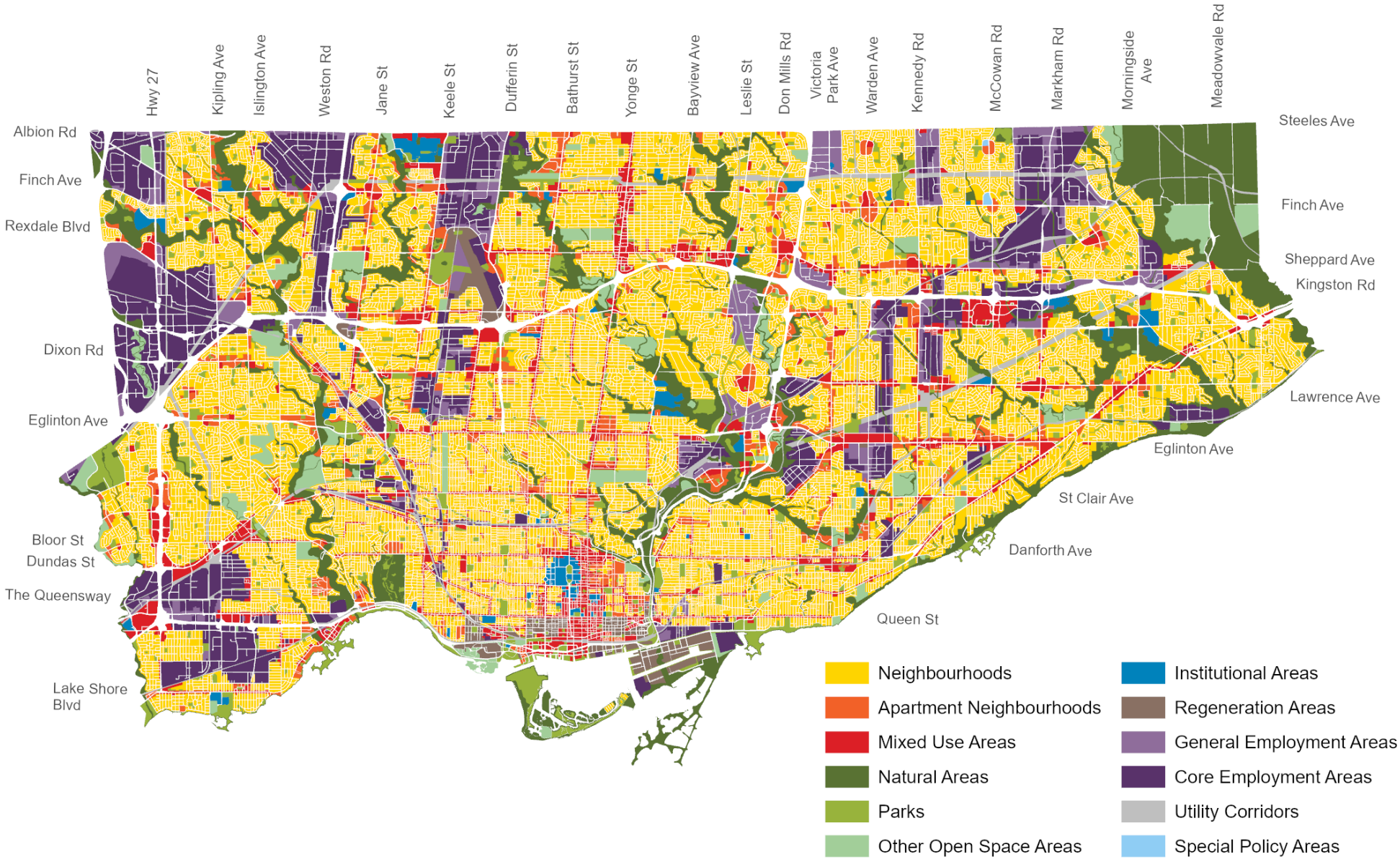
Although some Neighbourhoods may mostly consist of detached houses with a single unit per parcel, Toronto is composed of a diverse range of housing, particularly in the older areas of the city. In addition, intensification is already occurring through Secondary Suites, Multiplexes and small apartment buildings, and other forms of housing encouraged in all residential areas of the city by EHON initiatives.

Expanding the types of housing that can be created in Neighbourhoods will enable Toronto to meet growing housing demands and accommodate future generations of Torontonians.

Table 1: Neighbourhood Characteristics

Geography	2021 Population	Land Area (sq km)	Parcels	2021 Total Dwellings	Average Dwellings Per Parcel
Neighbourhoods	1,490,515	224.5	416,254	594,789	1.43
Toronto	2,794,356	630	498,547	1,160,890	2.3

Map 1: Official Plan Land Use Designations



Source: Toronto Official Plan

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Context for Neighbourhood Intensification

Planning policy and legislation are always changing. Neighbourhood Intensification research is part of a larger framework of policy, research and analysis on housing in Toronto conducted over the past several years.

Neighbourhood Change Bulletin

City Planning began its Neighbourhood intensification analysis in 2018, and presented the Neighbourhood Change bulletin to Planning and Housing Committee (PHC) in November 2021. This bulletin reviewed Neighbourhoods by residential zone type, comparing population density, demographic characteristics, Building Permit and development activity in more and less permissive zone types to help understand the changes that could result from expanding residential zoning permissions and inform emerging EHON initiatives. Multiple zoning scenarios were developed which indicated that less permissive residential zone types had the potential capacity for hundreds of thousands more Torontonians if population densities were increased to levels found in more permissive zone types.

Land Needs Assessment

As part of the Official Plan Review and Municipal Comprehensive Review of the Official Plan against the Provincial Growth Plan for the Greater Golden Horseshoe, 2020, City Planning undertook a Land Needs Assessment, adopted by PHC in April 2023. The Land Needs Assessment is a provincially mandated study to determine the quantity of land required to accommodate forecasted population, household and employment growth to 2051. The report estimated future housing supply across Toronto. This included the construction of a model of Neighbourhood intensification that estimated future housing in designated Neighbourhoods using historical Building Permits.

Provincial Planning Changes and Municipal Housing Target

The Province of Ontario has introduced several changes to planning policy and legislation over the past few years, including the Ontario Housing Supply Action Plan (Bill 108, *More Homes, More Choice Act*), Bill 109, *More Homes for Everyone Act* and Bill 23, *More Homes, Built Faster Act.*

Bill 23 established a target of building 1.5 million new homes by 2031. Toronto City Council adopted a housing pledge of 285,000 homes by 2031. Toronto's Municipal Housing Target is part of a broader effort to address the housing crisis and align with the provincial goal of increasing housing supply. The City of Toronto is tracking progress quarterly towards building 285,000 new homes by 2031.

The Province also recently amended legislation related to additional residential units, including Laneway Suites, Garden Suites, and Multiplexes, via Ontario Regulation (O.Reg.) 462/24. The impact of this new regulation is more permissive built form standards for structures with additional residential units.

Housing Action Plan

The HousingTO 2020-2030 Action Plan (2020) is a comprehensive long-term strategy designed to address housing needs across Toronto, from homelessness to affordable and market housing. It aims to create a diverse range of housing options, ensure affordability, and enhance accessibility for vulnerable groups.

The Plan includes ambitious targets, investment estimates, and a focus on increasing accountability and oversight. It also incorporates responses to challenges like COVID-19, emphasizing long-term recovery and resilience.

The Housing Action Plan (HAP) 2022-2026 focuses on more immediate actions, outlining a 'made-in-Toronto' approach to increasing housing supply, choice and affordability for current and future residents. This Plan guides the City's efforts in meeting the Municipal Housing Target of 285,000 new Toronto homes by 2031. The four citywide residential EHON initiatives are identified in the Housing Action Plan Work Plan and will support the City's goal of accelerating the supply of housing within complete, inclusive and sustainable communities by increasing opportunities for ground-related housing across Toronto.

Right-Sizing Housing and Generational Turnover Bulletin

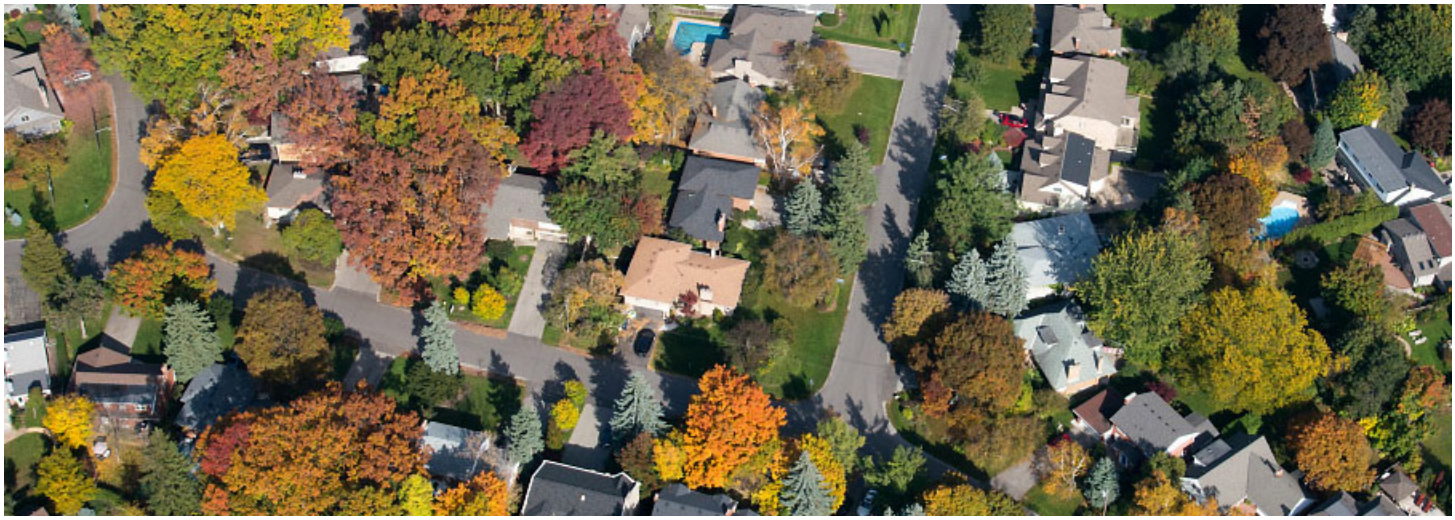
City Planning's Right-Sizing Housing and Generational Turnover bulletin (Right-Sizing Housing bulletin) reviewed population and housing trends to analyze how Toronto's housing stock was meeting the needs of its residents. The research identified persistent unmet demand for ground-related housing and larger rental units, as part of the housing spectrum between smaller apartment units and larger detached homes.

This bulletin highlighted that in 2016, nearly 135,000 households lived in unsuitable housing without sufficient bedrooms for their family size and structure. Meanwhile, over three times this number were "overhoused," primarily older adults (50–69 years old), owner-occupied households, and those residing in houses or low-rises.

This type of overhousing offers significant potential for additional housing capacity to accommodate larger households when units turn over with time. The large size of the Baby Boomer population will mean that even the low mobility rates historically exhibited by older adults could yield large amounts of housing turnover in the future. Around 60% of the increase in demand by younger generations over the anticipated supply to 2051 could be fulfilled by the turnover of housing currently occupied by older generations.

However, the demand for larger, ground-related, and rental units may not be fully met by generational turnover. The Right-Sizing Housing bulletin projected various demand scenarios that found a need for up to an additional 2,236 ground-related units, 2,140 three or more bedroom units and 3,263 additional rental units to be completed annually above what is typically built to meet future demand

This highlights the role of citywide residential EHON initiatives in providing opportunities for larger, ground-related, and rental housing to accommodate current and future housing demand.



Housing Occupancy Trends 2001-2021

The Housing Occupancy Trends bulletin highlights generational shifts in Toronto's housing preferences and availability over the past twenty years.

Younger households (15–34 years old) predominantly live in mid or high-rise apartments (65.5% in 2021) in part due to the greater availability of apartments and limited availability and affordability of ground-related housing, such as houses and low-rise apartments. Meanwhile, Baby Boomers (aged 55-74 in 2021) tend to age in place, occupying much of the ground-related stock, creating a mismatch between potential housing preferences and attainability for younger generations.

The timing of housing turnover is highly uncertain. Aging households may not downsize due to a lack of suitable local housing, delaying the transition of ground-related stock to younger residents. A slow pace of ground-related housing turnover will likely continue into the near future.

However, for Millennial households searching for ground-related housing for growing families, this eventual source of supply will likely arrive too late to meet their current needs – a demographic consequence of the simultaneous demands of two large population groups for similar dwelling types. The eventual turnover of these homes to younger generations is expected but depends on mobility trends and intergenerational transfers. This dynamic underscores the housing market's mismatch between preference and attainability for younger residents and the need for increased supply of ground-related housing.

Sustainability and Environmental Goals

Neighbourhood intensification in Toronto has the potential to advance smart growth principles by promoting sustainable, compact urban development. Infill development in Neighbourhoods balances the goal of new housing creation with environmental priorities, and can help protect regional greenspaces by curbing urban sprawl. Creating housing in walkable, bikeable, and transit-friendly communities aligns with climate goals by reducing emissions, encouraging less carbon-intensive construction, and optimizing the use of urban land.

Additionally, intensifying existing Neighbourhoods makes more efficient use of existing infrastructure, reducing maintenance and capital costs, and is generally encouraged by Provincial planning policy.

Diverse Housing Options

The explicit purpose of EHON is to expand housing options. Diverse housing options support diverse housing needs and households, including multi-generational households, growing families, friends seeking co-living arrangements, and those seeking to age in place.

The ability to create additional residential units on a lot via a Laneway Suite, Garden Suite, or Multiplex can enable property owners to generate rental income and offset housing costs while facilitating the creation of rental units.

While units created through EHON may not meet the definition of affordable housing given Toronto land and construction costs, expanded housing permissions can create new options for living in Neighbourhoods that may otherwise be unattainable to both renters and owners.

Toronto's housing policy and research context demonstrates that Neighbourhoods have the potential to accommodate more housing for Torontonians. The adoption of citywide residential EHON initiatives has begun the next stage of Neighbourhood intensification, and will be further described in the following section.

Neighbourhood Intensification since EHON

Though much of the recent development and growth in Toronto has occurred outside Neighbourhoods, these areas have also experienced change. The following sections provide an update to research in the Neighbourhood Change bulletin, which analyzed development and change in Neighbourhoods through Building Permits and the Development Pipeline.

Building Permits

Neighbourhoods are changing every day. From 2011 to 2023, almost 16,000 Building Permits were issued in Neighbourhoods that proposed new units (see **Table 2** below, and **Appendix A** for further details on selection methodology). About two-thirds of these Permits were for renovation or rebuilding where existing units were replaced, but no net new units were added. These "Replacement" Permits are located throughout the city, but particularly along the Yonge Street corridor and in central Etobicoke (see **Map 2**). Over 5,000 Permits resulted in intensification, adding just over 6,000 net new housing units. "Intensification" Permits contain at least one unit and are distributed throughout the city, especially in Neighbourhoods west and east of Downtown.

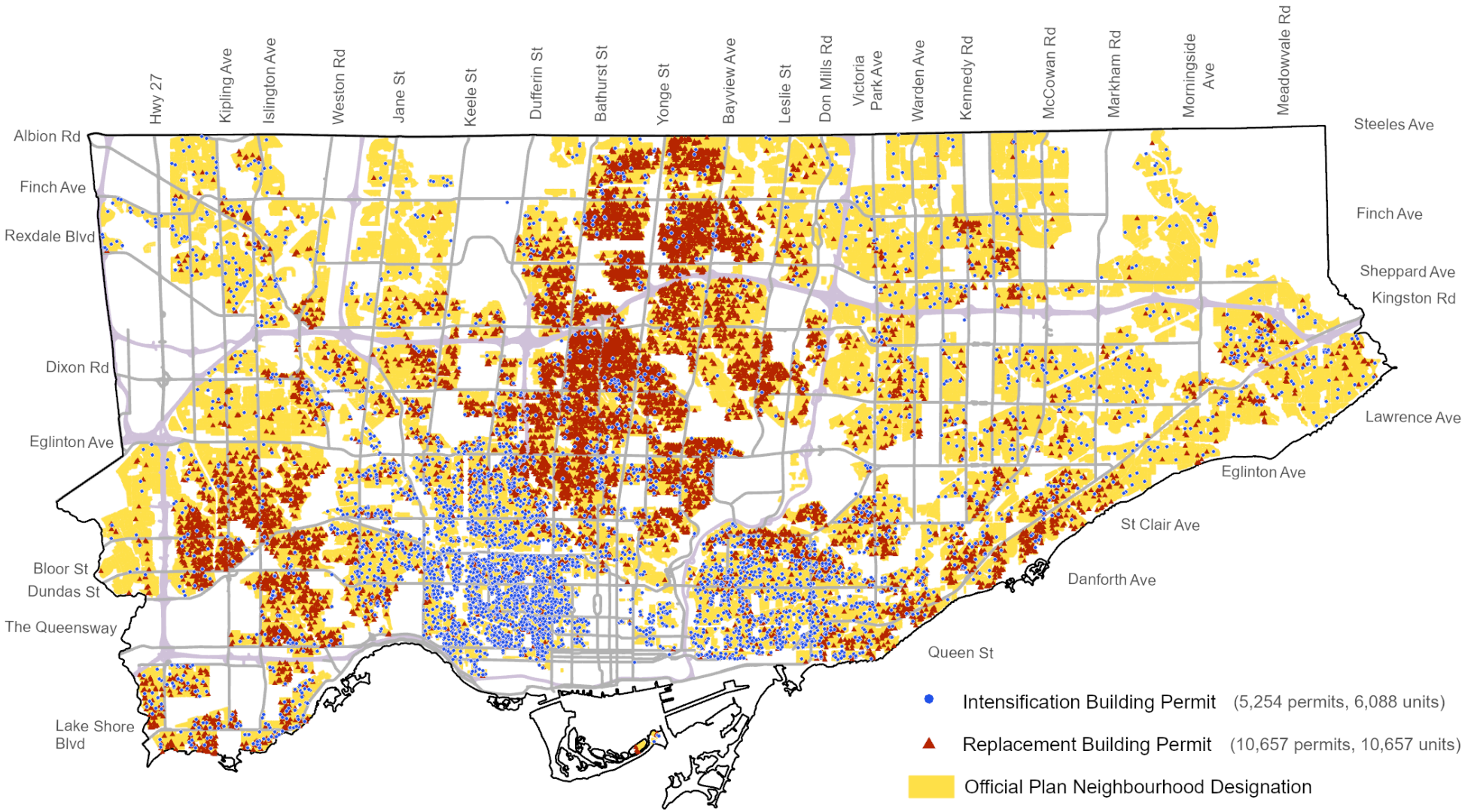
Recent Building Permit data highlights significant growth of Intensification Permits, indicating that citywide residential EHON initiatives have encouraged the creation of new housing. Prior to 2019, applications for Building Permits which intensify the property by one or more units were increasing by an average of approximately 10% per year. Since 2022, there has been a rise of intensification units by an absolute increase of 400 units per year, suggesting the beginning of a strong uptake trend.

Five- and ten-year average increases in Intensification Permits are about 30%, which suggests that while long-term growth trends remain consistent, the recent adoption of EHON initiatives and legalization changes to Secondary Suite permissions have contributed to an increase in residential intensification efforts. Until recently, there were more Replacement than Intensification Permits each year, with a high of just over 1,000 replacement permits in 2015. In 2023, there were fewer than 700 Replacement Permits, and they were surpassed by Intensification Permits for the first time. Future monitoring will provide additional data on Intensification and Replacement trends.

Table 2: Building Permits in Neighbourhoods by Type and Units Created, 2011-2023

Year	Intensification Units Created	Replacement Units Created	Total Units Created	Replacement Permits	Intensification Permits	Total Permits
2011	260	708	968	708	234	942
2012	247	871	1,118	871	212	1,083
2013	288	841	1,129	841	245	1,086
2014	287	890	1,177	890	260	1,150
2015	333	1,081	1,414	1,081	284	1,365
2016	362	1,046	1,408	1,046	334	1,380
2017	471	928	1,399	928	439	1,367
2018	460	867	1,327	867	402	1,269
2019	473	722	1,195	722	428	1,150
2020	422	565	987	565	383	948
2021	403	687	1,090	687	374	1,061
2022	800	787	1,587	787	700	1,487
2023	1,282	664	1,946	664	959	1,623
Combined Total	**6,088**	**10,657**	**16,745**	**10,657**	**5,254**	**15,911**

Map 2: Building Permit Activity in Neighbourhoods



Source: Toronto Building, January 1 2011 to December 31 2023

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Development Pipeline

Neighbourhoods are also intensifying through larger developments that are subject to the Planning Application process and tracked through City Planning's Development Pipeline. The Pipeline includes all development proposals with ten or more residential units and is updated quarterly. This research updates Neighbourhood Change bulletin analysis to the 2023 Q4 Pipeline, which includes development projects with activity in the five years between January 1, 2019, and December 31, 2023. The 2023 Q4 Pipeline contains 800,889 proposed residential units citywide.

The 2023 Q4 Development Pipeline was filtered to identify small-scale intensification projects in Neighbourhoods, which are projects with four or less storeys and more than one proposed unit. There were 141 small-scale intensification projects with just over 5,400 proposed housing units approved or built in Neighbourhoods (see **Table 3** below and **Appendix A** for details). This represents a small proportion (0.7%) of proposed residential units citywide, but indicates development is continuing to occur in Neighbourhoods.

To understand the types of development occurring, small-scale intensification projects were reviewed to determine the type of built form and land use change, and intensification typologies were created to classify each application.

Four in ten of the proposed new housing units were part of large-site redevelopment projects, often townhouse subdivisions on former school sites in inner suburban areas of Scarborough, Etobicoke and North York. Most proposed housing units (58%) were in smaller-scale developments, ranging from low-rise multi-residential buildings to the intensification or infill of existing housing forms. See **Appendix A** for examples of the six intensification typologies. These development types were clustered in Neighbourhoods within the former municipality of Toronto, particularly west of Downtown (see **Map 3**).

Now that EHON initiatives have permitted more types of intensification 'as-of-right' in Neighbourhoods (not requiring a Planning Application), the small-scale intensification projects in the Development Pipeline will change.

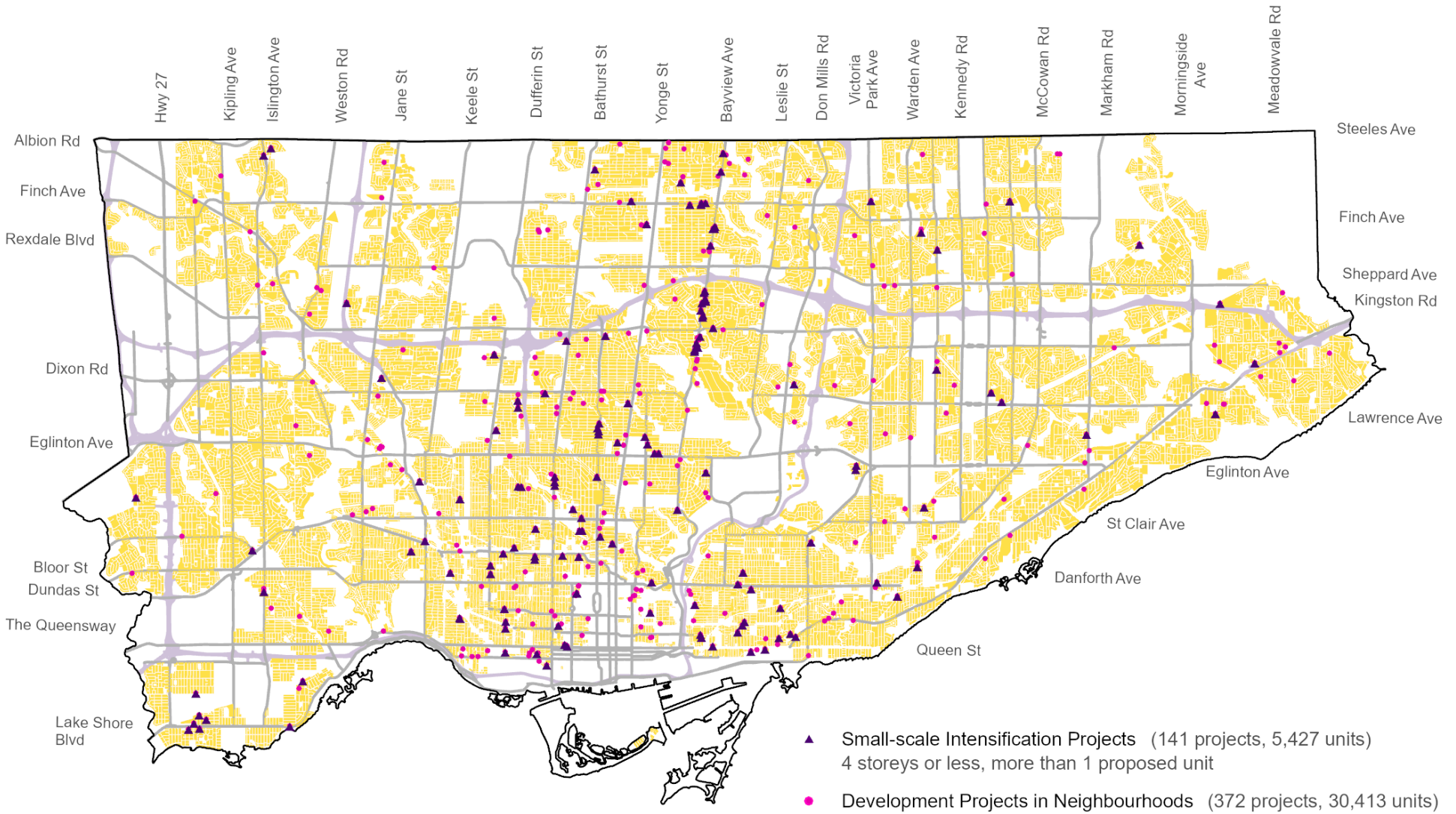
For example, prior to the adoption of Multiplex permissions citywide in 2023, a fourplex would have required a Planning Application in many parts of the city and been identified as a small-scale intensification project: Residential Conversion, Residential Infill or Residential Intensification. Fourplexes can now be built as-of-right, requiring no Planning Application and only a Building Permit application. However, development proposals with ten or more housing units require Planning Applications. Larger development proposals along Major Streets will similarly go through a Planning approval process and be tracked through the Development Pipeline.

As the types of housing being built in Neighbourhoods evolves, so too will future tracking and analysis.

Table 3: 2023 Q4 Development Pipeline in Neighbourhoods by Intensification Typology Units Created, 2011-2023

Intensification Typology	Proposed Residential Units	% of Proposed Residential Units	Projects	Average Units Per Project
Adaptive re-use	188	3%	6	31.3
Large site redevelopment	2,297	42%	26	88.3
Lot assembly	767	14%	35	21.9
Residential conversion	1,241	23%	22	56.4
Residential infill	502	9%	33	15.2
Residential intensification	381	7%	16	23.8
Other Typologies	51	1%	3	17.0
Combined	**5,427**	**100%**	**141**	**38.5**

Map 3: Development Pipeline Activity in Neighbourhoods



Source: IBMS-LUIS II, January 1 2019 to December 31 2023

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The Future of Neighbourhoods

Calculating EHON Maximum Potential

Toronto's Neighbourhoods hold significant potential for housing Torontonians. This potential for gentle densification has grown with the adoption of EHON initiatives, including new or expanded permissions to build Laneway Suites, Garden Suites, Multiplexes, and Major Streets projects. Evaluating the maximum number of additional residential units that could result from the full build-out of all EHON initiatives provides a theoretical "upper ceiling" to the unit yield of EHON initiatives, albeit one that is extremely unlikely to be realized.

Detailed analysis was conducted to assess the overall potential of Neighbourhoods added by EHON initiatives so far, involving:

- Citywide geospatial analysis of existing Neighbourhood parcel and building characteristics, such as lot area, building footprints, and lot coverage, as well as lot frontage and depth for selected parcels;
- The application of existing Official Plan policies and zoning permissions for EHON projects;
- Consultation with architects, developers and planning consultants of typical EHON project parameters and factors impacting viability;
- Review of supporting materials developed for EHON initiatives such as financial feasibility studies;
- Review of issued Building Permits meeting EHON project criteria, and their corresponding parcel and building characteristics; and
- Consultation with City staff leading each citywide residential EHON initiative.

Additional details on the methodology are in **Appendix B**.

Notes on Calculating Maximum Potential

The maximum potential units are an estimate of total potential housing yield, not an estimate of what will immediately be built. Estimated uptake will be explored in a later section. For further notes, see **Appendix B**.

Maximum Potential by Initiative

The following maximum potential calculations incorporate the detailed analysis described at the beginning of this section to provide a theoretical estimate of maximum potential. As shown in **Table 4**, the combined maximum potential is 1,219,141 net new units, representing the theoretical buildout of every residential lot in Toronto identified as having the potential to accommodate Laneway Suites, Garden Suites, Multiplexes and Major Streets projects.

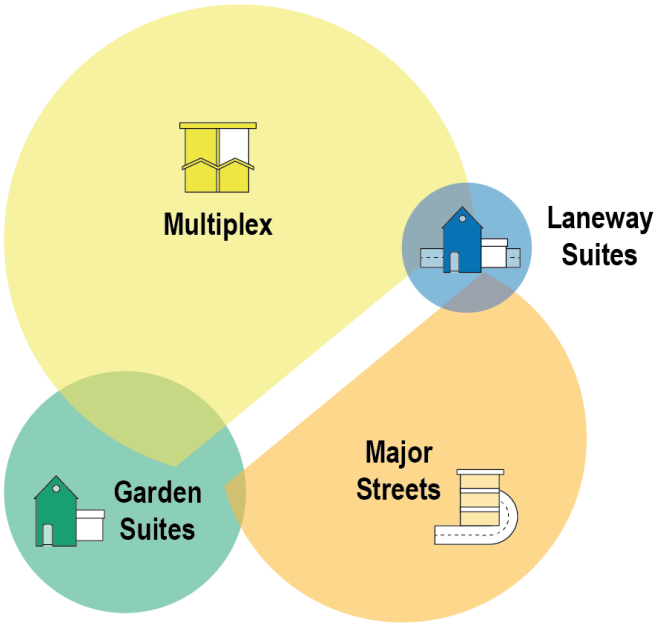
As a maximum number, this is not an indication that 1.2 million new units will be built by a specific point in time, but an estimate of the theoretical maximum potential housing. In the unlikely circumstance that all of this housing were built, this would represent a 97% increase in total dwelling units in the city from the 1.25 million dwelling units reported in the 2021 Census – a doubling of Toronto's housing stock.

Table 4: EHON Maximum Potential by Initiative

EHON Initiative	Potential Parcels	Estimated Net New Units per Parcel	Maximum Potential Units	% of Total
Laneway Suites	47,535	1	47,535	3.9%
Garden Suites	165,051	1	165,051	13.5%
Multiplexes	242,891	2.57	624,230	51.2%
Major Streets	9,662	39.57	382,325	31.4%
Combined Total			**1,219,141**	**100.0%**

Note: Some parcels have potential under more than one EHON Initiative, and are not summed to avoid double-counting. Units are summed as more than one EHON initiative can be built on the same parcel (e.g. Garden Suite and Multiplex), and the highest potential yield is assumed. See Figure 7 and subsequent text for details on how initiatives overlap.

Figure 7: Overlap in Potential for EHON Initiatives



Some EHON initiatives have the potential to be developed on the same parcels, while others do not. See **Figure 7** for an illustration of the overlap in potential for EHON initiatives and **Appendix B** for more details.

Laneway Suites are permitted on Neighbourhood parcels adjacent to public laneways, with one unit per suite. There are approximately 47,500 parcels in Neighbourhoods with the potential to build a Laneway Suite, based on laneway adjacency and lot area.

Garden Suites are permitted on Neighbourhood parcels that do not contain a Laneway Suite, with one unit per suite. Just over 165,000 Neighbourhood parcels could theoretically accommodate Garden Suites, based on parcels that are not adjacent to laneways, their lot area, and the lot coverage of the existing primary structure.

Multiplexes are permitted on all Neighbourhood parcels, with up to four units per building. Almost 243,000 parcels have the potential for Multiplexes based on lot area, lot coverage, frontage and depth. Multiplexes are estimated to add 2.57 net new units to each parcel, which could theoretically result in around 624,000 Multiplex units.

Major Streets projects are permitted on Neighbourhood parcels adjacent to Major Streets, with up to 60 units per project. Around 9,700 parcels could potentially accommodate Major Streets projects, based on adjacency to Major Streets, their lot area and lot frontage. Major Streets projects are estimated to add 39.57 net new units to each parcel, which would theoretically result in around 382,000 units from Major Streets projects.

See **Appendix B** for further details on unit and parcel calculations for each EHON initiative.

Estimated Uptake of EHON Initiatives

Overview

Predicting the future is always difficult, and even more so when the relevant past is brief. Most changes related to EHON initiatives are recent, with only a few years of Building Permit data for the earliest adopted initiative (Laneway Suites), and no projects yet completed under the banner of the newest (Major Streets), which is currently under appeal to the Ontario Land Tribunal.

How can we know the future when we are still building it? Regardless of the challenge, calculating the future units that are likely to be developed through EHON initiatives is an important aspect of understanding Toronto's future housing supply. The uptake of the residential permissions and opportunities created by the EHON initiatives will be affected by land use, population change, housing need, evolving housing supply, market economics, Provincial laws and municipal regulations.

Estimating the uptake of EHON initiatives in Toronto was a methodologically complex and iterative process. It began by reviewing research on patterns of intensification of other cities which have made zoning changes to encourage more housing. This research informed the development of a Neighbourhood Typology model that identified six distinct Neighbourhood Types; parts of the city that share common characteristics and may be expected to develop in similar ways. See **Appendix C** for a description of each type.

Neighbourhood Types were evaluated against criteria for the uptake of each EHON initiative, and a score determined based on how many criteria were met. These scores were applied to base intensification rates selected from the academic literature, and unit yields calculated for each EHON initiative and Neighbourhood Type to the year 2051. A 'business as usual' scenario was also projected using recent Building Permit data. Results are provided below, and the methodology for estimating uptake is described in the following sections and in greater detail in **Appendix C**.

Results

Table 5 summarizes the estimated unit uptake for each EHON initiative to 2051. The combined estimate for the citywide uptake of residential EHON initiatives by 2051 is 163,785 net new units. If realized, this would represent a 13% increase in total dwelling units from the 1.25 million dwelling units in Toronto reported in the 2021 Census.

The potential uptake for each initiative was estimated from a base year of 2021 to 2051, a timeframe consistent with the long-range planning horizon of the City's Official Plan and Provincial forecasts and projections. The estimate is a total to 2051, estimated linearly on an annual basis such that the total estimate is split evenly for each of the 30 years between 2021 and 2051 (see Annualized Unit Uptake in **Table 5** below).

The timing of uptake will likely be more nuanced on an annual basis and related to changing external factors like financial markets and interest rates, generational turnover, global politics, migration and other events that cannot be predicted. Uptake will likely be slower in the earlier part of the timeframe and gradually increase over time, as Torontonians become more familiar with and experienced in building Laneway Suites, Garden Suites, Multiplexes and Major Streets projects. As a result, annualized unit uptake numbers calculated for earlier portions of the planning horizon (such as between 2021 and 2031 to reflect the Provincial timeframe for the Municipal Housing Target) will likely overstate estimated uptake.

The following sections describe how uptake was estimated in more detail, with further information in **Appendix C**.

Table 5: Estimated Uptake by EHON Initiative

EHON Initiative	Estimated Unit Uptake by 2051	Annualized Unit Uptake	Estimated Unit Uptake by 2031	% of Total Unit Uptake
Laneway Suites	9,180	306	3,060	5.6%
Garden Suites	26,388	880	8,796	16.1%
Multiplex	87,134	2,904	29,045	53.2%
Major Streets	41,083	1,369	13,694	25.1%
Combined Total	**163,785**	**5,460**	**54,595**	**100.0%**

How Uptake was Estimated

Reviewing Intensification Research

Determining how to estimate the future uptake of EHON initiatives in Toronto started with reviewing the growing body of research on the impacts of upzoning in cities across the world.

Broad upzoning, such as in Los Angeles, has been shown to reduce land competition and costs, benefiting developers of market-rate and income-restricted housing while promoting housing choice. Contextual rezoning in New York City maintained neighbourhood character in terms of built form, but inadvertently increased racial and economic exclusivity.

In New Zealand, medium-density standards significantly boosted housing supply and moderated price growth. Studies from Portland and Auckland confirm that upzoning increases development probabilities and housing stock, though short-term land price increases were noted in cities like Chicago.

New permissions for Accessory Dwelling Units (ADUs) in California facilitated small-scale housing growth in Secondary Suites, Laneway and Garden Suites. In Minneapolis, policies allowing duplex and triplexes have started to experience uptake, while reforms promoting apartment building construction have enabled the city to substantially add to its housing supply and mitigate rent growth.

Collectively, these examples emphasize the nuanced outcomes of upzoning, including potential unintended consequences such as exclusivity, uneven development, and market distortions. The findings from other cities' experiences with upzoning illustrate the need for context-specific planning, robust regulatory frameworks, and complementary policies to ensure equitable outcomes.

A predictive study from British Columbia highlighted the role of location preferences and cost feasibility in driving infill redevelopment. This study focused on the Province's Small Scale Multi-Unit Housing (SSMUH) initiative, which enables fourplexes in urban areas across the province, sixplexes in frequent transit areas and up to twenty-storey buildings in Transit Oriented Areas.

The model incorporates variables such as income levels and proportion of the population between 25 and 34 years old to anticipate a cumulative increase of 114,000 to 131,000 net new dwelling units in Metro Vancouver. This corresponds to a 10% to 12% increase in the total housing stock in the region, or a 1.0-1.2% annual increase, rates which inform this bulletin's multi-unit estimates.

The literature review focused on studies that provided analysis on intensification rates and operated within contexts, timeframes, or jurisdictions like Toronto. As shown in **Figure 8** on page 18, research from San Franciso's experience with ADUs was used to establish baseline intensification rates for Laneway and Garden Suites, with an uptake rate of 15 units per 1,000 people over nine years.

Insights from Auckland and British Columbia were applied for Multiplex and Major Street estimates, with Auckland experiencing and British Columbia estimating a 1% annual increase in total dwelling stock in each jurisdiction.

While San Francisco, Auckland, and cities in British Columbia differ from Toronto in many ways, the academic research on their upzoning experiences and estimates offer benchmarks for creating uptake estimates for Toronto.

Modelling Neighbourhood Types

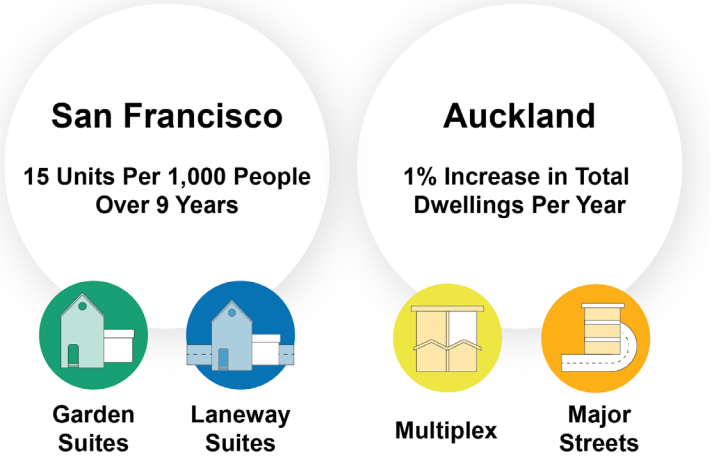
To apply insights from the literature on intensification uptake to Toronto, a Neighbourhood Typology model was developed. The purpose of this model was to identify and map neighbourhoods with shared characteristics, and to inform the application of intensification rates by Neighbourhood type. The classification model uses a K-means clustering algorithm, a machine learning method designed to identify patterns in large datasets. A wide range of demographic, built form, land use and economic characteristics were considered as inputs, aggregated to Census Dissemination Areas (DAs), and eventually distilled down to the following factors (described in further detail in **Appendix C**):

- Age of housing;
- Proportion of existing housing types;
- Tenure of residents;
- Sales price ratio of single detached dwellings;
- EHON initiative dwelling unit potential by parcel;
- Number of Building Permits by EHON initiative;
- Proximity to transit and amenities such as grocery stores;
- Household characteristics; and
- Historic population change.

Modelling involved rigorously testing for relationships between variables, including collinearity, the extent to which variables are correlated with each other and therefore redundant. Several iterations of the model were created and run to remove redundant variables and make the resulting classifications progressively more informative.

The analysis yielded six distinct Neighbourhood Types, each representing areas of the city with similar characteristics and development potential. These Neighbourhood Types are described in detail in **Appendix C** and illustrated in **Map 4**.

Figure 8: Literature Review Intensification Rate Sources



Land Needs Assessment

Prior work to estimate potential intensification in Neighbourhoods was undertaken for the 2023 Land Needs Assessment. This is a Provincially-mandated study to determine the amount of land needed to accommodate forecasted population and employment growth.

The City's study also identified Neighbourhood Types and estimated the future unit yield in Neighbourhoods at 88,842 new residential units by 2051. This is just over half of the 163,785 net new units estimated in this bulletin.

The work in this bulletin differs as it is specific to each citywide residential EHON initiative rather than analyzing general intensification in Neighbourhoods, including the creation of Secondary Suites. Research was conducted to inform the adoption of Multiplex and Major Streets permissions by Toronto City Council, which are now a significant component of potential and estimated uptake.

Uptake Criteria and Scores

Once Neighbourhood Types were identified, a list of criteria considered important for the uptake of each EHON initiative was developed. Criteria were drawn from data points used in the statistical model, and their selection informed by the findings in academic literature. For example, for Multiplexes, important criteria included high values for:

- proximity to transit and amenities;
- number of parcels with potential for Multiplexes, Garden Suites and Laneway Suites; and
- number of Building Permits issued for net new residential units (among other criteria).

Each Neighbourhood Type was evaluated against the uptake criteria for each EHON initiative to determine a relative score based on how many criteria were met. See **Table 6** below for the results, and **Appendix C** for further details on the process and validation.

The scores were used to adjust the base intensification rates identified in the academic literature, and to provide nuance to the amount of uptake being estimated in different parts of Toronto depending on the characteristics of that area. For example, Neighbourhood Type 5 met several uptake criteria for Laneway Suites while Type 3 met fewer, so Type 5 was assigned a score of 0.5 (50% of the base intensification rate), and Type 3 a score of 0.25 (25% of the base intensification rate). Both Neighbourhood Types are expected to build Laneway Suites over the next 30 years, but this method anticipates Neighbourhoods within Type 5 will build more.

Neighbourhood Type 2 contains areas with high concentrations of rowhouses and small lot sizes. It received low uptake scores due to limited potential as a result of the multi-criteria decision analysis.

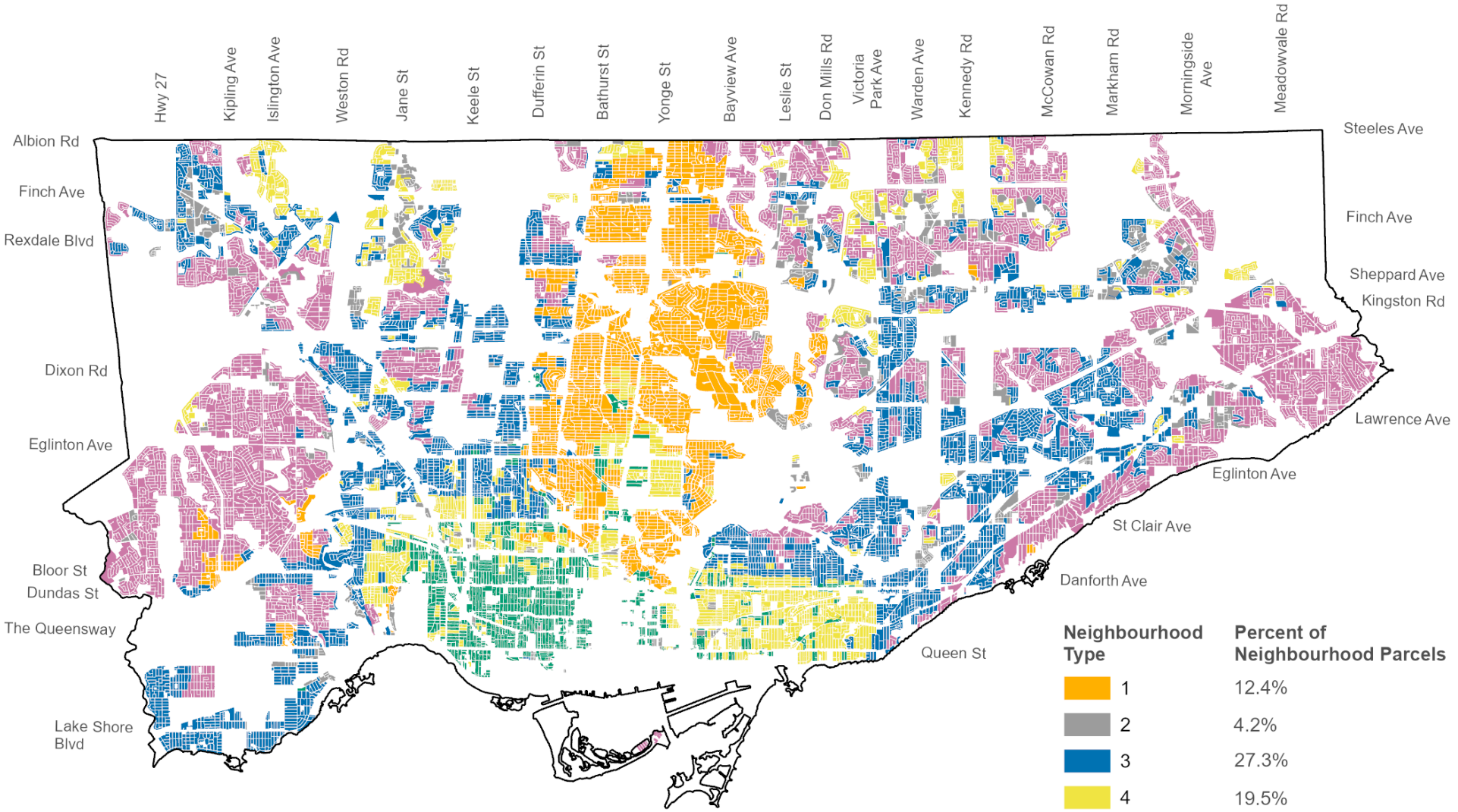
Neighbourhood Intensification Estimates

After applying uptake scores to each Neighbourhood Type, an estimate was created for each EHON initiative that combines the expected uptake in all Toronto Neighbourhoods to the year 2051, as shown in **Table 5**. These calculations also incorporated caps from the maximum potential analysis, so that if a Neighbourhood Type was identified as having no potential for a given EHON initiative, no future uptake was estimated to occur. The result is a set of estimates for the future uptake of Laneway Suites, Garden Suites, Multiplexes, and Major Streets projects in Toronto Neighbourhoods over the next thirty years.

Table 6: Uptake Scores by Neighbourhood Type

	Neighbourhood Type					
EHON Initiative	**1**	**2**	**3**	**4**	**5**	**6**
Laneway Suites	0	0	0.25	0.3	0.5	0
Garden Suites	0.4	0	0.5	0.1	0	0.3
Multiplex	0.25	0	0.3	0.75	0.75	0
Major Streets	0.5	0	0.5	0.25	0.25	1

Map 4: Neighbourhood Intensification Typology



Source: Neighbourhood Intensification Model

Toronto City Planning, Planning Research and Analytics - February 2025

Building Permit Projections

These EHON uptake estimates were created at a point in time and make assumptions based on the status of planning policies that are new and subject to change. Several EHON initiatives are currently being monitored by City Planning staff, which could result in changes to how and where these housing types are allowed to be built, which would then impact estimated potential and uptake. As described elsewhere in this bulletin, real estate development and housing construction are also subject to many economic, political, and other factors that may result in different uptake than anticipated.

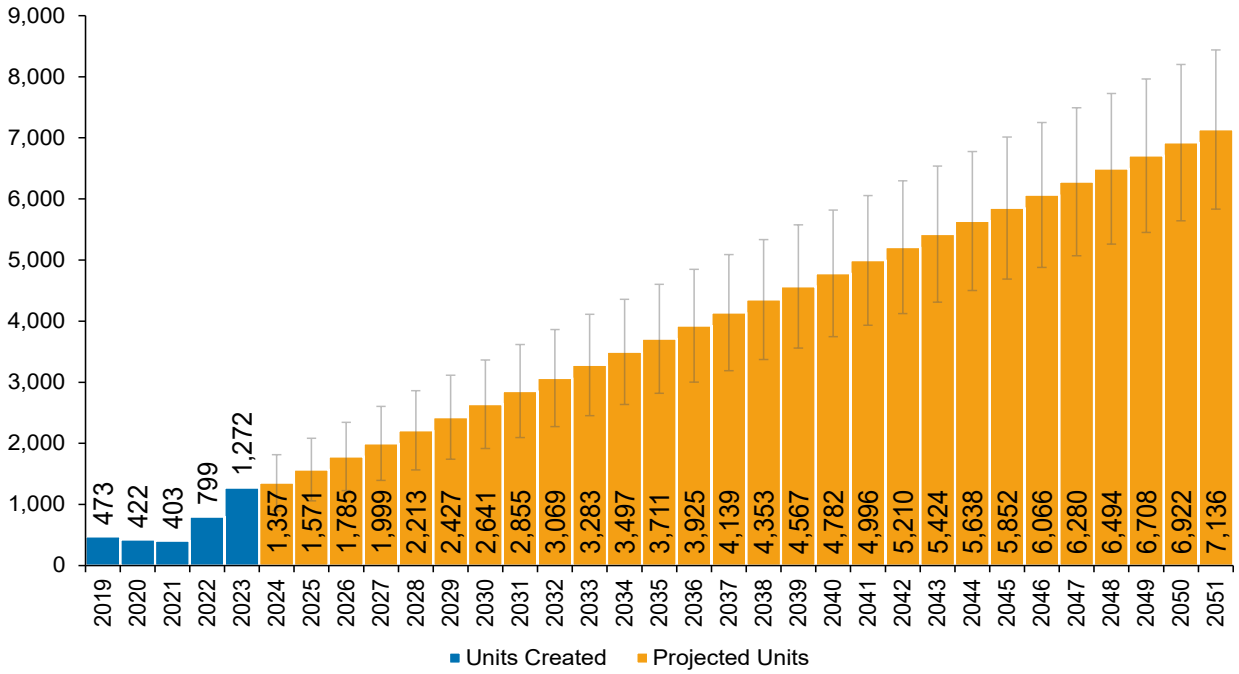
Given these uncertainties, another set of estimates was developed by projecting the rate of new units created from recent Building Permits in Neighbourhoods. The purpose is to create an independent comparative model that makes fewer assumptions about the factors contributing to net new units. This provides a benchmark for testing the validity of the multi-criteria decision analysis, and a projection of the likelihood of intensification under "business as usual" conditions. This approach in turn depends on assuming the future will be like the past, using past trends in Building Permit activity to project construction activity in future years.

The process involved identifying units created via the intensification Building Permits described earlier in the bulletin and using a linear projection function to anticipate future unit yields to 2051 (see **Appendices A** and **C** for respective details on Building Permits and projections). This method has a simpler methodology than the estimates described in the previous section and does not provide estimated unit uptake by EHON initiative or spatially throughout Toronto.

Based on Building Permits in Neighbourhoods between 2019 and 2023, almost 119,000 new units were projected from 2024 to 2051. See **Figure 9** below and **Table 10** on page 36 for annual projections. Including actual units created in 2022 and 2023, this represents almost 121,000 new units, about 74% of the total uptake estimated by the multi-criteria decision analysis in the previous section.

This indicates that if recent Building Permit trends continue in a "business as usual" scenario over the next thirty years, Neighbourhoods could add housing equal to almost 10% of the total Toronto dwellings counted in the 2021 Census. This provides a useful benchmark for the Neighbourhood Typology model and supports the analytical findings. Together, the two results provide a range of estimates to support an informed understanding of future uptake.

Figure 9: Projected Units in Neighbourhoods to 2051, based on 2019-2023 Building Permits



Future Steps for Neighbourhoods

Discussion

Intensification is not new to Neighbourhoods, as described in the Neighbourhood Change Bulletin and the analysis of Building Permits and the Development Pipeline. However, the amount of housing being created in Neighbourhoods is increasing. Citywide residential EHON initiatives have expanded the types of housing allowed to be built, and the number of units permitted on each residential parcel.

The EHON program's maximum potential to create new housing in Toronto is vast: over 1.2 million net new units as shown in **Table 4**, which would represent a doubling of Toronto's 2021 housing stock. That potential is spread across the entire city. Much of the potential for Major Streets intensification, for example, is along north-south arterials in Etobicoke, North York, and Scarborough.

Not all potential for housing intensification will be realized. Based on research findings and the characteristics of Toronto's Neighbourhoods, it is estimated that almost 164,000 units will be built in Laneway Suites, Garden Suites, Multiplexes, and Major Streets projects over the next thirty years.

As one of the components of Toronto's Housing Action Plan, EHON initiatives could add a significant portion of the housing starts counting towards Toronto's Municipal Housing Target of 285,000 units by 2031 approximately 54,600 units, or almost one-fifth (19%) of the new housing required to achieve the Target (see **Table 5**). Note that as described in the Estimated Uptake section, uptake will likely be slower in the earlier part of the 2021-2051 timeframe, and the linear nature of annualized estimates will likely overstate the uptake in the period leading up to 2031. Relatedly, "business as usual" construction based on recent trends and early results from implementation of EHON initiatives estimates a yield of 16,800 units between 2024 and 2031, a more modest 6% of the Municipal Housing Target.

The significance of housing created through EHON initiatives goes beyond a new unit target or tally. There is significant unmet housing demand for larger, ground-related, and rental units in Toronto, and a mismatch between the housing supply currently available and the needs of many households in the city.

The Right-Sizing Housing and Generational Turnover bulletin estimated a shortfall of 2,213 to 2,236 single detached, semi-detached and rowhouse units per year to 2051. The types of housing now permitted through citywide residential EHON initiatives are well-suited towards meeting some of this demand, and can provide Torontonians with more options for housing between detached houses and high-rise apartments.

Areas of Future Work

This bulletin has approached Neighbourhood intensification on many scales: individual parcels, Census Dissemination Areas, Neighbourhood Types, and the entire city. There are still many areas for further research to explore, including deeper contextual work focused on the EHON projects proposed and built so far. Some of this analysis is already underway via monitoring programs for the Garden Suites and Multiplex initiatives.

Further investigation of development trends in areas based on rents and parcel sizes could show how the real estate market is responding to zoning changes, where specific EHON initiatives are most economically viable, and the possible impact of affordability incentives such as inclusionary zoning.

Other research questions could focus on differing patterns of development and uptake for specific initiatives; for example, determining the typical density and setbacks that yield 41 units on a Major Streets project parcel, and refining parameters for estimated potential lots and units accordingly.

Future work could also explore Neighbourhoods that have not yet experienced uptake in EHON initiatives or are not experiencing uptake to the level predicted, to better understand barriers to change.

There are already known barriers to creating housing through citywide residential EHON initiatives. Many are related to the land economics of development in an expensive city, and others to the evolving processes and infrastructure around creating new types of housing.

Efforts to address these barriers are growing, including through the creation of new mortgage products by financial institutions, mortgage insurance reform by the federal government, and the

sharing of design templates and catalogues by federal agencies, academic institutions and design professionals.

More changes can be made, as shown by the recent Building Code updates in British Columbia to increase flexibility in the design requirements of buildings under six storeys. The Ontario Provincial Government recently introduced new legislation related to the design of additional residential units, and City staff are currently exploring process improvements and zoning changes to Garden Suites and Multiplexes.

If supports to creating new housing through EHON initiatives continue to grow, so might the maximum potential and estimated uptake across Toronto. However, some cities in North America such as Minneapolis have updated zoning to encourage the creation of more housing and have not initially experienced as much uptake as predicted.This underlines the importance of continued monitoring of housing policy and legislation. As policies change, there will also be a need to revise maximum potential and uptake estimates to better reflect future conditions.

Housing Potential

Although there is a need for affordable housing, EHON initiatives delivered by the private market are unlikely to meet the City's definition of affordable housing given the investment required for new construction.

However, new units constructed add to the overall housing supply and provide much needed options for ground-related housing. Units created through EHON initiatives could also free up more existing affordable housing through filtering, when higher-income households move into new homes and make their vacated homes available to lower-income households.

According to architects and planning consultants, Garden Suites are enabling new configurations of multi-generational and shared living on a single parcel of land. Laneway Suites and Multiplexes can allow homeowners to add units to the rental market while supplementing their own housing costs with rental income. Major Streets development projects can provide the convenience of apartment living within the vibrant Neighbourhoods that Torontonians love and may not wish to leave, whether they are young people moving into the first place of their own, older residents wanting to age in place, or somewhere in between.

Toronto is a city of neighbourhoods. and a diversity of options for housing and the people living in Neighbourhoods will support their vitality now and in the decades to come.

Appendices

Appendix A: Neighbourhood Intensification Since EHON

Building Permit Analysis

Building Permit analysis involved geocoding Cleared Building Permits available from the City's internal database and Open Data. Cleared Building Permits are Permits which have been resolved and closed by Toronto Building Division. This raw data was cleaned through a series of processes to ensure completeness. As multiple Permits can be required for as-of-right development, applications were grouped by address and the Units Created and Units Lost fields, and investigated to determine if there was a change in the number of units at the address.

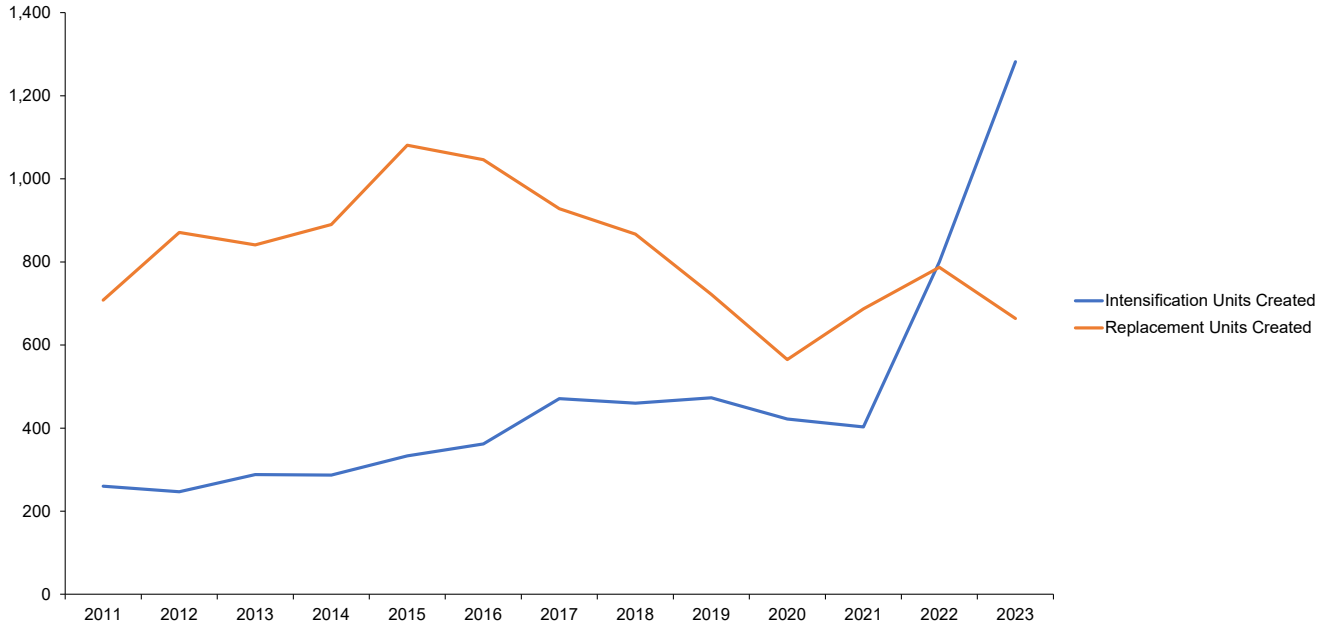
Based on the amount of unit change, the Building Permits were categorized as either Replacement, Intensification, or both. For example, if an address contained a Demolition Permit demolishing one unit and one new unit in a Building Permit, this was deemed a Replacement Permit. If an address was affiliated with a Demolition Permit and the construction of two or more units, this Permit was deemed an Intensification Permit. If a Permit involved both replacement and intensification, it is grouped with Intensification Permits. This analysis was performed for the purpose of this bulletin, with the units and Permit types totalled by year.

Development Pipeline Analysis

The Development Pipeline was assembled from Planning Applications (Official Plan Amendments, Zoning By-Law Amendments and Site Plan Controls) available from IBMS and Open Data. Planning Applications having to do with a single development site were assembled into Development Projects. To illustrate the range and magnitude of small-scale intensification in Neighbourhoods, the Development Pipeline was filtered to select residential or mixed-use projects proposing buildings of four or less storeys in height and that contained more than one proposed unit.

From the original 2,344 projects and 800,889 proposed residential units in the citywide Pipeline, the filtered small-scale intensification projects included 141 projects approved or built in Neighbourhoods between 2019 and 2023. These projects contain 5,427 units, a smaller quantity of units than were added through as-of-right Building Permits over a longer timeframe (2011 to 2023).

Figure 10: Intensification and Replacement Building Permits



Appendix B: Methodology for Calculating EHON Potential

Notes on Calculating Potential

Calculations were undertaken to create an estimate of the overall theoretical maximum potential for each citywide residential EHON initiative. To find potential citywide, calculations were based on lot dimensions and resulting maximum building footprints.

These calculations do not include the potential for other types of intensification in Neighbourhoods, such as the addition of Secondary Suites within primary dwellings e.g. basement apartments, where the Secondary Suite is generally smaller than the primary unit.

Laneway Suites

Laneway Suites are permitted on Neighbourhood parcels adjacent to public laneways, with one unit per suite. Laneway Suites are not permitted on lots with Garden Suites, but may be permitted on lots with Multiplexes or Major Streets projects – see **Figure 7** on page 15 for an illustration of the overlap in potential for EHON initiatives.

Lots with the potential to develop Laneway Suites were identified based on two criteria:

- Adjacent to public lane; and
- Lot area of between 100 and 9,999 square metres.

By definition, Laneway Suites may only be built on lots adjacent to public lanes. Minimum lot area was determined by a combination of spatial analysis and reviewing of project statistics for issued Laneway Suite Building Permits. Lots under 100 square metres were typically found to be atypical or administrative (easements or parcel reserves). At the time of analysis, almost all issued Laneway Suites Building Permits were on lots with areas of at least 100 square metres.

Maximum lot area was determined by finding the largest residential lot sizes in Toronto, which are generally up to 9,999 square metres. Lots larger than this threshold within the Neighbourhood land use designation tend to be schools, places of worship, or other non-residential community uses.

As Laneway Suites are created in addition to a primary dwelling and are limited to one unit, a net new unit number of 1 was applied for every lot with Laneway Suite potential. This assumes the retention of any existing units in the primary dwelling, and that there are no existing Laneway Suites on site that would be replaced. While several laneway houses existed in Toronto before citywide Laneway Suites permissions were adopted in 2019, pre-existing laneway houses were mostly developed via lot severances as the primary dwelling on their own lot. In most cases, these lots are excluded from Laneway Suite potential calculations due to their smaller lot areas.

Garden Suites

Garden Suites are permitted on Neighbourhood parcels that do not contain a Laneway Suite, with one unit per suite.

Garden Suite potential was identified based on three criteria:

- Not adjacent to a public lane;
- Lot area of between 200 and 9,999 square metres; and
- Lot coverage of primary building is less than 30%.

Garden Suites may not be built on a lot that already contains a laneway Suite. Currently, Laneway Suite zoning is more permissive than Garden Suite zoning, to reflect the smaller lot dimensions and urban infill conditions of lots adjacent to lanes. Therefore, potential calculations assumed that no Garden Suites would be built on parcels adjacent to public lanes.

Like Laneway Suites, minimum lot area was determined by a combination of spatial analysis and reviewing of project statistics for issued Garden Suite Building Permits. Lots under 100 square metres were typically found to be atypical or administrative e.g. easements or parcel reserves. At the time of analysis, all issued Garden Suites Building Permits were on lots with areas of at least 200 square metres.

Maximum lot area was again determined by finding the largest residential lot sizes in Toronto, which are generally up to 9,999 square metres. Lots larger than this threshold within the Neighbourhood land use designation tend to be schools, places of worship, or other non-residential community uses.

Lots that are not adjacent to lanes tend to have a greater variety of configurations and lot dimensions than those on lanes. To account for this variety, a maximum lot coverage was also applied to identify lots more likely to have the potential to create Garden Suites. The maximum of 30% lot coverage of the primary dwelling was determined through spatial analysis and best practices from other municipalities such as Hamilton. Coverage of the primary dwelling was applied rather than coverage of

the entire lot, as many lots contain existing ancillary structures such as detached garages, that may be demolished or converted into Garden Suites.

As Garden Suites are created in addition to a primary dwelling and are limited to 1 unit, a net new unit number of 1 was applied for every lot with Garden Suite potential. This assumes the retention of any existing units in the primary dwelling, and that there are no existing Garden Suites on site that would be replaced. Research conducted for the Garden Suites initiatives found very few existing structures of these type in Toronto prior to the adoption of Garden Suite permissions in 2022.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is type of residential unit. It is a separate self-contained unit located on the property of a primary dwelling. Both Laneway Suites and Garden Suites fit this defintion.

Multiplexes

Multiplexes are permitted on all Neighbourhood parcels, with up to four units per building. Parcels with Multiplexes may also be permitted to have a Laneway or Garden Suite, per **Figure 7**.

Multiplex potential lots were identified based on two criteria:

- Lot area of between 100 and 499 square metres; and
- Lot dimensions enable minimum building footprint of at least 98.43 square metres.

Minimum lot area was determined by a combination of spatial analysis and reviewing of project statistics for issued Multiplex Building Permits. Lots under 100 square metres were typically found to be atypical or administrative (easements or parcel reserves). At the time of analysis, all issued Multiplex Building Permits were on lots with areas of at least 100 square metres.

Maximum lot area was determined in consultation with industry experts building Multiplexes, and according to the minimum lot area of Major Streets projects. Multiple architects and planning consultants with active Multiplex projects in Toronto provided feedback on the minimum lot area, and spoke to other “highest and best use” built forms for lots of 500 square metres and greater. As Multiplex zoning currently permits up to four units on a lot, larger lot areas enable larger unit sizes but not higher unit yields. This is subject to future policy changes, such as permissions for up to six units per Multiplex, which may make larger lots more viable for Multiplexes.

Like Garden Suites, lots with Multiplex potential in Toronto have a wide variety of lot configurations and dimensions. To identify those that are more likely to be viable for Multiplexes, potential calculations assumed a minimum building footprint of 98.43 square metres was required. This number is based on consultation with three firms developing Multiplexes as well as reviewing project statistics for issued Multiplex Building Permits. Consulted architects identified a minimum lot frontage of 7.62 metres (25 feet) for 4-unit Multiplex viability, which with typical side yard setbacks enables a building width of 5.79 metres (19 feet).

Assuming a desire to maximize building depth permissions, and applying the more conservative zoning permission for depth on smaller lots, a 5.79 metre building width multiplied by a 17 metre building depth equates to a building footprint of 98.43 square metres. This threshold was validated by reviewing building statistics for local Multiplex projects provided by other architects, which had building footprints of at least 100 square metres.

Calculating the maximum potential units for Multiplexes was based on the assumptions that four new units would be created as the current maximum zoning permission, and any existing units on a lot would be lost. Existing units were calculated using a citywide average of 1.43 units per Neighbourhood parcel (total parcels in Neighbourhoods per the Official Plan divided by total dwelling units in Neighbourhood parcels per the 2021 Census, shown in **Table 1**). The result is up to 2.57 net new units on each lot with Multiplex potential. These lots may also have potential to develop either Laneway or Garden Suites depending on their lot characteristics.

Major Streets Projects

Major Street Projects are permitted on Neighbourhood parcels adjacent to Major Streets, with up to 60 units per project.

As with Multiplexes, parcels with Major Streets projects may also be permitted to have a Laneway or Garden Suite. Distinct lot area ranges were used in calculating potential for a Multiplex versus a Major Streets project, meaning no potential overlap is assumed between Multiplex and Major Streets potential as shown in **Figure 7**.

Lots with potential to develop Major Streets projects were identified based on three criteria:

- Adjacent to Major Street as identified by the Official Plan;
- Lot area of between 500 and 9,999 square metres; and
- Lot frontage of at least 12 metres.

Major Streets projects are only permitted on Neighbourhood lots that are adjacent to Major Streets as identified by the Official Plan.

Minimum lot area was determined by reviewing financial feasibility analysis conducted by Parcel Economics for the Major Streets initiative, and according to the maximum lot size of Multiplex projects. Financial feasibility analysis conducted by planning and land economics consultants identified a minimum lot area range of 456 to 525 square metres for projects modelled in North York, Etobicoke, and Scarborough.

Applying a minimum lot area threshold of 500 square metres for Major Streets projects aligned with feedback from architects and planning consultants about the maximum lot size for Multiplex projects before a different 'highest and best use' was more viable. Given the additional unit permissions for Major Street projects of up to 60 units compared to up to 4 units for Multiplexes, potential calculations considered lots 500 square metres and over to have potential for Major Streets projects over Multiplexes.

Maximum lot area was determined by finding the largest residential lot sizes in Toronto, which are generally up to 9,999 square metres. Lots larger than this threshold within the Neighbourhood land use designation tend to be schools, places of worship, or other non-residential community uses.

Lot frontage was also used to identify potential for Major Streets projects given the variety of possible lot configurations along Major Streets. A minimum lot frontage of 12 metres was identified through the review of the initiative's financial feasibility analysis, which modelled a range of 12 to 15 metres for viable projects, as well as review of project statistics for similar projects in the Development Pipeline and selected other jurisdictions , which all had frontages over 12 metres.

Calculating maximum potential units for Major Streets projects was based on the assumptions that 41 new units would be created as per the financial feasibility analysis, and any existing units on a lot would be demolished. Financial feasibility analysis by Parcel Economics identified 41 units as the viable maximum for Major Streets projects when incorporating a mix of unit sizes. Existing units were calculated using a citywide average of 1.43 units per Neighbourhood parcel (total parcels in Neighbourhoods per the Official Plan divided by total dwelling units in Neighbourhood parcels per the 2021 Census, shown in **Table 1**).

The result is up to 39.57 net new Major Streets units on each lot with Major Streets potential. These lots may also have potential to develop either Laneway or Garden Suites depending on their lot characteristics, though the maximum unit yield from the Major Streets component would likely decrease if a Laneway or Garden Suite were to be included on the same lot based on current zoning permissions.

Appendix C: Uptake Methodology

Methodology for Estimating EHON Uptake

Reviewing Intensification Research

There is a growing body of research on the impact of upzoning and neighbourhood intensification on cities around the world. To ensure a comprehensive understanding of upzoning and its potential outcomes for Toronto, a literature review was conducted through an extensive examination of a wide range of articles and studies related to upzoning from across the globe. The literature review process included collaboration with a student intern from Toronto Metropolitan University, who provided valuable assistance in both researching relevant materials and contributing to the writing of the review.

Particular attention was given to papers that analyzed intensification rates, as these were critical for deriving insights into potential unit yield for the residential EHON initiatives (see **Table 7** below for examples). The findings from this research were instrumental in informing the uptake rates applied in our analysis, ensuring that the assumptions were grounded in empirical evidence and global trends.

The reviewed papers collectively underscore the critical role of zoning reforms in addressing housing crises globally. While upzoning generally increases housing supply and density, its impacts on affordability and community composition vary widely. Successful cases often balance increased development potential with measures to prevent speculative price hikes and displacement, as seen in approaches favouring broad rezoning, such as Houston or Auckland.

However, unintended consequences such as exclusivity, uneven development, and market distortions highlight the need for context-specific planning, robust regulatory frameworks, and complementary policies to ensure equitable outcomes. These studies provide valuable benchmarks for cities like Toronto to implement zoning strategies that align with local housing and socio-economic priorities.

Table 7: Literature Review Summary

Region	City	Intensification Rates	Growth Rate	Timeline	Context
Australia / New Zealand	Auckland	5.11% increase of total dwelling stock	1.022% dwelling stock per year	5 years (2016-2021)	Auckland's plan upzoned ¾ of residential land. 'Mixed Housing Suburban' zones: 34.2% increase in permits, 'Mixed Housing Urban' zones: 39.4% increase in permits. "Mixed Housing Suburban": two storeys, 40% site coverage, maximum 3 dwellings per site, minimum lot size 400m2. Despite having more restrictive constraints than Mixed Housing Urban, covers the most geographic area.
	New Zealand	2.5%-3% dwellings/ 1,000 households	2.5%-3% dwellings per 1,000 households	10 years (2010-2020)	Estimates 75,000 new dwellings across NZ's fastest growing cities over 5-8 years. High land value *where development cost is low resulted in* 20% probability of intensification. Average land value with average development cost resulted in 10% probability of intensification.
	Brisbane	Total # dwellings increased by 33%	1.62% dwelling stock, 2.2% sites developed	20 years (1996-2016)	Inner neighbourhoods increased 1 dwelling / hectare, outer neighbourhoods 0.8 dwellings / hectare.
Canada	British Columbia	Estimates 130,000 net new dwellings from SSMUH (multiplex) and 100,000 from Transit Oriented Areas over 10 yrs	1-1.2% dwelling stock per year	10 years (2023-2033)	Prediction model based on detailed land records in BC. High amenity areas that are near city centres will receive the most attention for higher development. More intensifications may occur in lower priced areas due to supply and demand.
	Toronto	2015: 10 completed projects / 100 houses	Related to unit size increase, not creation.	22 years (1998-2020)	Tracked basement underpinnings and housing additions. Top 5 Census Tract areas are centrally located in high income areas, within 5 km of the intersection of Bayview Ave and Eglinton Ave E.
USA	Bay Area	11 units / 1,000 people	11 units / 1,000 people	5 years (2016-2021)	Studies Accessory Dwelling Units only. Hispanic or Latino populations had a higher rate of uptake. More prevalent in areas with relatively low rents and good job access. Most permits were issued in areas with median household incomes in the top two quartiles statewide.
	San Francisco	15 units / 1,000 people	15 units / 1,000 people	9 years (2007-2016)	Studies Accessory Dwelling Units only.
	Portland	5.1% development probability of upzoned parcels	Growth rates not included	5 years (2016-2021)	Underutilized parcels in higher density zones demonstrate higher development probability and produce more homes.
	Houston	4.2 x more floor area, 39% population density increase	1.6% (of townhouse parcels only)	17 years (2000-2017)	Zoning allows for single-family-dwellings to be converted to townhomes (many of which are still detached). Zoning reforms not unilaterally applied. 97% concentrated inside the city's Inner Loop. Heavily concentrated nearby large development applications.

Modelling Neighbourhood Types

The statistical and geospatial model created to identify Neighbourhood Types built upon an existing model created for Toronto's 2023 Land Needs Assessment (LNA), conducted by Planning Research and Analytics staff as part of the Official Plan Review. As with prior work, this model focused on areas designated as Neighbourhoods, and did not exclude Neighbourhood parcels if they fell within other land use planning geographies such as Major Transit Station Areas or along Avenues.

A range of demographic, land use, economic, built form, parcel fabric and Building Permit data was incorporated into the model, and aggregated to the Census geography of Dissemination Areas (DAs). Variables were included based on research findings from academic literature as well as the prior findings of the Neighbourhood Intensification model created for the LNA. Model variables were standardized and then assessed for multicollinearity, the extent to which variables are correlated with each other and therefore redundant, by analyzing Variance Inflation Factors (VIFs). Variables were removed to ensure a VIF value of 5 was not exceeded by any variable. For example, as the percent of homes that are Single Detached is high across all neighbourhood areas, this variable was removed because it was highly correlated with all other variables and therefore offered limited value in segmenting data points.

After several weeks of iterating and re-testing variables, the below list of variables was used:

- Age of housing (average for parcels by Dissemination Area)
  - Year built
- Proportion of existing housing types (low-rise dwellings only by Dissemination Area)
  - Semi-detached
  - Row/Townhouses
  - Duplex apartments
  - Apartments in buildings under five storeys
- Tenure of residents (low-rise dwellings only by Dissemination Area)
  - Percent owner versus renter
- Sales ratio (average for parcels by Dissemination Area)
  - Relative benchmark price of a detached house (from Toronto Regional Real Estate Board)
- EHON potential (average for parcels by Dissemination Area)
  - Percent of Neighbourhoods parcels with potential for Laneway Suites
  - Percent of Neighbourhoods parcels with potential for Garden Suites
  - Percent of Neighbourhoods parcels with potential for Multiplexes
  - Percent of Neighbourhoods parcels with potential for Major Streets projects
- Building Permits (average for parcels by Dissemination Area
  - Percent of Neighbourhoods parcels with Building Permits for Laneway Suites
  - Percent of Neighbourhoods parcels with Building Permits for Garden Suites
  - Percent of Neighbourhoods parcels with Building Permits for Multiplexes
- Proximity to existing transit and amenities (average for parcels by Dissemination Area)
  - Distance to Major Transit Station Areas
  - Distance to Toronto Transit Commission transit stops
  - Distance to grocery stores and neighbourhood retail (from the Toronto Employment Survey)
  - Distance to hospitals and post-secondary institutions (from the Toronto Employment Survey)
- Age of Primary Household Maintainers (PHM)
  - Percent of PHMs that are 25 to 39 years of age
  - Percent of PHMs that are 40 to 54 years of age
  - Percent of PHMs that are 55 to 74 years of age
- Population change
  - Percent change in population from 2001 to 2021 by Dissemination Area.

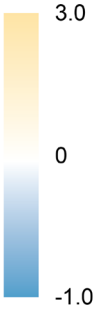
The model employed a statistical technique called K-means clustering, which uses a machine learning algorithm to find patterns in large datasets and group data according to clusters. Using the variables described, the K-means clustering algorithm identified six Neighbourhood Types in Toronto, which are listed below, and assigned each Dissemination Area to a Type (see **Table 8** for the results). These Types indicate Neighbourhoods that share common characteristics and may be expected to develop in similar ways. The Neighbourhood Types are:

- **Type 1**: Areas with high land values and many Replacement Building Permits (Permits with no net new units). They also have a high proportion of ownership, middle-aged and older primary household maintainers (40-54 years and 55-74 years of age). These areas are close to transit and amenities, and concentrated along the Yonge Street corridor north of Bloor Street.
- **Type 2**: Areas with a very high proportion of row houses. They have generally experienced high population growth. These areas are located throughout the city but particularly in north Scarborough and Etobicoke. As these areas are fairly dense and limited in area, they have no estimated uptake.
- **Type 3**: Areas with a high proportion of duplexes, and a high proportion of parcels with Garden Suite potential. They are a moderate distance from transit and amenities. These areas are located throughout the city but particularly in the inner suburbs of York, East York, south Etobicoke and southeastern Scarborough.
- **Type 4**: Areas with a high proportion of semi-detached houses, and a moderate proportion of ownership. They have a high proportion of parcels with Multiplex potential. These areas are close to transit and amenities, and located throughout the city but particularly south of Danforth Avenue.
- **Type 5**: Areas with a high proportion of low-rise apartments (under 5 storeys) and many Building Permits adding net new units, especially as Laneway Suites. They have a high proportion of the potential for Laneway Suites and Multiplexes. These areas have younger primary household maintainers (25 to 39 years of age) and a low proportion of home ownership. They are also very close to transit and amenities, and concentrated west of Downtown.
- **Type 6**: Areas with a high proportion of ownership and older primary household maintainers (55 to 74 years of age). They have a greater distance to transit and amenities and have generally decreased in population, but have a high proportion of the potential for Major Street projects. These areas are concentrated in central Etobicoke, Scarborough, and the north-east part of North York.

Table 8: Mean Value of Variables by Neighbourhood Type

Each Neighbourhood Type aggregates hundreds of Dissemination Areas. This heat map shows the average standardized value of all variables in the model by Neighbourhood Type.

	Neighbourhood Type					
	1	2	3	4	5	6
Mean Year Built	0.07	0.20	-0.88	0.69	0.99	-0.14
Mean Distance to Grocery Store	0.21	-0.13	-0.24	-0.28	-0.78	0.96
Mean Distance to Hospital or Post-Secondary Institution	-0.34	-0.40	0.09	0.06	-0.48	0.44
Mean Distance to MTSA	-0.26	-0.02	-0.17	-0.23	-0.63	0.95
Mean Distance to Transit Stop on Priority Corridor	0.06	-0.24	-0.17	-0.28	-0.57	0.85
Primary Household Maintainer Aged 25 to 39 Years	-0.46	-0.25	-0.02	0.03	1.48	-0.62
Primary Household Maintainer Aged 40 to 54 Years	0.24	0.37	0.03	0.22	-0.22	-0.24
Primary Household Maintainer Aged 55 to 74 Years	0.35	0.22	-0.07	-0.09	-0.98	0.53
Population Change, 2001-2021	0.01	0.89	0.02	-0.06	-0.03	-0.26
Laneway Potential (% of Neighbourhood Parcels)	-0.26	-0.22	-0.22	0.07	1.15	-0.29
Garden Suite Potential (% of Neighbourhood Parcels)	0.61	-0.35	0.47	-0.62	-1.05	0.34
Multiplex Potential (% of Neighbourhood Parcels)	-0.57	-0.64	-0.04	0.85	0.88	-0.69
Major Streets (% of Neighbourhood Parcels)	-0.10	-0.20	-0.13	-0.31	-0.32	0.74
Sales Ratio	1.64	-0.22	-0.53	0.03	0.40	-0.38
Semi-Detached (%)	-0.48	-0.32	-0.28	1.43	-0.05	-0.42
Row House (%)	-0.29	2.98	-0.32	-0.17	-0.07	-0.21
Duplex (%)	-0.36	-0.62	0.54	-0.31	-0.10	0.00
Intensification Permits (% of Neighbourhood Parcels)	-0.33	-0.45	-0.14	-0.12	1.51	-0.35
Replacement Permit Parcels (% of Neighbourhood Parcels)	2.02	-0.46	-0.15	-0.39	-0.41	-0.14
Garden Suite Permits (% of Neighbourhood Parcels)	0.12	-0.16	0.13	-0.14	0.06	-0.11
Laneway Suite Permits (% of Neighbourhood Parcels)	-0.17	-0.18	-0.14	-0.05	0.89	-0.19
Multiplex Permits (% of Neighbourhood Parcels)	-0.23	-0.25	-0.13	-0.13	1.15	-0.25
Owner (%)	0.26	-0.51	-0.16	0.14	-0.96	0.72
Apartments Under 5 Storeys (%)	-0.26	-0.50	-0.03	0.15	1.49	-0.73



Uptake Criteria and Scores

Multi-criteria decision analysis was used to create a list of key criteria for the uptake of each EHON initiative. This is a structured approach to combining and comparing sets of criteria that produce certain outcomes. These criteria were informed by the literature review described previously, and drawn from the variables for the Neighbourhood Typology model.

The scores are normalized against the range of the values, creating percentile scores. Each value is compared to the mean of the values, creating z-scores, which are values that represent the number of standard deviations away from the mean (a statistical measure of the distribution of observed values). For each uptake criteria, the corresponding z-scores for the six Neighbourhood Types were compared to categorize each z-score by 25th, 50th and 75th percentile. This established high, medium and low value ratings for each of the uptake criteria z-scores, with low being in or

Table 9: Uptake Criteria

Themes	Variables	Garden Suites	Laneway Suites	Multiplex	Major Streets
Structure Age	Mean Year Built	Medium	Medium	Medium	Medium
Amenities	Mean Distance to Grocery Store	Medium	Medium	High	High
	Mean Distance to Hospital or Post-Secondary Institution	Medium	Medium	High	High
Transit	Mean Distance to MTSA	Medium	High	High	High
	Mean Distance to Transit Stop on Priority Corridor	Medium	High	High	High
Demographics	Primary Household Maintainer Aged 25 to 39 Years	Medium	Medium	Medium	Medium
	Primary Household Maintainer Aged 40 to 54 Years	High	High	Medium	Medium
	Primary Household Maintainer Aged 55 to 74 Years	High	High	Medium	Medium
	Population Change 2001-2021	Medium	Medium	High	High
Parcel Potential	Laneway Potential (% of Neighbourhood Parcels)	Low	High	High	Medium
	Garden Suite Potential (% of Neighbourhood Parcels)	High	Low	High	Low
	Multiplex Potential (% of Neighbourhood Parcels)	High	High	High	Low
	Major Streets (% of Neighbourhood Parcels)	Low	Medium	Low	High
Market	Sales Ratio	High	High	High	High
Housing Typology	Semi-Detached (%)	Medium	Medium	Low	Low
	Row Houses (%)	Low	Low	Low	Low
	Duplex (%)	Medium	Medium	Medium	High
Building Permits	Intensification Permits (% of Neighbourhood Parcels)	High	High	High	High
	Replacement Permit Parcels (% of Neighbourhood Parcels)	Low	Low	Low	Low
	Garden Suite Permits (% of Neighbourhood Parcels)	High	Medium	Medium	Medium
	Laneway Suite Permits (% of Neighbourhood Parcels)	Medium	High	Medium	Medium
	Multiplex Permits (% of Neighbourhood Parcels)	Medium	Medium	High	High
Tenure	Owner (%)	High	High	Low	Low

under the 25th percentile, medium being in the 50th percentile, and high being in the 75th percentile.

Once assigned a value, uptake criteria for the Neighbourhood Types which were deemed high or medium were compared against a value matrix for the same variables for each EHON initiative. The EHON initiative matrix's values were also assigned a high, medium or low value based on the potential of each variable to result in uptake.

The potential for each variable's uptake was determined based on qualitative and quantitative analysis which included the literature review of cities which have experienced intensification through upzoning, consultations with industry professionals regarding likelihood of development based on location, lot size and demographics, and consideration of market forces. The K-means clustering model also provided insight to the physical and demographic influences for where each EHON initiative has a pre-existing trend.

When there was positive correlation between the high and medium values of the EHON initiative matrix and that of each Neighbourhood Type, the count of high and medium scores was recorded and used to create uptake scores in **Table 6**, with the amount of EHON potential parcels being a highly-weighted factor. These uptake scores served as the multiplier from which likely unit yield uptake was determined.

Scores were validated and adjusted by comparing the proportion of uptake to potential across Neighbourhood Types for each initiative type. For instance, if a particular type had a much higher number of potential Garden Suites units than estimated uptake of Garden Suite units relative to the other types, the score for that type was re-evaluated.

The proportion of uptake and potential are not constant for every initiative and Neighbourhood Type, recognizing that some Neighbourhoods will build out more of their potential than others due to their differing characteristics.

Neighbourhood Intensification Estimates

Estimates were calculated at a Dissemination Area (DA) level, with a Neighbourhood Type assigned to each DA based on the results of the K-means clustering model.

As described in the previous section and shown in **Table 6**, each Neighbourhood Type received an uptake score, which was applied to the base intensification rate for that EHON initiative selected from the academic literature (see **Figure 11** below). Units were then estimated on an annual basis, holding constant each year from 2022 until 2051.

For example, a DA in Neighbourhood Type 4 was given a moderate score of 0.3 for Laneway Suites based on the number of uptake criteria met. This score was applied to the base intensification rate for Laneway Suites of 0.0016 new units per person per year (15 new units per 1000 persons over 9 years, shown in **Table 7**), resulting in an estimated Laneway Suite unit

Figure 11: Annual Unit Uptake Calculation

uptake of 0.3 (the uptake score seen in **Table 6**) x 0.0016 (the base intensification rate seen in **Figure 8**) x the 2021 Census population for that DA for each year to 2051.

In this example, assuming the DA had a 2021 population of 1,000 persons, this would result in an annual estimated uptake of 0.48 units and a total estimated uptake of 14.4 Laneway Suite units in that DA over thirty years.

The combined units estimated in each DA from 2022 to 2051 were summed for each initiative, and compared to the total potential calculated in that DA. If a DA was identified as having no potential for an EHON initiative, unit uptake was capped at zero new units.

Similarly, if a DA belonging to a Neighbourhood Type with an uptake score of zero, meaning that unit uptake was deemed to be unlikely based on the multi-criteria decision analysis, unit uptake was also capped at zero new units.

Building Permit Projection Methodology

Units in Building Permits in Neighbourhood areas were projected by applying linear regression to tabular Building Permit data from 2019 to 2023.

Different timeframes of data were tested from the available Building Permit data between 2011 and 2023, and a timeframe of 2019 to 2023 was selected based on 2019 being the first full year after the first citywide residential EHON initiative (e.g. Laneway Suites) was adopted in Toronto.

The estimated units are for intensification Building Permits as a whole and cannot be disaggregated by the four citywide residential EHON initiatives. These units include those added through other types of intensification in Neighbourhoods, such as those created via the addition of Secondary Suites.

Projections

The projection estimated almost 119,000 new units from 2024 to 2051, with a 95% confidence interval of 26,258 units by 2051 as shown on **Figure 9**, and **Table 10** on the following page. This indicates a 95% confidence level, meaning that 95% of the Building Permit units will fall within 26,258 units of the 118,889 units projected by 2051. Therefore, the total projected range by 2051 is 92,641 to 145,157 units.

Figure 12: Linear Regression

The linear regression calculates a future value for y (Units Projected in Table 10 below) for a known future value of x (Year from 2024 to 2051 in Table 10) using the following equations:

$$y = a + bx$$

Where:

a is the constant or intercept and $a = \bar{y} - b\bar{x}$

b is the coefficient or slope of the line and $b = \frac{\Sigma(x - \bar{x})(y - \bar{y})}{\Sigma(x - \bar{x})^2}$

And $\bar{x}$ and $\bar{y}$ are the sample means or averages of the known x and y values (Microsoft, 2024).

Table 10: Annual Unit Uptake Calculation

Year	Units Created	Units Projected	Confidence Interval (Units)	Lower Confidence Bound (Units)	Higher Confidence Bound (Units)
2019	473				
2020	422				
2021	403				
2022	799				
2023	1,272				
2024		1,357	457	900	1,813
2025		1,571	511	1,060	2,081
2026		1,785	560	1,225	2,344
2027		1,999	605	1,394	2,604
2028		2,213	647	1,566	2,860
2029		2,427	687	1,740	3,114
2030		2,641	725	1,916	3,366
2031		2,855	761	2,094	3,616
2032		3,069	796	2,274	3,865
2033		3,283	829	2,454	4,112
2034		3,497	861	2,636	4,358
2035		3,711	892	2,819	4,603
2036		3,925	922	3,003	4,847
2037		4,139	951	3,188	5,091
2038		4,353	980	3,374	5,333
2039		4,567	1,008	3,560	5,575
2040		4,782	1,035	3,747	5,816
2041		4,996	1,061	3,934	6,057
2042		5,210	1,087	4,122	6,297
2043		5,424	1,113	4,311	6,537
2044		5,638	1,138	4,500	6,776
2045		5,852	1,163	4,689	7,014
2046		6,066	1,187	4,879	7,253
2047		6,280	1,211	5,069	7,490
2048		6,494	1,234	5,260	7,728
2049		6,708	1,257	5,451	7,965
2050		6,922	1,280	5,642	8,202
2051		7,136	1,302	5,834	8,438
Total	**3,369**	**118,899**	**26,258**	**92,641**	**145,157**

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