

## **Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes – Final Report**

Date: May 28, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Ward: All

### **SUMMARY**

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Toronto is a dynamic, growing city which continues to attract newcomers, with at least 830,000 new Torontonians expected by 2051. Both current and future residents will need homes, and to accommodate the diversity of household sizes and compositions across the city, Toronto needs a diverse range of housing options. The city's housing growth has largely been in mid- and high-rise apartment buildings concentrated in densely populated areas like the *Downtown, Centres, and Avenues*. However, numerous initiatives to bring gentle density into residential neighbourhoods to meet the needs of a growing city have been successfully introduced through the Expanding Housing Options in Neighbourhoods (EHON) program, with permissions for laneway suites, garden suites, and multiplexes approved since 2021, among others. In recognition of the urgent action needed to address Toronto's housing needs, the City of Toronto has also partnered with other orders of government to pursue all possible approaches toward increasing housing supply and to supporting growth.

The Sixplex Study evaluated the potential of permitting low-rise multiplexes with up to six dwelling units and with heights of up to four storeys in detached residential buildings on properties designated *Neighbourhoods* in the Official Plan city-wide. This report summarizes the work undertaken, identifies implementation challenges, and recommends that City Council approve Official Plan and Zoning By-law Amendments to permit multiplexes with five and six dwelling units in detached residential buildings (also referred to as "fiveplexes" and "sixplexes", or as "detached houseplexes" with five and six dwelling units, respectively) in low-rise residential neighbourhoods city-wide.

The proposed amendments build on existing low-rise multiplex permissions for up to four units city-wide, introduced through the original Multiplex Study in 2023, and for up to six units in detached residential buildings in Ward 23, introduced through the Ward 23 Multiplex Study in February 2025. The amendments include zoning permissions enabling a 0.5 metre increase to building height to a maximum of 10.5 metres where current maximum height is 10 metres. The intent of this amendment is to facilitate increased basement ceiling heights to improve liveability and access to daylight for

basement dwelling units that are expected to accompany fiveplex and sixplex development, and to maximize the potential for up to four levels of housing within a 3.5-storey building.

Expanding multiplex permissions will increase new low-rise housing options for Torontonians. New residents in low-rise neighbourhoods can help stabilize declining populations, optimize the use of existing infrastructure, and support local retail establishments and services. Additionally, these new permissions could unlock additional opportunities for individuals to access funding and low-interest rate loans for housing projects through the Canada Mortgage and Housing Corporation (CMHC).

Adoption of the recommendations in this report will mark a significant milestone towards meeting the City's commitments under the federal Housing Accelerator Fund (HAF) to permit more low-rise, multi-unit housing development through as-of-right zoning by-laws in *Neighbourhoods*. The recommended amendments are consistent with the Provincial Planning Statement 2024 and with the general intent of the Official Plan, including [recently adopted new Chapter 1 to the Official Plan vision](#), which aims to eliminate disparities, prioritize climate action, and make Toronto the world's most inclusive city.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council amend the Official Plan substantially in accordance with the proposed Official Plan Amendment 818 appended as Attachment 1 to this report.
2. City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the proposed Zoning By-law Amendment appended as Attachment 2 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the proposed Official Plan and Zoning By-law Amendments as may be required.

## FINANCIAL IMPACT

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There are no immediate financial implications resulting from the recommendations included in this report; however, there may be future financial implications that are driven by infrastructure needs for increased low-rise multiplex permissions across the city.

### Infrastructure Needs

Because of their smaller scale and smaller impact, multiplexes are not subject to the same review process as larger residential development projects that require rezoning and/or Site Plan Control. Currently, building permit applications for multiplexes are

reviewed for a service connection. The Ontario Building Code Act does not require building permit applications to be reviewed for servicing capacity for the proposed use.

Through the City's Multiplex Monitoring Program, staff evaluated the impact of multiplexes on the City's sewer system, including the impact on basement flooding. The findings indicate that while individual multiplexes contribute only minor increases in flow to the sewer system, in areas where combined sewers are located, longer-term concentration of multiplex development has the potential to exacerbate existing constraints to adequate sewer capacity during wet weather flow. This may increase the risk of basement flooding in certain locations.

Staff will be reviewing the City's approval processes (including building permits) as it relates to assessing sewer and water capacity constraints of multiplex development proposals. Where capacity constraints are found, it may be possible to implement site-specific measures to mitigate incremental impacts from the project. There may also be planned capital infrastructure upgrades to the sewer system that would address the capacity issue which would have to be completed to allow for incremental inflows. These matters will continue to be monitored in collaboration with Toronto Water. Any additional infrastructure needs will be addressed in future year budget processes.

#### Housing Accelerator Fund (HAF)

CMHC and the City entered into a contribution agreement for \$471.1 million in funding on December 20, 2023. To date, the City has received two of four installments totalling \$235.6 million from the federal government. HAF investments are providing Toronto with a predictable funding stream until 2027, which is pivotal to unlocking projects and accelerating the delivery of new homes, particularly affordable rental homes near transit. It also supports the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse.

The recommendations in this report fulfill the City's commitment under the HAF agreement with CMHC to report back to City Council on opportunities, and any by-laws required for implementation, to permit more low-rise, multi-unit housing development through as-of-right zoning by-laws in Neighbourhoods across Toronto, including permissions for four-storey multi-unit residential development, including multiplexes, and its potential to contribute to Toronto's housing supply; and permissions for residential buildings with up to six dwelling units.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **EQUITY STATEMENT**

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The City of Toronto recognizes that housing is essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities. Access to safe, good quality and affordable housing is an important determinant of physical and mental health, and is a fundamental goal of the HousingTO 2020-2030 Action Plan. The

HousingTO Plan recognizes that the right to adequate housing is a fundamental right affirmed in international law. Adequate and affordable housing is also a cornerstone of inclusive neighbourhoods, supports the environment, and improves the socio-economic status of individuals, families, and communities as a whole. The Toronto Official Plan recognizes the need to take necessary actions to address inequities and requires decisions on land use to be informed by equity and that the outcomes of policies and actions are monitored and measured. The Toronto Seniors Strategy identifies the need to create housing to facilitate aging in place across the city.

Amendments to the Official Plan – Chapter One – strengthen and broaden the equity lens applied to all City initiatives and support future projects in delivering positive and meaningful outcomes for all Torontonians. The new vision sets out actionable goals to become a city of complete communities with equitable access to services and amenities, a sustainable and climate resilient city, and the most inclusive city in the world.

Permitting fiveplexes and sixplexes city-wide is an important step towards increasing and accelerating the creation of a diverse range and mix of housing options, including opportunities for additional units across the city, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Broadening the types and sizes of units available in low-rise neighbourhoods makes them more accessible to a diverse range of people and needs, leading to a more equitable and inclusive community. By extension, the initiative will broaden access to parks, schools, local institutions, and small-scale stores and shops within the City's neighbourhoods.

## **CLIMATE STATEMENT**

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On October 2, 2019, City Council declared a climate emergency for the purpose of "naming, framing and deepening our commitment to protecting our economy, our ecosystems and our community from climate change" ([Item MM10.3](#)). Toronto City Council has adopted an ambitious strategy to reduce community-wide greenhouse gas emissions in Toronto to net zero by 2040. City Council has also recently adopted a new vision through Chapter 1 of the Official Plan which seeks to achieve net zero emissions throughout the City by applying a climate change lens to all aspects of planning, and becoming resilient and adaptable to the future impacts of a changing climate.

Permitting additional opportunities for missing middle housing helps reduce greenhouse gas emissions through the efficient use of land and resources. Infill within the built-up area enables low carbon transportation choices, such as walking, cycling, and public transit. Housing built in Toronto also reduces sprawl and transportation driven greenhouse gas emissions regionally.

Infill development enables the use of existing infrastructure, which avoids carbon-intensive infrastructure built elsewhere. Smaller buildings and buildings with multiple units, such as garden suites, laneway suites, multiplex housing, and low-rise apartment buildings, can more easily achieve net zero operational emissions, as low-carbon

materials are readily available at this scale. These buildings are also more easily deconstructed and much of the existing material can be salvaged and reused.

The City Planning division will continue to consider missing middle housing approaches through a climate impact lens.

## **DECISION HISTORY**

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On May 10, 2023, City Council adopted Item PH3.16 “Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report” to amend the Official Plan and City-wide Zoning By-law to permit duplexes, triplexes, and fourplexes city-wide (the original Multiplex Study) and directed the Chief Planner and Executive Director, City Planning to monitor the implementation and effectiveness of OPA 649 and Zoning By-law 474-2023 (the Multiplex Monitoring Program).

City Council also directed the Chief Planner and Executive Director, City Planning to review the potential to permit multiplexes with up to six units and with a building depth of 19 metres for all residential zoned lots generally bounded by Steeles Avenue to the north, Midland Avenue to the west, Highway 401 to the south, and Neilson Road and Rouge River to the east (Ward 23 – Scarborough North) (the Ward 23 Multiplex Study).

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.16>

On December 13, 2023, City Council adopted Item PH8.3 “Housing Action Plan: Zoning By-law Simplification and Modernization for Low-rise Residential Zones – Phase 1 Final Report” which updated and clarified zoning regulations for secondary suites, multiplexes, and low-rise apartment buildings, as well as zoning changes to harmonize and align performance standards in the R Zone and requirements for apartment buildings in the context of updated regulations for multiplex buildings across the residential zones in Zoning By-law 569-2013.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.3>

On December 13, 2023, City Council adopted Item MM13.27 “Federal Housing Accelerator Fund - Supporting Generational Transformation of Toronto’s Housing System”, which directed staff to report back by the second quarter of 2024 on opportunities to enable as-of-right zoning for residential buildings with up to six units and four storeys city-wide.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM13.27>

On May 22, 2024, City Council adopted item PH12.3 “Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report”, to permit townhouse and small-scale apartment buildings on major streets on lands designated in the Official Plan as *Neighbourhoods* throughout the city.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>

On November 13, 2024, City Council adopted a report titled “Build More Homes: Expanding Incentives for Purpose Built Rental Housing”, which directed staff to amend the eligibility criteria of the Rental Housing Supply Program to support EHON and other

small-scale projects with 10 units or less by removing the eligibility requirement related to the minimum percentage of affordable rental homes required to receive City incentives.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.2>

On November 13, 2024, City Council directed the Chief Planner and Executive Director, City Planning, as part of the Multiplex Monitoring Program, to clarify multiplex permissions in semi-detached residential buildings and report back with any potential zoning by-law amendments in the second quarter of 2025.

City Council also requested the City Solicitor, in consultation with other appropriate divisions to consider amendments to the development charges by-law for multiplex properties with more than four units and report back at the earliest opportunity through the planned report reviewing development charges.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.13>

On December 5, 2024, Planning and Housing Committee adopted item PH17.11 “Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Six Units and Four Storeys - Preliminary Report”, which provided an overview of ongoing work to permit sixplexes in Ward 23 through the Ward 23 Multiplex Study, and set out a proposed workplan to identify opportunities to expand permissions for six-unit and four-storey residential buildings city-wide.

The Planning and Housing Committee also requested the Chief Planner and Executive Director, City Planning, to consider lessons learned from the Ward 23 Multiplex Study for city-wide implementation, undertake consultation in 2025, and report back with final recommendations in the fourth quarter of 2025.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.11>

On February 5, 2025, City Council adopted Item PH18.4 “Expanding Housing Options in Neighbourhoods - Ward 23 Multiplex Study - Official Plan and Zoning By-law Amendments - Decision Report - Approval” to amend the Official Plan and City-wide Zoning By-law to permit fiveplexes and sixplexes in detached residential buildings in Ward 23, further to the Ward 23 Multiplex Study, and directed the Chief Planner and Executive Director, City Planning to monitor the implementation and effectiveness of OPA 762 and Zoning By-law 47-2025.

In the same item, City Council also adopted a supplementary report titled “Progress Update - Housing Accelerator Fund” and dated February 4, 2025, which responded to Planning and Housing Committee direction to provide an update on the status of the initiatives and milestones under the HAF agreement between the City and the federal government. Staff committed to bringing an expedited report with final recommendations for city-wide sixplex permissions, as appropriate, in June 2025, and an additional report with updated zoning performance standards (e.g. additional height permissions) for sixplexes in December 2025 (this report fulfills both report backs).

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.4>

On May 8, 2025, Planning and Housing Committee adopted Item PH21.6 “Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing and Addressing Concerns with Iceberg Homes - Proposals Report”, which, among other deliverables, identified proposed Official Plan and City-wide Zoning By-law amendments for consultation in response to Council direction to report on strategies to protect and enhance the city's tree canopy while also supporting infill housing.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.6>

On May 8, 2025, Planning and Housing Committee adopted Item PH21.3 “Development Application Fee Review”, which, among other actions, adopted staff recommendations to adjust the base fee for Plan of Condominium and other types of development applications, and requested the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Development Review Division, to include any recommendations related to Minor Variance, Consent and Site Plan Control application fees in a future report.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.3>

## **BACKGROUND**

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Work to expand permissions for additional housing opportunities, including low-rise multi-unit residential buildings, in Toronto’s neighbourhoods has been ongoing since 2018, with the introduction of laneway suites.

### **Expanding Housing Options in Neighbourhoods**

Expanding Housing Options in Neighbourhoods (EHON) is a City initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of a growing city. The EHON work program responds to several City and provincial policy objectives to provide a full range of housing options for Torontonians, in a form that makes efficient use of land, infrastructure, and existing services. These low-rise housing forms, commonly referred to as the “missing middle”, can range from garden suites to low-rise walk-up apartments. All of these housing types can be found in Toronto today, but have historically been limited in where they can be built.

In May 2023, City Council adopted Official Plan and Zoning By-law Amendments to permit multiplexes consisting of up to four units on lands designated *Neighbourhoods* in the Official Plan as an outcome of the original Multiplex Study. Updated performance standards for multiplex buildings were established in zoning while ensuring they fit within the neighbourhood and improved financial feasibility. The Official Plan Amendment (OPA 649) and associated Zoning By-laws 474-2023 and 66-2024 are in full force and effect.

As part of the same City Council decision, staff were directed to undertake the Ward 23 Multiplex Study, to explore the opportunity to permit multiplexes with up to six units within an area that roughly corresponded to the boundaries of Ward 23 – Scarborough North, and to examine amending the building depth performance standard to permit a universal maximum of 19 metres, regardless of lot dimensions. As noted above, City Council adopted Item PH18.4 to amend the Official Plan and City-wide Zoning By-law to



permit fiveplexes and sixplexes in detached residential buildings in Ward 23 in February 2025, without amending building depth or length standards. OPA 762 and associated Zoning By-law 47-2025 are in full force and effect.

As detailed in the “Coordination with Multiplex Monitoring Program” section below, the Chief Planner will report on findings and outcomes of the Multiplex Monitoring Program to the Planning and Housing Committee on June 12, 2025, and will recommend strategic amendments to existing multiplex permissions to facilitate multiplex construction and to respond to community feedback.

## **Housing Accelerator Fund**

In accordance with City Council direction through [Item 2023.MM5.28](#), City staff submitted an application to the federal Housing Accelerator Fund (HAF) that would create permissions for approximately 11,780 net new homes over the next three years (2023-2026), for a total three-year target of 60,980 net new permitted homes. The City’s HAF action plan includes eight initiatives focused on increasing the supply of new homes; protecting existing homes and renters; revitalizing neighbourhoods across Toronto; and enhancing the City’s capacity to accelerate the review, approval, and delivery of new homes through organizational re-alignment and new technology tools. Within these eight initiatives are 35 accompanying milestones that will advance the work. CMHC and the City entered into a contribution agreement for \$471.1 million in funding on December 20, 2023.

One of the milestones in the agreement committed to reporting back to City Council by the second quarter of 2024 on opportunities, and any by-laws required for implementation, to permit more low-rise, multi-unit housing development through as-of-right zoning by-laws in Neighbourhoods across Toronto, including permissions for four-storey multi-unit residential development, including multiplexes, and its potential to contribute to Toronto’s housing supply; and permissions for residential buildings with up to six dwelling units.

In March 2025, CMHC approved a revised target completion date for this milestone of June 30, 2025. CMHC also announced that 27 municipalities and communities received additional funding following the first round of HAF reporting, as a result of meeting their unit forecasts, delivering on all action plan commitments, and/or proposing additional initiatives to accelerate housing supply. The City of Toronto did not receive additional funding as a result of not fully meeting all milestones committed to in 2024 under the HAF Action Plan.

## **RECOMMENDED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

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This report recommends that City Council adopt amendments to the Toronto Official Plan and City-wide Zoning By-law 569-2013 to permit multiplexes with up to six units in detached residential buildings on all low-rise residential lots across the city, based on policy and zoning regulations developed through the Multiplex Study and Ward 23 Multiplex Study.



The proposed Official Plan Amendment (OPA) recommends increased city-wide multiplex permissions. The recommended OPA will amend the current Multiplex site- and area-specific policy (SASP 826), which sets out policy for multiplexes with up to four units city-wide, to permit multiplexes with up to six units in detached residential buildings city-wide. The proposed amendment will also delete the existing Ward 23 Multiplex SASP (SASP 895) to combine all multiplex policies into a single set of policies in the new SASP (Attachment 1 to this report).

Multiplex policy will continue to:

- exempt multiplexes from certain policies contained in Section 4.1 - *Neighbourhoods* of the Official Plan, to clarify that multiplex building types are among those that contribute to the physically stable, low-rise scale of neighbourhoods across the city;
- implement criteria for the development of multiplexes in *Neighbourhoods*, to ensure they maintain the general development pattern and physical features of the area;
- encourage safe, accessible and livable units;
- encourage green and sustainable building practices as well as expand the tree canopy;
- include policy language that emphasizes the need for multiplex building types to accommodate more ground-related units, with some alternative standards but within the same general scale of the local area;
- provide policy rationale to support minor variances that are sought to achieve sustainable design and/or tree preservation; and
- encourage parking for active modes of transportation, such as bicycles.

The proposed SASP also clarifies that fiveplex and sixplex development is only permitted in detached homes (not in semi-detached houses or townhouses), consistent with the intent of the Ward 23 Multiplex Study.

The key changes introduced through the proposed Zoning By-law Amendment (ZBLA), attached to this report as Attachment 2, are to:

- permit “detached houseplexes” containing five or six dwelling units in the Residential Zone category city-wide;
- redefine “apartment buildings” to comprise seven or more dwelling units, in the Residential Zone category; and
- increase maximum permitted building heights by 0.5 metres to 10.5 metres, in order to enable increased basement ceiling heights to improve liveability and access to daylight for basement dwelling units that are expected to accompany fiveplex and sixplex development.

In other words, the ZBLA would enable fiveplex and sixplex development in low-rise detached residential buildings in the R (Residential), RD (Residential Detached), RS (Residential Semi-Detached), RT (Residential Townhouse), and RM (Residential Multiple) zones. This includes the permission to develop a new detached residential building with five or six dwelling units, and to convert an existing detached house to contain five or six dwelling units while maintaining the form of the existing building. As described later in this report, the term “detached houseplex” reflects updated language introduced through the Multiplex Monitoring Report and associated zoning by-law amendment(s) to streamline and clarify building type permissions related to multiplex development.

Other than the proposed increase of 0.5 metres to maximum building heights and amendments being recommended by the Multiplex Monitoring Program, as described later in the report, the proposed ZBLA would maintain existing performance standards for multiplexes. No changes to the existing building footprint or other performance standards, such as parking or soft landscaping, are proposed.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Planning Act**

Section 2 of the *Planning Act* establishes matters of provincial interest to which City Council shall have regard, in carrying out its planning responsibilities. These include: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the appropriate location of growth and development.

### **Provincial Planning Statement, 2024**

On October 20, 2024, the Provincial Planning Statement, 2024 (PPS 2024) came into effect and combines the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe, 2019, into a single policy document. All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS 2024 and shall conform to provincial plans, including the Greenbelt Plan, 2017, and others.

The PPS 2024 provides policy direction province-wide on land use planning and development and speaks to building homes while sustaining strong and competitive communities, making wise use of and managing resources, and protecting public health and safety. More specifically, the PPS 2024 includes policies that direct planning authorities to:

- provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents;

- promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and,
- support general intensification and redevelopment to support the achievement of complete communities.

## City of Toronto Official Plan

The City of Toronto Official Plan (2006) is founded on a growth management strategy which steers more significant growth and change to some parts of the city, while generally directing more gradual change to other areas. *Mixed Use Areas*, *Regeneration Areas*, *Employment Areas*, and *Institutional Areas* are planned to absorb most of the anticipated increase in jobs and population. *Neighbourhoods*, which comprise 35.4 percent of the city's land area, are described as "stable but not static", with some gradual change expected over time.

The new Chapter 1 of the Toronto Official Plan sets out the City's shared priorities, vision and principles of reconciliation, access, equity, and inclusion. Section 1.2 of the Plan recognizes Toronto's growth in population and jobs coupled with larger economic changes places immense pressure on housing, making it difficult for residents to find, keep, and afford their homes. Taking a human rights-based approach to housing, the Plan encourages diverse housing choices that provide a full range of housing forms, tenure, and affordability for all residents.

Policy 4.1.1 of the Official Plan provides that *Neighbourhoods* are considered 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 apartment buildings that are no higher than four storeys. Through EHON, additional "missing middle" housing forms have been introduced into *Neighbourhoods* with supporting policy, including laneway suites, garden suites, fourplexes, and apartment buildings with heights up to six storeys on major streets. Fiveplexes and sixplexes are additionally permitted in *Neighbourhoods* in Ward 23 in accordance with SASP 895.

A key objective of the Plan is to ensure that new development is sensitive, gradual and "fits" the existing physical character to respect and reinforce the general physical patterns in *Neighbourhoods*, which can be achieved through the multiplex housing form.

As noted above, the original and Ward 23 Multiplex Studies introduced SASP 826 and SASP 895, respectively. The purpose of these SASPs was to clarify that multiplexes are a permitted building type in all *Neighbourhoods*, subject to certain development criteria and exempt from others listed in Policy 4.1.5 of the Official Plan. The intent throughout all the multiplex studies to date has been to allow multiplexes to be built to the same general scale and applicable zoning standards for low-rise building types. The Sixplex Study continues this intent.

## EHON Major Streets

City Council adopted Official Plan Amendment 727 and a Zoning By-law Amendment (By-law 608-2024) which would permit townhouses and small-scale apartment buildings (up to 60 units and a maximum height of 6 storeys) along major streets within the residential zones. As of the date of this report, some parts of the EHON Major Streets Official Plan Amendment and Zoning By-law Amendment are under appeal at the Ontario Land Tribunal (OLT).

## Zoning By-law 569-2013

On May 9, 2013, City Council enacted City-wide Zoning By-law 569-2013. The purpose of the new City-wide Zoning By-law was to harmonize 43 former municipal by-laws from the pre-amalgamated City into one zoning by-law. The City-wide Zoning By-law comprehensively regulates all land uses, buildings and structures and applies to most of the City of Toronto. As some lands are not covered by the City-wide Zoning By-law, the comprehensive zoning by-laws from former municipalities remain in effect on some lands in the City. A final order issued by the OLT on November 30, 2022, concluded outstanding appeals to the City-wide Zoning By-law regulations in the Residential Zone Category.

Chapter 10 of the City-wide Zoning By-law (the Residential Zone category) implements the policies of the *Neighbourhoods* designation from the Official Plan, with zone, area and site-specific permissions that reflect historical development patterns and inform local character.

The Residential Zone Category is comprised of the following zones that permit a range of low-rise residential building types:

- **Residential (R) Zone** which permits a broad range of low-rise residential building types including laneway suites, garden suites, detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes, and apartment buildings.
- **Residential Detached (RD) Zone** which permits laneway suites, garden suites, detached houses, duplexes, triplexes and fourplexes.
- **Residential Semi-Detached (RS) Zone** which permits laneway suites, garden suites, detached houses, semi-detached houses, duplexes, triplexes, and fourplexes.
- **Residential Townhouse (RT) Zone** which permits laneway suites, garden suites, townhouses, as well as detached houses, semi-detached houses, duplexes, triplexes, and fourplexes.
- **Residential Multiple (RM) Zone** which permits laneway suites, garden suites, detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and apartment buildings.

The Ward 23 Multiplex Study brought forward additional permissions for fiveplexes and sixplexes in detached residential buildings and redefined “apartment buildings” to

comprise seven or more dwelling units in the Residential Zone category in Ward 23, using a Chapter 600 overlay.

The residential zones include regulations related to permitted use, building type, maximum number of dwelling units, lot size, floor space index, lot coverage, and a range of built form standards related to height, setbacks, building depth, building length, and soft landscaping. Multiplexes are subject to form-based performance standards designed to reflect the character of local neighbourhoods while accommodating additional gentle density. For instance, multiplexes city-wide currently may have maximum building heights of 10 metres (or more, in those residential zones that had existing height permissions greater than 10 metres) and maximum building depths of 19 metres on deep lots, and are exempt from maximum floor space index (FSI) requirements.

The EHON initiative intends to equitably distribute housing options across the city, prioritizing built form-based permissions for residential buildings rather than distinguishing between zones based on building type, and expanding permissions for a wide variety of building types to all neighbourhoods. The Sixplex Study supports this effort by continuing to broaden the range of housing options permitted in Toronto's low-rise neighbourhoods.

## **STUDY BACKGROUND AND INPUTS**

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The Sixplex Study builds upon the original Multiplex Study, which led to as-of-right permissions for multiplexes with up to four units city-wide, and the Ward 23 Multiplex Study, which led to as-of-right permissions for multiplexes with up to six units in detached residential buildings in Ward 23 – Scarborough North. The Sixplex Study referred to previous research conducted through these studies and evaluated the feasibility of permitting up to six units and four storeys in detached residential buildings in low-rise neighbourhoods on a city-wide basis.

The Sixplex Study consisted of the following inputs, analysis and engagement:

- Confirmation of existing as-of-right residential zoning permissions, including for multiplexes;
- Review of the case studies and built form analysis conducted by ReHousing (Canada) for the Ward 23 Multiplex Study, and additional analysis performed regarding potential city-wide application;
- Coordination with the Multiplex Monitoring Program;
- Confirmation of the currency of the jurisdictional scan conducted by the original Multiplex Study and Ward 23 Multiplex Study of multiplex permissions in other major Canadian cities;
- Community consultation with Toronto residents; and
- Engagement with other City divisions, external agencies, and industry professionals.

Key findings from the above streams of work were analyzed and informed the recommended Official Plan and Zoning By-law Amendments, in coordination with the Multiplex Monitoring Program. Future monitoring will inform potential amended or additional performance standards that may be needed to support the form, function and impact of fiveplexes and sixplexes.

## **Case Studies**

Through the Ward 23 Multiplex Study, staff worked with ReHousing (Canada), a non-profit organization comprised of several entities, including the University of Toronto and LGA Architectural Partners, to determine whether six-unit multiplexes could be feasibly developed on a typical residential lot within Ward 23. This research comprised lot analysis, built form modeling and detailed zoning reviews that led to the development of prototype case studies. The Ward 23 Study found that each case study respected and reinforced the prevailing heights, massing, scale, density, and landscape patterns of nearby residential properties. Within each model, there was potential for at least one family-sized unit (i.e. two or more bedrooms) and the buildings were generally in compliance with existing multiplex performance standards.

To assist with illustrating sixplex potential during engagement for the Sixplex Study, staff referenced the case studies developed for the Ward 23 Multiplex Study, which demonstrated that sixplexes could be accommodated on 61 percent of parcels in Ward 23. Attachment 3 to this report includes conceptual three-dimensional models and cross-sections illustrating site plan and unit configuration details of sixplexes with 10 metre height permissions, from the Ward 23 Study:

- **Case Study 1 (Wide lot):** A larger lot with the widest frontage (12.8 metres), featuring integrated parking within the building. This concept included two larger dwelling units with a minimum size of 80 square metres, and an average unit size of approximately 70 square metres for each unit. This concept could accommodate the sixplex and generally complies with the City-wide Zoning By-law, without exceeding the permitted building length of 17 metres.
- **Case Study 2 (Mid-width lot):** A lot with a medium-sized frontage (10 metres) with two parking spaces provided at the rear of the building. This concept included one larger dwelling unit with a minimum size of 107 square metres, and an average unit size of approximately 50 square metres for each unit. This concept could also accommodate the sixplex and generally complies with the City-wide Zoning By-law, without exceeding the permitted building length of 17 metres.
- **Case Study 3 (Narrow lot):** A lot with the narrowest frontage (7.91 metres), reflective of many lots with detached dwellings in more urban areas of the city. This concept did not provide any parking and included one larger dwelling unit of 135 square metres, with an average unit size of approximately 61 square metres for each unit. While the concept required a building length of 19 metres, this lot was only 0.2 metres short of being identified as a deep lot, where a 19-metre building depth and length are permitted as-of-right. This is an example of a

sixplex on a lot where amended permissions to building height (i.e. four storeys) were considered.

ReHousing is supporting the Sixplex Study following similar assumptions and methodologies to develop updated high-level models and detailed case studies to determine the feasibility of sixplex development in detached residential buildings with 10.5-metre heights city-wide. Models are based on the Ward 23 case studies, and reflect new construction in detached residential buildings on a range of urban and suburban lot types up to 10.5 metres of height, accommodating four levels of housing, with one level partially below grade. Design assumptions are generally based on Ward 23 Multiplex Study design assumptions and include: providing for at least one 2-bedroom unit located on the ground floor (where possible); two parking spaces, if parking is incorporated into the design; and a 1.2-metre minimum side yard setback for accessible entry and improved window access for light and ventilation.

ReHousing surveyed the city for land parcels to identify a series of interior lots that represent common lot patterns and dimensions found across Toronto's urban and suburban neighbourhoods. Corner lots were excluded from the analysis as these lots are typically larger in area and are assumed to generally be able to accommodate a sixplex. Using the lot data, ReHousing prepared a catalogue of high-level 10.5-metre sixplex models based on a range of parcel dimensions. The models reflect narrow, mid-width and wide lot configurations, and are attached to this report as Attachment 4. Similar to the Ward 23 Multiplex Study, modeling integrates parking in two scenarios: for wider lots, parking was incorporated directly into the principal dwelling structure, and for mid-width lots, access to a rear surface parking area was provided via driveway. Detailed case studies are still in progress and will be finalized through the monitoring program, as discussed in the "Future Work" section below.

Through preliminary modeling, ReHousing found that on narrower lots (between 6.21 and 8.52 metres wide), the majority of units would tend to be limited to studios and one-bedroom units. To address this limitation and try to incorporate more family-sized units, staff asked ReHousing to also model four-storey (12-metre) residential building configurations on narrow lots, accommodating four levels of housing entirely above grade. Four-storey building heights were evaluated as a potential option for fiveplexes and sixplexes on narrow lots, as the majority (88%) of narrow residentially zoned lots currently do not have height permissions of 12 metres or more. Preliminary findings show that a substantial amount of floor area of a four-storey sixplex on a narrow lot would be occupied by circulation areas, such as exit stairs and elevator shafts, and that the remaining occupiable areas can only accommodate small or inefficiently configured dwelling units, as discussed further in "Building Height" below.

The Sixplex Study modeling and case studies are informed by the National Housing Design Catalogue, which is developing standardized model designs to support homeowners in regions across the country who may wish to develop additional units on their properties in building types ranging from accessory dwelling units to sixplexes. For more detail on the National Housing Design Catalogue, see "Future Work" below.



## **Jurisdictional Review**

Jurisdictional reviews were conducted as part of the original Multiplex Study and Ward 23 Multiplex Study to examine other cities that have adopted regulations for low-rise multi-unit residential buildings with permissions for greater than four units. The Sixplex Study confirmed the currency of these reviews. A summary is attached at Attachment 5 to this report.

## **COMMUNITY CONSULTATION & ENGAGEMENT**

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To effectively solicit feedback from a wide range of stakeholders on the Sixplex Study, staff used various engagement strategies and coordinated as much as possible with concurrent housing initiatives, including with the Multiplex Monitoring Program. Details of the study were incorporated into the EHON Multiplex website to provide information on the study in the context of existing multiplex approvals (<https://www.toronto.ca/multiplex>). Several in-person and virtual events were hosted to provide opportunities for residents to learn more about the study:

- Four virtual resident association meetings (hosted jointly with the Multiplex Monitoring Program);
- Five in-person open houses (one in each of North York, Etobicoke and Downtown Toronto, and two in Scarborough);
- A virtual city-wide community consultation meeting; and
- A drop-in question & answer session for City Council staff.

Staff also attended a town hall held by Councillor Holyday for residents in Ward 2 (Etobicoke Centre).

To advertise the resident association meetings, open houses and virtual community consultation meeting events, staff sent email invitations to resident associations, interested parties and other stakeholders, advertised on the City's social media platforms and webpages, relied on paid and organic social media in the City's four geographic districts, and shared event details with Ward Councillors.

In addition to organized events, staff also received feedback through emails and phone calls from residents, an online survey, and through an industry roundtable hosted by the Multiplex Monitoring Program team. Further details on these initiatives, and a summary of feedback received, are set out below.

### **Survey**

A survey was posted to the study webpage from March 25, 2025 to April 24, 2025. Paper copies of the survey were additionally provided to attendees at the five in-person open house events. A total of 383 surveys were completed.

A summary of survey results and survey respondents is attached to this report at Attachment 6.

## Multiplex Monitoring Industry Roundtable

The Multiplex Monitoring Program hosted a workshop on February 24, 2025, with developers, architects, planners, and other professionals with experience delivering multiplex projects in the City of Toronto. Sixteen industry professionals attended the workshop. In addition to discussing initial key findings of the issued building permit data, set out in the Multiplex Monitoring Report (as defined below), the roundtable also discussed sixplexes. The following general observations were made:

- Participants generally supported permissions for multiplexes with up to six units;
- Adding a fourth storey complicates low-rise residential projects due to more stringent Building Code requirements to provide additional points of access and egress, elevator access, and more;
- Side-yard front entry conditions should be normalized;
- Development charges are a significant financial barrier that leads to inefficient project phasing; and
- Form-based zoning should be used instead of unit caps, which are another potential impact on project viability.

## Summary of Public Feedback Received

Over the course of consultation with residents and residents' associations, feedback cited both general support for and opposition to the Sixplex Study. Key themes raised included the following:

- Some voiced support for multiplexes as they can provide support for homeowners in making mortgage payments and allow seniors to age in place and support multi-generational families living together, while others indicated that the Sixplex Study is premature and should not be allowed city-wide, and even that existing multiplex (i.e. fourplex) permissions should be reversed;
- Support for “thinking inside the box” with respect to development standards (i.e. heights, setbacks, etc.);
- With more units being permitted in residential buildings, concerns about more overlook onto neighbouring properties, and less privacy as a result;
- Concerns about property maintenance, enforcement, and whether appropriate fines would be given if a property was not maintained to city standards;
- There is a need for improved enforcement by Urban Forestry to increase fines and to prevent illegal injury to/removal of trees;
- Concerns about approved multiplexes being developed as *de facto* multi-tenant houses instead and suggestions to increase MLS involvement and to set occupancy limits in the City-wide Zoning By-law;
- Examples of contested multiplex proposals approved by the Committee of Adjustment were raised;

- Concerns about existing infrastructure being able to support the intensification prompted by sixplexes and comments suggesting that infrastructure be upgraded first to support new density;
- Concerns about increased density in the context of flooding;
- Concerns about resulting excess on- and off-street car parking demand;
- Concerns about an excess number of garbage bins cluttering properties and sidewalks and features like air-conditioning units;
- Young people do not want to live in cramped quarters but want single family homes with yards and privacy;
- Concerns about potential impacts on property values and property tax;
- Questions about whether multiplexes are paying their fair share of property taxes;
- Concerns about existing development charges and parkland dedication requirements being financial barriers to construction;
- Concerns that developers will not actually pass any savings from reduced development charges on to potential homebuyers, and that it is important to maintain development charges to build infrastructure;
- Comments and questions about multiplexes with up to six units in the context of CMHC funding; and
- Concerns about affordability and requiring multiplexes to contain affordable units.

The issues raised through the community consultation and engagement process have been considered by both the Sixplex Study and the Multiplex Monitoring Program. Staff note that many issues raised through community engagement are either being addressed or have been evaluated by the Multiplex Monitoring Program, as set out in the Multiplex Monitoring Report going to Planning and Housing Committee in June 2025 (see “Coordination with Multiplex Monitoring Program”).

## COMMENTS

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### City-wide Permissions for Sixplexes

The City of Toronto is serviced by substantial infrastructure, including existing and planned rapid transit, which underpins a growth management strategy focused largely on *Mixed Use Areas*, *Apartment Neighbourhoods* and *Employment Areas*, but also benefits lands designated *Neighbourhoods*. For over 20 years, the Official Plan has contemplated *Neighbourhoods* as comprising not only single-family dwellings, but also duplexes, triplexes, and walk-up apartment buildings up to four storeys in height. Some *Neighbourhoods* within the city face challenges such as declining populations, which in turn, limits the support for local retail establishments and services.

Taken with the findings below, staff consider the proposed increase of two additional dwelling units within a multiplex to be a balanced and incremental increase that could

help address these challenges, while encouraging gentle intensification. The proposed increase in multiplex permissions would also introduce a new low-rise housing option that will provide more opportunities for equitable access to small-scale, ground-related housing that meets the needs of both current and future residents.

Staff reviewed the case study analyses conducted for the Ward 23 Multiplex Study, consulted with ReHousing (Canada), and reviewed lot patterns across the city and the City-wide Zoning By-law to evaluate the potential application of the Ward 23 Multiplex Study policy and zoning permissions on a city-wide basis.

Zoning permissions for low-rise fiveplexes and sixplexes have potential to contribute to Toronto's housing supply. Modeling and lot analysis findings show that sixplexes can generally be accommodated in detached three-storey residential buildings on many residential lots across the city, using the existing multiplex performance standards that presently regulate four-unit multiplex development city-wide.

As noted above, the Ward 23 Study found that sixplexes could be accommodated on 61 percent of parcels in Ward 23. In older post-war suburban areas, which comprise the majority of residential properties across Toronto and typically feature larger lot sizes, it is anticipated that an even higher percentage of lots would be suitable for sixplex development. This broad applicability supports the consideration of sixplexes on a city-wide basis.

More urban areas of the city are often characterized by narrow, shallow and densely developed lots, and tend to be located in the former City of Toronto, where most lots are zoned Residential (R). The R zone is the most permissive in terms of development potential, and already allows apartment buildings with five or more units with heights of up to 13 metres and depths of up to 17 metres, implementing setback and other performance standards similar to detached houses. Moreover, Clause 10.10.20.41 in the City-wide Zoning By-law enables a detached house to be converted to a low-rise apartment building through the construction of additional units. To this end, five- and sixplexes are already effectively permitted in many urban low-rise residential neighbourhoods (and in the RM zone, which staff note includes similar permissions for low-rise apartment buildings).

Staff considered the geographic area to which the recommended amendments should apply, from a policy perspective, and recommend a city-wide approach for the following reasons:

- **Equitable approach to housing opportunity:** Ensures all residential neighbourhoods have access to the same opportunities for additional housing options by taking a uniform approach.
- **Focus on removal of policy and zoning barriers:** Recognizes that multiplex development is influenced by many external factors outside the scope of municipal planning policy and zoning regulations (e.g. market demand, financial climate, provincial and federal policy, availability of labour and other building inputs, etc.) and focuses on removing barriers within municipal control and jurisdiction.

- **Ease of use:** Provides the clearest and most user-friendly policy approach for property owners who may wish to redevelop their lands for a detached multiplex with five or six units.
- **Support population growth in declining neighborhoods:** Provides opportunity for families and people across all life stages to move into Toronto's neighbourhoods, many of which have experienced decreasing populations or slower growth than the rest of the city.

Through consultation, staff heard feedback that the geographic area to which the recommended amendments should apply should be reduced. In response to this feedback, staff considered options for a scoped approach, if city-wide application is not desirable to City Council. A scoped approach could include the following lands:

- **Ward 23 (Scarborough North):** This geography already permits fiveplexes and sixplexes in detached residential buildings in *Neighbourhoods*, as approved by City Council on February 5, 2025 through Item PH18.4;
- **Council-adopted Major Transit Station Areas:** Over the last several years, through the Municipal Comprehensive Review, the City has developed Major Transit Station Area policies to encourage residential and employment intensification in areas within 10 minutes walking distance (500-800 metres) of rapid transit. Recognizing that these areas are targeted for intensification and have the greatest access to transit, a scoped approach could permit fiveplex and sixplex development only in these areas; and
- **Lands zoned R and RM:** As described above, R- and RM-zoned lands already permit low-rise apartment buildings with five and six units at a built form scale similar to fiveplexes and sixplexes. The R zone additionally already enables the conversion of a detached house to a low-rise apartment building through the construction of additional units.

The scoped approach above would result in fiveplexes and sixplexes being permitted in approximately 33 percent of the lands designated as *Neighbourhoods* in the city.

Staff's recommendation is for a consistent city-wide approach. Staff's opinion is that there is room within the low-scale built form of *Neighbourhoods* to achieve an appropriate balance between local physical character and incremental growth. The introduction of marginal additional density could help to attract new residents, allow multi-generational families to age in place, stabilize declining populations, make better use of existing and planned infrastructure, and support local retail establishments and services. Furthermore, by preserving existing performance standards, subject to "Building Height" below, the physical pattern of the neighbourhood – both existing and planned – will be respected and reinforced.

Staff acknowledge that not all lots will be able to accommodate up to six units. Despite broad similarities, Toronto has a complex and historic lot fabric, with each neighbourhood containing lots with characteristics (lot width, depth, orientation) reflective of the practices and planning rationales of the time of lot creation. The Committee of Adjustment process is available to landowners, which will evaluate each

individual proposal with reference to the intent of the Official Plan and City-wide Zoning By-law, and the nature and desirability of the requested variances. Monitoring will inform potential amended or additional performance standards that may be needed to support the form, function and impact of fiveplexes and sixplexes.

## **Building Height**

This report recommends a maximum permitted height of 10.5 metres for a low-rise fiveplex or sixplex in the City-wide Zoning By-law. Where existing permissions are already 10.5 metres or greater, such height permissions are not proposed to change.

The original 2023 Multiplex Study introduced increased maximum height permissions of up to 10 metres across the city, following design analysis and consultation that showed that optimized interior layouts and unit configurations for duplexes, triplexes and fourplexes could be achieved within three storeys of height across a range of building configurations, without the need for basement units. While the Ward 23 Study found that fiveplexes and sixplexes are also feasible on typical mid-width and wide lots using existing multiplex performance standards, staff have observed that to achieve six units while maintaining general compliance with performance standards, basement units are often required.

Staff expect basement units to be a common approach for the design of fiveplexes and sixplexes. Staff recommend a nominal 0.5-metre increase to maximum building heights, for the purpose of enabling increased basement ceiling heights up to 1.5 metres above grade to improve liveability and access to daylight (e.g. through above-grade windows instead of window wells) for basement dwelling units. This, in turn, will maximize the potential for up to four levels of housing in fiveplexes and sixplexes city-wide. Conceptual three-dimensional models and cross-sections illustrating site plan and unit configuration details of 10.5-metre sixplexes are attached to this report at Attachment 4. As modelling work continues through monitoring, staff will continue refining these models with ReHousing and exploring configurations that do not include sunken entrances.

Staff are not recommending any similar corresponding building height increases for low-rise residential building types beyond fiveplexes and sixplexes. As noted above, duplexes, triplexes and fourplexes were generally found to be achievable without the need for basement units.

To successfully take advantage of the permission for an additional 0.5 metres of height, building design on some lots may need to address design challenges. Lifting basement ceiling heights may require, for example, access stairs, lifts and/or ramps that encroach into required building setbacks and occupy space on a lot. Exterior entrances will need to comply with zoning requirements regarding the height of main pedestrian entrances. Staff are of the view that the proposed nominal increase in height to improve the liveability of multiplexes does not significantly impact the scale of a multiplex, is consistent with the general intent of the Official Plan, *Neighbourhoods* and existing Multiplex policies, and does not require further amendments to the Official Plan.

Staff reviewed earlier findings by the original Multiplex Study and the Ward 23 Multiplex Study, and with input from Toronto Building and ReHousing (Canada), evaluated the merits of increasing building height permissions to enable multiplex development of up to four storeys (12 metres) in residential neighbourhoods across the city. Although four-storey walk-up apartment buildings have been identified as a permitted building type in *Neighbourhoods* in the Official Plan for over 20 years, they have not been uniformly permitted in all residential zones. This is because existing zoning permissions reflect historical development patterns that have informed local character.

Four-storey residential development, with four levels entirely above grade, generally requires a height permission of up to 12 metres. The public consultations for this study identified potential concerns with such additional height, notably related to potential impacts such as increased shadowing and privacy and overlook impacts. Discussions with industry stakeholders also suggested that compliance with the Ontario Building Code (OBC) is a challenge in constructing four-storey multiplexes, which are subject to additional OBC requirements. Requirements to support fire and life safety, such as elevator requirements, and other requirements associated with Part 3 of the OBC may have both financial and design implications for four-storey buildings. As such, zoning permissions for 12 metres of height in Toronto's residential zones is likely to have limited additional potential to contribute to the city's housing supply.

Based on the analysis undertaken, height permissions for 12 metres were not determined to be needed to accommodate sixplex development, but an increase in permitted height to 10.5 metres is recommended. Staff have concluded that six-unit multiplexes which meet the design assumptions described above can generally be built on typical mid-width and wide lots using existing multiplex performance standards, including 10.5-metre maximum building heights. For sixplex designs on narrower lots, analysis shows that units tend to be limited to studios and one-bedroom apartments. Preliminary modeling indicates that while a greater number of family-sized units can be accommodated with increased height, a significant portion of floor area in four-storey sixplexes on narrow lots would be occupied by circulation elements such as stairwells and elevator shafts, resulting in an inefficient building layout. These results suggest that increasing building height to accommodate four storeys may not be an optimal solution for enabling six units on narrow lots, and that case-by-case evaluation of such proposals through the Committee of Adjustment would be a more appropriate approach.

### **Recommended Official Plan Amendment**

The recommended amendments to the Official Plan permit multiplexes with up to six units in detached residential buildings on all lands designated *Neighbourhoods* across the city. The recommended OPA would continue multiplex permissions established by original SASP 826 for up to four units city-wide and add permissions to enable up to six units. The amendments would also delete the Ward 23 SASP (SASP 895) to combine all multiplex policies into a single SASP that will guide all forms of multiplex development across the city. As amended, multiplex policy will continue to:

- Exempt multiplexes from certain policies contained in Section 4.1 - *Neighbourhoods* of the Official Plan, to clarify that multiplex building types are



among those that contribute to their physically stable, low-rise scale across the city;

- Implement criteria for the development of multiplexes in *Neighbourhoods*, to ensure they maintain the general development pattern and physical features of the area;
- Encourage safe, accessible and livable units;
- Encourage green and sustainable building practices as well as expanding the tree canopy;
- Include policy language that emphasizes the need for multiplex building types to accommodate more ground-related units, with some alternative standards but within the same general scale of the local area;
- Provide policy rationale to support minor variances that are sought to achieve sustainable design and/or tree preservation; and
- Encourage parking for active modes of transportation, such as bicycles.

The SASP also clarifies that fiveplex and sixplex development is only permitted in detached residential buildings, consistent with the intent of the Ward 23 Multiplex Study.

### **Recommended Zoning By-law Amendment**

Based on findings from the Ward 23 Multiplex Study, additional lot analysis and review of the City-wide Zoning By-law, staff recommend that five- and six-unit multiplexes be permitted in detached residential buildings in all Residential Zones city-wide, and that maximum overall building heights permissions be increased by 0.5 metres, as discussed above. Main wall heights would correspondingly increase by up to 0.5 metres to preserve the general scale and stepbacks of the building; as main wall height is measured relative to the overall building height, there is no need for further amendment to the City-wide Zoning By-law. By-law 47-2025, which enacted five- and six-unit multiplexes in Ward 23, will be repealed, and the recommended ZBLA will provide regulations for all sixplex development city-wide.

No further changes to existing performance standards, including setbacks, length, depth or landscaping, or to parking standards, are proposed through the ZBLA. Limited amendments are recommended in the ZBLA in coordination with the Multiplex Monitoring Program (see “Coordination with Multiplex Monitoring Program”). As noted above, monitoring will inform potential amended or additional performance standards that may be needed to support the form, function and impact of fiveplexes and sixplexes.

#### ***“Detached Houseplexes” and “Semi-Detached Houseplexes”***

As detailed in the Multiplex Monitoring Report, two new definitions (“detached houseplex” and “semi-detached houseplex”) are being introduced in all low-rise residential zones through a recommended amendment to the City-wide Zoning By-law to clarify residential building permissions related to multiplex development. These

amendments will be considered by Planning and Housing Committee in a report on monitoring outcomes of the original multiplex Official Plan and zoning permissions, at the same meeting as this report on sixplex development.

In the Zoning By-law Amendment recommended by the Monitoring Report, a “detached houseplex” is defined as a detached building on a single lot, containing up to four dwelling units, with at least one dwelling unit partially above another. A “semi-detached houseplex” is defined as a portion of a building erected on two lots, with one portion situated on one lot and separated by party walls from the other portion that is situated on an adjacent lot. Each semi-detached houseplex may contain up to four dwelling units, with at least one dwelling unit partially above another dwelling unit.

Performance standards will specify the number of units permitted in each detached and semi-detached houseplex building type. The Monitoring ZBLA recommends a limit of up to four units in each of a detached houseplex and semi-detached houseplex. In other words, a duplex, triplex and fourplex may be entirely contained within a detached houseplex or within each half of a semi-detached houseplex, for a collective total of up to eight units across both sides of the semi-detached building.

The recommended ZBLA would permit detached houseplexes with up to six units on all residentially zoned lots city-wide, following the recommended terminology in the Monitoring ZBLA. Consistent with the Ward 23 Study, this includes the permission to develop a new detached residential building with up to six dwelling units, and to convert an existing detached house to have up to six dwelling units while maintaining the built form of the existing detached house. The ability to convert an existing detached house allows for easier creation of additional units and reduces the need for minor variances related to built form. The building conversion permission aims to reduce process barriers for building multiplexes, enable homeowner-led construction and renovation, and encourage the adaptive reuse of existing buildings, which has environmental benefits.

Also consistent with the Ward 23 Multiplex Study, the ZBLA would prohibit the conversion of attached dwellings (i.e. semi-detached houses, townhouses, and semi-detached houseplexes) such that any portion of the attached dwelling could have up to five or six units.

### *Coordination with Multiplex Monitoring Program*

As noted throughout this report, certain zoning changes are being recommended for implementation through the Monitoring ZBLA that would apply to all multiplex development, including fiveplexes and sixplexes. The Multiplex Monitoring Program identified insights and trends that have resulted in the Monitoring ZBLA, which recommends strategic amendments to existing multiplex permissions to facilitate multiplex construction and respond to community feedback. The proposed amendments are described in detail in the Multiplex Monitoring Program report that will be considered by the Planning and Housing Committee on June 12, 2025 (the Multiplex Monitoring Report). Key changes in the Monitoring ZBLA, include, among others:

- Introduction of new “detached houseplex” and “semi-detached houseplex” defined terms, to clarify building type permissions related to multiplex development, as described above;
- Regulations setting out a maximum number of bedrooms per building, to distinguish between multiplexes and multi-tenant houses while providing flexibility and enabling family sized units;
- Regulations to ensure that necessary utility infrastructure (e.g. Toronto Hydro pad-mounted transformers) is permitted on a lot to support a multiplex; and
- Regulations clarifying conversion permissions from one multiplex type to another.

The Multiplex Monitoring Report also clarifies that the City-wide Zoning By-law prohibits rooftop terraces across most residential building types, including multiplexes. The Sixplex Study will continue to review the needs for outdoor amenity space within multiplex residential building types through monitoring.

### *Parking*

Parking was frequently raised throughout consultations. Some stakeholders suggested the need for parking to support the construction of additional units. Numerous stakeholders identified excess parking demand on and off the streets as a major concern for road maintenance in the winter, garbage collection, pedestrian safety, and maintaining the overall character of the neighbourhood.

In 2021, City Council adopted revised parking requirements for new development in Toronto which eliminated minimum parking requirements for multiplex housing in Toronto's neighbourhoods, and for other building types throughout the city. Consistent with this shift in policy, current multiplex provisions do not have minimum or maximum parking standards, including in Ward 23. It is up to individual property owners to determine how much parking to provide on-site, while meeting other zoning standards, such as minimum soft landscaping.

The Multiplex Monitoring Program tracked parking-related data on 222 building permits issued for multiplex developments, such as the number of spaces provided and whether variances were requested to accommodate increased parking areas on-site. The data demonstrated that multiplexes are often providing parking on private property, and when no parking is provided, those sites tend to be located close to transit infrastructure. In addition, some multiplexes obtained on-street and off-street parking permits. As such, the Multiplex Monitoring Program determined that changing existing approaches to parking is not warranted. Staff recommend that the existing parking regulations be maintained for fiveplexes and sixplexes, consistent with the Ward 23 Multiplex Study and the findings of the Multiplex Monitoring Program.

It is important to balance the need for on-site parking while limiting barriers to the development of multiplexes through the introduction of new on-site vehicular or bicycle parking requirements. The proposed SASP includes the same policy set out in SASP 895 that encourages multiplexes to provide on-site parking accommodation for active modes of transportation, such as bicycles. This proposed policy is consistent with the

Official Plan and the goals set out by City Council to better manage auto-dependency and achieve City Council's target for net zero greenhouse gas emissions by 2040.

Transportation Services will be bringing the Strategic Parking Framework for City Council approval in June 2025. The framework identifies over 40 initiatives intended to optimize and improve public parking management practices, related to planning and managing parking on an area basis, tracking parking data to effectively manage supply and demand, leveraging pricing and revenue to invest in sustainable mobility, promoting car-share programs, and using modern technology for efficient parking management. As residential parking is large in scope, a focused comprehensive review of on- and off-street residential parking (i.e. private driveways, on-street residential permit parking and apartment parking lots) will also be undertaken by Transportation Services in the future.

### *Outdoor Amenity, “Soft Landscaping”, Growing Space and Tree Preservation*

As also observed through the Ward 23 Multiplex Study, permissions for sixplexes may increase demand for outdoor amenity areas, which are often installed using hardscaping. This will require landscape design solutions that can provide utility to building occupants while also achieving soft landscaping requirements.

Staff note that City Planning recommended changes to the Planning and Housing Committee at its meeting on May 8, 2025, through the “Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing and Addressing Concerns with Iceberg Homes – Proposal Report” ([Item PH21.6](#)). The Growing Space Proposals Report identifies proposed Official Plan and City-wide Zoning By-law amendments for consultation in response to City Council direction to report on strategies to protect and enhance the city's tree canopy while also supporting infill housing, and will, among other matters, provide clarity on the definition of “soft landscaping” under the City-wide Zoning By-law.

The recommended SASP would continue existing multiplex policy that discourages the injury or removal of healthy trees, encourages the expansion of the urban canopy through the planting of new trees on lots with a multiplex, and provides policy rationale to support minor variances that are sought to achieve tree preservation. The Executive Director of Environment, Climate and Forestry, would continue to have the authority to refuse tree injury or removal permits at their discretion, including in cases where a multiplex is designed to as-of-right permissions.

The monitoring program will track tree and soft landscaping-related data through its future review of building permits and minor variances, and report any findings and recommended solutions following the monitoring period.

### **Amendments to Chapter 900 Zoning Regulations**

While the general objective of the City-wide Zoning By-law 569-2013 is to provide harmonized regulations on a zone and city-wide basis (as set out in Chapters 5 to 800 of the City-wide Zoning By-law), the City-wide Zoning By-law also includes exceptions

with prevailing by-laws and sections from former municipal zoning by-laws in Chapter 900.

Work is ongoing to amend City-wide Zoning By-law 569-2013 to amend or delete site-specific provisions or prevailing by-laws in Chapter 900 that prohibit multiplex building types, and to further simplify building type permissions and eliminate potential interpretation issues arising from the application of site-specific exceptions. As an interim measure, the original Multiplex ZBLA included regulations to clarify that duplexes, triplexes and fourplexes are permitted despite any restrictions in Chapter 900 Exceptions of Zoning By-law 569-2013. The Multiplex Monitoring Program will recommend clarifications to these interim Chapter 900 regulations through its ZBLA.

By updating the definition of “detached houseplex” to include fiveplexes and sixplexes, the proposed Sixplex ZBLA ensures that fiveplexes and sixplexes will be permitted in all residential zones despite any prevailing by-laws or prevailing sections in Chapter 900. It will also ensure that fiveplexes and sixplexes benefit from the clarifications recommended by the Multiplex Monitoring Program.

### **Infrastructure and Servicing**

Because of their smaller scale and smaller impact, multiplexes are not subject to the same review process as larger development projects that require rezoning and/or Site Plan Control, which are generally required to submit a Functional Servicing Report. Functional Servicing Reports evaluate capacity of the city’s existing sewer and water systems and determine if there is adequate system capacity to support the proposed use. The cost and time to undertake such a report would be very significant relative to the scale of multiplex development; however, the strain on city infrastructure is still an important consideration, particularly in the context of cumulative impact. While today a building permit application will be reviewed for connection feasibility (i.e. whether there is a sewer for the building to connect to), it is not typically a mechanism for assessing capacity.

As described in the Multiplex Monitoring Report, the Multiplex Monitoring Program engaged Toronto Water to review capacity, geography (i.e. clustering of multiplex projects in particular areas), and whether the scale of multiplex implementation was a cause for concern. The Sixplex Study also engaged Toronto Water to provide feedback on the proposal to permit five- and sixplexes city-wide. The Multiplex Monitoring Program found that although individual multiplexes contribute only incremental flow to the sewer system, some locations may contribute to capacity constraints during wet weather flow, which would make the existing constraints to adequate sewer capacity worse.

An important consideration for residential infill applications is impact on basement flooding. Although there is typically sufficient capacity for dry weather flows (sewage contributions from toilets, sinks and other contributions on a dry day), sewer system capacity can be exceeded when it rains (wet weather flow). Additional density contributes additional flows that may increase the risk of basement flooding. Although multiplexes introduce relatively minor flows, increased density can be a factor in certain

locations, with increased density representing increased risk, particularly in sewersheds where there are a number of such developments. Regulatory obligations include compliance with requirements to reliably maintain, operate, and replace the sewer and/or water assets per municipal standards, design criteria, licences, permits, certificates, and approvals, under the Ontario Water Resources Act and Safe Drinking Water Act. Also, the city's Wet Weather Flow Management Guidelines set out water balance targets. In the combined sewer systems, there is also the need to comply with application of Ministry of the Environment, Conservation and Parks Procedure F-5-5 applied to combined sewer overflow.

Addressing sewer capacity constraints generally requires modifications to the system through capital infrastructure upgrades. Staff from Development and Growth Services and Infrastructure Services service areas will continue to work together to align plans for capital investment in infrastructure with the City's housing priorities. This means that areas that experience incremental intensification through missing middle housing types will be considered within capital planning. The city is undertaking sewer upgrades in connection with the Basement Flooding Protection Program. At its meeting on April 23 and 24, 2025, City Council considered Item IE20.7 and the report titled "Basement Flooding Protection Program Status Update" from the General Manager, Toronto Water, dated March 26, 2025. The Basement Flooding Status Report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.IE20.7>. As set out in the report, the amount of capital construction is considerable. Specific to the sanitary sewer system upgrades, approximately 310 projects were identified throughout the city, at an estimated capital cost over \$1.3 billion. In addition, approximately 50 BFPP projects that increase the capacity of the combined sewer system have been identified throughout the city, with an estimated capital cost over \$6.4 billion.

## **Impact on Property Values**

City Planning staff conducted a literature review on the effects of upzoning single-unit residential homes on property values. Additionally, the City retained N. Barry Lyon Consultants Limited (NBLC) to assess the potential impacts of upzoning permissions for a single-unit residential home to a four-unit building, and up to a six-unit building. NBLC considered impacts on property values, affordability levels of existing housing stock (both for purchase and for rent), risk of speculative real estate investment activity, and differences in impact between fourplex and sixplex permissions. In addition, they considered potential impacts on the geographic scope of the area subject to multiplex permissions.

The City's literature review findings are generally consistent with NBLC's findings. It is important to note that NBLC's review specifically focused on the City of Toronto, whereas the literature review was based on upzoning experiences in other major cities such as Auckland, Minneapolis, Portland, New York City and Chicago, and various cities across British Columbia. General findings include that upzoning reforms are effective at increasing housing supply, and while upzonings can lead to property value increases, this is impacted by other market-dependent factors and the nature of the upzoning. Moreover, as more units are added to the market over time, the expectation is that prices will decrease.

NBLC concluded that material impacts on property values due to low-rise multiplex permissions are unlikely in light of the time and cost generally required to develop fourplex and sixplex projects. NBLC observed that converting a detached house to a multiplex is most probable where homes are on adequately sized properties, in a poor state of repair, and are close to transit and other amenities. In the City of Toronto, these preconditions are limited. NBLC also found no evidence of any material property value changes to neighbouring property values due to proximity to multiplexes.

Importantly, NBLC found that multiplexes can act as a more affordable housing option for lower- and moderate-income households, and that they lend themselves to more family-sized housing. The rent and sale value of these units are often less than the price of comparable apartments, and well below the price of larger single-family homes. These homes provide more affordable/attainable entry points by nature of their smaller and cost-effective built form, lack of amenities and building services, and lack of underground parking. This is consistent with findings out of Portland, which introduced permissions for multiplexes of up to six units and accessory dwelling units in single-family residential zones through its Residential Infill Project (RIP) in 2020.

Significant speculative activity as a result of multiplex permissions was also found to generally be unlikely due to expectations for modest financial feasibility, as described above. NBLC sooner expects investors to continue focusing on single-family dwellings and renting them as-is, or as duplexes (potentially with a laneway suite or garden suite), which are the most financially feasible to construct. There is potential for some multiplexes to be redeveloped as higher-margin luxury buildings, but such projects are subject to additional variables related to user preferences.

Finally, NBLC found that an incremental increase in density from fourplex permissions (which have been in place since 2023) to sixplex permissions is unlikely to have a meaningful land economic impact. It is also not likely that there would be any meaningful land economic impact resulting from some neighborhoods having permissions for fourplexes and others having permission for sixplexes, although it would be beneficial for permissions to be broad and consistent across the city to allow for the widest possible range of outcomes.

## **Property Taxes**

In Toronto, property taxes are calculated by multiplying the current year phased-in property assessment value, as determined by the Municipal Property Assessment Corporation (MPAC), by City Council-approved city tax rates and levies and the Education Tax Rate set by the Province. The city tax rate that applies to a property depends on the applicable tax subclass (e.g. residential, multi-residential, new multi-residential, commercial, etc.).

Residential properties with up to six self-contained units are considered to be within the residential subclass. This means that there is no distinction in the rate that is charged for one unit all the way up to six units. More than six units would be within the “multi-unit residential” subclass.



While the rate for one unit is the same as up to six units, what does vary is MPAC's assessed value of the buildings, which is based on the value of the property and the building. All things being equal, it is generally understood that properties with 4-6 units are assessed at a higher value and as a result would pay more taxes than properties with 1-3 units.

## **Affordability and Enabling New Rental Housing**

Through the community engagement process, staff were asked whether new multiplexes could be required to provide affordable dwelling units. Consistent with the rest of EHON, the Sixplex Study is primarily an initiative to increase housing supply, focusing on the expansion of mostly market rental housing options, in a range of formats, within neighbourhoods. EHON initiatives respond to the City's Housing Action Plan, which also includes a range of efforts to address housing access and affordability in Toronto.

While the multiplex recommendations are not intended to directly create affordable rental housing, they will facilitate the development of housing forms available to a wider spectrum of incomes and household compositions at various life stages and incomes, compared to the existing housing stock in many low-rise communities. Households without the means to purchase or rent a full single-detached home may still be able to access a smaller unit within the same neighbourhood. Multiplex units could also support intergenerational living, with for example, a separate unit created to support aging in place or extended families.

There are resources available to property owners interested in developing multiplexes that can contribute to project viability and affordability. This includes various City, provincial and federal programs available to support the creation of housing in partnership with non-profit and private sector proponents.

For example, through "[EX18.2 - Build More Homes: Expanding Incentives for Purpose Built Rental Housing](#)" report, Council adopted amendments to the Rental Housing Supply Program (RHSP) that will support EHON and other small-scale projects with 10 units or less by removing the requirement that a minimum 20 percent of units delivered in a project must be affordable rental to benefit from incentives under the program. Any units within a purpose-built rental multiplex that provides affordable rents (income-based definition) for at least 40 years is eligible for incentives, including waiver of planning application fees and building permit fees, and exemption from municipal portion of Development Charges, Community Benefit Charges and parkland dedication requirements (if not exempted by the province), and property taxes for the duration of affordability). This responds to previous City Council direction to City Planning and Housing Secretariat, to report to City Council on the feasibility of a program that incentivizes owners of multiplexes to make one of the four units affordable to rent or purchase.

As-of-right permissions for fiveplexes and sixplexes could also create new opportunities for applicants to secure CMHC financing. CMHC programs such as MLI Select, a multi-unit mortgage loan insurance program, require a minimum of five units be proposed on

a lot with a points-based criteria that includes affordability. By permitting up to six-unit multiplexes city-wide, applicants would be eligible to apply for grants and low-interest loans that could be used to build multiplexes with secured affordable housing. Additionally, as part of its 2024 fall economic statement, the federal government announced plans to help homeowners add secondary suites to existing homes through a number of measures under the “Canada Secondary Suite Loan Program”, including doubling the loan limit from \$40,000 to \$80,000 starting in early 2025.

Additional resources that are being developed to support property owners in developing multiplexes and other types of missing middle housing are described below in “Future Work”.

## **FUTURE WORK**

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### **Monitoring Program**

Staff recommend that City Planning monitor the uptake and implementation of five- and six-unit multiplex projects city-wide following adoption of the recommended OPA and ZBLA through a consolidated monitoring program with the Multiplex Monitoring Program and Ward 23 Study, as described in greater detail in the Multiplex Monitoring Report. The program will coordinate with key stakeholders, including Environment, Climate and Forestry, Toronto Water, Toronto Hydro, Solid Waste, Community and Social Services, TTC and school boards, to ensure that these development partners are receiving the data they need to properly assess the impact of the new development permissions on their infrastructure, and to plan future improvements.

As described in greater detail in the Multiplex Monitoring Report, the consolidated monitoring program will also:

- Evaluate a streamlined process to enable Toronto Water to address sewer capacity constraints as part of building permit application review for multiplexes, in partnership with Toronto Building; and
- Continue to examine potential financial feasibility and barriers to creating multiplexes.

Additionally, as noted above, detailed case studies for the Sixplex Study are currently under development. Each case study will address different site conditions, internal unit configurations, and parking arrangements, and incorporate the assumptions described above. Case study analysis will inform the monitoring program to support the implementation of the Official Plan policies and zoning permissions.

### **Financial Feasibility**

As discussed previously by the earlier multiplex studies, financial feasibility and an identified need for financial incentives impact the viability of multiplex projects, including fiveplex and sixplex proposals. For a real estate development project to proceed, project proponents must examine multiple factors such as financial considerations, market

dynamics, and investment risks. There must be demand, and the project must make sense from a financial perspective.

Multiplexes, whether newly built or converted from an existing structure, may be subject to municipal fees and charges such as municipal and education development charges (DCs), parkland dedication requirements, and planning and permit application fees. Multiplex proposals requiring minor variances are subject to fees associated with Committee of Adjustment applications, and multiplex development intended to be a condominium is subject to fees associated with draft plan of condominium applications. These fees are regularly reviewed, and in some cases have been adjusted to support the City's housing objectives.

Council-approved exemptions to DCs and parkland dedication requirements for multiplex housing include:

- Effective August 15, 2022, the Development Charges By-law provides a development charge exemption for the second, third, and fourth units on a residential parcel, provided the development has no more than four units on the lot, whether in the principal building or an accessory suite. This allows the construction of any combination of up to four units without being subject to additional development charges.
- On December 17-18, 2024, through [2024.PH17.6](#), City Council adopted additional amendments to clarify parkland dedication exemptions in situations where there are no more than five total residential units on a given parcel of land (one of which is either a garden or laneway suite).

Feedback provided through the Sixplex Study, the Ward 23 Multiplex Study, and the Multiplex Monitoring Program indicates that feasibility challenges continue to exist for projects that exceed the four-unit threshold. If built concurrently, the development of five units on a single property parcel will trigger the requirement for DCs on all units. For projects with six units, both DCs and parkland dedication requirements are required. For example, this would include a situation where an applicant proposed to build a fourplex at the same time as an ancillary garden suite.

Through consultation, it was identified that the current DC and parkland dedication requirement regimes can be a barrier to the creation of low-rise residential buildings with more than four units. This view is supported by the Urban Land Institute Toronto report titled *Multiplex Housing Financial Feasibility Exercise*. This report was prepared for the City of Toronto as part of the original Multiplex Study prior to the current exemptions in the 2022 by-law coming into force for up to four units. In this report, the authors recommend that DCs should be waived for the first four units and then discounted for any additional unit to encourage development.

The City is initiating a comprehensive review of development charges, related policies, and incentives. As part of this review, the City will consider issues raised through recent multiplex consultations, opportunities to support housing objectives, while also accounting for the City's growth-related requirements.

As part of the Multiplex Study approved through Item PH3.16 in 2023, City Council directed staff to review planning application fees through a Development Application Fee Review. On May 8, 2025, through Item PH21.3, the Planning and Housing Committee adopted staff recommendations to adjust the base fee for Plan of Condominium applications. Staff are targeting Q3 2025 for a further report on minor variance fees.

It should be noted that while all of these financial incentives have a policy rationale linked to the delivery of housing, fee exemptions decrease the City's ability to provide a broad range of municipal infrastructure to support growth and maintain service levels.

## CONCLUSION

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This report recommends that City Council adopt amendments to the Official Plan and City-wide Zoning By-law to permit up to six units in detached residential buildings in low-rise residential neighbourhoods city-wide, and to enable a 0.5-metre increase to building heights to a maximum of 10.5 metres where current maximum height is 10 metres. Building on the findings of previous multiplex studies, staff are of the view that the proposed increase of two additional dwelling units within a multiplex reflects a balanced and incremental increase that encourages gentle intensification and can generally be accommodated in detached residential buildings city-wide. As discussed above, the intent of the height increase is to facilitate increased basement ceiling heights to improve liveability and access to daylight for basement dwelling units that are expected to accompany fiveplex and sixplex development, and to maximize the potential for up to four levels of housing in a 3.5-storey building.

The proposed OPA is consistent with the PPS 2024 and with the general intent of the Official Plan, which, among other objectives, aims to distribute opportunities for new housing supply to all neighbourhoods and to ensure that they include a mix of housing types and affordability. The proposed ZBLA conforms to the Official Plan as amended by the proposed SASP, as it would allow for the development of detached multiplexes with up to six units, which would increase the range of housing in neighbourhoods city-wide, while ensuring the built form “fits” with the existing physical character of each neighbourhood. The ZBLA is being proposed alongside zoning amendments being concurrently recommended by the Multiplex Monitoring Program, which will improve implementation for all low-rise multiplexes city-wide, and improve liveability of basement units that are anticipated to accompany fiveplex and sixplex development. Finally, the proposed increase in multiplex permissions would introduce a new low-rise housing option, creating more opportunities for equitable access to small-scale, ground-related housing that meets the needs of both current and future residents, in accordance with the City's obligations under the HAF agreement with CMHC.

These permissions will see lands designated as *Neighbourhoods* realize incremental change while remaining vibrant, and preserving the essential built form and scale to meet the needs of current and future residents. Providing opportunities for gentle intensification will allow more Torontonians the option to enjoy the city's low-rise

communities and be an additional housing option to accommodate the growing population over time.

## **CONTACT**

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## **SIGNATURE**

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Jason Thorne  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Draft Official Plan Amendment  
Attachment 2: Draft Zoning By-law Amendment  
Attachment 3: Prototype Sixplexes – 10 metres (Ward 23 Study)  
Attachment 4: Prototype Sixplexes – 10.5 metres (Sixplex Study)  
Attachment 5: Jurisdictional Review Summary  
Attachment 6: Survey Summary