

Attachment 3: Decision History

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 November 13, 2024, City Council adopted a report titled “Build More Homes: Expanding Incentives for Purpose Built Rental Housing”, which directed staff to report back on implementation tools to provide incentives for purpose built rental homes in 2025.
<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 request 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 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 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 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>