Supporting Information
Attachment 4

Data, Figures, and Findings

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Supporting Information
How to Use This Attachment

The Supporting Information Attachment is meant to provide the reader with a more detailed review of the Multiplex Monitoring Program, beyond the key findings in the Staff Report. Data compiled from the Detailed Review and High-level Review of multiplex building permits are included within this Attachment. Some key findings and general observations are also included. The Attachment and Figures are referenced throughout the Staff Report.

Multiplex Permit Breakdown

A total of 452 multiplex building permits were issued within an 18-month period after the city-wide multiplex permissions were adopted by City Council in May 2023. The majority of the "Detailed Review" set of permits were issued in the first half of the 18-month period, with the "High-level Review" set of permits issued in the second half.

A relatively even distribution of multiplex types (duplex, triplex, and fourplex) are seen within the total 452 building permits, with less fourplexes and more duplexes in the high-level data set.

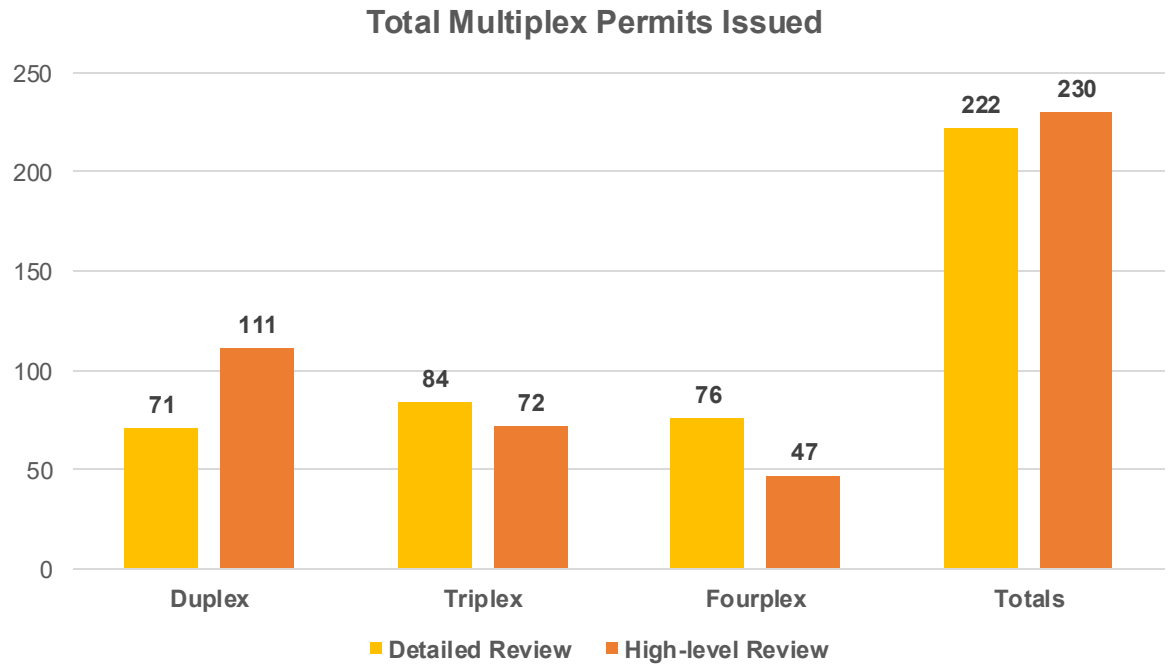

Figure 1

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Market Rent and Sales Data

Based on information from online advertisements (e.g. Multiple Listing Service, Canadian Mortage and Housing Corporation “CMHC”, Toronto Regional Real Estate Board “TRREB”), information provided by owners, builders and tenants, collected over the last two and a half years (2023 – 2025), multiplex units currently rent at an average of $2.93 per square foot (refer to Figures 2), and the average resale value of a multiplex building is approximately $562.38 per square foot (refer to Figure 3). When available, the square footage of the rental of sales listing was used. When square footage was not available, the average unit size from the Multiplex Monitoring Program data was used as a baseline.

According to TRREB (Q1 2025), average residential condominium rents in Toronto are $2,424 for a one-bedroom and $3,154 for a two-bedroom. According to the 2023 Development Pipeline, the average size of a condo was 710 square feet. Assuming a one-bedroom unit is 550 square feet, and two-bedroom unit is 710 square feet, this would equate to approximately $4.44 average rent per square foot. Assuming the same average 710 square foot condo, with a resale price of $689,198 (TRREB), the average price per square foot of a resale condo may be around $969.

On a per square foot basis, multiplex housing appears to be less expensive than the City of Toronto condo market.

Average Rents for Multiplex Typologies by Unit		
	Average Rent	**Average Rent Per Sqft**
Duplex	$3,408	$2.41
Triplex	$3,199	$3.18
Fourplex	$3,444	$2.84
All	**$3,350**	**$2.93**

Figure 2

Average Sales Data for Multiplex Typologies by Building		
	Average Purchase Price	**Average Price Per Sqft**
Duplex	$1,498,364	$454.88
Triplex	$1,625,341	$555.45
Fourplex	$2,718,292	$641.36
All	**$1,947,332**	**$562.38**

Figure 3

Multiplex Permit Type and Status – Detailed Review of 222

A total of 64 permits are “New Houses” which are new construction, and 158 permits are “Small Residential” which are interior renovations, conversions, or building additions (Figure 4). The permit status of the 222 permit applications is as follows: 65 closed, 93 under inspection, and 63 issued (Figure 5). The early trend of "Permit Type" shows that "Small Residential" projects are more common than new construction.

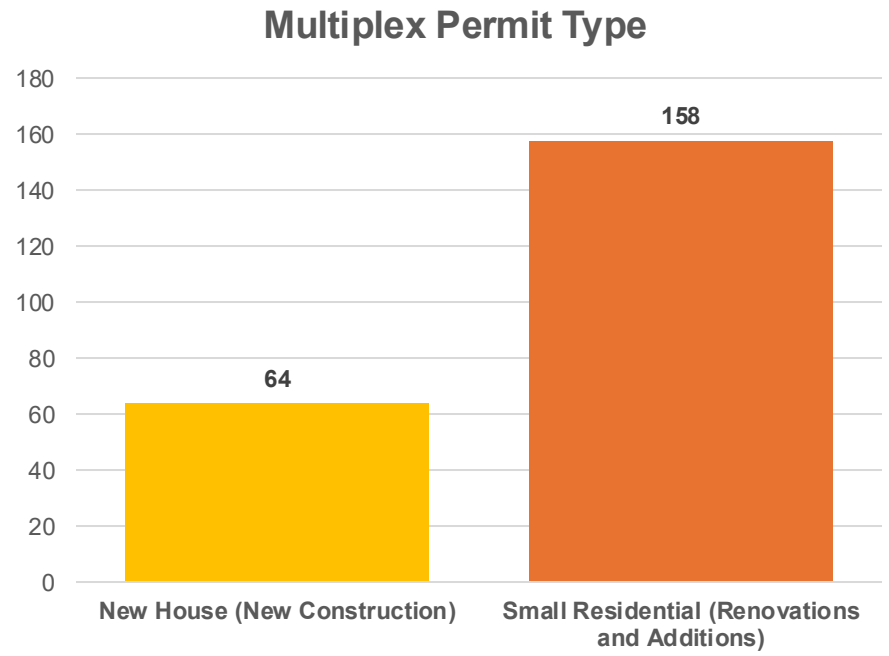

Figure 4

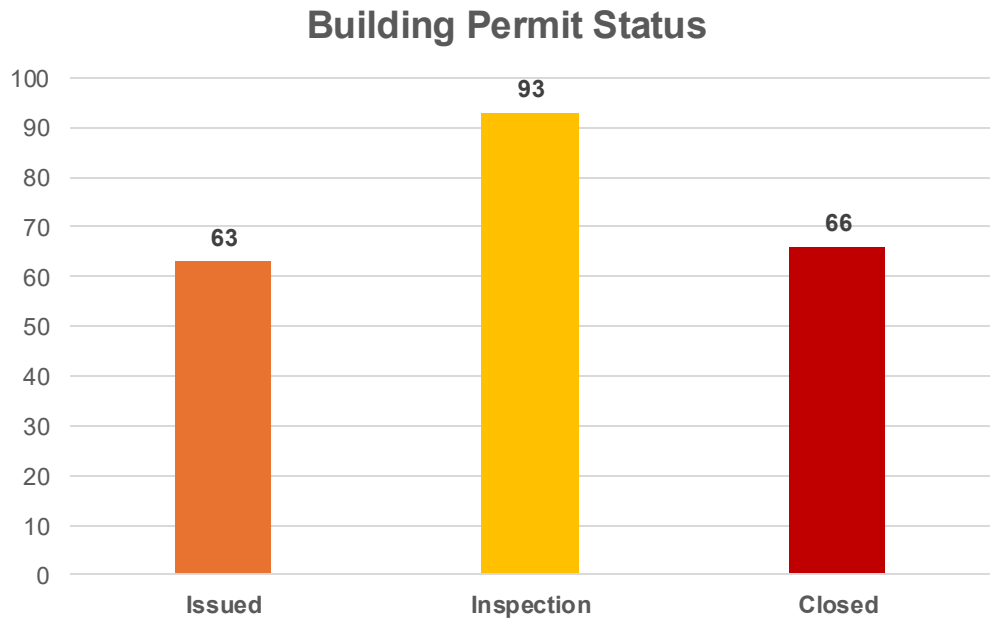

Figure 5

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Multiplex Permit Type and Status – High-level Review of 230

A total of 51 permits are “New Houses” and 179 permits are “Small Residential” (Figure 6). The permit status of the 230 additio nal is: 59 issued, 128 under inspection, and 41 closed, and one withdrawn (Figure 7). The later trend of "Permit Type" shows that "Small Residential" projects continue to be the most common multiplex type.

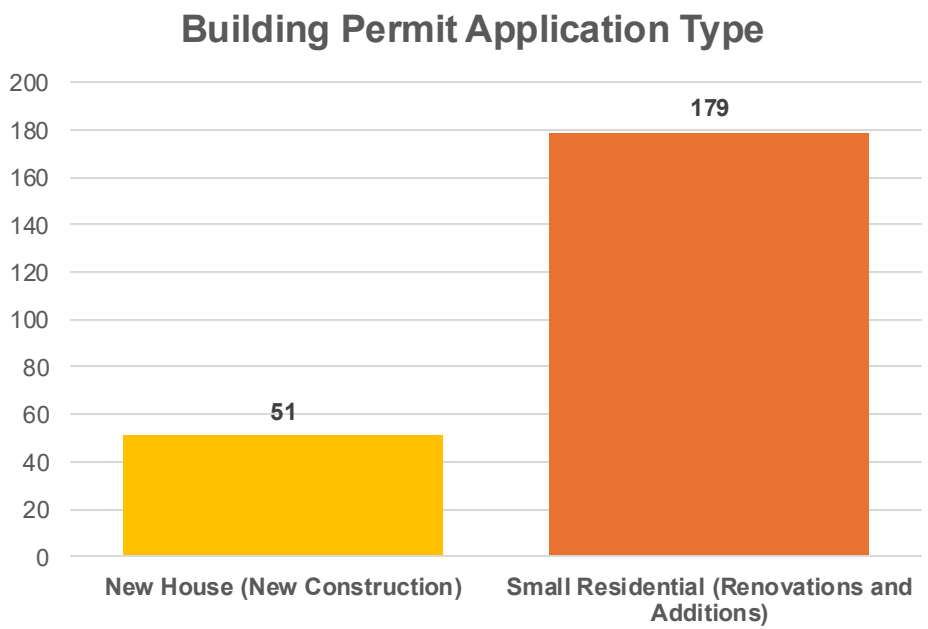

Figure 6

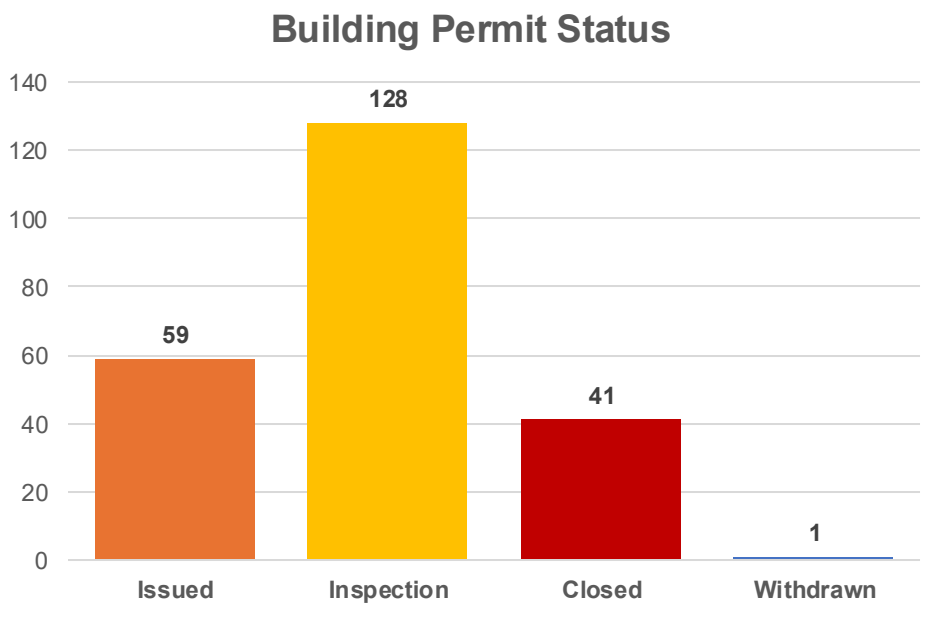

Figure 7

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Multiplex Permit Timelines – Detailed Review of 222

The building permit timeline milestones were included within the multiplex data sets. The following data is meant for informational purposes. In Date is based on when the permit is accepted. Issuance is based on date building permit was issued. Final Date is based on closing the permit, with construction and inspections complete.

Of the detailed review permits, data showed an average of 105 days between permit in date, to permit issuance date. Followed by an average of 221 days been permit issuance and final date (Figure 8). Important to note, a variety of factors can impact the length of building permit timeline milestones, such as payment status, accuracy of plans, Committee of Adjustment timeline and fulfilling conditions, associated active permits, comments and revisions, time between receiving comments and resubmission, staffing, and market dynamics influencing projects, among others.

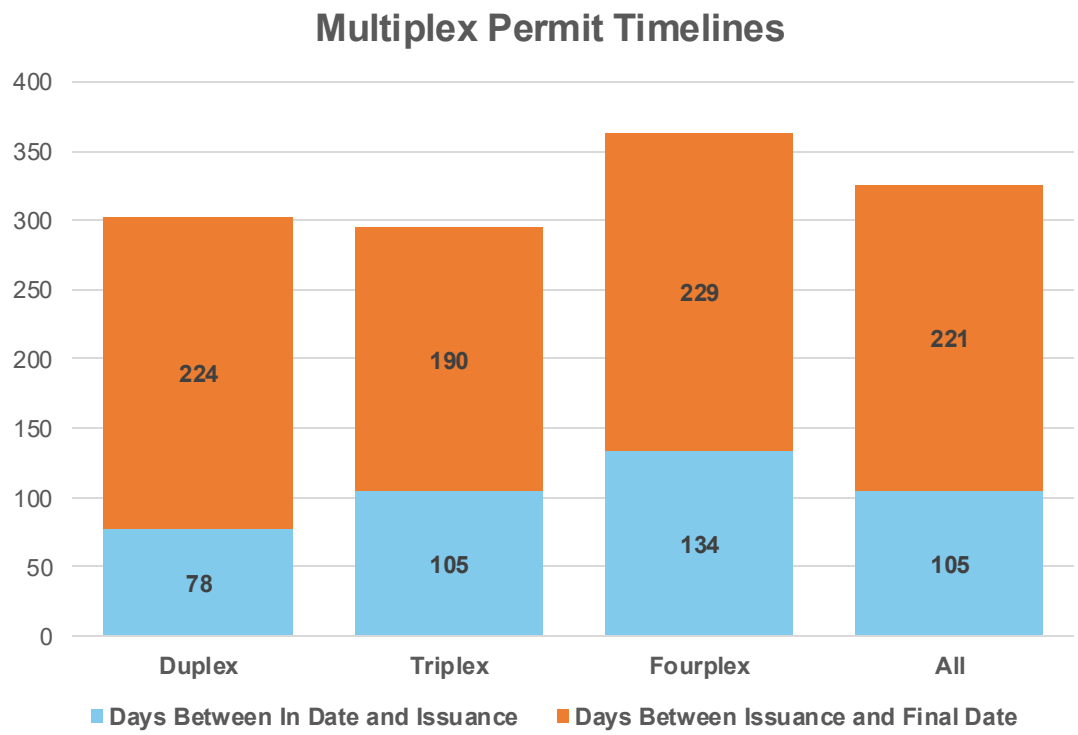

Figure 8

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Multiplex Permit Timelines – High-level Review of 230

Of the high-level set of 230 permits, data showed an average of 72 days between permit in date, to permit issuance date. Followed by an average of 159 days been permit issuance and permit closing (Figure 9).

The high-level review set demonstrates an improvement in both stages of the permit review cycle. An average reduction of 33 days in the permit issuance review period, and 62 days between issuance and permit closure. A few interior renovation fourplex permits are likely to have contributed to the faster Final Date review timeline.

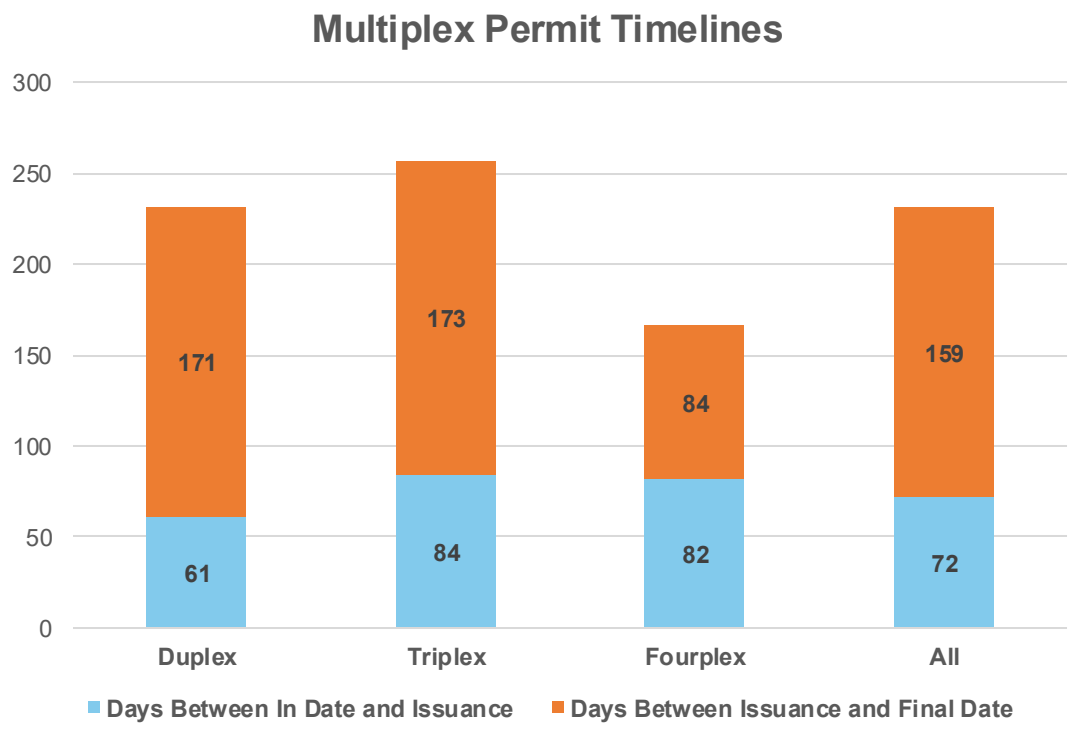

Figure 9

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Multiplex Permit Locations by Ward – All '452' Permits

The five most active Wards for multiplexes are Ward 9 (Davenport – 68), Ward 4 (Parkdale High Park – 42), Ward 11 (Rosedale-University – 41), Ward 5 (York South-Weston – 39), and Ward 14 (Toronto-Danforth – 36).

The five least active Wards for multiplexes are Ward 13 (Toronto Centre – 1), Ward 16 (Don Valley West – 1), Ward 22 (Scarborough-Agincourt – 2), Ward 25 (Scarborough Rouge Park – 3), and Ward 7 (Humber River-Black Creek – 5).

50% of all multiplex permits have been issued within the five most active wards (Ward 9, 4, 11, 5, and 14). Lower multiplex uptake in certain areas may be attributed to a variety of reasons such as market dynamics (rent yield and land values), proximity to transit, on-street or off-street parking eligibility, site constraints, among others.

Table is continued on the next page.

Multiplex Permits by Ward – All Permits				
Ward	**222 Permits**	**230 Permits**	**Total Permits (452)**	**Percentage of Multiplexes**
1	9	12	21	4.6%
2	5	5	10	2.2%
3	8	16	24	5.3%
4	17	25	42	9.3%
5	22	17	39	8.6%
6	9	0	9	2.0%
7	2	3	5	1.1%
8	10	8	18	4.0%
9	35	33	68	15.0%
10	10	5	15	3.3%
11	19	22	41	9.1%
12	13	12	25	5.5%
13	0	1	1	0.2%
14	14	22	36	8.0%

Figure 10

Multiplex Permit Locations by Ward – All '452' Permits Continued

Multiplex Permits by Ward – All Permits				
Ward	**222 Permits**	**230 Permits**	**Total Permits (452)**	**Percentage of Multiplexes**
15	5	1	6	1.3%
16	1	0	1	0.2%
17	2	3	5	1.1%
18	9	5	14	3.1%
19	8	15	23	5.1%
20	8	8	16	3.5%
21	7	5	12	2.6%
22	1	1	2	0.4%
23	3	3	6	1.3%
24	4	6	10	2.2%
25	1	2	3	0.7%

Figure 10

Multiplex Permit Locations by Ward – All '452' Permits

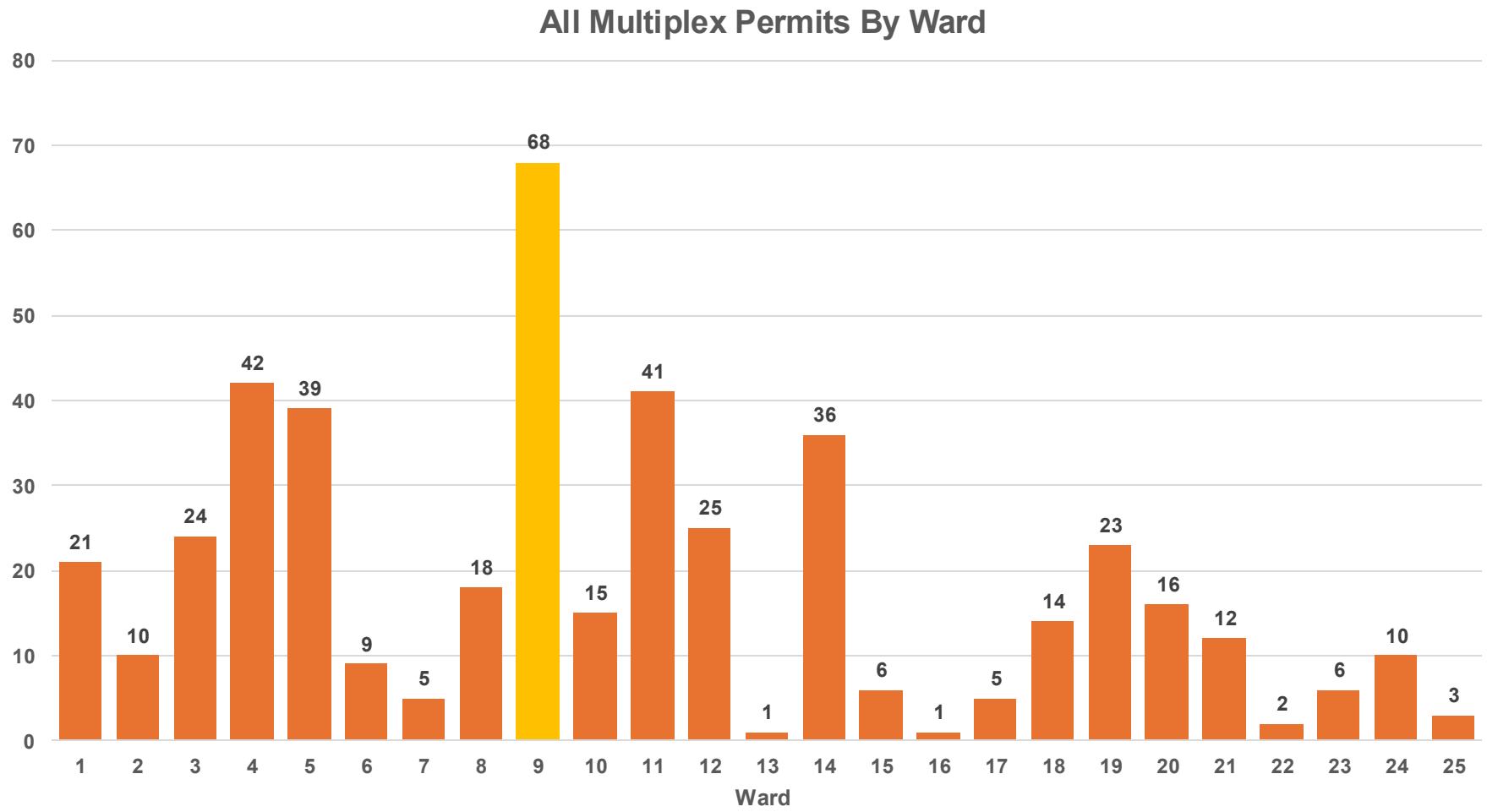

Figure 10

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Multiplex Building Structure Type – All '452' Permits

The category of "Building Structure Type" represents if the residential building is detached, semi-detached, or a townhouse. Approximately 75% of all multiplexes are detached, 22% are semi-detached, and 3% are townhouses (refer to Figure 11). This is an internal term unique to the monitoring exercise. The trend of multiplexes being largely located within detached properties was seen both in the early set of multiplex permits (Detailed Review) and the later set of permits (High-level Review).

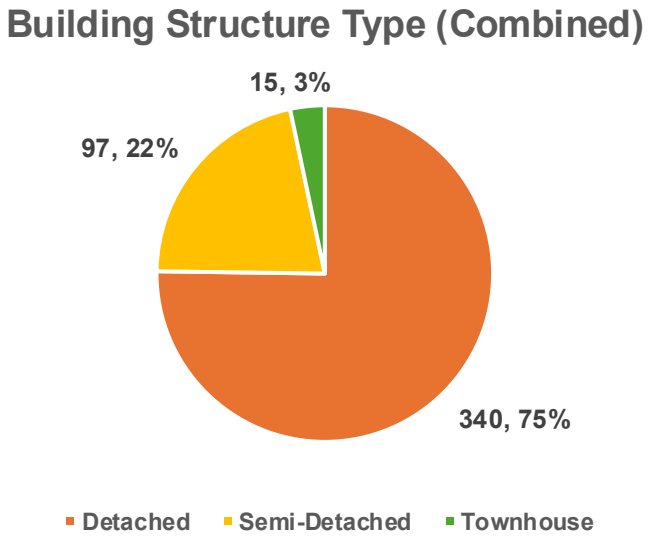

Figure 11

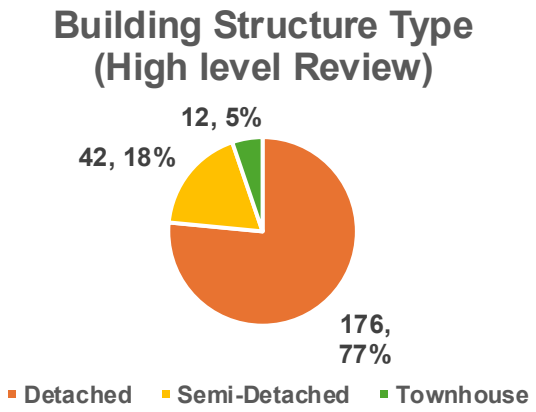

Figure 11.1

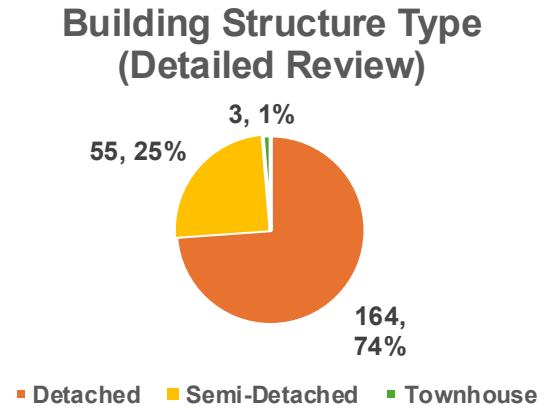

Figure 11.2

Multiplex Net New Units and Total Units – All '452' Permits

City-wide, using the total 452 combined permits, approximately 1,288 total residential units were proposed in the building permits issued for multiplexes, of which, some units are replacing existing units and approximately 726 units are net new units. (Figure 12)

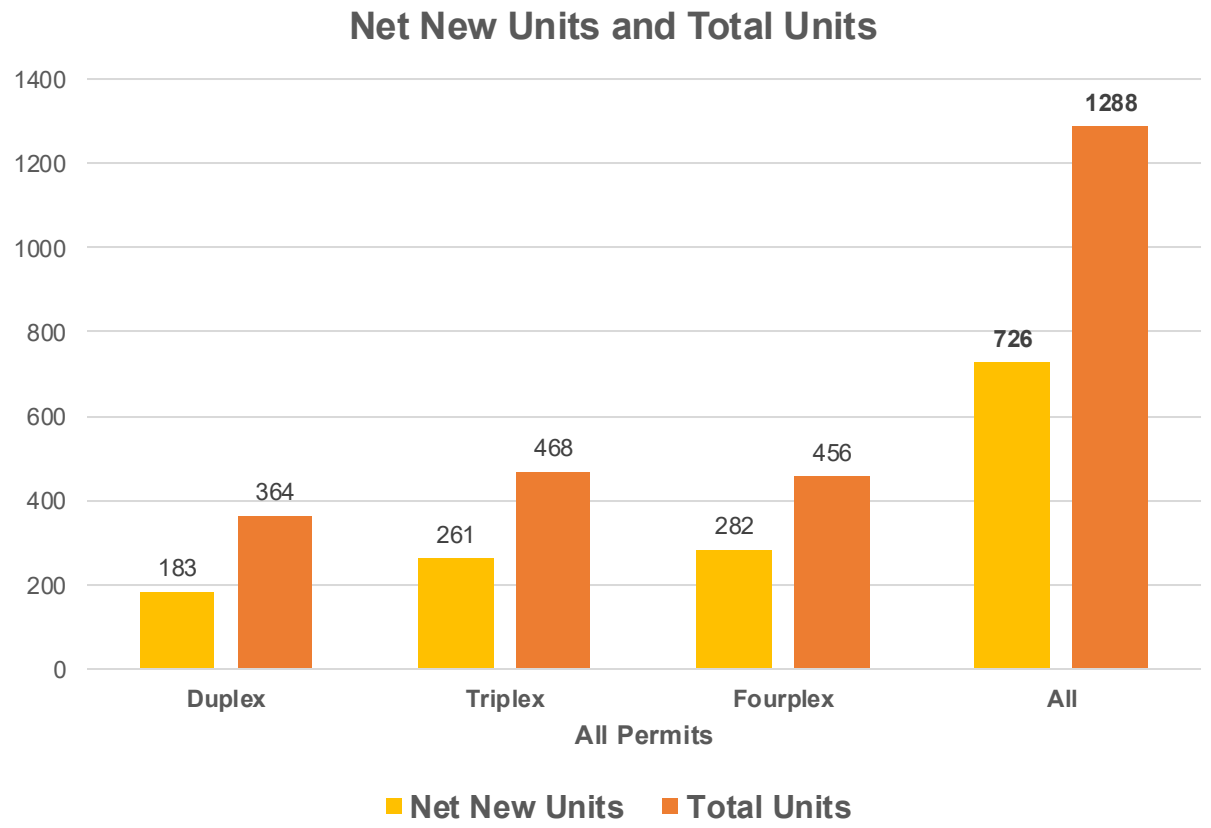

Figure 12

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Multiplex Value of Construction – All '452' Permits

Building permits submitted to the City include a disclosure of the total approximate value of the cost of construction for the project. City staff have relied on the dollar value provided by the applicant to Toronto Building as part of the building permit application.

The average cost of construction for a duplex, triplex, and fourplex has been provided in Figure 13. The cost of construction was split up between Small Residential Permits for renovations and additions, and New House Permits for new buildings. The average cost of a Small Residential Permit multiplex was $216,090, with the average cost of a New House Permit multiplex being $1,012,782.

Two permits for fourplexes submitted to the City had significantly higher construction costs, which raised the average cost of construction for New House permits for fourplexes to $1,486,167. Excluding those two projects, the total average cost of New House permits for fourplexes would have been $1,035,475, and the average cost of a newly constructed multiplex would have been $862,552.

Roughly, the cost to build a New House multiplex may range between $179 to $315 per square foot. Small Residential multiplexes may also be in the same range, although more information was required to make a more accurate assessment.

Average Cost of Construction for Multiplexes – All Permits

	Small Residential	New House
Duplex	$203,375	$799,680
Triplex	$170,646	$752,500
Fourplex	$274,248	$1,486,167
All	$216,090	$1,012,782

Figure 13

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Multiplex Lot Dimensions – Detailed Review of 222

Of the 222 permits, the average lot size of a multiplex varied depending on the multiplex typology (Figure 14). Multiplexes, on average, had a lot area of 377.21 square metres, lot frontage of 9.88 metres, and lot depth of 37.49 metres.

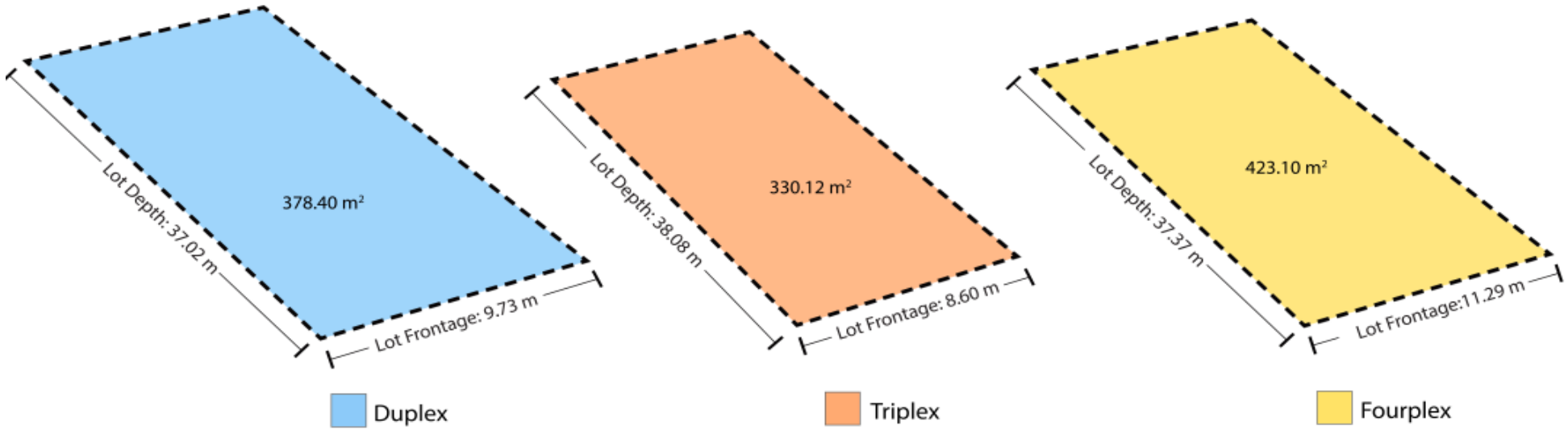

Figure 14

	Lot Area (m2)	Lot Frontage (m)	Lot Depth (m)
All Multiplexes	**377.21**	**9.88**	**37.49**

Multiplex Floor Area – Detailed Review of 222

The residential floor area of multiplexes was tracked by Gross Floor Area (GFA), and Interior Floor Area (IFA). An average unit size was also tracked. Where possible, staff used the IFA value, which would include residential area within a basement, which is typically excluded from the GFA calculation.

Of the 222 permits, on average, multiplexes had a GFA of 267 square metres, IFA of 324 square metres, and a unit size of 106 square metres (Figure 15). When IFA could not be calculated, GFA was used for unit sizes. The early trend of multiplex implementation demonstrates family-oriented unit sizes that are often exceeding the City's Growing Up Guidelines.

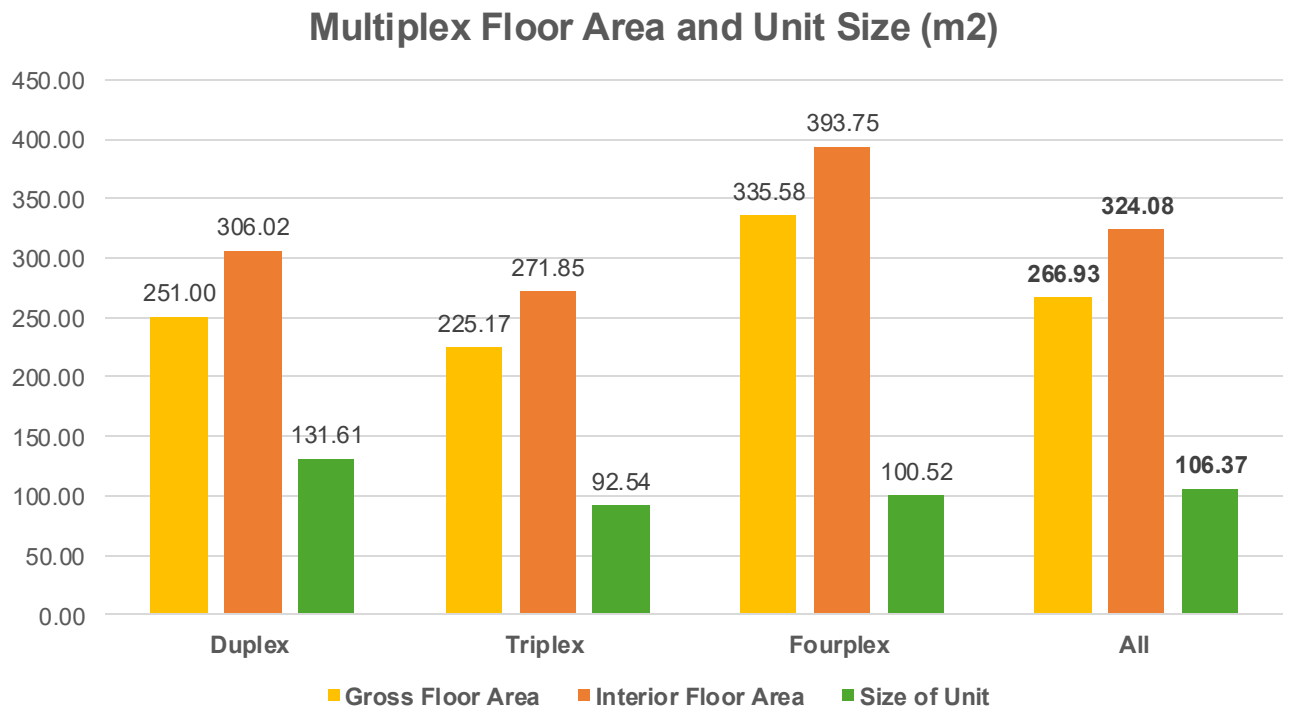

Figure 15

Multiplex Bedroom Data – Detailed Review of 222

Multiplexes had an average of six total bedrooms within the building, 2.16 bedrooms per unit, and a bedroom size of 11.83 square metres (Figure 16). There are some occurrences of multiplex permits with more than average bedrooms per unit, however, this was not common within the 222 building permits. The early trend of multiplex implementation demonstrates family-oriented units with two or more bedrooms per unit, and large bedroom sizes.

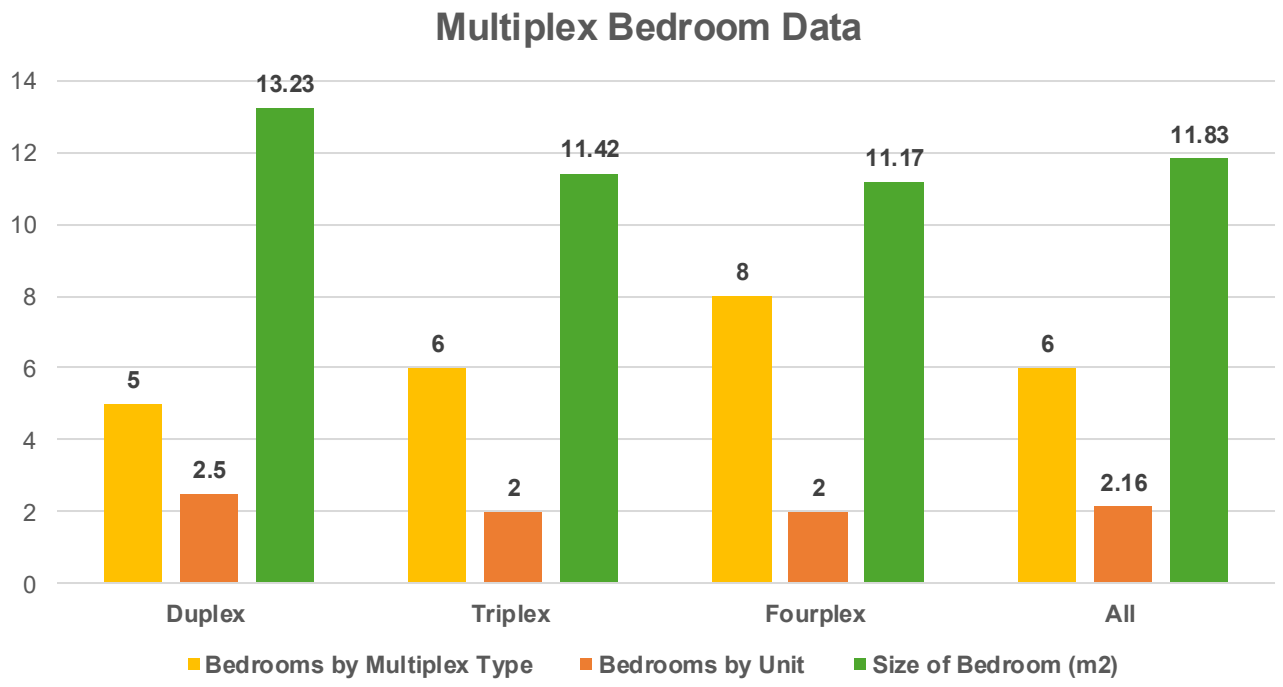

Figure 16

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Multiplex Washroom Data – Detailed Review of 222

Of the 222 permits, multiplexes had an average of 5.25 washrooms within the building, and 1.8 washrooms per unit. (Figure 17)

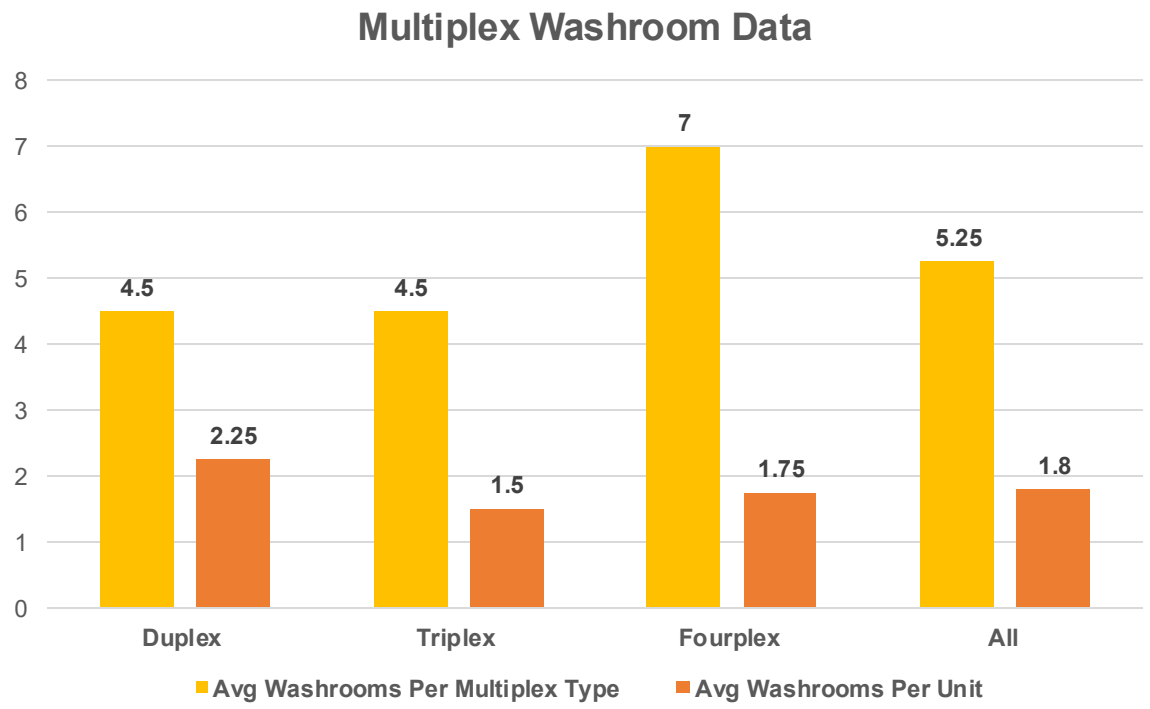

Figure 17

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Multiplex Storeys and Height – Detailed Review of 222

Of the 222 permits, multiplexes had an average of 2.43 storeys, and a building height of 9.51 metres (Figure 18). While multiplexes have a zoning permission of 10 metres in height, and in some cases more if the zoning already allows for greater heights, it was most common to see multiplex building heights of under 10 metres. Given the majority of multiplexes are for additions and interior renovations, applicants may often utilize existing building envelopes, or expanding the building envelope, while staying under the maximum height permission.

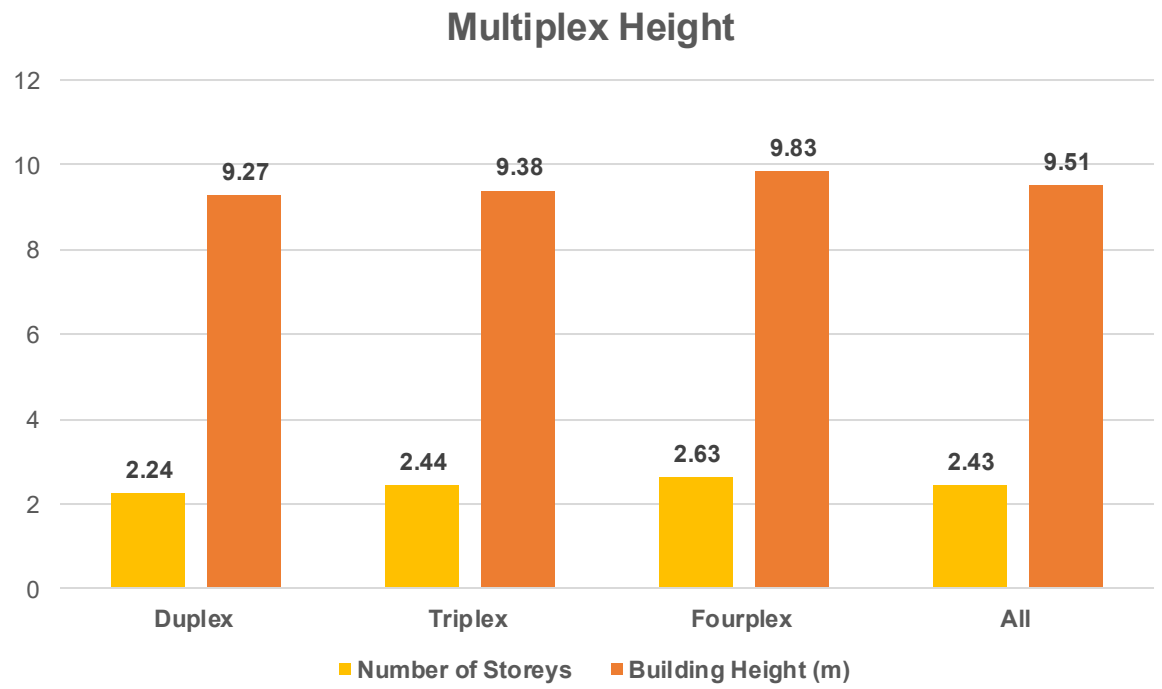

Figure 18

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Multiplex Roof Types – Detailed Review of 222

The roof types of multiplexes were tracked, which consisted of peaked roofs, flat roof, sloped roof, and a roof combination.

The zoning by-law defines a flat roof; however peaked and sloped roof are not defined. The identification of a roof type is based on the monitoring team's view of the roof design within a building permit as the permit plans did not explicitly identify "roof type."

A peaked roof would have a point, or triangular shape. A sloped roof would often slope from the roof eaves toward the centre of the roof which had a smaller flat top.

Of the 222 permits, 94 multiplexes had a peaked roof, 57 multiplexes had a flat roof, 44 multiplexes had sloped roof, 19 multiplexes had a combination of roof type, and eight multiplexes were marked as "n/a" for the roof not being seen in the package of plans (Figure 19).

It was common to see a renovation or addition of an existing home that had a peaked or slope roof design, which is a more common roof type in Toronto's neighbourhood areas.

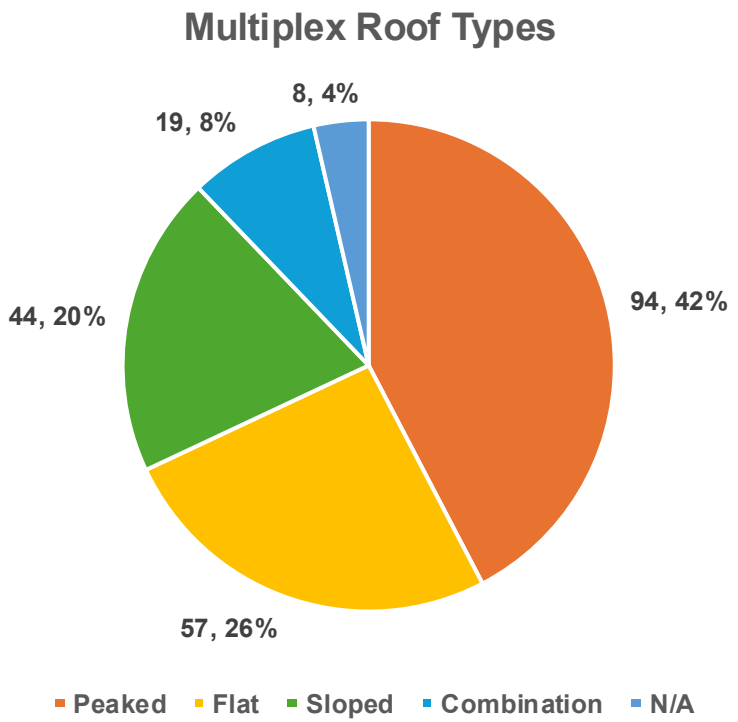

Figure 19

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Multiplex Building Length and Depth – Detailed Review of 222

Of the 222 permits, multiplexes had an average building length of 15.99 metres, and a building depth of 16.77 metres (Figure 20). While the zoning permissions for a multiplex may allow for 19-metre building length and depth, depending on the size of the lot, most multiplexes are below 17-metres in length and depth. The early trends also showed proponents often using existing footprints or expanding the existing footprint when making an application which may result in smaller building footprints.

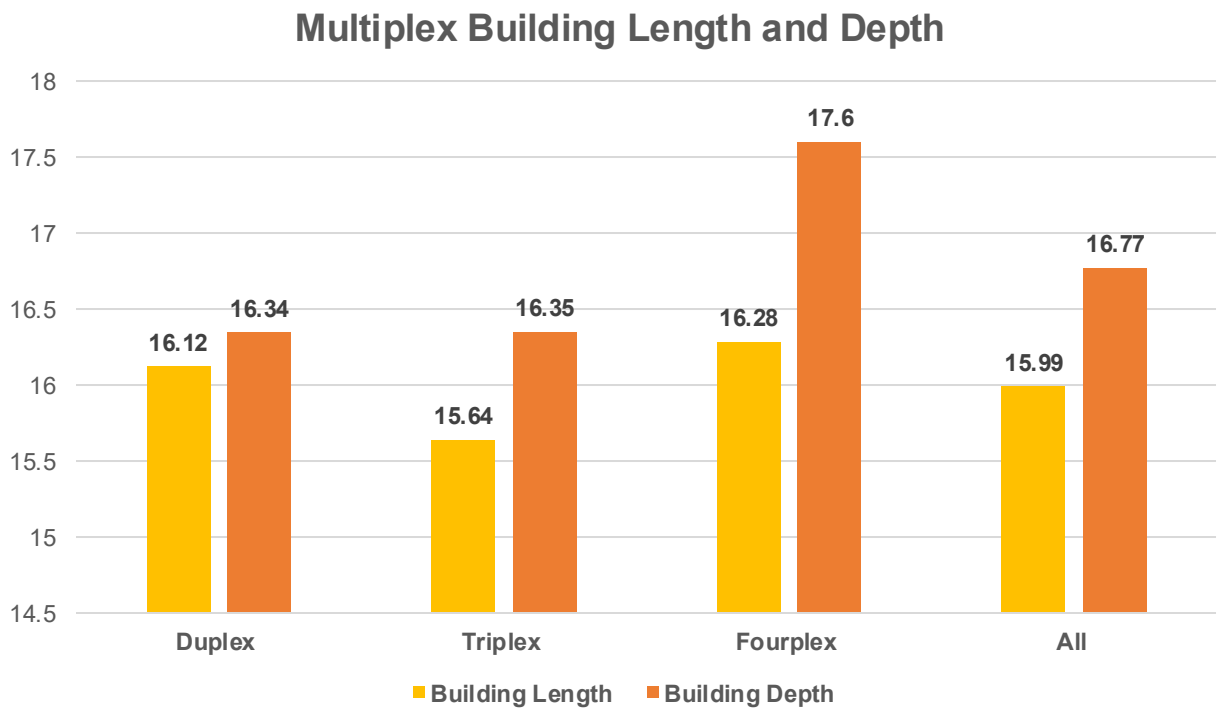

Figure 20

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Multiplex Entrances, Exits, and Platforms – Detailed Review of 222

Of the 222 permits, multiplexes averaged approximately three entrances and exits from a building's exterior facade. Additionally, multiplexes had 1.92 platforms per building (Figure 21). Entrances and exits were commonly located at the front façade, including basement walkouts, and side facades. Platforms tended to be located at rear or front façade of a building.

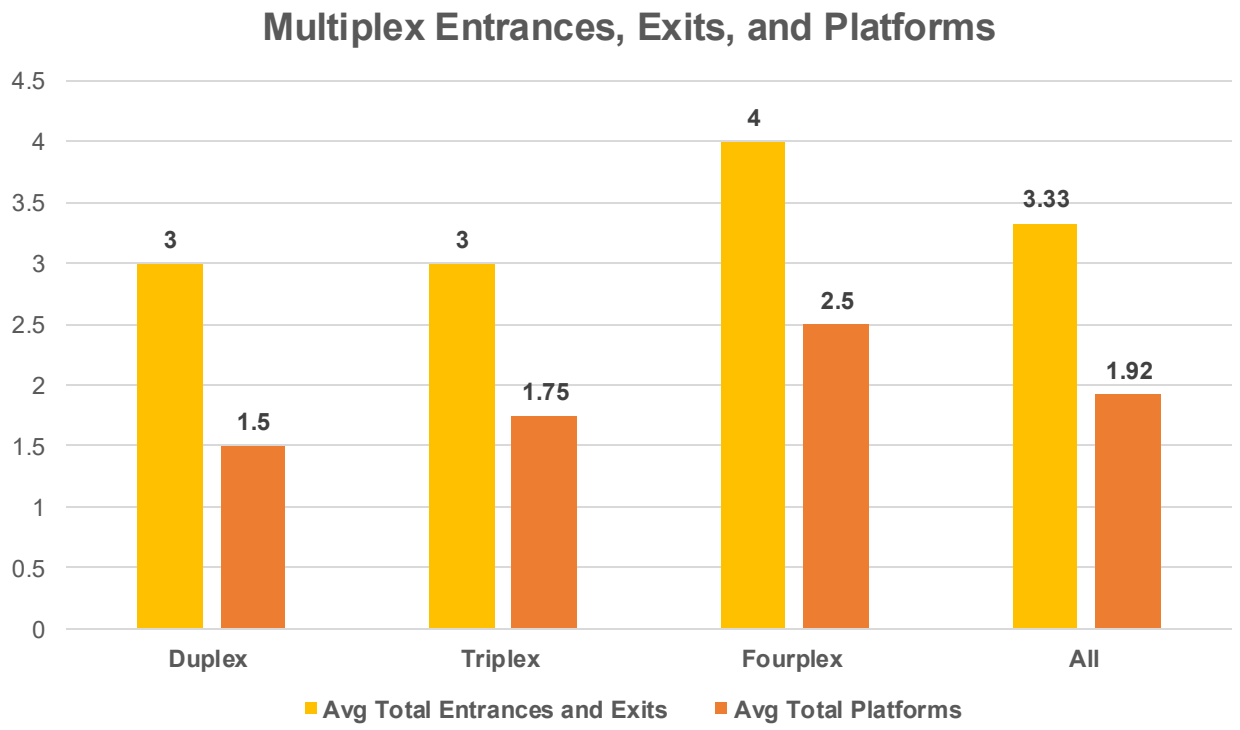

Figure 21

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Multiplex Parking Data – Detailed Review of 222

The review of parking data was based on submitted building permit drawings properly identifying legal parking spaces on private property, and Transportation Services providing on-street and off-street parking permit data as of April 7, 2025. If a permit did not have associated documentation for on-street/off-street parking permission, it was assumed the only parking to serve the multiplex was on private property.

Approximately 67% (148) of the 222 multiplex permits had at least one parking space or more, and approximately 32% (71) of all multiplex permits had no parking spaces. Three (1%) permits did not have sufficient information to determine parking and were excluded. (Figure 22)

For a more detailed breakdown of parking frequency by multiplex type, refer to the next two pages.

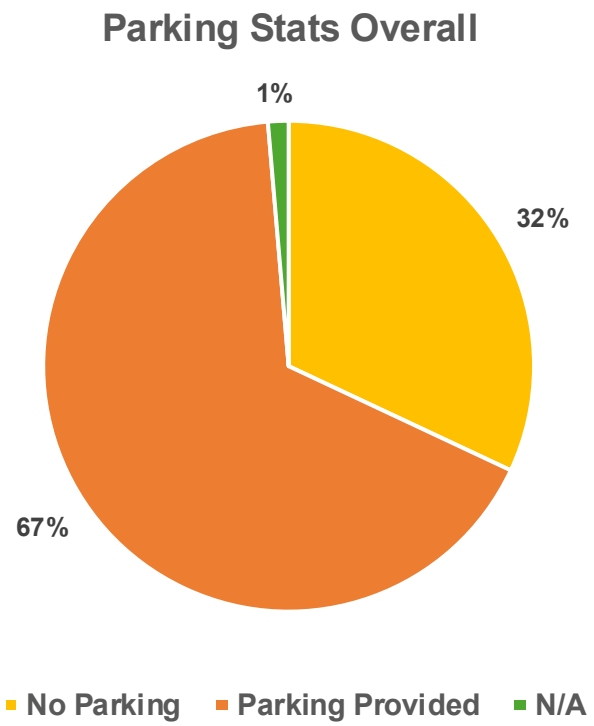

Figure 22

Multiplex Parking Data – Detailed Review of 222

Of the 222 permits, 248 parking spaces were proposed on private property, for an average of 1.1 spaces per permit, or 0.37 per unit. Duplexes provided the most parking per unit, with triplexes and fourplexes providing a similar parking rate on a per unit basis. (Figure 23 and 24)

Private Parking Data Based on Building Permit Drawings by Multiplex and Unit – Detailed Review of 222

Multiplex Permits	Total Residential Units	Total Parking Spaces	Avg. Parking Spaces Per Multiplex Permit	Avg. Parking Spaces Per Unit
222	662	248	1.1	0.37

Figure 23

Private Parking Data by Multiplex Type and Unit – Detailed Review of 222

	Total Permits	Total Parking Spaces on Private Property	Avg. Parking Space Per Permit	Avg. Parking Space Per Unit
Duplex	71	89	1.25	0.63
Triplex	84	73	0.88	0.29
Fourplex	67	86	1.28	0.32

Figure 24

Multiplex Parking Data – Detailed Review of 222

Approximately 67% (148) of the 222 multiplex permits had at least one parking space or more, and approximately 32% (71) of all multiplex permits had no parking spaces. Three (1%) permits did not have sufficient information to determine parking and were excluded. (Figure 25) The early trend of multiplex permits shows parking is provided on site on most applications.

The the majority of sites without parking on private property are located within 800 metres of these transit stations and others are often close to streetcar lines.

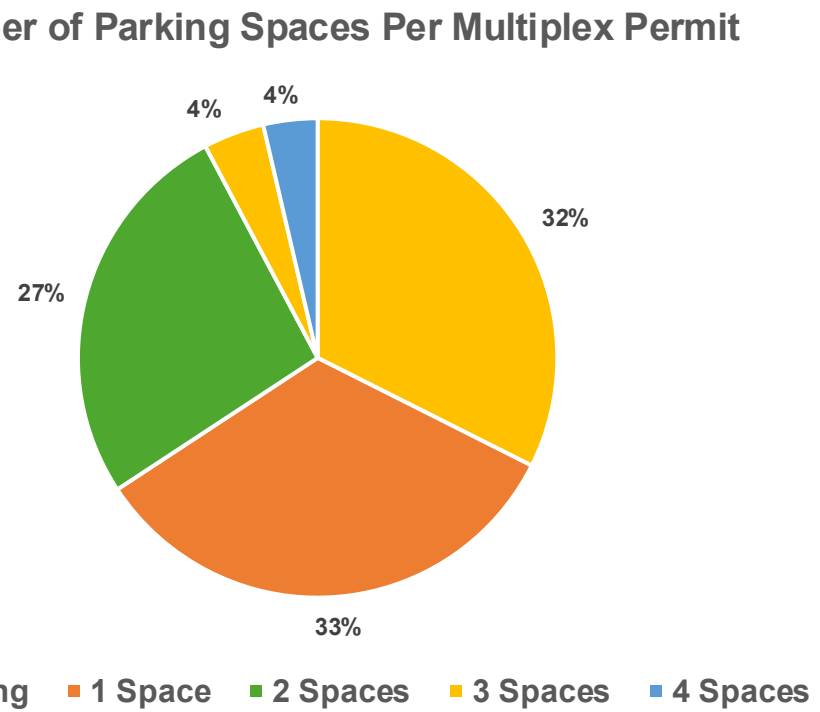

Figure 25

Multiplex Committee of Adjustment – Detailed Review of 222

As of April 7, 2025, Transportation Services confirmed that a total of 23 on-street parking permits had been approved to service a multiplex within the 222 permits. 11 off-street parking permits have been approved in association with the 222 multiplex permits within the same data set. Therefore, multiplexes enabled by the 222 permits have an additional 34 legal parking spaces, totaling 282 parking spaces for 662 units (0.42 spaces per unit). (Figure 26)

Most on-street/off-street parking permits were associated with a multiplex site that had zero parking spaces on private property.

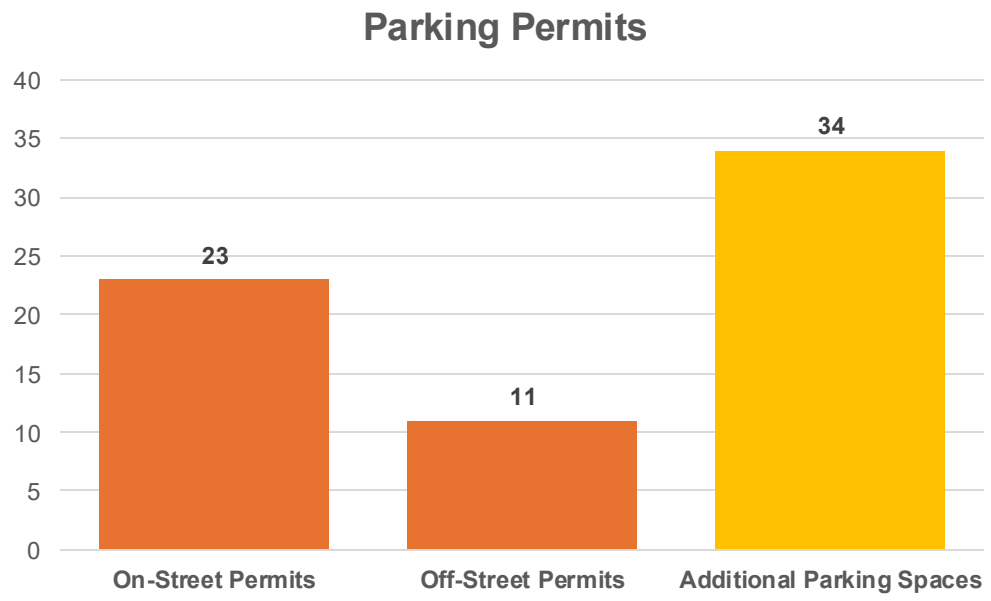

Figure 26

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Multiplex Tree Protection Data – Detailed Review of 222

Of the 222 permits, 52 (23%) sites included Tree Injury or Removal Permits, while 170 (77%) sites did not apply for any injury or removal permits. As of April 4, 2025, 41 (18%) sites with permits for an injury or removal have been approved by Urban Forestry, with the remaining 11 (5%) sites still under review. Of the approved tree permits, 49 trees have been injured and 47 have been removed. For a more detailed review of tree impact assessment, refer to the comments section of the report and Figure 27 and 28.

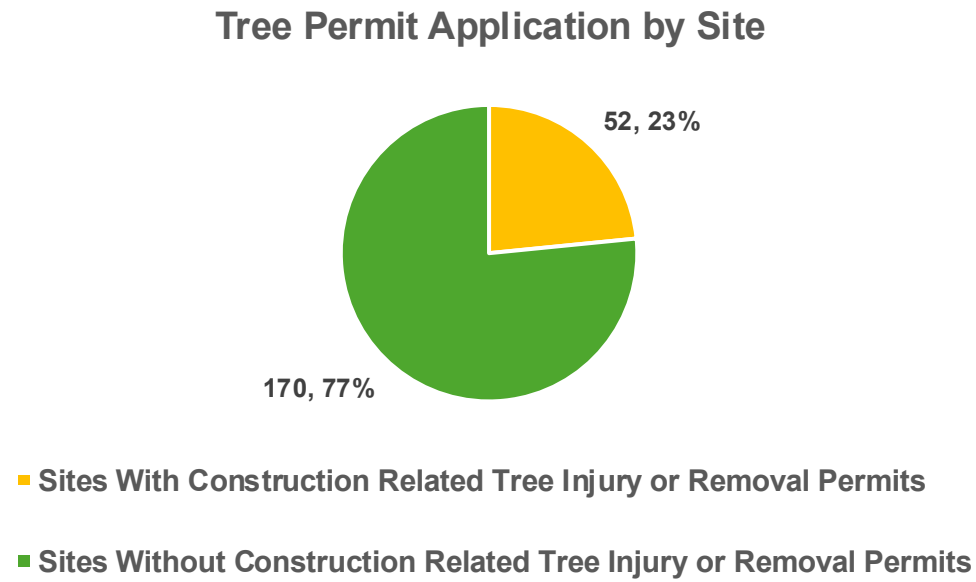

Figure 27

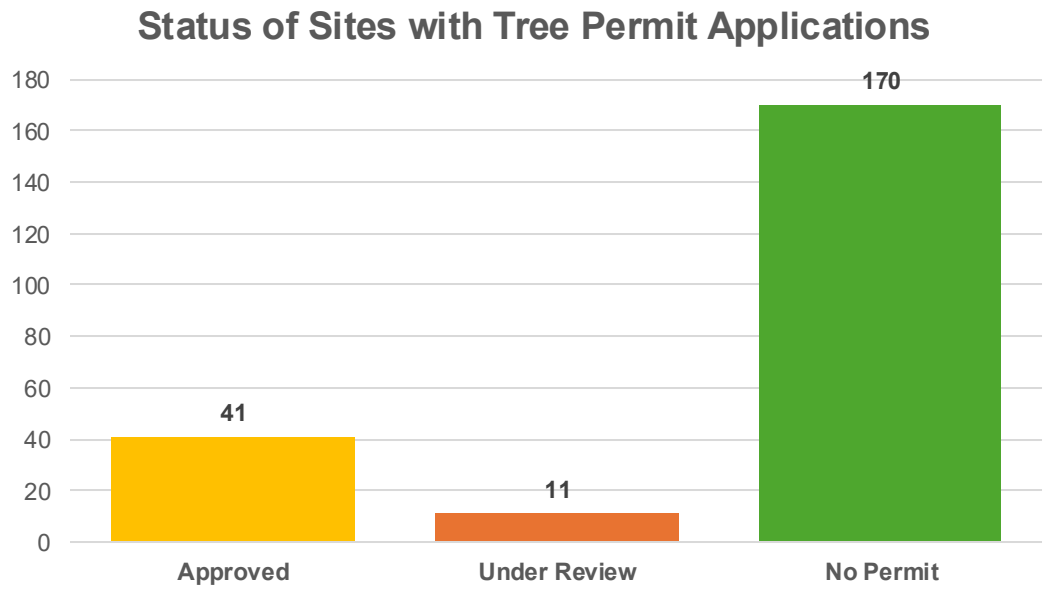

Figure 28

Multiplex Committee of Adjustment – Detailed Review of 222

Of the detailed review for 222 multiplex permits, 23 associated minor variance applications (10.4%) were found. One application was withdrawn and proceeded to building permits as-of-right. All 22 minor variance applications that proceeded to a hearing received approval, or approval with conditions, for 98 total variances across all applications. No applications were appealed The rate of CofA applications for the earlier set of building permit data demonstrated more as-of-right multiplex implementation, and less minor variance activity. (Figure 29 and 30)

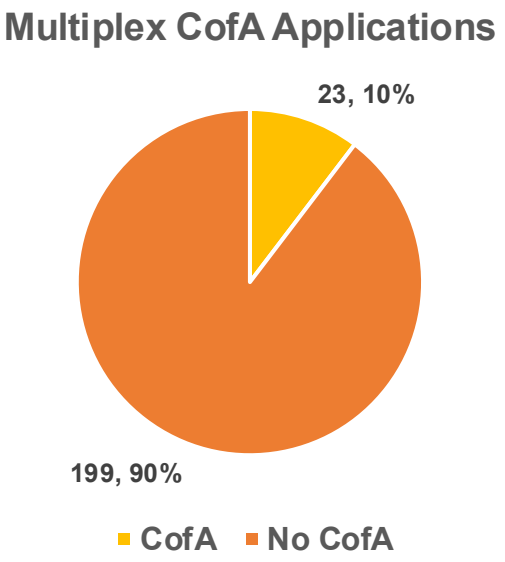

Figure 29

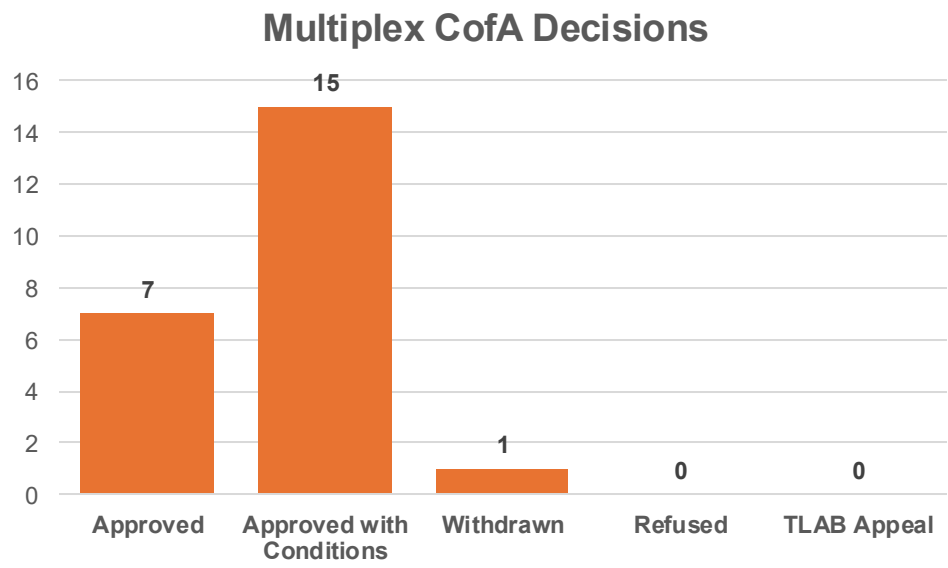

Figure 30

TORONTO

Multiplex Committee of Adjustment – Detailed Review of 222

A total of 98 variances were requested across all 22 minor variance applications. This represents an average of 4.5 variances for each Committee of Adjustment application.

The most common variances sought were to side yard setbacks, and many of the platform variances were directly tied to the proposed side yard setback reduction.

The FSI variances were related to Chapter 900 Exceptions, an Apartment Building interpretation, and in some cases, a zoning review that was completed prior to the Multiplex By-law in which the applicant continued to the CofA.

(Refer to Figure 31)

Individual Variances Requested – Detailed Set of 222			
Variances	**Chapter 900**	**Total Variances**	**TLAB**
Side Yard Setbacks	4 (67%)	19 (19.4%)	
Platform Related		18 (18.4%)	
Soft Landscaping		7 (7.1%)	
FSI or GFA (one reviewed as an Apartment)	2 (33%)	6 (6.1%)	
Front Setback		5 (5.1%)	
Building Depth		5 (5.1%)	
Building Length		4 (4.1%)	
Exterior Main Wall Height		4 (4.1%)	
Building Height		3 (3.1%)	
Lot Coverage		3 (3.1%)	
Exterior Stairs		3 (3.1%)	
Parking		2 (2%)	
Rear Setback		2 (2%)	
Lot Frontage		2 (2%)	
Lot Area		1 (1%)	
Other		14 (14.3%)	
Total	**6 (100%)**	**98 (100%)**	**0**

Figure 31

Multiplex Committee of Adjustment – Detailed Review of 222

13 out of the 22 minor variance applications were for Small Residential Permit applications, and nine minor variance applications were for New House Permits (Figure 32). For the 22 minor variance applications that completed the Committee of Adjustment process, the average length of time from In Date to Decision Date was 102 days (refer to Figure 33). CofA timelines can vary due to a variety of factors, including the application submission process, revising plans and loading new materials, obtaining new zoning reviews, deferrals, improper notice, among others.

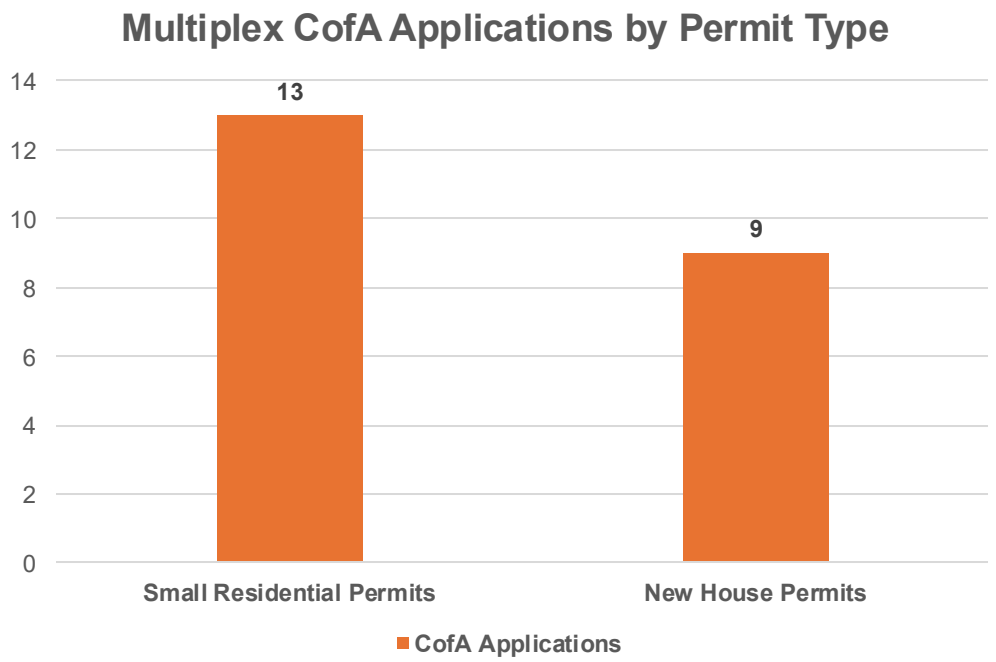

Figure 32

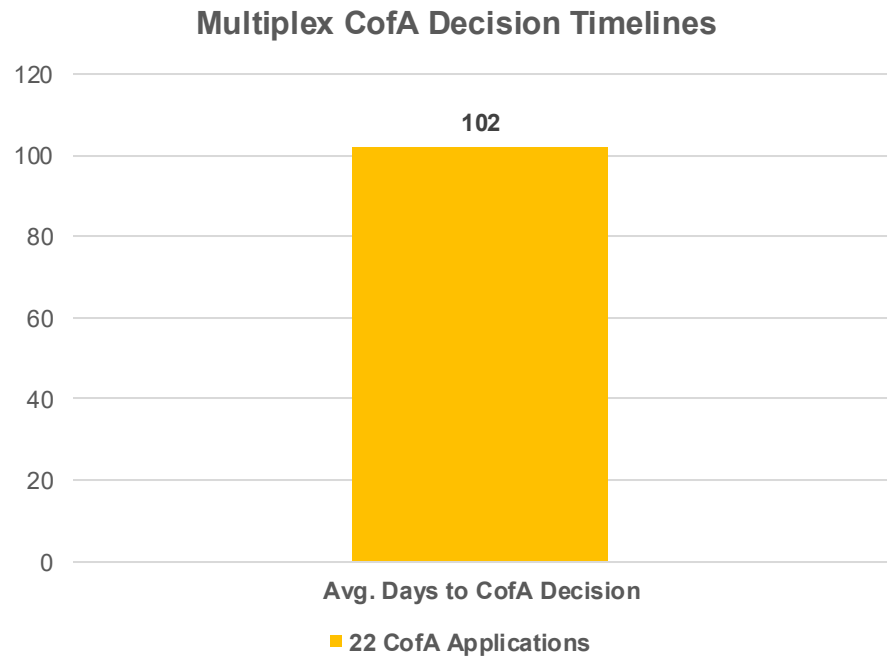

Figure 33

Multiplex Committee of Adjustment – All Multiplexes

Staff conducted an additional review of all minor variance applications for a duplex, triplex, or fourplex between May 12, 2023, and April 7, 2025, to review minor variance frequency between early and later stages of multiplex implementation. This was not limited to 452 multiplex permits, but rather any application submitted to the CofA described as a “duplex, triplex, or fourplex.” A total of 290 minor variance applications for multiplexes were identified. 13% of CofA applications were submitted in 2023. The remainder of CofA applications were submitted between 2024 and April 2025, demonstrating an increase in minor variance activity over time.

73% of all the minor variance applications, including those that had variances to Chapter 900 Exceptions, were approved, with 7% refused and the remaining 20% under review or deferred. (Figure 34)

The general trend shows minor variance activity increasing over time, however, the majority of CofA applications are approved.

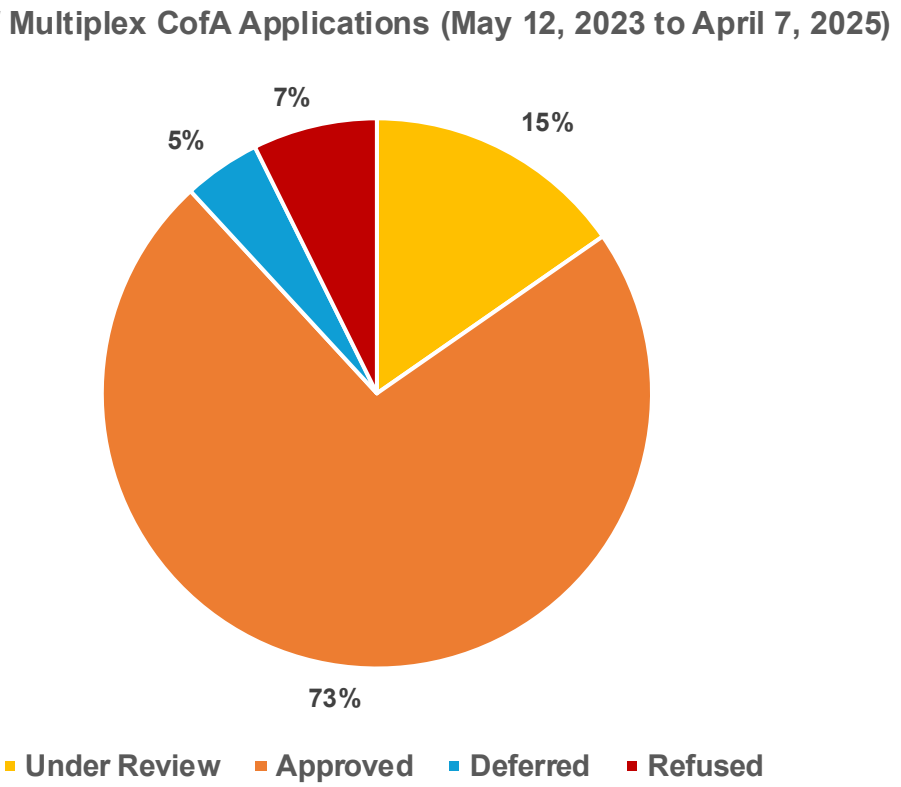

Figure 34

Multiplex Committee of Adjustment – All Multiplexes

The following charts show a breakdown of the 290 minor variance applications for multiplexes between May 12, 2023, and April 7, 2025, by multiplex type and status of the minor variance application. Chapter 900 Exception related minor variance applications are also shown as its own chart. (Figure 35 and 36)

Overall, CofA applications are submitted for a relatively balanced mix of multiplex types, including duplexes, triplexes, and fourplexes.

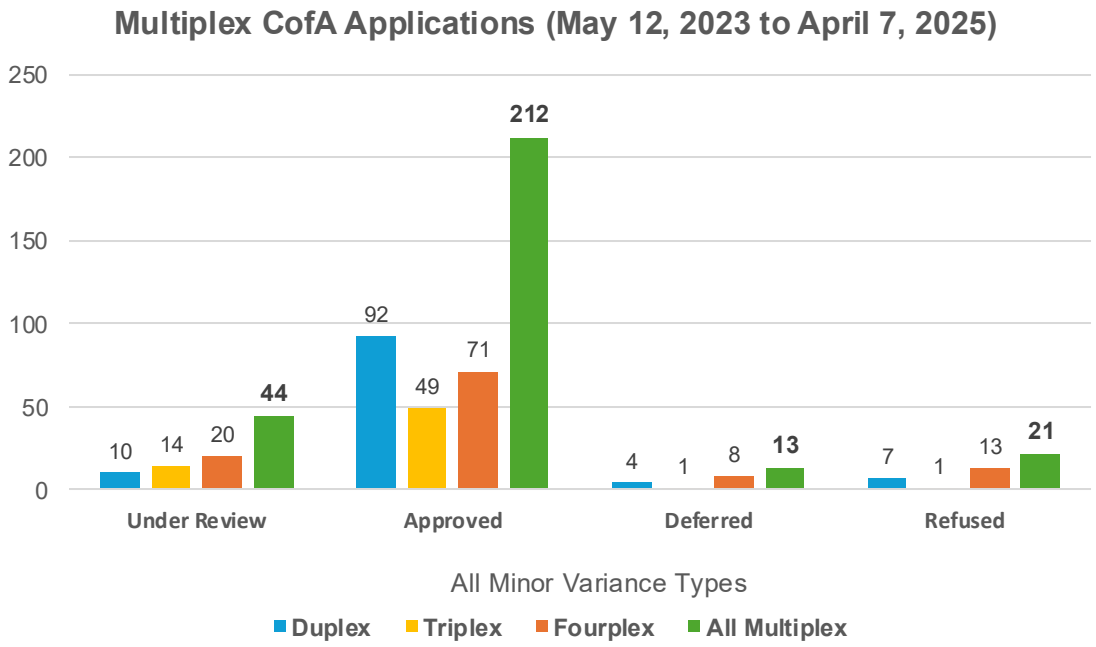

Figure 35

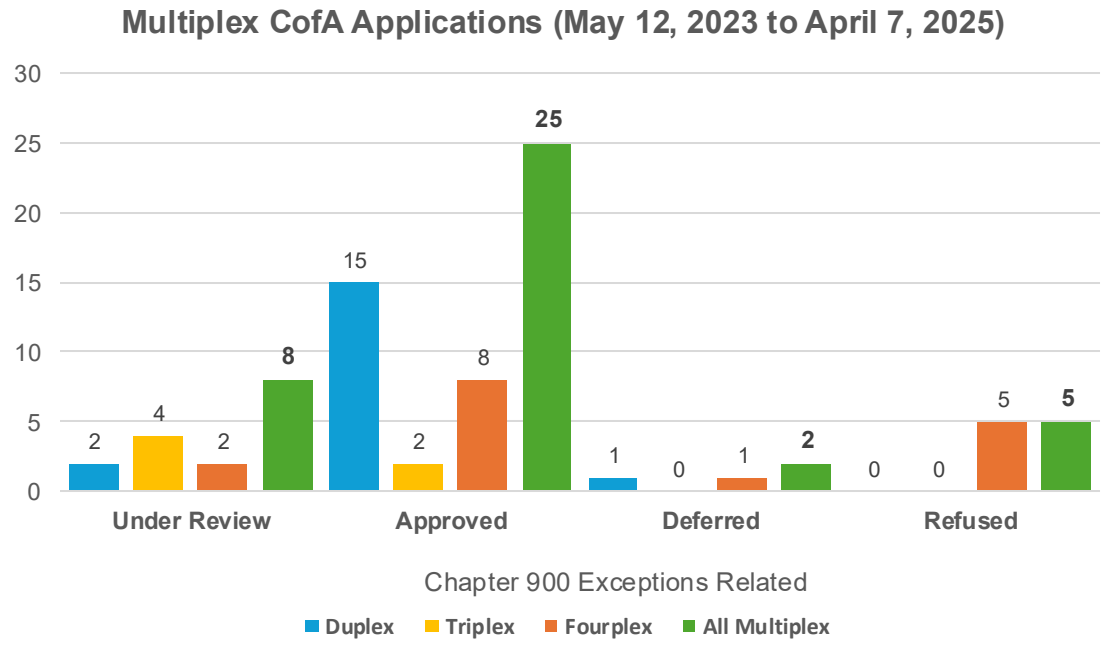

Figure 36

Garden Suite or Laneway Suite – Detailed Review of 222

Within the detailed review of 222 multiplex permits, 81% of sites did not have an existing or proposed garden suite or laneway suite. Approximately (19%) of multiplex permits were associated with a garden suite or laneway suite (Figure 38). Of the 43 multiplex sites associated with a garden suite or laneway suite, approximately 17 had a fourplex, which would result in five units on a lot between the two buildings. This demonstrates some interest to adding more units on a lot between a multiplex and garden suite or laneway suite.

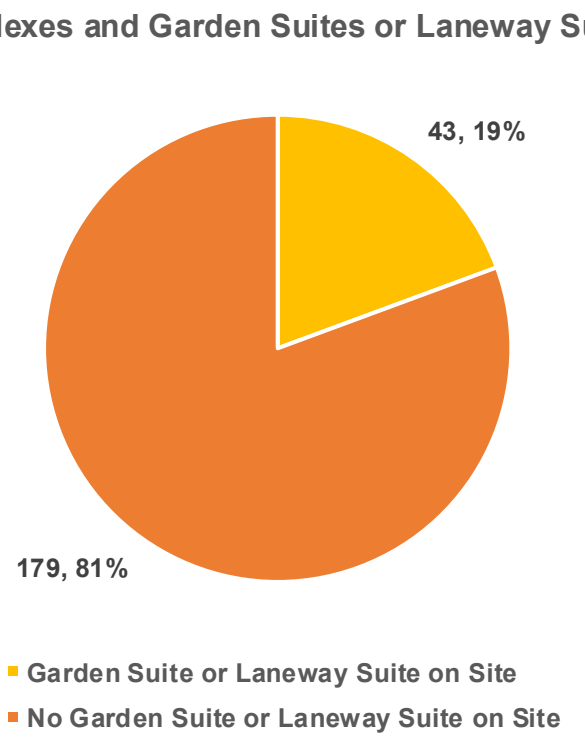

Figure 38