



Actions to Unlock More Homes Across Toronto

City Planning Division

June 12, 2025

Addressing our Housing Needs

Toronto continues to face urgent housing pressures

- The City is working to meet the Province's assigned target of 285,000 new homes by 2031.
- Today's agenda includes seven City Planning reports that, together, advance this goal by **updating policy and enabling more housing to be built faster across the city.**
- This presentation highlights four reports that capture development activity across Toronto; estimate housing potential of EHON initiatives; and recommend expanding permissions for low-rise sixplexes and minor zoning updates for multiplexes





PH22.1

Development Pipeline 2024

Development Pipeline 2024

A Few Take-Aways

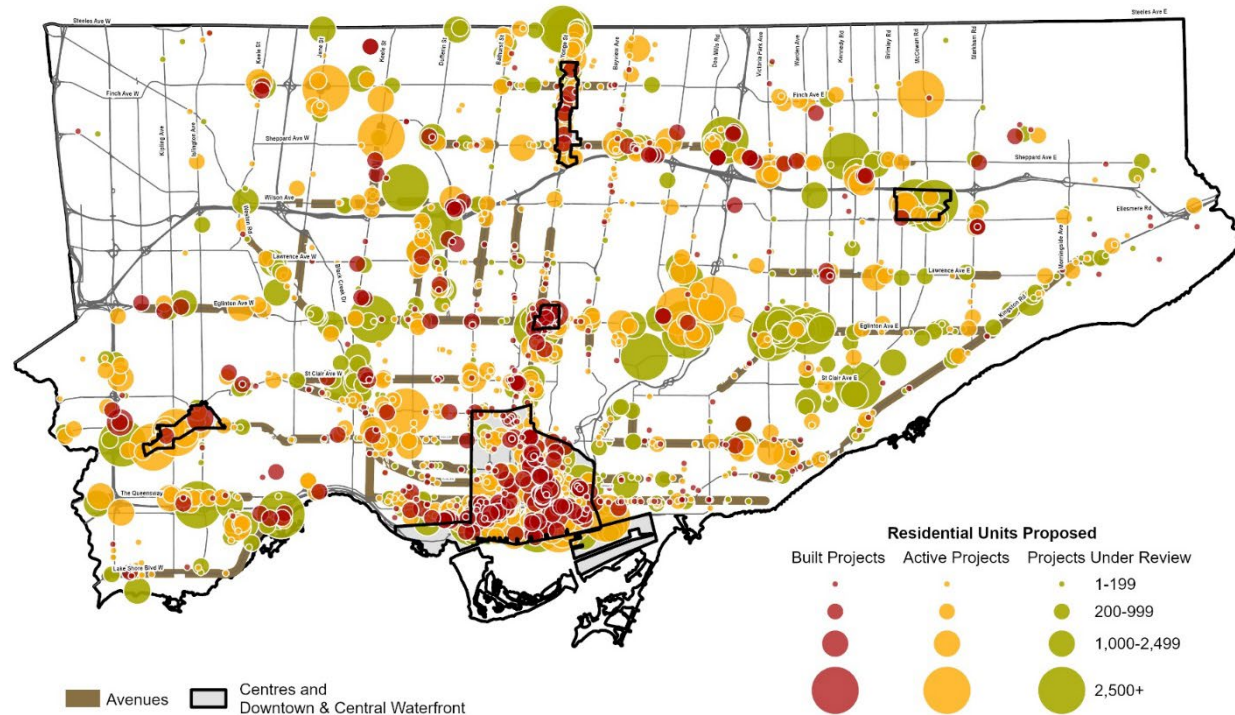
- ✓ The amount of development in the pipeline is at a record high
- ✓ Annual Planning approvals currently outpace completions by roughly 2:1
- ✓ Toronto contributes half of all completed units in the GTA
- ✓ Purpose Built Rental proposals make up 15% of units in the pipeline
- ✓ The number of 2 and 3 bedroom units is increasing
- ✓ Most growth is occurring in the Official Plan's designated growth areas



Proposed Residential Development

Developing Housing across Toronto

Map 2: Proposed Residential Development



Source: Land Use Information System II
Development projects with activity between January 1, 2020 and December 31, 2024. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or which are under construction. Projects under review are those which have not yet been approved or refused and those which are under appeal.

Prepared by: Toronto City Planning Division, Planning Research and Analytics - June, 2025

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Published: June, 2025.



Number of Development Projects: 2,335 projects
-0.4% from 2023 Q4



Proposed Residential Units: 854,898 units
+7% from 2023 Q4

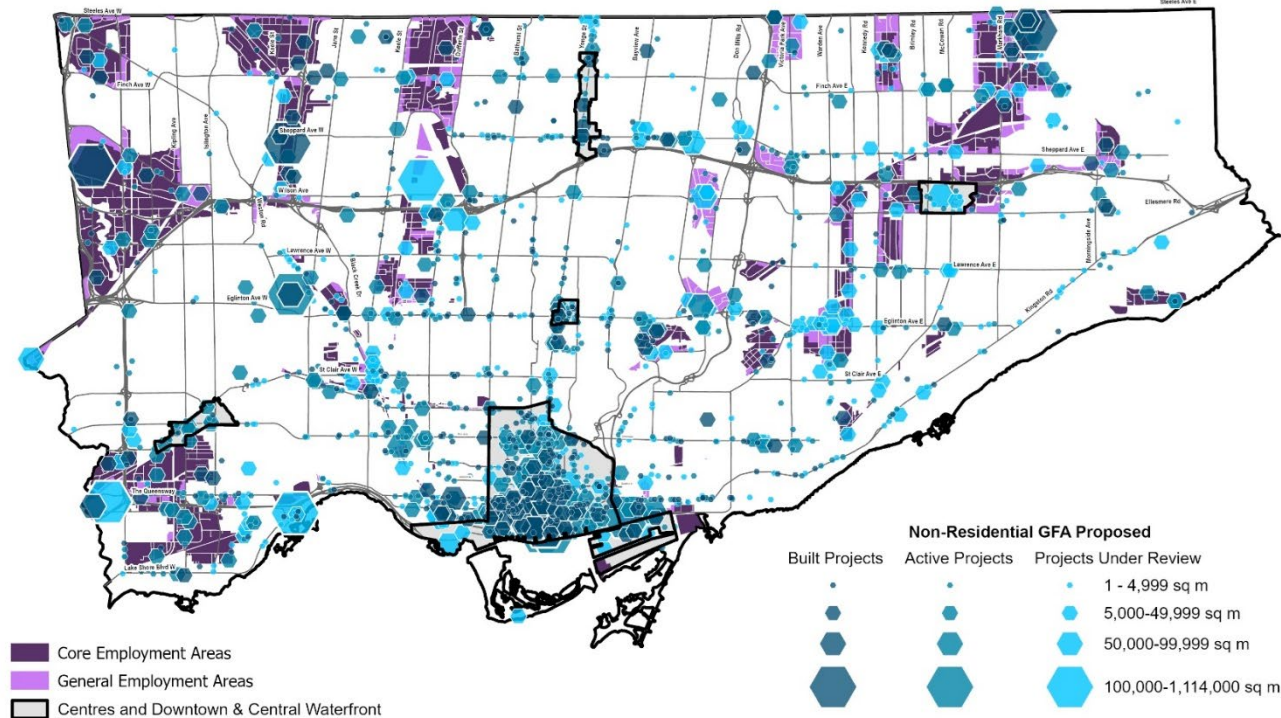


Average Residential Project Size:
427 units/project

Proposed Non-Residential Development

Investing in Employment Opportunities

Map 5: Non-Residential Development



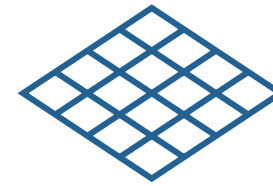
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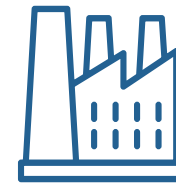
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**Proposed
Non-Residential GFA:**
13,859,268 m²
-1% from 2023Q4



**Average Non-Residential
Project GFA:**
5,738 m²/project



**30% of Proposed Non-
Residential GFA is in
Employment Areas**
+3% from 2023Q4



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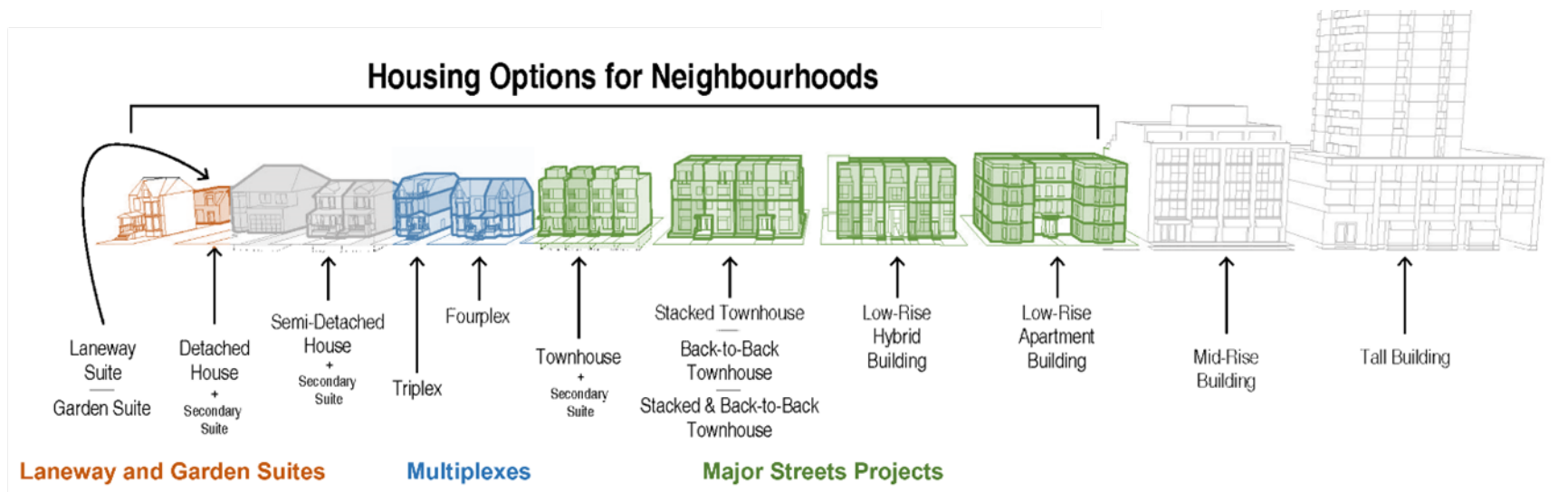
Neighbourhood Intensification Research Bulletin

Housing Potential in Toronto's Neighbourhoods

Enabled by Expanding Housing Options in Neighbourhoods Initiatives

Neighbourhoods are key to meeting future housing demand - they house 50% of Toronto's population, span one-third of the city's land, and hold 80% of its residential area.

The Bulletin provides estimates of future housing units for citywide residential EHON initiatives: Laneway Suites, Garden Suites, Multiplex and Major Streets projects.



Neighbourhood Intensification Bulletin

A Few Take-Aways

EHON Initiatives:

- ✓ could deliver up to 163,785 new homes by 2051
- ✓ could account for nearly 20% of Toronto's housing goals and targets, including 54,600 homes towards the Municipal Housing Target of 285,000 units by 2031

Since the first EHON policies were approved, gentle intensification building permits have surged, with 2023 marking the first year they outpaced replacement permits

Estimated Uptake to 2051

EHON Initiative	Units	Annual Units
Laneway Suites	9,180	308
Garden Suites	26,388	880
Multiplexes	87,134	2,904
Major Streets	41,083	1,369
Combined Total	163,785	5,460



PH22.3

Expanding Housing Options in Neighbourhoods – Multiplex - Monitoring Program - Final Report

Multiplex Monitoring Program

Data on 452 issued building permits

Detailed review of 222 issued building permit plans

**May 2023 –
November 2024**

Collaboration with internal and external stakeholders

**Consultation with the public,
including Residents' Associations,
and industry**

Key Findings From Multiplex Monitoring



Uptake is growing steadily

750 building permit applications with 452 permits issued (first 18 months)



Creation of new housing

Total units 1288, with 726 net new units



Family-sized units and multiple bedrooms

65% of permits issued had 2+ bedrooms per unit



More renovations than new builds

75% of permits issued were for renovations, conversions, or additions



Geographically distributed

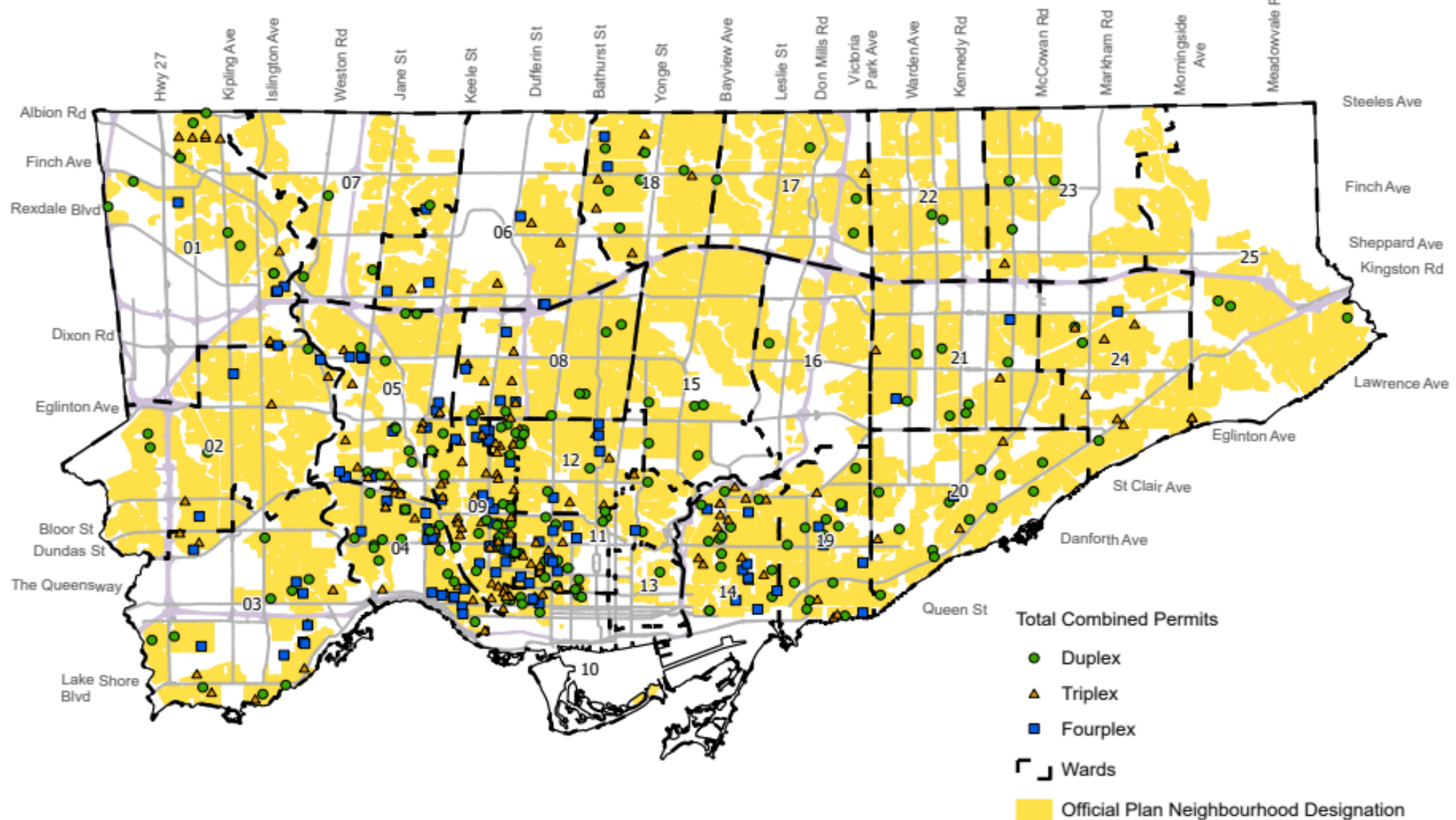
Seeing interest across the city, with some clustering (map on next slide)



Some parking still provided

On-site parking, on-street and off-street permits, and correlated to transit

Key Findings From Multiplex Monitoring





PH22.4

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

Sixplex Study

- **Housing Accelerator Fund (HAF) commitment Initiative #7 -**
Expanding Missing Middle Housing Options and Increasing Project Certainty:

"... to report 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."

Sixplex Study Key Findings



Sixplex fits within detached houses



Sixplex fits with existing multiplex standards



Balance local physical character and incremental growth



Diverse households, multi-generational families, and aging in place



Opportunity for equity access to small-scale, ground related housing

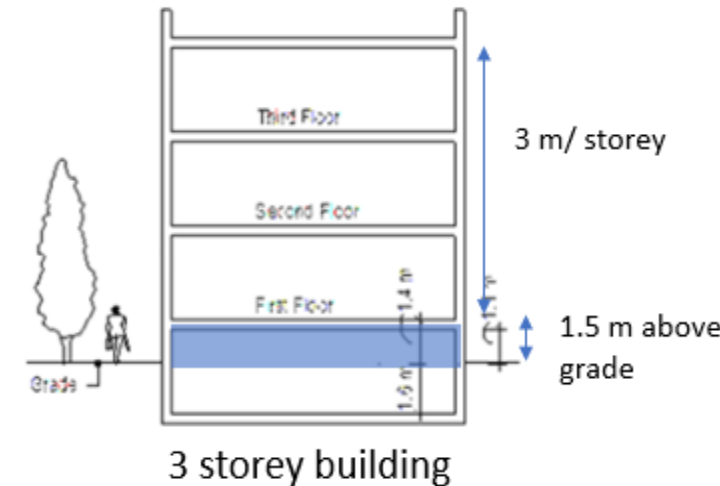


Stabilize declining populations, use existing infrastructure, support local retail

Key Findings from Sixplex Study

- Additional 0.5m of height:
 - enables basement height 1.5m above ground;
 - provides four levels of living space; and
 - facilitates more liveable basements.
- Considerations for four-storeys (12 m) above ground:
 - triggers additional requirements under the OBC
 - modelling suggests sixplexes can be readily accommodated within 3.5 storeys

10.5 m (3 – 3.5 storeys)



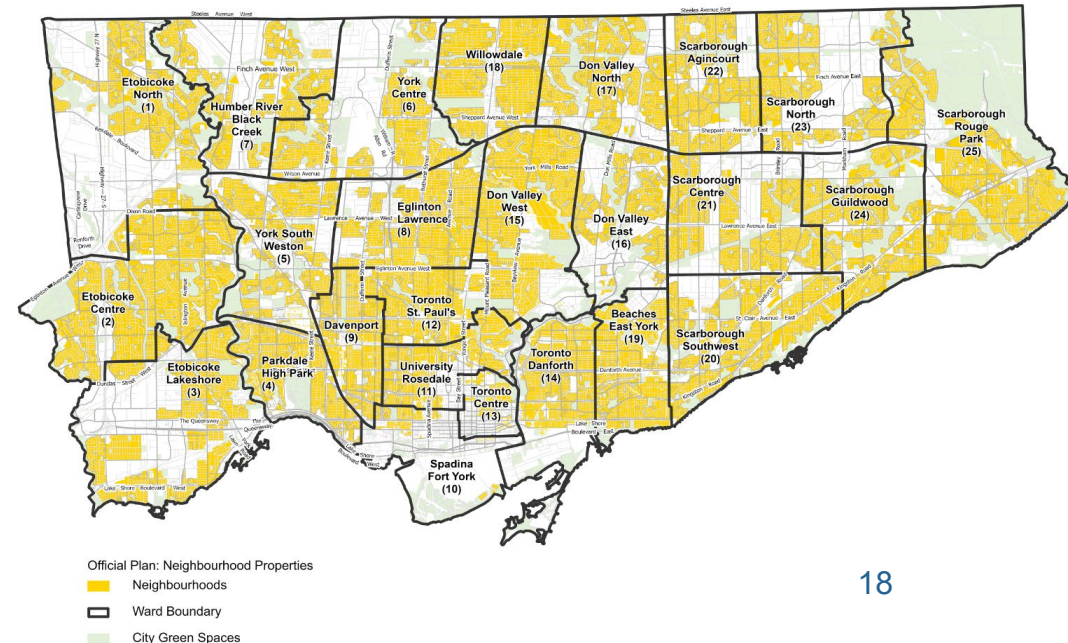
Recommendations: Amendments

Multiplex Monitoring:

- Amendments to **improve implementation**, such as:
 - **cap on the number of bedrooms** to distinguish from multitenant houses while providing flexibility and enabling family sized units
 - addressing issue of **pre-existing site- and area-specific restrictive exceptions**
 - addressing issue of **new semi-detached multiplexes**
 - clarification that **development charges** do not apply when a multiplex includes a laneway or garden suite, up to a total of five units

Sixplex Study

- Permit in all residential zones, city-wide
- 6 units permitted in new or converted detached houses
- Maximum height increased to 10.5 m



Recommendations: What's Next

1. **Ongoing monitoring** for all multiplexes (e.g. location, minor variances, building permits, tree permits, street parking, etc.)
2. Report back by end of 2025 (with Toronto Building and Toronto Water) re: approval **process to assess sewer and water capacity** impacts of multiplex development proposals.
3. Continued **coordination with key stakeholders** and City Divisions such as Urban Forestry, Toronto Building, Toronto Water, Solid Waste, and Toronto Hydro.