

Missing Middle and Midrise Housing Implementation Initiative

Date: June 30, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

The City has approved numerous updates to its Official Plan and Zoning By-law since 2018 to permit more low-rise housing in residential neighbourhoods to meet the needs of a growing city. Many of these new land use permissions have advanced through the the City's Expanding Housing Options in Neighbourhoods ("EHON") initiative. These low-rise housing forms, sometimes referred to as the "missing middle", can range from garden suites to small-scale apartment buildings on major streets. All these housing types can be found in Toronto today and historically have been located within our traditional neighbourhoods, but more recently in our City's history they have been limited in where they are allowed to be built.

City Planning's recent Neighbourhood Intensification Research Bulletin examines the potential for new housing units in Toronto's *Neighbourhoods*, as a result of the various EHON initiatives. The Bulletin's findings highlight that as a component of Toronto's Housing Action Plan (HAP) and Housing Accelerator Fund (HAF) commitments, EHON initiatives could contribute approximately 54,600 units or almost one-fifth (19%) of the new housing required to achieve the Building Faster Fund and Municipal Housing Target of 285,000 units by 2031.

The City has also advanced a number of planning initiatives to more broadly permit mid-rise housing forms on the City's Avenues. For example, the draft consolidated Mid-Rise Building Design Guidelines adopted by Planning and Housing Committee in 2024 apply city-wide and are intended to help implement the policies in the Official Plan by achieving the appropriate design for current and new mid-rise building applications. The Avenues Policy Review leverages *Avenues* as a growth area to expand opportunities for more midrise buildings across the city. Phase One of the Avenues Policy Review, adopted by City Council in February 2025 streamlined study requirements and updated Map 2 – Urban Structure by extending and introducing new *Avenues*. Phase Two is currently underway to provide as-of-right permissions for midrise buildings along *Avenues*.

Although these recent updates to the City's land use policies and regulations have been significant, the current development market has demonstrated the importance of not only creating the permissions and opportunities to expand missing middle and midrise housing options, but also the need to facilitate this scale of development by addressing standards and requirements that add to the cost and feasibility of development.

This report provides an overview of City Planning's Missing Middle and Midrise Housing Implementation Initiative that is intended to expand City Planning's work from a focus on expanding permissions for missing middle and midrise housing forms, towards a phase that focusses on addressing development feasibility and encouraging uptake in these new forms of housing across the city.

RECOMMENDATIONS

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

1. Planning and Housing Committee request the Chief Planner and Executive Director, City Planning to report back by the end of Q2 2026 with updates on the progress of the Missing Middle and Midrise Housing Implementation Initiative.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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

EQUITY IMPACT

Access to safe, good quality and more affordable housing is an important determinant of physical and mental health, and a fundamental goal of the City's HousingTO 2020-2030 Action Plan, which was developed after the Government of Canada recognized that the right to adequate housing is a fundamental right affirmed in international law. Adequate and more affordable housing is also the cornerstone of inclusive neighbourhoods, supports the environment, and improves the socio-economic status of individuals, families, and communities as a whole. The Toronto Seniors Strategy identifies the need to create housing to facilitate aging in place across the city as part of the HousingTO Action Plan.

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.

EHON 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 Toronto, to accommodate people at all stages of life, and 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, EHON will broaden access to parks, schools, local institutions, and small-scale stores and shops within the City's neighbourhoods.

Expanding housing options in existing communities by enabling mid-rise on Avenues across the city is consistent with the new Chapter One of the Official Plan. A key priority of Chapter One is to address housing demand through delivering a broader range of housing options and distributing opportunities for new housing supply across all communities. This is an important step towards enabling both market, non-market, and mixed housing production to exceed the provincial housing target of 285,000 new homes by 2031.

The Missing Middle and Mid-rise Housing Implementation Initiative outlined in this report is intended to facilitate the uptake of recently granted permissions for a wide range of housing options, build on findings from monitoring and move towards feasibility considerations.

CLIMATE IMPACT

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 (Item IE26.16). 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 and mid-rise 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. It also enables the use of existing infrastructure, which avoids carbon intensive infrastructure built elsewhere.

The City Planning Division will continue to consider missing middle and mid-rise housing approaches through a climate impact lens as part of the EHON initiatives.

DECISION HISTORY

City Council, on December 15-17, 2021, adopted PH29.2 - Changing Lanes: The City of Toronto's Review of Laneway Suites - Monitoring Program and Zoning By-law Amendments- Final Report which included a Zoning By-law Amendment to implement changes as a result of the City's Review of Laneway Suites – Monitoring Program.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.2>

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 up to six storeys on major streets on lands designated in the Official Plan as Neighbourhoods throughout the City. Council also directed staff to monitor implementation.

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

At its meeting on November 13-14, 2024, City Council adopted Official Plan and Zoning By-law Amendments to permit a 6-storey ‘missing middle’ development on a City-owned site located at 72 Amroth Avenue as part of the EHON initiative. The staff report included a ‘Key Findings’ document. Staff were also directed to report back to Planning and Housing Committee following the completion of the Site Plan Control process at 72 Amroth Avenue with an updated Key Findings document discussing the Site Plan process.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.3>

Also at its meeting of November 13, 2024, City Council approved Item 2024.PH16.1 regarding As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards and enacted the new as-of-right mid-rise zoning permissions.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.1>

On December 5, 2024, the Planning and Housing Committee adopted the recommendation to publish the Mid-Rise Building Design Guidelines on the City Planning website and request The Executive Director, Development Review and the Chief Planner and Executive Director, City Planning utilize the updated Guidelines in the evaluation of mid-rise development proposals. Staff were also requested to continue to consult the public and stakeholders on the consolidated Mid-Rise Building Design Guidelines, in conjunction with the on-going Official Plan and Zoning By-law work programs for Avenues, and report back in 2025 with any recommended modifications.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.10>

On December 5, 2024, the Planning and Housing Committee adopted Item PH17.18 ‘Developing a Missing Middle Action Plan informed by Lessons Learned from the Beaches-East York Missing Middle Pilot Project’, and directed the Chief Planner and Executive Director, City Planning in consultation with other Divisions as needed, to report back in the second quarter of 2025 with a Missing Middle Action Plan (MMA), outlining timing and consideration for how the following will be reported on, to advance implementation and facilitate construction of missing middle housing city-wide:

- a. the key findings from PH16.3 Expanding Housing Options in Neighbourhoods (EHON): Beaches–East York Pilot Project, such as reviewing requirements for amenity space and loading spaces for waste collection;
- b. results of EHON implementation monitoring work; and
- c. recommendations resulting from the Missing Middle Advisory Group, such as opportunities for improving financial feasibility and requirements for primary windows.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.18>

On February 5, 2025, City Council adopted Item PH18.5 – “Housing Action Plan: Avenues Policy Review – Decision Report,” adopting Official Plan Amendment 778, which updated the Official Plan’s vision and policies for Avenues, extended and introduced new Avenues, and removed the requirement for Avenue Segment Reviews and Avenue Studies. Council directed the Chief Planner and Executive Director, City Planning to undertake a comprehensive review and consultation process for newly identified and not previously studied *Avenues* prior to bringing forward potential amendments to land use designations and zoning, prioritizing lands identified within Major Transit Station Areas.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

At its meeting on June 25-27, 2025, City Council adopted item PH22.3 Expanding Housing Options in Neighbourhoods - Multiplex - Monitoring Program - Final Report, which included the outcomes of the EHON Multiplex Monitoring Program and issues emerging from monitoring and consultation. Council adopted further amendments to the zoning by-law to facilitate multiplex construction, and amendments to the municipal code to clarify the application of Development Charges to multiplexes. Staff were also directed to continue monitoring multiplexes in consultation with other City Divisions.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH22.3>

A detailed Decision History is provided in Attachment 1.

BACKGROUND - PLANNING FRAMEWORK

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 (PPS 2024) came into effect and combined the previous Provincial Policy Statement 2020 and the Growth Plan 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 Provincial Planning Statement 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 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.

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. Neighbourhoods, which comprise 35.4 percent of the city's land area, are described as "stable but not static", with some physical change expected over time. Neighbourhoods are primarily composed of low-density residential uses in low scale building types, including detached houses, semi-detached houses, duplexes, triplexes, fourplexes, various forms of townhouses, ancillary buildings like laneway and garden suites, interspersed with apartment buildings that are no higher than four storeys, or six storeys on Major Streets. Fiveplexes and sixplexes are additionally permitted in Neighbourhoods in Ward 23 and as of June 25, 2025, Council adopted permissions in all wards in Toronto and East York District.

Chapter Two of the Official Plan integrates land use and transportation policies to guide growth across the city. Chapter Two supports this aim with policies to attract people and jobs to targeted growth areas with good transit services and other infrastructure, namely the Centres, Avenues, Employment Areas and Downtown.

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.

Housing Action Plan (HAP) 2022-2026

The Housing Action Plan (HAP) priorities for the 2022-2026 term of Council include timelines for the approval and implementation of a wide range of actions and policies. They include programs to increase the supply of housing within complete, inclusive, and sustainable communities that have infrastructure to support growth. The HAP actions focus on delivering policy updates and as-of-right zoning in support of building housing, preserving and expanding the supply of rental homes, and supporting the community housing sector.

The EHON and midrise initiatives are part of the HAP actions that together aim to contribute to the provincial housing target of 285,000 new homes by 2031. The Missing Middle and Midrise Housing Implementation Initiative outlined in this report is intended to build upon the recently adopted permissions and guidelines and move towards improved feasibility and uptake.

City-wide Zoning By-law 569-2013

Chapter 10 of the City-wide Zoning By-law applies to all lands, uses, buildings, and structures in the Residential Zone category. The Residential Zone category permits uses generally associated with the *Neighbourhoods* designation in the Official Plan. This zone category is comprised of the Residential (R) Zone, Residential Detached (RD) Zone, Residential Semi-Detached (RS) Zone, Residential Townhouse (RT) Zone, and the Residential Multiple (RM) Zone. Through the EHON initiative, permissions for laneway suites, garden suites and multiplexes (up to four units) have been expanded to all residential zones. City Council recently adopted [By-law 47-2025](#), which permits buildings containing up to six dwelling units as-of-right in Ward 23. As of June 25, 2025, Council also adopted permissions for fiveplexes and sixplexes in all wards in Toronto and East York District.

COMMENTS

EHON Overview to Date

On July 28, 2020, City Council endorsed the EHON Work Plan Report which included the below priority projects to enable more variety in the type and form of housing that can be built in the City's Neighbourhoods to increase housing choice and access for current and future residents of Toronto. As of 2025, several initiatives have been adopted by Council:

- Laneway Suites and Garden Suites: citywide permissions for new types of accessory housing were adopted in July 2019 and February 2022 respectively and are both in force.
- Multiplexes: citywide permissions allowing up to four residential units in forms compatible with existing houses, such as duplexes and triplexes, where they were not previously permitted were adopted in May 2023, and are in force.

- Major Streets: permission to allow more housing options on residential major streets, including apartment buildings up to 6 storeys, were adopted in May 2024, but are under appeal at the Ontario Land Tribunal (OLT).
- Beaches-East York Ward 19 Pilot Project: site-specific permissions for a missing middle demonstration project on City-owned land were adopted in November 2024 and are in force.

Each EHON initiative that has been adopted by Council includes a corresponding monitoring program to consider the effectiveness of the new permissions and recommend any necessary revisions to improve implementation.

- Laneway Suites: In December 2021, Council adopted a report on the outcome of the laneway suite monitoring program. Monitoring of laneway suite permissions and implementation began in 2018 and included several strategic amendments to the laneway suite zoning by-law permissions to facilitate their construction and respond to community comments. The report marked the completion of the laneway suite monitoring program.
- Garden Suites: Monitoring has been ongoing since 2022. A final report on the Garden Suites Monitoring program, which includes recommended Official Plan and Zoning By-law amendments to improve implementation and address findings from monitoring, is expected at the July 15, 2025 Planning and Housing Committee meeting.
- Multiplexes: A Final Report adopted by Council on June 25, 2025 recommends that staff continue to monitor the implementation and uptake of multiplex projects following adoption of the proposed Zoning By-law Amendments. The Multiplex Monitoring Program will be merged with the Ward 23 Sixplex Study and the City-wide Sixplex Study to monitor residential buildings with up to six units, and report back as part of one centralized Monitoring Program. The program will include staff from several divisions including City Planning, Toronto Building, and Environment, Climate and Forestry, and continue monitoring: the number of building permit applications for multiplexes, number and type of net new units achieved, number and type of minor variances requested for multiplexes, and tree retention and compensation. An additional comprehensive component of the monitoring program will be in consultation with Toronto Water, to review impacts of stormwater management, basement flooding, and capacity. The analysis will continue to include a breakdown of multiplex developments by neighbourhood to monitor the distribution and uptake across the city. Staff will target a further report on the findings of on-going monitoring by the end of 2027.

Beaches-East York Ward 19 Pilot Project

The Beaches-East York Missing Middle Pilot Project is one component of the EHON initiative. The intention of the Pilot Project is to create a missing middle demonstration project on a City-owned parcel of land. The selected site, 72 Amroth Avenue, underwent a City-initiated Official Plan and Zoning By-law Amendment process to permit the

development of the project, which was adopted by City Council at its meeting on November 13-14, 2025. The approved proposal includes a total of 34 residential units spread across a six-storey apartment building fronting Amroth Avenue, and a three-storey fourplex and a three-storey duplex at the rear of the lot.

One of the main objectives of the Pilot Project was to inform future projects of a similar scale. The staff report included a 'Key Findings' document which covered aspects such as site selection, financial considerations, single stair access, zoning requirements including for amenity space and loading, and servicing requirements. Staff were also directed to report back to Planning and Housing Committee following the completion of the Site Plan Control process at 72 Amroth Avenue with an updated Key Findings document discussing the Site Plan process.

An Advisory Group was formed for the Pilot Project consisting of CreateTO, City staff, the consultant architects from Superkül, Councillor Bradford, staff from Councillor Bradford's office, and a panel of development industry experts.

The intent of the Advisory Group was to bring together the knowledge and experiences of subject matter experts to inform the proposed development concept and provide recommendations. The guidance and advice provided by the Advisory Group helped to problem solve key issues and challenges related to the delivery and implementation of missing middle housing at 72 Amroth Avenue, and across the City's *Neighbourhoods*.

Meeting #1 - March 18, 2024 -- reviewed and discussed the Pilot Project and helped to inform the Key Findings for the staff report. The discussion focused on the five project principles of sustainability and resiliency, accessibility, replicability, compatibility, and cost-effective design, and included input on how the City could improve the uptake of missing middle projects. Meeting minutes are available [online](#).

Meeting #2 – November 18, 2024 -- discussed the Key Findings created by staff and to inform the updated Key Findings document which will be brought forward to Council following the completion of the Site Plan Control process at 72 Amroth Avenue. Meeting minutes are available [online](#).

The findings of the Pilot Project have significantly informed the initial areas of focus outlined in this report for the Missing Middle and Mid-rise Housing Implementation Initiative.

Midrise Housing Overview to Date

The HAP directs staff to identify policy, mapping, zoning, and guideline changes to simplify approvals and facilitate development along Avenues and in Mixed Use Areas. The following studies have recently been adopted by Committee or Council:

- Updates to Mid-Rise Building Performance Standards Urban Design Guidelines – The consolidated Mid-Rise Building Design Guidelines include several key updates such as height increase, elimination of angular planes and flexible massing to simplify construction, make buildings more economical to construct, and enhance sustainability in mid-rise developments. The guidelines encourage

a mid-rise form that supports intensification through flexible massing, while allowing for access to sunlight, sky view and pedestrian comfort along adjacent sidewalks and public spaces. The guidelines incorporate findings from mid-rise monitoring, public and stakeholder consultation, and analysis.

- Avenues Policy Review – The Avenues Policy Review expands opportunities for midrise buildings along *Avenues*, as identified on Map 2 – Urban Structure. This work is divided into two phases. Phase One resulted in Council adopting OPA 778 which introduces 283 kilometres of new *Avenues*, bringing the total number of *Avenues* to 455 kilometres. OPA 778 removes the need for applicant-led Avenue Segment Reviews and City-led Avenue Studies and strengthens the vision for *Avenues* as strategic growth areas by continuing to align growth with transit to create opportunities for more complete communities. Council’s decision has been appealed to the OLT.
- As-of-Right Zoning for Mid-rise Buildings on Avenues without Avenue Studies - The As-of-right Zoning for Mid-rise Buildings on Avenues is one of 54 HAP initiatives to make changes to the City’s Official Plan, Zoning Bylaw and Urban Design Guidelines to enable more housing in neighbourhoods, along major streets and Avenues. Council’s decision on the Zoning By-law has been appealed to the OLT.

This work resulted in Council adopting a zoning by-law amendment in November 2024, to permit as-of-right heights and densities for mid-rise buildings on lands identified as Avenues and designated Mixed Use Areas in the Official Plan. The zoning by-law amendment implements urban design performance standards, including updated standards for rear transition alongside the increases to height and density permissions. Council’s decision has been appealed to the OLT.

Missing Middle and Midrise Housing Implementation Initiative

The EHON and midrise housing initiatives approved to date provide a wide range of permissions to enable new housing opportunities as-of-right via incremental development for more equitable and sustainable growth to meet the needs of current and future residents.

While these Council-adopted permissions are critical milestones, additional work is needed with respect to facilitating implementation, particularly in light of the current economic environment. The current development market has demonstrated the importance of not only creating the permissions and opportunities for missing middle and midrise housing through more permissive policies, but also the need for facilitating this scale of development by addressing standards and requirements that add to the cost and feasibility of development.

The focus of the Missing Middle and Midrise Housing Implementation Initiative will be on addressing policies, regulations and standards that impact development viability. The initial areas of focus draw upon the lessons learned through the Beaches-East York Ward 19 Pilot Project and through the ongoing EHON monitoring work, as well as a review of work undertaken by external industry experts, such as the “Mid-Rise Manual:

Unlocking Mid-Rise to End Ontario's Housing Shortage" by Environmental Defence, LGA Architectural Partners and SvN Architects + Partners and the "Ontario Developer Survey 2024" by StrategyCorp. Initial areas of research focus for the Missing Middle and Midrise Housing Implementation Initiative will be in the following general themes.

- Financial Considerations – Development charges are often cited as having a significant impact on development viability, which can be particularly true at the scale of missing middle, multiplexes, and midrise development. The City is initiating a comprehensive review of development charges, related policies, and incentives. As part of the review process, City Planning staff will be participating in interdivisional advisory groups. This will include reviewing existing and potential development charge exemptions and discounts, including those related to multiplexes and midrise housing, to develop appropriate recommendations which incorporate the City's growth-related requirements while considering market trends and City priorities.
- Education and Awareness – To support owners and applicants through the process of developing missing middle housing, staff are developing various guides and resources to assist members of the public who are interested in building missing middle housing, but may lack development experience. Staff are also developing an Addendum to the Townhouse and Low-Rise Development Guidelines to assist in the review and approval process. City Staff are working to facilitate the use of the National Design Catalogue in the city of Toronto by designers, builders and property owners, once the architectural drawings are publicly available. As applicants will still need to verify zoning compliance, staff are working to ensure that the zoning and building permit application review processes are streamlined in order to provide City approvals quickly. Additional opportunities may be identified to raise awareness and understanding about the new permissions for missing middle and midrise housing, and how homeowners can take advantage of them.
- Regulatory – Staff will be reviewing and assessing various regulations and development standards that contribute to development feasibility for missing middle and midrise forms of housing, including technical requirements such as loading and garbage collection, amenity space requirements, design guidelines, and bicycle parking requirements. In addition, the Simplified and Modernized Zoning By-law for Low-rise Residential Zones review will move the City-wide Zoning By-law towards form-based zoning, with a focus on overall low-rise scale.

Building on the newly identified *Avenues*, Phase Two implements the policies and vision for *Avenues* introduced by OPA 778. At its meeting on June 25-27, 2025, City Council adopted the work plan and consultation framework which outlines how staff will redesignate and rezone lands along *Avenues* to provide as-of-right permissions for midrise buildings.

Staff will also continue to monitor the implementation and uptake of missing middle and midrise housing as set out in the Council directions for each respective initiative. Additional amendments or improvements deemed necessary through the monitoring

programs will form part of staff's recommendations back to the Planning and Housing Committee. This includes, for example:

- Potential changes to the City's approval processes (including building permits) to assess sewer and water capacity impacts of multiplex development proposals, to be reviewed by Toronto Building, Toronto Water, and City Planning by the end of 2025.
- Monitoring and reporting back at the earlier of two years or the 200th issued building permit for the EHON Major Streets study, which permitted small-scale apartment buildings, up to 60 units and a maximum of six-storeys on Major Streets. Staff are aware of many development inquiries related to proposals on major streets, however, monitoring is currently limited given that the permissions are still partially under appeal.
- The Beaches-East York Pilot Project at 72 Amroth Avenue included a small-scale six storey apartment building. Staff will update the Key Findings document and report back to Planning and Housing Committee following the completion of the Site Plan Control process.

CONTACT

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SIGNATURE

Jason Thorne, MCIP and RPP
Chief Planner and Executive Director,
City Planning

ATTACHMENTS

Attachment 1: Detailed Decision History

Attachment 1: Detailed Decision History

On July 16, 2019, City Council adopted Member Motion MM9.36 entitled "Expanding Housing Options in Toronto - Tackling the Missing Middle and the Yellowbelt". The Motion directed City Planning to report on options and a timeline to increase housing options and planning permissions in areas of Toronto designated as Neighbourhoods in Toronto's Official Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM9.36>

On July 28, 2020, City Council endorsed the Expanding Housing Options in Neighbourhoods (EHON) Work Plan Report and endorsed City Planning proceeding with several priority initiatives in 2020-2021, including policy and regulatory permissions for new types of accessory housing such as Garden Suites.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.6>

On January 19, 2021, Planning and Housing Committee endorsed the Expanding Housing Options in Neighbourhoods – Beaches-East York Pilot Project report and requested City Planning to work on the design and construction of projects as part of the Beaches-East York Pilot Project.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.3>

On December 15, 2021, City Council adopted Zoning By-law amendments to remove parking minimums for most low-rise housing forms, including the missing middle housing forms being considered through the EHON work plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.3>

On February 2, 2022, City Council adopted the Expanding Housing Options in Neighbourhoods – Garden Suites – Final Report

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH30.2>

On February 15, 2022, Planning and Housing Committee endorsed the Expanding Housing Options in Neighbourhoods - Update report

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH31.6>

On May 11 and 12, 2022, City Council adopted Member Motion 43.23 requesting staff to report to Planning and Housing Committee on a strategy to support the conversion of single-unit residences into multiple units, through such measures as eliminating the Condominium application fee, introducing a loan program and standardizing the permit framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.MM43.23>

On December 14, 2022, City Council adopted Item CC2.1 - 2023 Housing Action Plan, which directed the City Manager to develop a Housing Action Plan for the 2022-2026 term of Council. The Housing Action Plan is to include targeted timelines for the approval and implementation of a range of policy, program, zoning and regulatory actions to increase the supply of housing in support of complete communities.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC2.1>

On March 21, 2023, Executive Committee received the Housing Action Plan 2022-26: Priorities and Work Plan Report, and directed staff to report annually on its implementation.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX3.1>

On May 10, 2023, City Council adopted Item PH3.16 EHON: Multiplex Study - Final Report, as amended, to amend the Official Plan and city-wide Zoning By-law to permit duplexes, triplexes and fourplexes city-wide and direct the Chief Planner and Executive Director, City Planning to monitor the implementation and effectiveness of OPA 649 and ZBLA 474– 2023.

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

On July 19, 2023, Executive Committee received the Expanding Housing Options in Neighbourhoods – Beaches-East York Pilot Project: Status Update and Directions Report and directed that the property at 72 Amroth Avenue be allocated to the Beaches – East York Pilot Project for the purposes of developing missing middle housing solutions on City-owned, transit – oriented properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.14>

On November 8, 2023, City Council adopted Item EX9.3 - "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes" including direction to the Deputy City Manager, Development and Growth Services to advance early due diligence work on 40 City-owned sites that were identified as potential housing sites as outlined in Confidential Attachment 1 of the report.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

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 to align 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 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.

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