

EXPANDING HOUSING OPTIONS IN NEIGHBOURHOODS

Multiplex Study

**Public Consultation Session
February 23, 2023**





Land Acknowledgment

The land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit and is within the territory of the Dish With One Spoon treaty.



AGENDA

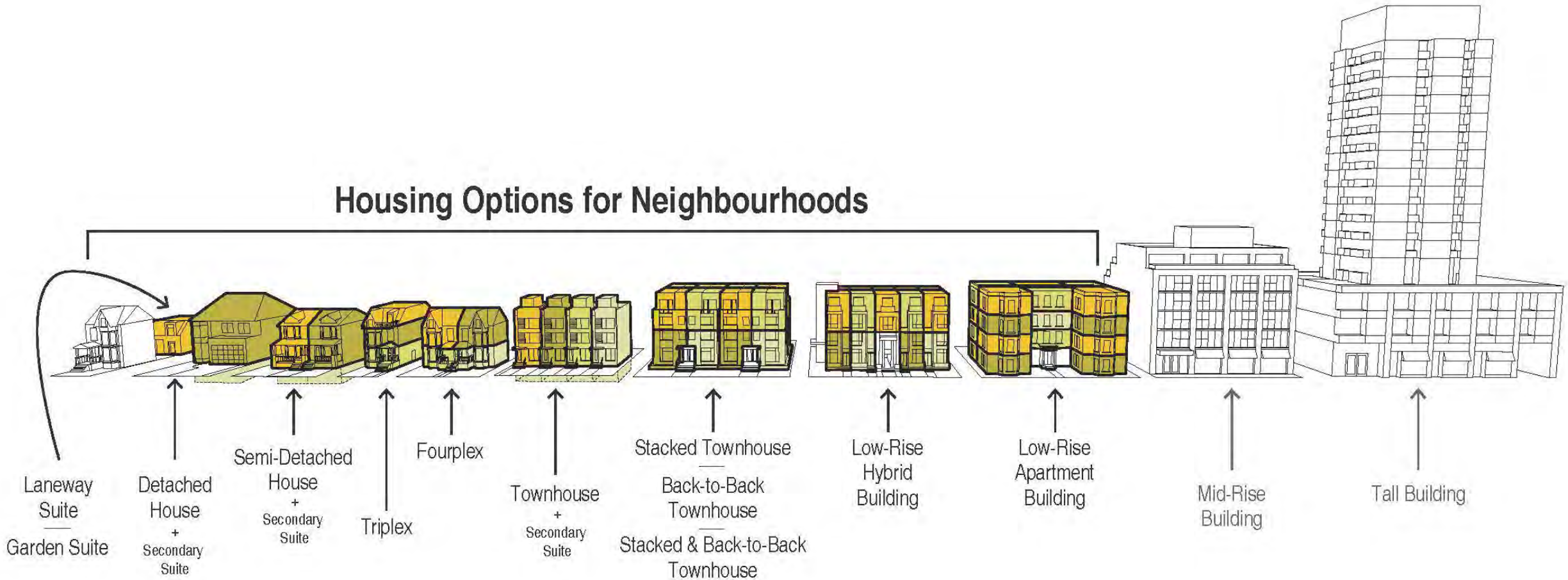
1. Welcome and Introductions
2. Overview: EHON – Expanding Housing Options in Neighbourhoods
3. Background: Multiplex Study
4. Draft Official Plan Amendment
5. Proposed Zoning Changes
6. Q&A



OVERVIEW:
Expanding Housing
Options in
Neighbourhoods

EHON: Making Space for “Missing Middle” Housing

Housing Options for Neighbourhoods



Why EHON?

Low-Rise Housing Options for Torontonians

- Toronto's growth has largely been in mid- and high-rise apartments in high density areas like the Downtown, Centres, and Avenues
- Smoothing out the city's growth patterns through the gradual construction of multiplexes can improve sustainability, climate adaption, equity and neighbourhood vitality
- Multiplexes and other “missing middle” housing can add options to low-rise neighbourhoods while respecting the existing scale
- Allows opportunities for starter homes, aging in place, multigenerational households and mortgage financing in ground-related units

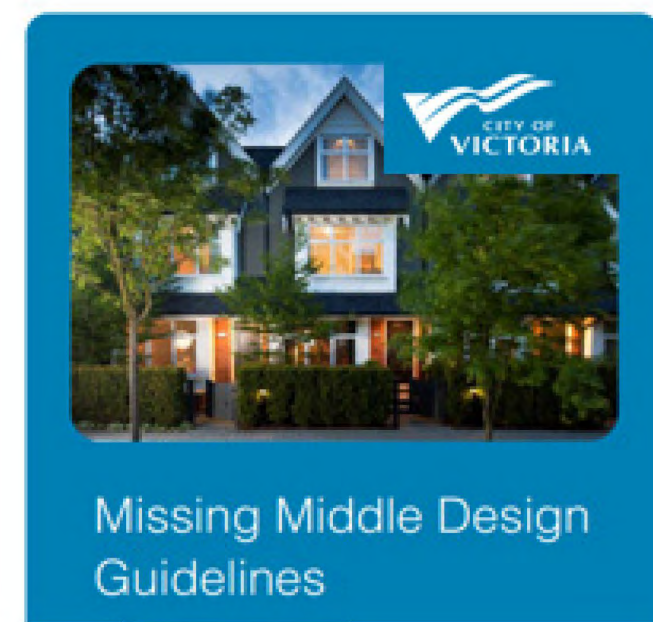


Who Else is Doing This?

Cities across North America are exploring missing middle options through a range of programs.

These cities include:

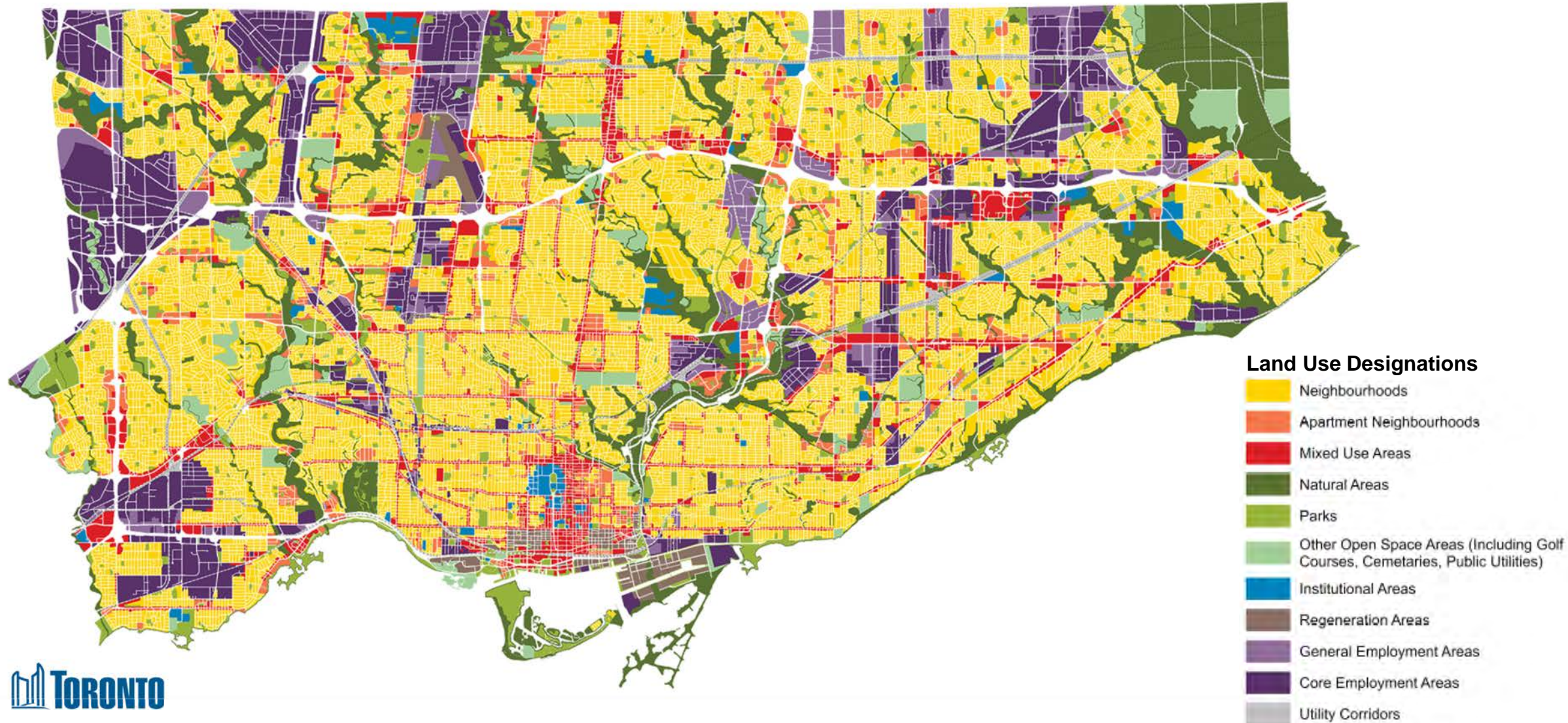
- Hamilton
- Edmonton
- Vancouver
- Victoria
- Minneapolis
- Portland
- Seattle



minneapolis | 2040
The Missing Middle



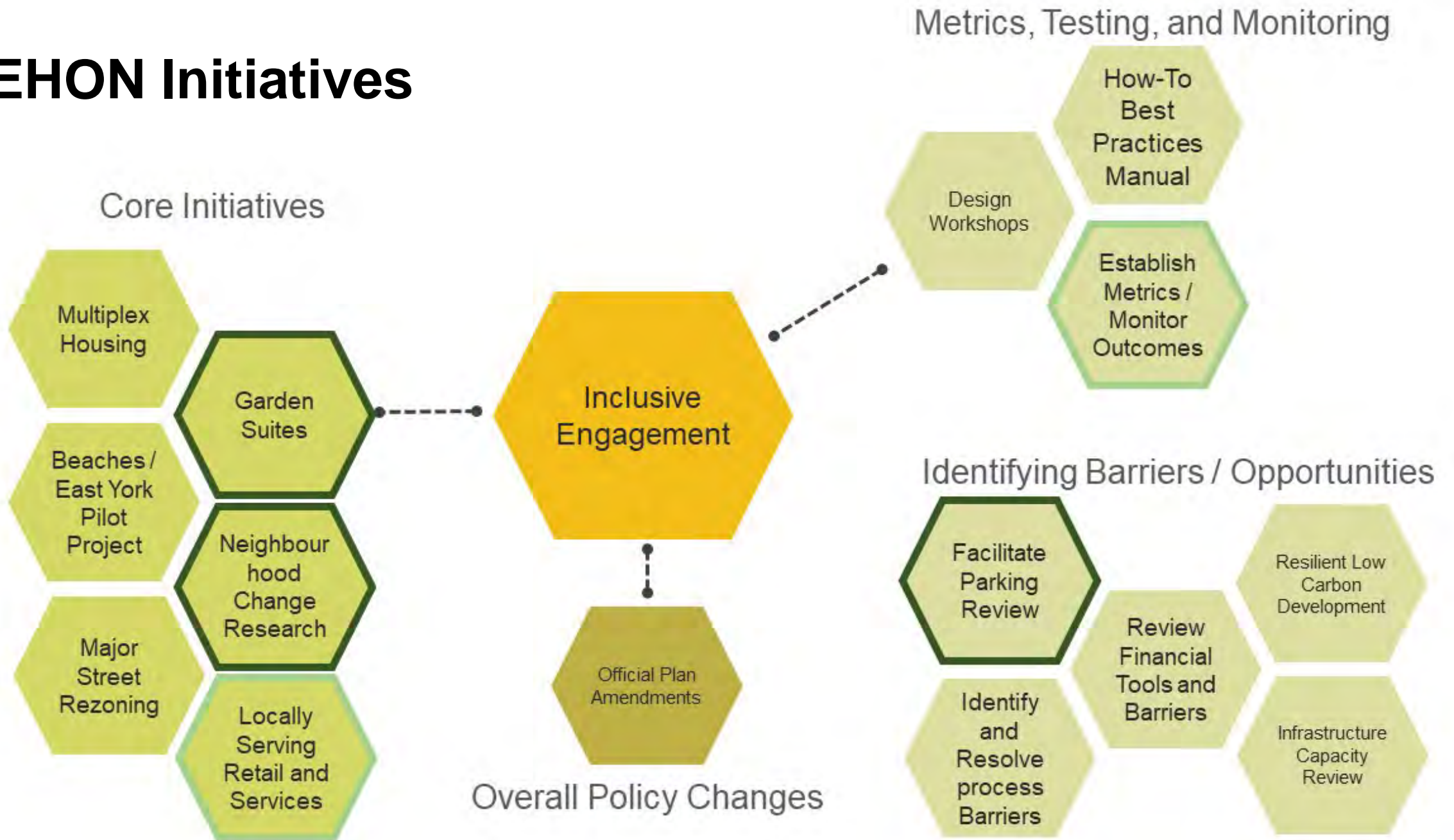
The Official Plan: Land Use



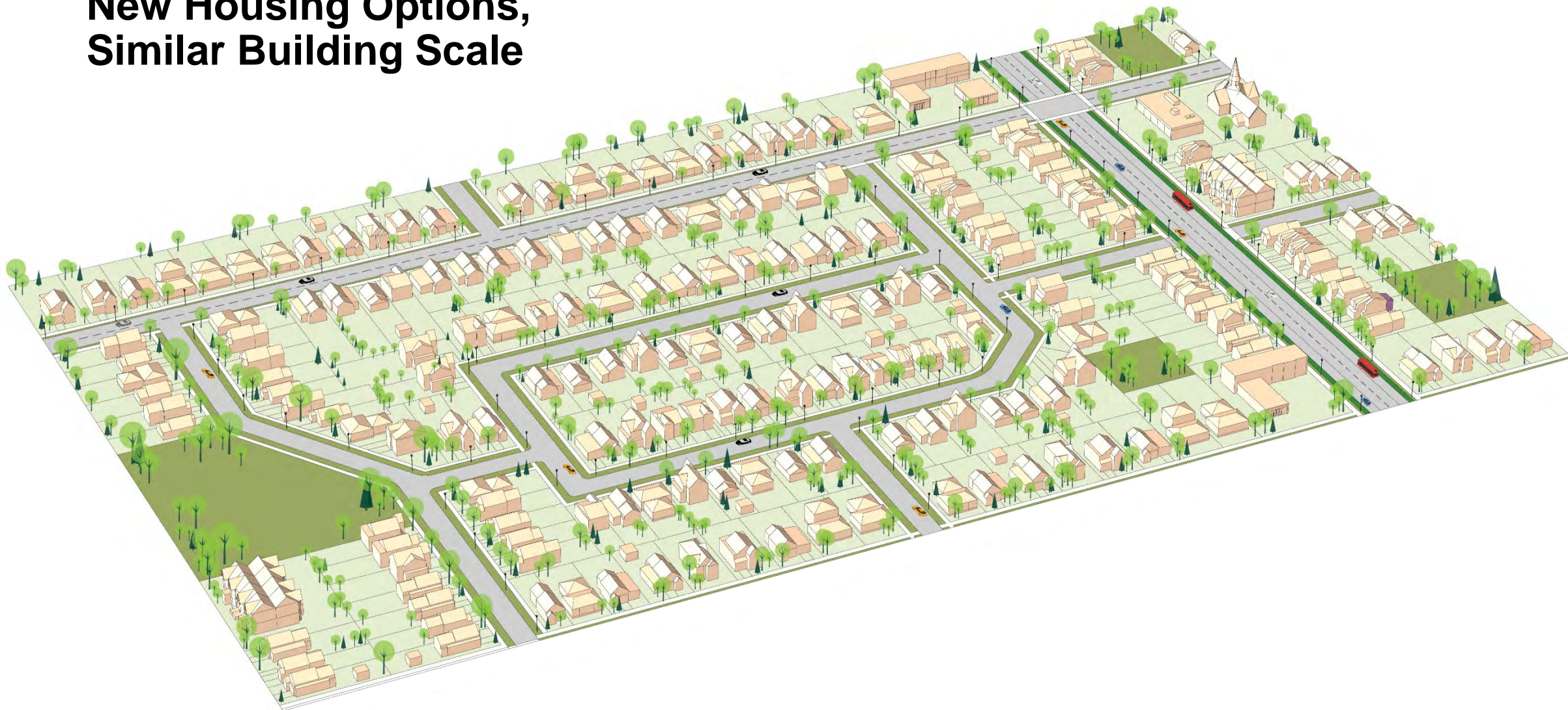
The Official Plan: Neighbourhoods



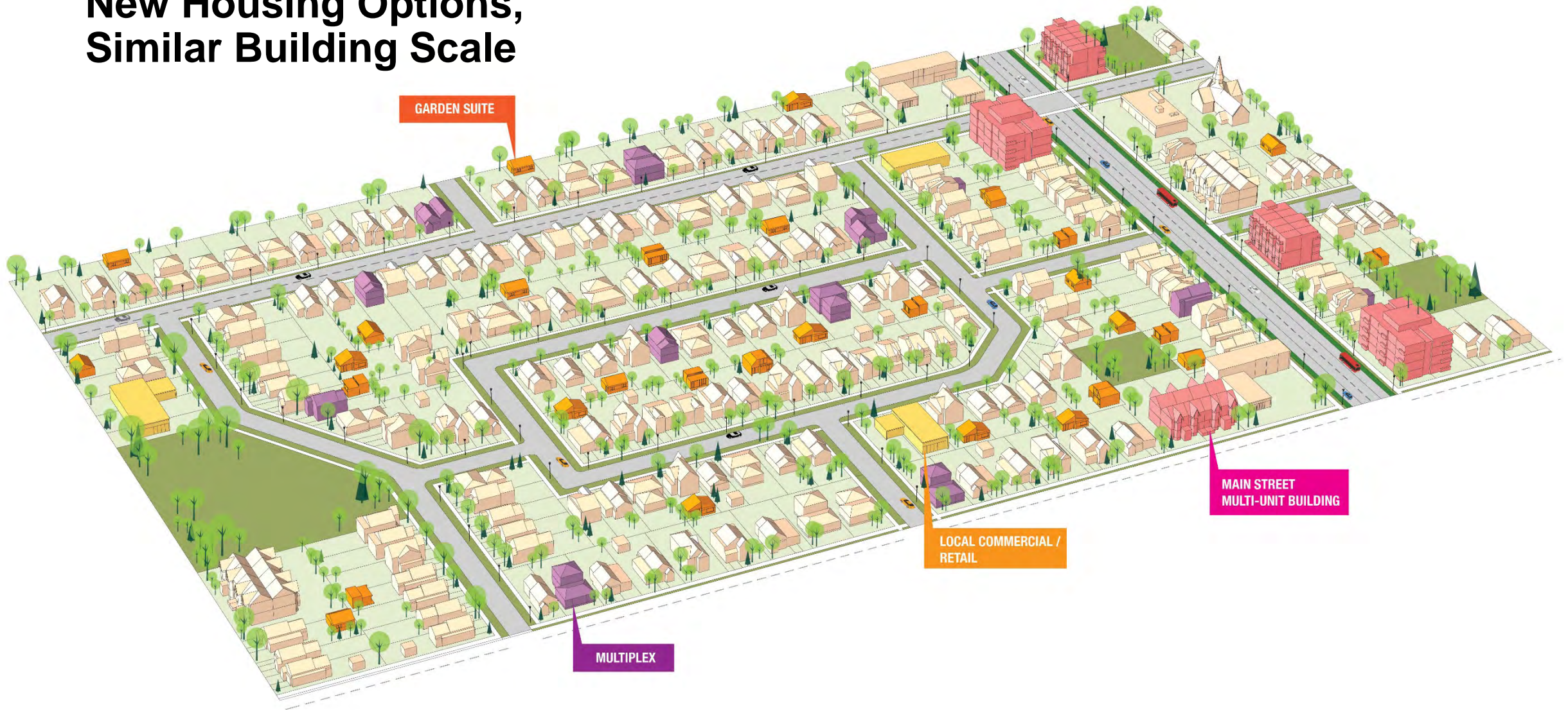
EHON Initiatives



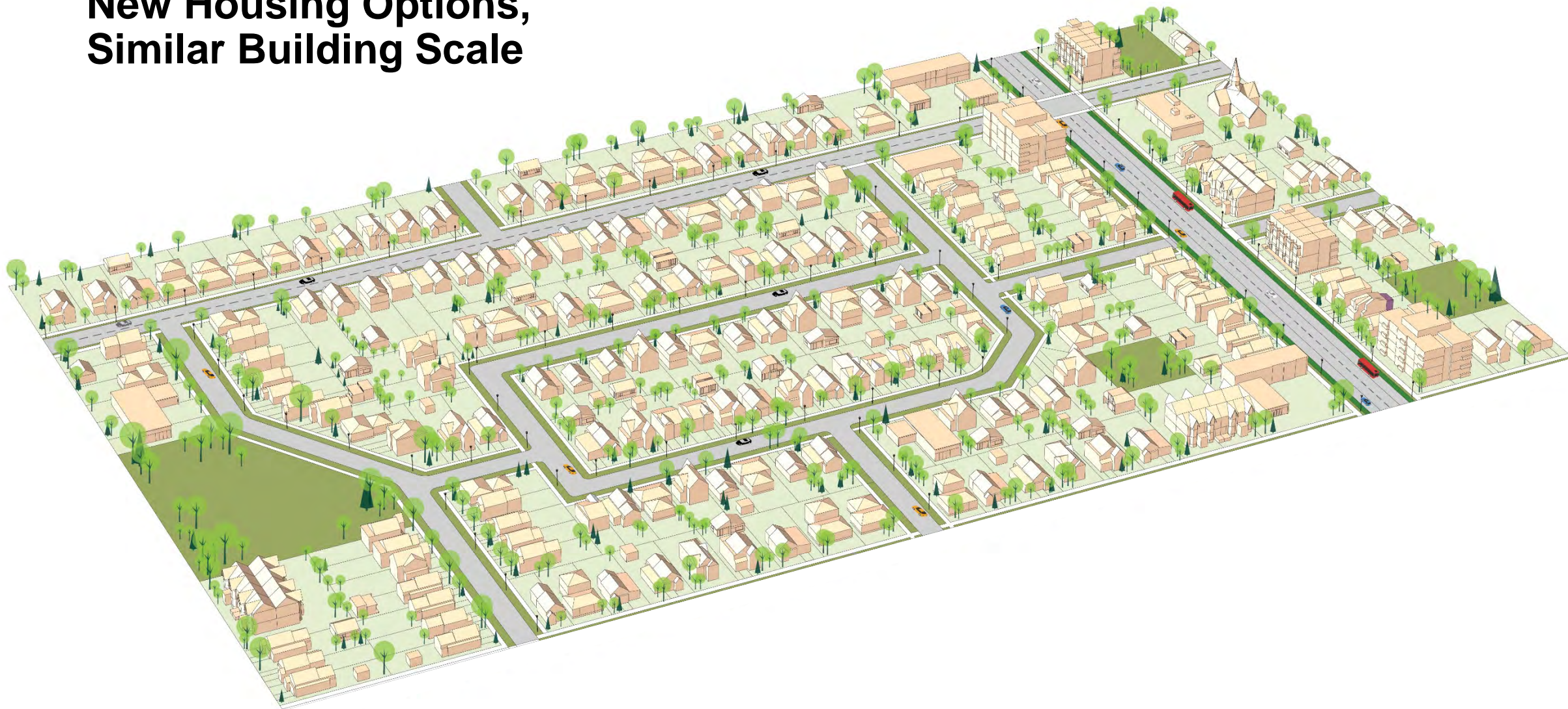
New Housing Options, Similar Building Scale



New Housing Options, Similar Building Scale



New Housing Options, Similar Building Scale



Multiplex Study - Background



What do we mean by “Multiplex housing”?

- Housing with 2, 3, or 4 units in a single building.
- Generally rentals but can also be small scale condominiums.
- Includes both purpose-built and converted buildings.



Guiding Principles



**Neighbourhoods
for Everyone**

**Equity
Inclusivity**



**City of
Neighbourhoods**

**Identity
Diversity**



Low-Rise

**Scale & Fit
Context**



Green and Livable

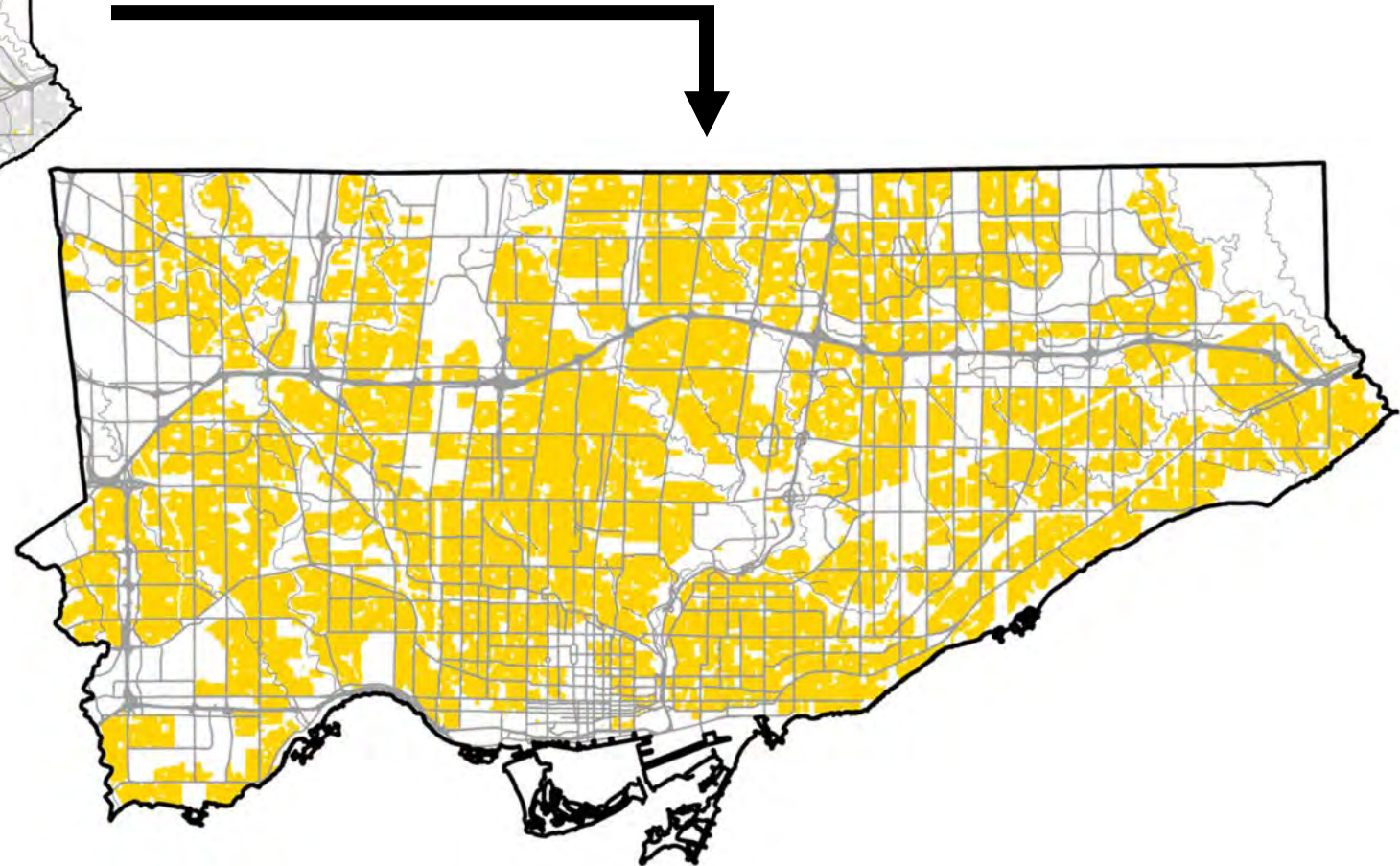
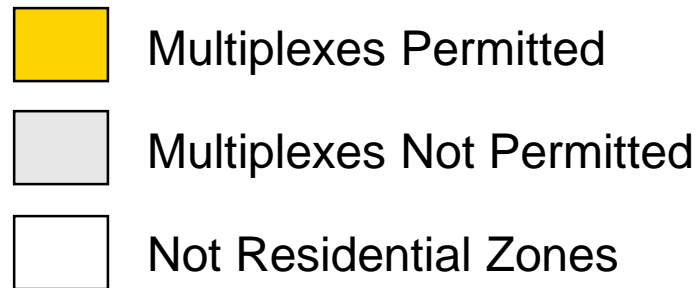
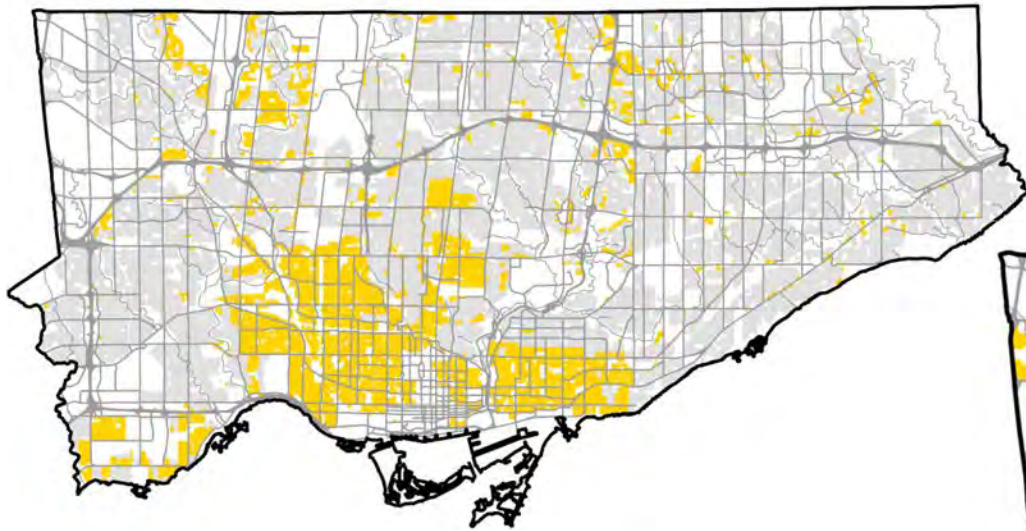
**Sustainability
Livability**



**Facilitate
Multiplexes**

**Simplicity in
Processes
and
Permissions**

Study Objective: Permit Multiplexes in *Neighbourhoods* Citywide



Thinking Inside the Box: More Units, Same Scale

Existing zoning envelopes permit building volumes that can be better leveraged to house additional units within a low-rise scale.

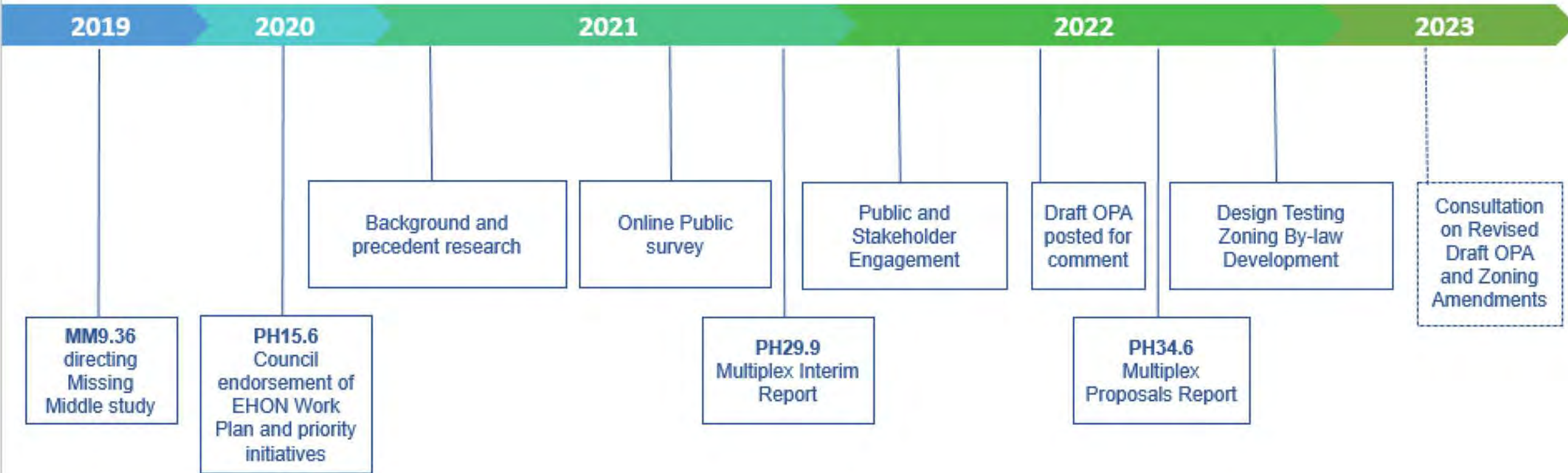


Provincial Legislation Changes

- Bill 23, the *More Homes Built Faster Act*, will permit three units to be built on a residential lot across Ontario.
- Toronto was also given a target of building 285,000 homes over the next decade.
- With the emphasis on building more homes near to transit, it is important for Toronto to exceed this 3 unit minimum.

TIMELINE:

Study Work to Date



Financial Feasibility Analysis

- Conversion of existing houses to multiplexes can be complicated; costs of construction and homeowner familiarity with renovation projects will affect feasibility
- Multiplex projects typically have small profit margins
- Development charges can often be the difference of whether a project is financially feasible or not
- Recommendations:
 - **Simplify zoning and approvals** process to help avoid costs and uncertainty of minor variances
 - **Waive development charges** for multiplexes up to four units
 - **Encourage ownership models** for multiplexes and explore homeowner-developer partnership models



Draft Official Plan Amendment



Draft OPA (May 2022): What We Heard

- More people will impact community services, facilities, traffic, parking
- Consider local neighbourhood character, not city-wide
- Draft policies could make multiplexes harder to build
- This is an important and much-needed initiative
- The Official Plan Amendment and zoning should be considered together
- All people deserve access to this housing option
- Trees and green open space are important
- Eliminate/reduce Development Charges for multiplex units
- Will multiplex units actually be affordable?
- Does this mean all neighbourhoods will be 4 storeys?
- Proposed policy language should be stronger in favour of multiplexes
- I don't know if my kids can afford to live in our neighbourhood
- Developers will change the character of the neighbourhood

Revised Official Plan Amendment (Feb 2023)

Approach: Site and Area-Specific Policy (SASP) that applies to all *Neighbourhoods*



- Permits duplexes, triplexes and fourplexes, subject to development criteria that focus on maintaining the lot patterns and low-rise built form of each geographic neighbourhood



- Directs maximized soft landscaping to support tree growth and an overall green character



- Encourages practices to offset environmental impacts



- Allows for zoning by-law relief where necessary to accommodate sustainable design features

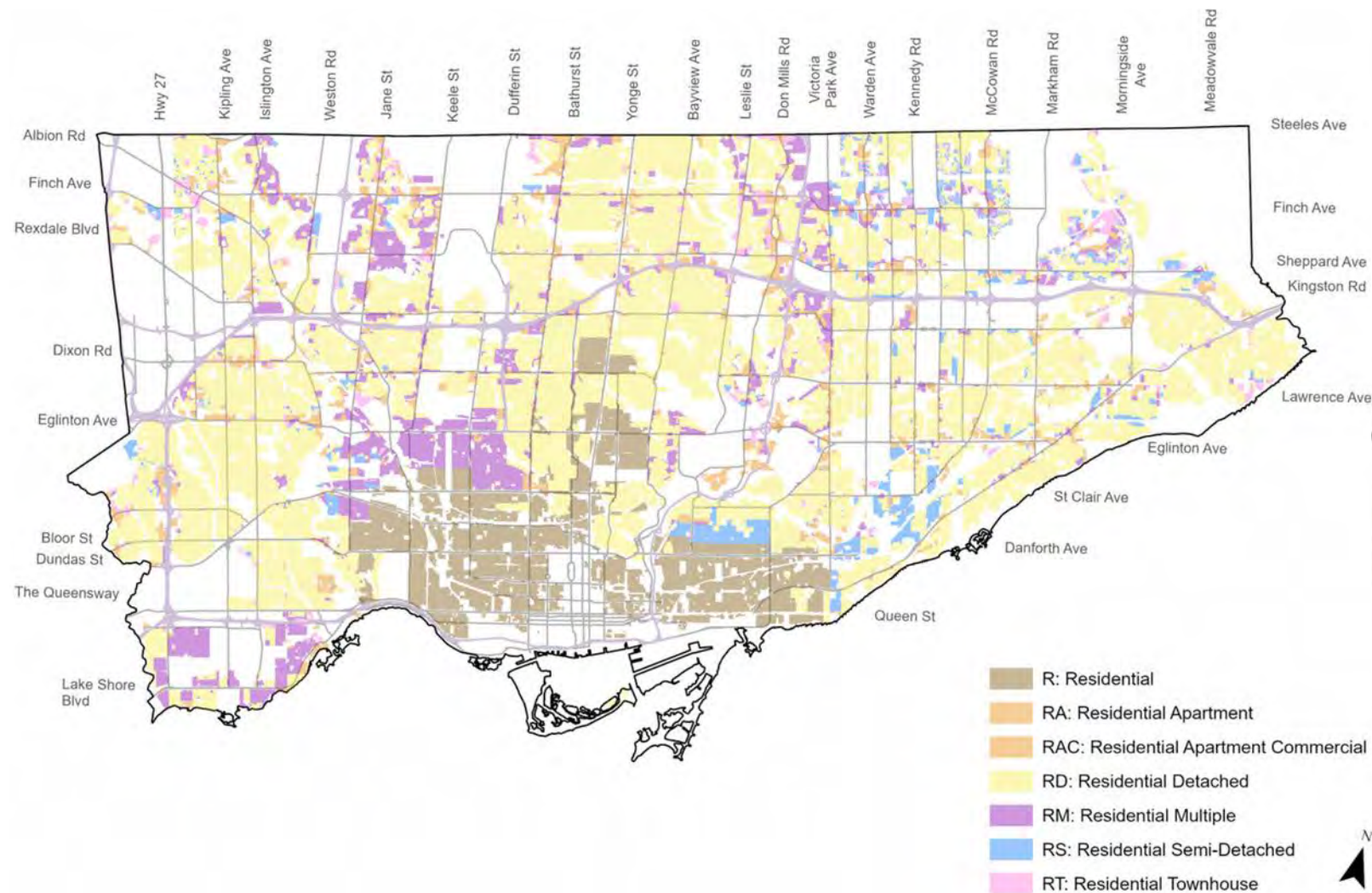


- Amends explanatory text to delete references to “prevailing building types”
- Prevails over any existing SASPs to the extent they would not permit multiplexes

Proposed Zoning Changes



Residential Zones in Toronto



Building Types Permitted in Residential Zones

	R	RM	RT	RS	RD
Detached house	✓	✓	✓	✓	✓
Semi-detached house	✓	✓	✓	✓	
Townhouse	✓		✓		
Duplex	✓	✓*			
Triplex	✓	✓*			
Fourplex	✓	✓*			
Apartment Building	✓	✓*			

Approach to Zoning Amendment:

Permit multiplex building types in RD, RS, RT zones

Add duplexes, triplexes and fourplexes to the list of permitted building types in Residential zones where they are currently not allowed

WHY?

- To allow multiplexes to be built in any neighbourhood across the city
- To apply built form regulations to multiplexes in these zones that are similar to detached houses

Expanded List of Building Types Permitted in Residential Zones

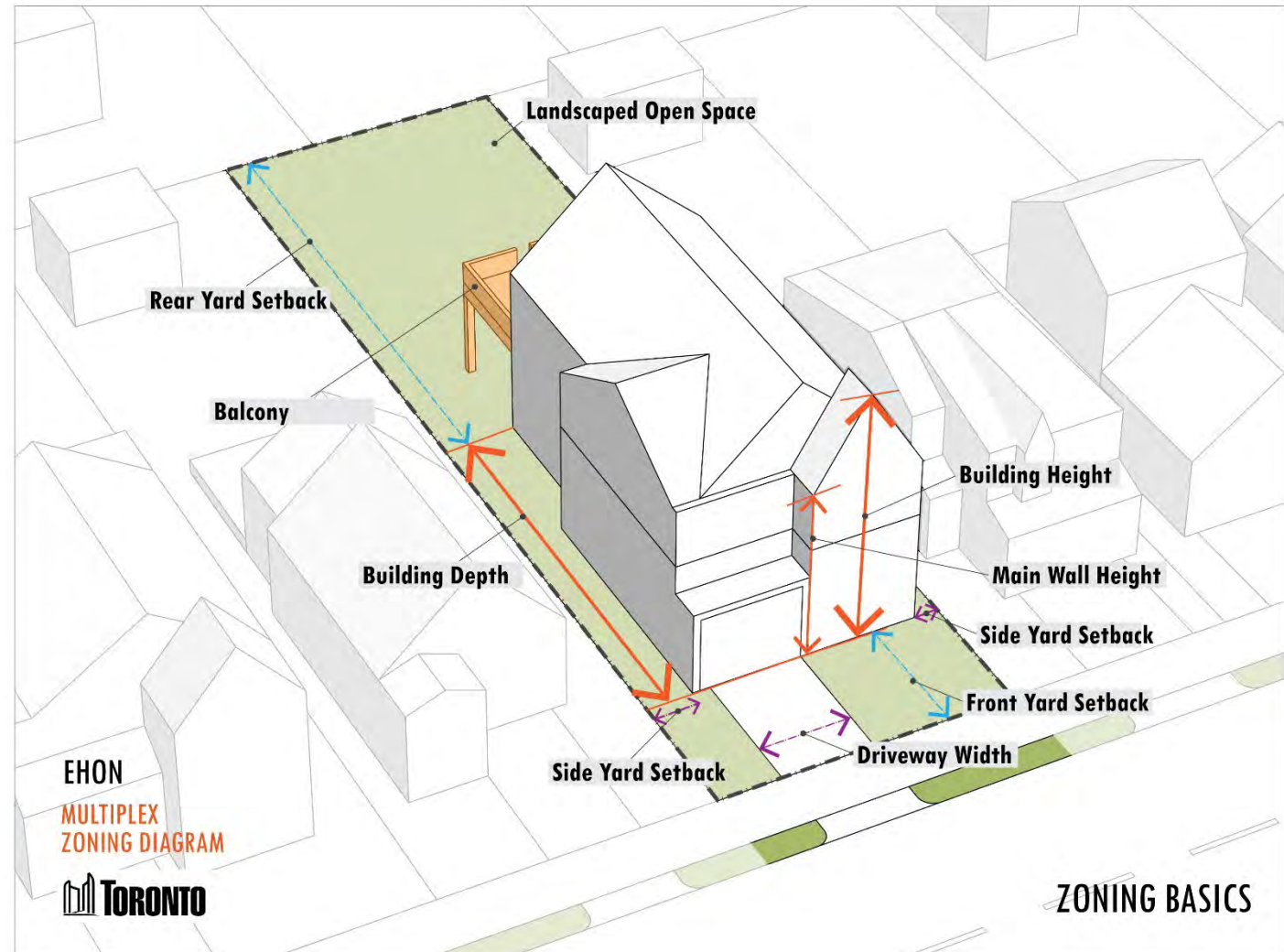
	R	RM	RT	RS	RD
Detached house	✓	✓	✓	✓	✓
Semi-detached house	✓	✓	✓	✓	
Townhouse	✓		✓		
Duplex	✓	✓	✓	✓	✓
Triplex	✓	✓	✓	✓	✓
Fourplex	✓	✓	✓	✓	✓
Apartment Building	✓	✓			

Built Form Regulations

These zoning by-law standards help regulate the built form of residential areas:

- Building height
- Building depth
- Front, rear, side yard setbacks
- Main wall height
- Landscaped open space
- Driveway width
- Platforms (balconies, porches, decks)

They vary across the city to reflect different kinds of neighbourhood patterns.



Other Residential Zoning Regulations

Building types
permitted in
each zone

Maximum
storeys
(‘ST’ value)

Maximum
units
(‘U’ value)

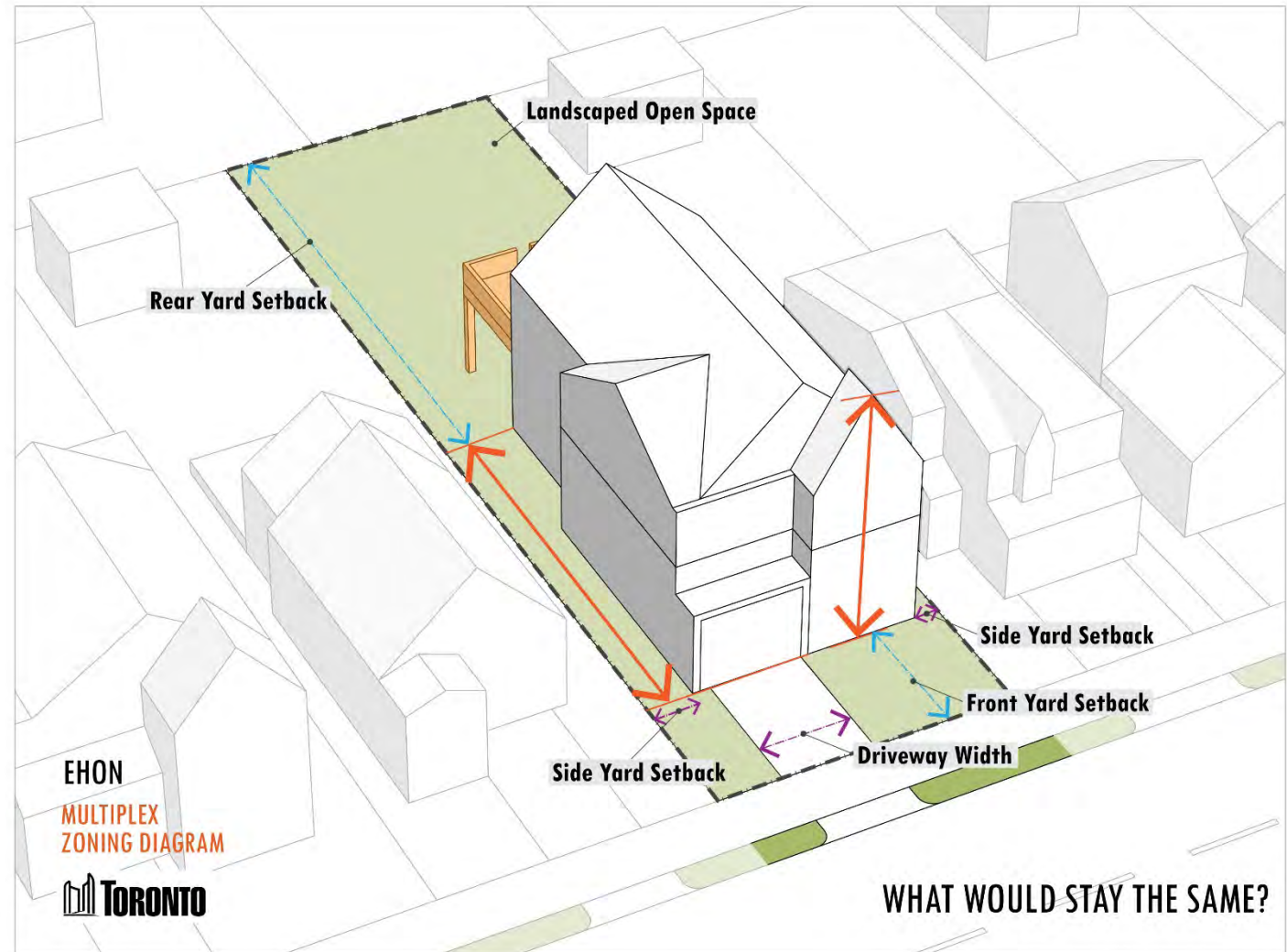
Lot
coverage
(%)

Floor Space
Index
(FSI)

Location of
entrances
for
secondary
suites

Multiplex ZBLA: What would stay the same?

- Building depth and height for detached dwellings
- Front yard setbacks
- Rear yard setbacks
- Landscaped open space
- Driveway width
- Lot coverage
- Floor Space Index (FSI)



Multiplex ZBLA: What's new?

Harmonized building depth for all building types

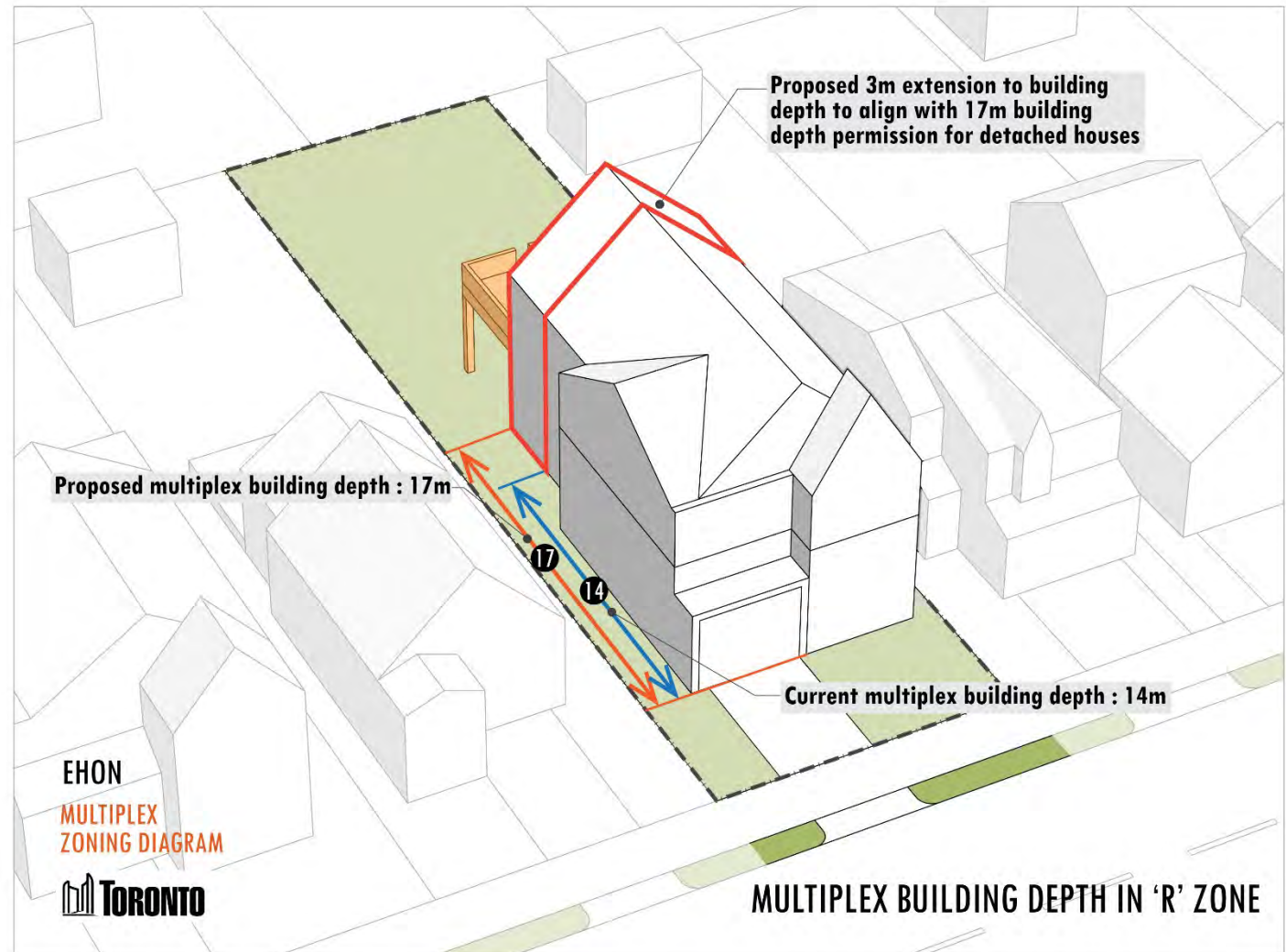
Extend multiplex building depth from 14 metres to 17 metres

WHY?

- To align with the depth of detached and semi-detached dwellings
- To allow for larger, more liveable units

FOR DISCUSSION:

- Should this allowance be extended to 19 metres?



Multiplex ZBLA: What's new?

Harmonized side yard setbacks for all building types

Apply to multiplexes the same side yard setbacks that exist for detached and semi-detached dwellings

WHY?

- Built form impacts are similar regardless of the building type or the number of units inside



Multiplex ZBLA: What's new?

Modest increased height for multiplexes

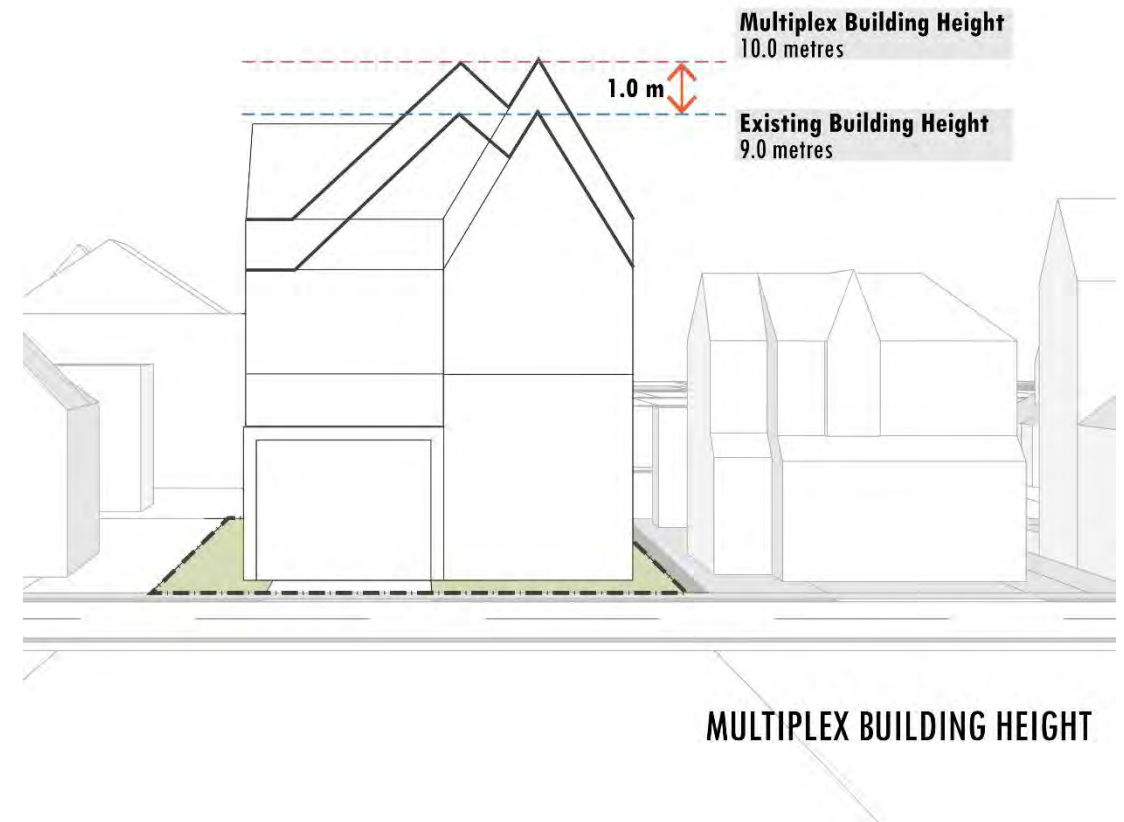
For areas with a permitted maximum height of less than 10 metres, multiplexes will be permitted 10 metres in height

WHY?

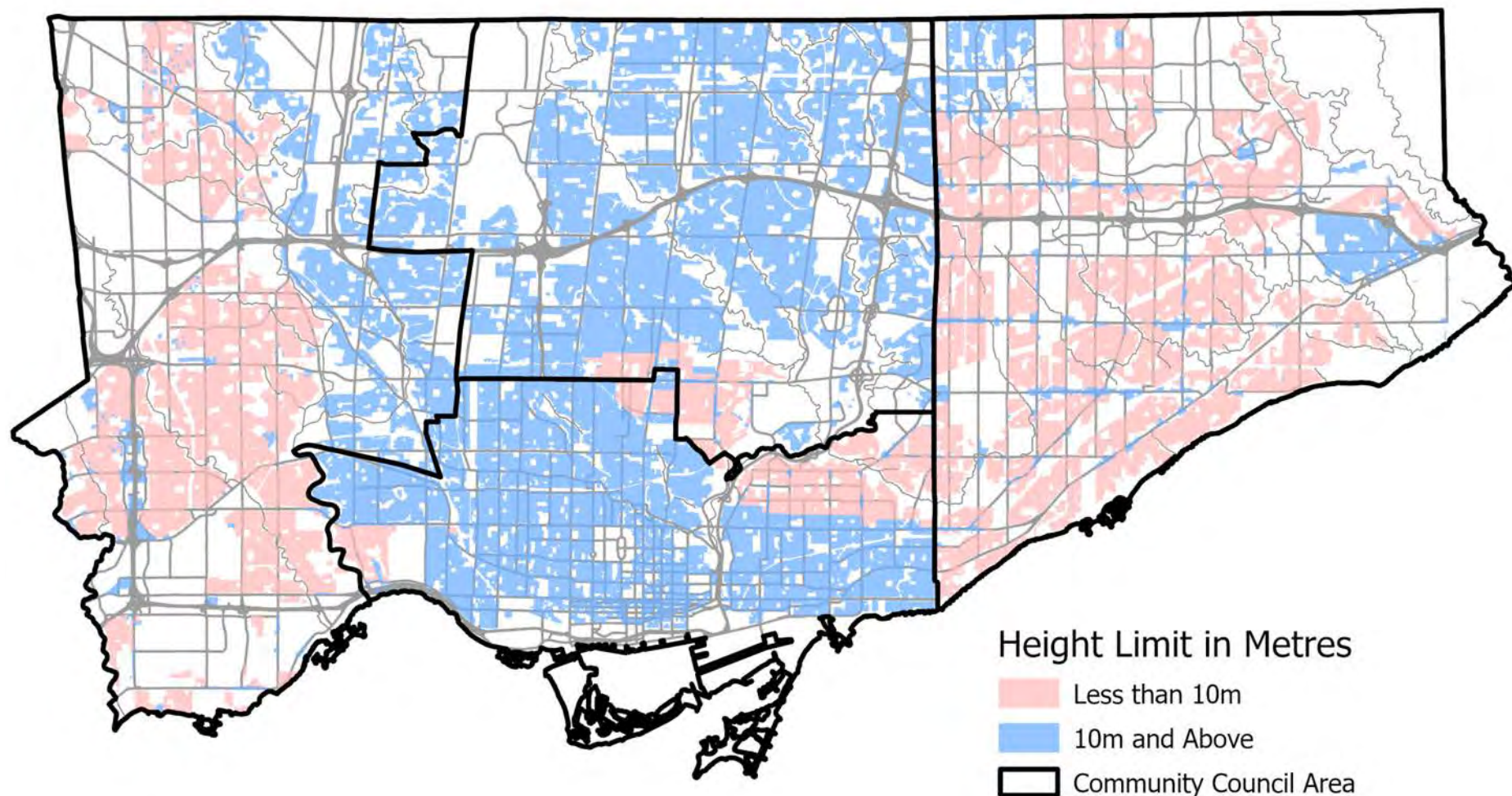
- To optimize opportunities to build up to three storeys and create more liveable units
- To remove a commonly requested zoning variance, eliminating a process barrier

FOR DISCUSSION:

- Is additional height needed beyond 10 metres?



Residential Zones with Height Limits (m)



Multiplex ZBLA: What's new?

Harmonized main wall height regulations

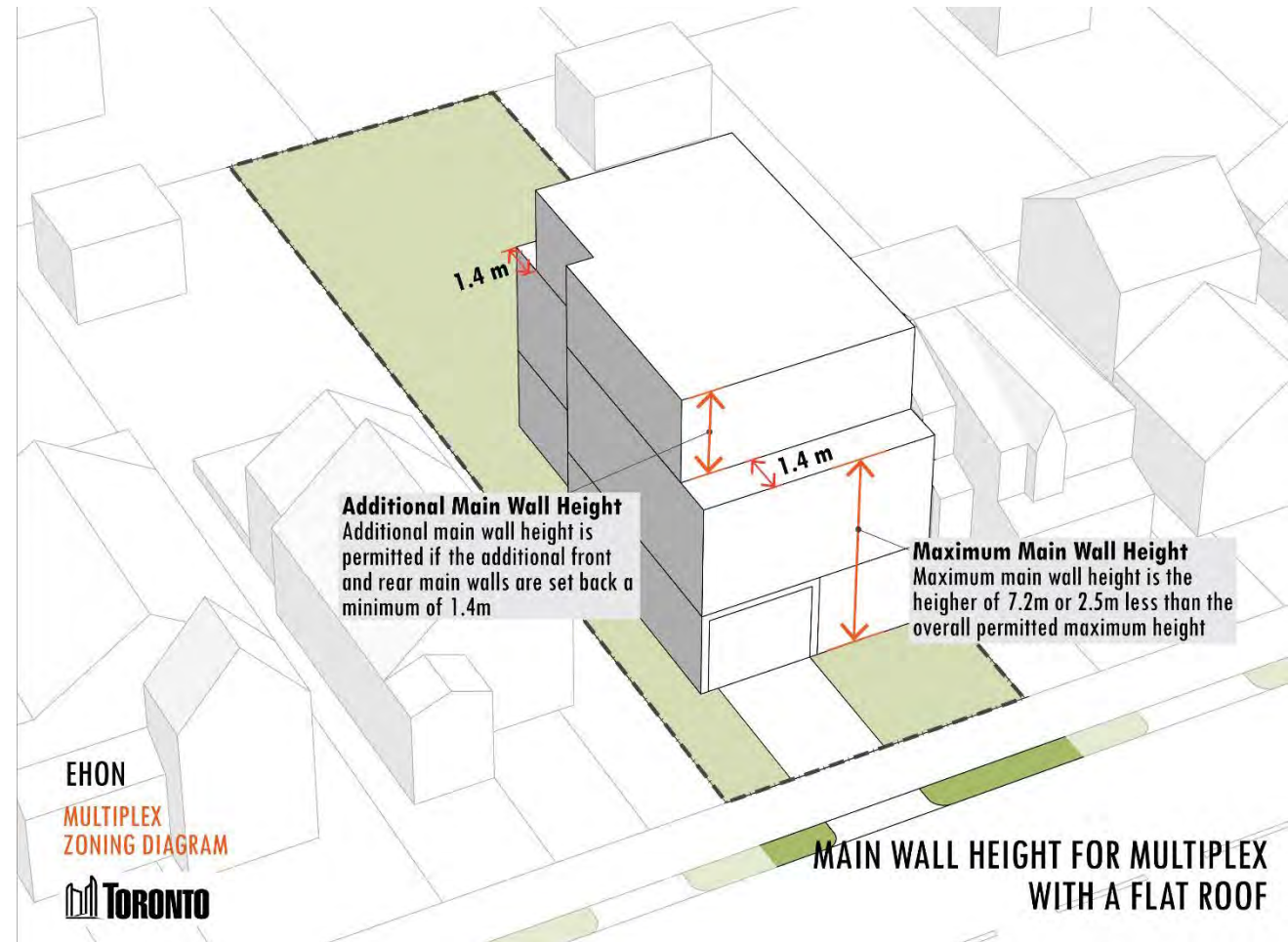
Extend main wall height regulation for flat roof detached houses to apply to multiplexes in all residential zones

WHY?

- To allow extra main wall height for flat roof buildings if a 1.4 metre stepback is provided on the front and rear main walls, at the required main wall height.
- Allows flat roof multiplexes to achieve maximum permitted building height
- To harmonize with permissions that exist for flat roof detached houses and allow more efficient units.

FOR DISCUSSION:

- Is this 1.4m stepback needed?



Multiplex ZBLA: What's new?

Additional platform permissions

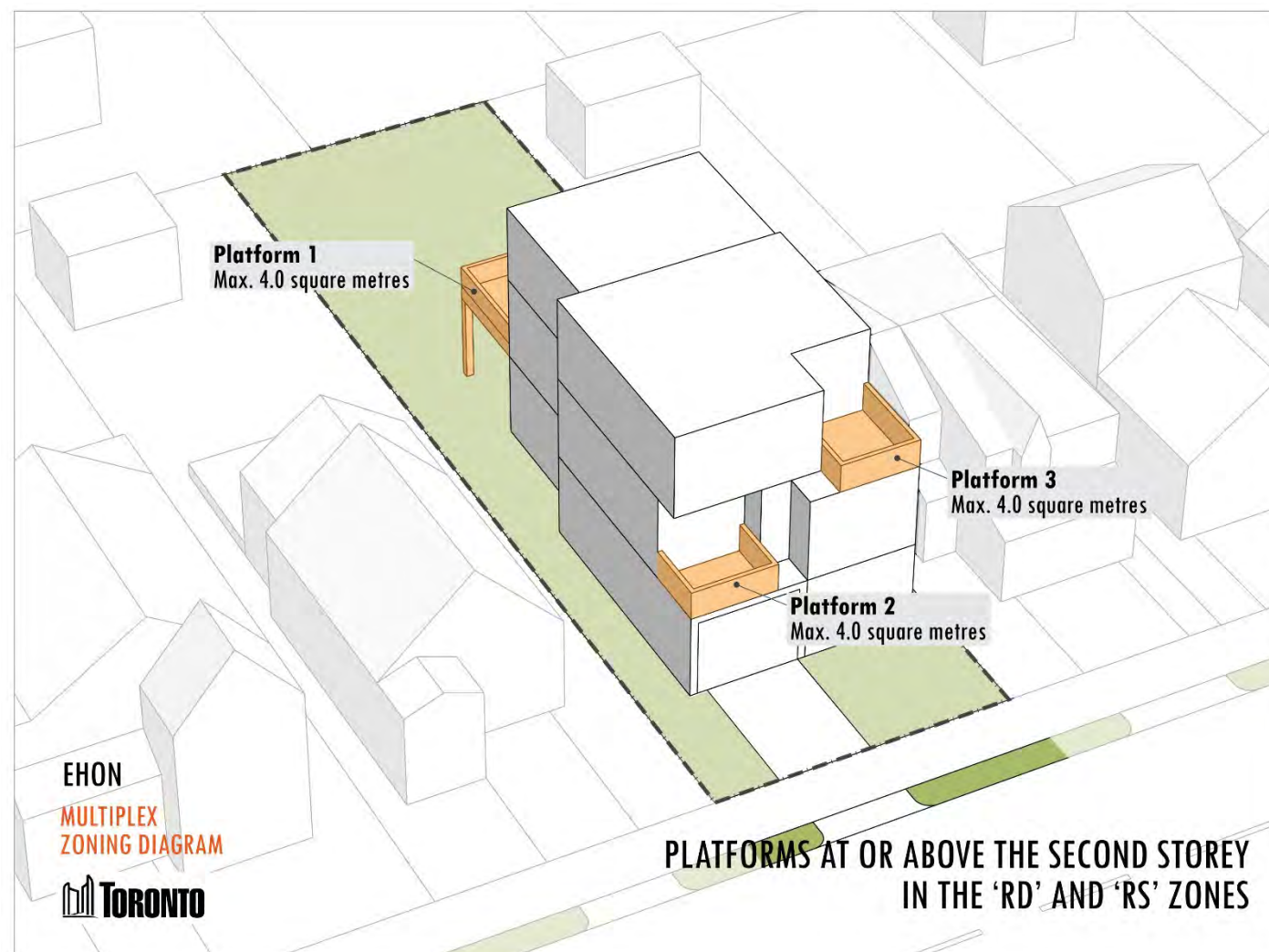
Allow up to two decks or balconies per unit, at or above the second floor at the front and rear of multiplexes

WHY?

- To provide private outdoor amenity areas for units
- To meet building code requirements for safe exits

FOR DISCUSSION:

- Should the existing 4.0 square metre size limit (in 'RD' and 'RS' zones) continue to apply?



Multiplex ZBLA: What's new?

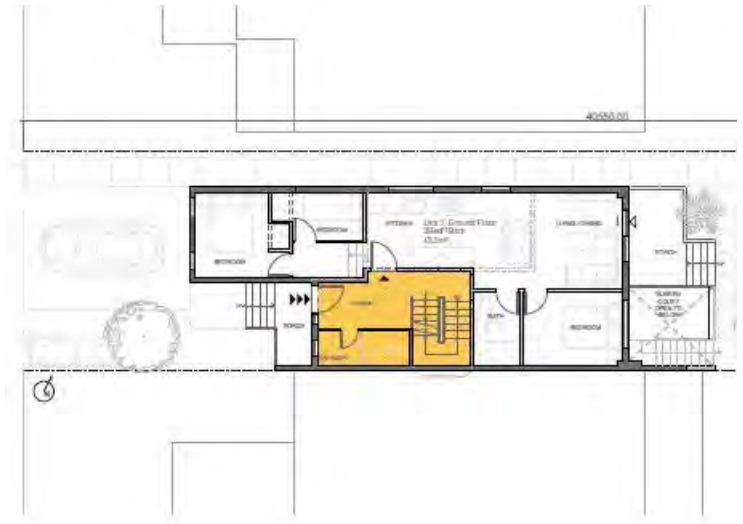
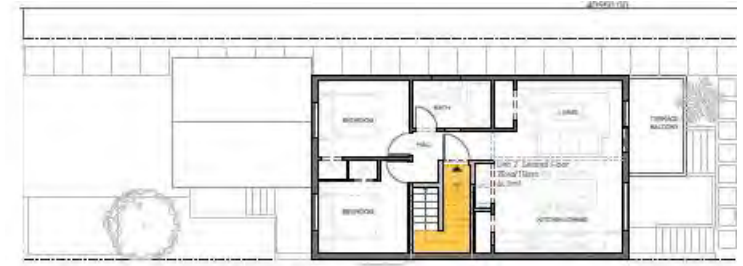
Exclude multiplex elements from GFA

When calculating the gross floor area of a multiplex, deduct the parts of the building that are needed to make it functional:

- Shared entrance vestibules
- Shared corridors
- Shared stairwells
- Second means of egress

WHY?

- To incentivize multiplexes by exempting from the total floor area calculation the additional space required for common building elements
- To accommodate Ontario Building Code requirements



Multiplex ZBLA: What's new?

Lift restriction on front entrances for secondary suites

Allow an entrance to a secondary suite in the main front wall of a building.

WHY?

- To align requirements for secondary suites with multiplexes, which do not have restrictions on the location of entrances
- To allow for safe and visible building entrances
- To address Ontario Building Code requirements



Other Amendments

Amend “U” values in zoning by-law to permit up to 4 units in all residential zones

WHY?

- To ensure that four units can be built in every zone

Exempt multiplex building types from “ST” values (# storeys) in zoning by-law

WHY?

- To remove limitations on the internal configuration of multiplexes
- Allows multiplexes to fully use the permitted measured height for livable space

Future Work

- Review site and area-specific zoning exceptions to align with these directions
- Monitor multiplex applications to assess uptake, identify barriers
- Longer-term: holistic review of Residential zones, standards and definitions



How could this look?

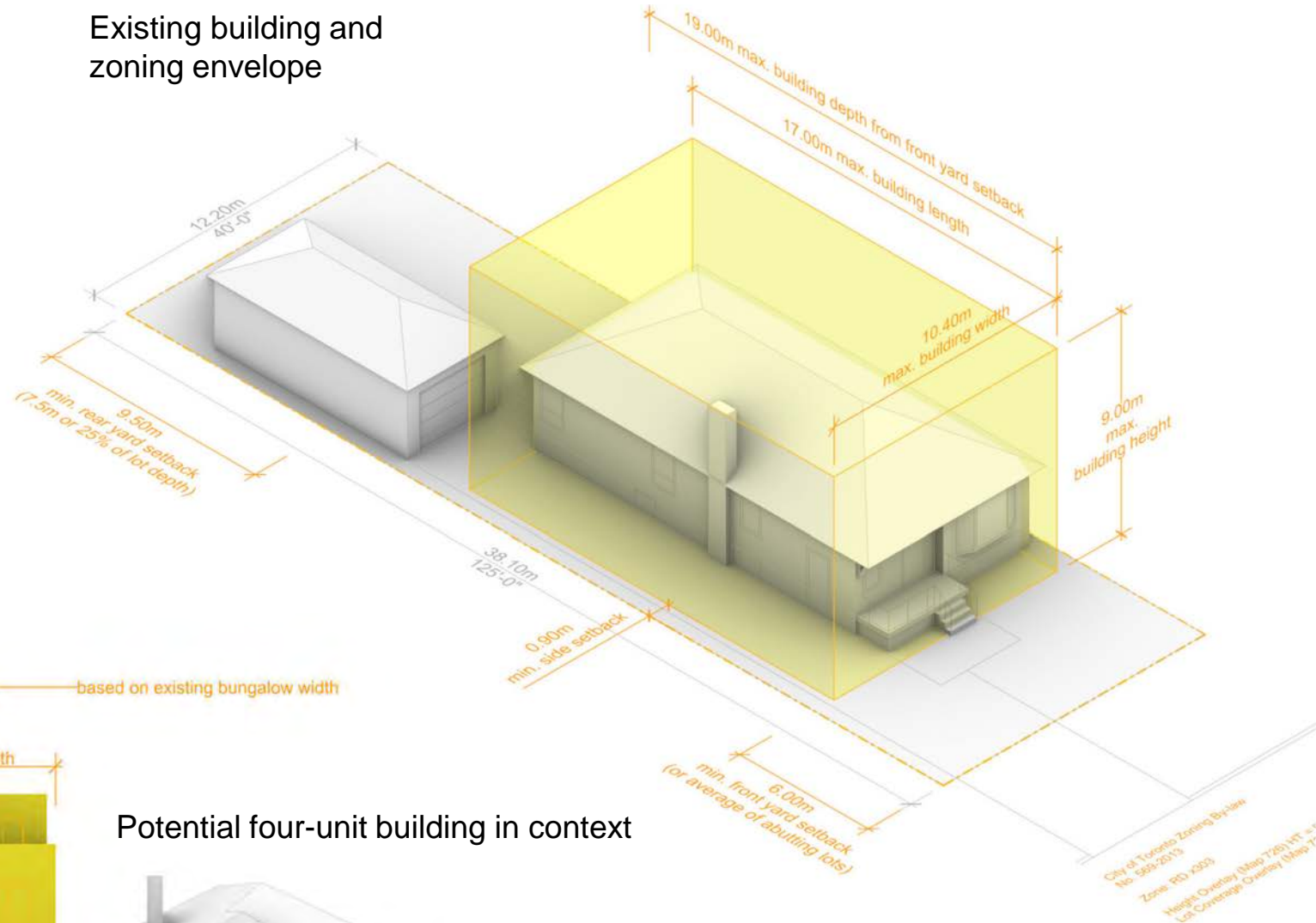
Design Scenarios



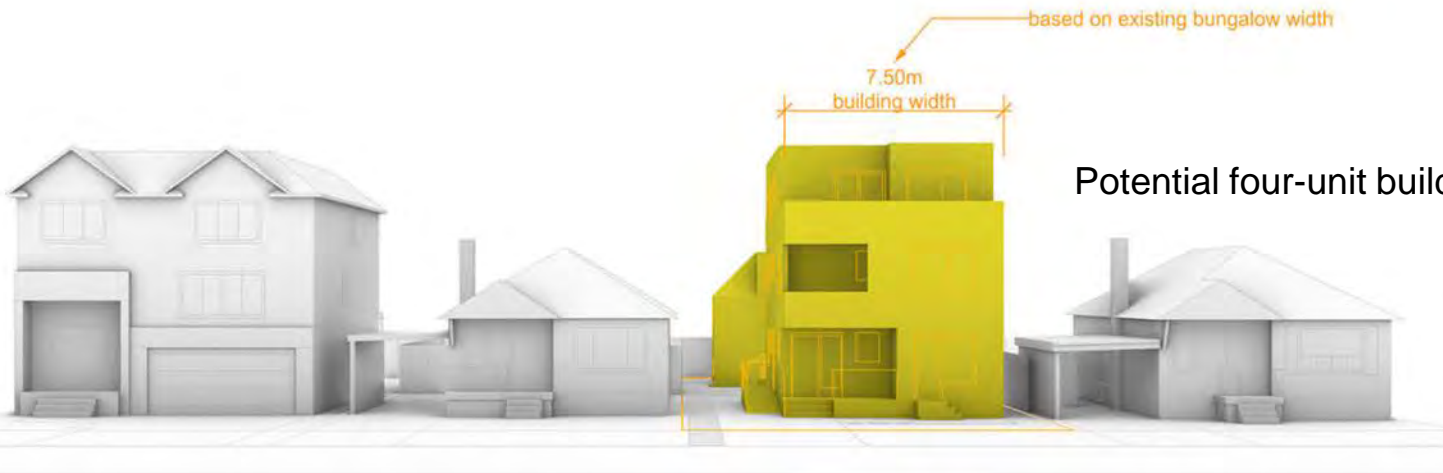
Bungalow to Fourplex



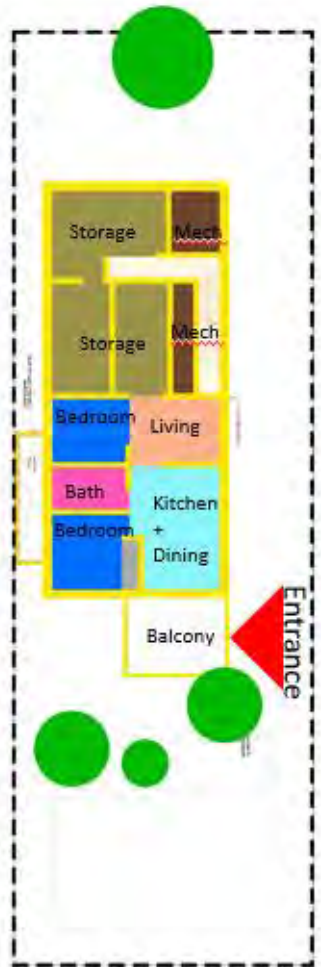
Existing building and zoning envelope



Potential four-unit building in context



Floor Plans



Basement Floor Plan

UNIT 1
2-Bed
1-Bath



Ground Floor Plan

UNIT 2
3-Bed
1-Bath



Second Floor Plan

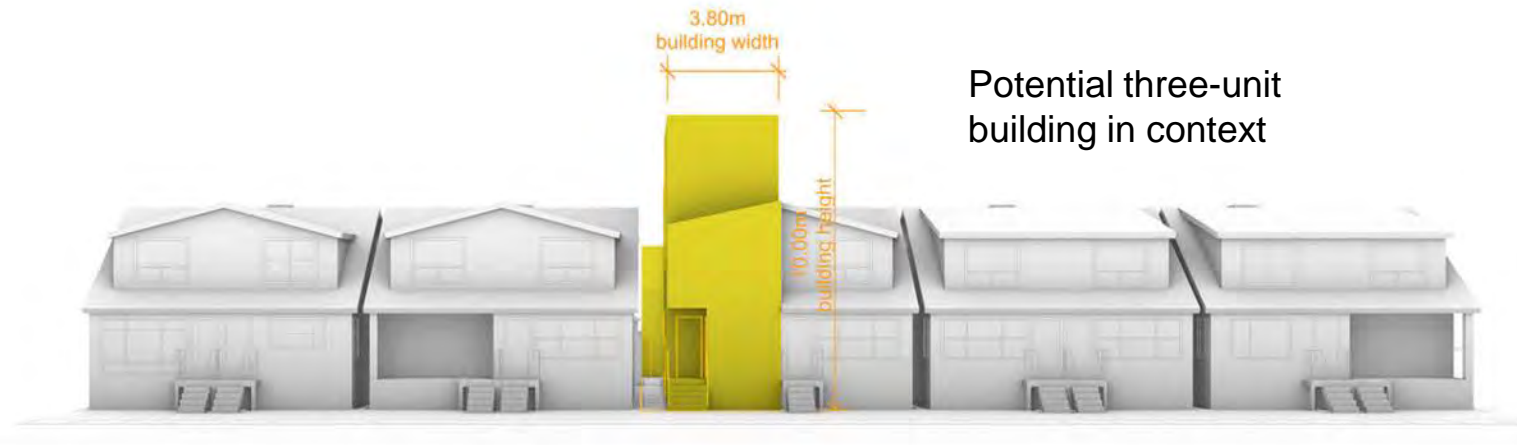
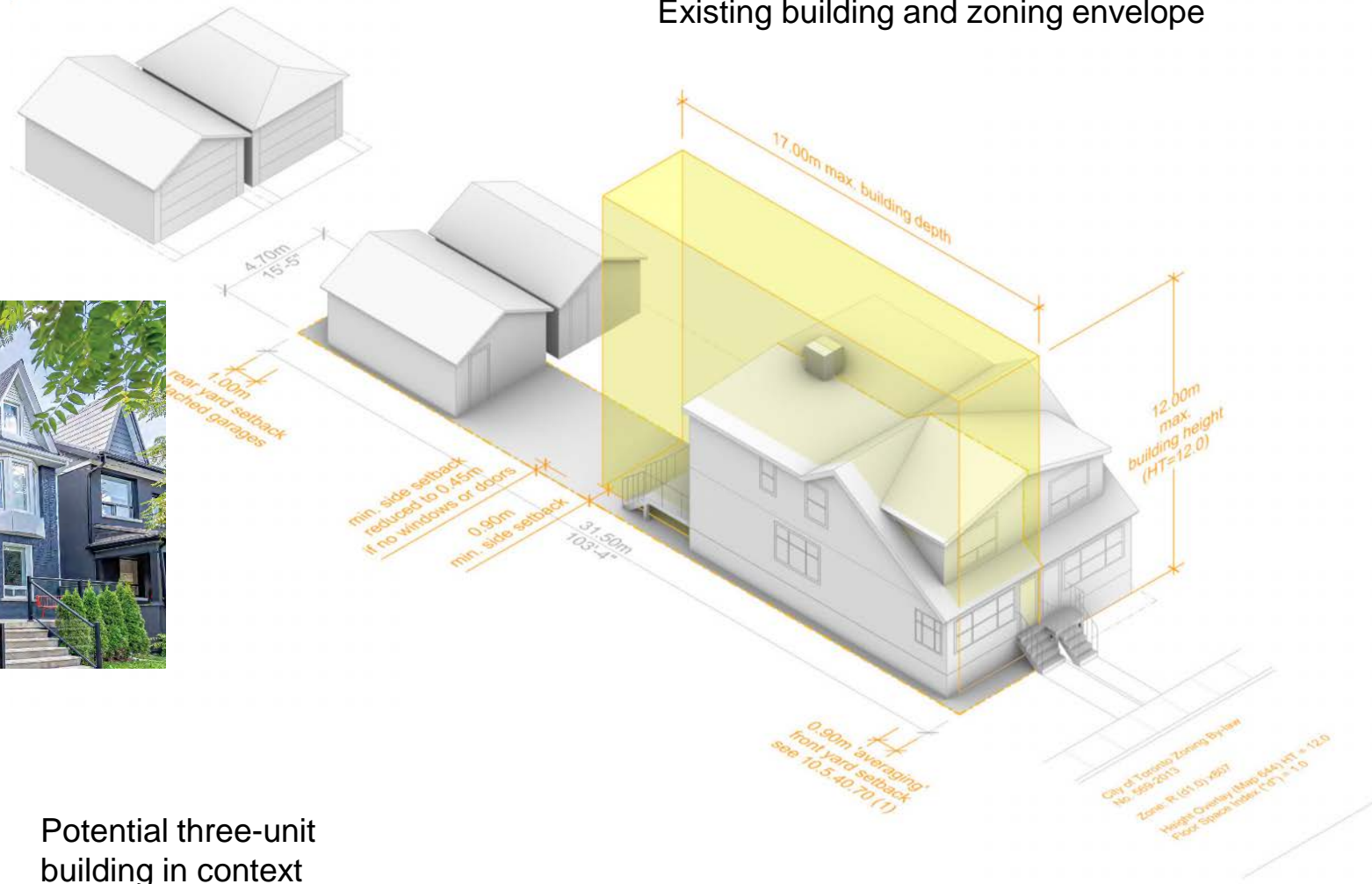
UNIT 3
3-Bed
1-Bath



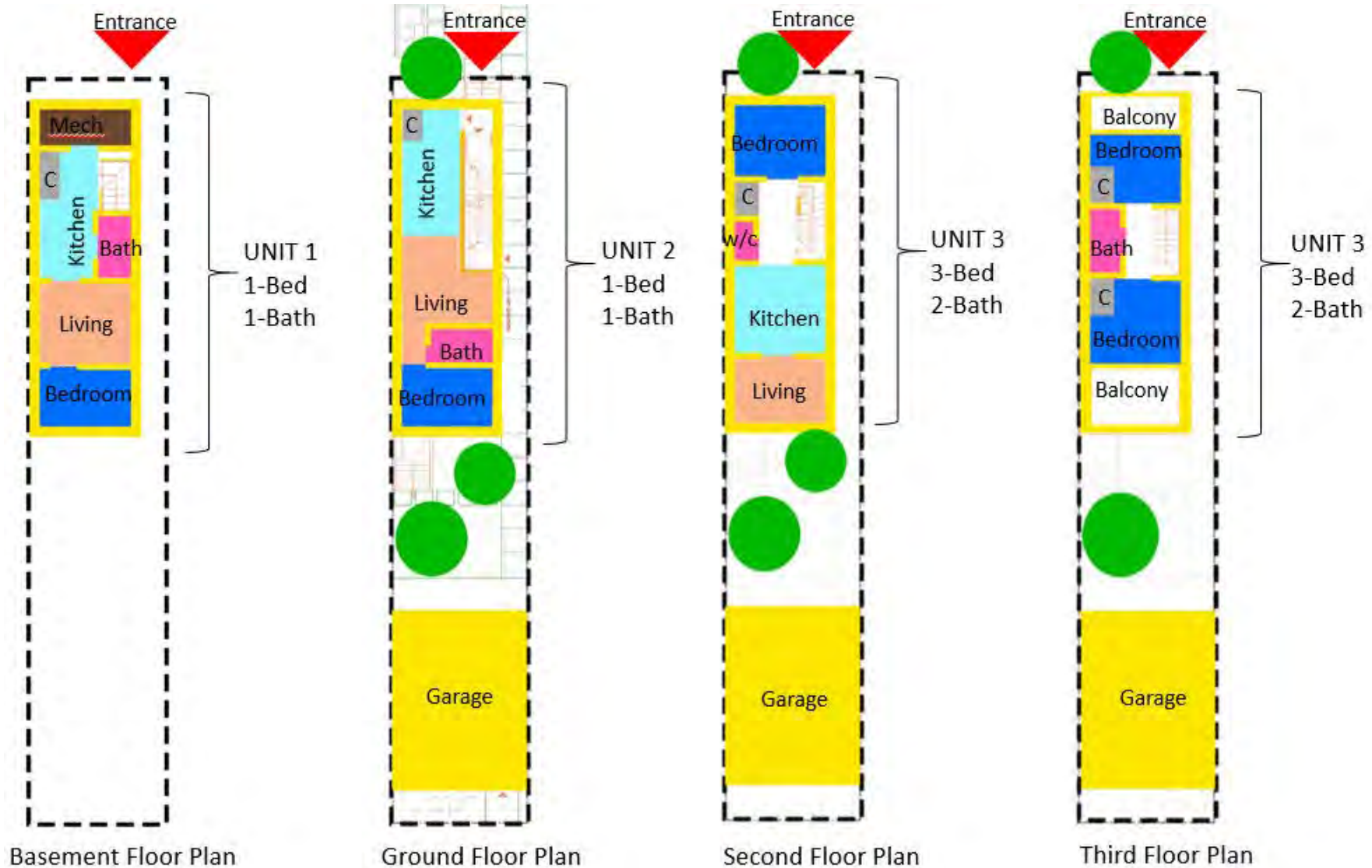
Third Floor Plan

UNIT 4
3-Bed
1-Bath

Semi-detached Triplex



Floor Plans



A photograph of a modern, two-story house with a dark, gabled roof and large, multi-paned windows. The house features a mix of dark wood siding and light-colored stone or concrete accents. A dark-colored car is parked on a paved driveway in front of the house. The property is surrounded by lush green grass and mature trees, with a stone retaining wall visible in the foreground.

Existing building and zoning envelope

- 19.00m max. building depth from front yard setback
- 17.00m max. building length
- 9.00m max. building height
- 6.22m min. front yard setback regulation 10.5-40.70(1)
- 33.55m 110'-1"
- 8.41m min. rear yard setback (7.5m or 25% of lot depth)
- 12.45m 44'-2"
- 0.90m min. side setback
- Exception RD 1 - See Specific Provisions IDP 11-1 minimum side yard setback is 0.9 metres and 3 metres for side yards where they abut low banks & ditches.

building in context

City of Toronto Zoning By-law No. 596-2015
Zone RD 10 & 11: 40% dB 61 (R)
Floor area "A" and a numerical value representing maximum volume ratio (VR) shall be calculated as follows:
VR = floor area / lot area
Lot area shall be calculated as follows:
Lot area = lot width x lot depth

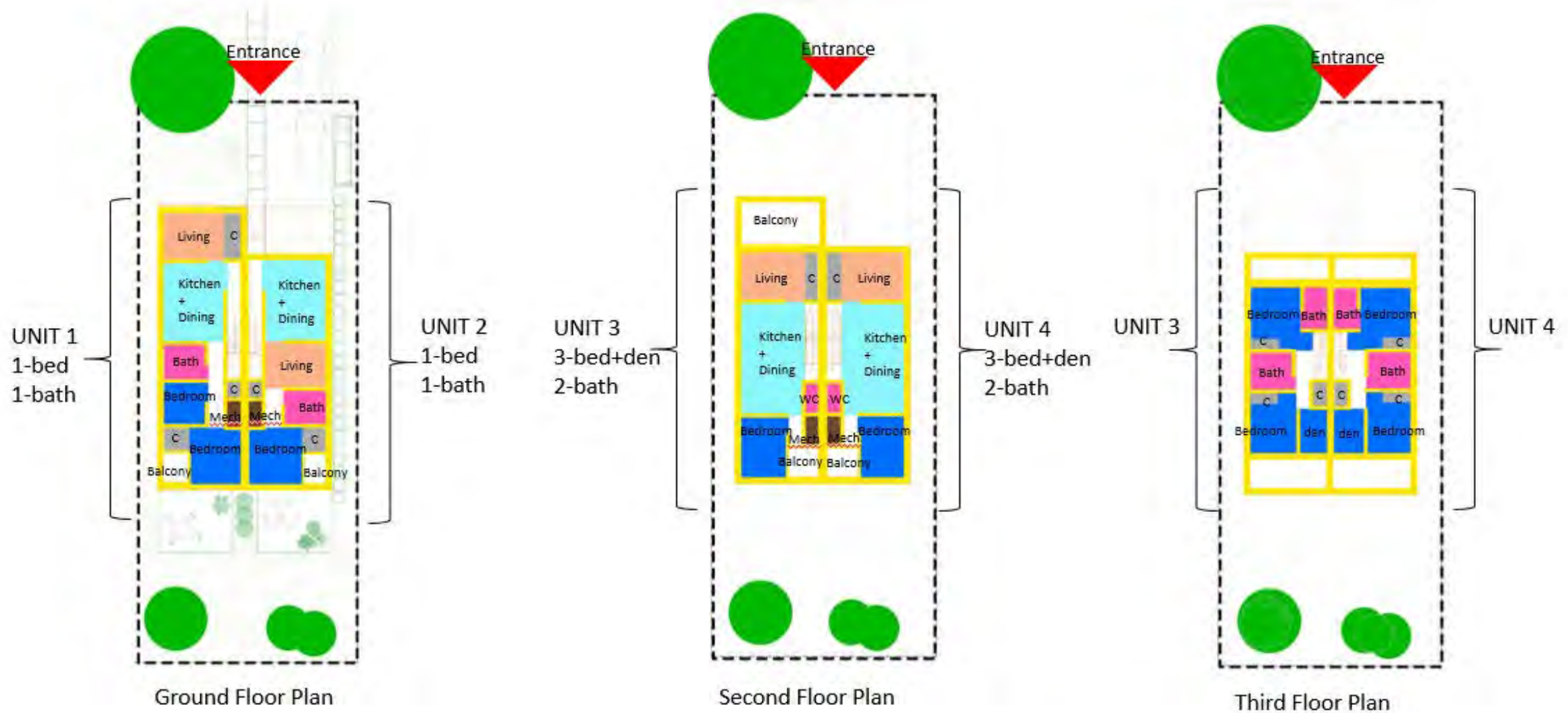
Potential four-unit building in context

10.40m building width

4.00m max. building height

The diagram shows a row of residential buildings. A central building is highlighted in yellow and is taller than the others. Orange dimension lines indicate its width as 10.40m and its maximum height as 4.00m. The surrounding buildings are grey and have a lower, more uniform profile.

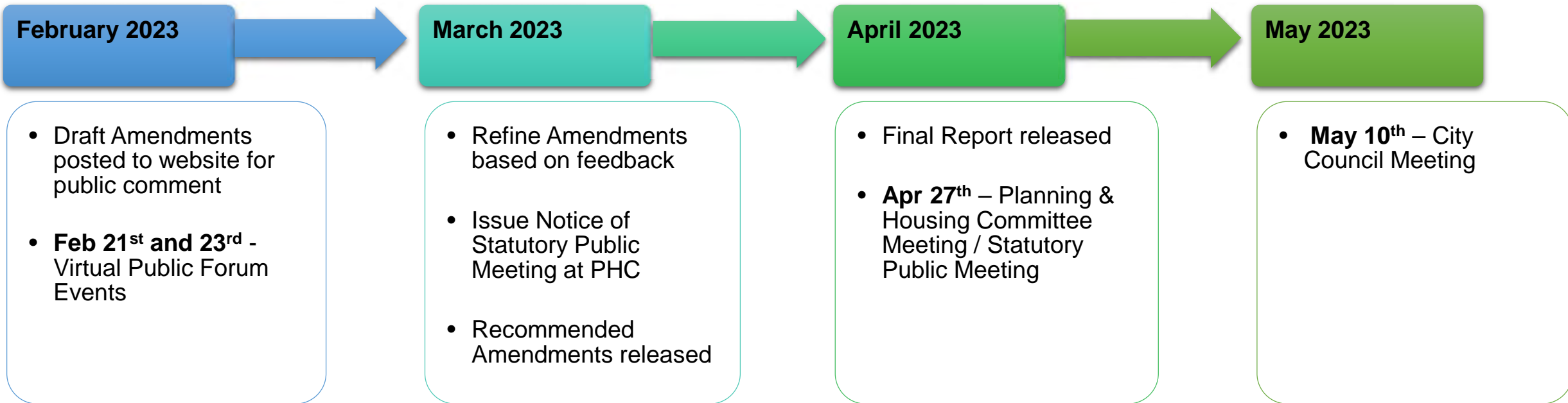
Floor Plans



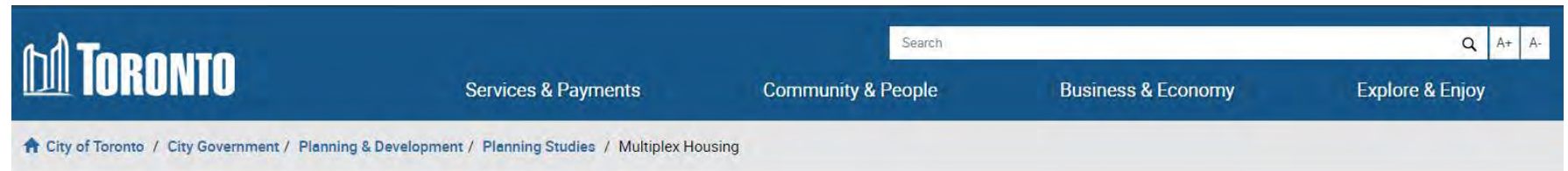
Next Steps



Next Steps



For More Information, visit: Toronto.ca/Multiplex



Includes:

- Overview and Background
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Registration Links for Virtual Public Forum
- Survey Link

Multiplex Housing

Share Print

Join us for our Virtual Public Forum on Multiplexes, Tues, Feb 21, 2 p.m. – 4 p.m. and Thurs, Feb 23, 6 p.m. – 8 p.m. See Meetings & Events for more details and how to register.

The Multiplex study is one component of the City's [Expanding Housing Options in Neighbourhoods](#) initiative.

This study focuses on permitting multiplexes up to four units across Toronto's low-rise neighbourhoods. Please see the Study Overview section below for more details.

Expand All +

Collapse All -

Study Overview

+

Draft Official Plan Amendment

+

Information & Reports

+

Get Involved: Meetings & Events

+

In This Section

Planning Studies

Multiplex Housing (draft)

Review of Zoning Regulations for Outdoor Patios on Private Property

Historic Yonge Street Heritage Conservation District (draft)

King-Spadina Heritage Conservation District (draft)

Contact Information



Thank You! Questions?


Study Co-Leads: Melanie Melnyk & Philip Parker
Project Managers, Strategic Initiatives, Policy and Analysis
City Planning Division

EHON@toronto.ca
toronto.ca/multiplex



Attendee Conduct



- We would like to hear from as many voices as possible during the time allotted for the meeting - please keep comments brief
- To ask a question, you can:
 - use the Raise Hand function to ask verbally 
 - use the Q&A function to type your question for staff to read aloud
- The chat is open for discussion but staff will not answer questions in the chat window
- Be respectful - everyone deserves to be heard





APPENDIX

Draft Official Plan Amendment

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. XXX for all lands designated *Neighbourhoods*, as follows:

"XXX. Multiplexes in *Neighbourhoods*.

Despite Policy 4.1.5, multiplexes are permitted in *Neighbourhoods*, subject to the following policies:

- a) For the purposes of this Site and Area Specific Policy, a "multiplex" refers to a duplex, triplex, or fourplex.
- b) Development of multiplexes:
 - i. will maintain the low-rise built form of each geographic neighbourhood, including in particular:
 - a) patterns of streets, blocks and lanes, parks and public building sites;
 - b) prevailing size and configuration of lots;
 - c) prevailing setbacks of buildings from the street or streets;
 - d) maximizing contiguous soft landscaping within front and rear yard setbacks that is supportive of maintaining and expanding the urban tree canopy;
 - e) respecting and complementing special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
 - f) conserving heritage attributes of significant built heritage resources.

Draft Official Plan Amendment

continued

- ii. is encouraged to include large units, and should include at least one unit that contains multiple bedrooms;
- iii. must provide entrances that are safely accessible from the street, which may be located at the front, side or rear of the building;
- iv. should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property and adjacent properties;
- v. is encouraged to salvage and/or reuse existing building materials and/or foundations;
- vi. is encouraged to provide green roof areas, solar panels, and low carbon building materials;
- vii. will minimize privacy impacts between adjacent dwelling units;

SIDEBAR - Large units

The term “large units” refers to two and three bedroom units. These units are designed, to meet the needs of household compositions such as families with children, multi-generational families, seniors with home care or groups of unrelated students and/or adults who choose to live together. The provision of large units will ultimately benefit a diversity of household compositions.

Draft Official Plan Amendment

continued

c) Where an application is made under Section 45 of the Planning Act, as amended, in relation to the construction of a multiplex, such application may be granted relief from applicable zoning by-law regulations where necessary to accommodate sustainable design features where the development:

- i) employs sustainable building practices such as fossil fuel-free heating systems; or
- ii) eliminates livable below-grade floor area in new construction to reduce material carbon emissions associated with new development;

d) Where there is a conflict between this Site and Area Specific Policy xxx and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, this Site and Area Specific Policy will prevail.

2. Maps 24 to 34 inclusive, Site and Area Specific Policies (Key Maps) are amended by adding the following Note:

"See Site and Area Specific Policy xxx regarding multiplex permissions for lots designated as *Neighbourhoods*."

3. The sidebar in Chapter 4 on Page 4-5 is amended to read:

Prevailing Lot Patterns

Policies 4.1.9 and 4.1.10 are not to be interpreted so as to encourage, facilitate or justify the assembly of lots within a geographic neighbourhood that adhere to the prevailing lot pattern in that neighbourhood for the purpose of intensification.