

Community Consultation Meeting

Ward 23 Multiplex Study

Thursday, October 3, 2024
6:00 – 8:00 p.m.





Panelists

City Staff

- Asif Patel – Community Planning
- Joey AuYeung– Community Planning
- Mahsa Tayebi – Urban Design
- Henry Tang – Community Planning

Councillor Office (Ward 23)

- Councillor Myers
- Darnel Harris - Director Planning
- Aanchal Nigam - Communications Advisor
- Pirathajini Chandrakumar - Constituency Assistant






Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now 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.

We are all Treaty people. Many of us have come here as settlers, immigrants, newcomers in this generation or generations past. We would also like to acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.



Agenda – 6:00pm to 8:00pm

-  6:00 p.m. Introductions and Opening Remarks
-  6:15 p.m. City's Presentation
-  6:45 p.m. Questions and Comments
-  7:15 p.m. Open House
-  7:55 p.m. Closing Remarks and Next steps

Councillor's Opening Remarks



City Staff Presentation



Presentation Overview



The Planning Process



Background: EHON and the City-wide Multiplex Study



Ward 23 - Multiplex Study



Draft Official Plan and Zoning By-law Amendment Changes



Next Steps



Q&A

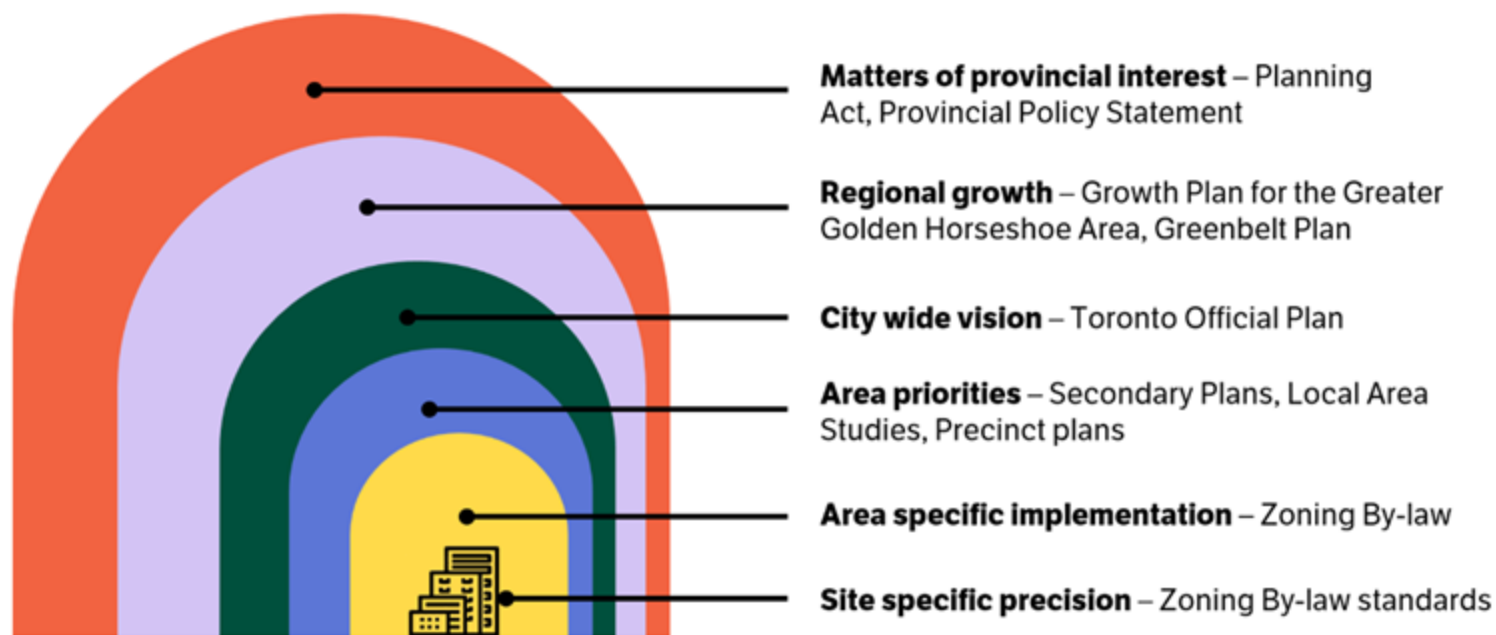


The Planning Process:

The Planning Policy Framework

Application Process

Lane Use Planning Policy Framework

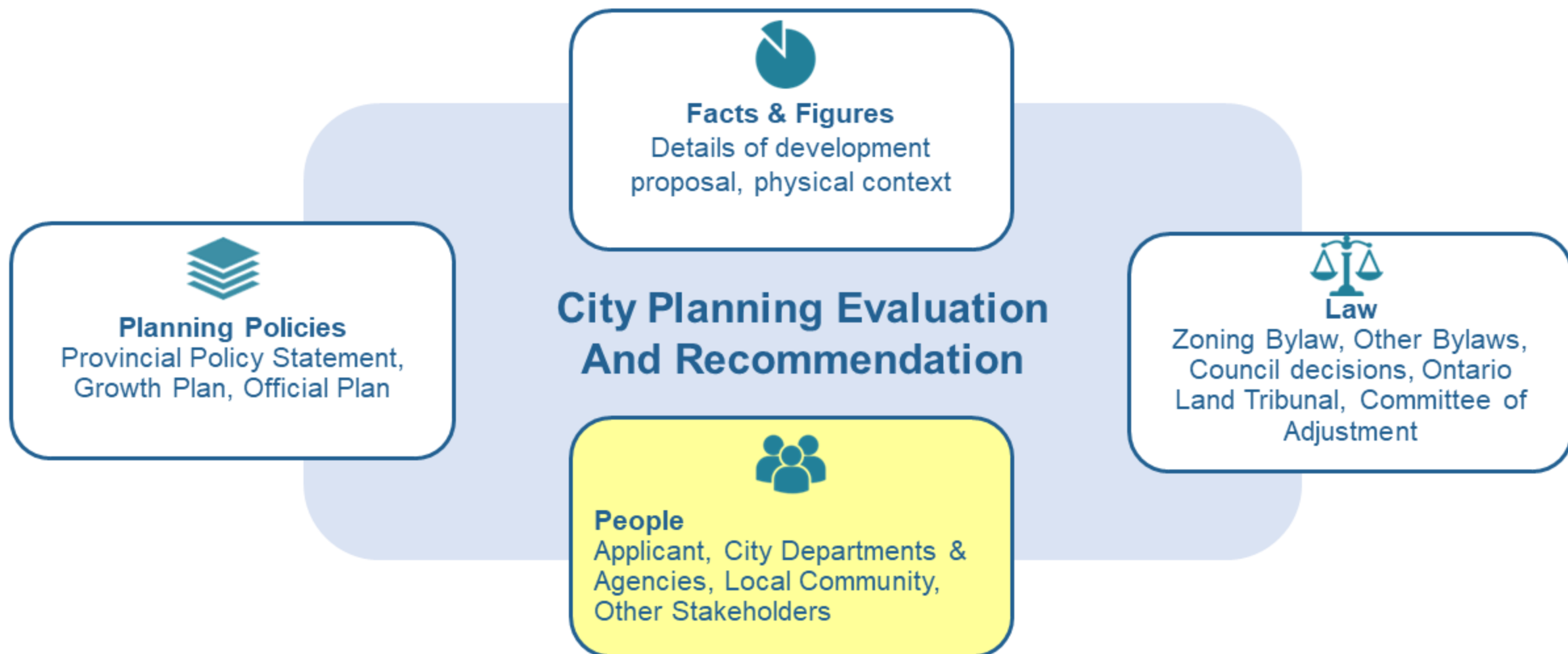


Source: City of Toronto Official Plan Review website:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

Study Process

Determining the Public Interest





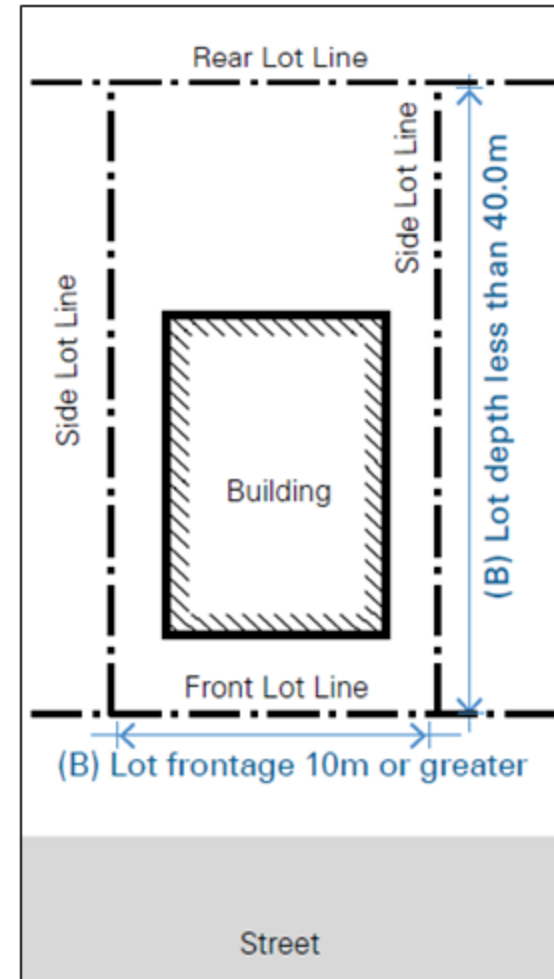
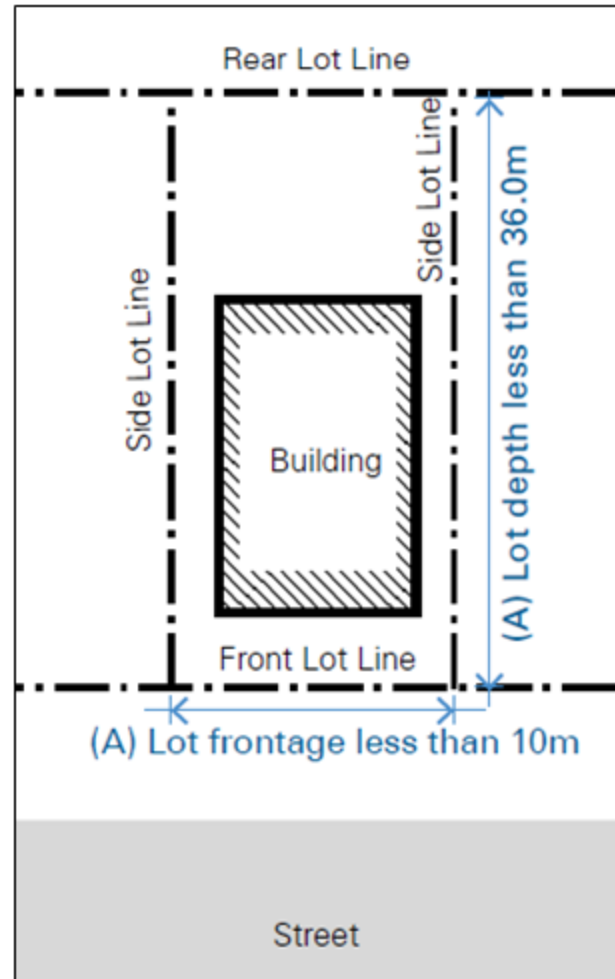
Background

What is a Multiplex?

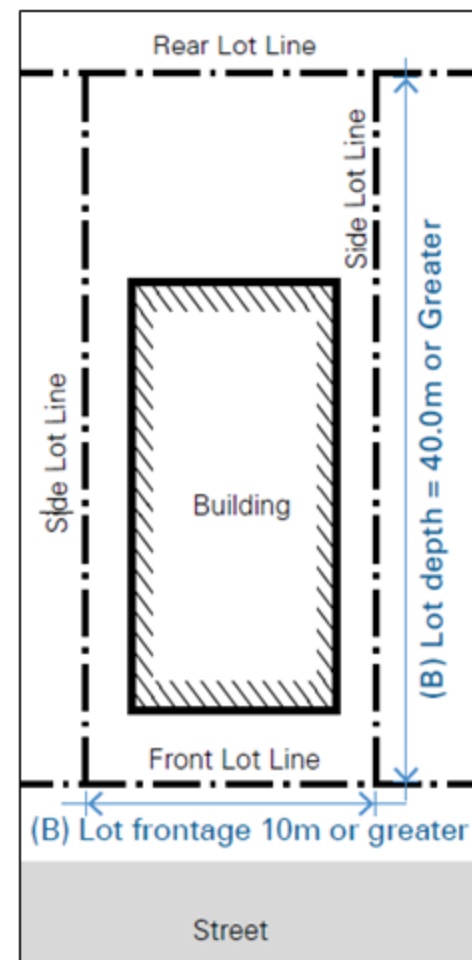
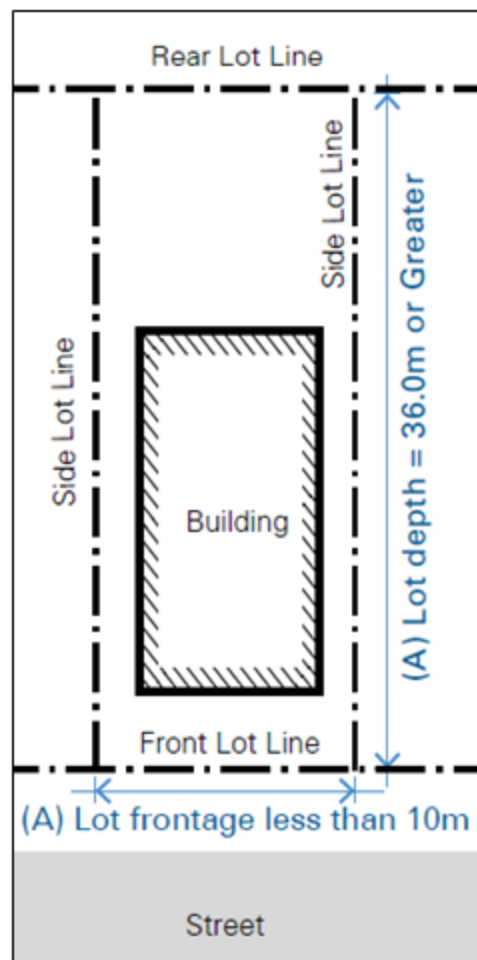
- Housing with multiple dwelling units in a single building.
- Currently represented in Zoning By-law 569-2013 as:
 - **Duplex** (two units)
 - **Triplex** (three units)
 - **Fourplex** (four units)
- Typically rentals, but can also be small scale condominiums.
- Includes both purpose-built and converted buildings.



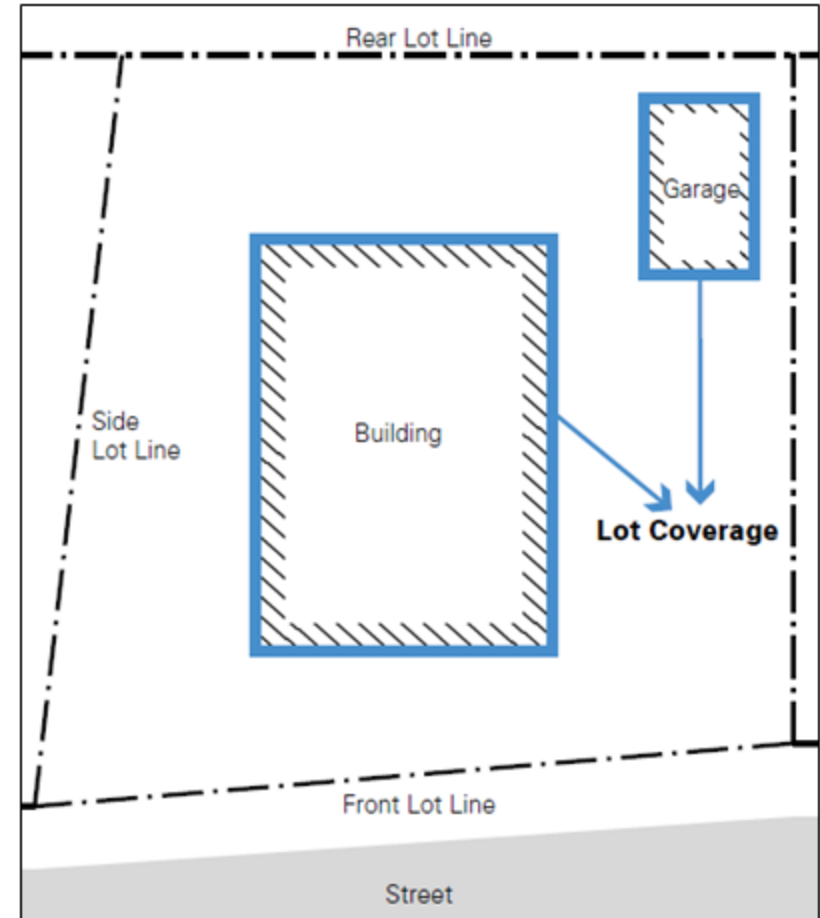
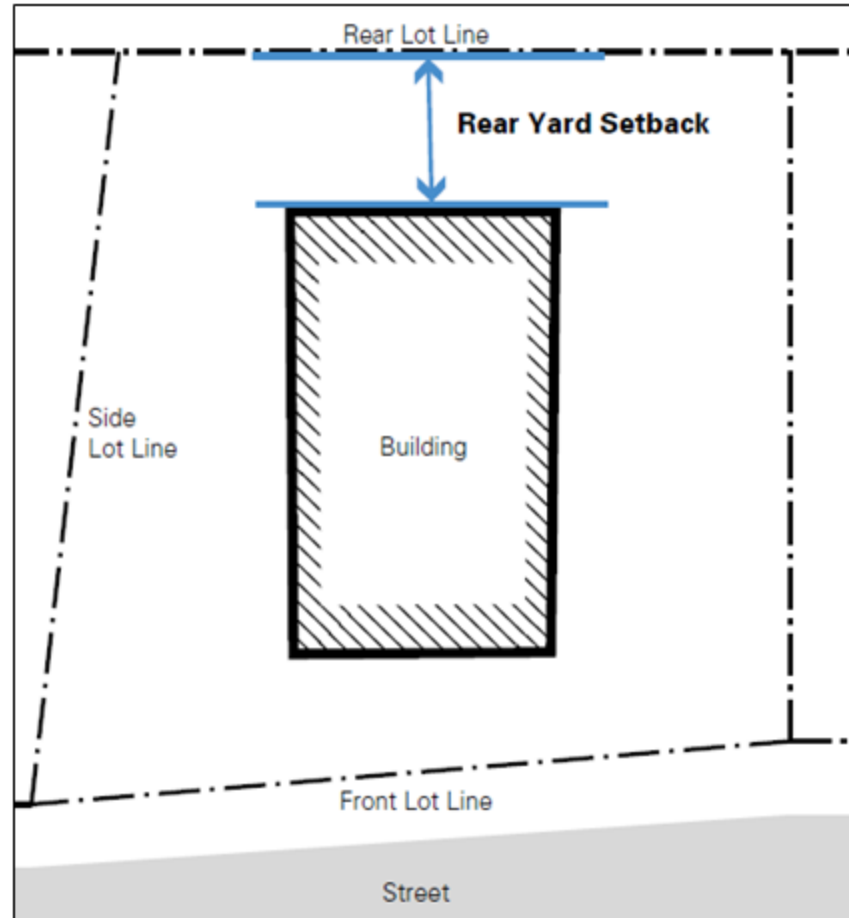
Shallow Lots



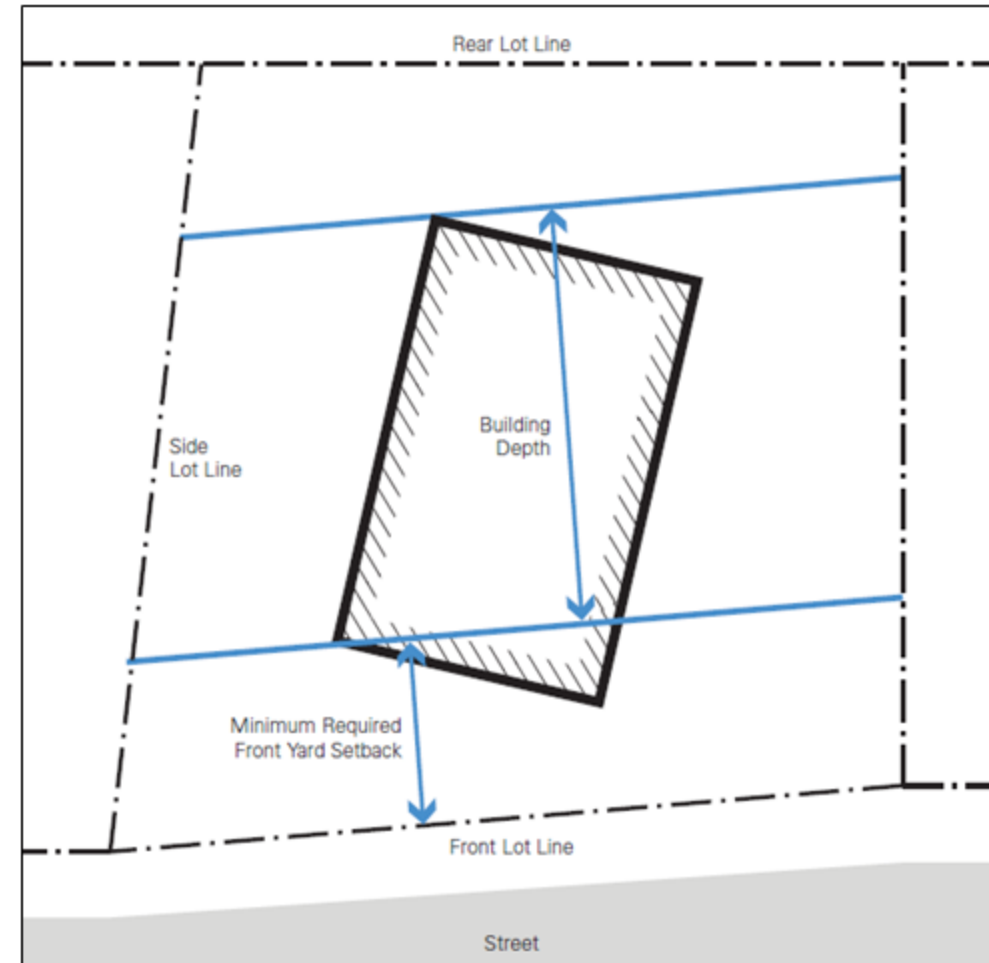
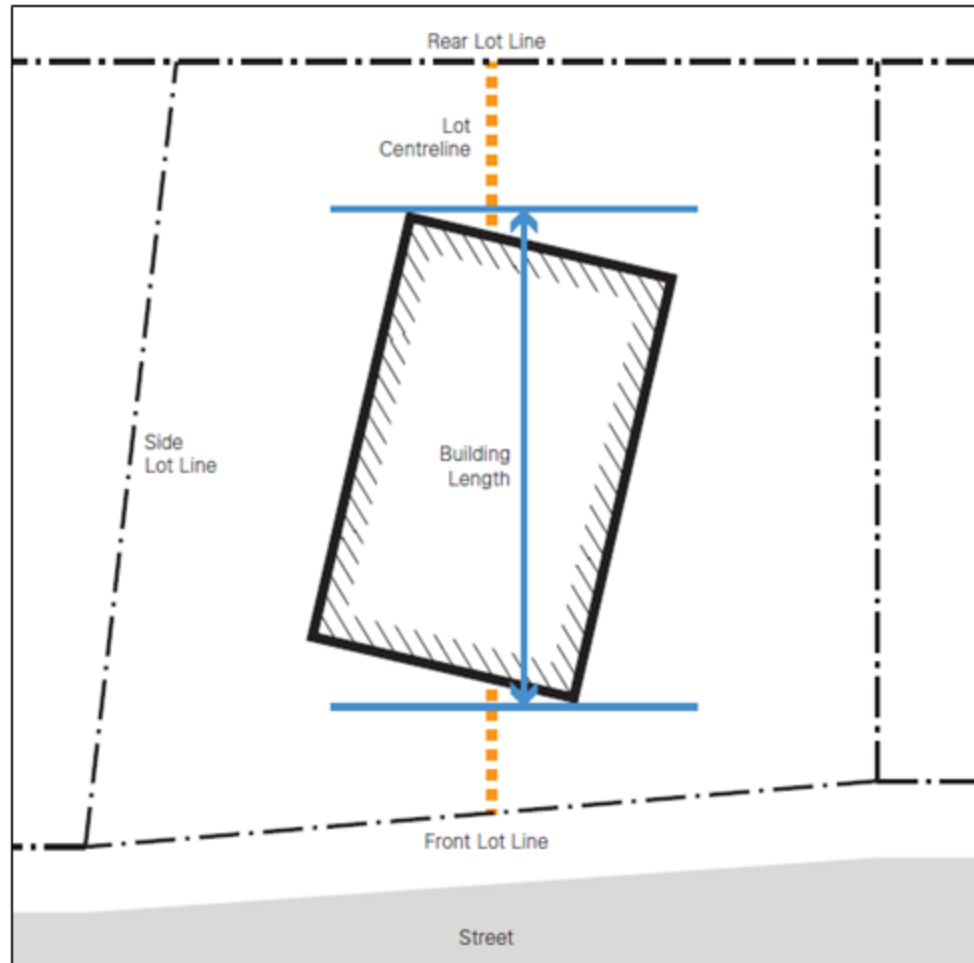
Deep Lots



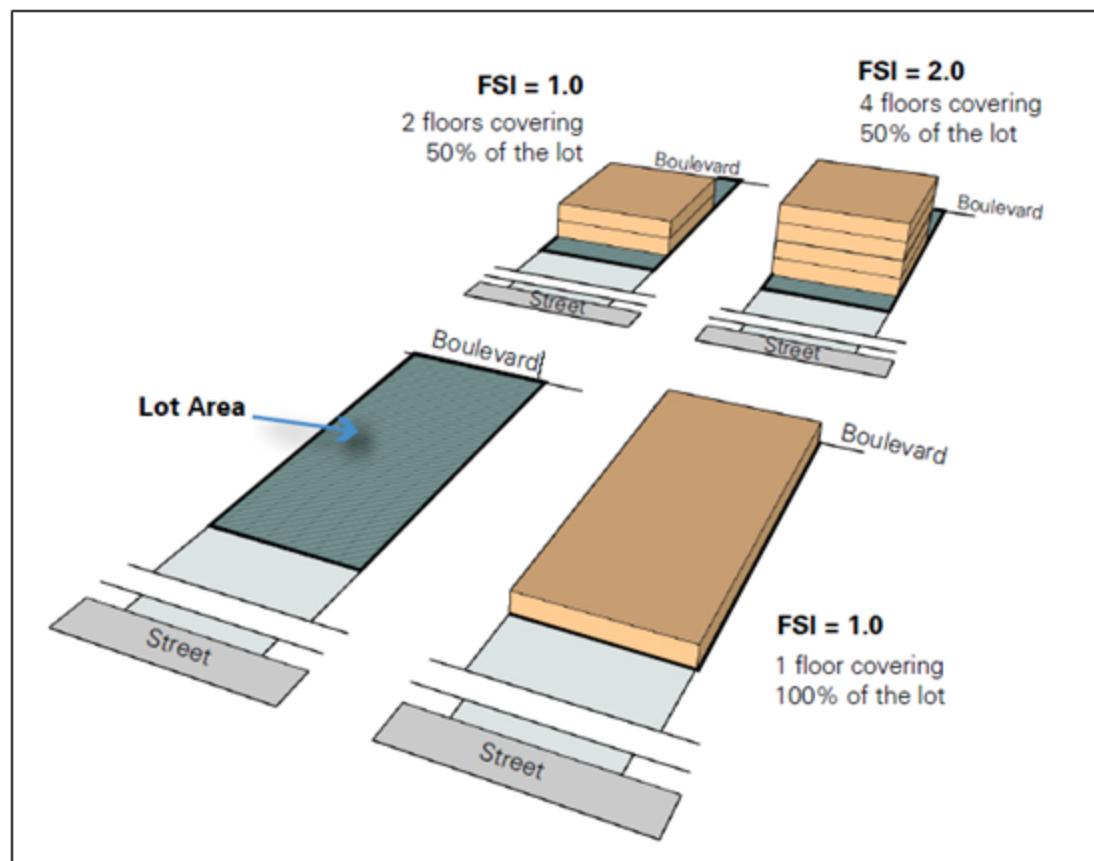
Rear Yard Setback and Lot Coverage



Building Length vs Building Depth



Floor Space Index



Example 1:

Lot Area: 100m²

Building Area: 100m²

FSI: 100m²/100m² = 1.0

Example 2:

Lot Area: 100m²

Building Area: 200m²

FSI: 200m²/100m² = 2.0



BACKGROUND:
Expanding Housing Options in Neighbourhoods
(EHON)

What is EHON?

- EHON is an abbreviation for Expanding Housing Options in Neighbourhoods.
- It's an initiative that reframes the way we think about our low-rise communities.
- The goal is to create new opportunities to welcome more equitable access to small-scale, ground-related housing to meet the needs of current and future residents.



Adding Ground-Related Housing Options

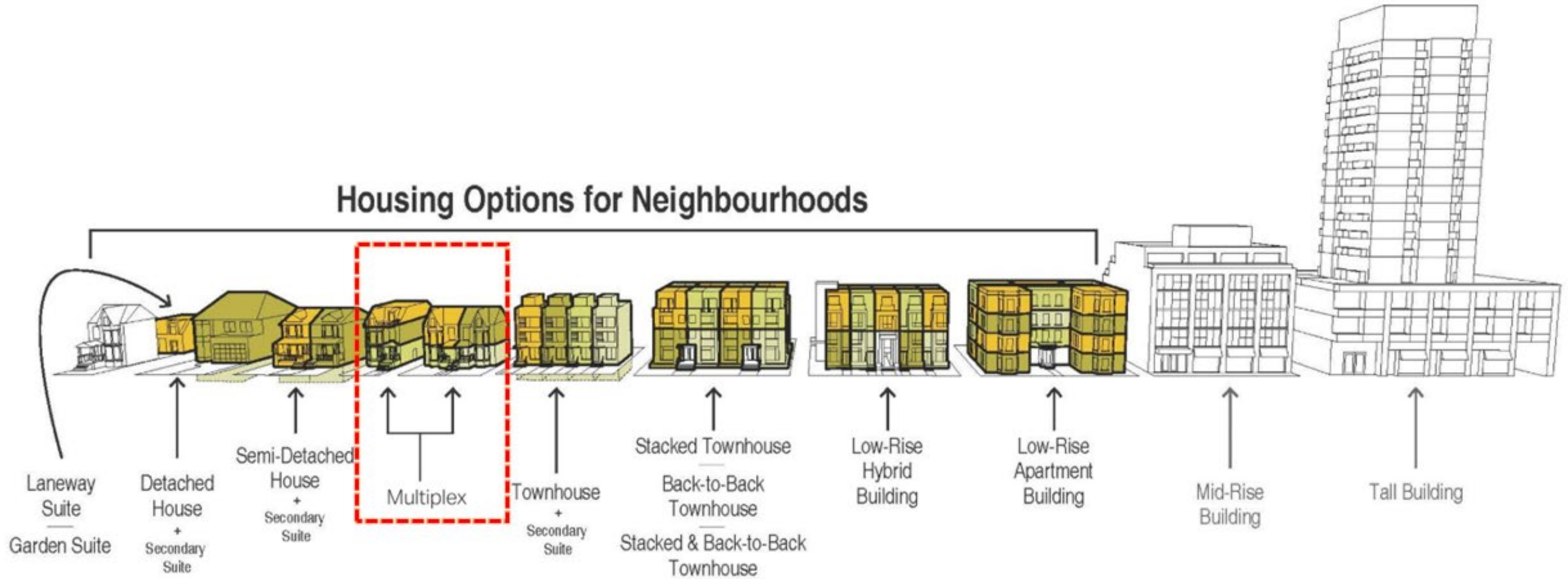
Ground-related housing options can help to:

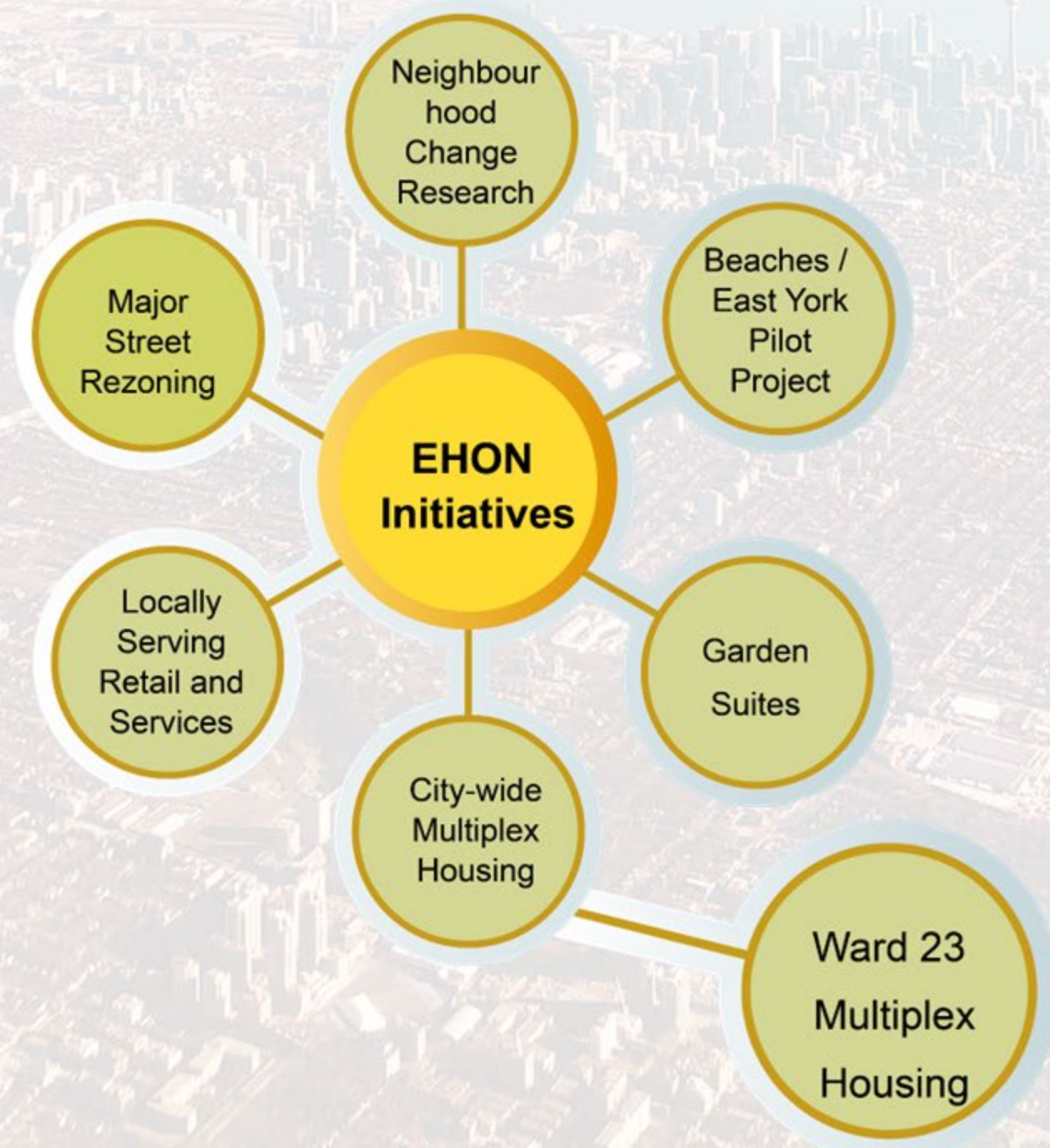
- Stabilize population in neighbourhoods experiencing decline
- Provide space and opportunity for larger households and multi-generational families
- Allow residents to age in place in their existing neighbourhoods
- Create more housing accessible to existing amenities like parks, shopping, schools, and community centres
- Meet the projected need of 42,000 low-rise homes by 2051



EHON: Making Space for “Missing Middle” Housing

Housing Options for Neighbourhoods

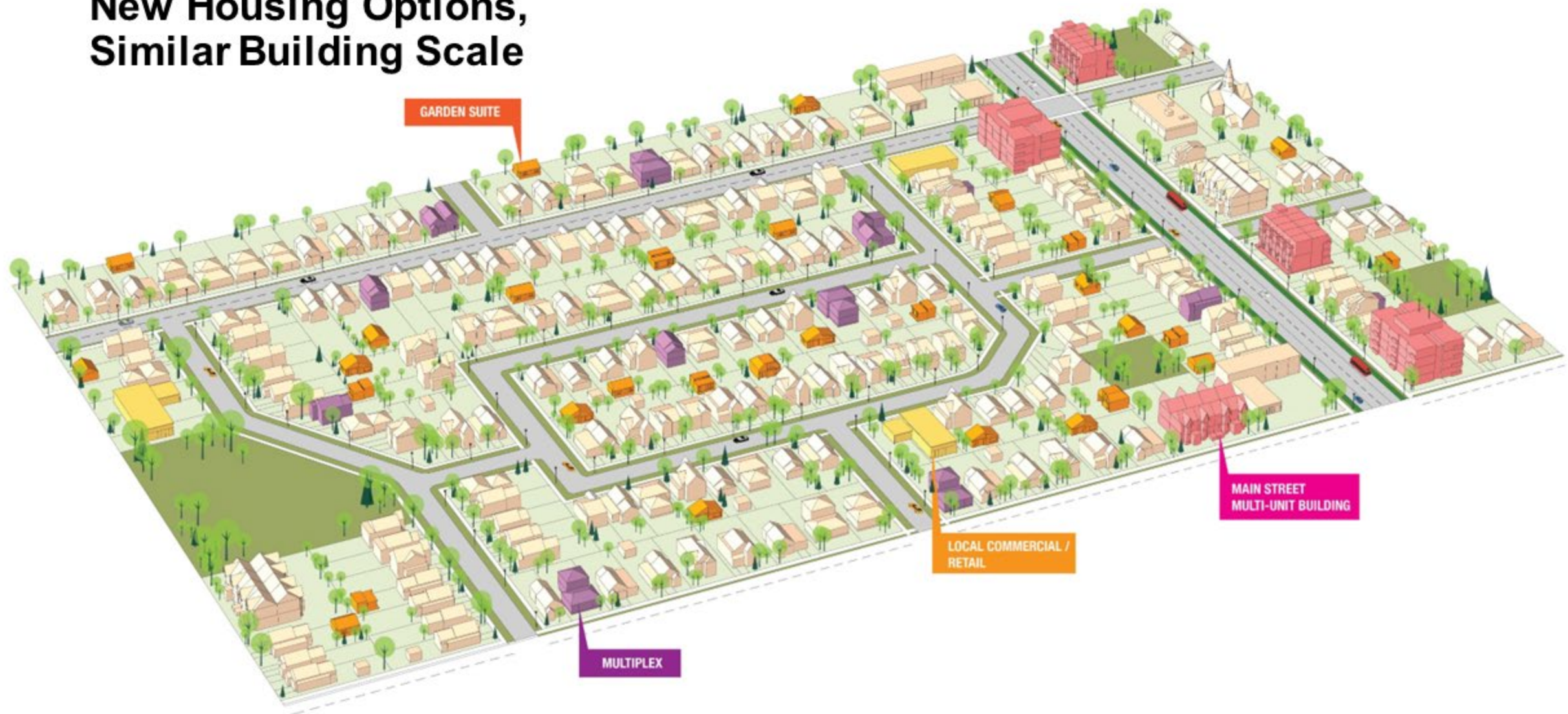




New Housing Options, Similar Building Scale



New Housing Options, Similar Building Scale



New Housing Options, Similar Building Scale



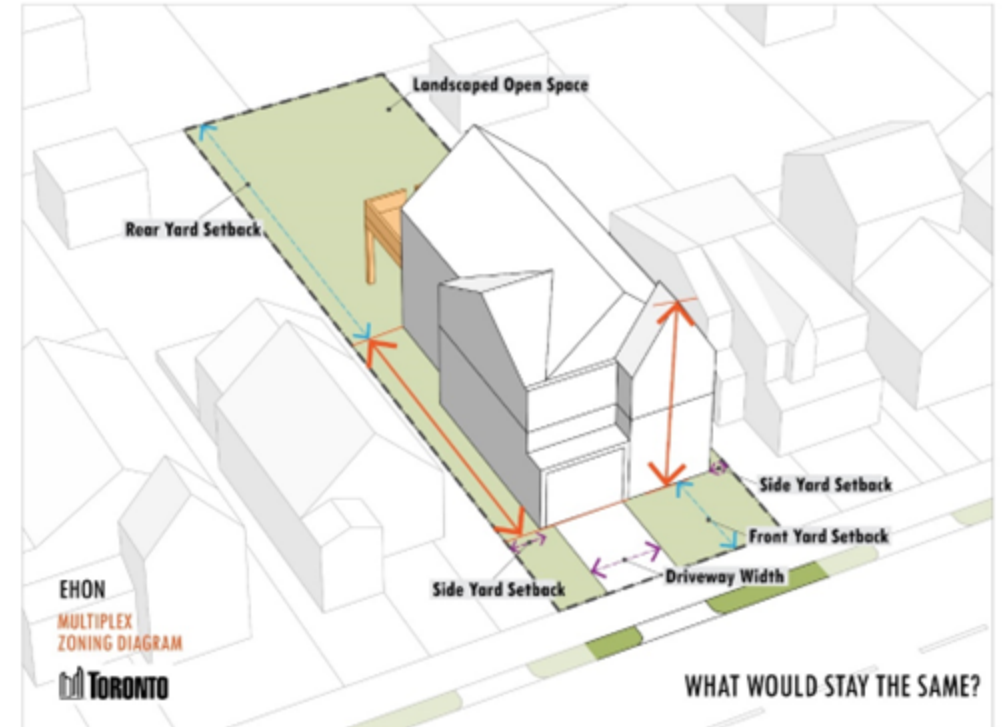


BACKGROUND:
City-wide Multiplex

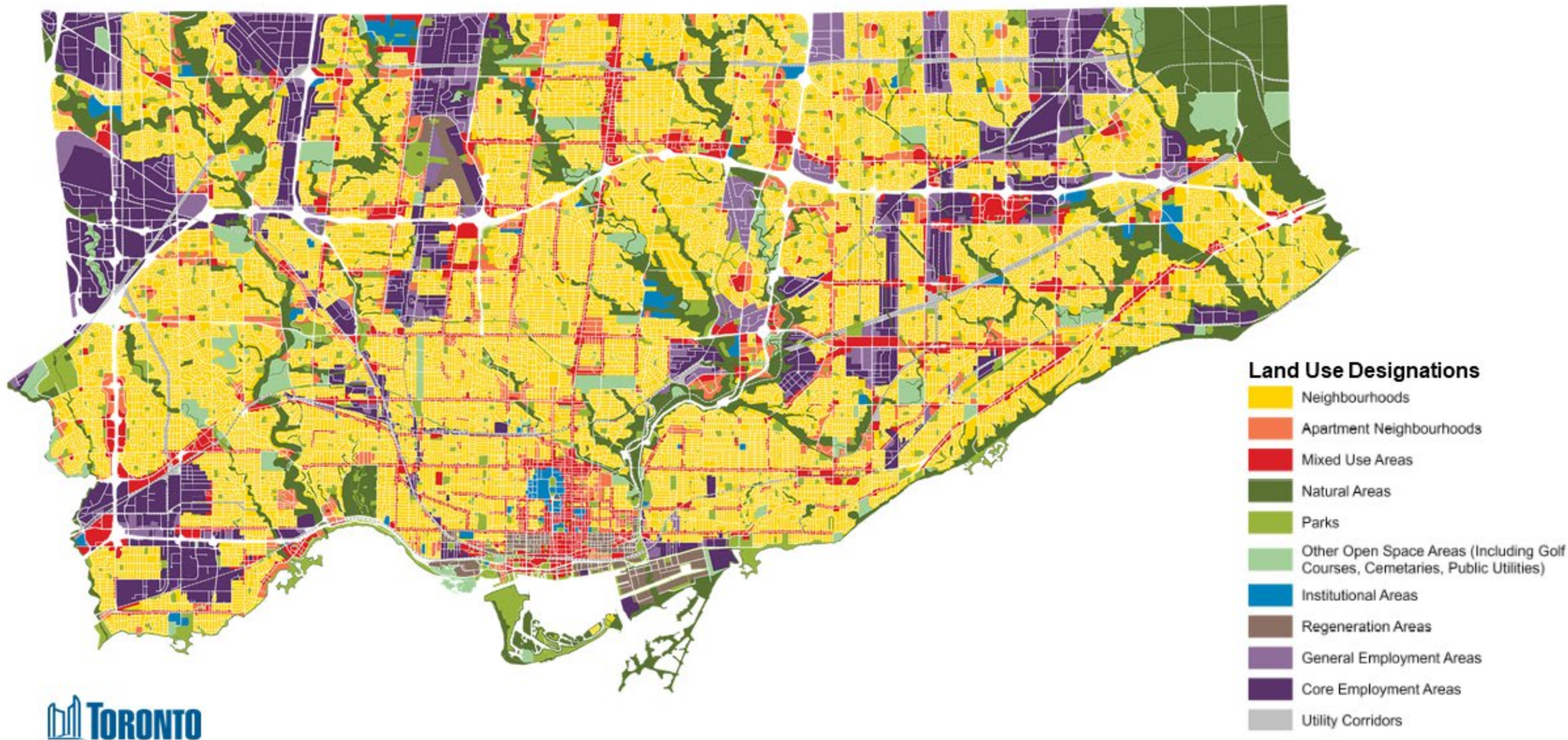
Toronto's City-wide Multiplex Permissions

The City-wide Multiplex Zoning:

- Permits up to four units in the main residential building
- Permits up to three storeys in multiplexes city-wide
- Removes Floor Space Index (FSI) regulations
- Permits additional building length and building depth on deep lots



The Official Plan: Land Use



Who Else is Introducing Multiplexes?

Cities across North America are exploring missing middle options through a range of programs. These cities include:

- Hamilton
- London
- Richmond Hill
- Ajax
- Mississauga
- Milton
- Niagara Falls
- Barrie
- Brampton
- Burlington
- Kitchener
- Halifax
- Vancouver
- Minneapolis
- Portland
- Columbus (recent)
- Milwaukee (recent)
- Seattle



Ward 23 - Multiplex Study

Ward 23 Multiplex Study – Direction for Study

PH3.16 - Expanding Housing Options in Neighbourhoods: Multiplex Study - Final Report

Decision Type: ACTION

Status: Amended

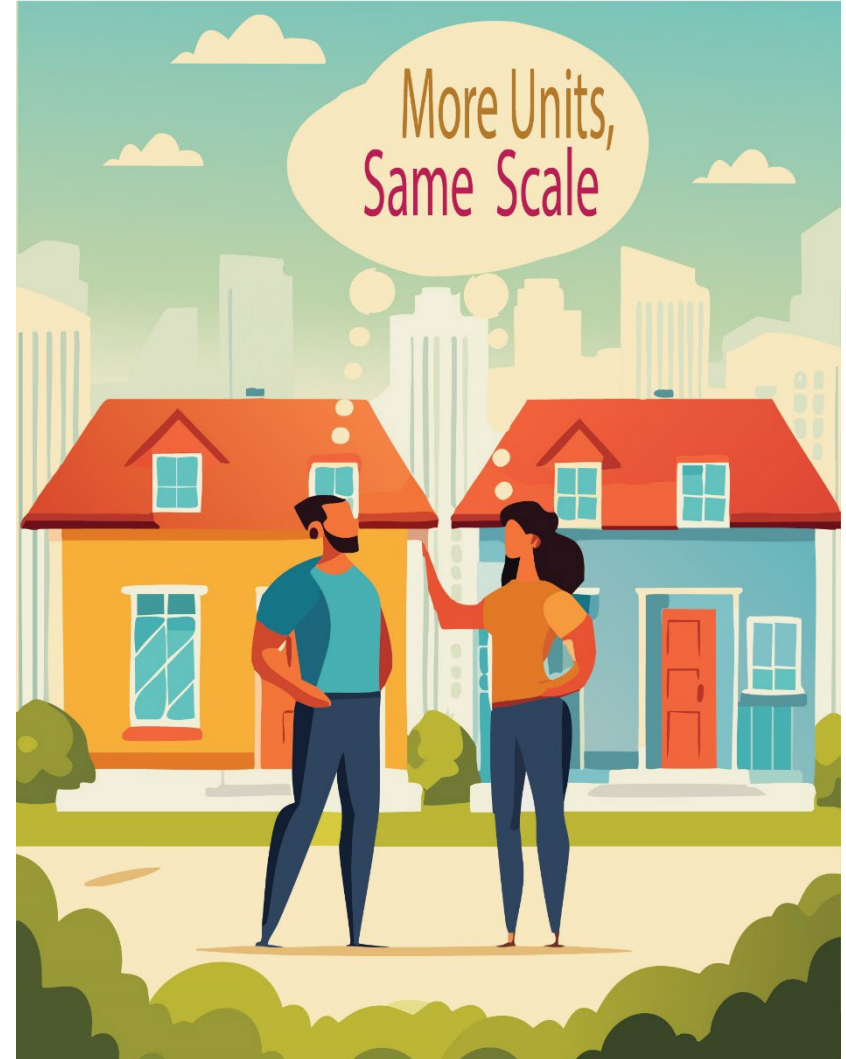
Wards: All

6. City Council request the Chief Planner and Executive Director, City Planning, as part of the 2023 Development Application Fee Review, to review and consider amendments to planning application fee categories under the City of Toronto Municipal Code, Chapter 441, Fees and Charges, Appendix C, Schedule 13, to facilitate multiplex development.
7. City Council direct the Chief Planner and Executive Director, City Planning, to undertake an area-specific study, generally bounded by Steeles Avenue, Midland Avenue, Highway 401, and Neilson Road/Morningside Avenue/the Rouge River, to review the potential to permit residential buildings that contain up to six dwelling units in the principal building on properties designated Neighbourhoods in the Official Plan, subject to appropriate performance standards, and report back to Planning and Housing Committee by the end of 2023 with any appropriate recommendations for Zoning By-law Amendments.
8. City Council direct the Chief Planner and Executive Director, City Planning, to undertake an area-specific study, generally bounded by Steeles Avenue, Midland Avenue, Highway 401, and Neilson Road/Morningside Avenue/the Rouge River, to review the potential to permit building depths of 19 metres for all multiplex buildings, regardless of lot depth, and report back to the Planning and Housing Committee by the third quarter of 2024 with any appropriate recommendations for Zoning By-law Amendments.
9. City Council direct the Chief Planner and Executive Director, City Planning to review parking and traffic impacts as part of the monitoring program related to multiplex development and report on the findings as part of the report-back to Planning and Housing Committee in the first quarter of 2026 on monitoring outcomes.



Ward 23 Multiplex Study – The Approach

Thinking Inside
The Box:
More Units,
Same Scale



Ward 23 Multiplex Study – Case Studies

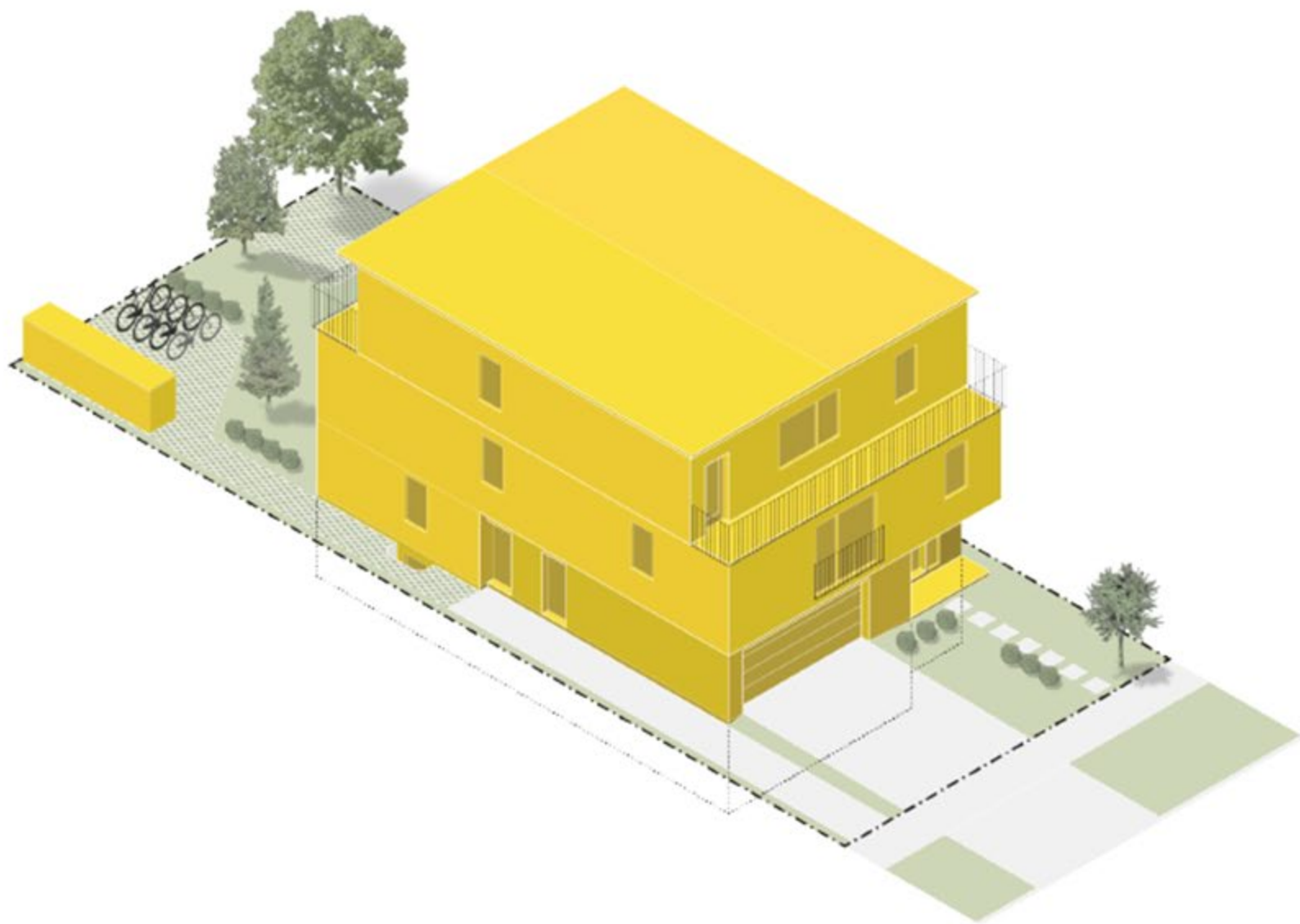
Study Parameters:

- The case studies should comply with existing city-wide multiplex zoning permissions.
- The residential building should accommodate the maximum 6 units.
- On a shallow lot, the 19 metre building depth and length provisions could be implemented into a case study, if needed to accommodate the multiplex.
- At least one large size unit should be incorporated into each case study, preferably on the ground floor.
- Parking requirements should comply with the Zoning By-law. Should a case study contemplate parking, it should demonstrate two parking spaces.
- Should parking be proposed within the building the garage would occupy less than 50% of the dwelling façade.

Vehicular Parking - By-law 89-2022

Land Use Category	Parking Rate
Resident Requirement for a Dwelling Unit in a: Detached House, Semi-detached House, Townhouse, Duplex, Triplex or Fourplex	None
Secondary Suite	None

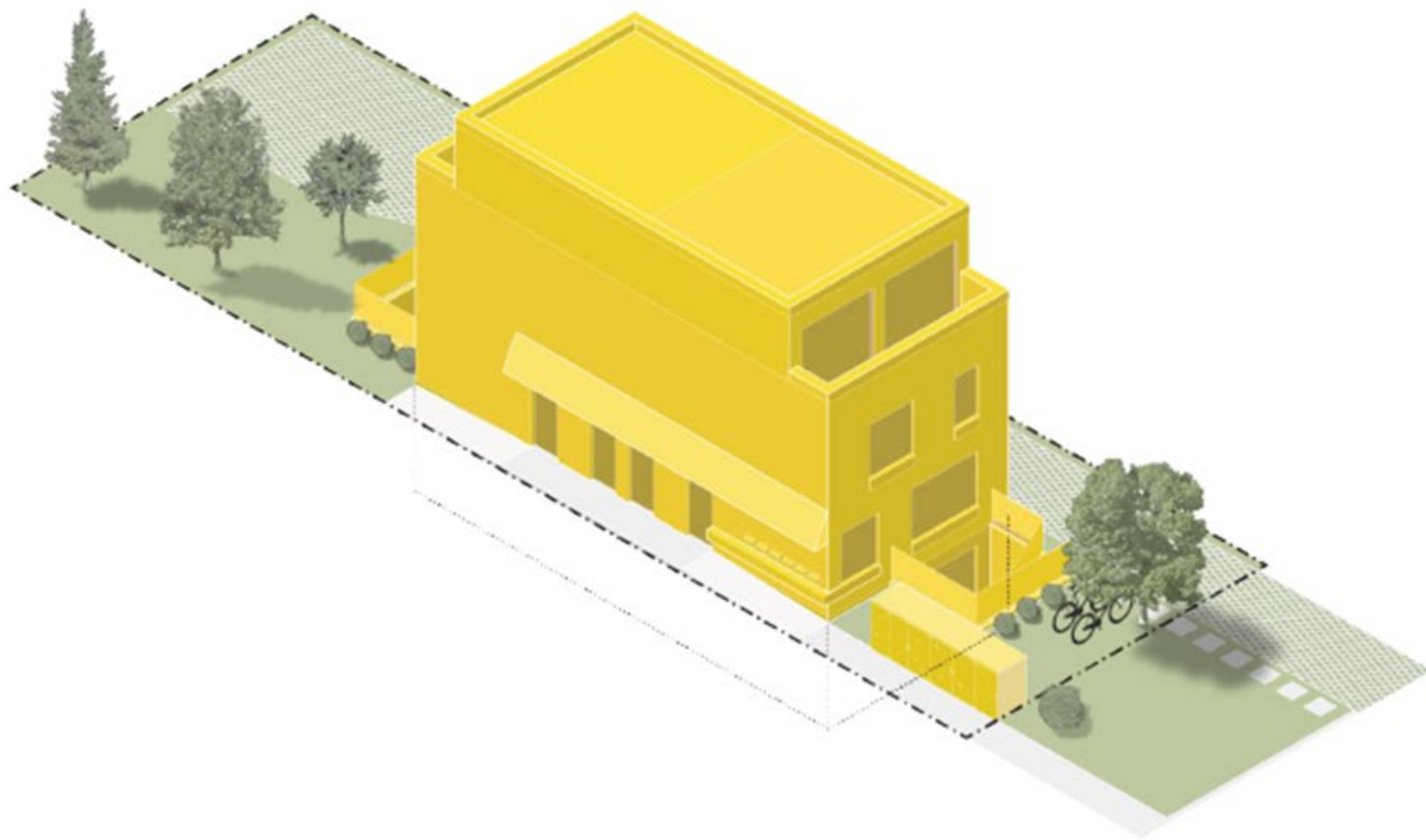
Ward 23 Multiplex Study – Case Study 1



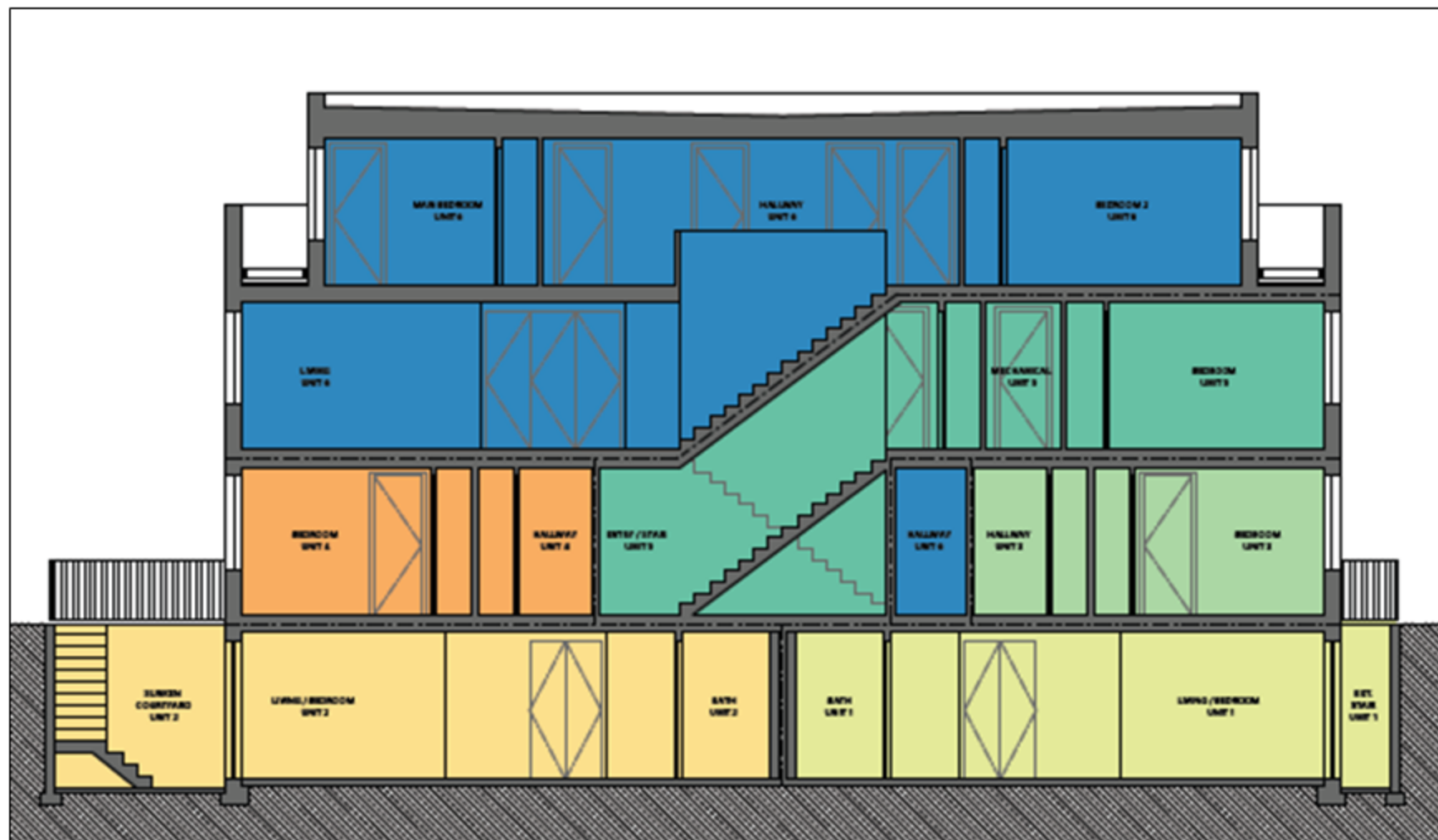
Ward 23 Multiplex Study – Case Study 1



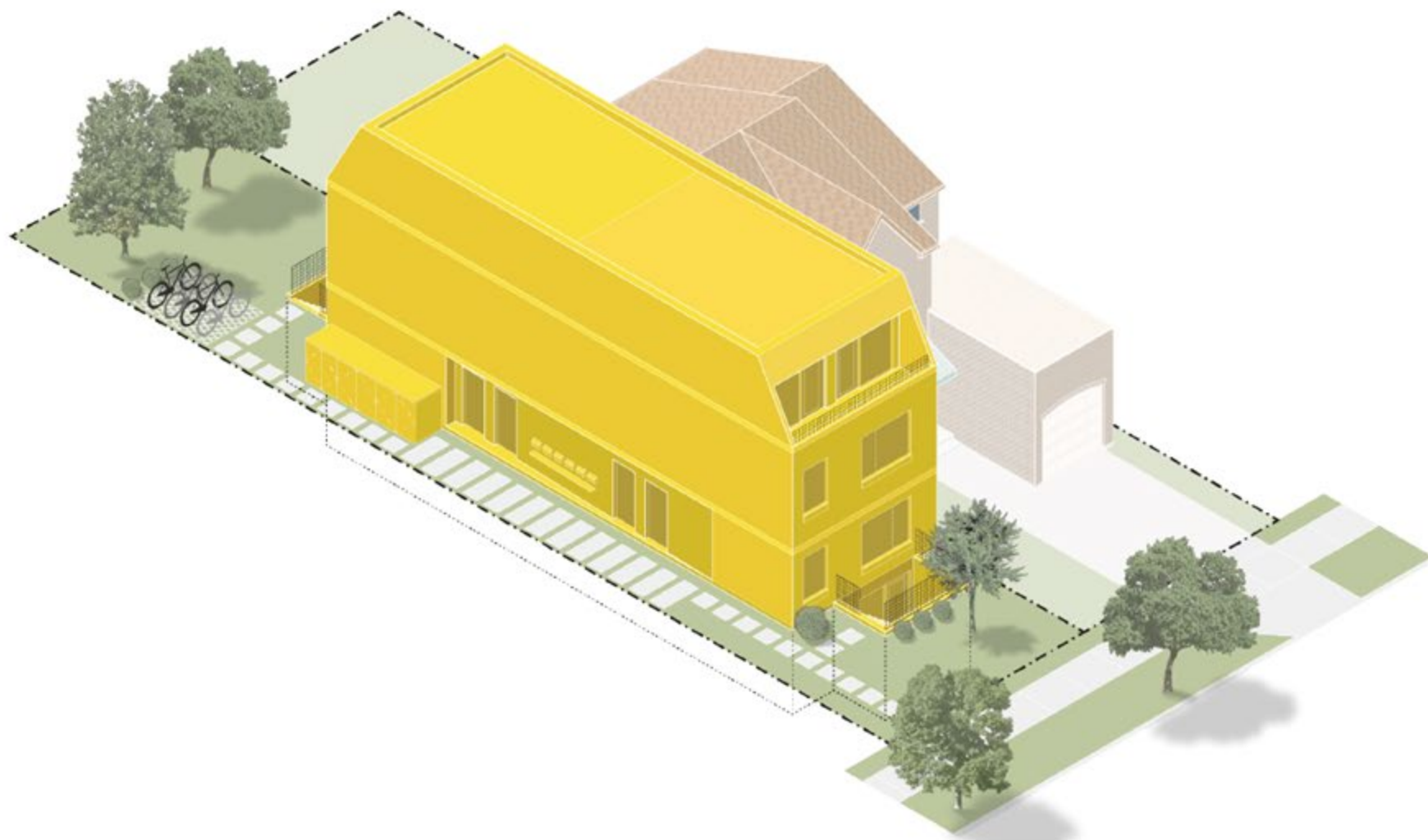
Ward 23 Multiplex Study – Case Study 2



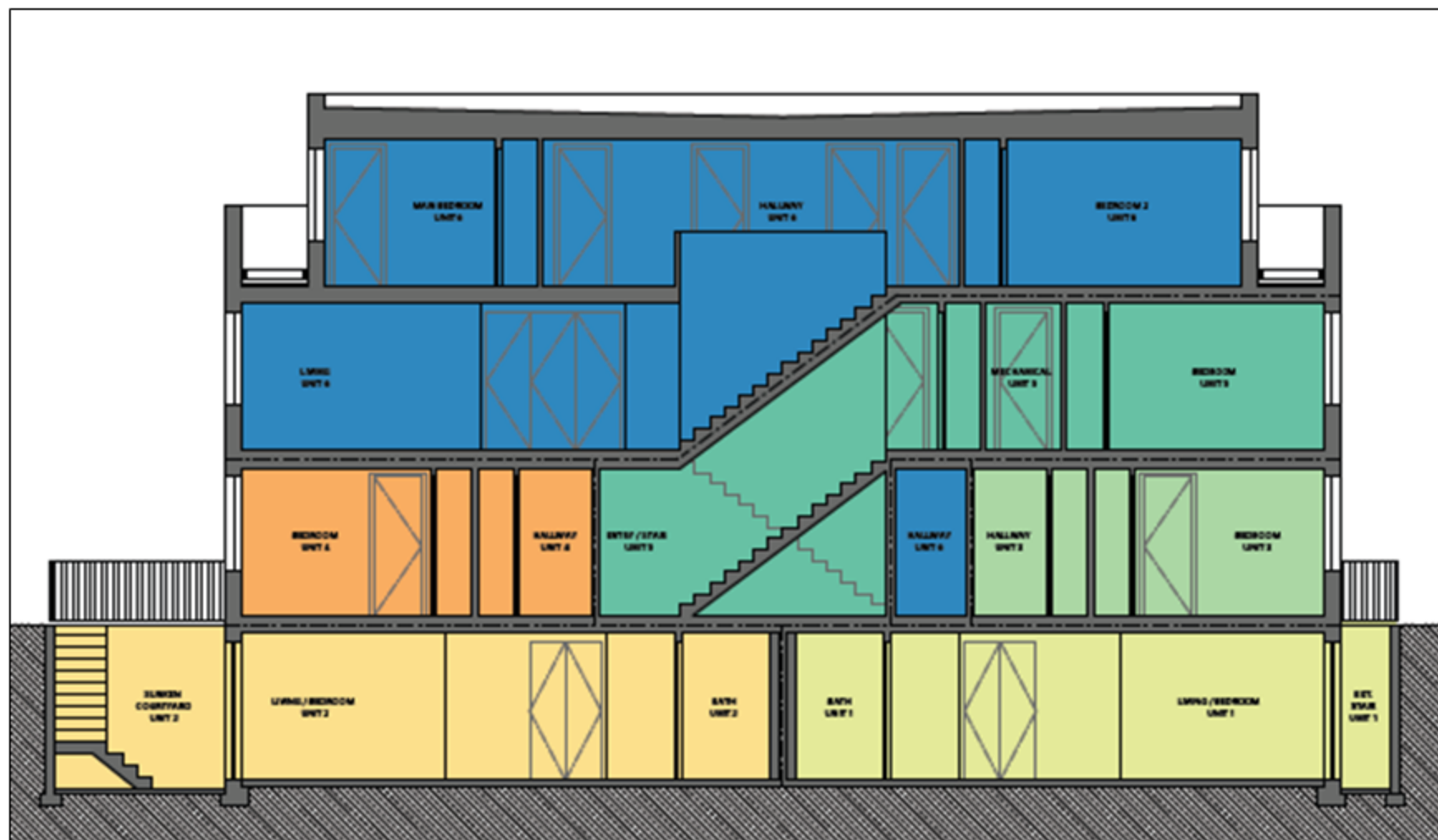
Ward 23 Multiplex Study – Case Study 3



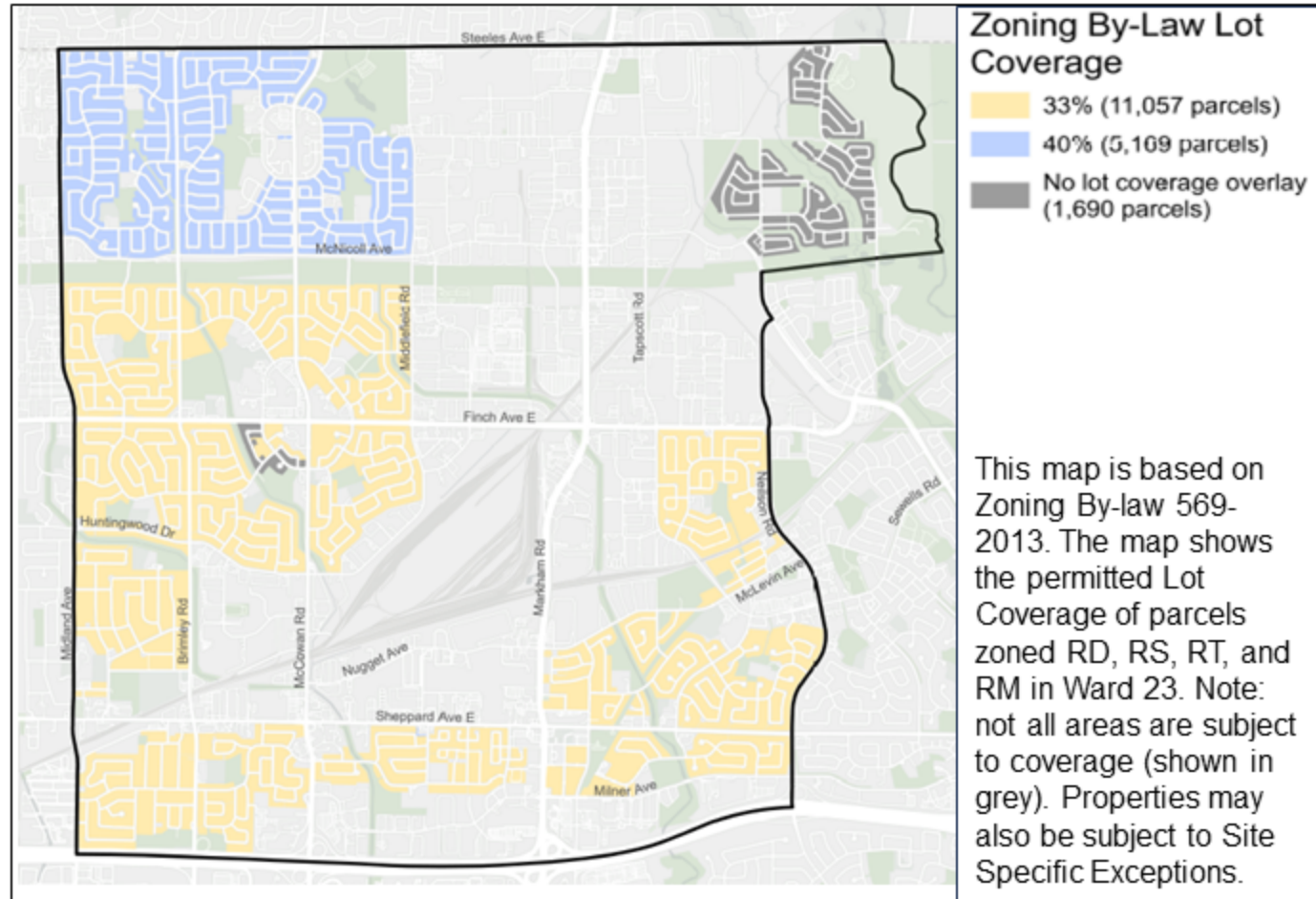
Ward 23 Multiplex Study – Case Study 3



Ward 23 Multiplex Study – Case Study 3



Ward 23 Multiplex Study – Ward 23 Lot Coverage

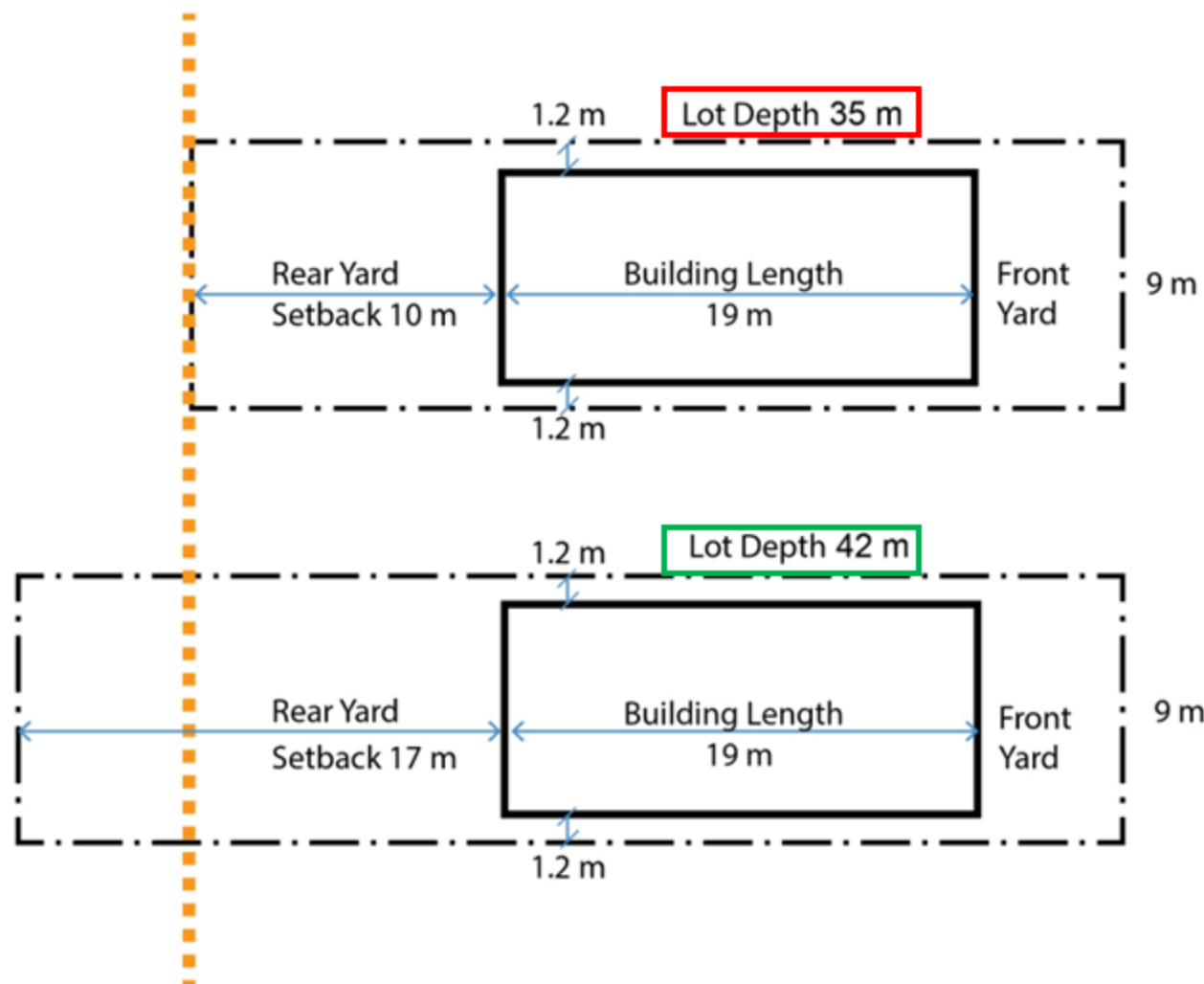


Ward 23 Multiplex Study – 19 Metre Building Length Observations & Compliance with Lot Coverage and Rear Yard Setback

Lot Coverage for Lot Front of less than 10 metres

Lot Coverage	40 %
Building depth	19 m
Building width	6.6 m
Side yard setbacks	1.2 m

Lot Coverage	33 %
Building depth	19 m
Building width	6.6 m
Side yard setbacks	1.2 m

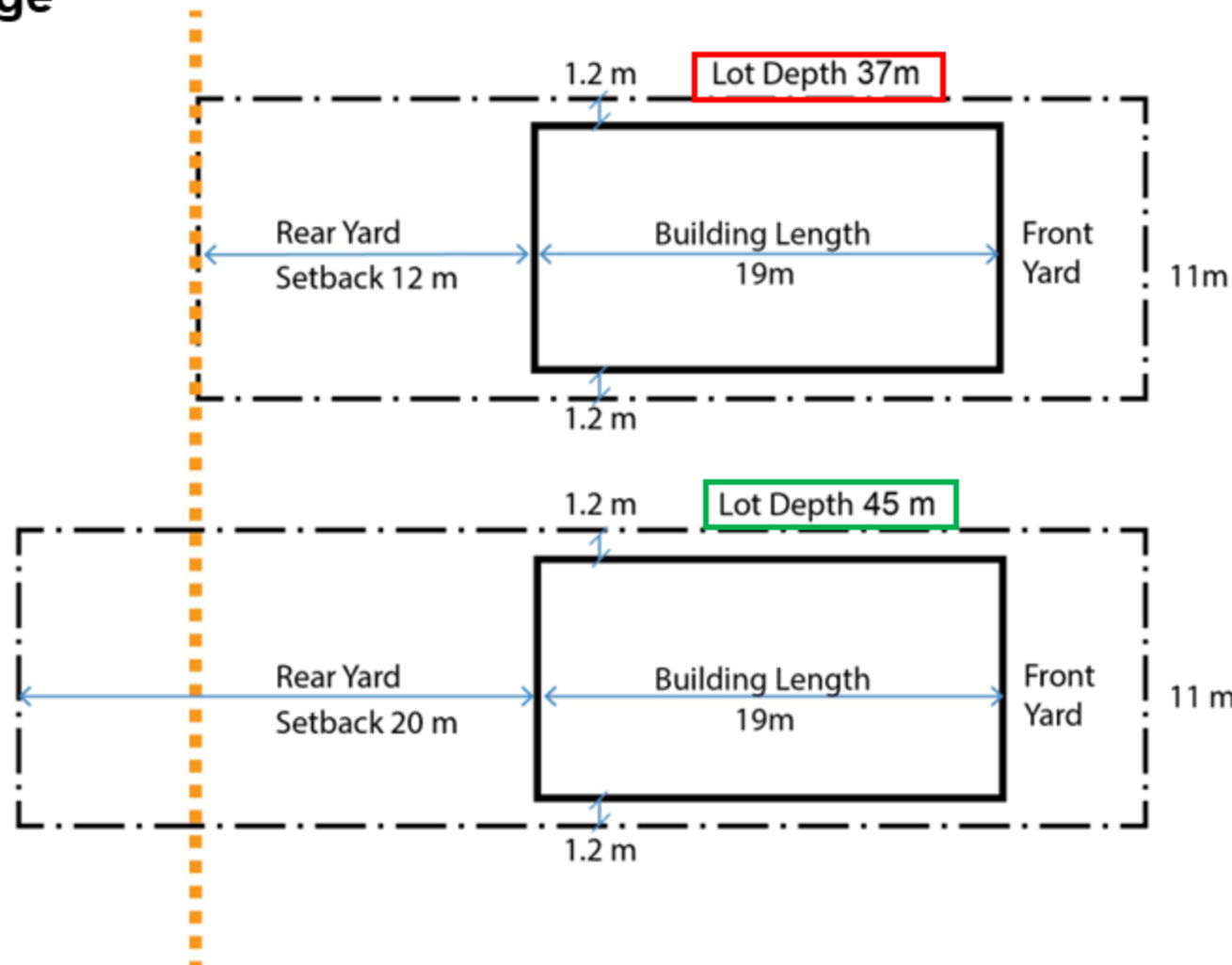


Ward 23 Multiplex Study – 19 Metre Building Length Observations & Compliance with Lot Coverage and Rear Yard Setback

Lot Coverage for Lot Frontage of more than 10 metres

Lot Coverage	40 %
Building depth	19 m
Building width	8.6 m
Side yard setbacks	1.2 m

Lot Coverage	33 %
Building depth	19 m
Building width	8.6 m
Side yard setbacks	1.2 m



Ward 23 Multiplex Study – What we found

- Multiplexes with up to 6 units **can be** accommodated on approximately:
 - 61% of lots if no parking is provided
 - 41% of lots if two parking spaces are provided
- A Building Length of 19 metres on shallow lots is generally not required to accommodate a multiplex with up to 6 units.
- Parking at the rear of the home allows for more unit flexibility and more active streetscape.
- Parking has significant impact on a lot's viability to construct a multiplex.

Ward 23 Multiplex Study – 19 Metre Building Length Observations

- Should a Building Length of 19 metres be permitted on shallow lots, an additional 3% of lots would be able to accommodate a multiplex with up to six units, assuming no parking is provided.
- On lots with a lot frontage of **less than** 10 metres, a lot depth of 36 metres or greater is generally required to accommodate a 19 metre Building Length, while also complying with other relevant provisions in the zoning by-law.
- On lots with a lot frontage of **more than** 10 metres, a lot depth of 40 metres or greater may not be required to accommodate a 19 metre Building Length. However, this is subject to the Lot Coverage requirements which can vary on each property.

What Are Your Thoughts?



Draft Official Plan and Zoning By-law Amendment Changes

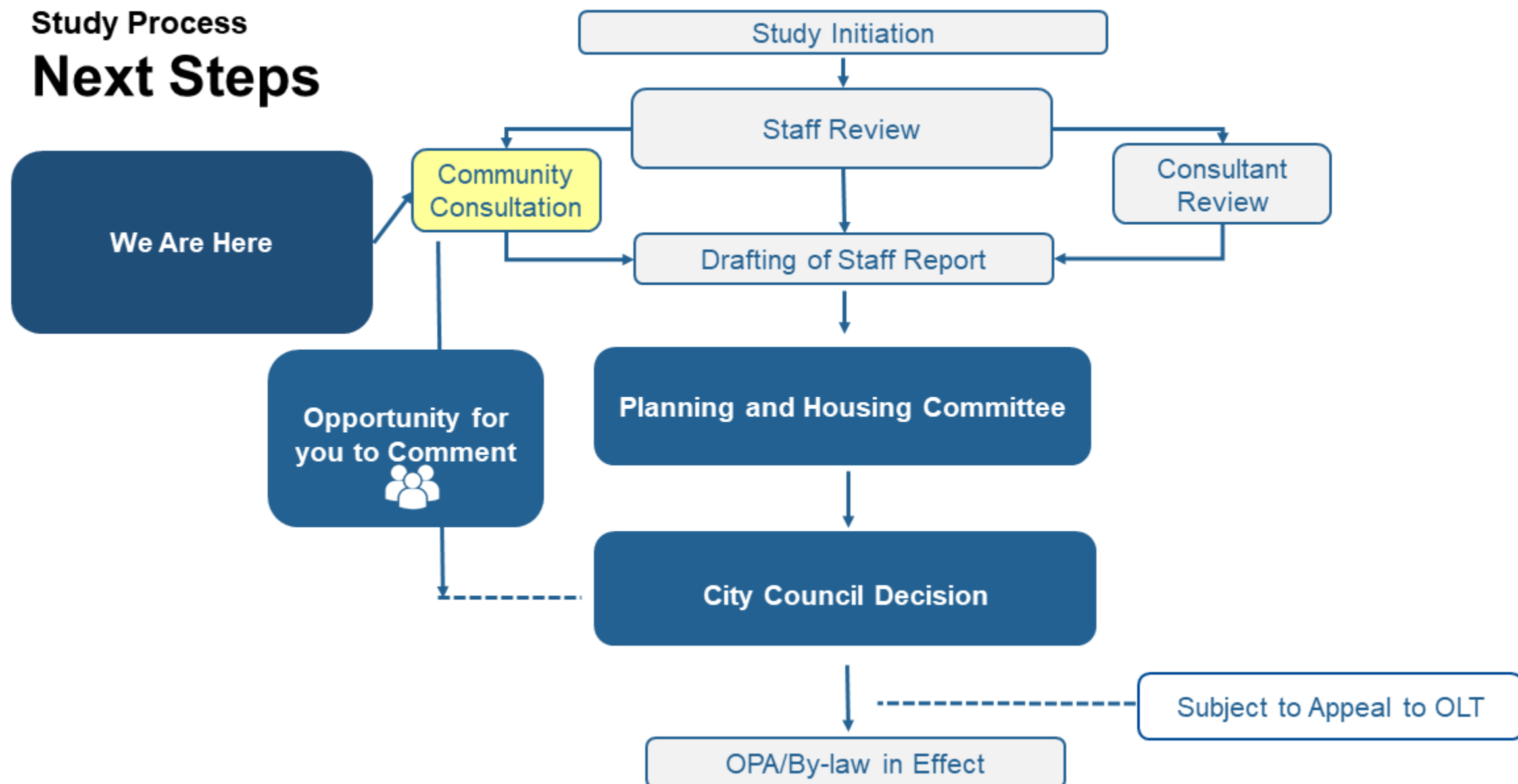


Next Steps



Study Process

Next Steps



Q & A

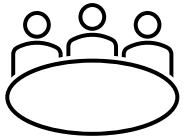


Facilitated Discussion - How to Participate



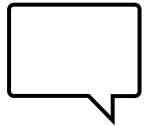
Raise Your Hand:

Please feel free to ask your question when Staff acknowledge your raised hand.



Chat with Us:

Please feel free to ask Staff questions or make comments during the Open House segment.



Submit a Comment:

Please feel free to write or email us after the meeting today.

Conduct and Tips

- Please remember to be respectful:
 - City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated (you will be expelled from the meeting);
- Be a good listener and keep an open mind;
- Raise your hand to ask questions;
- Be brief and limit yourself to one question or comment at the time; and

Open House



Closing Remarks





Thank you for attending!

Contact Us

Ward 23 Multiplex Team

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☎ (416) 392-7572

Councillor Myers

✉ Councillor_Myers@toronto.ca

☎ 416-338-2858

<http://www.toronto.ca/Ward23Multiplex>

🐦 @CityPlanTO