



# Sixplexes City-wide Study and Multiplex Monitoring Program

## Community Consultation Meeting

April 8, 2025

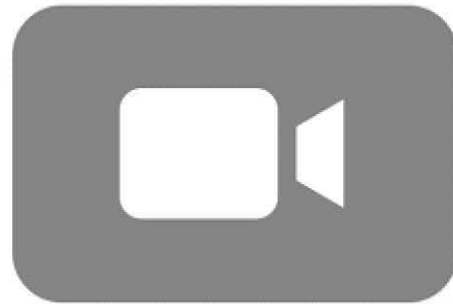


# Meeting Agenda

- Introductions and Land Acknowledgement
- Staff presentation on Multiplex Monitoring Program Update
- Staff presentation on Sixplexes City-wide Study
- Facilitated Question and Answer

# This Meeting is Being Recorded

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.




# Land Acknowledgment

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.



# Meeting Rules

- Verbal questions will only be taken at the end of the presentations.
- Use the Q&A function or Raise Hand to ask questions. You can press \*3 to raise your hand if you are calling in. 
- 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.

# What This Meeting Is and Isn't

## This is...

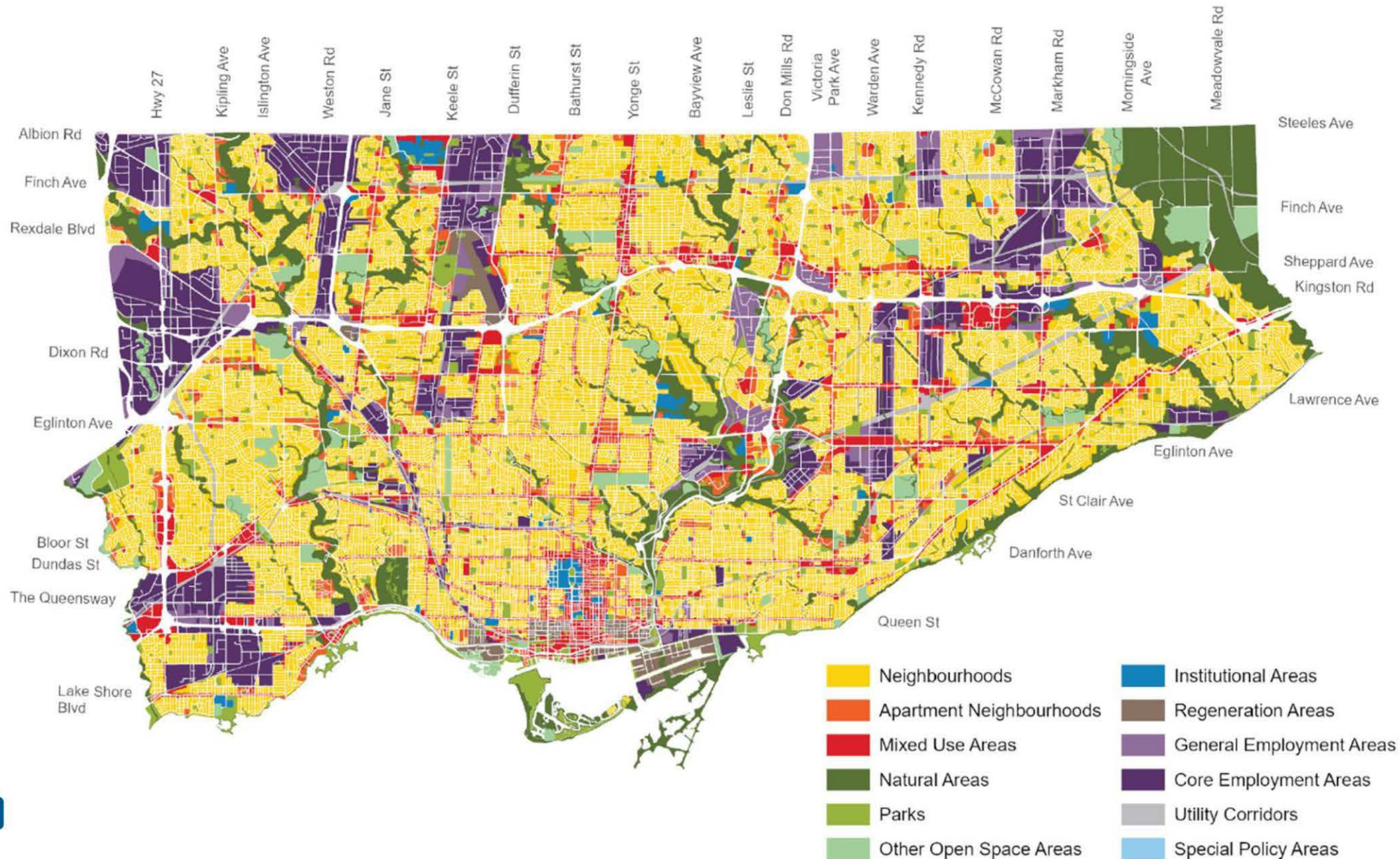
- An opportunity for **members of the public to gain perspective** of initial findings from first 200 multiplex building permits issued, and what's still in the queue.
- An opportunity for **City staff to gain perspective** on what communities are experiencing on the ground level with multiplex implementation.
- An opportunity to **discuss what the city is studying next**, and what makes sense to ensure implementation can happen, while **still respecting key goals of multiplex housing**.

## This isn't...

- A meeting to **voice displeasure** with CofA decisions, arguments with Zoning Examiners, or City Planning staff.
- A meeting to expect **changes** to any provincial regulations or changes to Ontario Building Code (OBC) requirements that are outside the scope of City Planning.



# The Official Plan: Land Use









# Addressing Our Housing Needs

- In response to Toronto's housing crisis, the City of Toronto is working to **preserve** and **create new** options for how people live as our **city grows, ages and evolves**.
- There are many projects currently underway that address or update policy and zoning with the aim of creating a **diverse range and mix of housing options** to accommodate people at all **stages of life**, and to accommodate the needs of **all household sizes and incomes**.
- We are working to advance **Council's housing-related priorities** including building, maintaining and protecting the City's housing stock through a wide range of studies, projects and initiatives.



# Addressing Our Housing Needs



# Addressing Our Housing Needs

- The **Housing Action Plan (HAP)** is the City of Toronto's roadmap for unlocking more housing across Toronto, across the full housing spectrum – from homelessness to rental and ownership housing to long-term care for seniors. HAP includes policy changes, streamlining approvals and expanding midrise development.
- **Expanding Housing Options in Neighbourhoods (EHON)** creates opportunities for “missing middle” housing in Toronto, ranging from laneway and garden suites, multiplexes, townhouses, and low-rise walk-up apartments.



REPORT FOR ACTION

## Housing Action Plan 2022-2026- Priorities and Work Plan

Date: March 7, 2023

To: Executive Committee

From: Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat

Wards: All



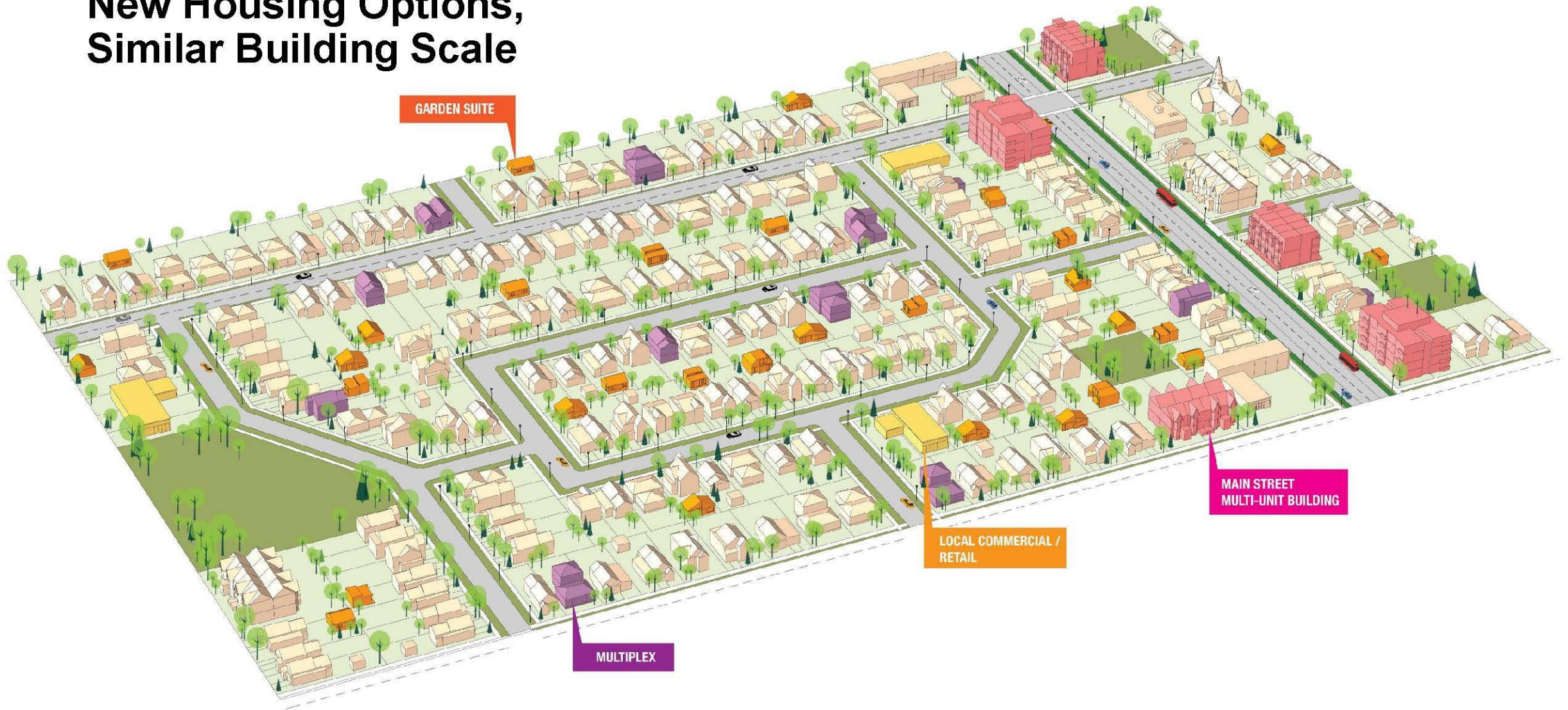
# Why is the City Expanding Housing Options in Neighbourhoods?

- Before EHON, approximately **70%** of Toronto's residential zoning only permitted single-detached homes and a secondary suite to be built.
- Smoothing out the city's growth patterns through the gradual construction of garden and laneway suites, fourplexes, and low-rise apartment buildings can address **sustainability, climate adaption, equity, and neighbourhood vitality**.
- Missing Middle housing solutions contribute to **aging in place**, and can provide suitable **family housing**.





# New Housing Options, Similar Building Scale

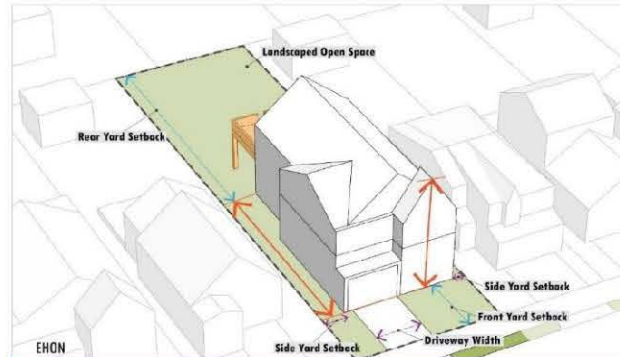




# Council-Approved EHON Initiatives



Laneway Suites – July 2019



Multiplexes – May 2023



Ward 19 Pilot – Nov. 2024



Garden Suites – Feb. 2022



Major Streets – May 2024

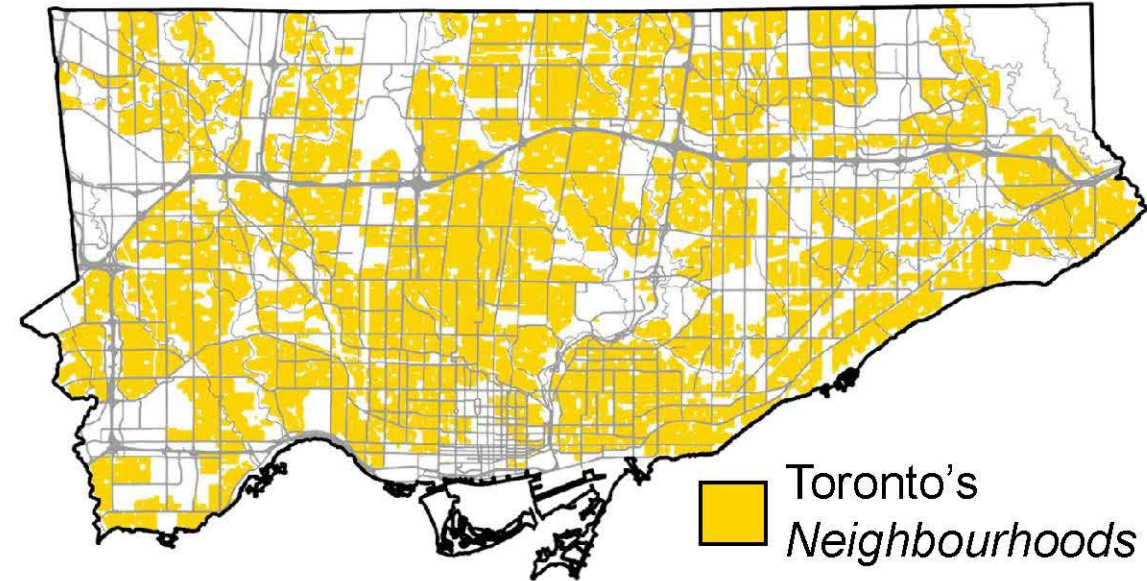
Apartment performance standards under appeal



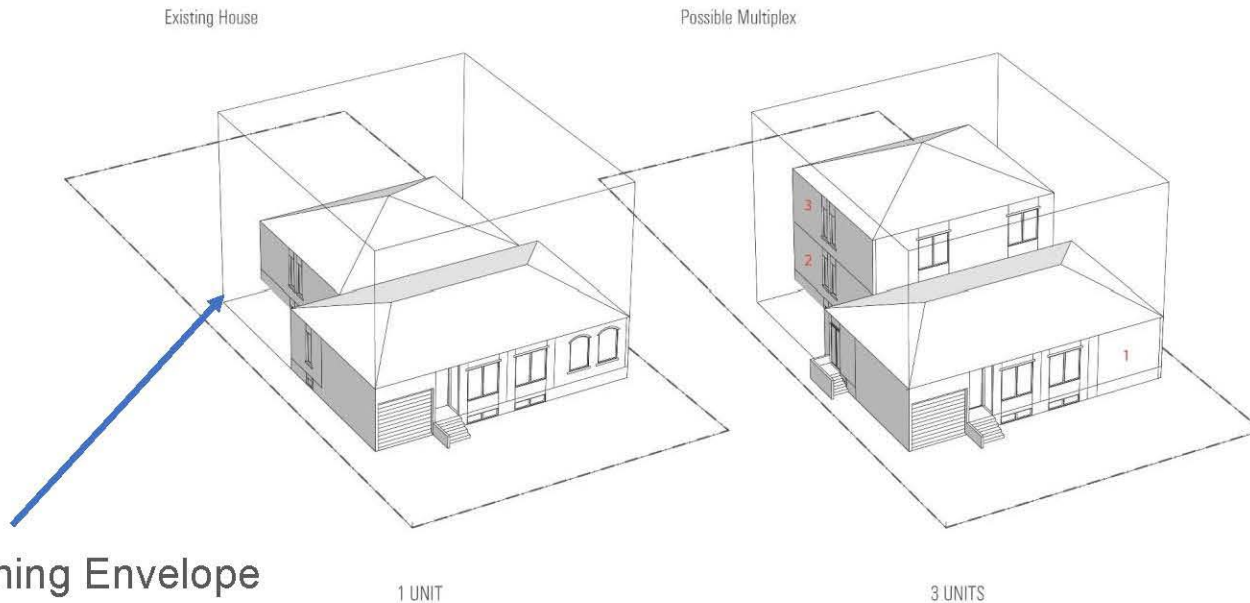
Ward 23 Sixplexes – Feb. 2025

# Multiplex Review

**May 10, 2023:** Council adopted Official Plan and Zoning amendments to allow multiplexes (up to four units) in all *Neighbourhoods*.



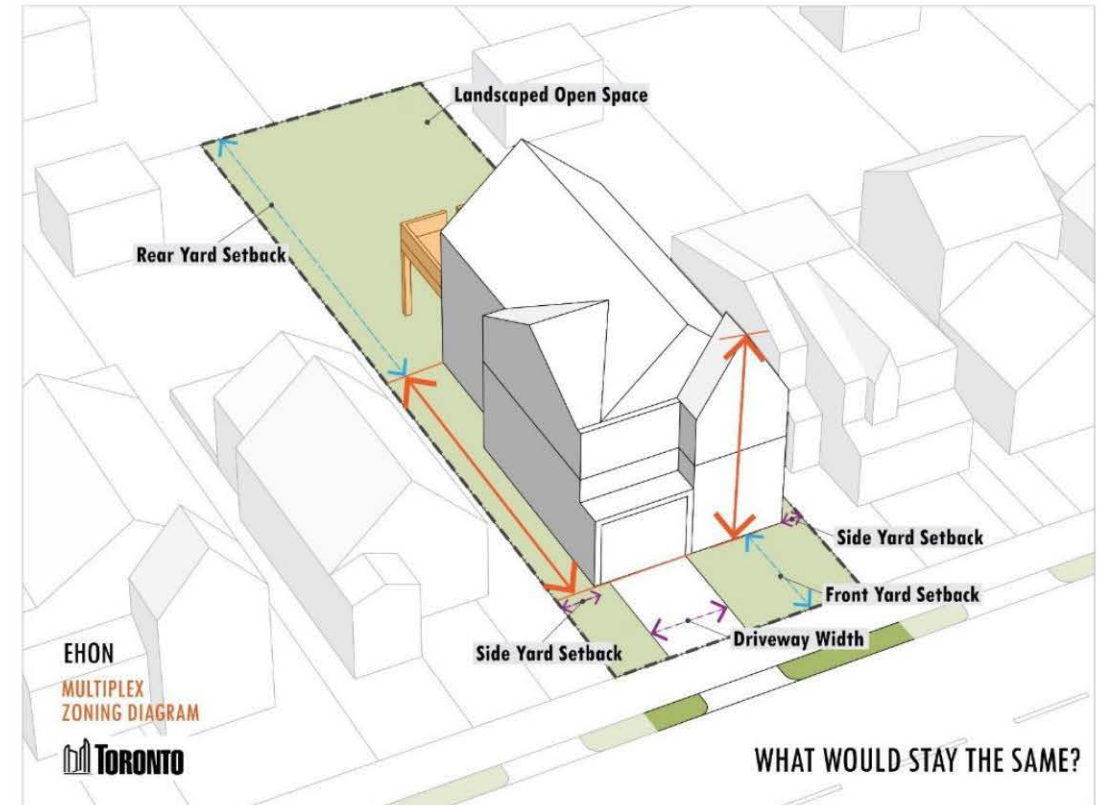
- 'Think inside the Box': More units can be accommodated within the same "box" that is already permitted
- Additional permissions for multiplexes may encourage their creation and builds in flexibility.





# Multiplex Review

- To allow flexibility in multiplex design, they are **exempt from floor space index regulations**.
- The size of multiplex housing is regulated by requirements for:
  - Max. building height (up to 10 metres citywide)
  - Max. building length and depth
  - Min. setbacks
  - Min. landscaped open space
  - Max. lot coverage







# Multiplex Monitoring

# Brief Timeline Recap

**MAY  
2023**

City Council Approved Multiplexes City-wide

Monitoring team established to assess impacts of multiplexes (trees, parking, school, water, hydro)

**SEPT - DEC  
2023**

First Data Pull of Multiplex Building Permits

Began to identify some trends with the data. More renovations than new builds.

Low number of minor variance applications.

City Council requested City staff study 5-units and 6-units

**MAR-NOV  
2024**

Second and Third Data Pull of Multiplex Building Permits

**PRESENT  
2025**

Monitoring Impacts and Reporting to Planning and Housing Committee "PHC"

Analysis of impacts from additional units.

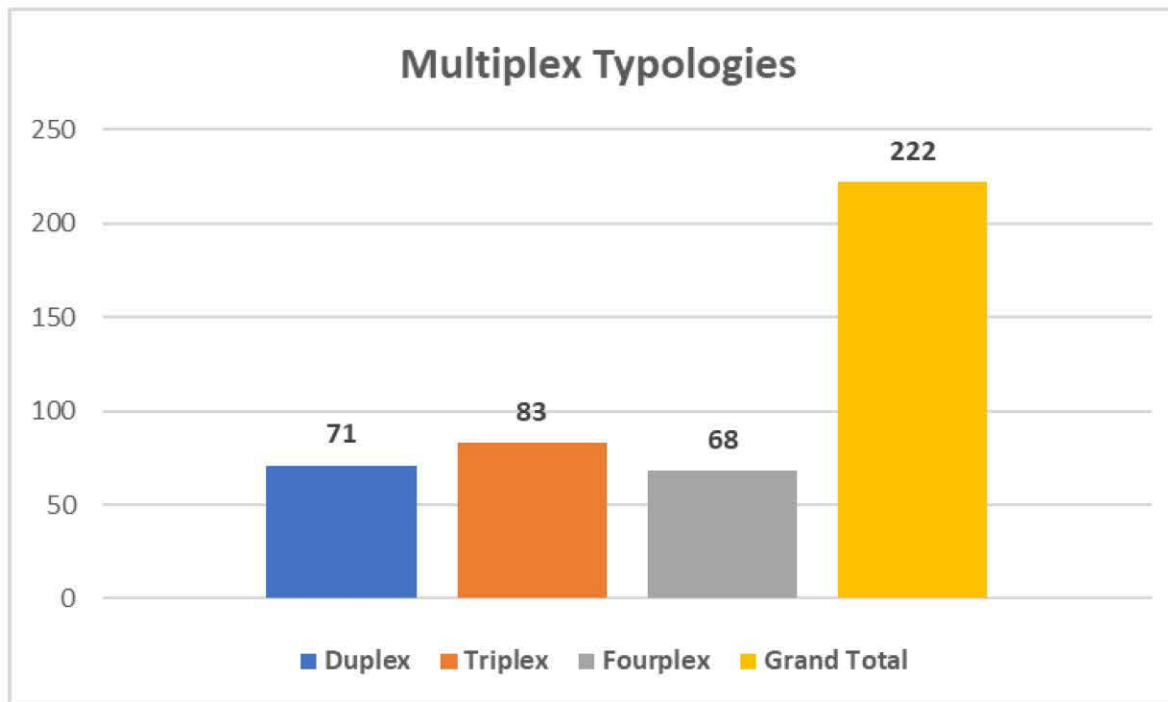
Consultations: Resident's Association meetings (Four total, one per district), Industry meeting.

City-wide Community Consultation Meeting: **April 8, 2025.**

Monitoring Report and Zoning By-law Amendments to PHC for **June 2025.**



# The Multiplex 200 at a Glance: Totals



## Data Set – May 2023 to November 2024

**222 Issued Permits** and reviewed in detail by monitoring team.

**Total Units:** 663 units.

**Net New Units** 393 units.

Approximately, 250 additional issued permits for what we see as multiplexes. Approximately **1200–1400 total units** of multiplex housing, including the 222 permits.

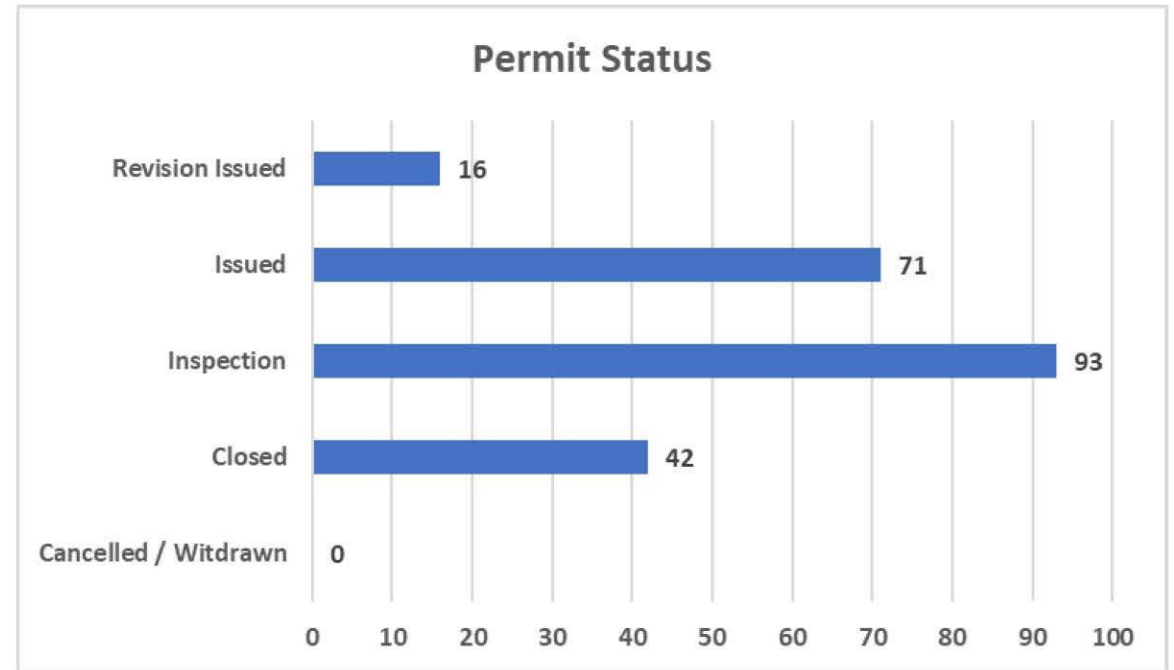
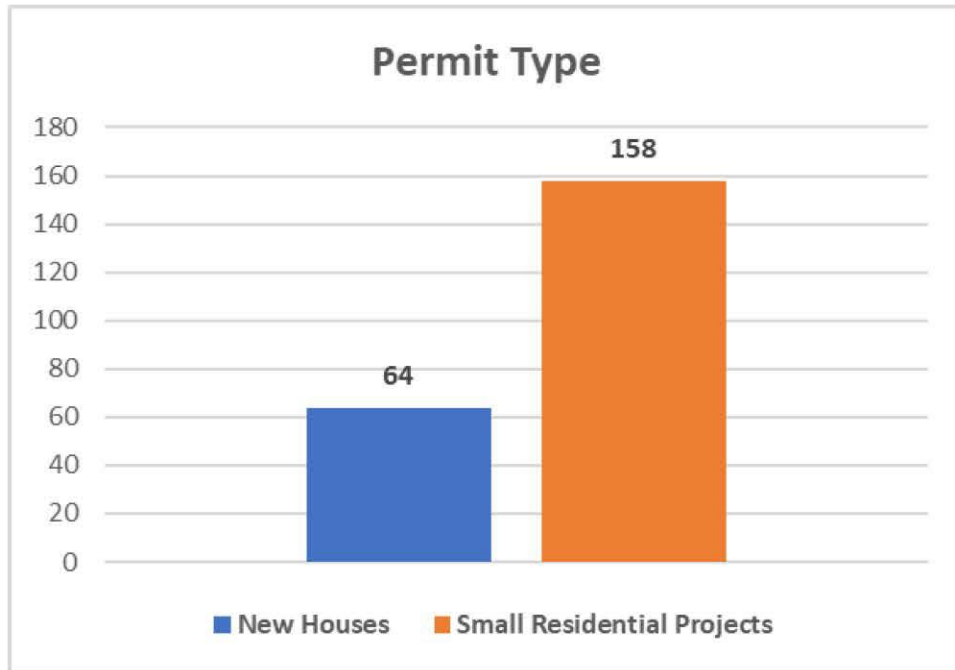
## **Comparison to Garden Suites**

Last Reported = 396 permits issued/units.

*\*Data in slides is subject to change prior to June 2025 PHC.*



# The Multiplex 200 at a Glance: Permit Type



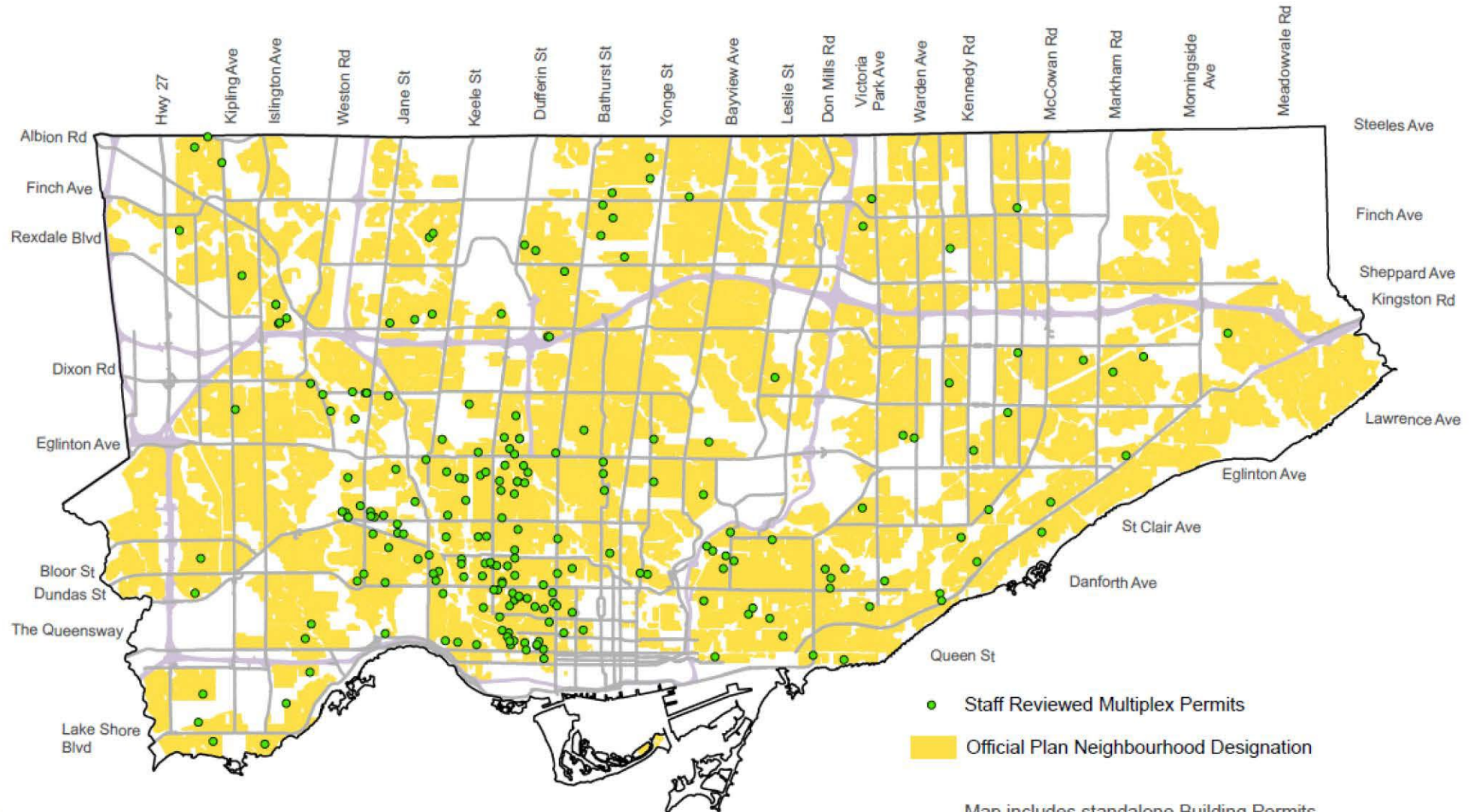
Majority of Issued Permits are Renovations and Additions.  
Majority are still in the issued and inspection phase.





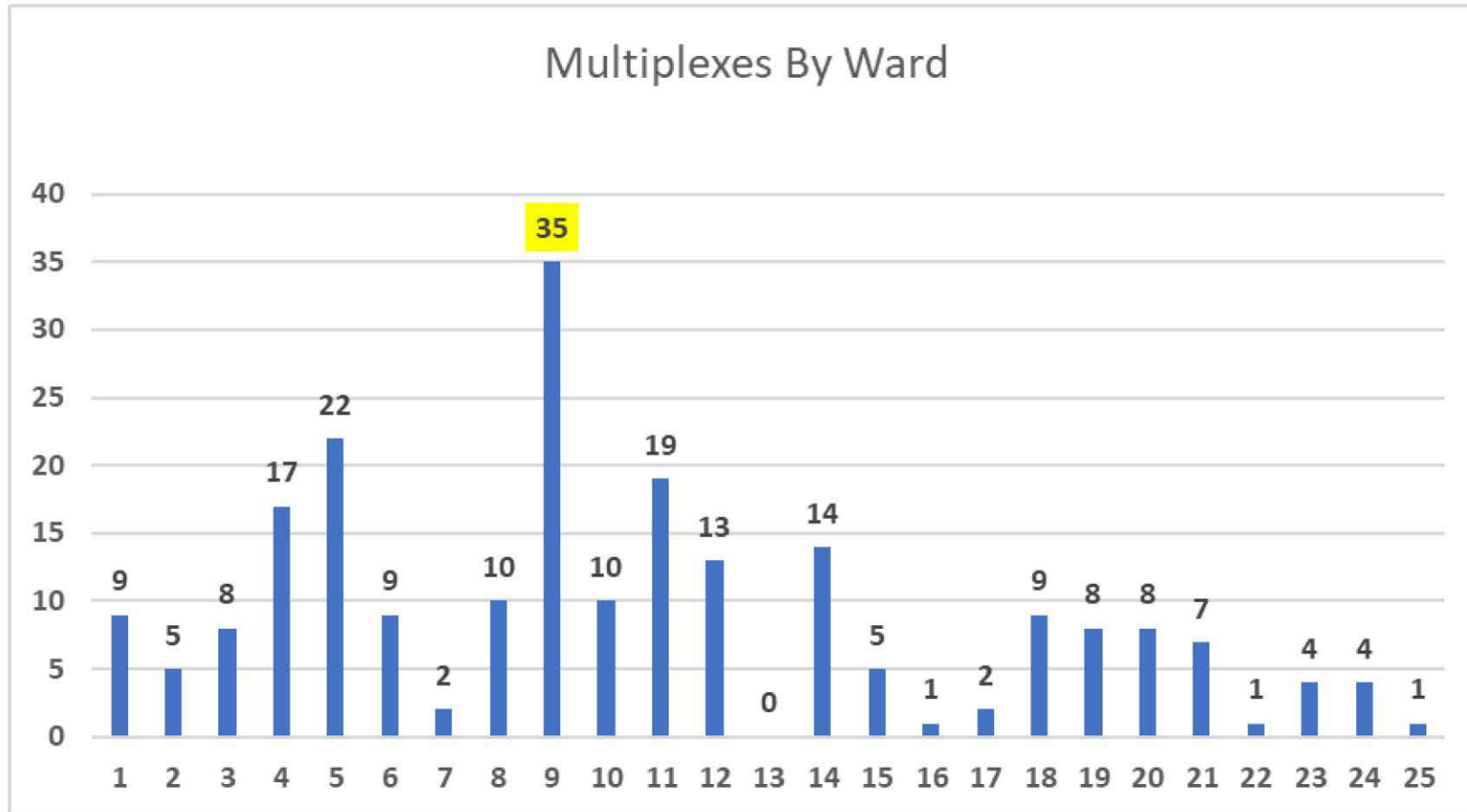
# The Multiplex 200 at a Glance: Location

**Multiplex Permits**  
Total Permits: 222



Map includes standalone Building Permits,  
i.e. Permits not linked to Planning Applications.  
Permits are subject to change.

# The Multiplex 200 at a Glance: Location



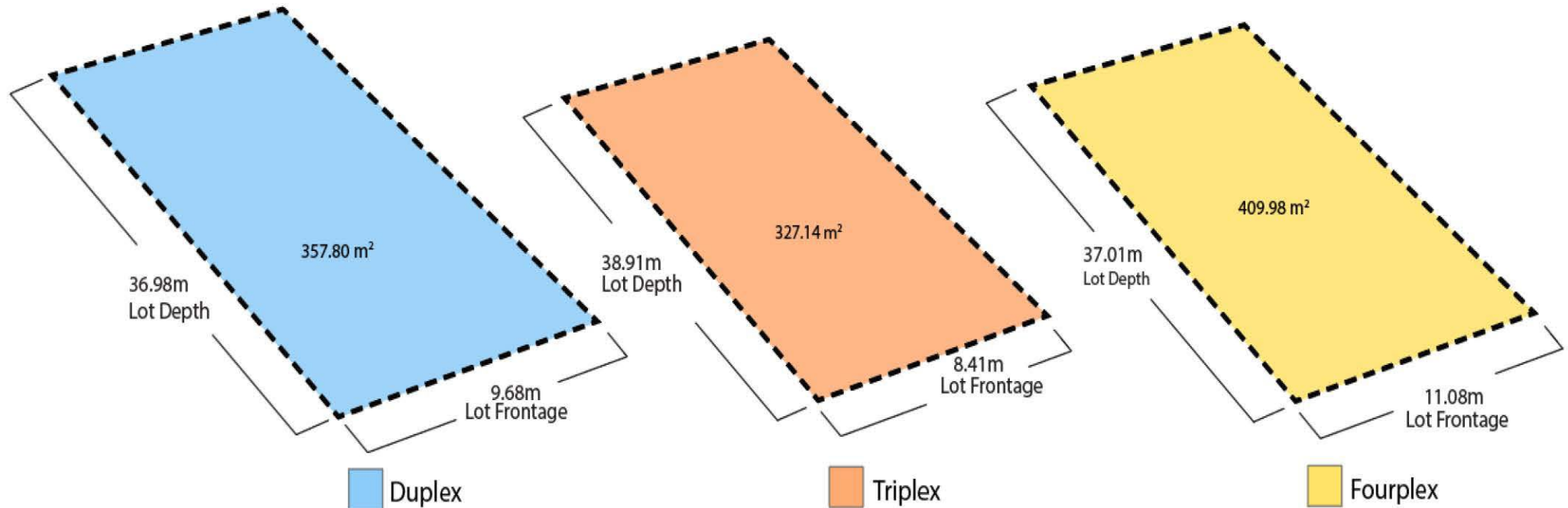
## Top Wards

(9) Davenport - 35  
(5) York South-Weston - 22  
(11) University-Rosedale - 19  
(4) Parkdale High-Park - 17

# The Multiplex 200 at a Glance: Lot Data

## Lot Fabric Data

Lot Frontage  
Lot Depth  
Lot Area





# The Multiplex 200 at a Glance: Bedrooms

## Bedroom Data Trends

Type	Avg No. Of Bdrm/Typology	Avg No. Bdrm/Unit	Avg Bdrm Size (m <sup>2</sup> )
Duplex	4.4	2.4	13.2 m <sup>2</sup>
Triplex	6.0	2.0	14.5 m <sup>2</sup>
Fourplex	8.0	2.0	11.2 m <sup>2</sup>

**Avg. Unit Size – 110 sqm\***

## Growing Up Guidelines – 2020 (Comparison)



Plans illustrate how daily or long-term space needs are accommodated in a 106m<sup>2</sup> unit; plans adapt into 3 configurations using folding walls and sliding pocket doors.

### Ideal Unit Sizes

2 Bedroom Units = 87-90 sqm

3 Bedroom Units = 100-106 sqm

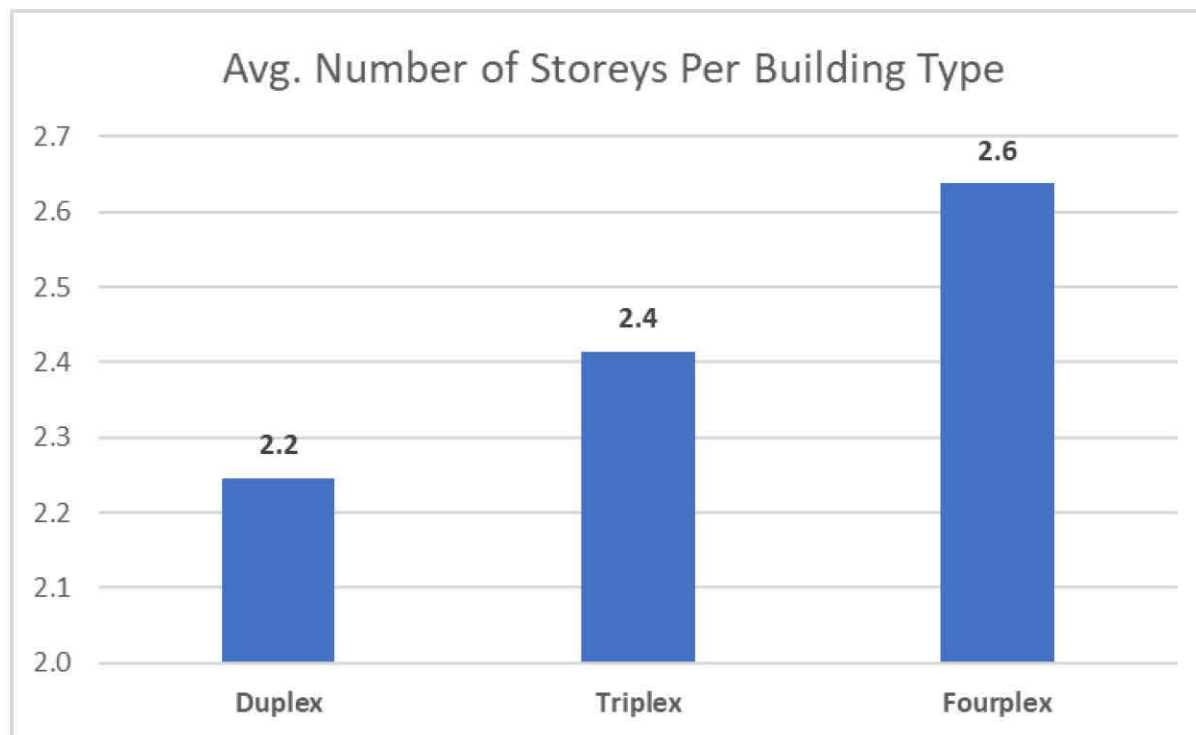
### Ideal Bedroom Sizes

2 or 3 Bedroom = 8-11 sqm



# The Multiplex 200 at a Glance: Height

High Level Initial Trends – Number of Storeys



# The Multiplex 200 at a Glance: Parking

Total Multiplex Permits	Total Residential Units	Total Parking Spaces on Private Property	Avg. Parking Space Per Multiplex Permit	Avg. Parking Space Per Unit
222	663	239	1.08	0.36

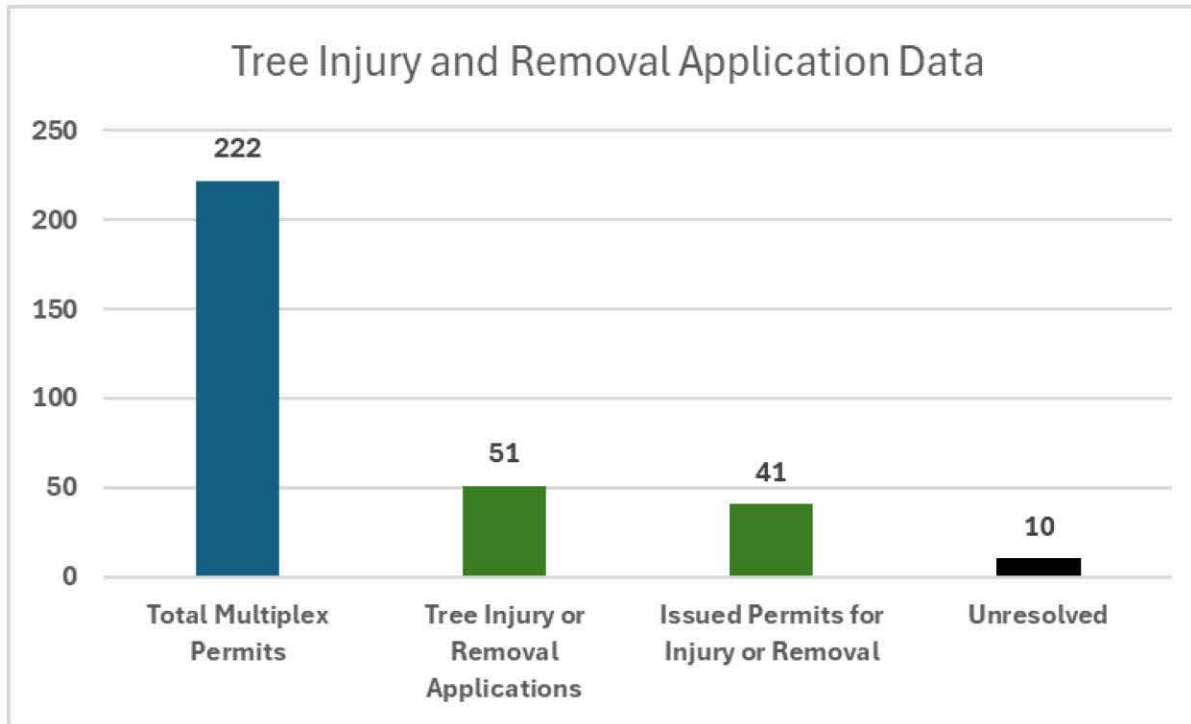
	Total Plex Permits	Parking Totals	Avg. Parking Space / Unit
Duplex	71	85	1.2
Triplex	83	69	0.42
Fourplex	68	85	0.42

- Data is based on monitoring team manually reviewing individual permit plans
- Working on confirming any on-street parking permits or front yard parking applications submitted to Transportation Services
- Potentially more parking occurring on site than current data shows due to limited information in building permit plans





# The Multiplex 200 at a Glance: Tree Canopy

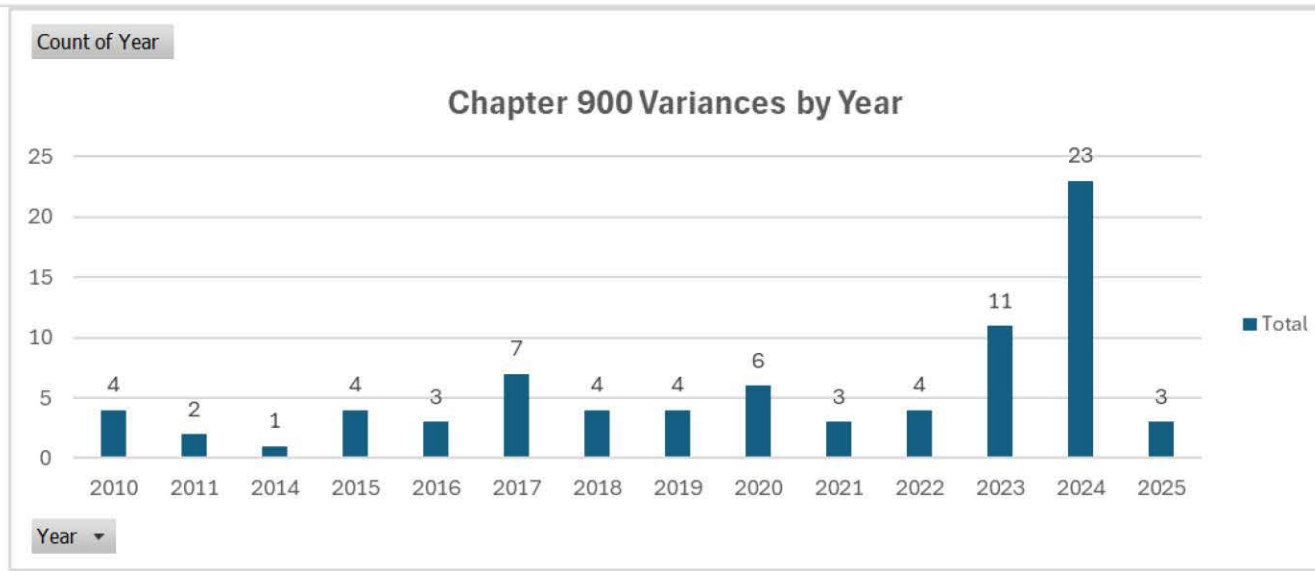
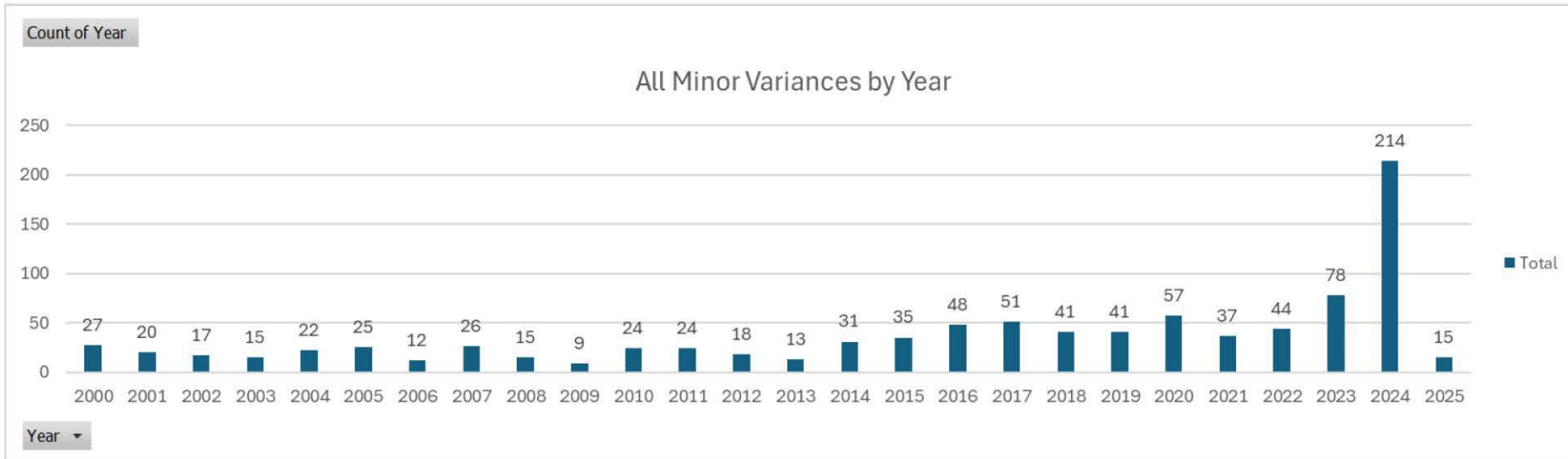


Trees Injured	Trees Removed
49	47

- City-wide
- Working on a comparison breakdown between other residential building types



# The Multiplex 200 at a Glance: Committee of Adjustment



# Challenges We're Aware of and Hearing About

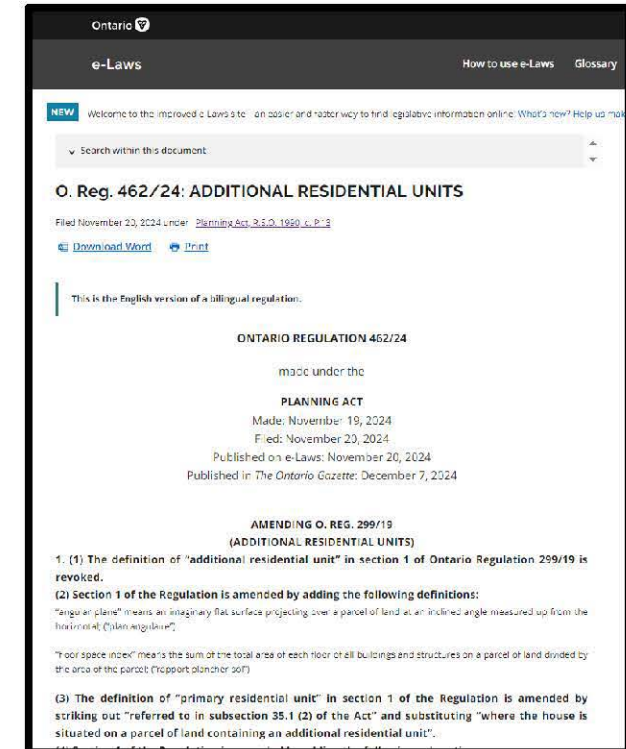
- Certain Zoning Challenges
  - Zoning Interpretation, Chapter 900 Exceptions, Typology Definitions
- Financial Constraints
  - Development Charges on five units or more, and trouble sequencing Fourplex and Garden Suite or Laneway Suite permits
  - CMHC financing tool available at five units or more
- Ontario Building Code
- Toronto Hydro connection process
- Permit process inconsistencies
- Concern from residents about proper enforcement (Building Permits, Inspections, Tree Removals)





# Ontario Regulation 462/24: Additional Residential Units (ARUs)

- **ARUs** include secondary suites, laneway and garden suites, and multiplexes.
- On November 20, 2024 the Province filed [O. Reg. 462/24](#) for ARUS with the intention of increasing uptake.
- Applies to the creation of an ARU in buildings on a lot resulting in a **maximum of three residential units, including the ARU**.
- **The regulation was applicable immediately and overrides five performance standards** in municipal zoning by-laws: angular planes, minimum separation distance, maximum floor space index, maximum lot coverage, and minimum lot size.
- Impact on multiplex permissions generally limited to maximum lot coverage and minimum lot area.



# Upcoming Multiplex Changes

June 2025

**Zoning By-law Changes**



- 1) Semi-detached interpretation as Apartments
- 2) Chapter 900 Exceptions
- 3) Conversion Regulation Permissions
  - Converting a Multiplex to another Multiplex
- 4) Maximum Number of Bedrooms Per Unit
- 5) Technical Performance Standard Changes
  - No reverse slope driveways for a multiplex
  - Rooftop use restrictions





# Six-plexes City-wide Study



# What are Six-plexes?

- Housing with 6 dwelling units in a single building (a "five-plex" = 5 units)

(Both Five-plexes and Six-plexes would be permitted through this work)

- May be rentals, but can also be small-scale condominiums
- Includes both purpose-built and converted buildings



# Sixplexes: Brief Timeline

**MAY**  
**2023**

City Council Approved Multiplexes Citywide (Original Multiplex Study)

No appeal. Monitoring team established.  
Direction to undertake area-specific study in Ward 23 for five- and sixplexes.

**DEC**  
**2023**

City Council Direction to Study Five- and Sixplexes Citywide

Direction to report back on expanded multiplex permissions citywide, including up to six units and four storeys.  
Housing Accelerator Fund (HAF) application to federal government.

**MAR-NOV**  
**2024**

City Council Approved Five- and Sixplexes in Ward 23 (Ward 23 Study)

No appeal. Direction for monitoring.

**PRESENT**  
**2025**

Study In Progress and Reporting to PHC (Sixplexes Citywide Study)

- Analysis of impacts from additional units underway (trees, parking, school capacity, water, hydro, etc.)
- Residents' Association meetings (four total, one per district); citywide Community Consultation Meeting
- Final Report recommending 5 and 6 units in detached residential buildings (same building envelope/ zoning standards as Original Multiplex Study and Ward 23 Study) to Planning and Housing Committee for **June 2025**.
- Additional performance standards to be proposed in **December 2025**.





# Six-plexes: Direction for Study

## **Federal Housing Accelerator Fund - Supporting Generational Transformation of Toronto's Housing System (Item 2023.13.27 - December 13, 14 and 15, 2023)**

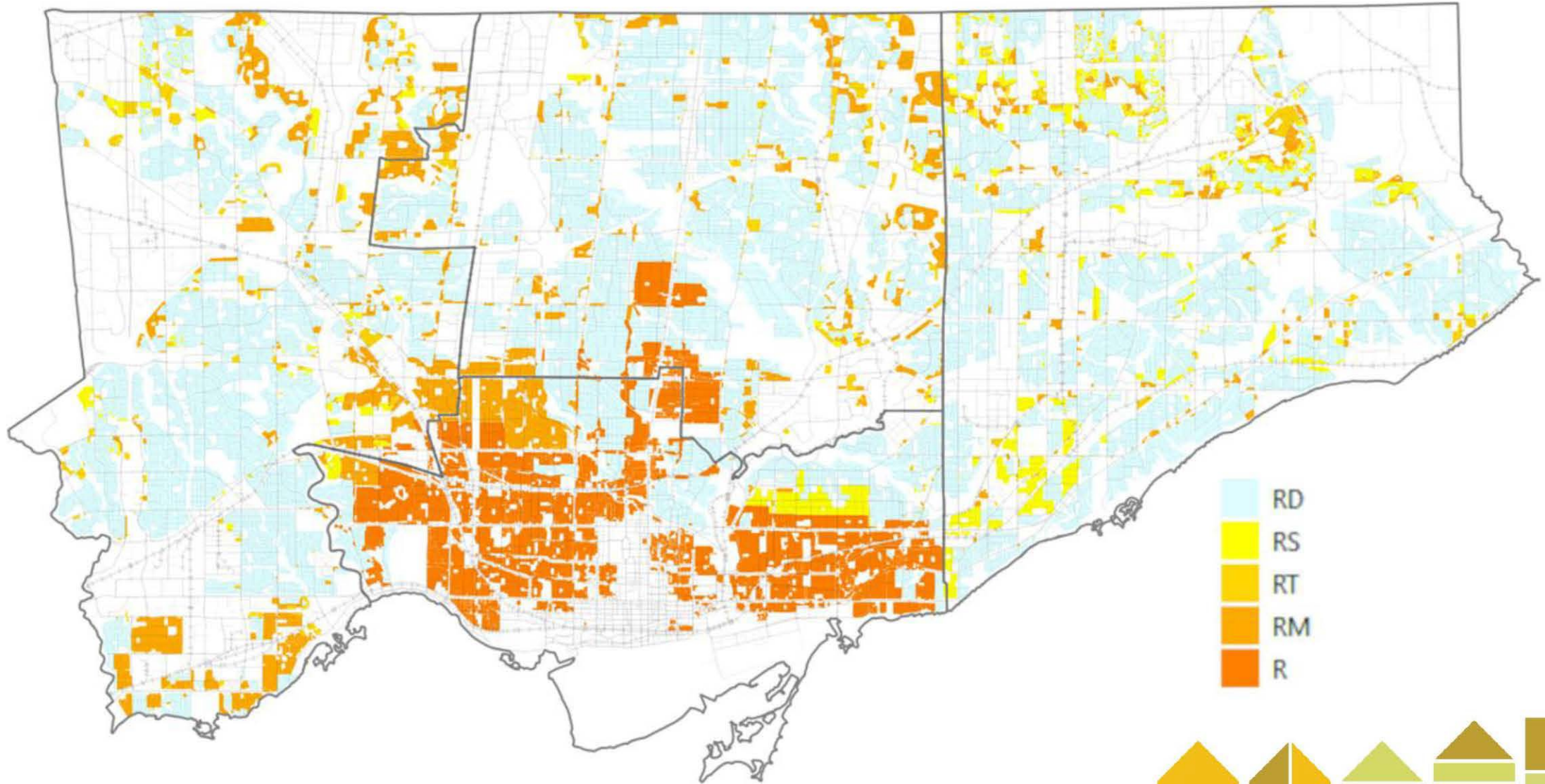
*6. City Council direct the Chief Planner and Executive Director, City Planning to report back in the second quarter 2024 on opportunities to permit more low-rise, multi-unit housing development through as-of-right zoning by-laws in neighbourhoods across Toronto, including permissions for four-storey 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, and authorize the Mayor to submit these planned enhancements to the City's application in response to the letter from the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities.*

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MM13.27>





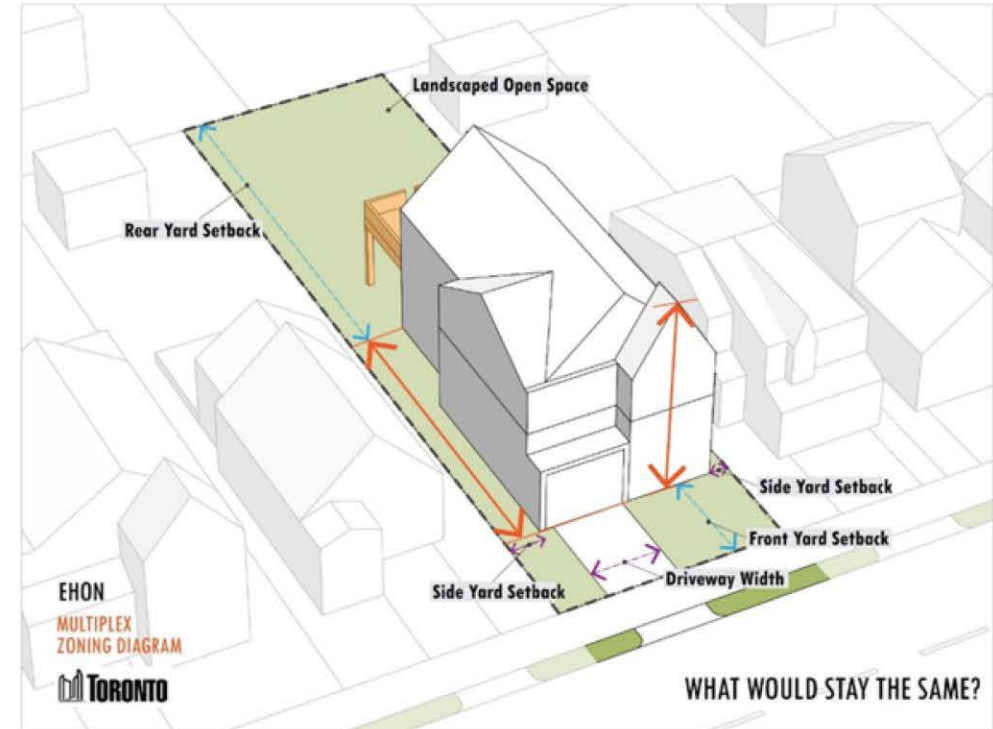
# Residential Zones



# What is the Box?

As of May 2023, Multiplexes are permitted, but to 4 units (Fourplex) city-wide:

- Permits up to four units in the main residential building (except Ward 23 – up to six units)
- Permits maximum height up to 10 m city-wide
- No applicable Floor Space Index (FSI)
- Permits additional building length and building depth on deep lots (Up to 19 m)





# Design testing: Wide lot

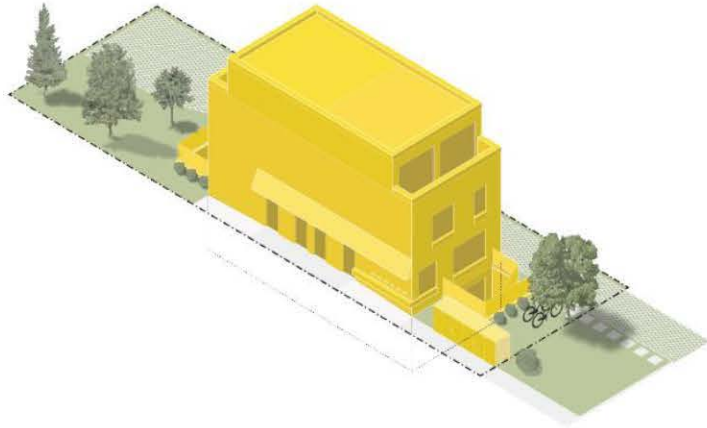


- Lot Width: 12.8 m
- Lot Depth: 32.9 m
- Building length permissions of 17m
- 3 Storeys
- 2 Larger Units: 80 m<sup>2</sup>
- Average Unit Approximately 70 m<sup>2</sup>
- 2 Parking Spaces incorporated into building





# Design testing: Mid-width lot



- Lot Width: 10 m
- Lot Depth: 33.9 m
- Does not require building length permissions for more than 17m
- 3 Storeys
- 1 Larger Unit: 107 m<sup>2</sup>
- Average Unit Approximately 50 m<sup>2</sup>
- 2 Parking Spaces on site in back yard



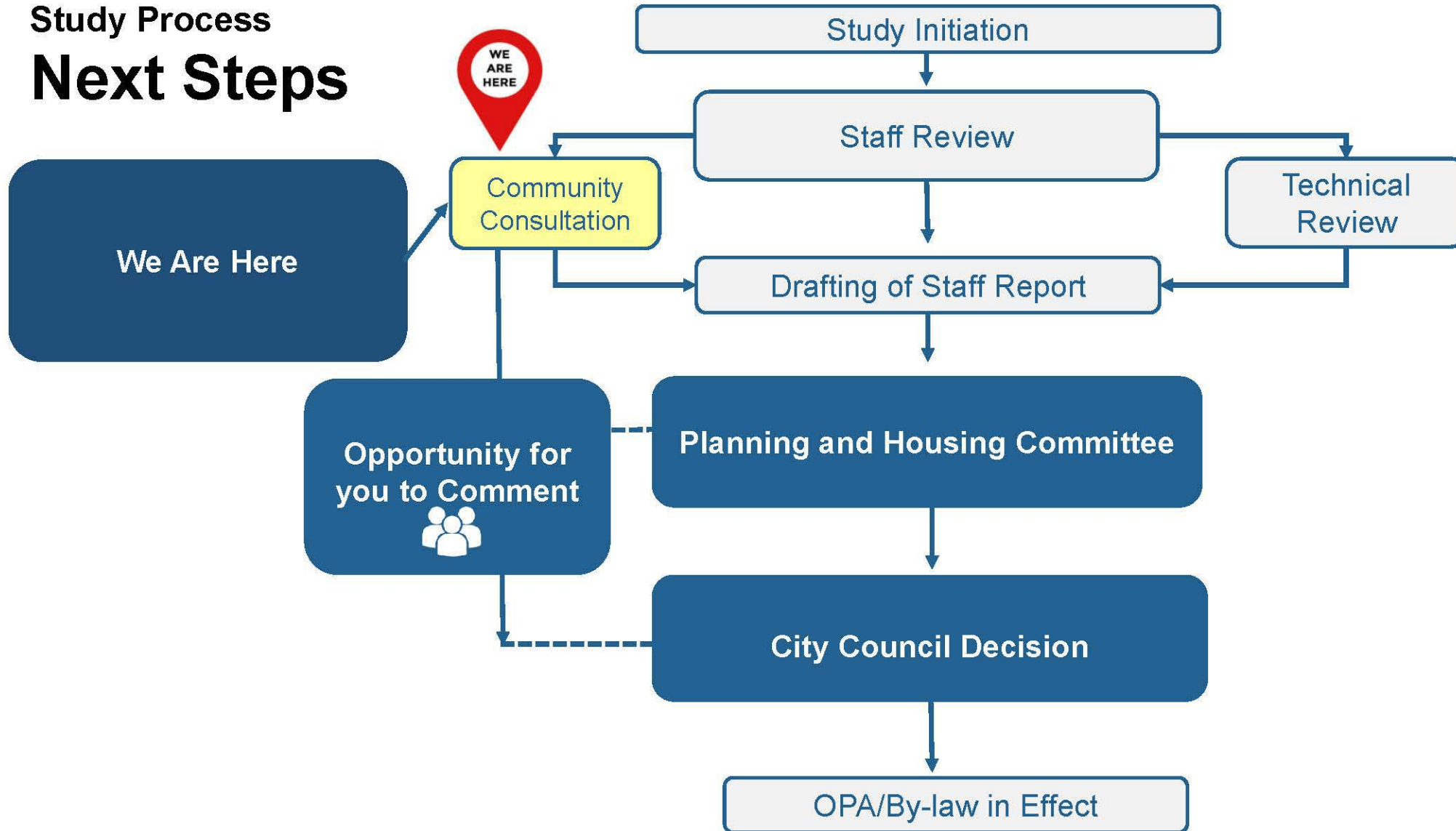
# Design testing: Narrow lot



- Lot Width: 7.91m
- Lot Depth: 35.8m
- Requires building length permissions for more than 17m
- 3 Storeys
- 1 Larger Unit: 135 sq.m. (1,452 sq.ft.)
- Average Unit Approximately 61 m<sup>2</sup>
- No Parking on site



## Study Process Next Steps





# Ongoing Work

- December 2025: Report back to PHC on additional standards that may be needed to support the form, function and impact of fiveplexes and sixplexes citywide
  - Continue to review five- and sixplex performance standards for narrow, shallow and unusually shaped lots
  - Determine if permission for 4 storeys is necessary to further expand multiplex permissions on narrow lots
- Longer-term:
  - Zoning By-law Modernization and Simplification to simplify residential building types





# Facilitated Question and Answer Period

# Facilitated Discussion



## **Raised Hand:**

Raised Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio.

\*3 enables raising your hand feature if you are calling in.

## **Q&A:**

Q & A is found as an option when you click on the circle with dots. Use this to ask a Question of the Presenter or panelists.







# Thank You For Participating!

## General EHON Contact

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## City's Webpage

[Expanding Housing Options in Neighbourhoods – City of Toronto](#)