



Welcome

to the



Expanding Multiplex Permissions

Sixplexes Citywide Study

How to be Involved:

1. **Review the Information Boards around the room**
Staff are available to answer your questions
2. **Fill in the survey and tell us what you think**
Available on laptops or at [Toronto.ca/major streets](https://toronto.ca/majorstreets) webpage

For More Information or to Provide Input:

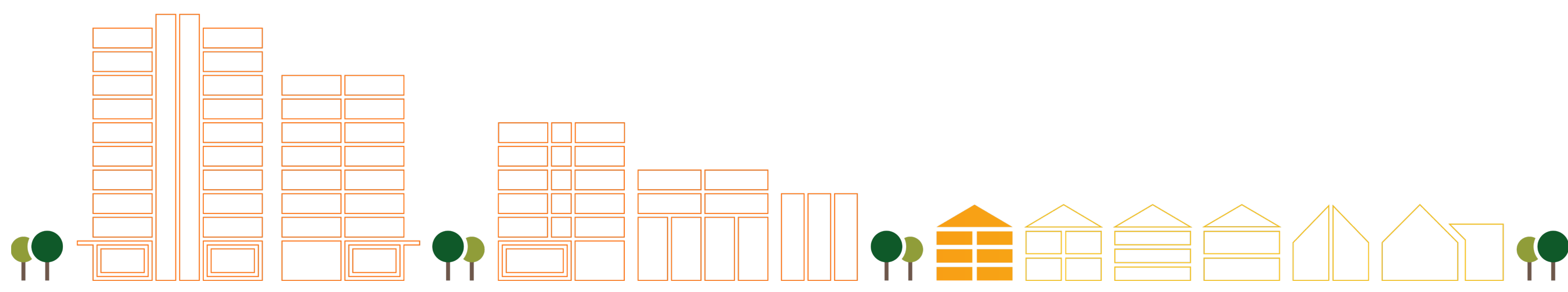
Study Webpage: [Toronto.ca/multiplex](https://toronto.ca/multiplex)

Email: EHON@toronto.ca

Land Acknowledgement

The land we are on is the traditional territory of many nations including the Mississauga's of the Credit, the Anishinaabeg, 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 Mississauga's of the Credit and is within the territory of the Dish With One Spoon treaty.

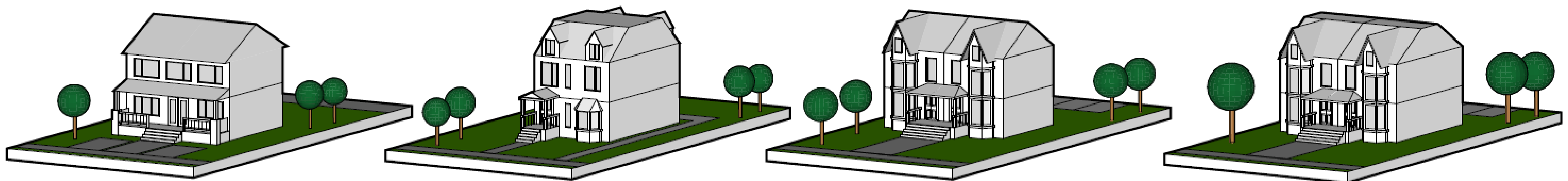


EHON: Expanding Housing Options in Neighbourhoods

Why is the City Expanding Housing Options in Neighbourhoods?

- Pre-EHON: 70% of Toronto's residential zoning only permitted single-detached homes to be built
- EHON project aims to permit "missing middle" housing options in Toronto's low-rise *Neighbourhoods*
- Smoothing out the city's growth patterns through the gradual construction of multiplexes can address sustainability, climate adaption, equity, and neighbourhood vitality

What do these housing types look like?

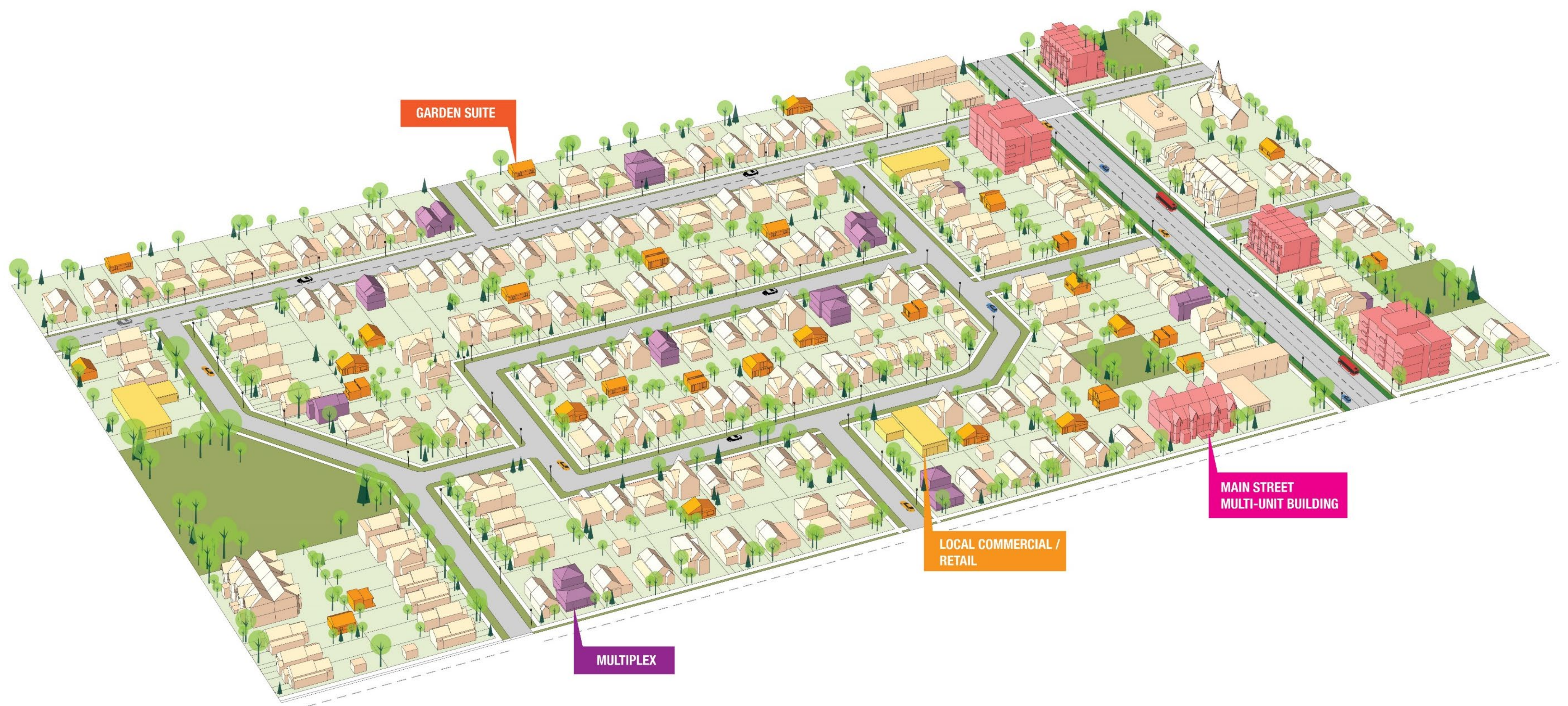


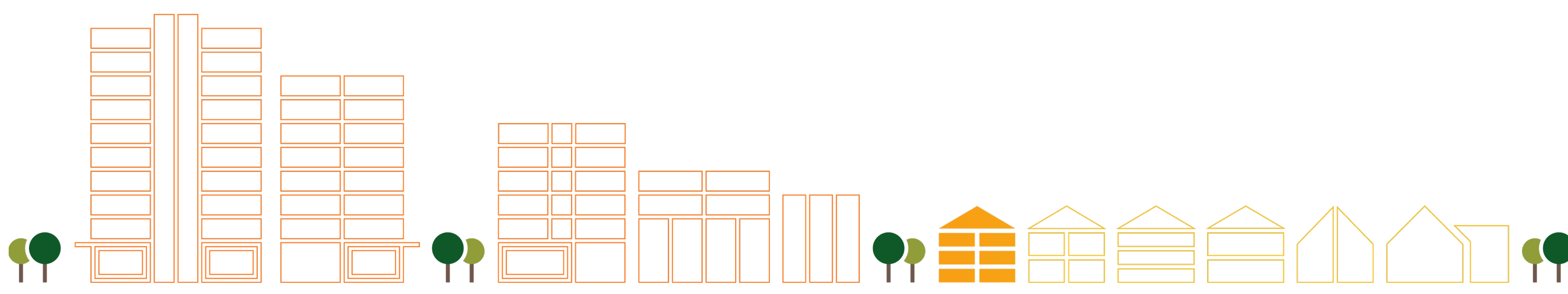
Duplex

Triplex

Fourplex

Sixplex

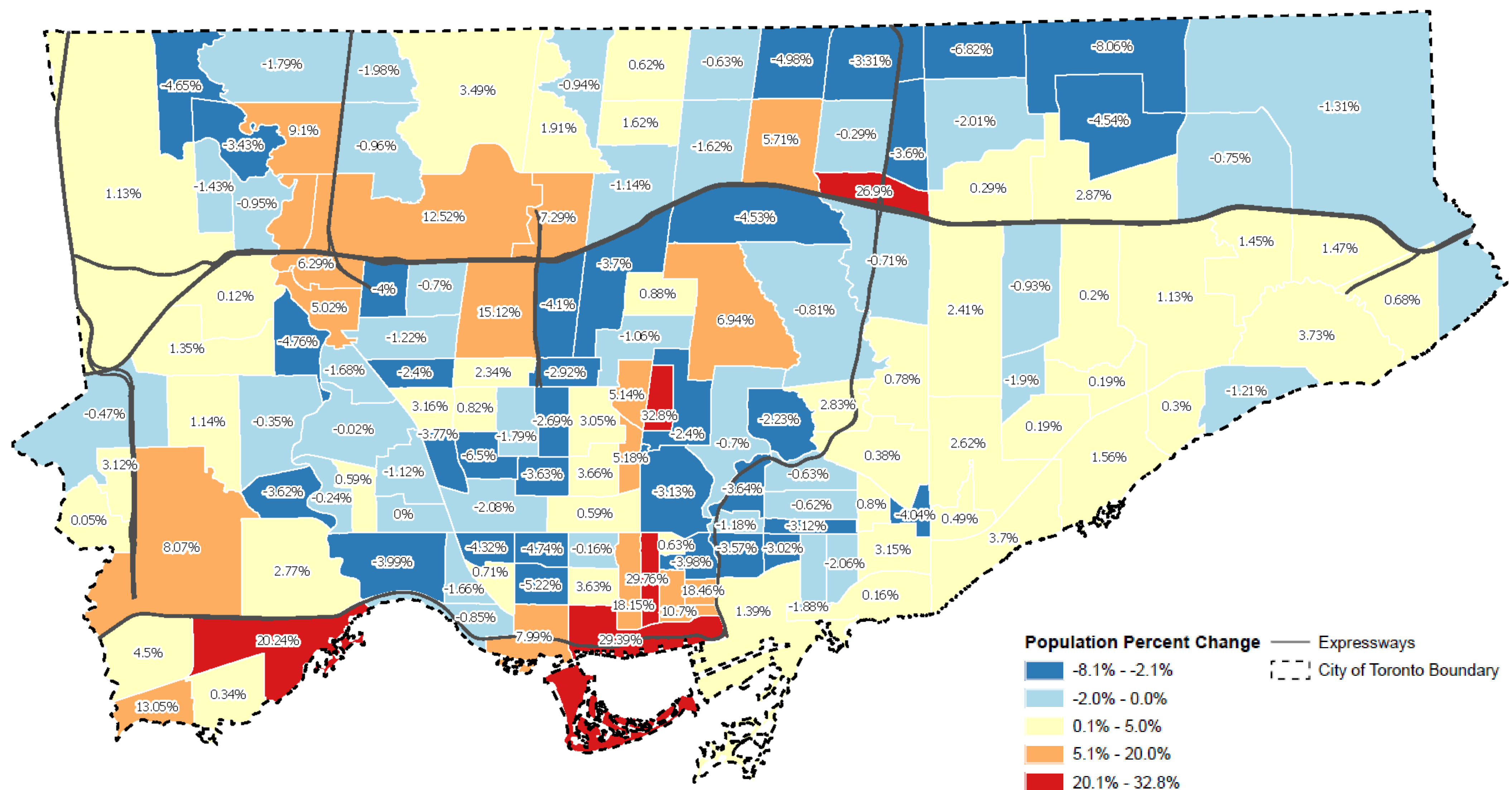




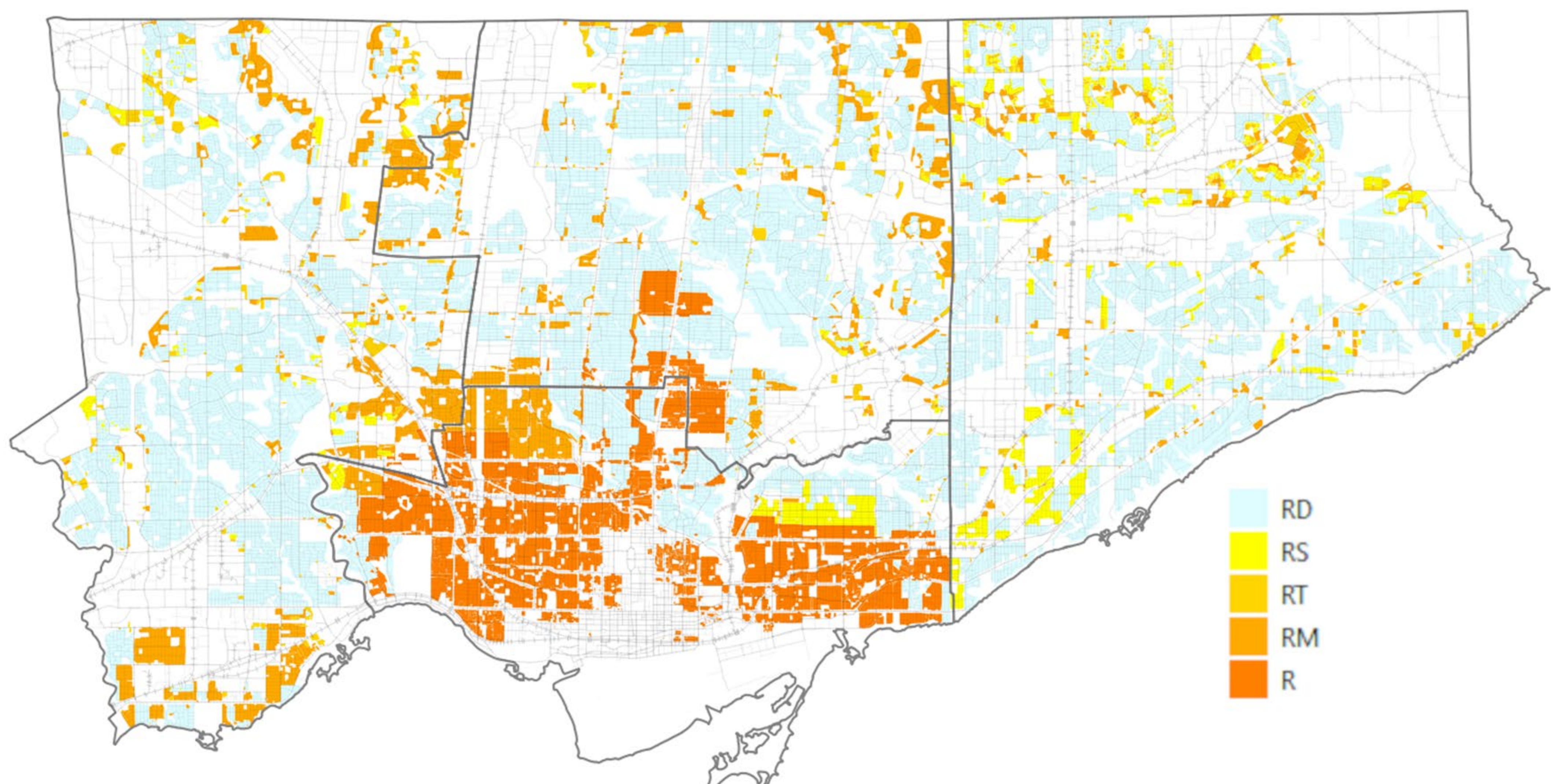
Why Expand Housing Options?

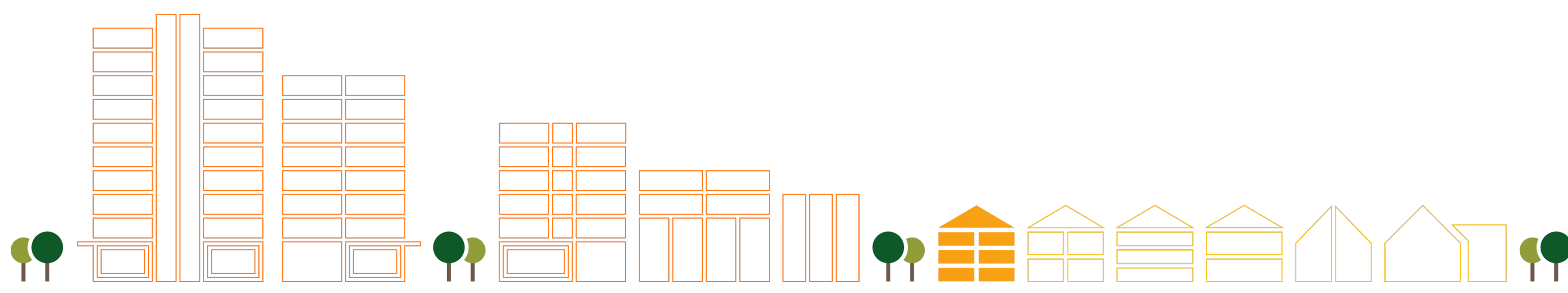
- More equitable access to housing types, in neighbourhoods, citywide
- Increased economic vitality with support for local businesses and housing

Population Change by Neighbourhood, 2016-2021



Residential Zones





Why Expand Multiplex Permissions?

What are 5 - & 6- Plexes?



- Housing with 5 or 6 dwelling units in a single building.
- May be rentals, but can also be small scale condominiums.
- Includes both purpose-built and converted single detached buildings in neighbourhoods.

Why Expand Multiplex Permissions Now?

Federal Housing Accelerator Fund - Supporting Generational Transformation of Toronto's Housing System

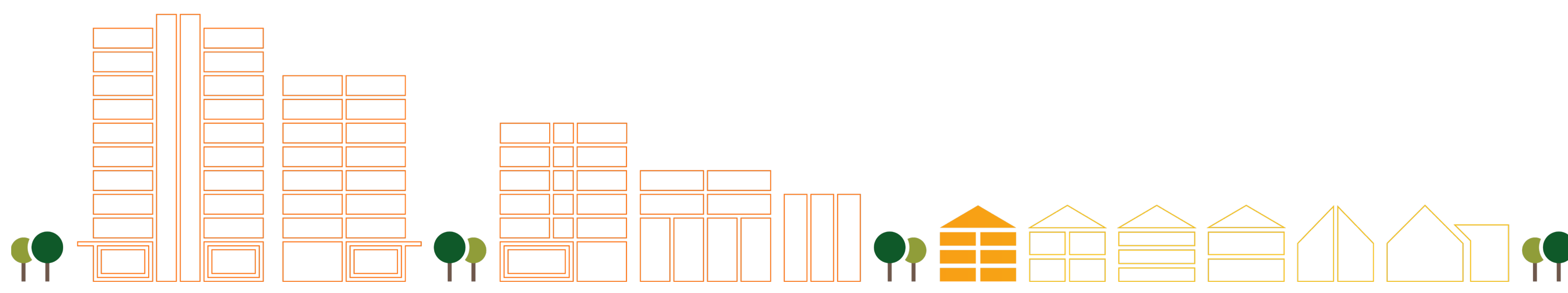
Item - 2023.MM13.27 (December 13, 14 and 15, 2023)

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>

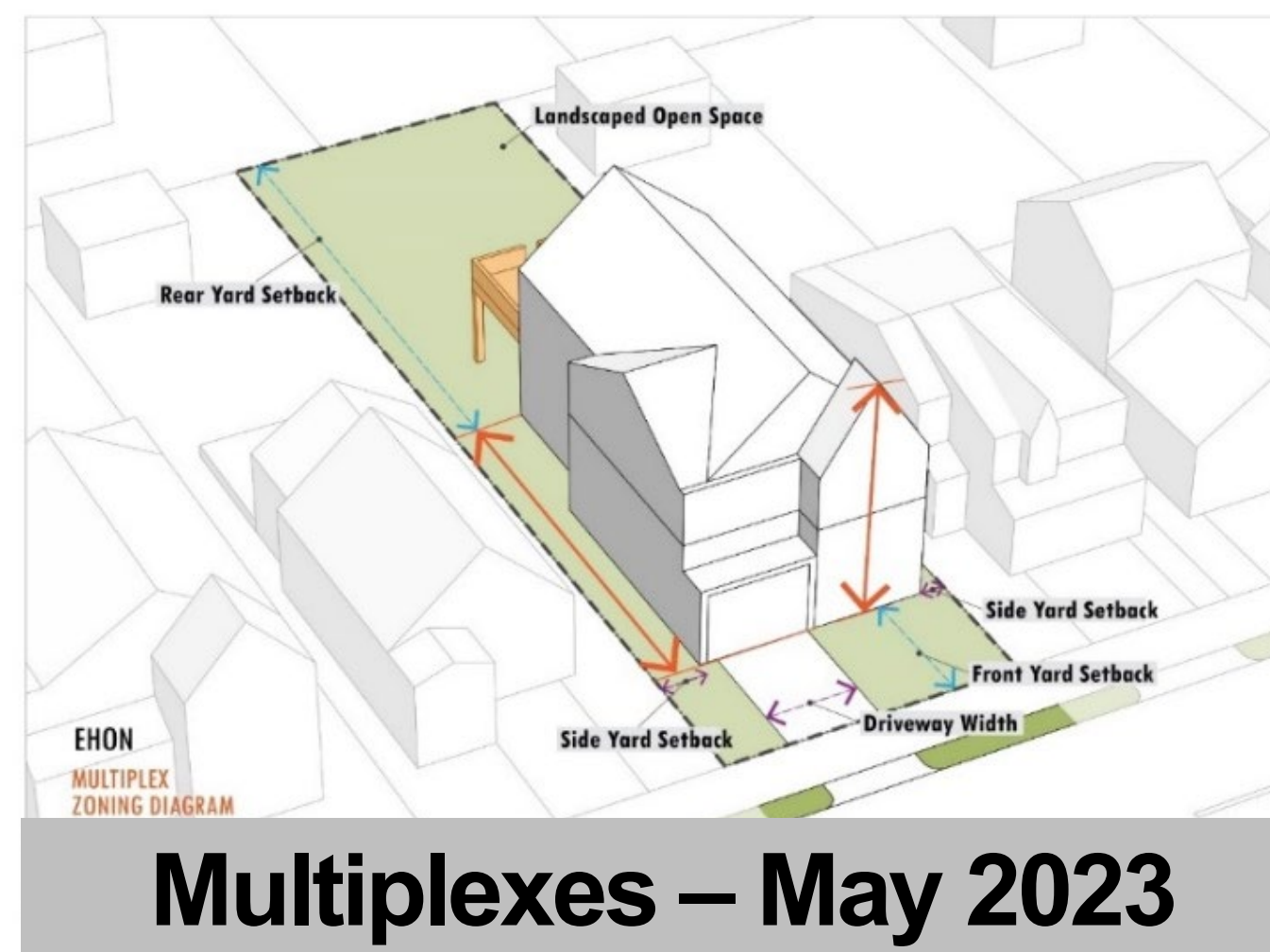
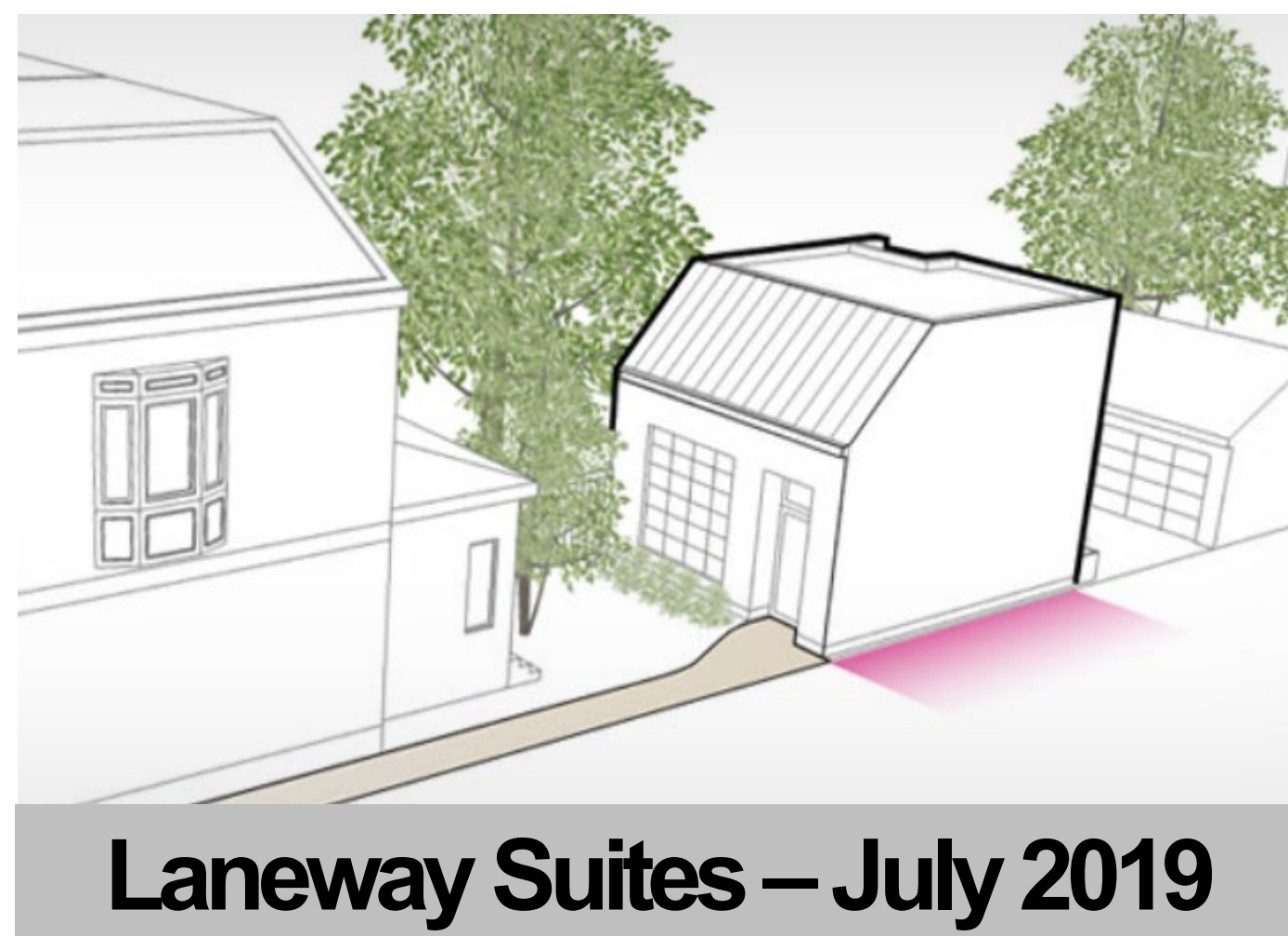
What Is Being Considered in the Sixplexes Citywide Study?

- Multiplex permissions developed for EHON Multiplex 2023 and Ward 23: 5- and 6- Unit Multiplexes are being reviewed for use citywide.
- Recommended permissions to apply to detached residential buildings containing up to 6 units.
- Minimum side yard setback of 1.2m (on one side) to support accessible entry and improved window access for light and ventilation
- Maintain landscaping requirements
- Parking requirements to align with existing Zoning By-law standards.
 - No required minimum, though modeling will include up to two parking spaces on certain lots
 - If parking proposed within the building, garage to occupy less than 50% of the façade
- At least one large (2-bedroom) unit should be included, preferably on the ground floor.



Changes to Residential Housing Permissions Since 2019

Council-Approved Initiatives



*Apartment permissions under appeal

Sixplexes: Brief Timeline Recap

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 TO NOV
2024

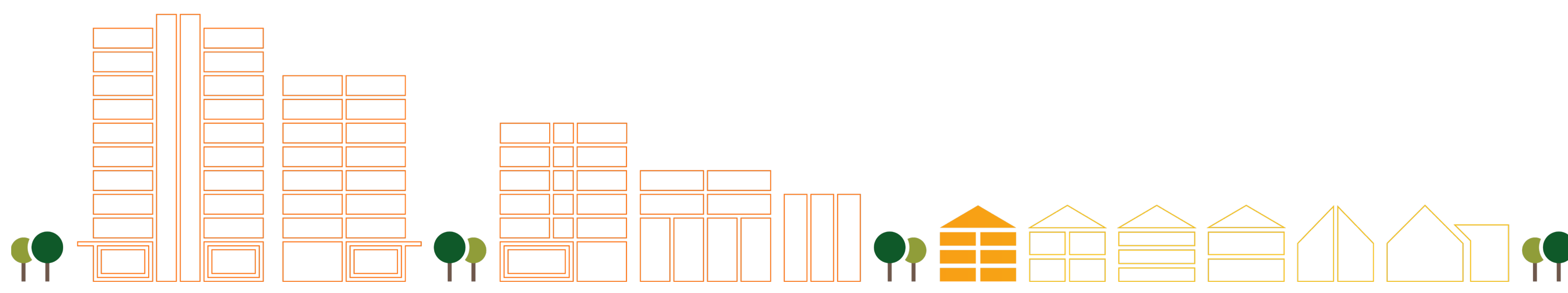
City Council Approved Five- and Sixplexes in Ward 23 (Ward 23 Study)

- No appeal.
- Direction for monitoring.

PRESENT
2025

Study In Progress and Reporting to PHC

- Analysis of impacts from additional units underway (trees, parking, school capacity, water, hydro, etc.)
- Resident's 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.



Provincial Regulatory Changes and Federal Housing Initiatives

Bill 23: More Homes Built Faster Act, 2022

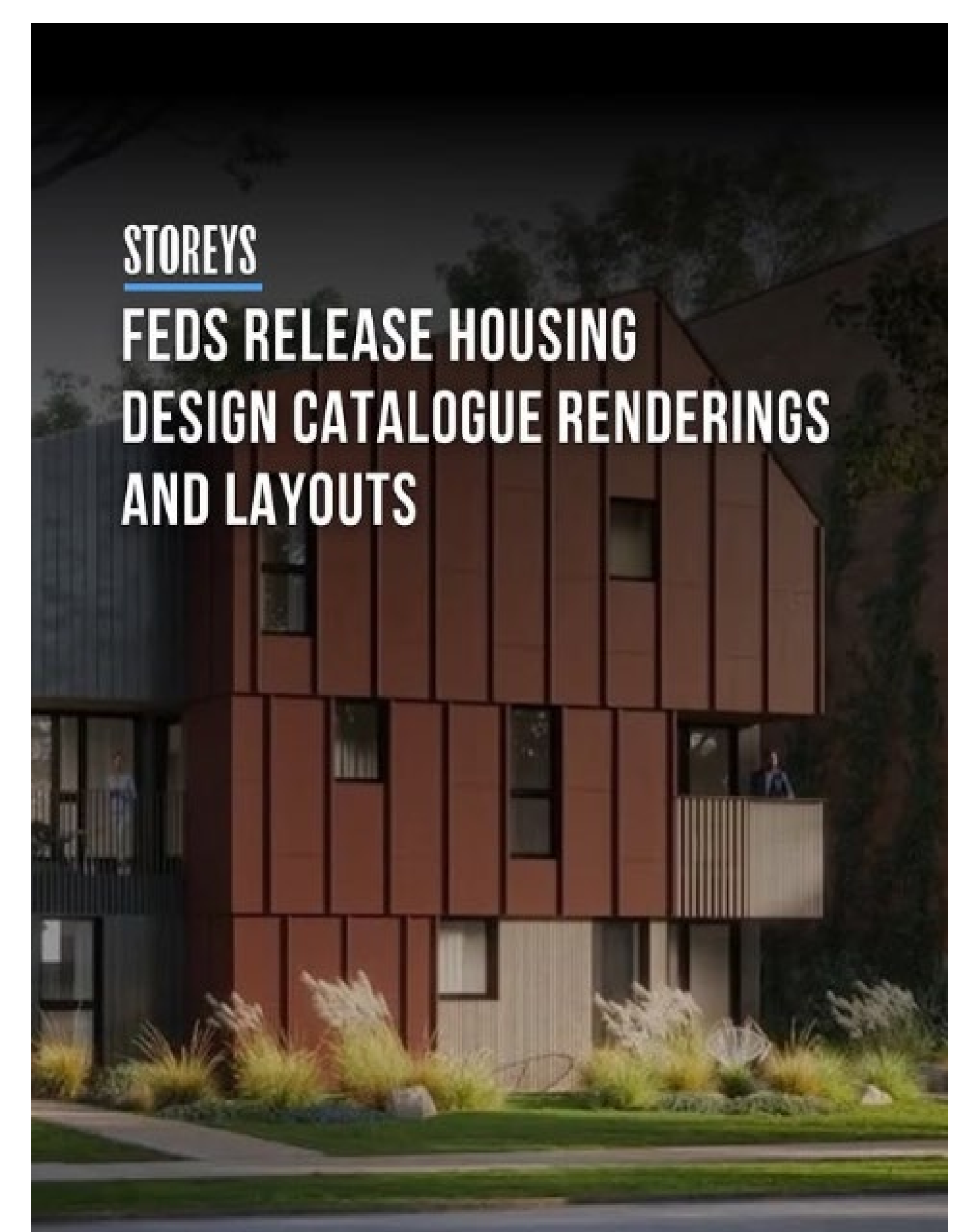
- Bill 23, the *More Homes Built Faster Act*, will permit three units to be built on a residential lot across Ontario.
- An Official Plan or Zoning By-law cannot have the effect of prohibiting:
 - Two residential units in the principal dwelling with one accessory unit; or
 - Three residential units in the principal dwelling
- 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.

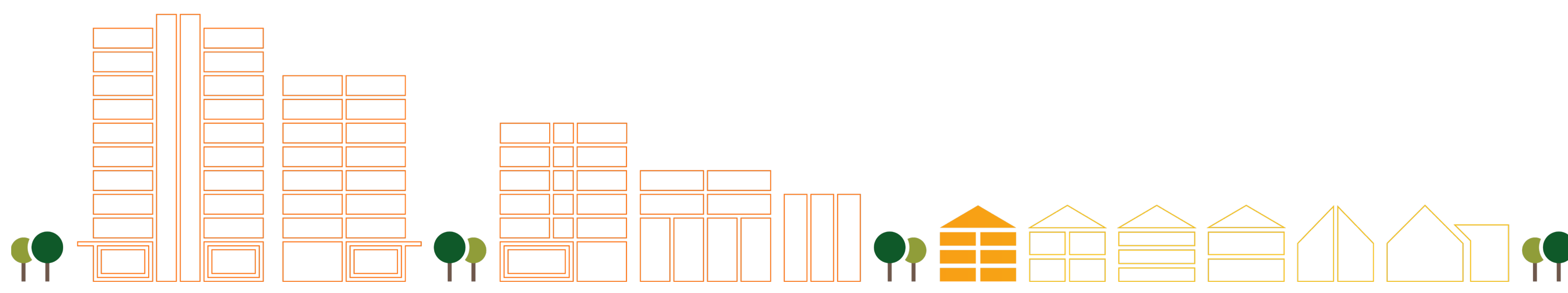
Ontario Regulation 462/24: Additional Residential Units (ARUs)

- **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.

Federal Government Housing Catalogue

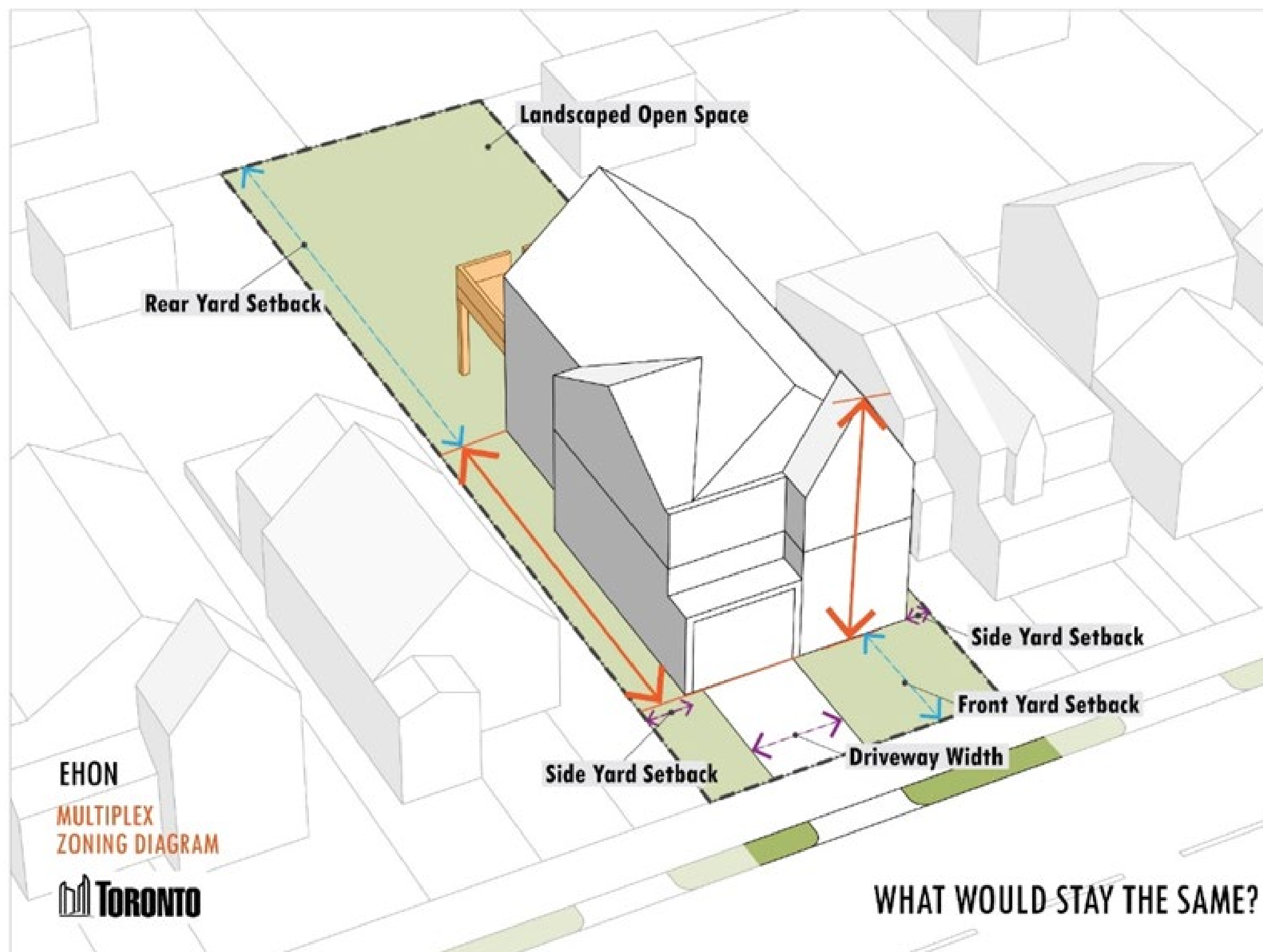
- The Federal Government has released a **housing catalogue for multi-unit residential buildings and garden suites**
 - Includes designs for accessory dwelling units
 - Rowhouses and Townhouses (up-to 3 units)
 - Fourplexes
 - Sixplexes
- This signals a nation-wide direction for this type of housing product so more housing can be provided for Canada's growing population, and existing population, like seniors and young adults looking for places to live.
- Incentive programs, housing catalogue, CHMC financing.





What is Currently Permitted?

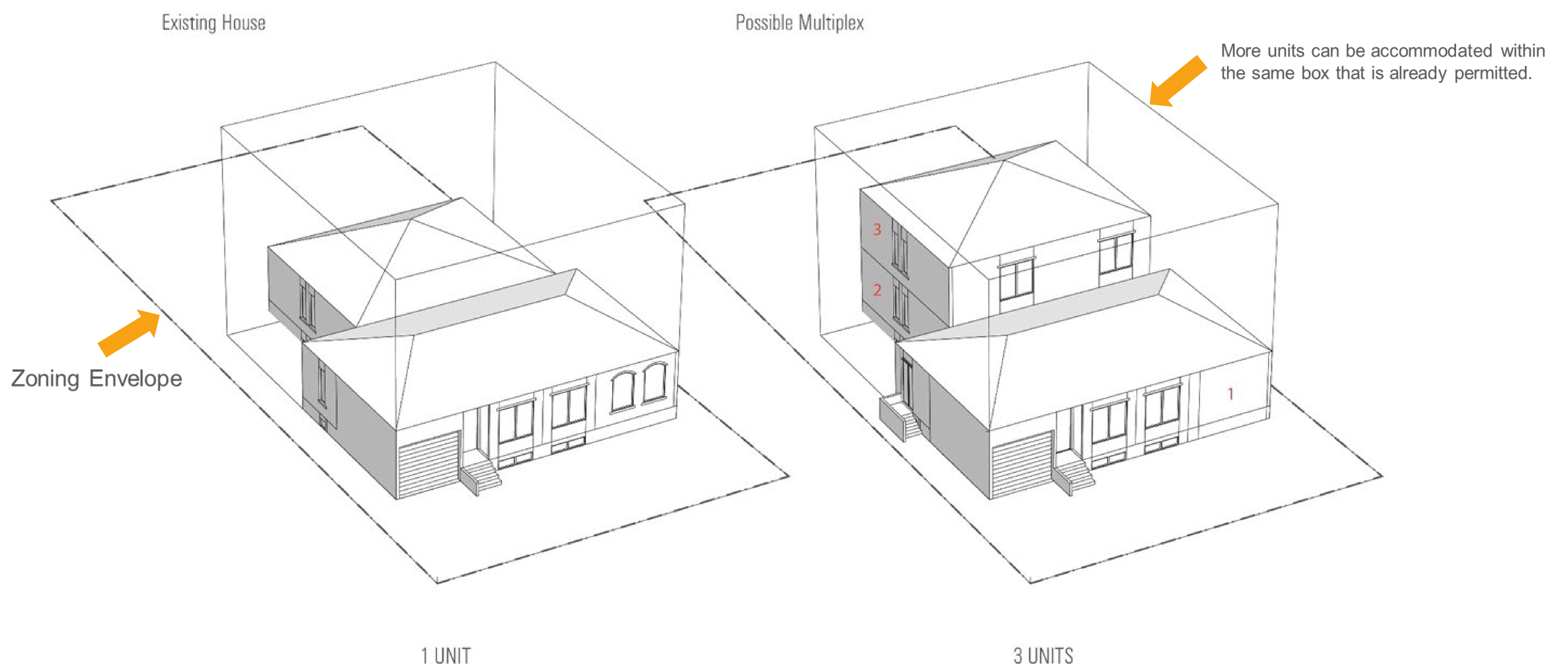
Based on the Residential Detached Box, but more dwelling units permitted.



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 up to three stories in multiplexes city-wide
- Removes Floor Space Index (FSI) regulations
- Permits additional building length and building depth on deep lots

- Residential building envelopes have permitted building volumes that have been shown to be more effectively used for higher density housing units within a low-rise scale.

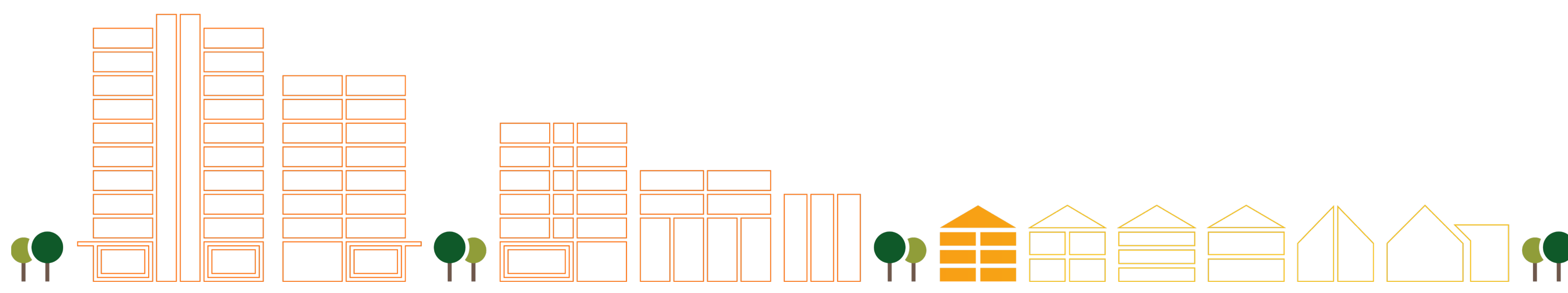


Multiplexes Review

To allow more flexibility in how multiplexes are constructed, they are **exempt from floor space index regulations**.

The size of multiplex housing is regulated by requirements for:

- Maximum Building Height
- Maximum Building Depth and Length
- Setbacks
- Landscaped Open Space
- Lot Coverage



Wide Lots

Multiplex Design Testing

The following diagrams demonstrate fit for Multiplexes in Low-rise Detached Residential Buildings.

Sixplex Design Testing on Low-Rise Detached Box on a Wide Lot



Lot Width: 12.8 m

Lot Depth: 32.9 m

- Building length permissions of 17m

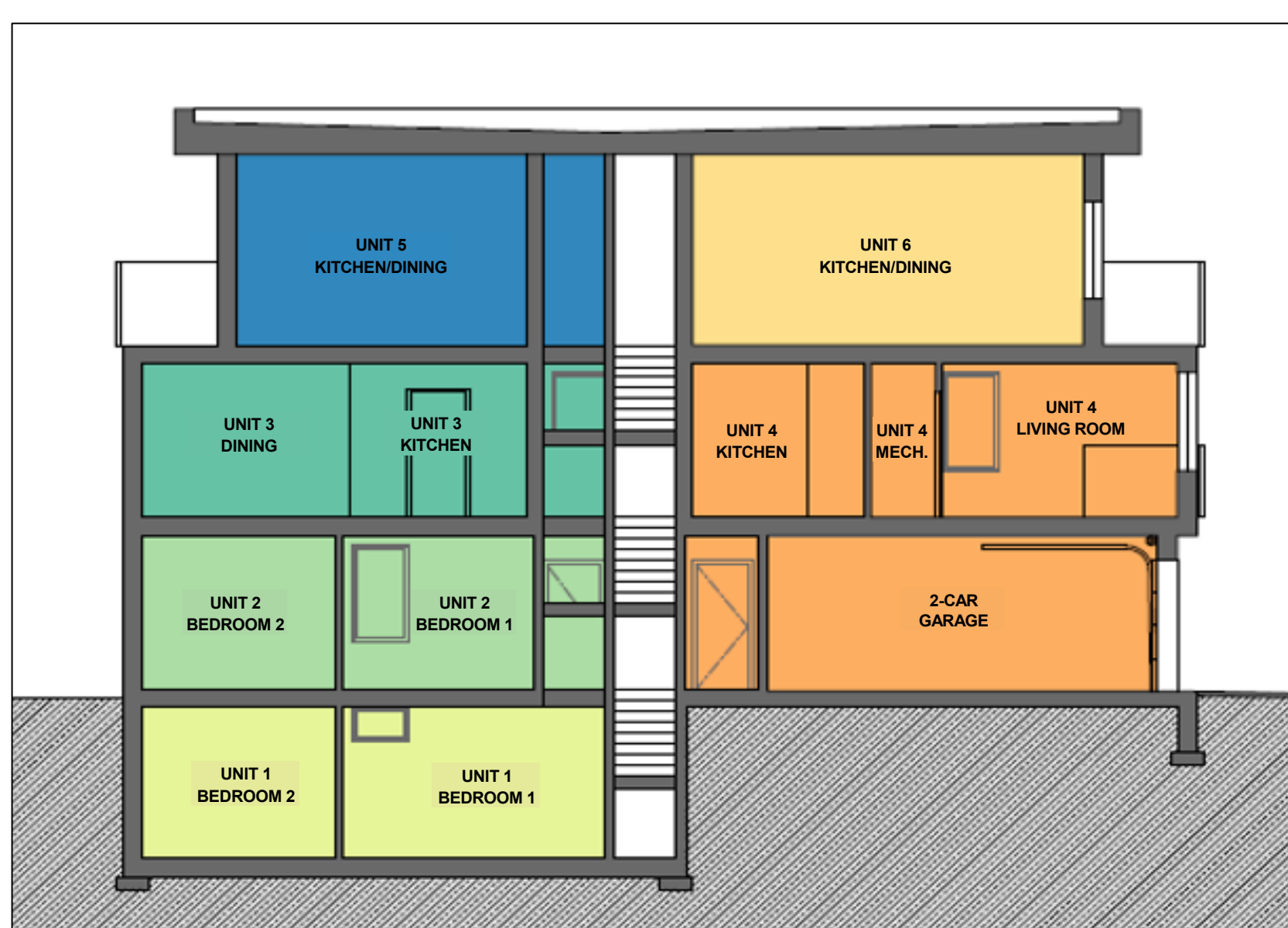
3 Storeys

2 Larger Units: 80 m²

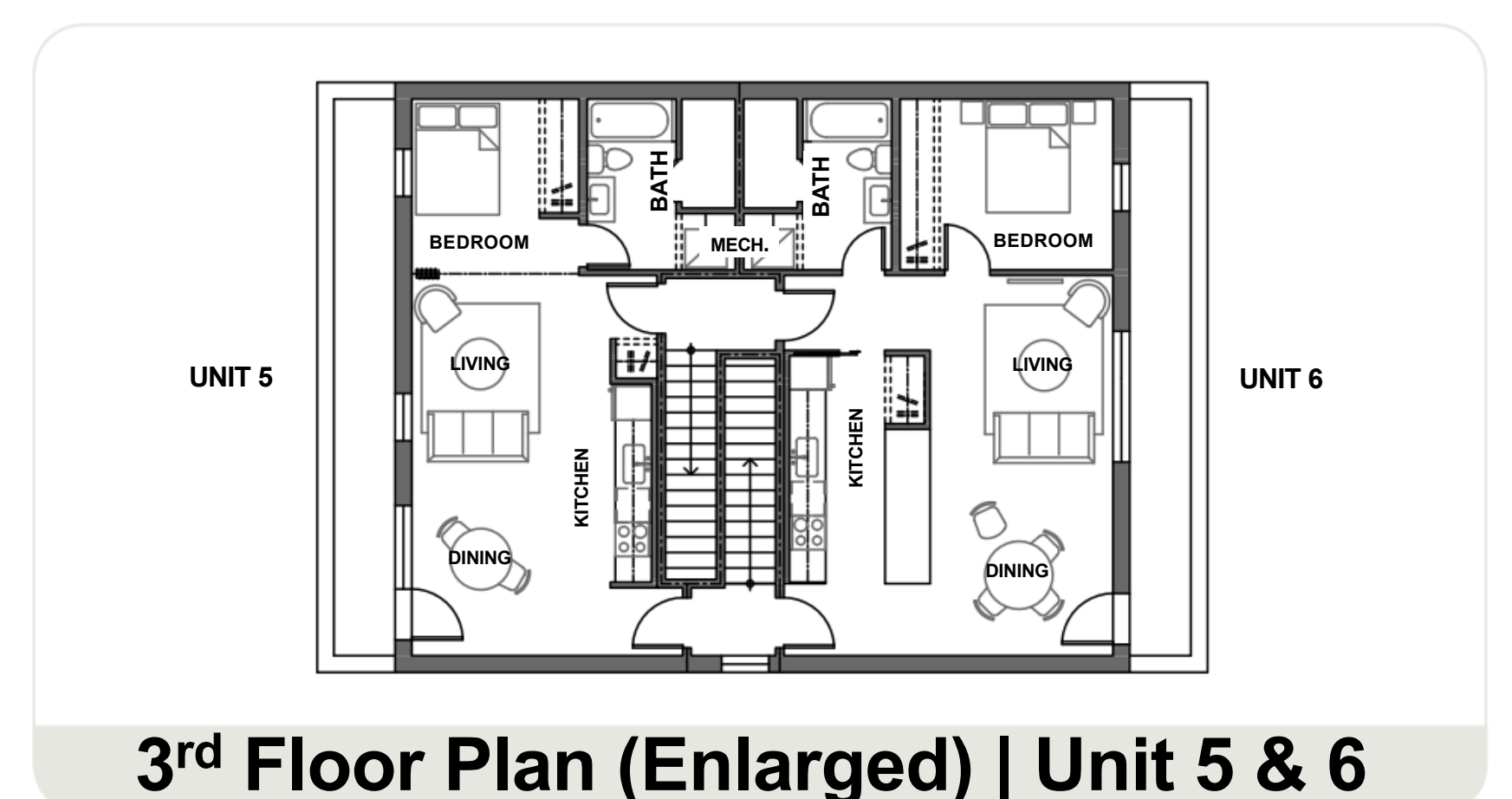
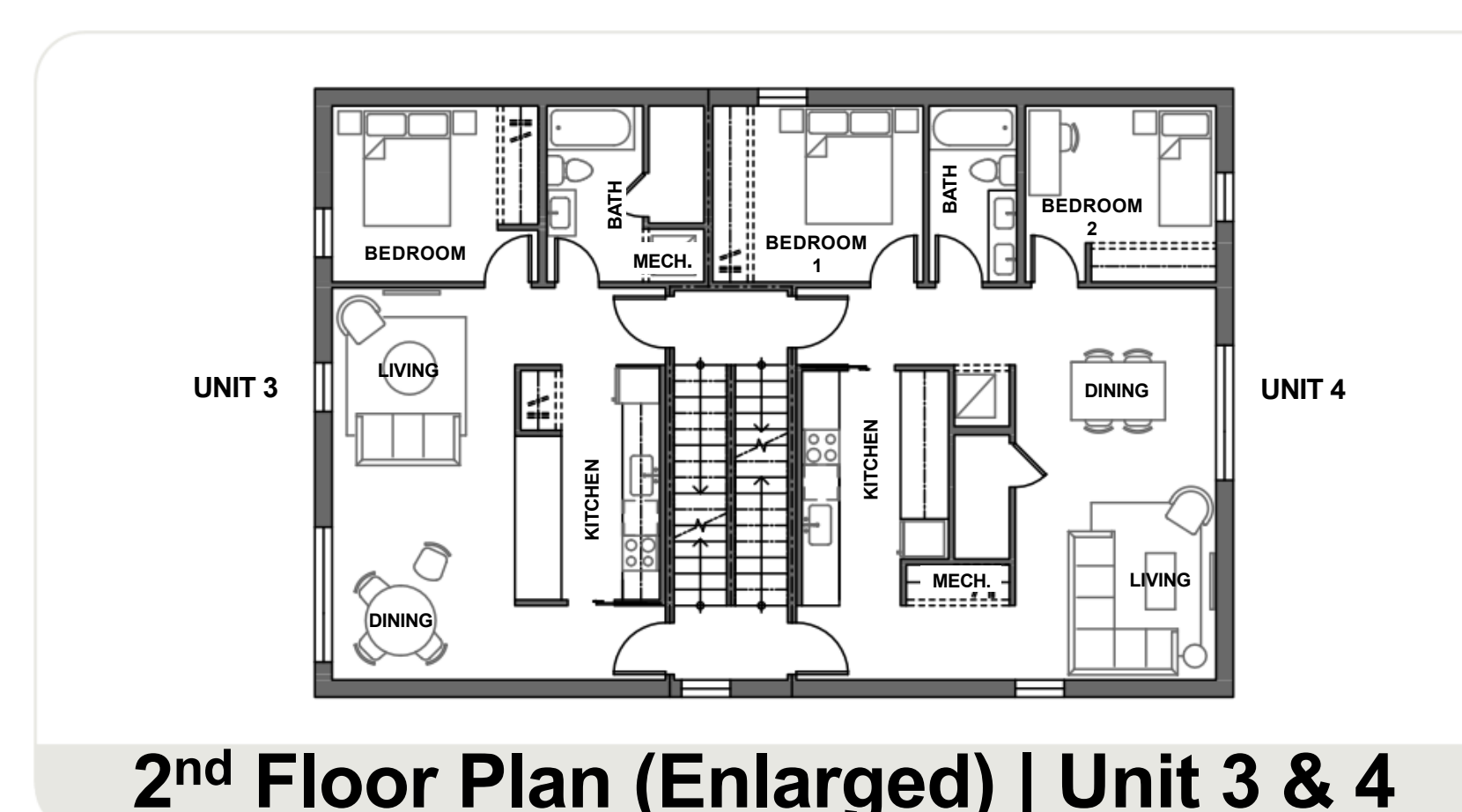
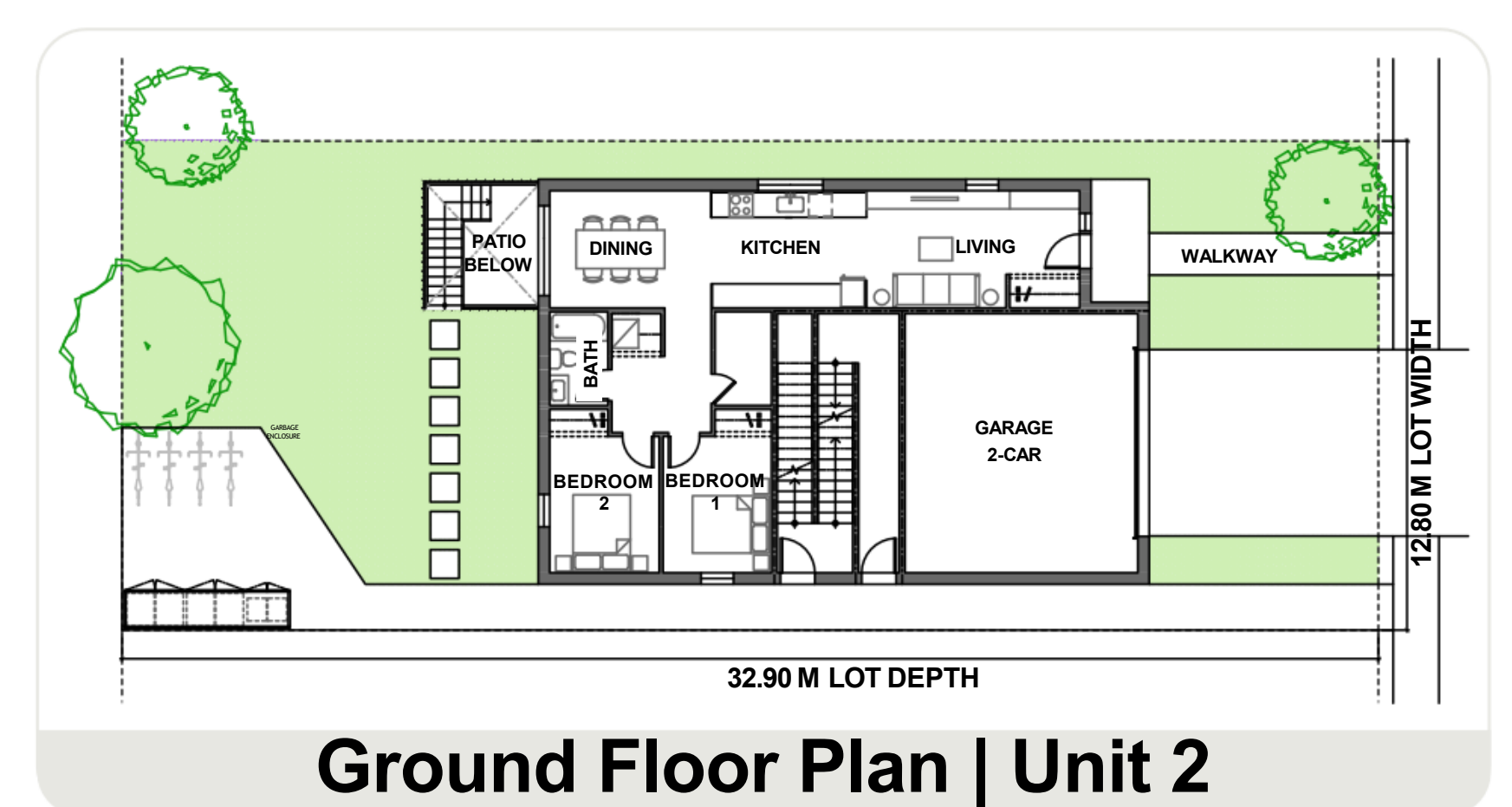
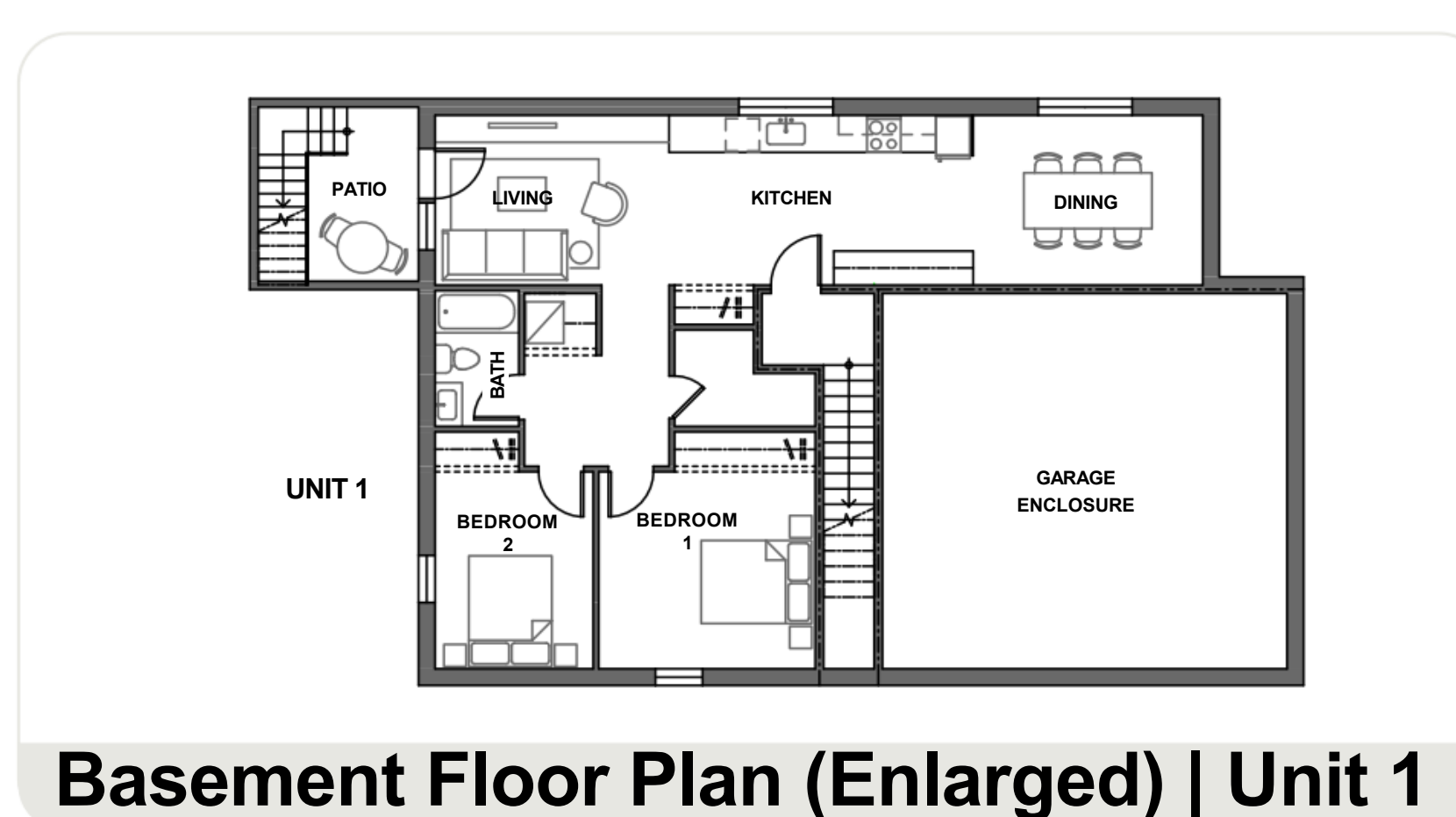
- Average Unit Approximately 70 m²
- 2 Parking Spaces incorporated into building

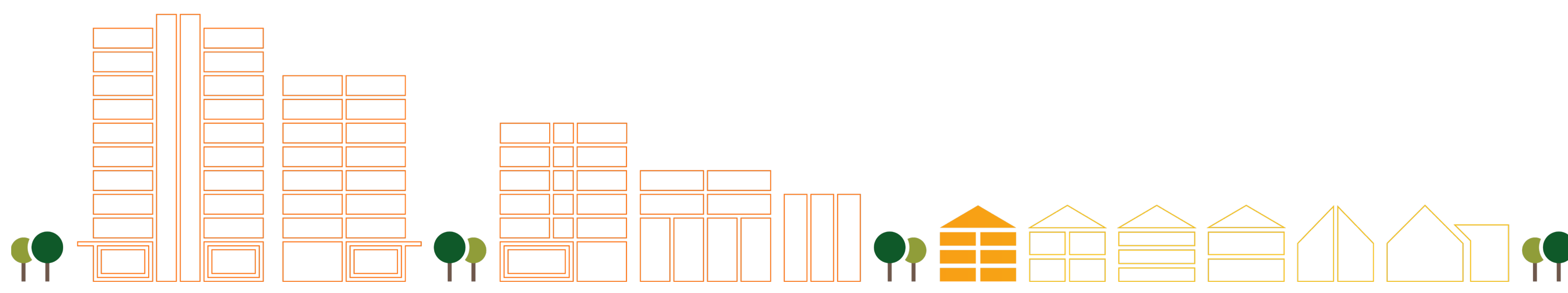
6-Unit Schematic in Wide Lot Context

Section Cut



Floor Plans



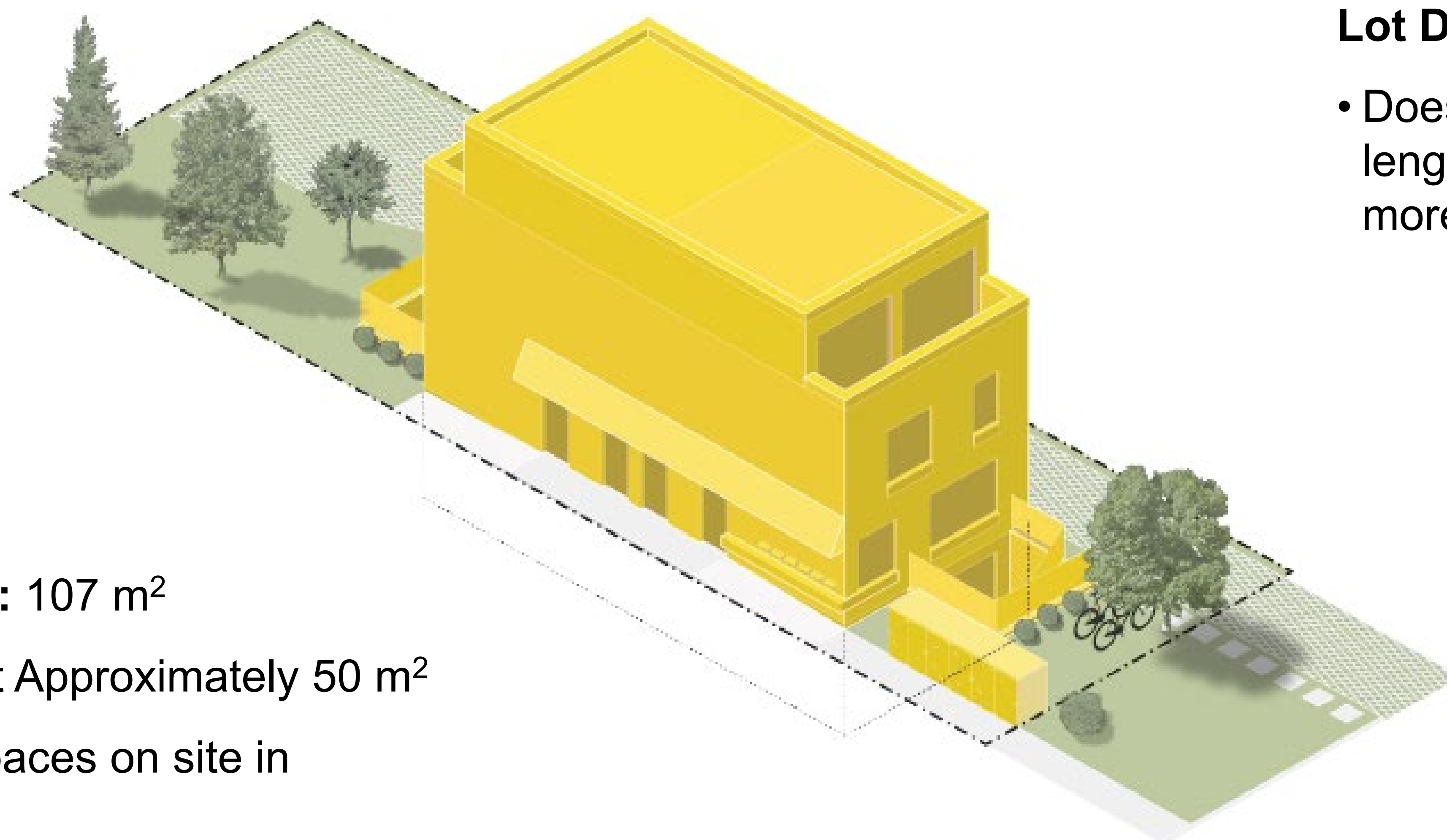


Mid-Width Lots

Multiplex Design Testing

The following diagrams demonstrate fit for Multiplexes in Low-rise Detached Residential Buildings.

Sixplex Design Testing on Low-Rise Detached Box on a Mid-Width Lot



Lot Width: 10.0 m

Lot Depth: 33.9 m

- Does not require building length permissions for more than 17m

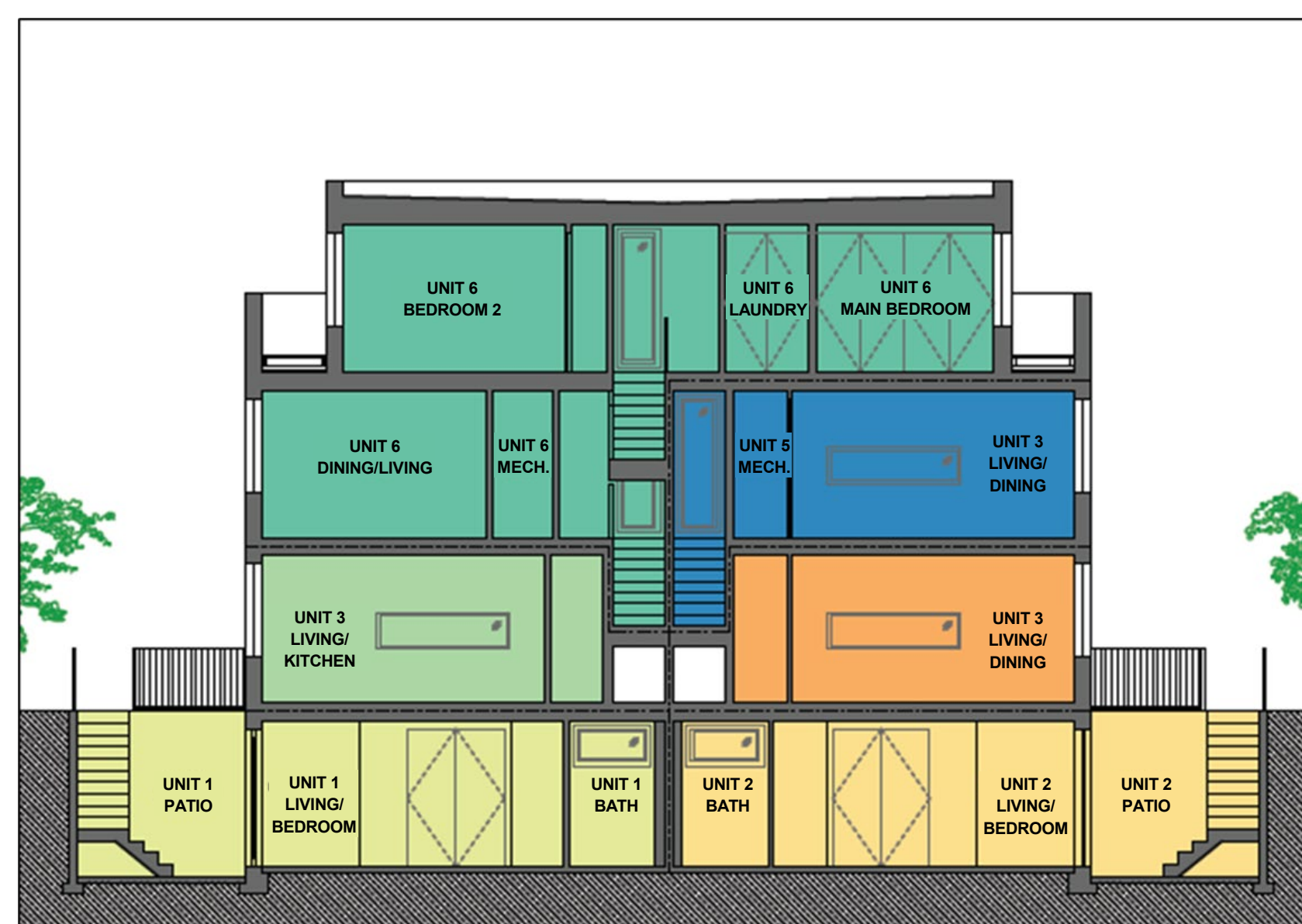
3 Storeys

1 Larger Unit: 107 m²

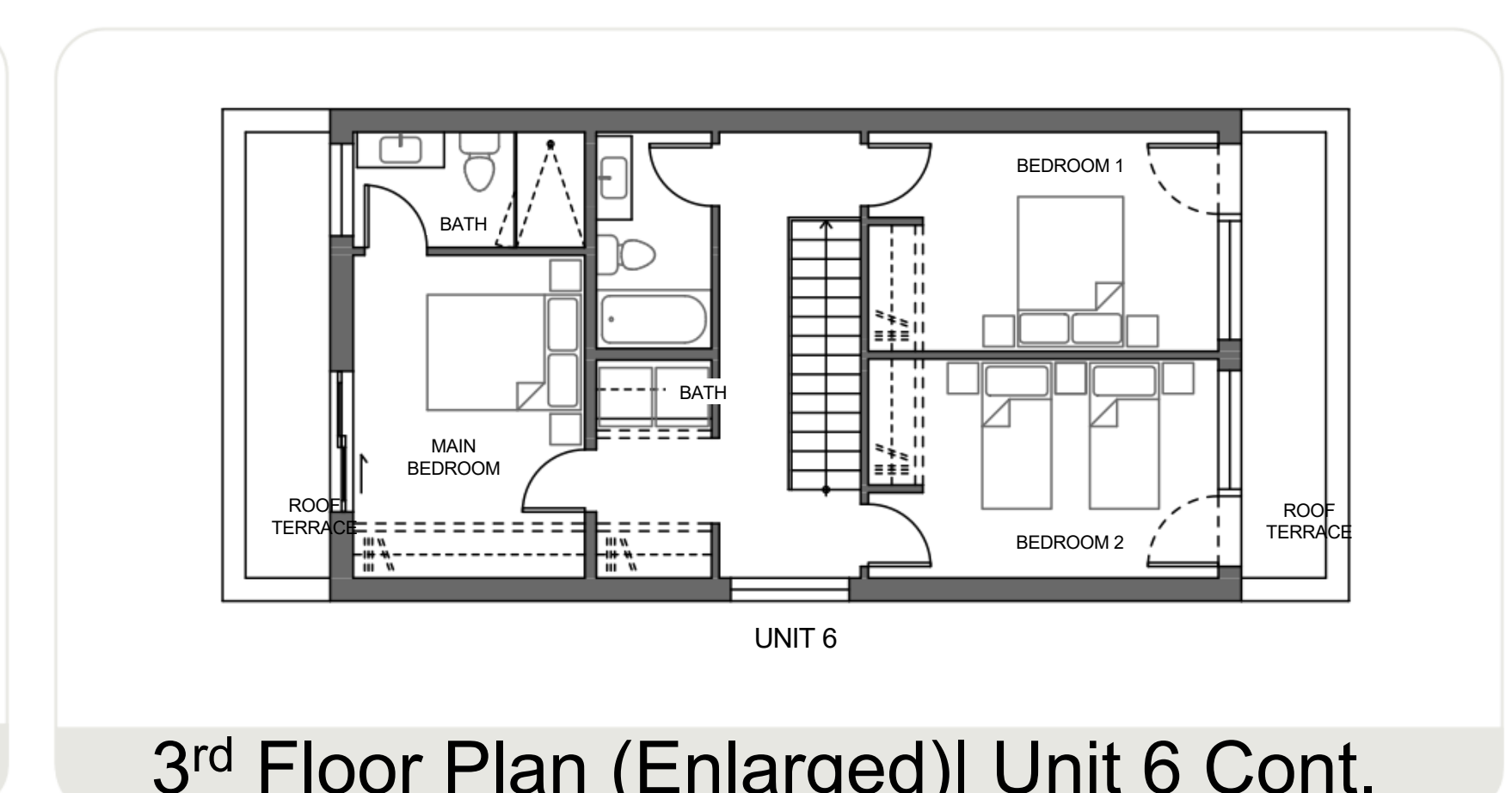
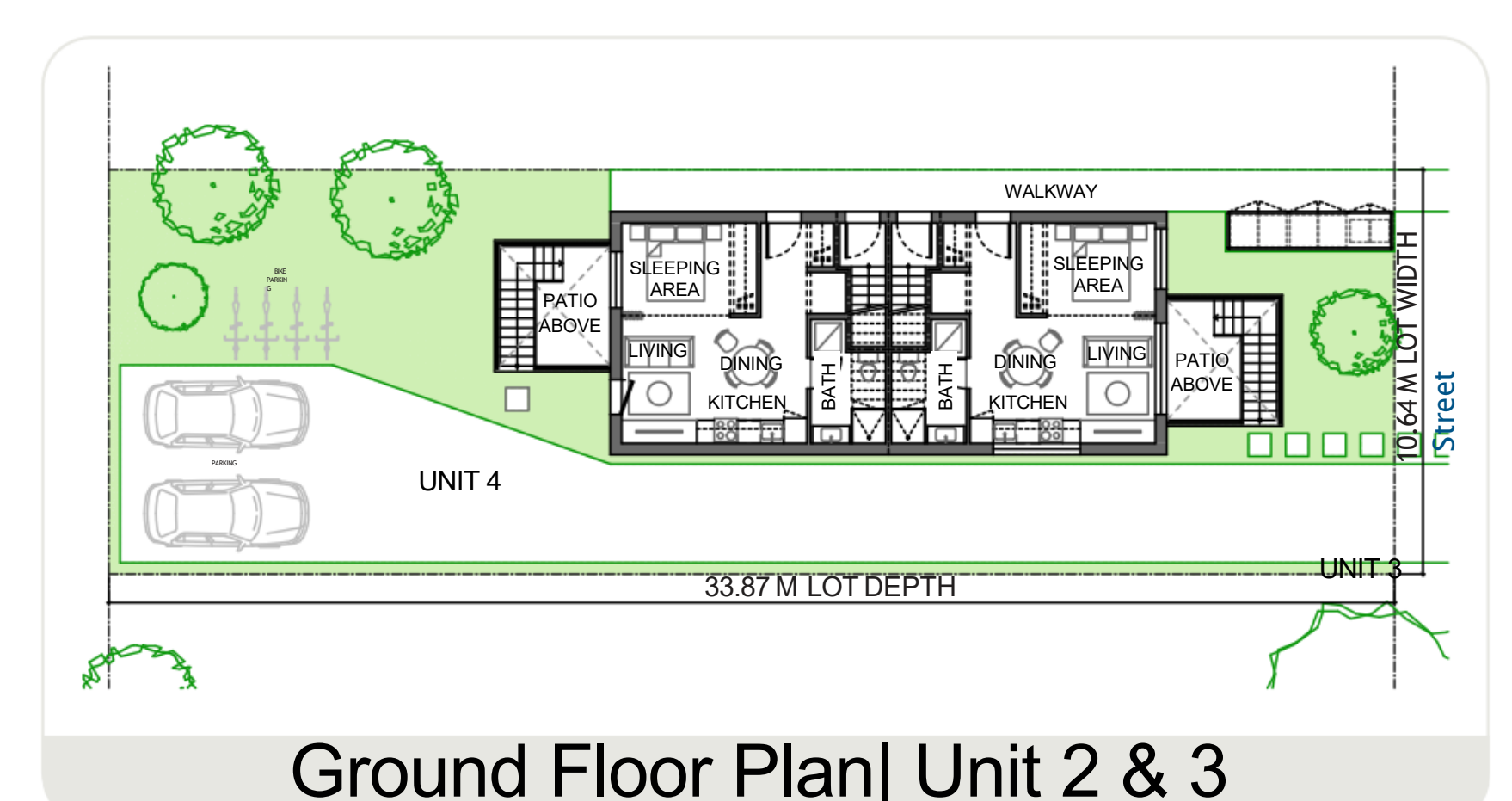
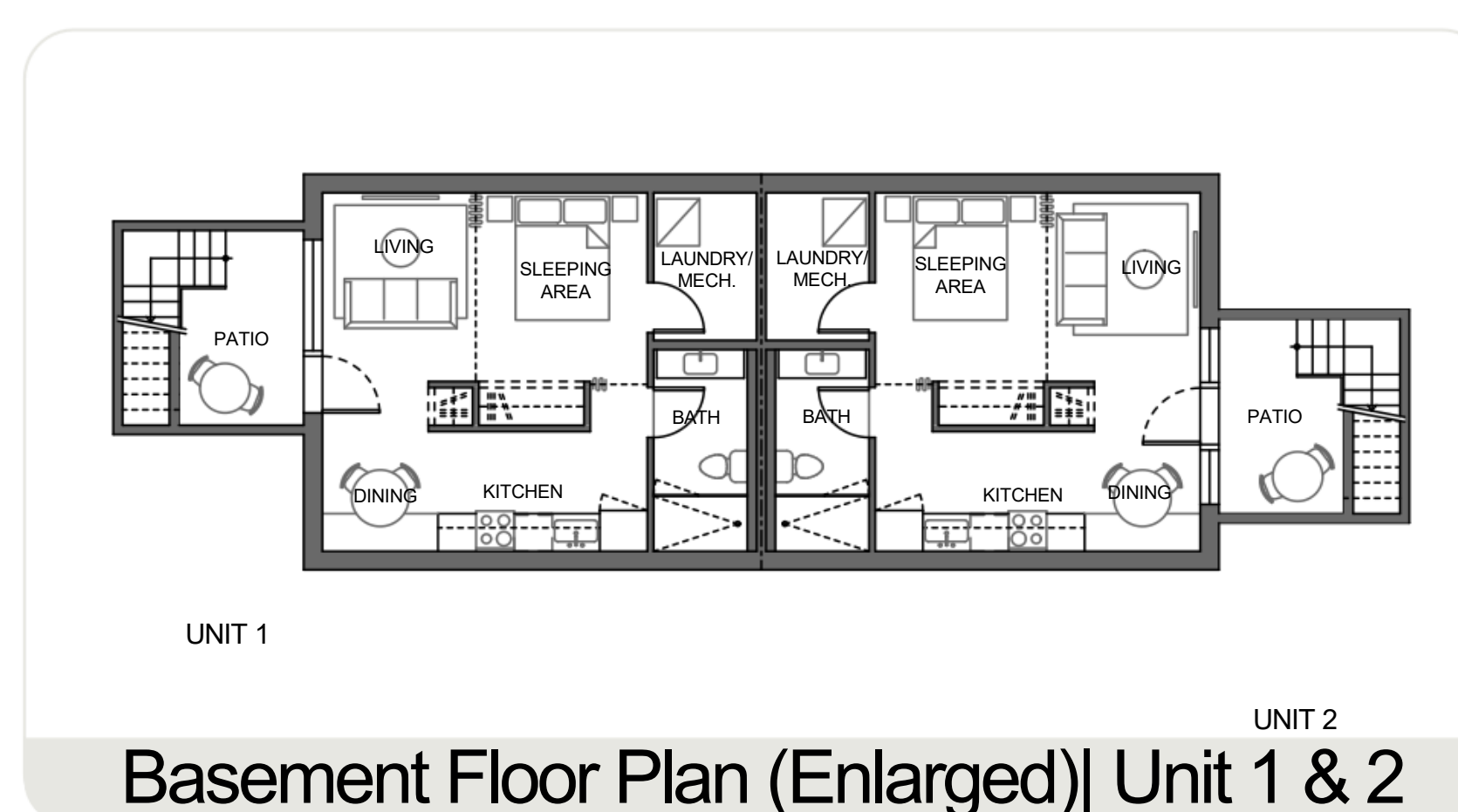
- Average Unit Approximately 50 m²
- 2 Parking Spaces on site in backyard

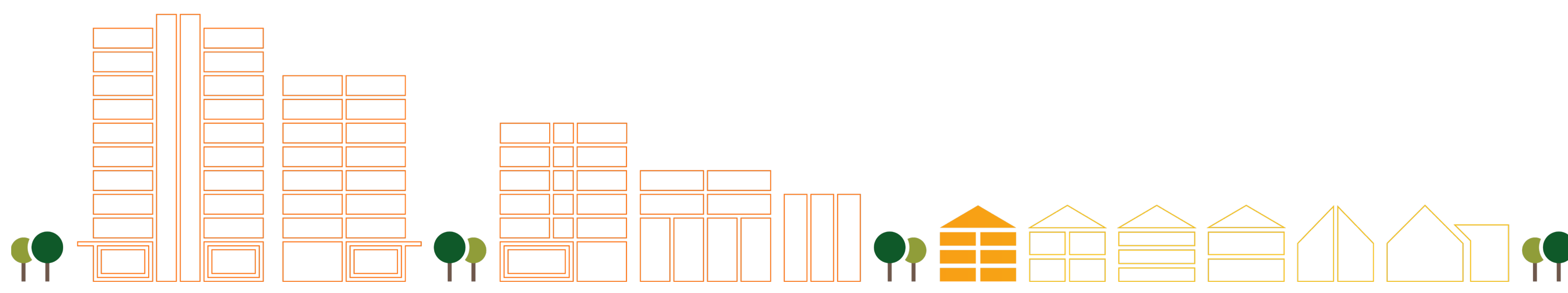
6-Unit Schematic in Mid-Width Lot Context

Section Cut



Floor Plans



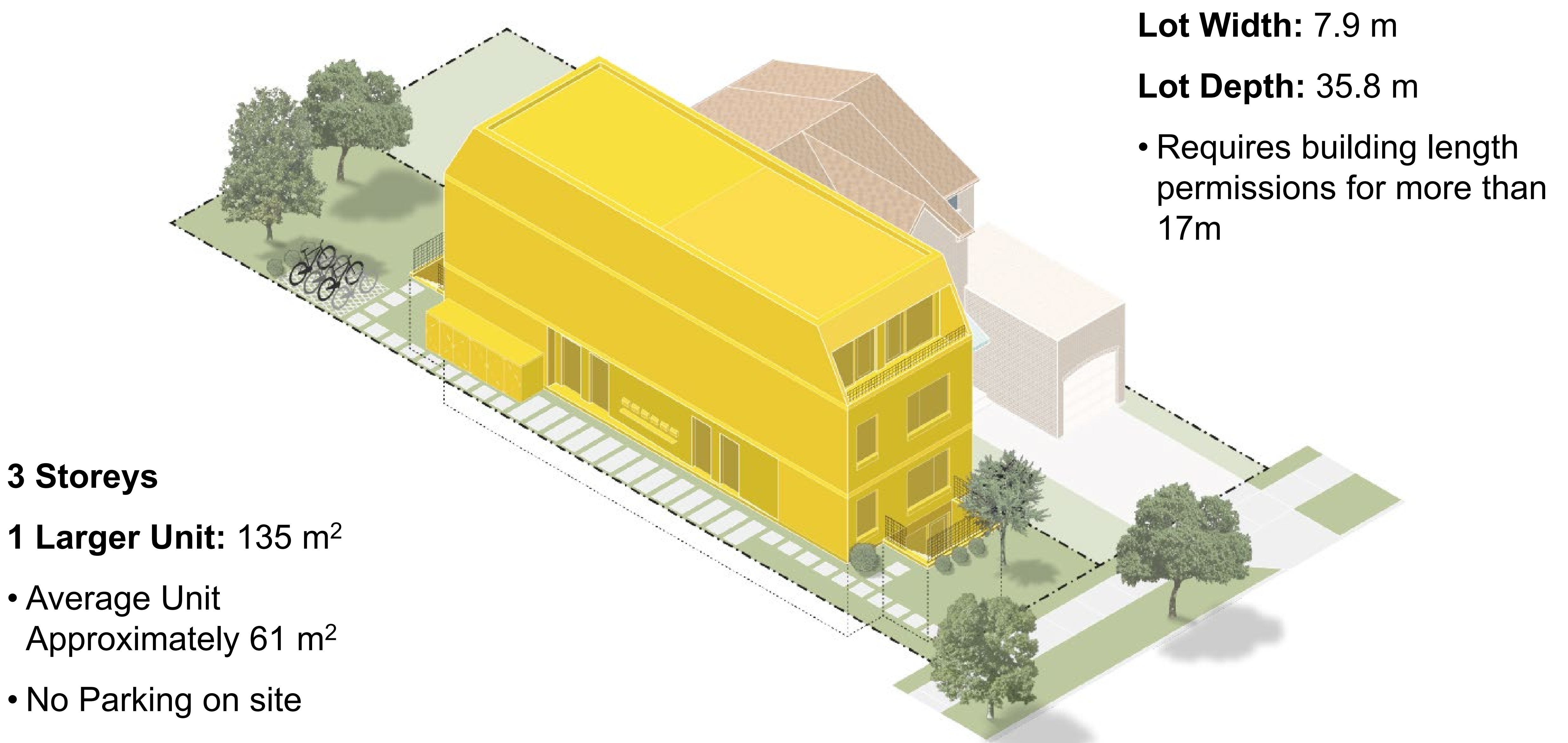


Narrow Lots

Multiplex Design Testing

The following diagrams demonstrate fit for Multiplexes in Low-rise Detached Residential Buildings.

Sixplex Design Testing on Low-Rise Detached Box on a Narrow Lot



3 Storeys

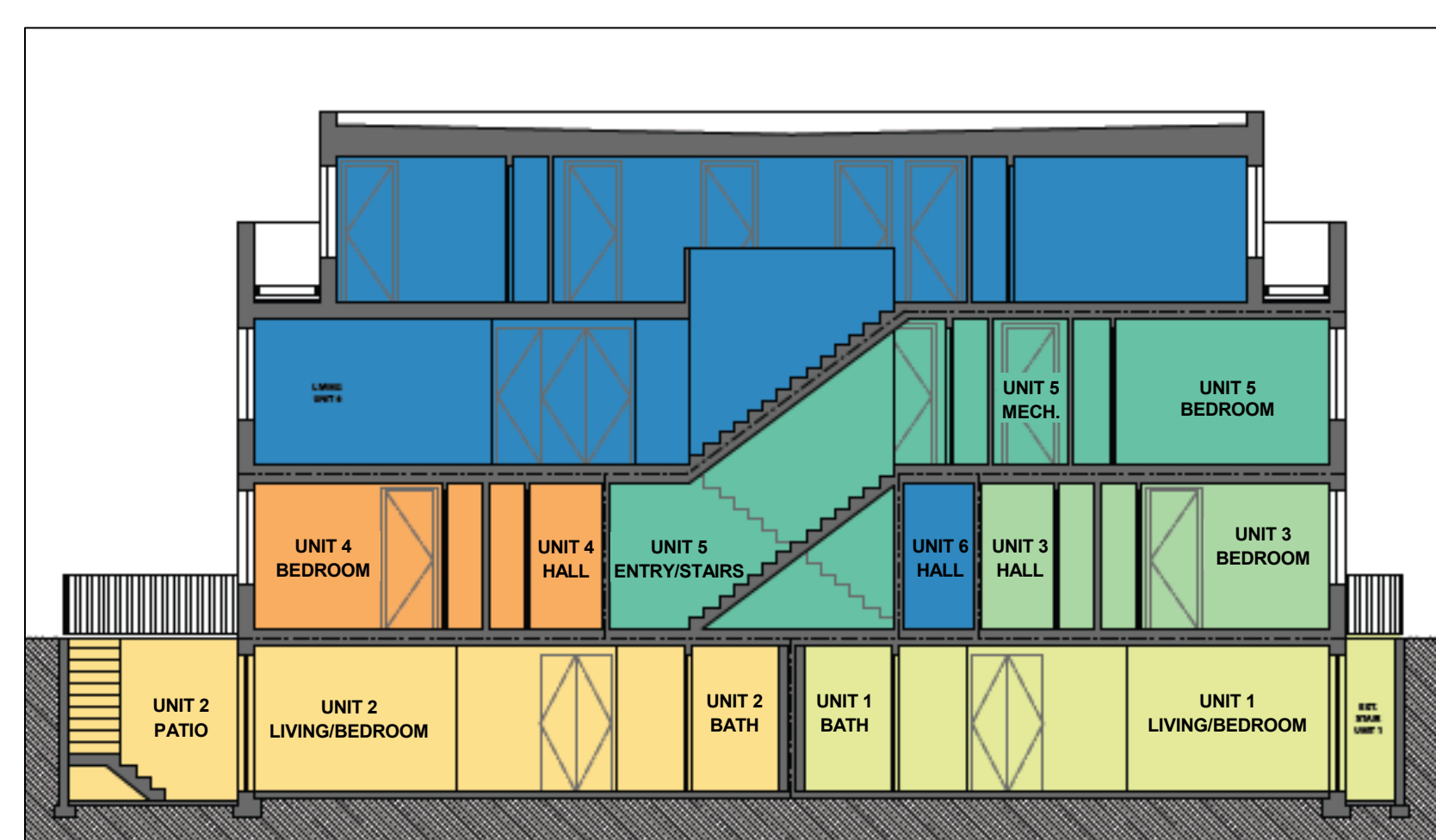
1 Larger Unit: 135 m²

- Average Unit Approximately 61 m²

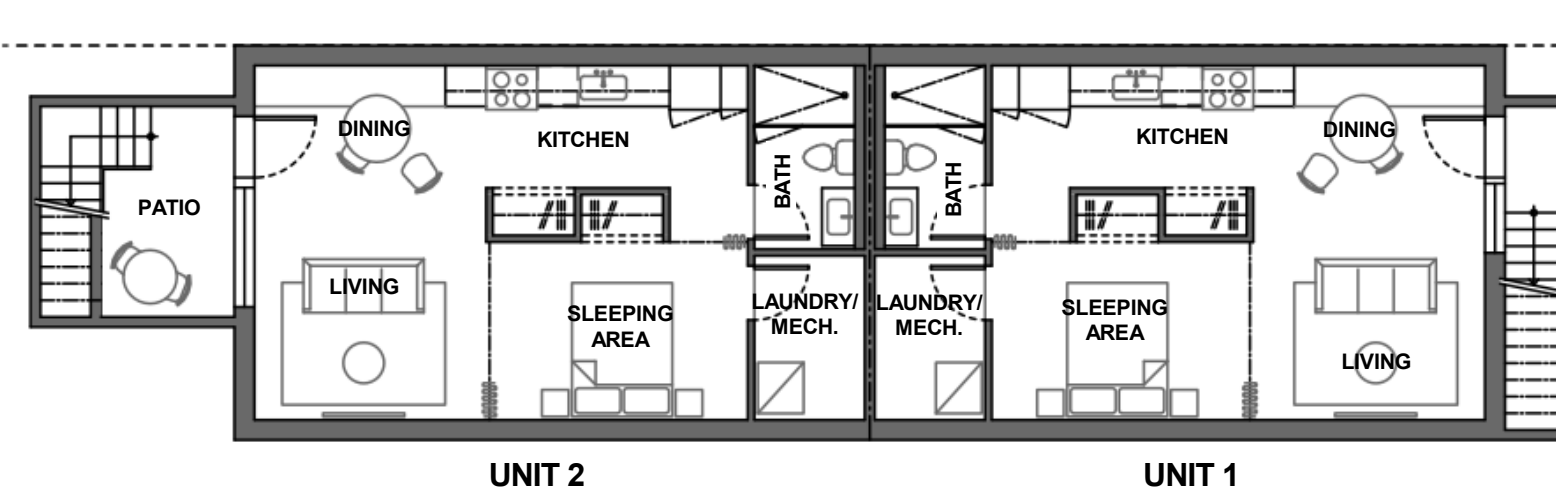
- No Parking on site

6-Unit Schematic in Narrow Lot Context

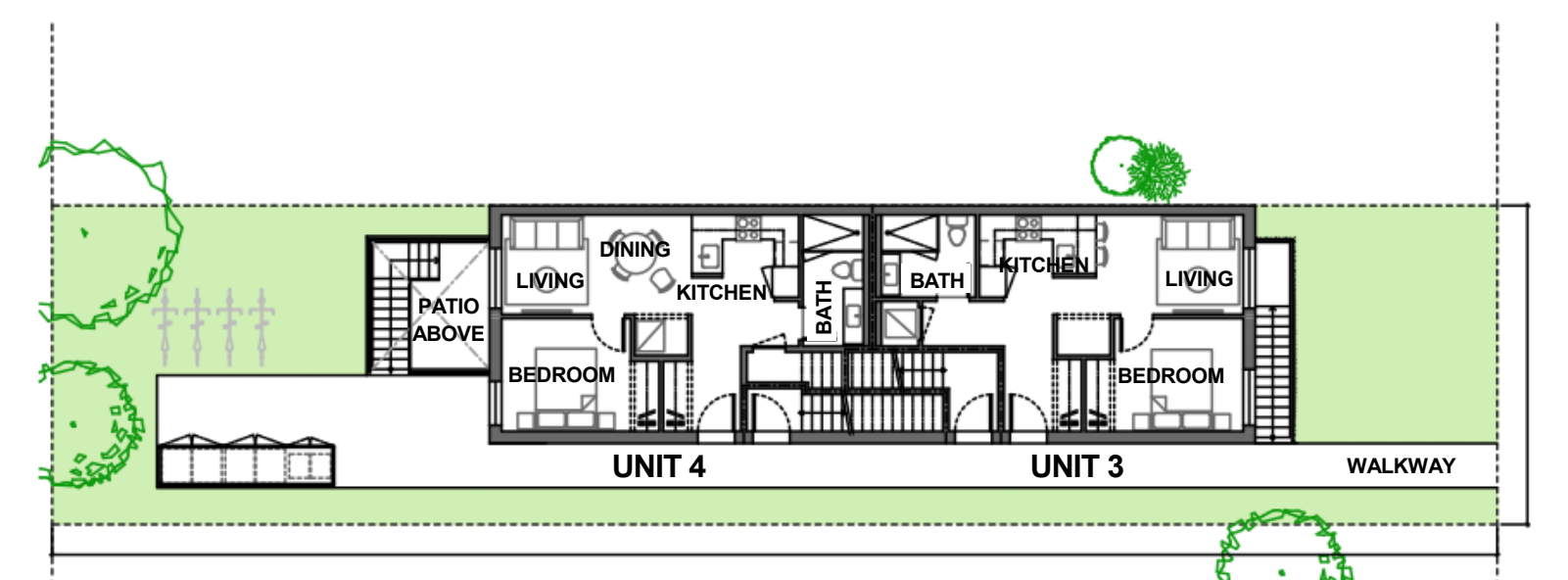
Section Cut



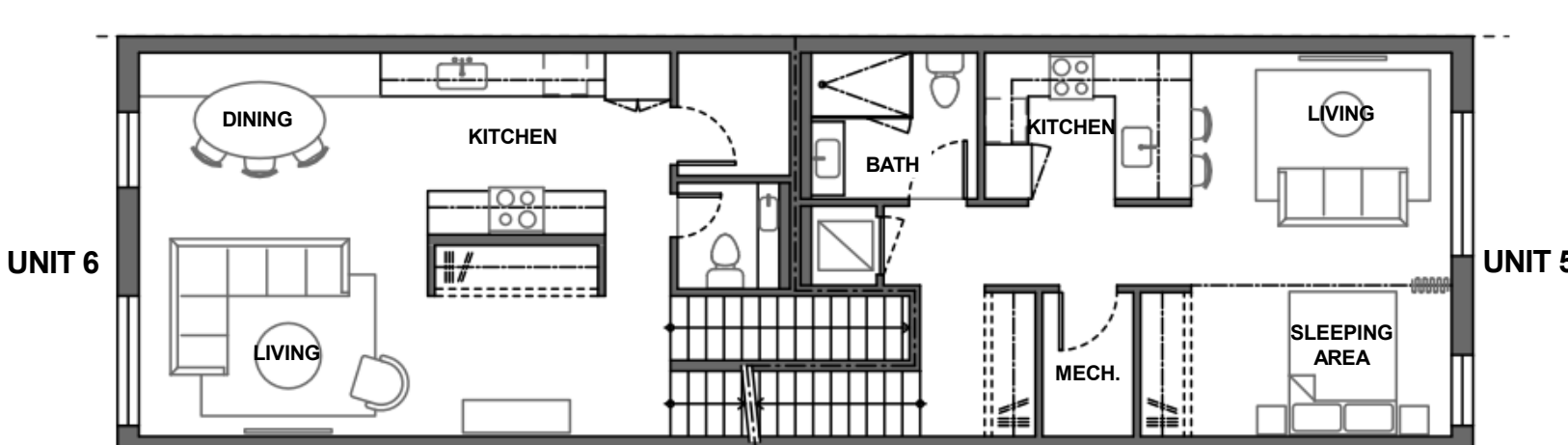
Floor Plans



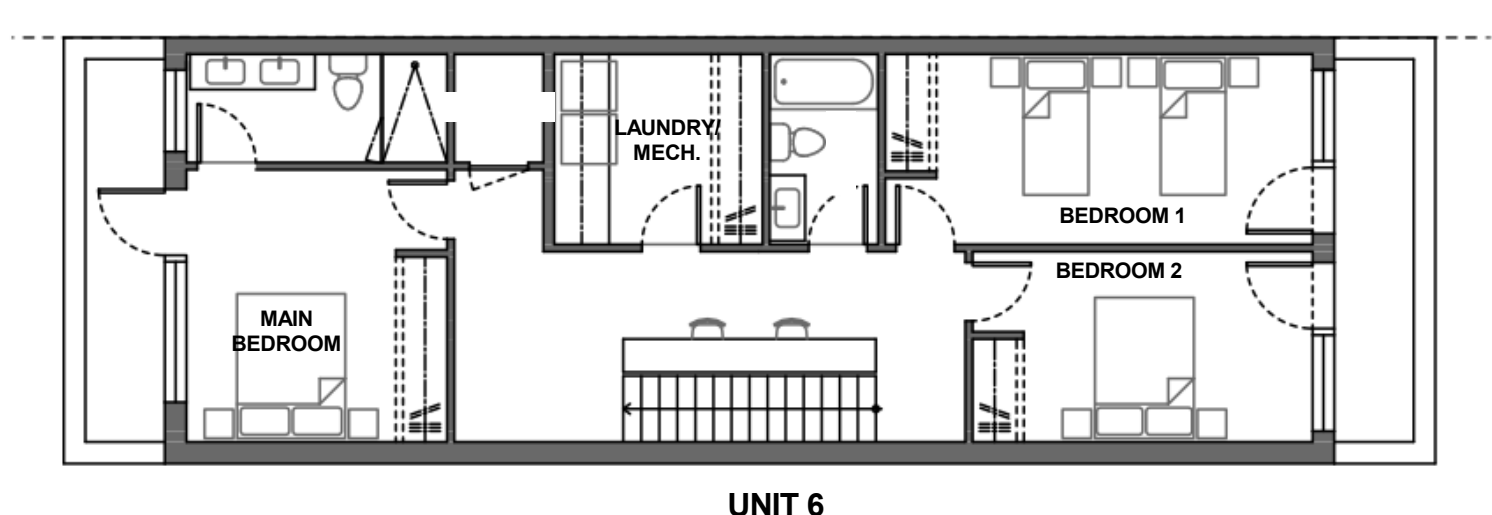
Basement Floor Plan (Enlarged)| Unit 1 & 2



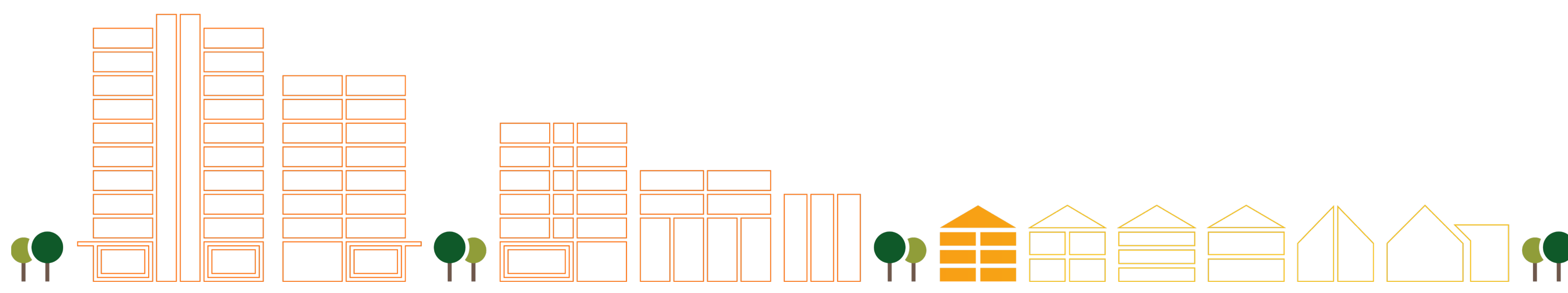
Ground Floor Plan| Unit 3 & 4



2nd Floor Plan (Enlarged)| Unit 5 & 6



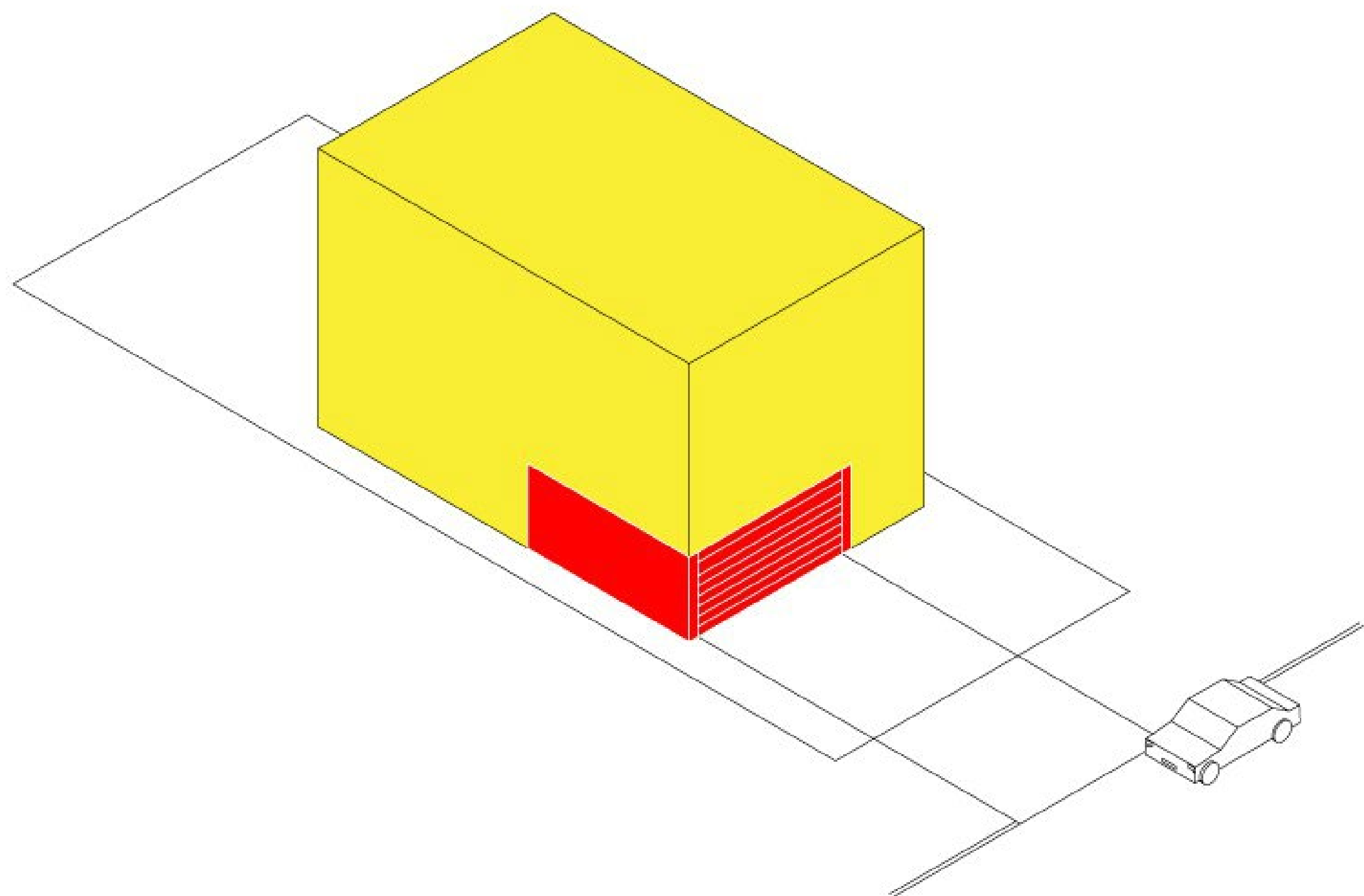
3rd Floor Plan (Enlarged)| Unit 6 Cont.



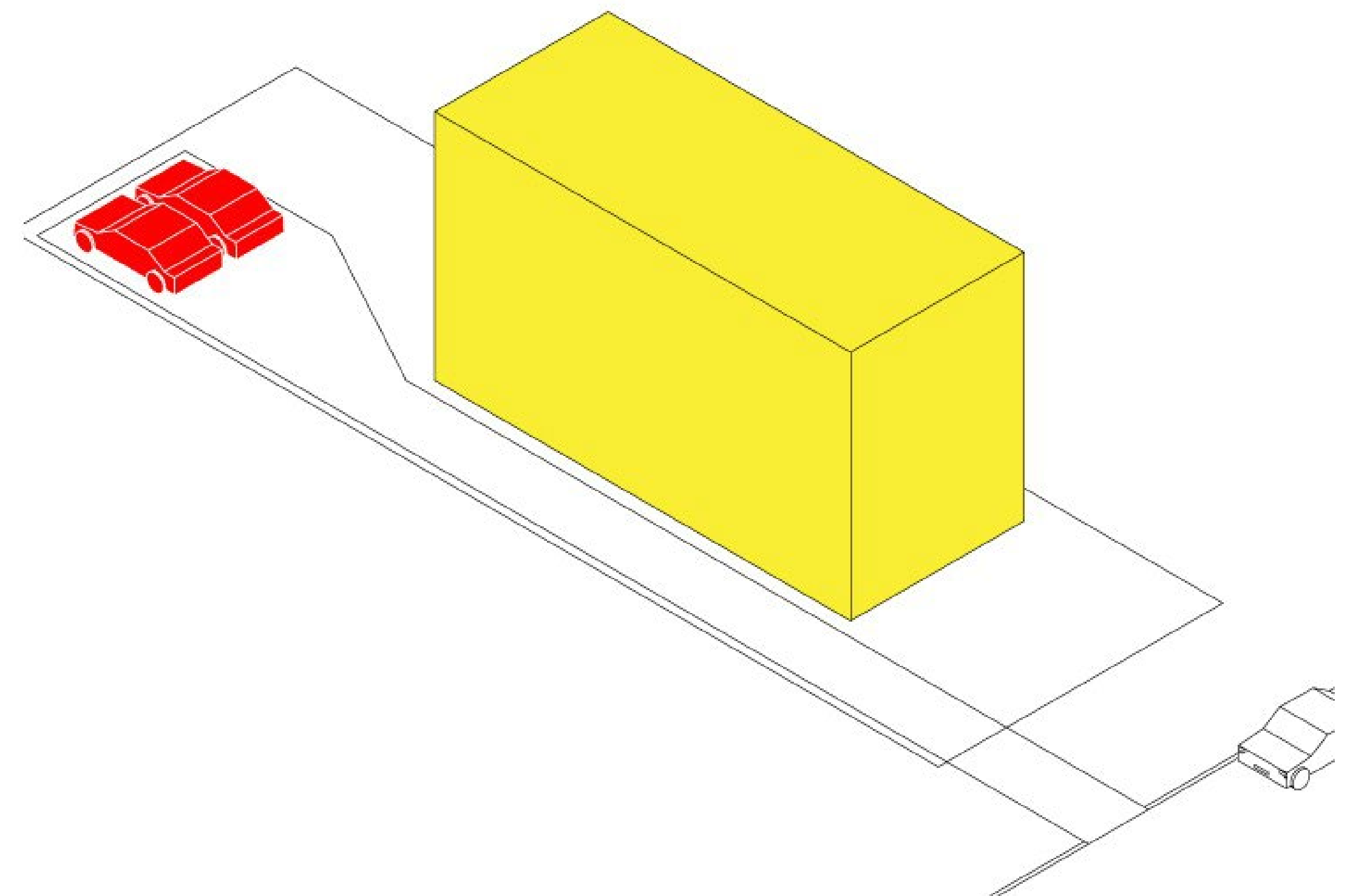
Parking Scenarios

Multiplex Design Testing

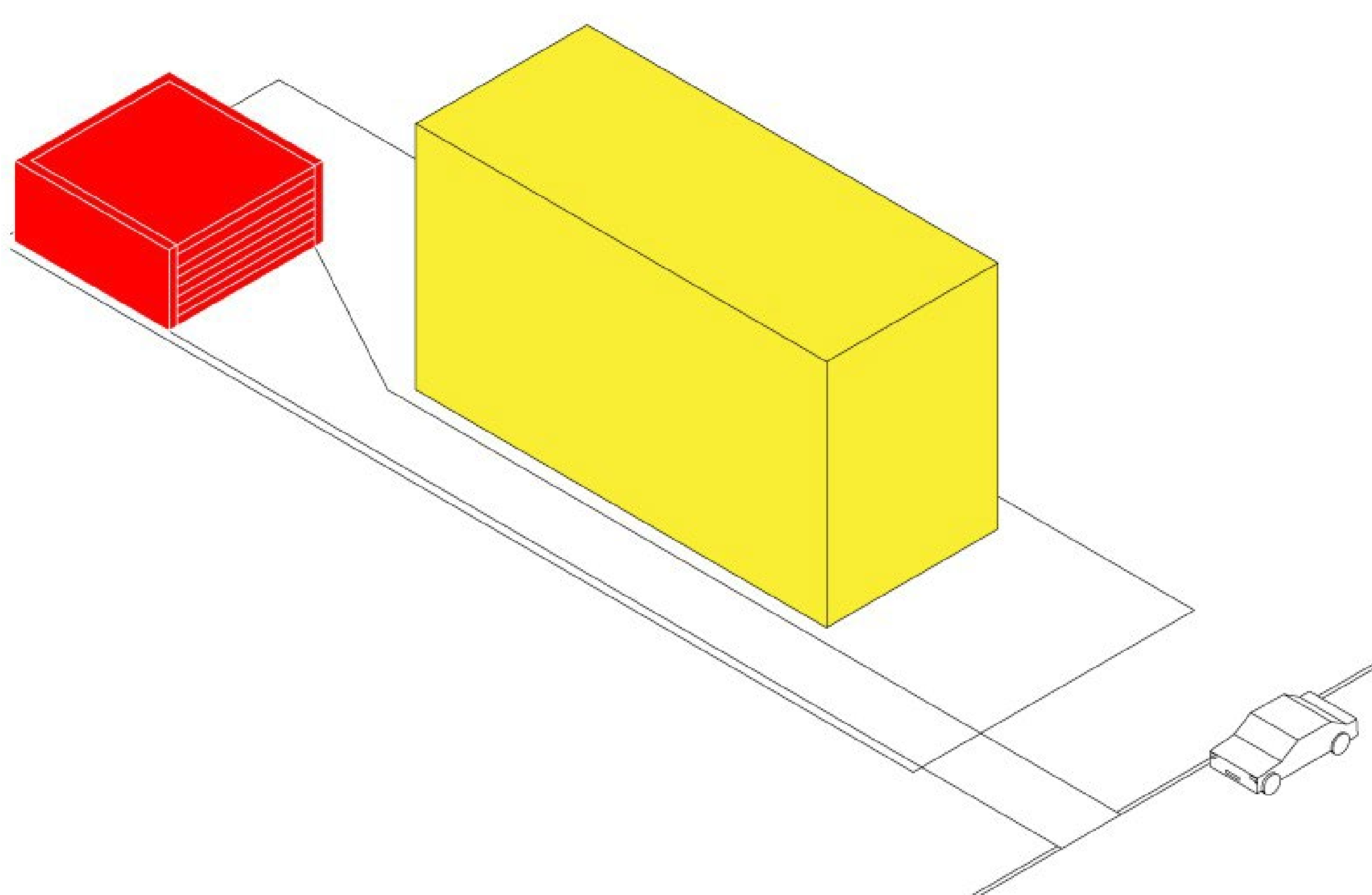
Front Parking - Integrated into Principal Dwelling



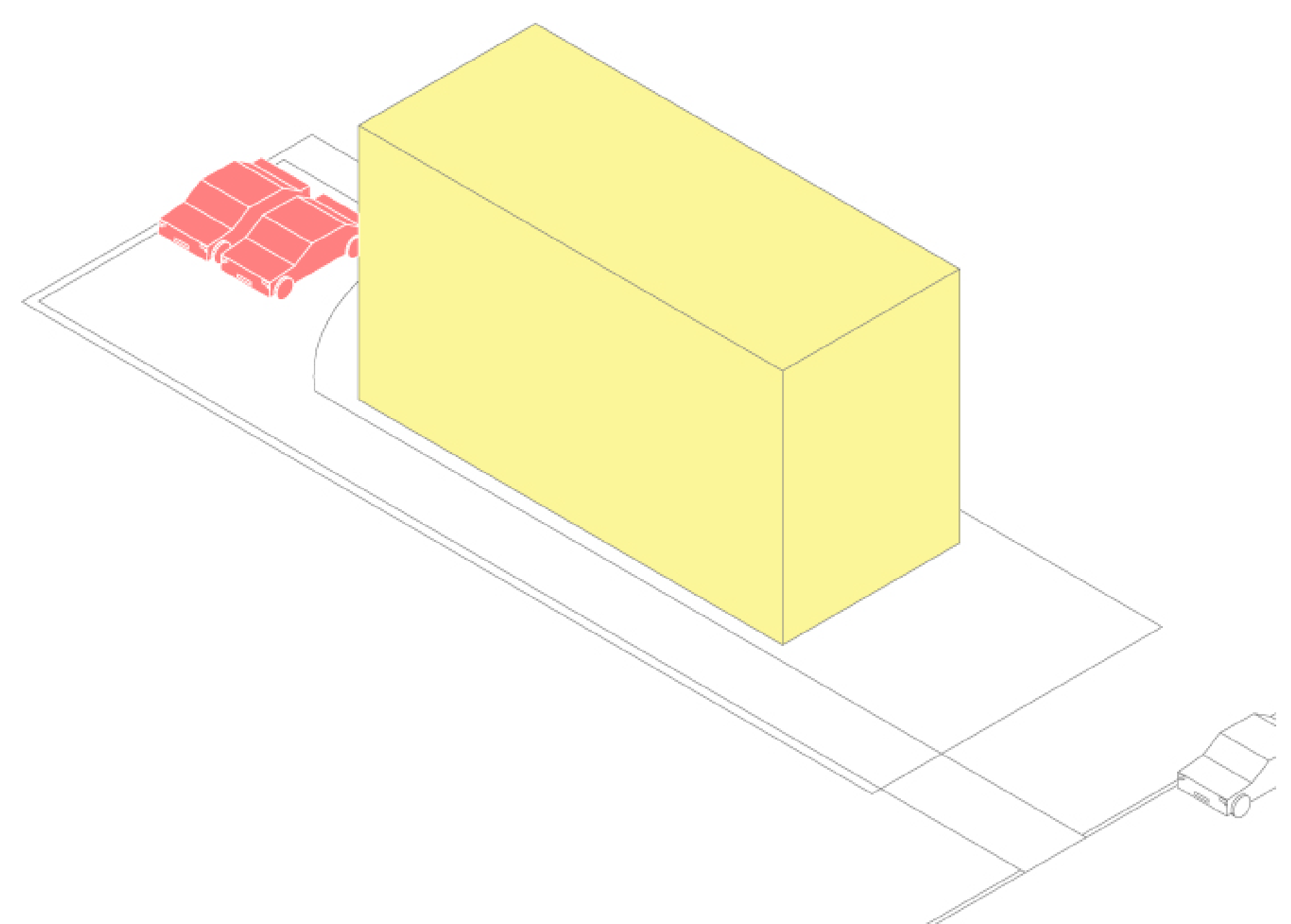
Rear Surface Parking - Parallel to Driveway



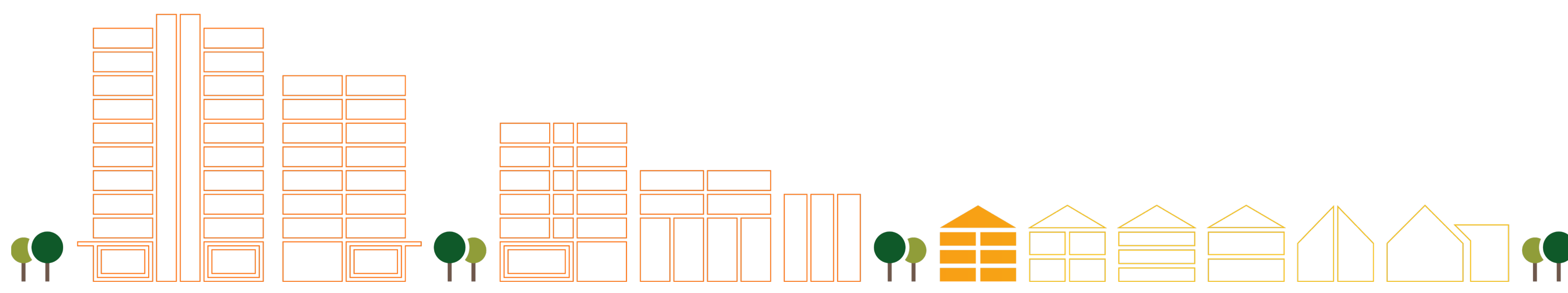
Rear Parking in Accessory Structure



Rear Surface Parking - Perpendicular to Driveway



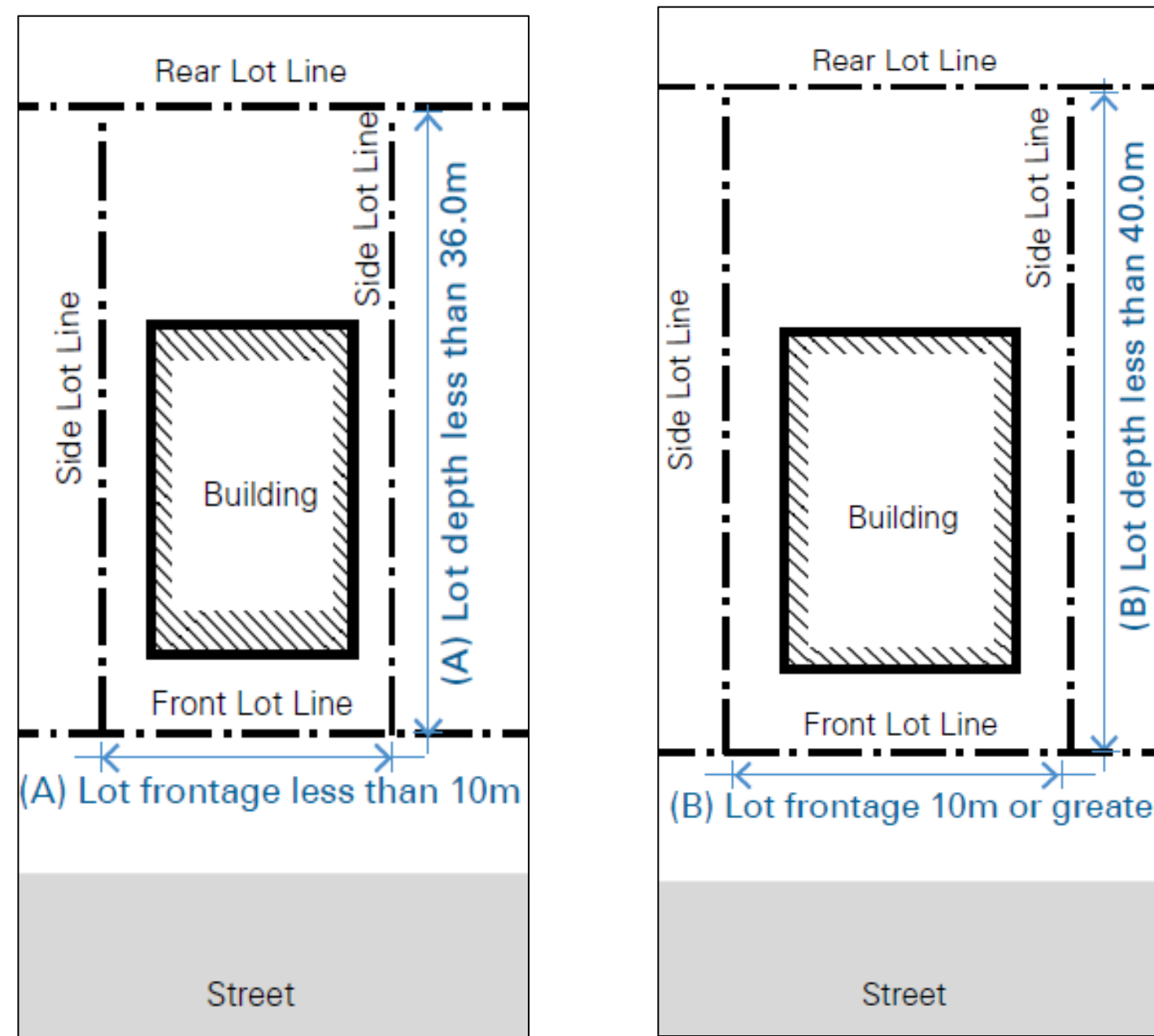
This scenario was not further assessed as part of the case study as it requires additional lot depth and lot width and reduces soft landscaping.



Lot Considerations & Interpretations

Urban Planning Definitions

Shallow Lots



Lot A

Lot B

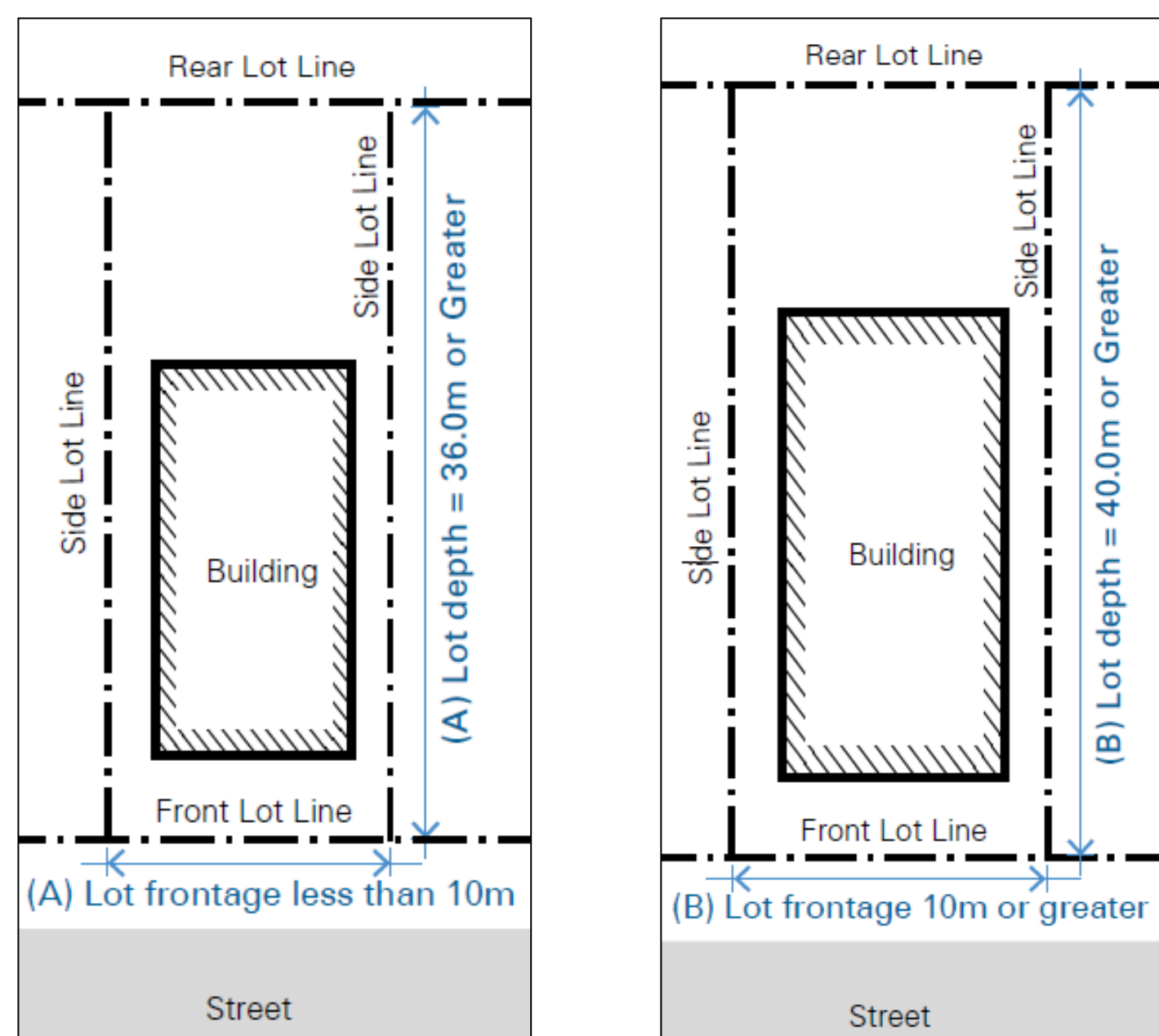
How is it Defined?

A **shallow lot** is identified as:

- (A) A lot with a frontage of less than 10m and a lot depth of less than 36m; or
- (B) A lot with a frontage of 10m or greater and a lot depth of less than 40m.

If a property is identified as a shallow lot, the zoning by-law currently allows the building to have a length of 17m.

Deep Lots



Lot A

Lot B

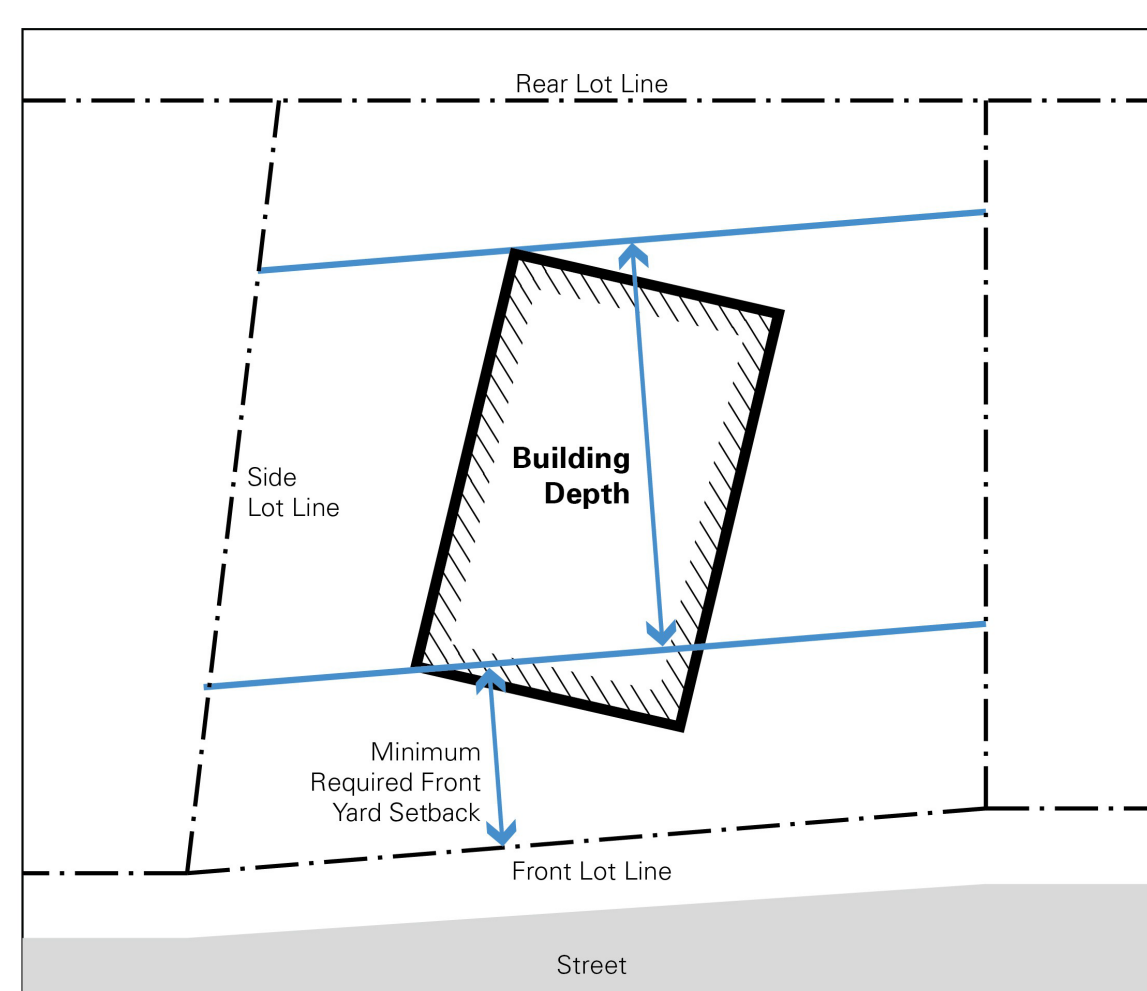
How is it Defined?

A **deep lot** is identified as:

- (A) A lot with a frontage of less than 10m and a lot depth of 36m or greater; or
- (B) A lot with a frontage of 10m or greater and a lot depth of 40m or greater.

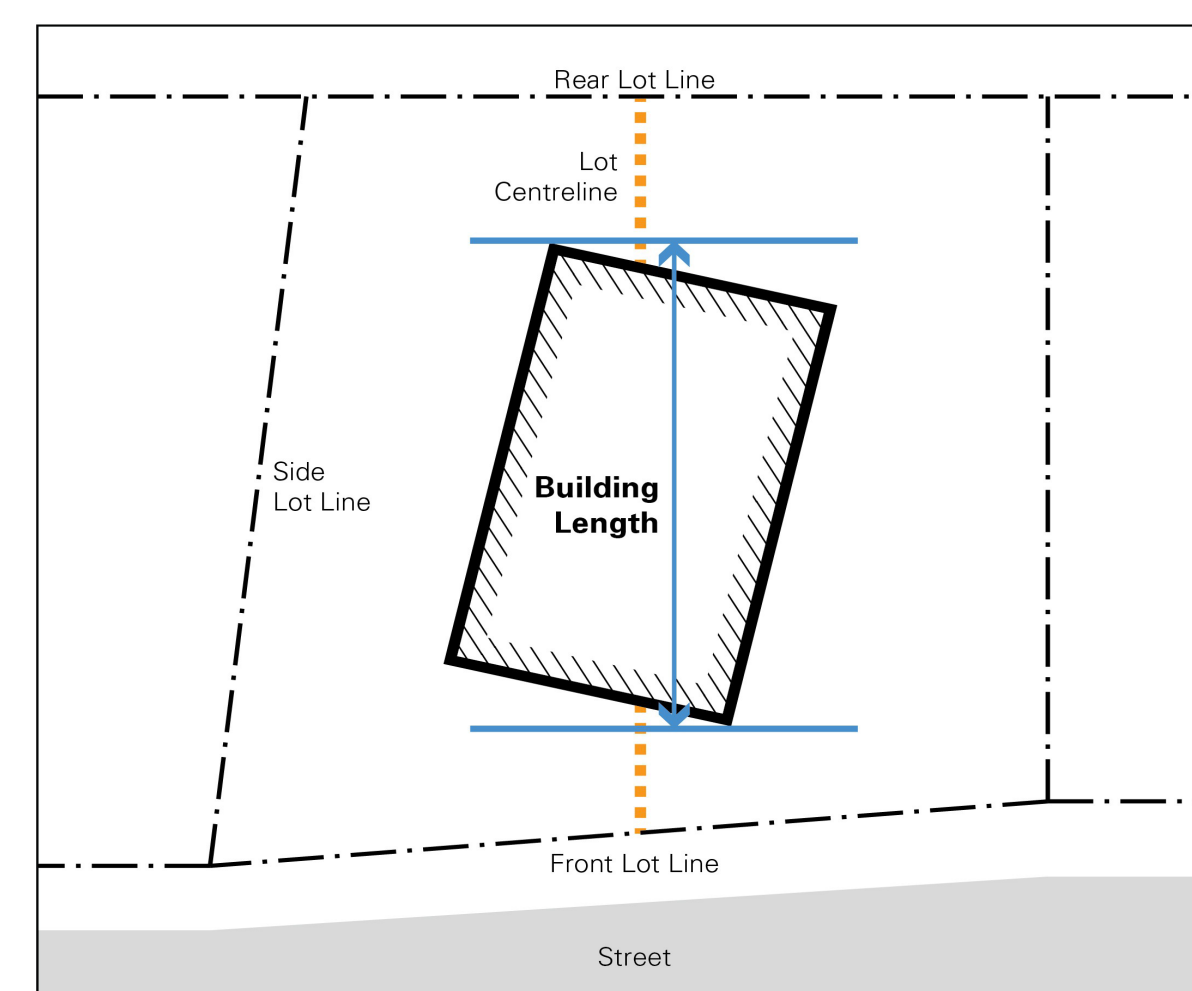
If a property is identified as a deep lot, the zoning by-law currently allows the building to have a length of 19m. So as per Council's direction mentioned on the previous slide, the intent is really to see if we can allow shallow lots to have the same building length as deep lots.

Building Depth and Length



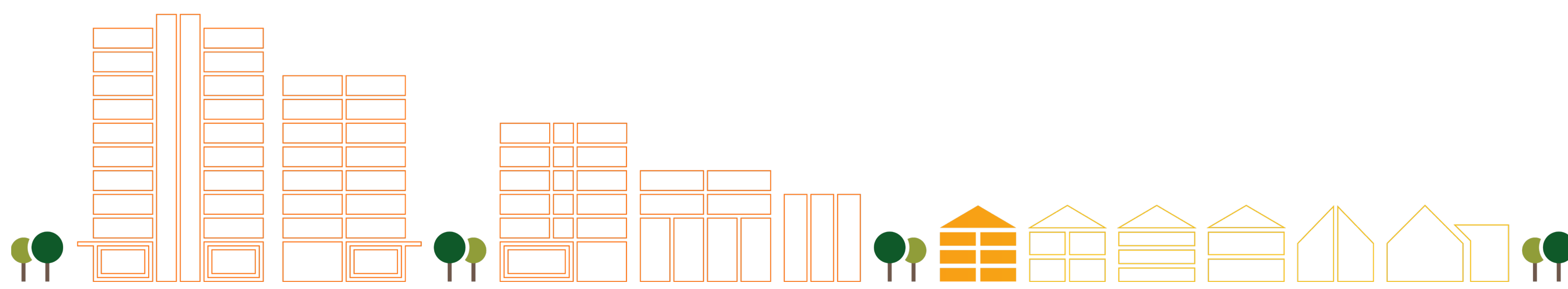
Building Depth:

The horizontal distance between the front yard setback required on a lot and the portion of the building's rear main wall furthest from the required front yard setback, measured along a line that is perpendicular to the front yard setback line.

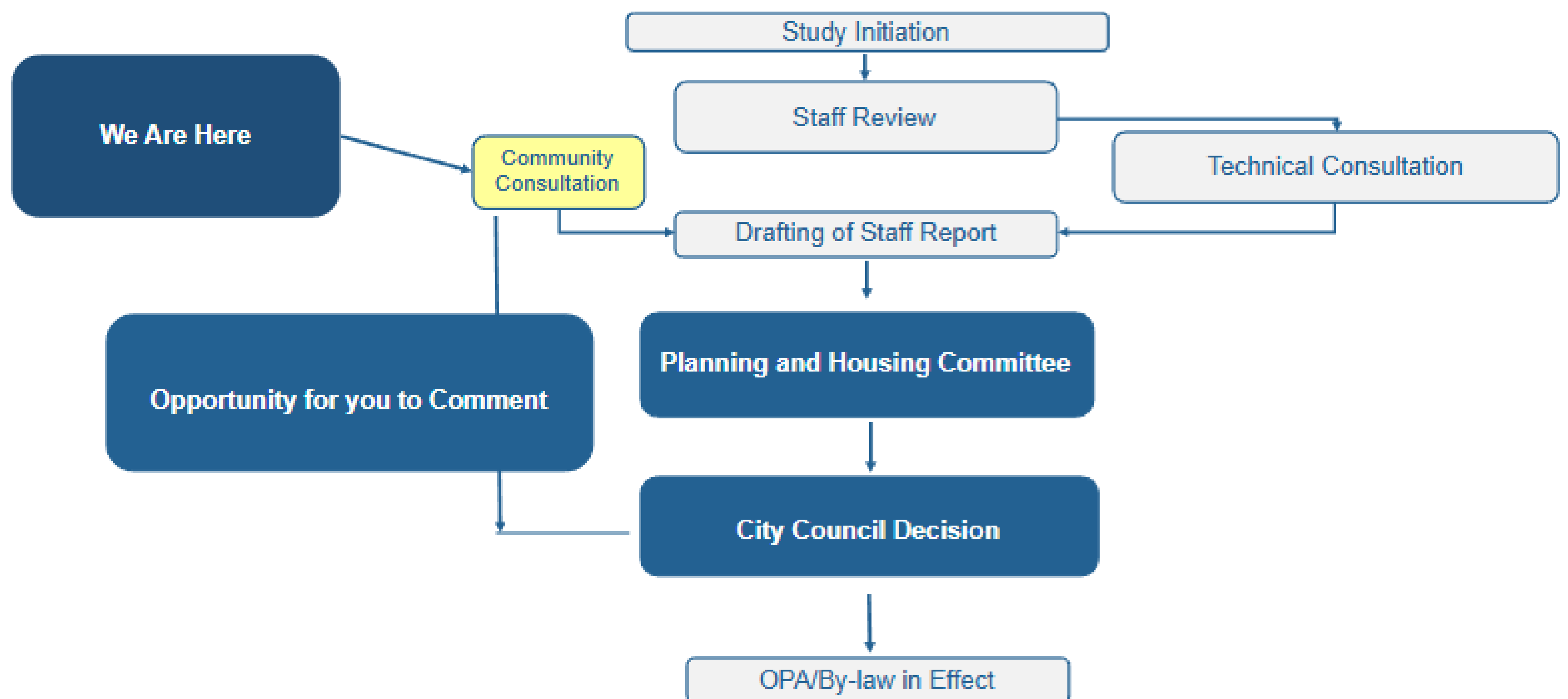


Building Length:

The horizontal distance between the portion of the front main wall of a building on a lot closest to the front lot line, and the portion of the rear main wall of the building closest to the rear lot line, measured along the lot centreline.



Ongoing Work



Next Phase of Review

- Continue to review 5- and 6-Plex 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
 - Report back Q4 2025 on outcome of additional standards required to support further introduction of 5- & 6- unit multiplexes city-wide
- Longer-term:
 - Zoning By-law Modernization and Simplification to simplify residential building types