TORONTO

Neighbourhood Intensification Summary

What is the Neighbourhood Intensification Bulletin?

The **Neighbourhood Intensification Bulletin** studies the potential for new housing in Toronto's Neighbourhoods, as part of the **Expanding Housing Options in Neighbourhoods** (EHON) initiative.

The Bulletin models and reports on the maximum citywide potential and estimated uptake to 2051 for EHON initiatives recently adopted by Toronto City Council: Laneway Suites, Garden Suites, Multiplexes, and Major Streets projects. See below for visual examples of each initiative.
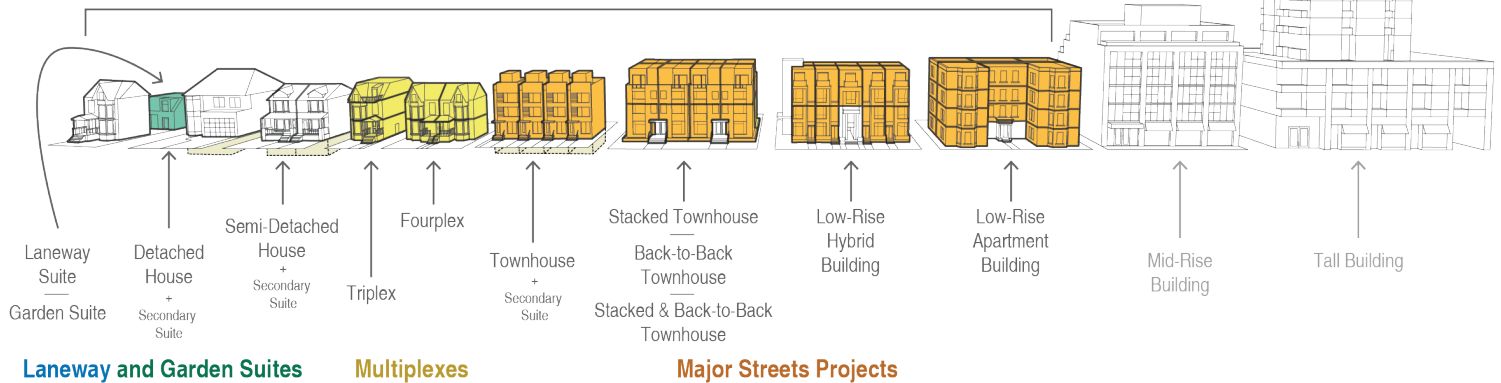
These estimates quantify how EHON initiatives can contribute to Toronto's housing goals, including the **Housing Action Plan** and the **Municipal Housing Target**.

Why do this research now?

City Planning is studying ways to expand housing options in Neighbourhoods, to increase housing choice and access for Torontonians. New options have recently been adopted citywide, including:

- **Laneway Suites** (adopted 2019)
- **Garden Suites** (adopted 2022)
- **Multiplexes** (adopted 2023)
- **Major Streets** (adopted 2024, currently under appeal)

Housing Options for Neighbourhoods

| Laneway Suite — Garden Suite | Detached House + Secondary Suite | Semi-Detached House + Secondary Suite | Triplex | Fourplex | Townhouse + Secondary Suite | Stacked Townhouse — Back-to-Back Townhouse — Stacked & Back-to-Back Townhouse | Low-Rise Hybrid Building | Low-Rise Apartment Building | Mid-Rise Building | Tall Building |

Laneway and Garden Suites   **Multiplexes**   **Major Streets Projects**

Why Add More Homes to Neighbourhoods?

Neighbourhoods are a land use designation in **Toronto's Official Plan**. They cover more land than any other designation: 224.5 square kilometres, just over 35% of the city's total land area and around 80% of the city's residential land area.
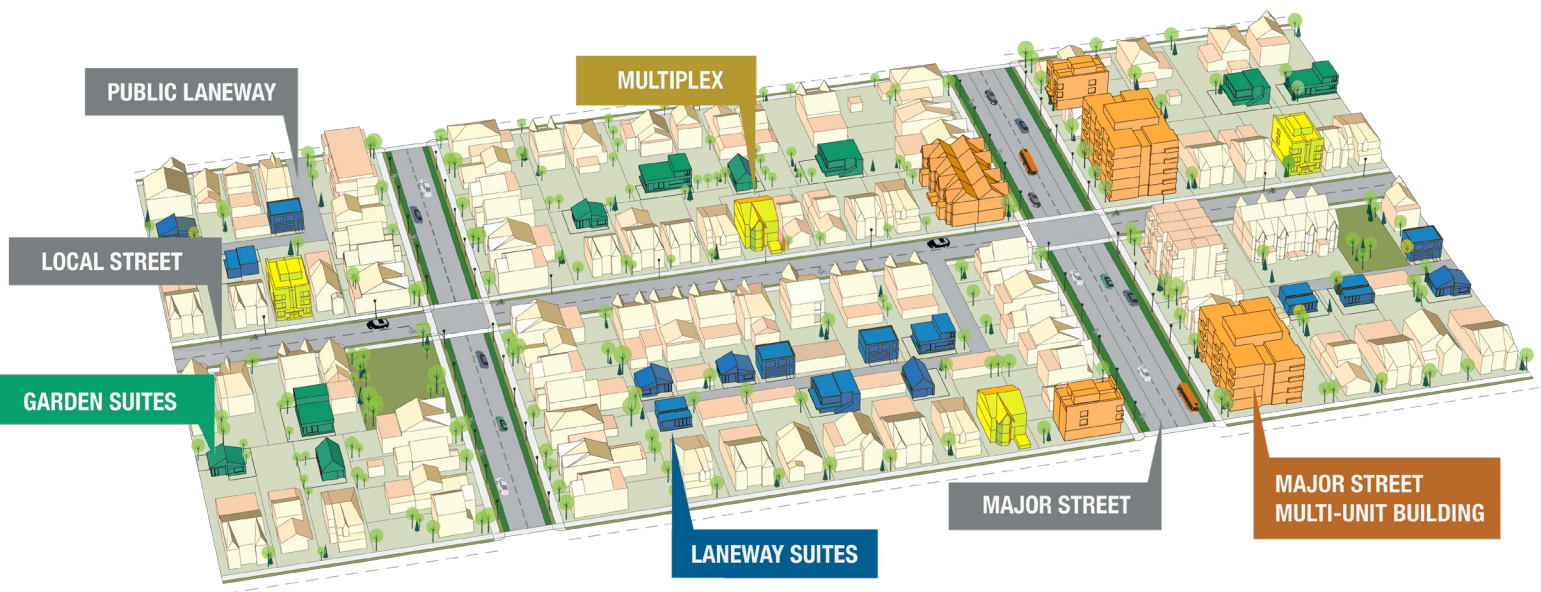
As of 2021, almost 1.5 million people live in Neighbourhoods, just over half of Toronto's population of 2.8 million people. While Neighbourhoods are home to many Torontonians today, they have the potential to accommodate more housing.
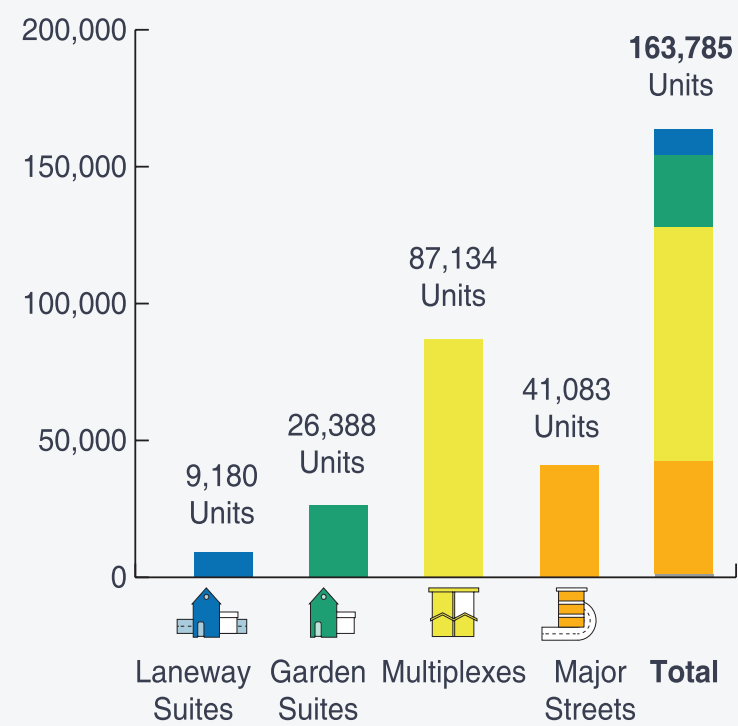
35.4% Neighbourhoods

What is Expanding Housing Options in Neighbourhoods (EHON)?

Expanding Housing Options in Neighbourhoods (EHON) is a series of initiatives to encourage more low-rise housing in residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments. See below for an example of how Laneway Suites, Garden Suites, Multiplexes and Major Streets projects fit into a Neighbourhood.

Estimated Uptake of EHON Initiatives, 2021 to 2051

- Laneway Suites: 9,180 Units
- Garden Suites: 26,388 Units
- Multiplexes: 87,134 Units
- Major Streets: 41,083 Units
- **Total: 163,785 Units**

Uptake and Potential Estimates

To create estimates for the uptake of the EHON initiatives, City Planning staff analyzed spatial data, reviewed academic literature, conducted interviews with planners and architects working on EHON projects, and created a model to predict future trends based on built form, demographic, land use and economic data.

Our research shows that by 2051, the uptake of citywide residential EHON initiatives will be about 163,785 units. Please see the chart to the left for the estimated uptake for each EHON initiative.

We would expect that areas included in Neighbourhoods would see added density of about 1% per year, increasing the number of housing units across the city by 13% over the next 30 years.

See the **Neighbourhood Intensification Bulletin** for more details on maximum citywide potential, and how potential and uptake were calculated.