

# DRAFT

Authority: Planning and Housing Committee Item ~ **as adopted** by City of Toronto  
Council on ~, 2025

Enacted by Council: ~, 20~

## CITY OF TORONTO BY-LAW **XXX**

**To adopt Official Plan Amendment [###]  
for the City of Toronto  
respecting expanded permissions for multiplexes on *Neighbourhoods*-designated lands.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. [###] to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D.

2025. Frances Nunziata,  
Speaker

John D. Elvidge  
City Clerk

(Seal of the City)

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City of Toronto By-law No. ~~-2025

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## AMENDMENT NO. [###] TO THE OFFICIAL PLAN

### EXPANDED PERMISSIONS FOR MULTIPLEXES ON *NEIGHBOURHOODS*-DESIGNATED LANDS

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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 895.
2. Chapter 7, Site and Area Specific Policy 826 is amended by:
  - a. Adding the words “, or in a detached house, up to six units” after the words “four units”.
  - b. Adding the words “Policies 4.1.1 and” after the words “Despite”.

Such that Paragraph 1 reads as follows:

Low-rise residential buildings that contain more than one unit make more efficient use of land and provide more ground-related housing choices for all residents at all stages of their lives, supporting the vitality of the city's *Neighbourhoods*. Multiplexes – residential buildings containing up to four units, or in a detached house, up to six units – can deliver additional dwellings while integrating with the general physical scale and development patterns of the neighbourhood. To accommodate the modest intensification needed to house more people, regulations for multiplexes may differ from single-unit buildings to ensure efficient and livable homes for Toronto's residents.

Despite Policies 4.1.1 and 4.1.5 multiplexes are permitted in *Neighbourhoods* subject to the following polices:

- c. Adding the words “and in a detached house, a fiveplex, or sixplex” after the words “fourplex”

Such that policy a) reads as follows:

- a) For the purposes of this Site and Area Specific Policy, a "multiplex" refers to a duplex, triplex, fourplex, and in a detached house, a fiveplex, or sixplex.
- d. Adding a new policy b) x. “is encouraged to include parking spaces for cycling and other active modes of transportation and should be enclosed within a building or structure.”

Such that policy b) x. reads as follows:

- b) Development of multiplexes:

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- x. is encouraged to include parking spaces for cycling and other active modes of transportation and should be enclosed within a building or structure
- e. Adding a new policy d): “Where there is a conflict between this Site and Area Specific Policy and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, this Site and Area Specific Policy will prevail over any other policy to the extent that it would not permit a multiplex in *Neighbourhoods*.”

Such that policy d) reads as follows:

- d) Where there is a conflict between this Site and Area Specific Policy and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, this Site and Area Specific Policy will prevail over any other policy to the extent that it would not permit a multiplex in *Neighbourhoods*.
3. Section 1 of this SASP shall not come into force and effect unless and until Section 2 of this SASP comes into force and effect.