

EMPOWERING REALTORS

WITH MULTIPLEX HOUSING KNOWLEDGE



PIONOVA

52 SCARSDALE RD, UNIT 201, TORONTO ON M3B 2R7
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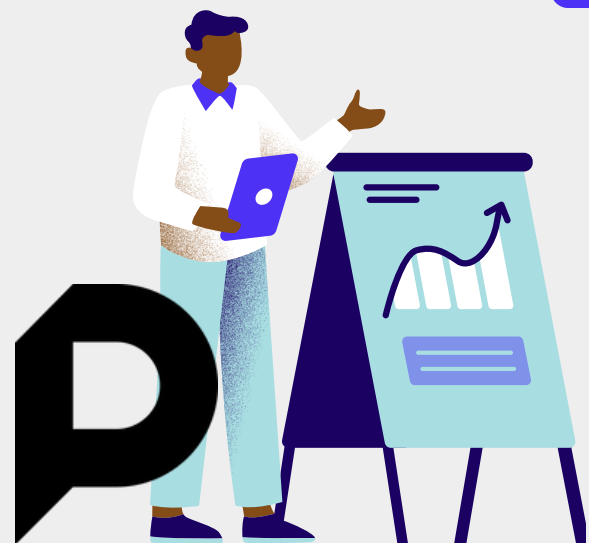
OVERVIEW

LET'S COVER THE 'WHY'?

REPORTS & HOUSING TRENDS

OUTLINING MULTIPLEX & GOVERNMENT BY LAWS & CONSTRUCTION

LET'S TALK NUMBERS



WHY

EXPANDED MARKET OPPORTUNITY	Tap into broader range of properties, which opens up new avenues for sales and listings
ADAPTABILITY TO MARKET TRENDS	Adapt to changing trends, increasing demands for rental/investment properties
ENHANCED CLIENT BASE	Negotiate more effectively on behalf of your clients
HIGHER EARNING POTENTIAL	Not only do you build trust and credibility with this knowledge, but with this diversification there is the added benefit of commissions facilitating transactions



HOUSING TRENDS

Population Growth

Toronto is expected to grow by a minimum of **700,000** people by **2051**.

Supply & Demand Gap

Supply of low-rise housing has not kept up with the current demand.

Forecasting Deficits

Supply of low-rise housing is being forecasted to be a **deficit** of over **42,000 ground related units**.

Density & Depopulation Disparity

Since 2001, roughly **52%** of the land mass in Toronto has **reduced in population** by nearly 201,000 people.

High Interest Rates

From 2022 till current day, there is no doubt that the high interest rates have **impacted the number of sales**.

Pace of New Construction

Findings point to a **conflicting effect** - because despite high interest rates **suppressing demand**, the rapid population growth in parallel, with the poor pace of new construction, is pushing the demand for residential ground units **upward**.

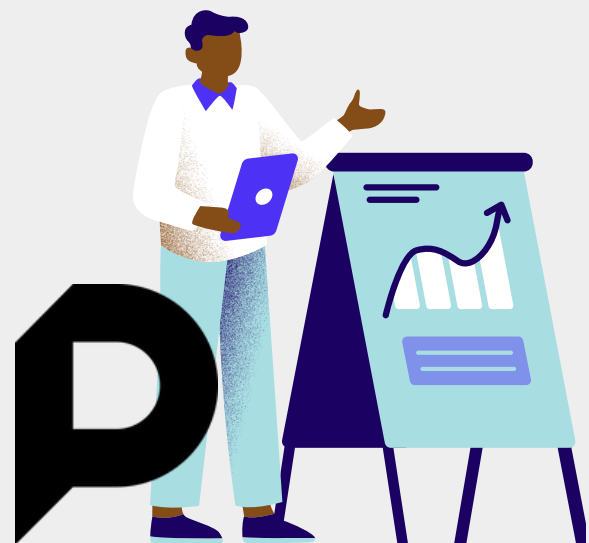
Zoning Changes

New zoning changes are breaking historical and legal barriers to enable more balanced housing. This is advantageous for market dynamics and for those who are interested in expanding their properties and investments.

Homeowner Wants & Needs Changing

Per the Canadian Centre for Economic Analysis **more than 2 million spare bedrooms** are just in the Toronto area.

A consensus that homeowners want the flexibility to modify their homes as their household needs change (this could be as a result of children moving out, aging parents moving in, etc).



DEMOGRAPHICS & GEOGRAPHY

MULTIPLEX SURVEY RESPONSE

77% respondents supported multiplexes in any neighbourhood across Toronto.

Support seen across respondents of all age groups.

Support was strong across income groups.

Respondents were people living in housing they either owned or rented.

Support seen across the city, with **82%** of respondents from Toronto & East York

79% 20-29 and 30-39 year olds

80% Household incomes of \$100,000 - \$149,000

51% Homeowners

71% 65 year olds and plus

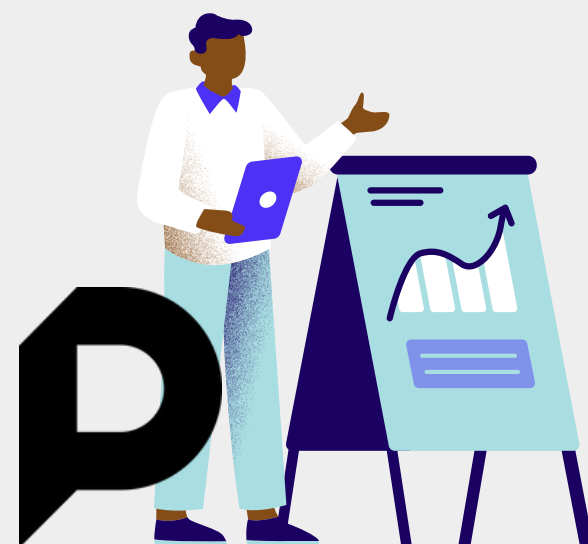
73% Household income of \$20,000 and under

49% Renters

67% North York

66% Etobicoke

61% Scarborough

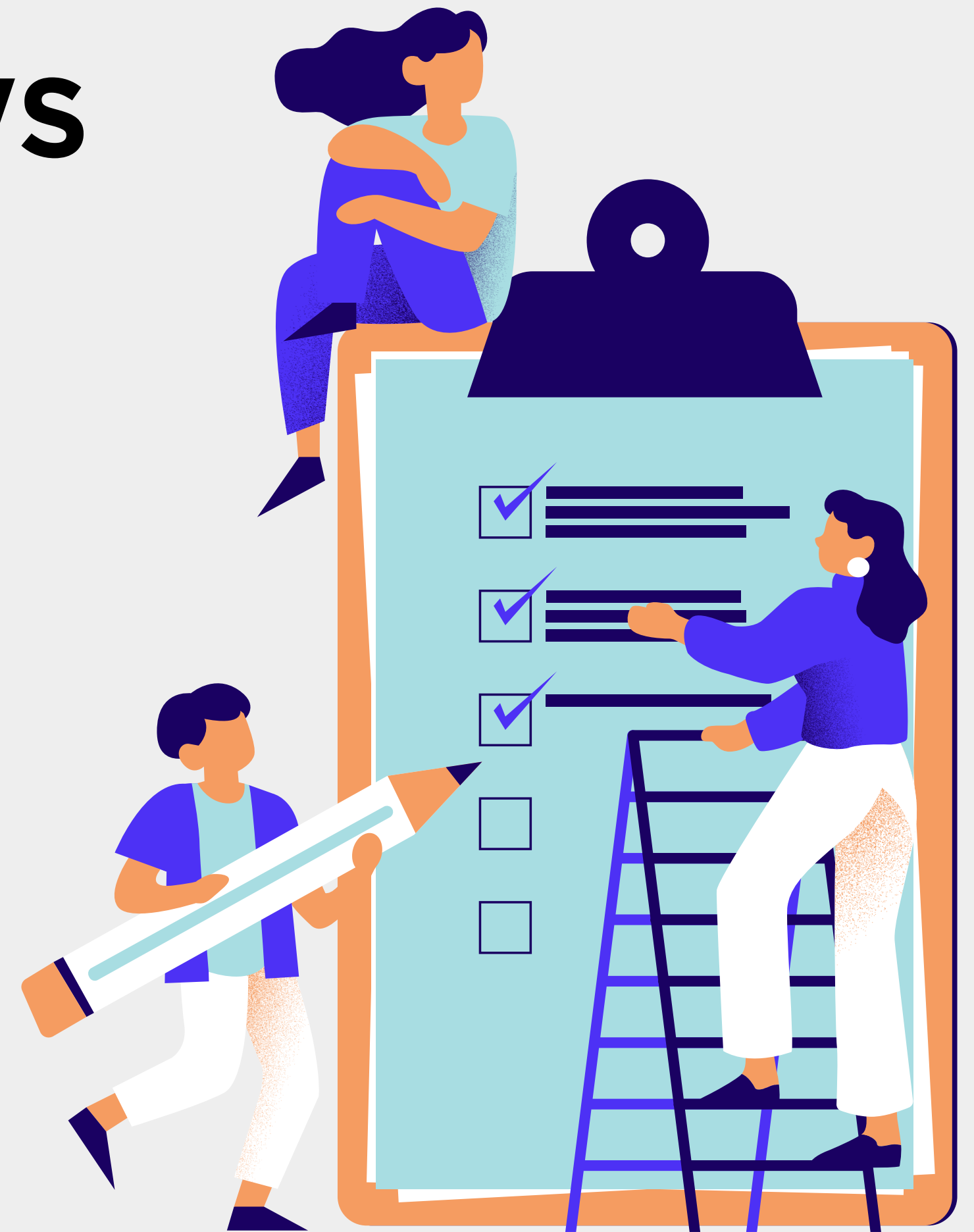
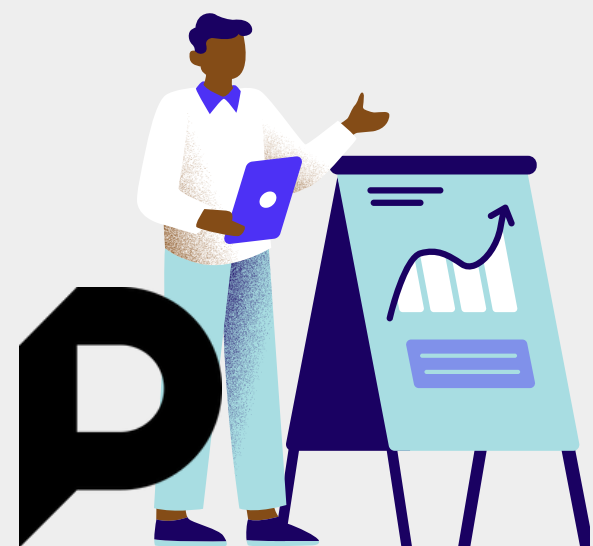


Conducting a neighbourhood analysis before setting out on building or renovating a multiplex is critical.

The feasibility of a multiplex conversion is contingent upon charging market rent.

Multiplex conversions will be more attractive in areas with higher rental rates.

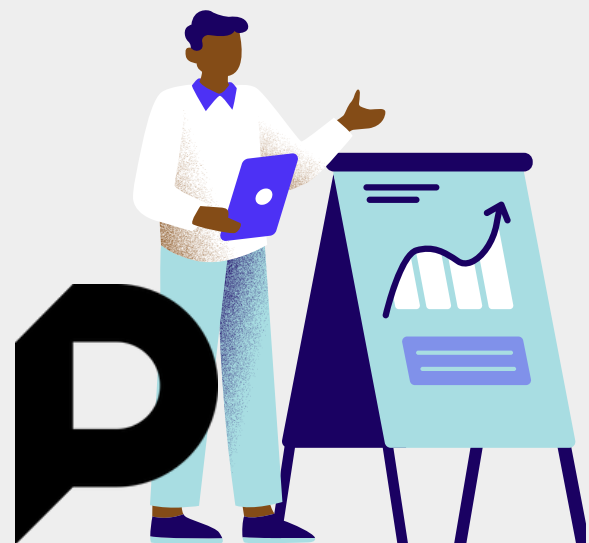
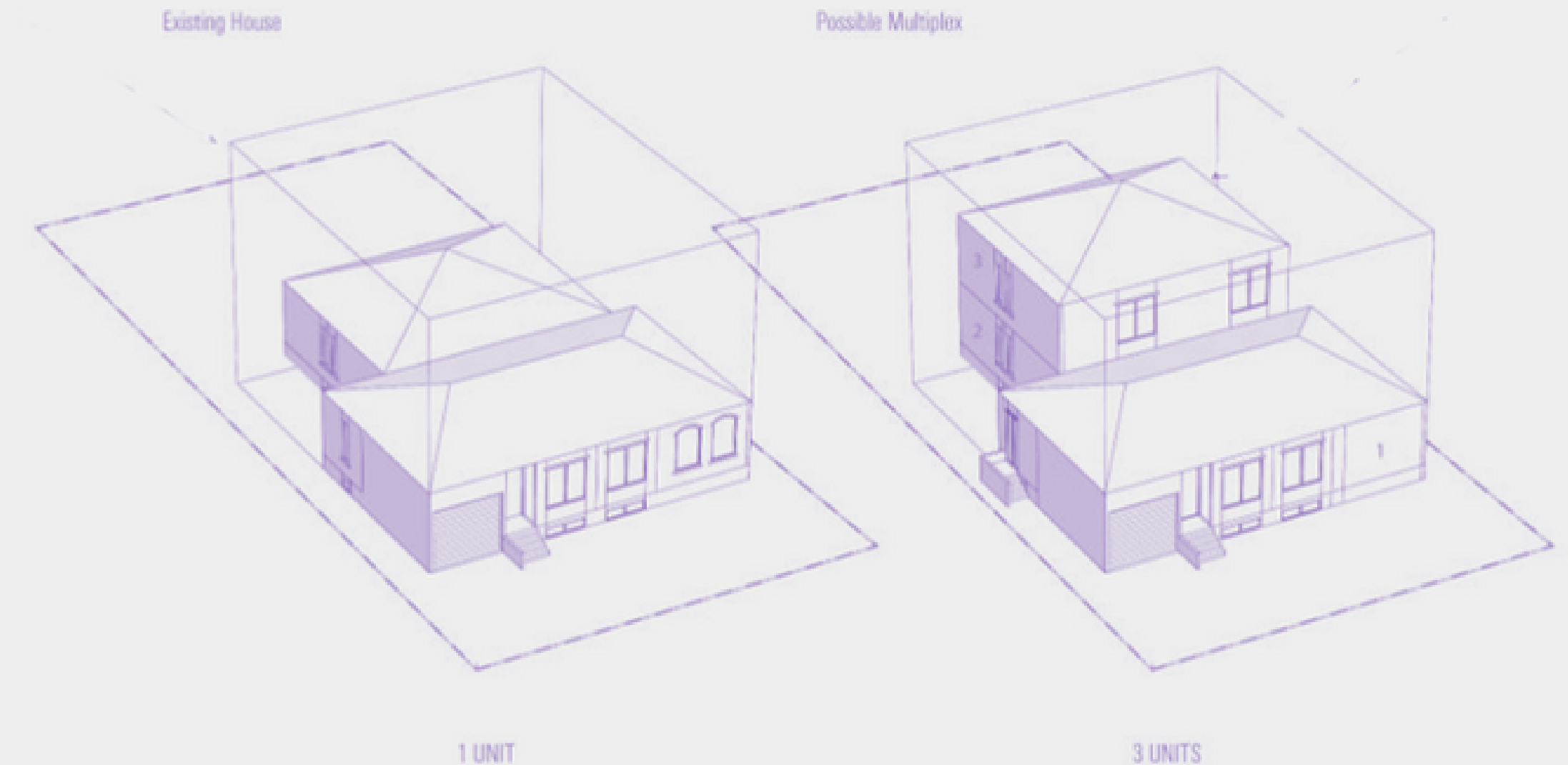
GOVERNMENT BY LAWS



ZONING ENVELOPE

Residential building with 2, 3, or 4 units. Also called duplex, triplex, or fourplex.

To qualify, at least 1 dwelling unit must be entirely or partially above another.

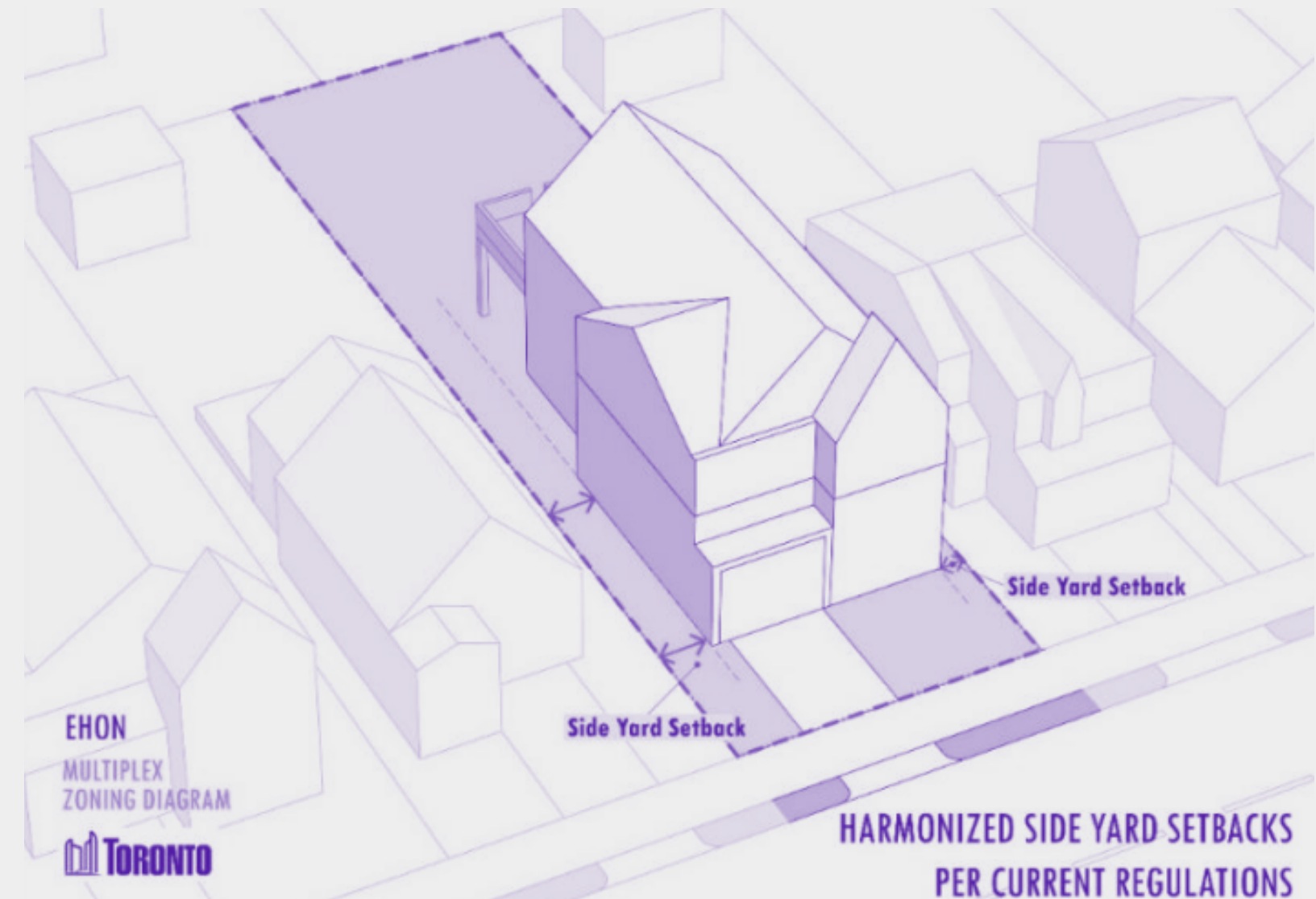
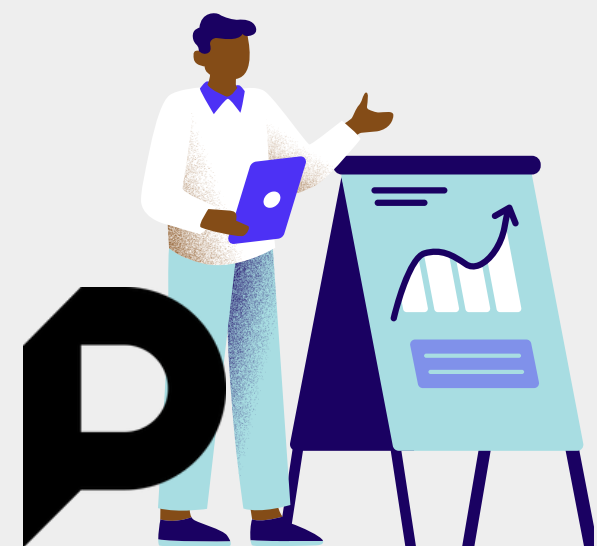


ZONES & SETBACKS



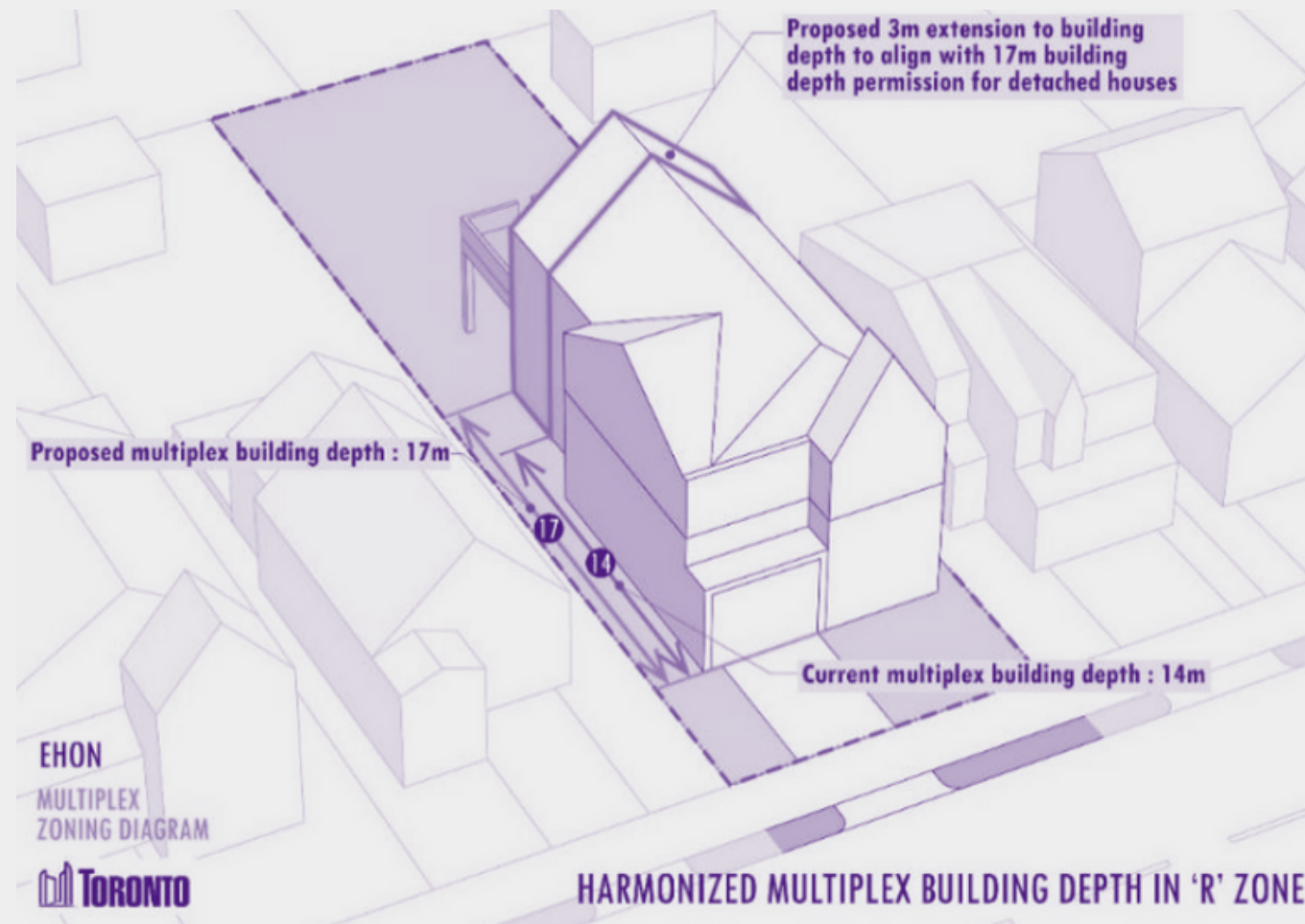
Convert an existing house or build if the property is in the following zones

RESIDENTIAL (R)
RESIDENTIAL DETACHED (RD)
RESIDENTIAL SEMI DETACHED (RS)
RESIDENTIAL MULTIPLE (RM)
RESIDENTIAL TOWN HOUSE (RT)

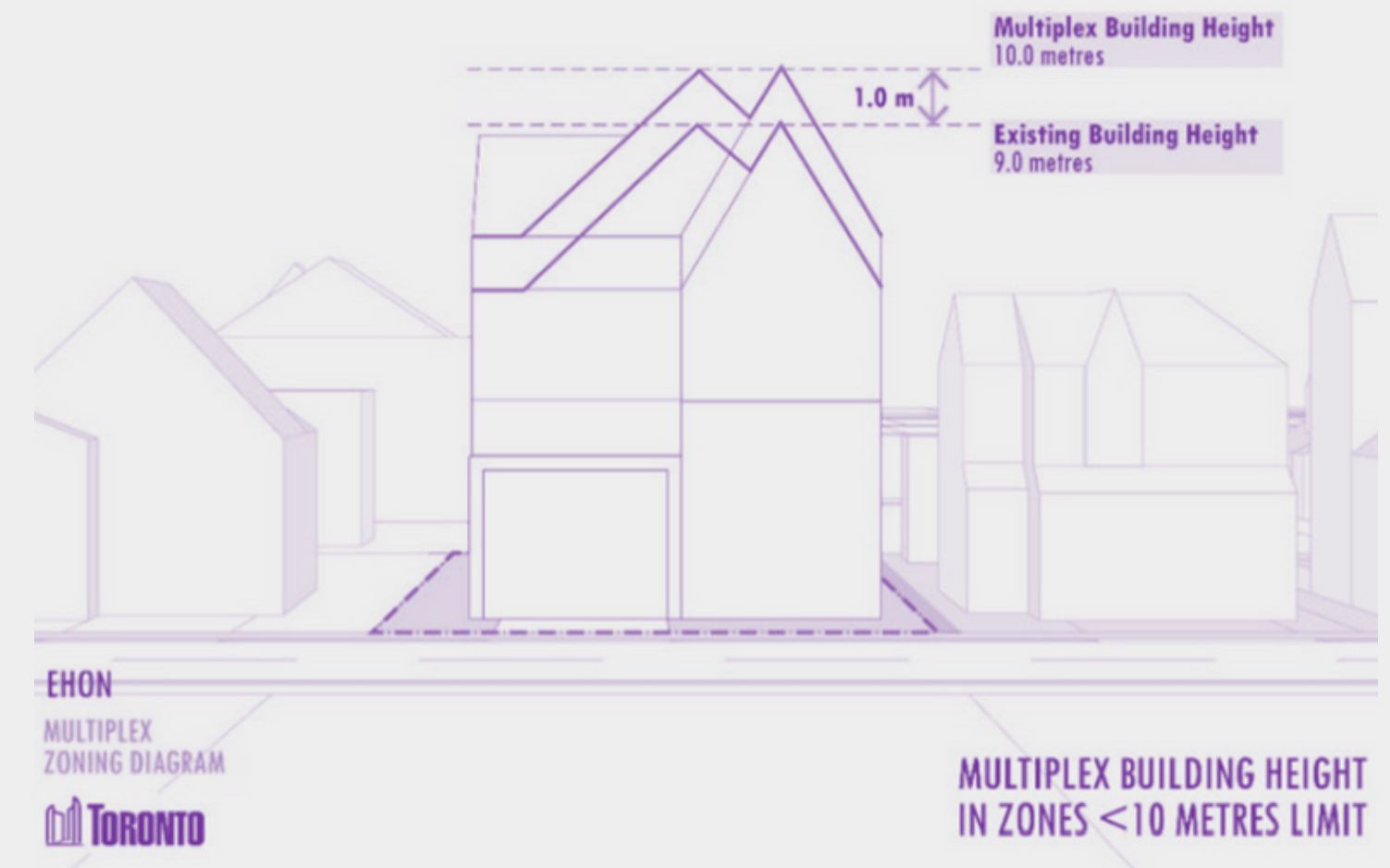


Sideyard setbacks keep houses from getting too close to each other. Sideyard setbacks apply to multiplexes.

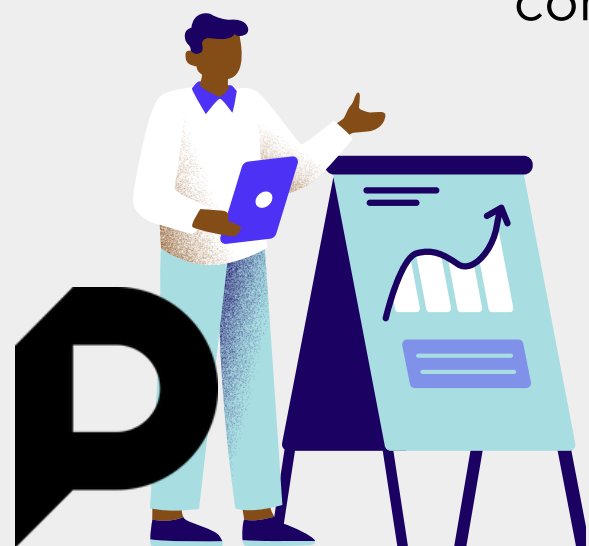
BUILDING DEPTH & HEIGHT



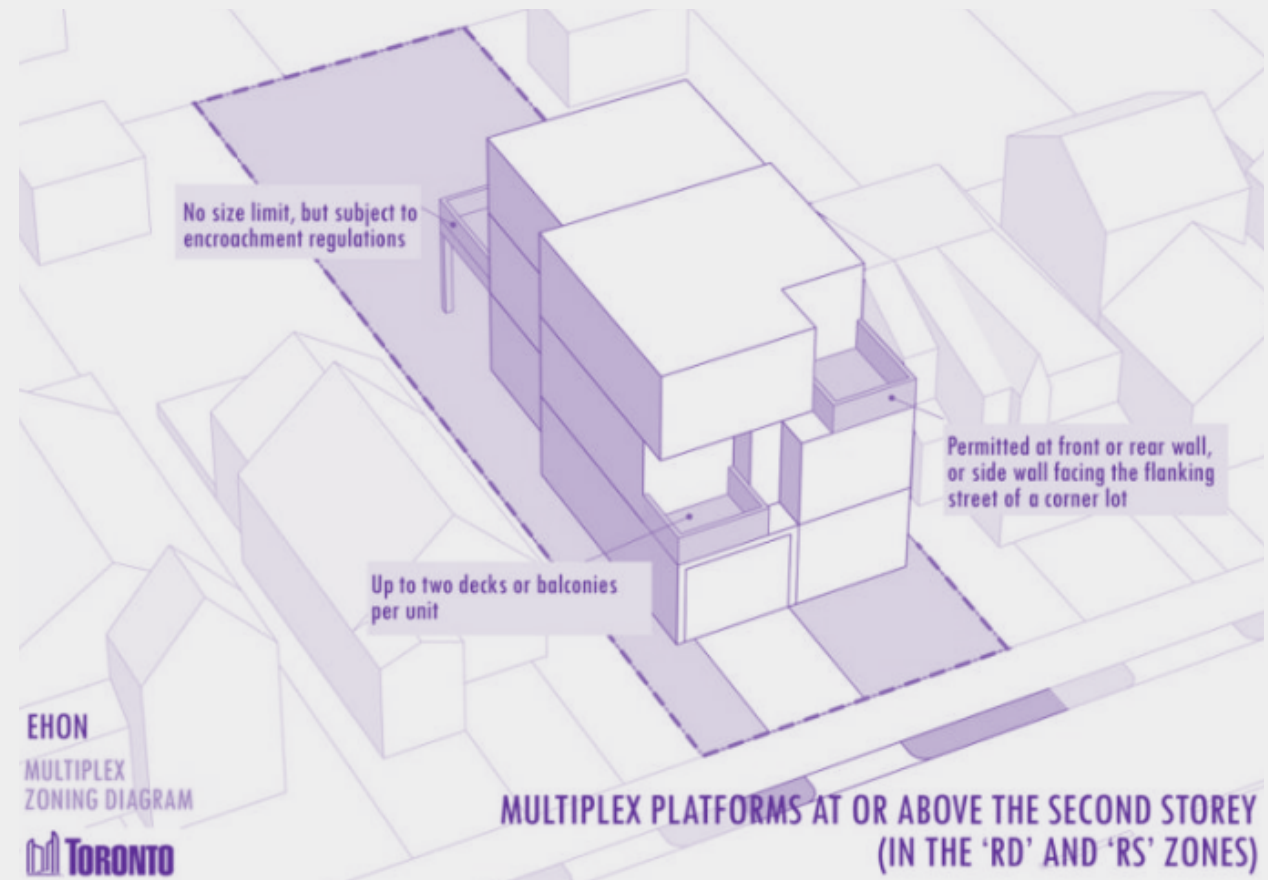
Building depth for multiplex housing need to comply with zoning by-law requirements.



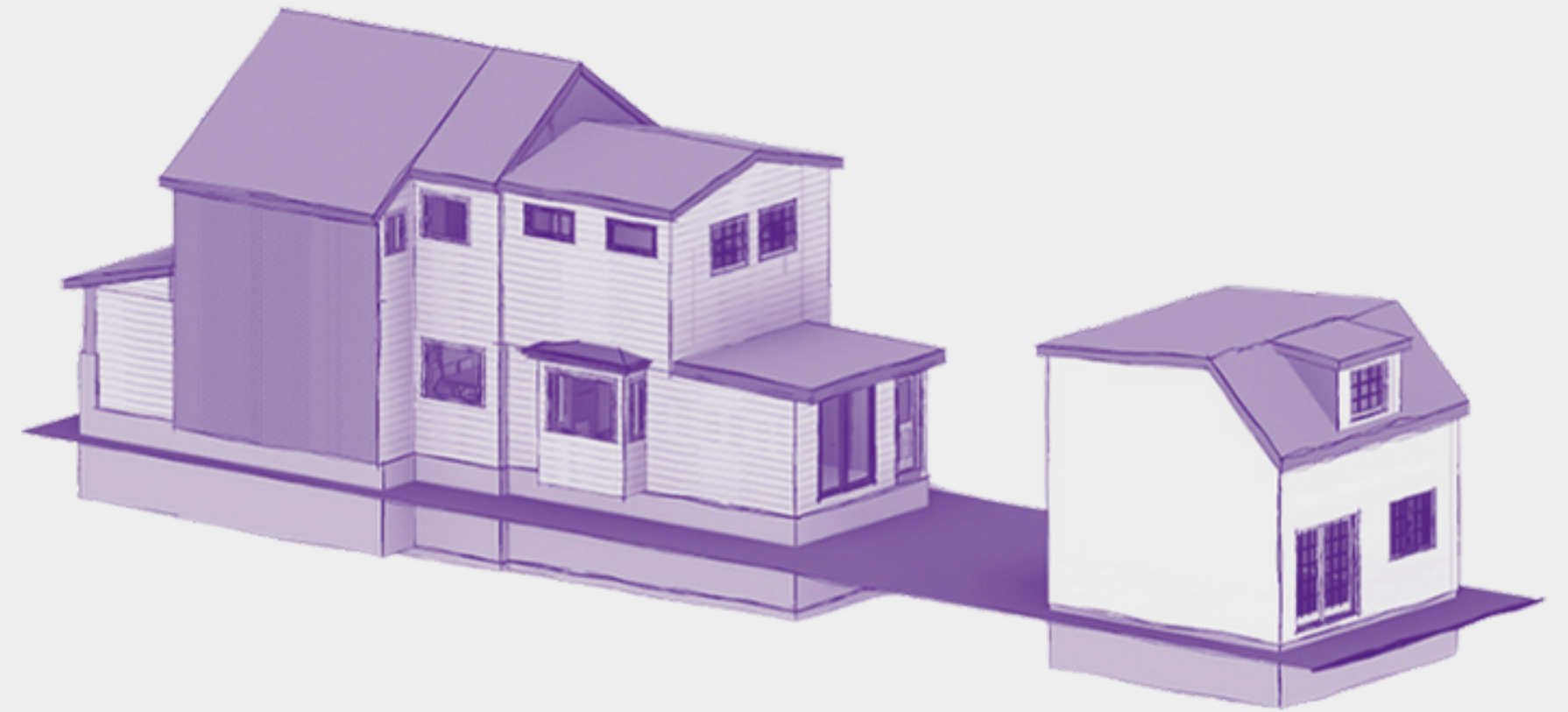
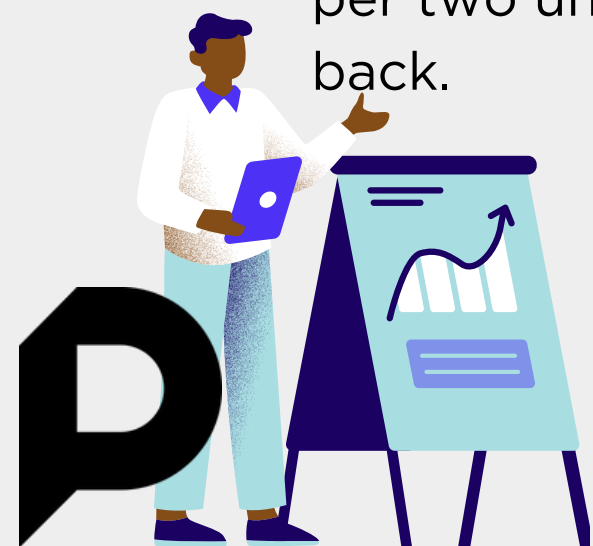
Multiplexes are subject to maximum height limits in meters.



ENTRANCES & GARDEN SUITE

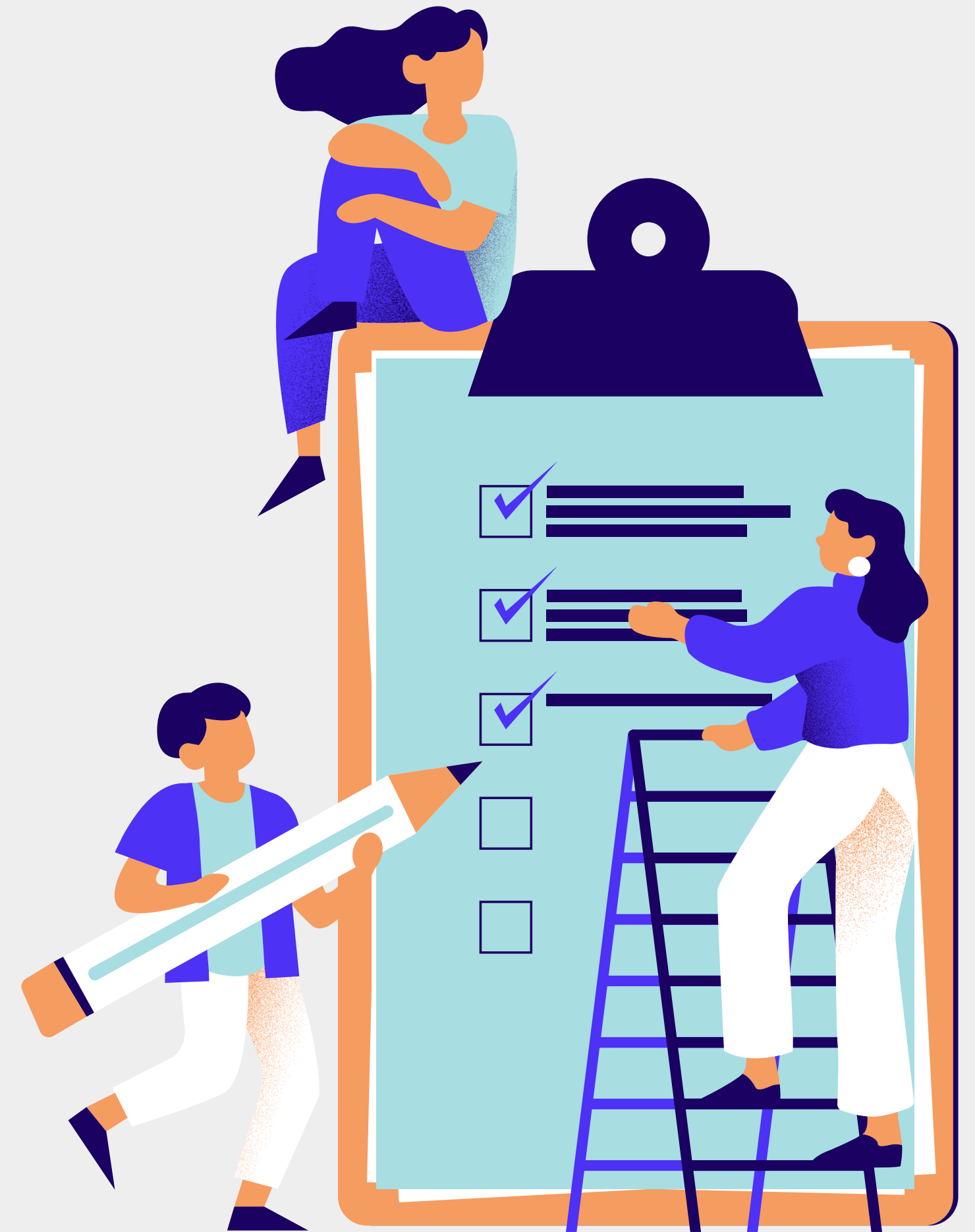
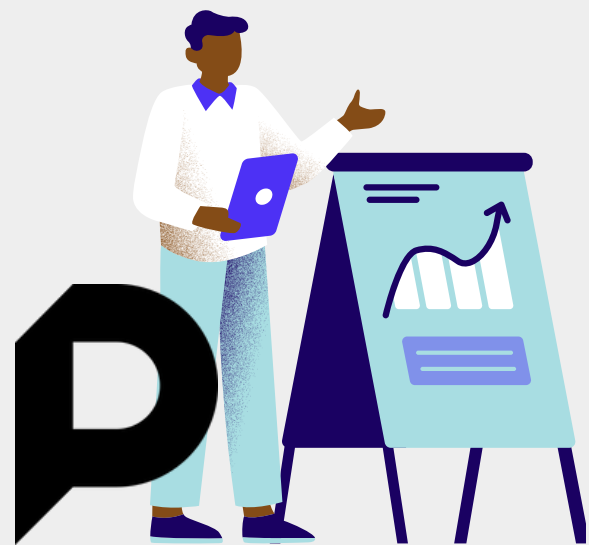


Multiplexes may have many front entrances. As well, multiplexes may have balconies. Specifically, two balconies/decks permitted per two unit - one in the front, one in the back.



It is possible to have an accessory dwelling unit (garden & laneway suite) on the same property as a multiplex. Regulations specific to garden and laneway suites must be met.

CONSTRUCTION IMPLICATIONS



CONSTRUCTION DETAILS

EGRESS PLAN

MECHANICAL UNIT

FIRE SEPARATION & DRYWALL

PLUMBING

SOUND BARRIER BETWEEN UNITS

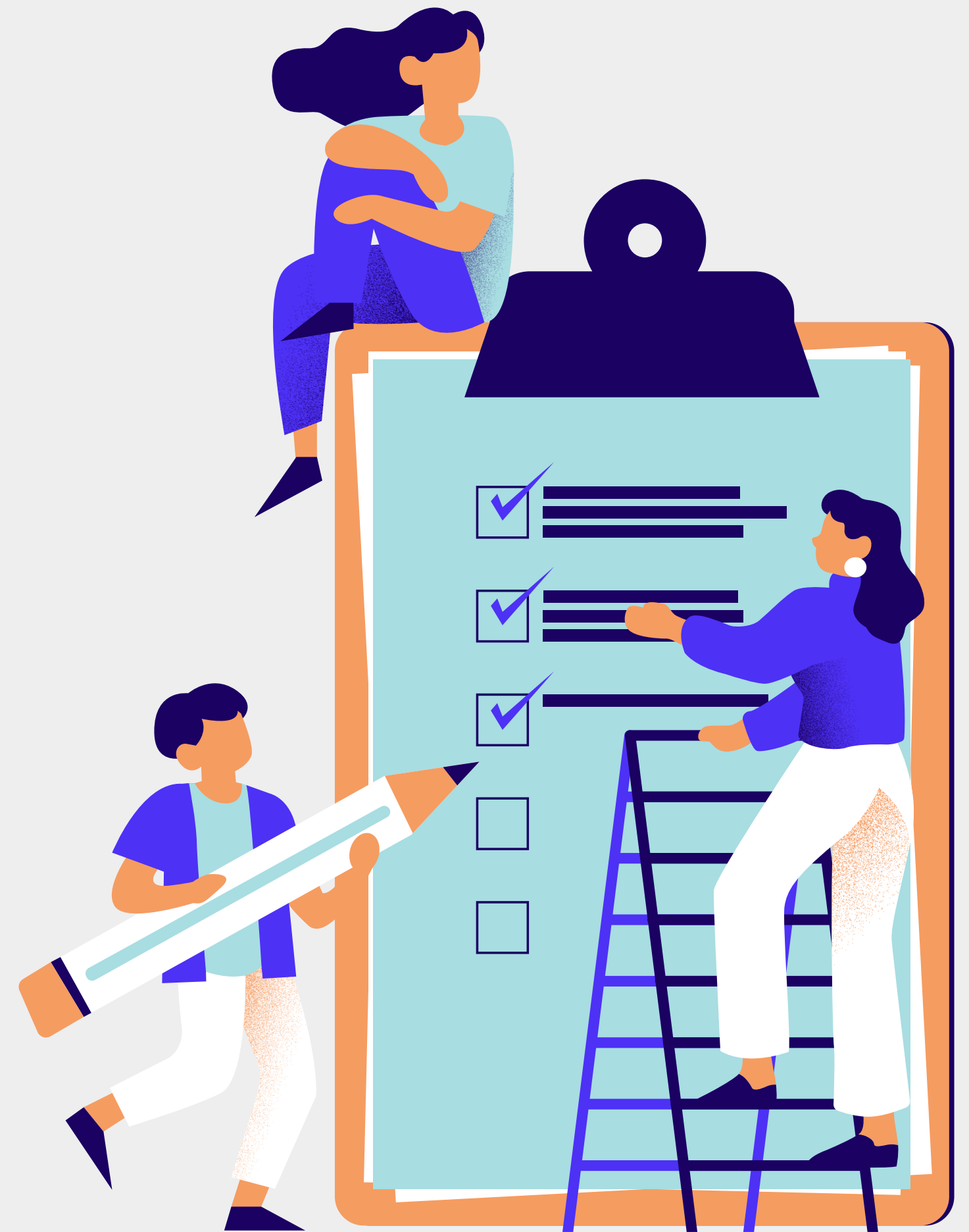
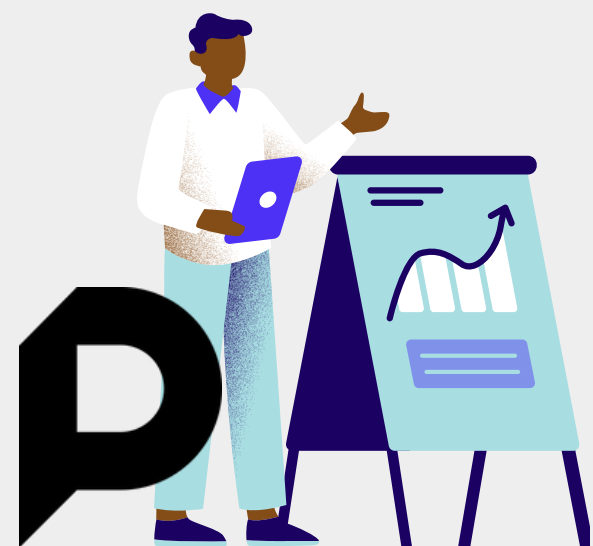
ELECTRICAL

PARKING

GAS



LET'S TALK NUMBERS



CASE STUDY

\$1 million
HOME

\$1 million
CONSTRUCTION

\$3,750
RENT - UNIT ONE

\$3,750
RENT - UNIT TWO

\$3,750
RENT - UNIT THREE

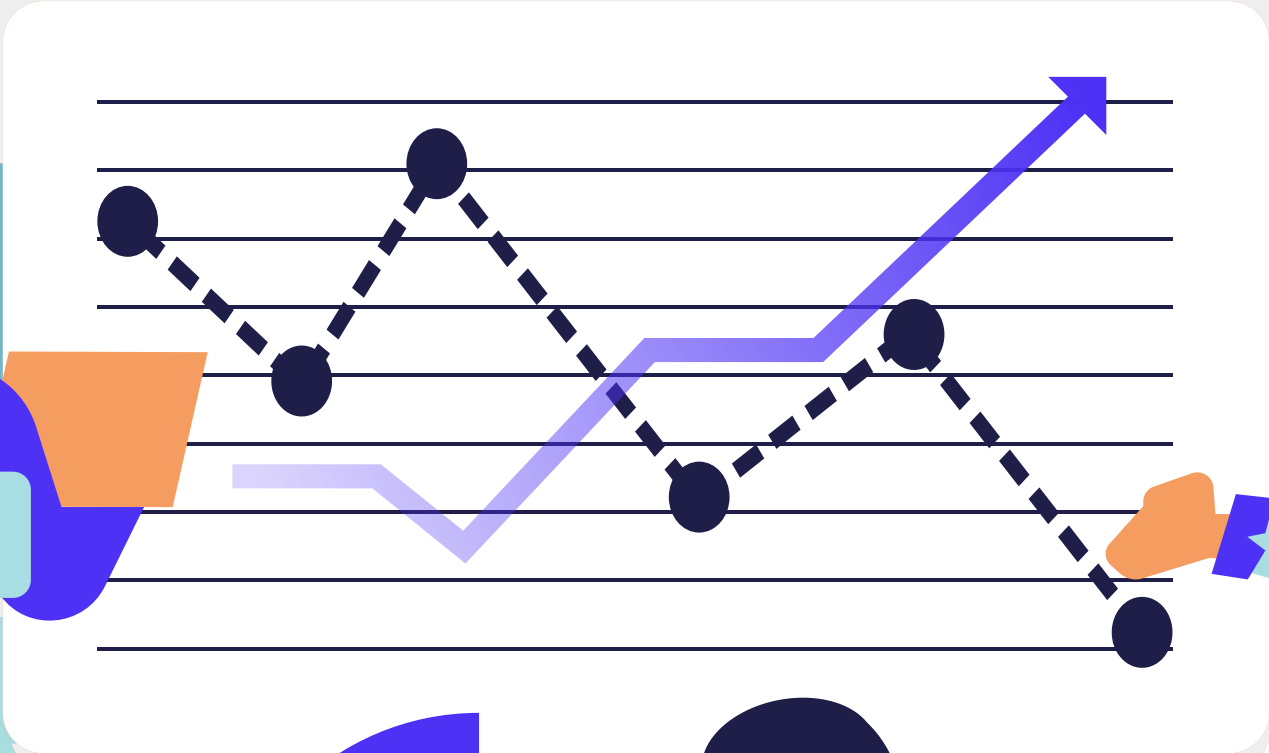
\$3,750
RENT - UNIT FOUR

\$15,000
TOTAL RENT

\$2,250
OPERATING EXPENSES PER MONTH

\$153,000
ANNUAL NET OPERATING INCOME

\$3 million
PROPERTY VALUE AFTER CONSTRUCTION (5% cap rate)



CASE STUDY

CLEVEDON



REINER



THANK YOU

PIONOVA

52 SCARSDALE RD, UNIT 201, TORONTO ON M3B 2R7
1 (844) 746-6682 | PIONOVA.CA



Pionova Studio | Construction Project
Management
52 Scarsdale Rd Unit 201, North York, ON

5.0 ★★★★★ 8 reviews ⓘ



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