

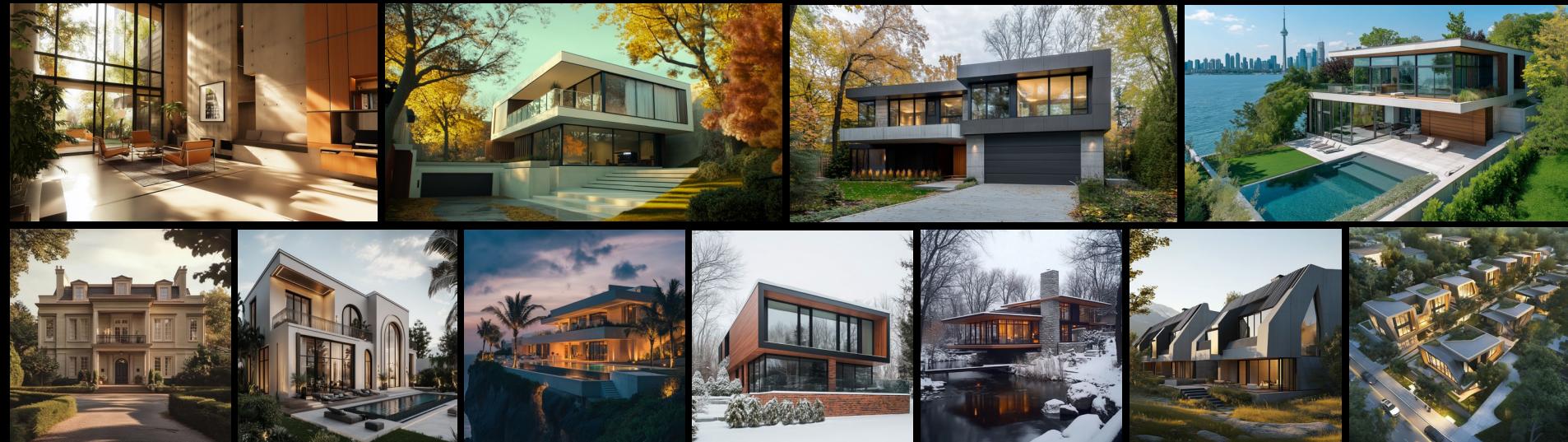
Welcome to Unlocking the Potential⁺ of multiplex in GTA



Opportunities for Realtors, Investors, and Homeowners

PRESENTED BY

MH
MEHDI HOSSEINI
DESIGN STUDIO
Architectural + Interiors



Expert Architectural & Interior Design Solutions

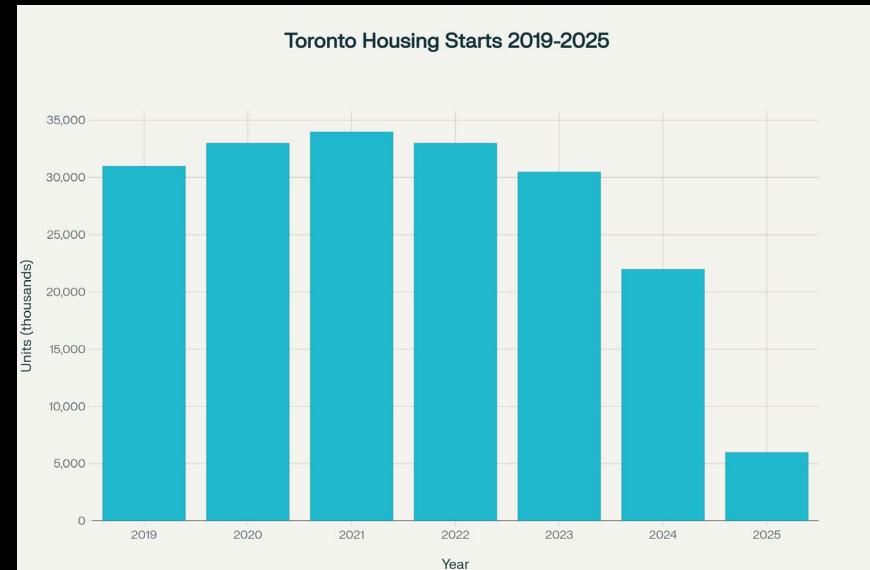
Introduction + About Me

- - Architectural Technology (George Brown College)/ Environmental Design (OCAD U)/ Industrial Engineering (Azad U)
- - 20⁺ years designing & building 200⁺ custom homes
- - AutoCAD instructor at OCAD U
- - Licenses: BCIN + Tarion + HCRA + OREA
- - Services: Design, Planning, Committee of Adjustment, Permit approval, Project management
- - Ai architectural and interior expert



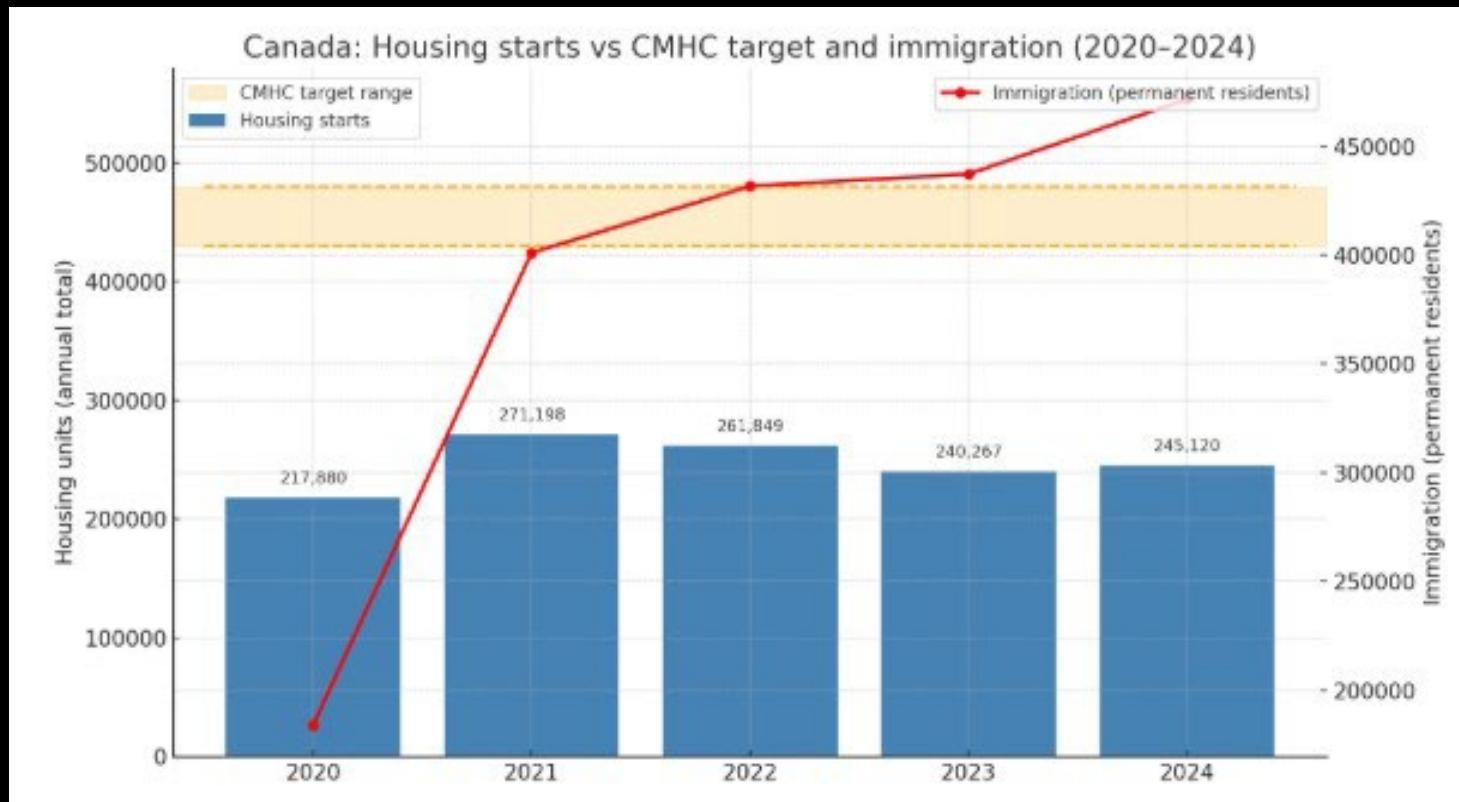
Market + Challenges

- - Current construction market downturn
- - Permit delays & zoning complexity
- - Rising material costs



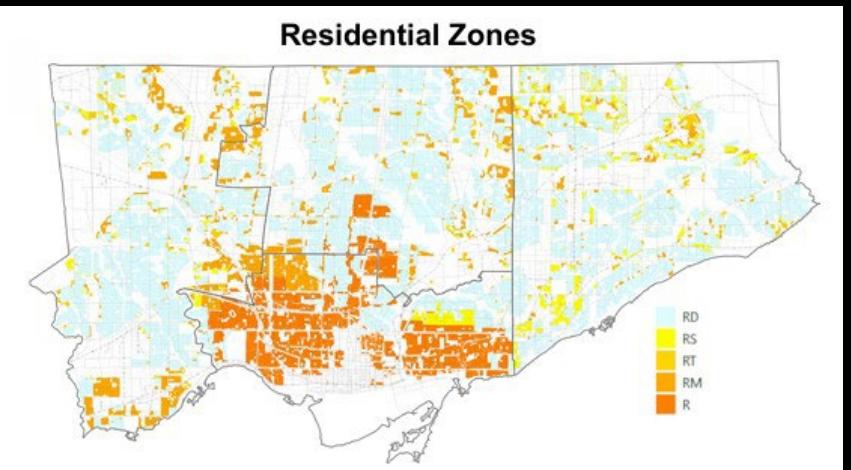
Market + Challenges

- We supply less than 50% of the CMHC targets now.
- Population keep growing = more demand

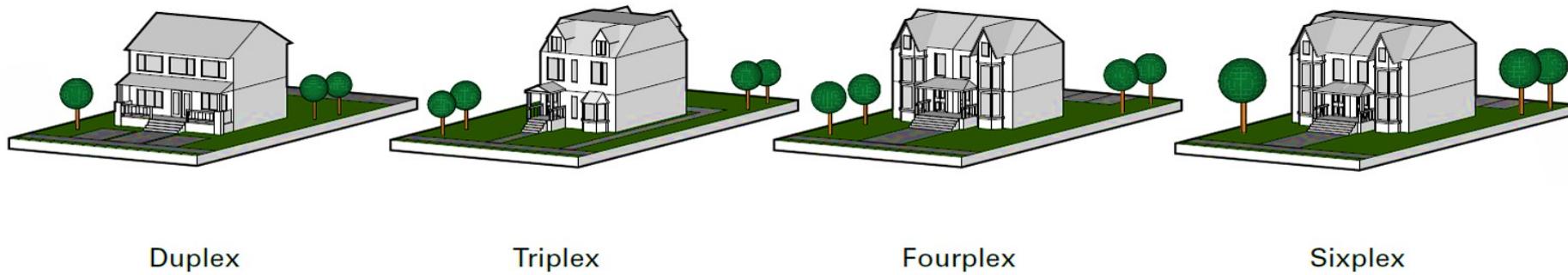


Housing Landscape in Toronto + GTA

- Ongoing housing shortage & affordability crisis
- Strong population growth through immigration
- Recent municipal approvals: Multiplex zoning citywide in Toronto
- Increased density = more housing supply opportunities with municipal services
- Growing up instead of growing out



The New 5+Plex Approval



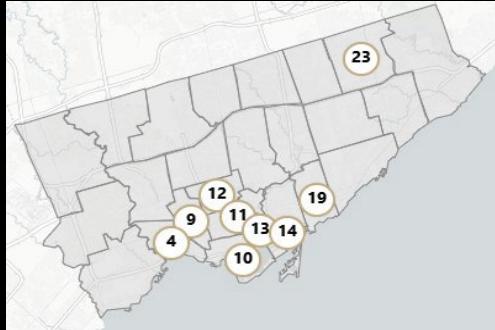
Duplex

Triplex

Fourplex

Sixplex

- Toronto now allows up to 6 units on most residential lots
- Applies citywide in low-rise neighborhoods
- Opportunities on 35'–50' lots
- Each lot subject to zoning & building code requirements



Ward 23, Scarborough North.
Ward 4, Parkdale-High Park.
Ward 9, Davenport.
Ward 10, Spadina-Fort York.
Ward 11, University-Rosedale.

Ward 12, Toronto-St. Paul's.
Ward 13, Toronto Centre.
Ward 14, Toronto-Danforth.
Ward 19, Beaches-East York.

Why Build a 5+Plex or 6-Plex?

- For Homeowners & Investors:
 - Rental income increases significantly
 - Adds long-term property value
 - Diversified rental risk
 - Live in one unit, rent others



- For Realtors & Brokers:
 - Unique investment opportunities
 - Unlock hidden value in lots
 - Stand-out listings



Design + Build Considerations

- OBC compliance: 3 storeys, 600 m² max
- Parking, setbacks, and fire separation considerations
- Cost range: \$250-\$350 /sqf
- Construction Time 1 to 1.5 years
- Financing: refinancing, CMHC programs, investor partnerships
- MLI select upto 95% & upto 50 years Amortization.

Case+Study: Transforming a 35' Lot

- Example: Convert bungalow into 6-plex
- Before & after visuals
- Potential rental income vs single-family
- Demonstrates ROI potential



BEFORE



AFTER⁺

Case+Study: drawings

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



3 Storeys

1 Larger Unit: 107 m²

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

Lot Width: 10.0 m

Lot Depth: 33.9 m

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

6-Unit Schematic in Mid-Width Lot Context

Section Cut



Floor Plans



Basement Floor Plan (Enlarged) Unit 1 & 2



Ground Floor Plan| Unit 2 & 3



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



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

Case+Study: drawings



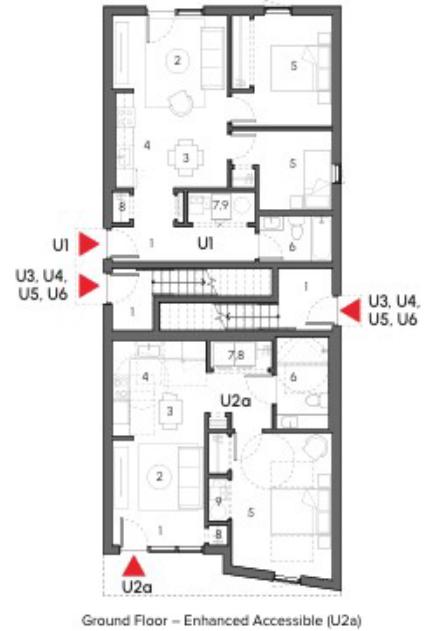
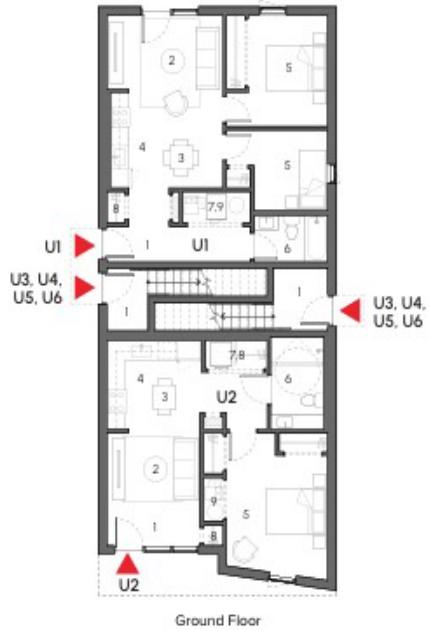
Unit Summary

Number of Units	6
Number of Storeys	3
Unit 1 (U1): 2 Bedroom, 1 Bathroom	
Unit 2 (U2): 1 Bedroom, 1 Bathroom, *	
Unit 2-Alt (U2a): 1 Bedroom, 1 Bathroom, **	
Unit 3 (U3): 2 Bedroom, 1 Bathroom	
Unit 4 (U4): 2 Bedroom, 1 Bathroom	
Unit 5 (U5): 2 Bedroom, 1 Bathroom	
Unit 6 (U6): 2 Bedroom, 1 Bathroom	

Building Summary

Building Footprint	152.0 sq. m [1,636 sq. ft]
Building Height (Roof Peak)	10.65 m [34 ft. 11 in.]
Building Height (Midpoint of Slope)	9.4 m [30 ft. 10 in.]
Building Width	8.0 m [26 ft. 3 in.]
Building Depth	19.0 m [62 ft. 4 in.]

Case+Study: drawings



Legend:

1. Entry	4. Kitchen	7. Laundry	10. Terrace/Patio
2. Living	5. Bedroom	8. Storage	11. N/A
3. Dining	6. Washroom	9. Mechanical	

0 1 2 5m 0 3 6 16ft

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0 1 2 5m 0 3 6 16ft

Case+Study: Calculation 6 plex

<u>Category</u>	<u>Amount (CAD)</u>
Total Cost	2,390,000
CMHC Loan (95%)	2,270,500
Equity	119,500
Gross Rent (yr)	167,760
Opex (35%)	-58,716
NOI	109,044
Debt Service (3%, 50 yrs)	-87,780
Cash Flow	+21,264
Cash-on-Cash (Year 1)**	$21,264 \div 119,500 \approx 17.8\%$

Case+Study: Calculation SFD

Item	Annual Amount
Gross Rental Income	\$34,200
Mortgage Payments	\$63,672
Maintenance (1%)	\$12,000
Property Tax (0.8%)	\$9,600
Insurance	\$1,800
Reno Amortization	\$10,000
Total Expenses	\$33,400
Net Income	-\$62,872

Challenges + Solutions

- Permit delays → handled by experienced designer
- Rising construction costs → phased design/build
- Market downturn → long-term rental demand stable
- Zoning complexities → managed through expertise

Call to Action +

- Now is the time to explore multiplex development!
- Realtors: guide your clients into high-value opportunities FREE CONSULTATION AND SITE ANALYSIS
- Investors & homeowners: maximize property ROI

Call to Action +



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+REFERENCES

- [Toronto's Nine-Ward Sixplex Loophole: Map & Timeline Guide](#)
- [Expanding Multiplex Permissions: Sixplexes Citywide Study](#)
- [Toronto's Nine-Ward Sixplex Loophole: Map & Timeline Guide](#)
- [<https://www.housingcatalogue.cmhc-schl.gc.ca/designs?type=703cb824-682f-40e2-9f44-a5298cf26c0b&sortOrder=A-Z>](#)