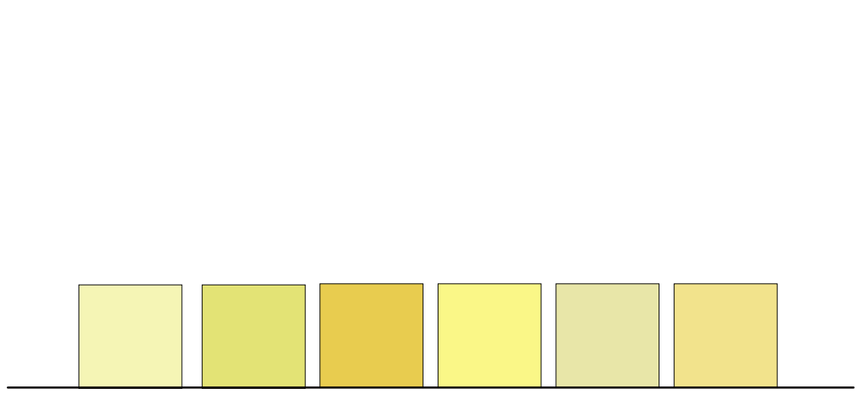
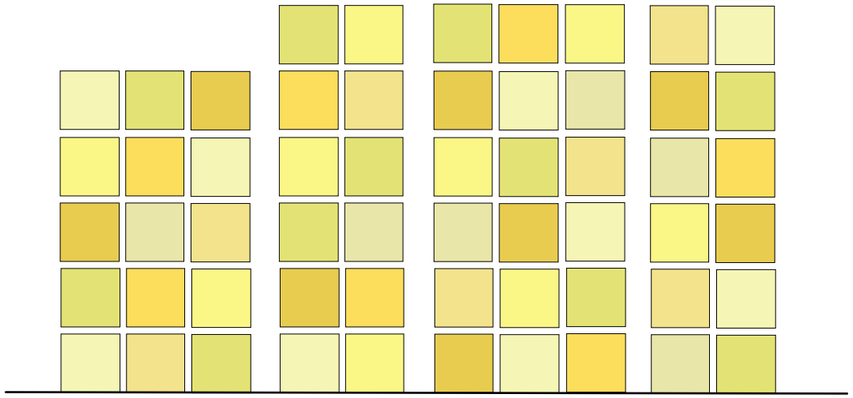
School of Cities
UNIVERSITY OF TORONTO

The City-Builder's
Guide to Building the

Missing Middle





Kehilla
RESIDENTIAL PROGRAMME

SMART
DENSITY

Acknowledgements

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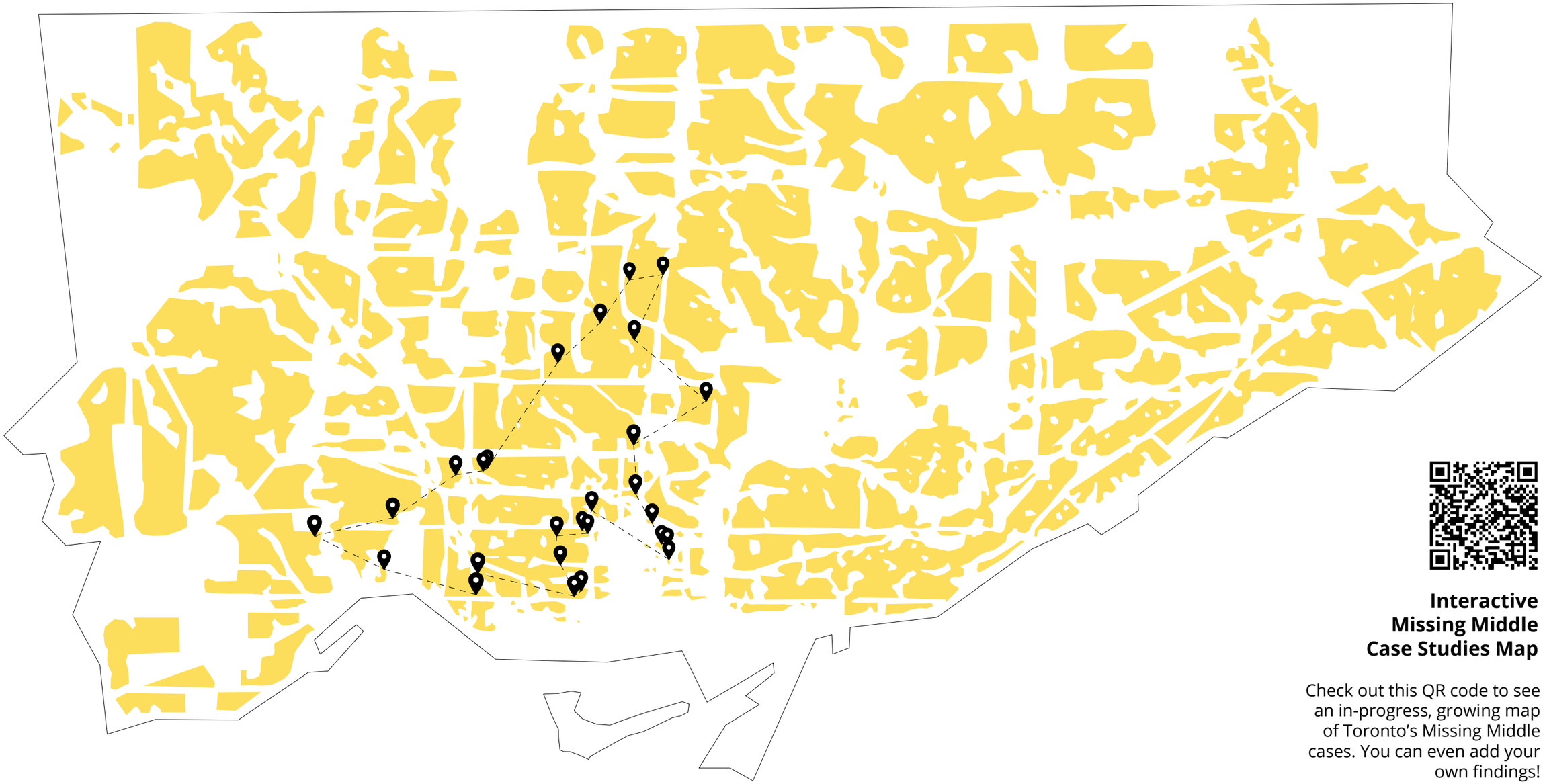
SMART
DENSITY

A Tour of Toronto’s Missing Middle Cases

Laneway suites, secondary suites, plexes, townhouses and low-rise apartments are all existing typologies in Toronto’s urban fabric. This map of the Yellowbelt illustrates where a variety of Missing Middle cases exist across Toronto. The following collection of case studies is not a representation of all Missing Middle housing in Toronto, but it provides a tour of Toronto’s Missing Middle housing types to highlight that these types exist amongst numerous neighbourhoods.



Interactive Missing Middle Case Studies Map

Check out this QR code to see an in-progress, growing map of Toronto’s Missing Middle cases. You can even add your own findings!

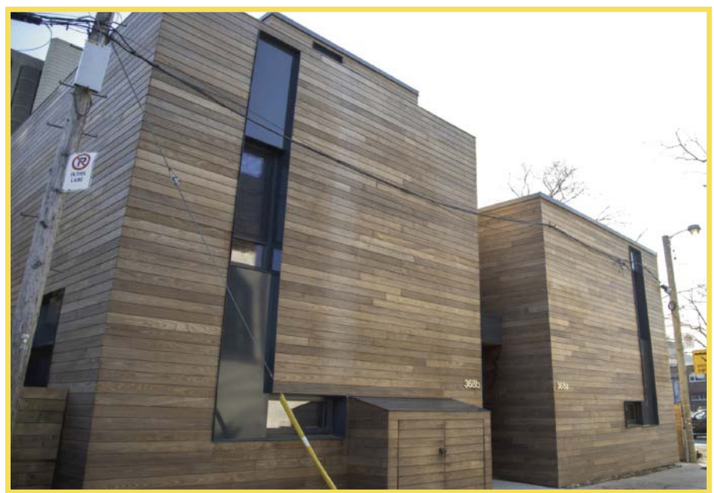
Laneway Suites
Case Studies

5 Miles Pl
Dovercourt-Wallace-
Emerson-Junction

2 Miles Pl
Dovercourt-Wallace-
Emerson-Junction

38 Orphanage Mews
Kensington-Chinatown

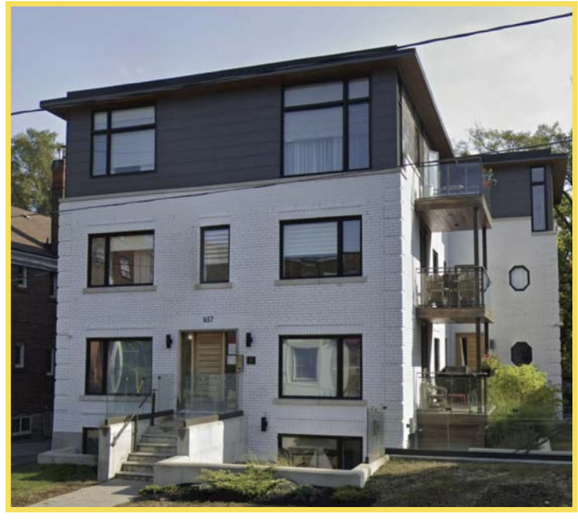
50 Croft St
University



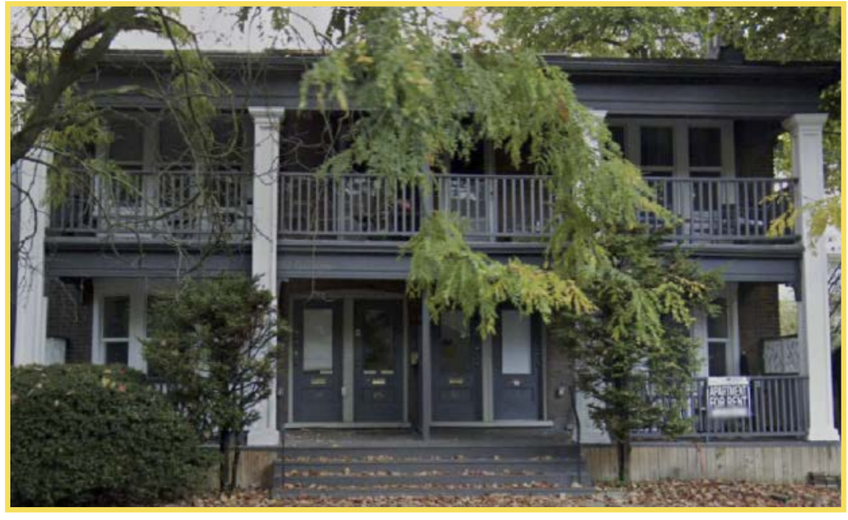
368 Huron St
University

4 McConnell Ave
North Riverdale

Plexes
Case Studies



1657 Bathurst St
Forest Hill South

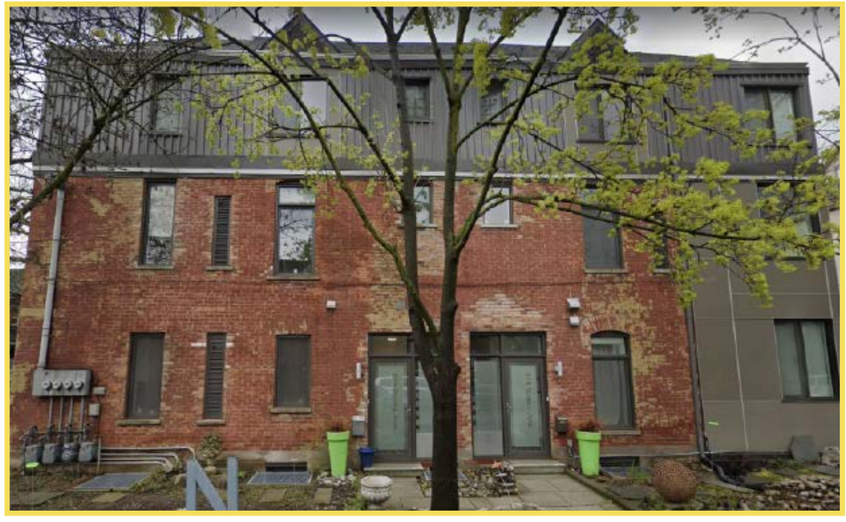


10 Gormley Ave
Yonge-St Clair

207 St Clements Ave
Yonge-Eglinton

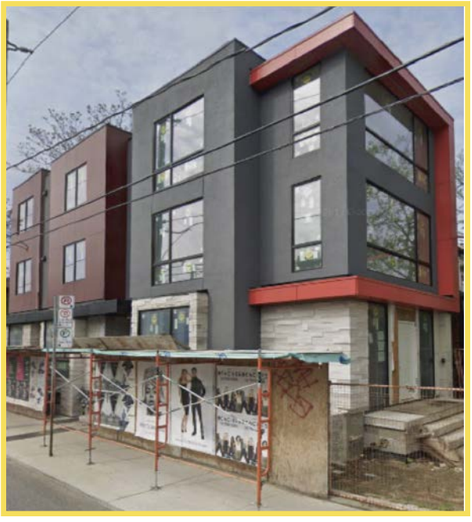
226 Niagara St
Niagara

321 St Clair Ave E
Rosedale-Moore Park



87 Sussex Ave
University

326 George St
Annex

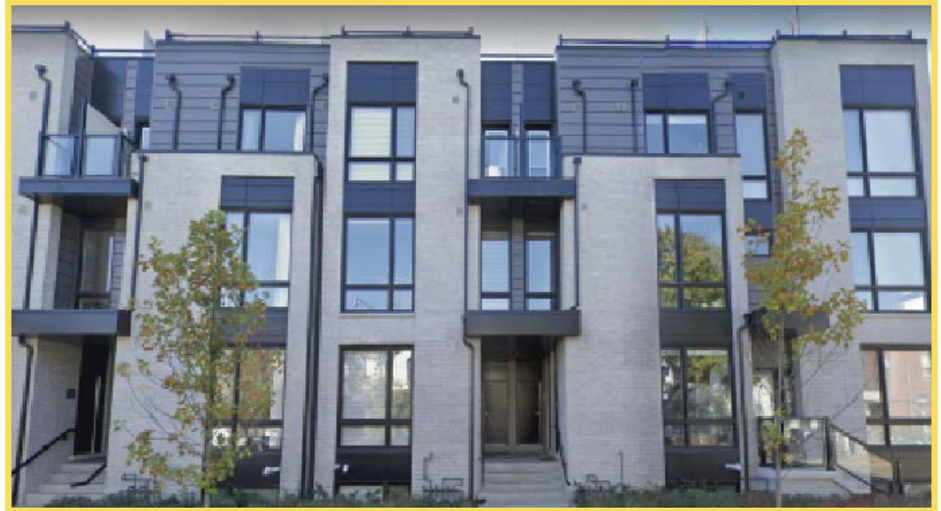


218 Jane St
Lambton Baby Point

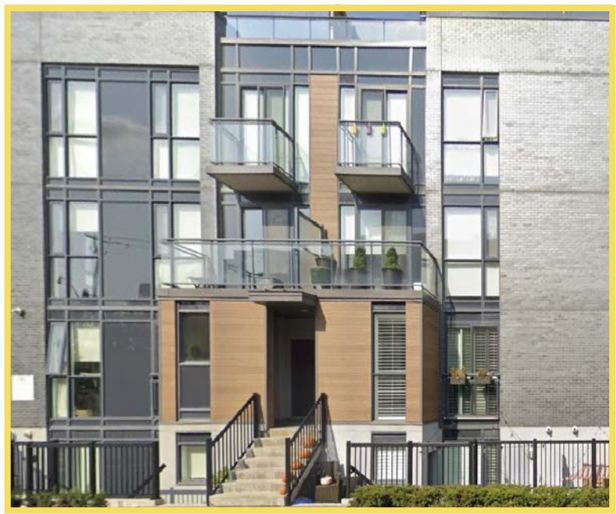
Townhouses
Case Studies

130 Clinton St
Palmerston-Little Italy

25 Soho Square
Kensington-Chinatown

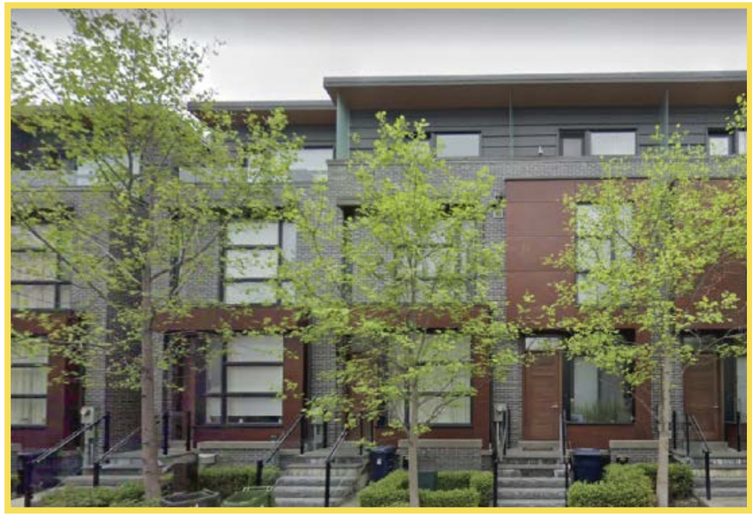


51 Florence St
Little Portugal



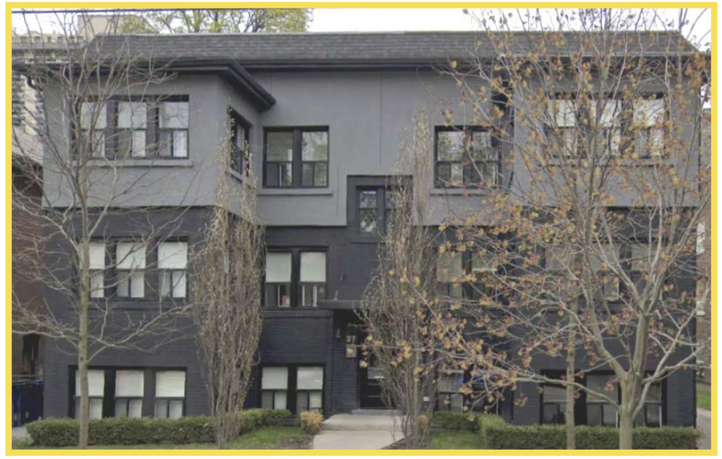
362 Wallace Ave
Dovercourt-Wallace-
Emerson-Junction

30 Turntable Cres
Dovercourt-Wallace-
Emerson-Junction



250 Maning Ave
Trinity Bellwoods

Low-rise Apartments
Case Studies



27 Sherwood Ave
Mt. Pleasant East

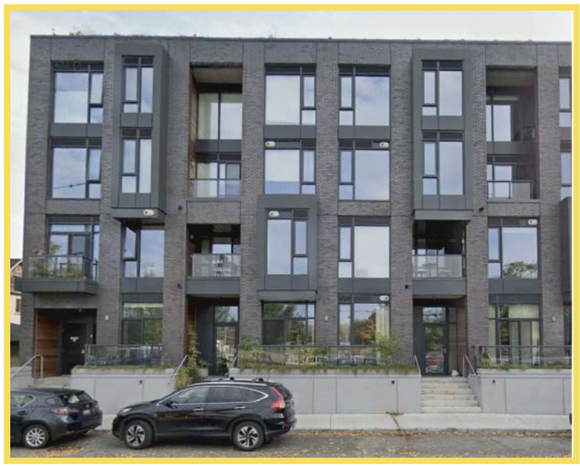
162 Huron St
Kensington-Chinatown

243 Niagara St
Niagara

60 Vankoughnet St
University

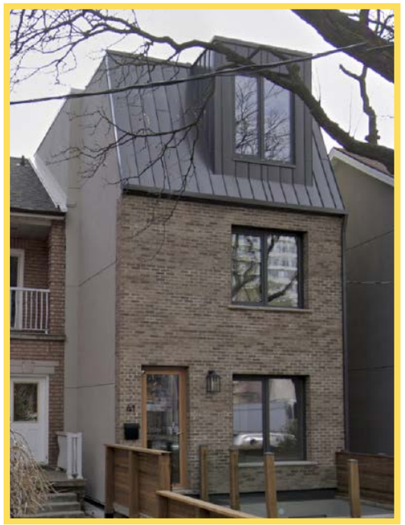
875-877 Avenue Rd
Yonge-Eglinton

45 Huron St
Kensington-Chinatown



35 Wabash Ave
Roncesvalles

Innovative Housing Initiatives



41 Northcote Ave
Little Portugal

Passive House

Passive House is the term used for an internationally acknowledged standard for energy efficient architecture. Building Missing Middle housing types to Passive House standard provides a new opportunity to promote sustainable living.

Overall, Passive House buildings consume up to 90% less heating and cooling energy than conventional buildings. Through efficient usage of natural resources, this design strategy contributes to a more sustainable environment. The reduction in energy consumption could provide a hedge against the risk of a rise in energy prices.

321 Dovercourt Rd
Trinity Bellwoods

Modular Housing

Modular housing is an innovative strategy that utilizes pre-fabricated units built off-site. This fast and cost-effective technique is a way to integrate affordable Missing Middle housing in the city.

The City of Toronto has committed to building 1,000 modular homes through their HousingTO 2020-2030 Action Plan. Phase One of the plan is complete with 100 new units provided at 321 Dovercourt Rd and 11 Macey ave.