

CTS Planning & Land Development Services
Toronto, Ontario

Re: Building Potential Report 66 Brule Gardens

I have reviewed the City of Toronto Zoning By-law and have noted the following:

The property is zoned RD f15.0 d 0.35 ht 9.0 m + exception 1319 in the City's Zoning By-law which only permits detached single family homes.

- The minimum residential lot frontage is f 15.0 m (49.21 feet);
- The maximum residential building density is 0.35 which is .35 times the total lot area which is still subject to meeting other zoning regulations or restriction that apply to this property;
- The maximum building height is 9.0 m (29.52 feet);
- Exception 1319 governs the location of any platforms (decks) above the first floor, either front or rear yard, restricting their encroachment into any required front or rear yard setback;
- While the total lot area is approximately 14,613.17 ft² a portion of this lot is subject to the City's Ravine and Natural Feature Protection By-law which controls new development or renovations on properties with significant ravine and treed areas; and
- The property is also subject to Toronto Region Conservation Authority (TRCA) regulations that also control development through their permit system.

With these various zoning regulations and permit requirements, there have been recent past approvals and building permits issued by the City for various home renovation and building projects at 45 Brule Crescent and 76, 65, 24 and 16 Brule Gardens.

At 16 Brule Gardens the City's Committee of Adjustment granted minor variance zoning revisions that resulted in a total of 4,087 ft² of new floor area.

Subject to detailed building plans being prepared in consultation with the owners and an architect, CTS could prepare and file similar applications to the City of Toronto for any zoning by-law variances and permits that are required with respect to 66 Brule Gardens.

Each application has to stand on its own merits addressing all required zoning variances and any issues raised by City departments and the Committee of Adjustment. This will likely include ravine and tree protection measures that would be added as conditions to any redevelopment plans proposed at 66 Brule Gardens.

For further consultation with respect to the development potential of this property, please contact CTS Planning & Land Development Services.

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