

136 High Park Avenue, Toronto

As requested, please find the following report on the City of Toronto zoning regulations that apply to this existing residential property.

This subject property is zoned R (Residential) with a density of 0.6, height 10.0 m max with exception 737 which applies to this property and others in the neighbourhood which permits two (2) dwelling units at this properties.

- The maximum residential density is d 0.6 which is .6 times the total lot area which is still subject to other zoning regulations or restrictions that apply to this property such as the site specific exception listed below.
- Maximum Height allowed is 10.0 m (32.8 ft).
- The R Residential Zoning allows a variety of residential building types including: detached, semi-detached, townhouse, duplex, triplex and even fourplex type buildings.

I have also noted that other properties in this neighbourhood have applied for and received City approval to increase or modify the overall size of a residential dwelling that could be built under these same zoning permissions.

Given the large 9,000 ft² lot area (45 ft frontage x 200 ft depth), the maximum 0.6 density allowed by the City Zoning By-law creates an opportunity here for either a new home or a substantial renovation with a total building area of $9,000 \times 0.6 = 5,400$ ft².

Subject to a future owners plans, this would allow for either the construction of a new larger home or a substantial renovation such as a two/three storey addition to the existing home.

The current zoning on this property permits a duplex or triplex use so any future building plans could include a walk out type of basement apartment that would be an ideal nanny suite or small apartment for students, an apartment unit on the second and third floors in addition to the main principle residence for the home owner on the ground floor for a total of three (3) residential units in a future renovated home.

Alternatively, the new owner's plans could only provide for a basement apartment leaving the balance of a new or renovated home for their personal use.

There is a three car garage, a parking space beside the garage plus and a long driveway capable of parking several vehicles.

Should the new owner want to enlarge this home this may require a Committee of Adjustment application to deal with any minor zoning variances that may need to be adjusted to accommodate the owner's building plans.

Each application to the City has to be considered on its own merits, CTS could assist an architect in the preparation of building drawings that address building code and any zoning variance requirements. CTS would prepare and manage an application to the City's Committee of Adjustment to vary any zoning regulations that may be needed to increase the size of the residential building permitted at 136 High Park Ave and the number of apartment units.

These applications are subject to circulation and review by the other City Department's including Planning, Engineering, Urban Forestry and Transportation and a public hearing before the City's Committee of Adjustment.

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

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