

CTS Planning & Land Development Services  
Toronto, Ontario

November 29, 2018

### **274 Windermere Ave, 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 f 9.0 u 2 d 0.6. with Exception 403. is set out below also applies to this property and others in the neighbourhood governing rear yard platform (deck) setbacks.

- The R Residential Zoning regulations allow a detached house, semi-detached or duplex subject to regulations below.
- The minimum residential frontage f 9.0 is 9.0 m (29.52 feet) although the existing frontage for this property at 25 feet would deemed to the legal required frontage for this property.
- The maximum number of units allowed on the lot u2 is two residential units.
- Maximum Height allowed is 9.0 m (29.5 ft).
- 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.
- Given the 2,750 ft<sup>2</sup> lot area size, these regulations and site specific restrictions would provide for a total residential floor area, including any garage area, of approximately 1,650 ft<sup>2</sup> (2,750 x 0.6).
- Exception 403 refers to addition zoning regulations that apply in this neighbourhood for duplex and semi-detached type home plus rear yard deck setbacks (see exception 403 at the end of this report).

I have 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. For example 254 Windermere Ave is currently being extensively renovated with front and rear additions plus a partial third floor is also being installed after receiving **City Committee of Adjustment approval for several minor variances including an increase in floor space index (density) to 0.68 from the permitted 0.6.**

If an application to the Committee of Adjustment was submitted for .7 x density for 274 Windermere Ave then the potential floor area here could be increased up to 2,750 x .7 = 1,925 ft<sup>2</sup> or .75 x density which could, subject to Committee of Adjustment approval, provide a future floor area of approximately 2,750 x .75 = 2,062.5 ft<sup>2</sup>.

**Conclusions:**

Should the owner of this property be interested in either building a new home or adding a two storey rear addition, CTS would, in consultation with the owners and an architect, prepare and file the necessary application to the City's Committee of Adjustment to seek approval for any zoning variances that may be required.

The zoning regulations that apply to this corner lot property also creates opportunity for a 2<sup>nd</sup> dwelling unit to be added in the form of a duplex or semi-detached type building with one front door facing Windermere Ave and the other facing Yule Ave. Two parking spaces would need to be provided along the Yule Ave frontage where the existing garage is located.

Any proposed building plans for 274 Windermere Ave will need to be reviewed carefully to determine the precise number of zoning minor variances that will need to be submitted for approval to the City's Committee of Adjustment.

This application process includes circulation to other City Departments for their comments and a public hearing before the Committee where the merits of the application for variances are discussed and decided upon.

I trust that you will find the information in this report helpful. Should you have any questions please contact me at the cell # provided below.

Yours sincerely,

Chris Stoyanovich, MCIP, RPP  
 CTS Planning & Land Development Services  
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**Exception 403:**(5) Exception R.5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:

- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres; and [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.]

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)