

CTS Planning & Land Development Services
Toronto, Ontario

April 12, 2019

436 Durie Street, 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 d 0.6.

- The R Residential Zoning regulations allow a detached house, semi-detached, or duplex subject to regulations below.
- The minimum residential frontage is 6.0 (19.68 feet).
- Maximum Height allowed is 10.0 m (32.8 feet).
- The maximum residential density is 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.
- These regulations and site specific restrictions would provide for a total residential floor area, including any garage area, of approximately 1,830 ft² (3,049.2 x 0.6) since as advised the total property area is approximately 3,049.2 ft² (24.83' frontage x 122.25' depth).
- Other zoning regulations would also be applied by the City to determine a final residential building area.
- 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.

Conclusions:

Should the owner of this property be interested in renovating to increase the overall living space of this home, 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.

For example, if the permitted density was increased to 0.8 from 0.6, this would increase the permitted total floor space to approximately 2,440 ft² (3,049.2 ft² lot area x 0.8).

The additional floor space would allow a sizeable renovation either in the form of a rear addition or a partial third floor that would be added onto the existing home.

Any proposed renovation plans for 436 Durie Street will need to be reviewed closely 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
647-525-9335