

CTS Planning & Land Development Services
Toronto, Ontario

April 22, 2019

Re: 44 Larkin Avenue, Toronto

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

This property is zoned Residential Detached Zone (RD) f 9.0 ht 9.0 d 0.6 in the City of Toronto's new Zoning By-law. This zone permits residential dwelling units in single family dwelling form only.

- The minimum residential frontage is f 9.0 m (29.52 feet);
- The maximum height allowed is 9. m (29.52 feet);
- The maximum density is 0.6 x the lot area;
- Exception 1249 regulations listed below also apply to this property.

(1249) Exception RD 1249

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) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
 - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
 - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
 - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (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; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

According to MPAC Property Data Report this lot has 60.0 feet of frontage by 89.33 feet of depth for a total site area of approximately 5,359.8 ft².

Given the overall existing 60 feet of frontage for this lot, this would in my opinion lend itself to a potential lot severance to create two lots of 30 feet each which would be in compliance with the City Zoning By-law minimum of frontage requirement.

This would then split the total site area into two potential lots each with a site area of 2,679.9 ft².

With the existing maximum density of 0.6 x site area, this would allow new residential buildings each with $2,679.9 \times 0.6 = 1,607.94$ ft² of GFA.

In order to increase the potential residential floor area permitted here, it would be necessary to submit minor variance applications for each new lot to the City's Committee of Adjustment for a minor zoning variance to increase the density permitted up to 0.7 or 0.8 times the lot area. At 0.8 times the lot area, the permitted floor area for each of the potential new homes would increase approximately to $2,679.9 \times .08 = 2,143.92$ ft² of GFA.

The specific exception regulations listed above would also need to be adjusted through the same minor variance application process as well as any other zoning regulations that could influence the potential residential buildings that might be designed by an architect for the two new lots that would be created.

Each application has to be considered on its own merits, however, CTS could assist in the preparation of an application to the Committee of Adjustment to sever the existing lot into two 30 foot lots and to adjust zoning regulations through two minor variance applications –one for each of the two potential lots that would be created at 44 Larkin Avenue.

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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