

**CTS Planning & Land Development Services  
Toronto, Ontario**

**Re: Building Potential Report – 22 Beechwood Crescent, Toronto**

At the request of The Mills Team, CTS Planning has reviewed the City of Toronto Zoning By-law and lists the following zoning regulations that apply to this subject property and then provides potential home renovation options that a future owner may want to consider.

The following Residential Detached (RD) zoning regulations apply to this property:

- The minimum residential frontage is 12 m (39.37 feet);
- The maximum floor space index or density is 0.6 x the lot area (buildable area above the top of bank/slope);
- The maximum building coverage (percentage of ground floor building footprint over the total lot area) is 35%;
- The minimum side yard setback is 1.2 m (3.93 feet); and
- The maximum building height is 8.5 m (27.88 feet).

The Toronto Zoning By-law RD regulations have been amended to permit not only single-family homes but now permits duplex, triplex and four plex residential buildings subject to addressing all applicable City zoning regulations.

This and other properties along the north side of Beechwood Crescent are also subject to the City's Ravine and Natural Feature Protection By-law controls which protect significant ravine and treed areas and Toronto Region Conservation Authority regulations which seek to preserve ravine banks and sloped areas near or adjacent to watercourses.

Both the City Forestry and the Conservation Authority staff will review any proposed building plans to ensure that the new building plans do not increase erosion into any valley or stream corridors or damage/remove existing mature trees.

This property **22 Beechwood Crescent** is also designated under Part IV of the Ontario Heritage Act as it is the former coach house attached to the **20 Beechwood Crescent** main house constructed in 1840. As a Part IV designated property, any plans involving altering, demolishing or erecting a building or structure on this property will be subject to review by the City's Heritage Planning Section who will likely require the owner to submit a Heritage Permit application.

For any proposed renovation plans, the future owner of this property should consider retaining an architect that has heritage design experience and skills that will be needed in the preparation of building renovations plans, a Heritage Permit application and when addressing City Heritage staff's comments about those plans.

**The City's Heritage Permit Guide below will help guide a future owner's plans for this property**



Based on the Geowarehouse report lot size dimensions, the total lot size of 22 Beechwood Crescent is approximately 5,543.41ft<sup>2</sup>. **And floor plans prepared for The Mills Team report that the total existing floor area of this home is 1932 ft<sup>2</sup>.**

If CTS Planning applies the total lot area to the current 0.6 maximum permitted floor space or building density, this could potentially generate **5,543.41 x 0.6 = 3,325.8 ft<sup>2</sup> of total floor area in a larger renovated home.**

Achieving this total floor space is still subject to the owner of this property satisfying all other City zoning regulations, securing any required Heritage Permit and addressing other City permit requirements in consultation with City Forestry and the Conservation Authority staff.

## Renovation/New Build Options

**Given the City zoning requirements and regulations provided above, the future owner of this property at 22 Beechwood Crescent has in our opinion the following potential building renovation options:**

- A renovation project that would add a second storey over the existing one storey portion of this home resulting in a full two storey renovated home. As the existing floor area of the one storey portion of this home is approximately 20 feet by 20 feet, a second floor addition would add approximately **400 ft<sup>2</sup>** of new floor area;
- The second renovation option that could be considered is the construction of a new two storey extension added to the east portion of this home that would create a L shaped home design. If a two storey addition was extended 10 feet or 20 feet forward into the front lot of this property, this would generate **approximately 400 to 800 ft<sup>2</sup>** of new floor area.
- Combined with the first renovation option above, these renovation options could produce a total of **800 to 1,200 ft<sup>2</sup> of additional floor area bringing the total floor area of this home to approximately 3,000 ft<sup>2</sup> not including the potential for new basement space;** and
- Subject to satisfying the City's multiplex and secondary suite zoning requirements, the owners of this property might also design this home to create a duplex unit or a small secondary suite apartment that could be used a nanny or in-law suite or a small rental apartment.

This neighbourhood has seen several examples of new or renovated larger homes that were approved and permitted by the City including two (2) new

three storey homes at **35 and 37 Beechwood Drive** and two (2) new two storey homes at **29 A and 29 B Beechwood Drive**.

**For 22 Beechwood Crescent**, the proposed building renovation plans, in terms of scale and style, would be the owner's decision to make in consultation with an architect who has heritage design experience. The architect would need to address how the architectural features in the proposed renovation plans are compatible with and respect the heritage features in this designated heritage property.

Any City Zoning By-law regulations that can not be satisfied would need to be addressed through an application for minor zoning variances to the City's Committee of Adjustment (Toronto Office).

These applications are circulated to various City Departments for comments and are subject to a public hearing before the Committee of Adjustment which decides whether applications should be approved and under what conditions.

For further consultation with respect to this property's building potential, please contact CTS Planning & Land Development Services.

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