

CTS Planning & Land Development Services
Toronto, Ontario

Re: 142 Shelborne Ave, North York/City of 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:

This property is zoned Residential Detached (RD) f15.0 a 550 x 5 in the City's new Zoning By-law.

The Zoning By-law lists detached single family homes only as the only permitted residential use in a RD zone.

- The minimum residential frontage is f 15.0 m (49.21 feet).
- The minimum lot area (a 550) is 5,920.3 ft².
- Based on MPAC GeoWarehouse property data provided for our review, the existing total lot area is 7,340.98ft² with a lot frontage of 46.87 feet, a lot depth of 149.2 feet on the west lot line, a lot depth of 142.64 feet on the east lot line and a rear line lot line width of 63.08 feet all of which complies with the minimum lot area and lot frontage requirements in the City's Zoning By-law;
- Exception 5 applies a minimum building side yard setback of 1.8 m.
- The maximum building height is 10.0 m (32.8 feet) 2 storeys.
- The maximum lot coverage is 35% which means that any building footprint on this lot cannot exceed 35% of the total lot area.

The above zoning regulations and controls provide an opportunity for the owner of 142 Shelborne Ave to renovate and increase the floor area in this home or to demolish it and apply to the City to build a new larger home.

If you apply the 35% maximum lot coverage zoning regulation to the existing lot area, you could then potentially generate a residential floor area (1st floor) of **$7,340.98 \times 35\% = 2,569.3 \text{ ft}^2$** . A full two storey residential building could then potentially have a total floor area of approximately **$2,569.3 \text{ ft}^2 \times 2 \text{ floors} = 5,138.6 \text{ ft}^2$** subject to satisfying other zoning regulations some of which include the minimum side yard setback of 1.8 m, a lot coverage maximum of 35%, the maximum allowed building height of 2 storeys and the overall length of the renovated residence.

A minor variance application to the City Committee of Adjustment could also be made to increase the maximum lot coverage to 40% so that potentially more floor area might be added to the building options listed below. **Based on the calculations above, the floor area that could be generated with a 40% lot coverage permission would be $7,340.98 \times 40\% = 2,936.39 \text{ ft}^2 \times 2 \text{ storeys} = 5,872.78 \text{ ft}^2$.**

This additional floor area would still need to comply with the other zoning regulations and building permit requirements that could be applied to this property during the City approval and building permit review process.

Renovation/New Build Options

Given the information provided above, the future owner of this home has several possible renovation/building options:

- A rear addition renovation project that would see additional floor area added to the rear portion of this house;
- A more sizable renovation to the existing residence, that would see a full 2nd storey added to this home including a rear addition; or
- The future owner of this property could consider demolishing the existing home and constructing a new full two storey home which, subject to design, could result in approximately 5,100 to 5,800 ft² of

total floor area over the 1st and 2nd floors depending on the lot coverage percentage that is proposed.

On Shelborne Ave there are many examples of properties where older homes have been demolished and the owners have received City approval and permits to construct much larger new homes in their place.

In the surrounding neighbourhood, the 159 Dalemount Ave and 106 Fairholme Ave property owners have recently received City Committee of Adjustment approval to construct new residential homes.

The amount of new floor space and the style of construction proposed would be the owner's decision to make working with an architect and CTS Planning.

With detailed building plans prepared in consultation with an architect, CTS Planning would file applications to the City of Toronto for the zoning by-law variances that may be needed to obtain a building permit to construct the new owner's building or renovation plans for 142 Shelborne Ave.

All applications for minor variance 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 the development potential of this property, please contact CTS Planning & Land Development Services.

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