

CTS Planning & Land Development Services
Toronto, Ontario

Re: Building Potential Report – 119 Wembley Road, Toronto

At the request of The Mills Team, CTS Planning has reviewed the City of Toronto Zoning By-law as it applies to this property and reports the following information:

The property is zoned Residential Detached (RD) frontage 9.0 density 0.6 height 11.0 m maximum and Site Specific Regulations 1329 in the City's Zoning By-law.

- The only residential dwellings that are allowed in RD zones are detached single family homes.
- The minimum required property frontage width is 9.0 m (29.52 feet)
- The maximum residential building density is 0.6 which is .6 times the total lot area which is still subject to meeting other zoning regulations that apply to this property.
- The maximum building height is 11.0 m (36.08 feet).
- Exception 1329 Site Specific Regulations listed below provide further detailed regulations governing the potential redevelopment of this property.

The plan of survey provided by The Mills Teams confirms that is subject property has 46.29 feet of lot frontage on Wembley Road with a lot depth of approximately 134 feet on the east side lot line and approximately 164.04 feet on the west lot line. The total lot size is approximately 5,323 ft².

Based on floor plan drawings prepared for The Mills Team, the total floor area (above grade) of this existing home is approximately **2,050 ft²**.

Renovation/New Built Potential

With these zoning regulations, CTS Planning has noted that there have been approvals and building permits permit issued by the City in this neighbourhood for larger home renovation and new build projects. At this time, a substantial new build construction project is underway next door at 117 Wembley Road.

And there are various other examples of newer homes that have been built at 84, 100, 104 and 113 Wembley Road.

Depending on the scale of the owner's renovation or new build plans, a minor variance application to the City Committee of Adjustment would likely be necessary to amend any zoning regulations that may need to be adjusted.

For example, a minor variance application for 119 Wembly Road could be requested to increase the maximum permitted density from 0.6 times the total lot area of 5,323 ft² to 0.75 to increase in the total allowable residential floor area for this property. If a minor variance application was proposed to increase the floor area allowed to 0.75 times the lot area, this could result in **a new potential total building floor area of approximately $5,323 \times 0.75 = 3,992.25$ ft²** subject satisfying all other City zoning regulations and conditions.

There have been past minor variance decisions in this neighbourhood that would support an application to increase the allowable density/floor area for this property. For example, the minor variance decision for 117 Wembley Road is attached for your review

As part of any application to the City Committee of Adjustment, detailed building plans would need to be prepared by an architect in consultation with the owners and CTS Planning. We could then prepare applications to the City of Toronto for any required revisions to the existing zoning by-law regulations that are needed to increase the size of this existing home which could include the total permitted floor area, the minimum permitted building setbacks from side and rear lot lines and the maximum allowable building and wall heights.

Each application has to stand on its own merits addressing all required zoning variances and issues raised by City departments and the Committee of Adjustment who hold public hearings to consider and decide on which minor variance applications should be approved.

The Committee of Adjustment can also amend the minor variances being requested and add conditions to any approval which the owner would need to address before a building permit is issued.

For further consultation with respect to the development potential of this property, please contact CTS Planning & Land Development Services.

Chris Stoyanovich, RPP
CTS Planning & Land Development Services
647-525-9335

January 17, 2023

Site
Specific
Provisions
:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) 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.]
- (C) 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.]
- (D) 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)]