

CTS Planning & Land Development Services
Toronto, Ontario

December 9, 2024

Re: Building Potential Report 172 Sheridan Avenue, Toronto

At the request of The Mills Team, CTS Planning has reviewed the City of Toronto Zoning By-law and identifies the zoning regulations that apply to this property and outlines several building renovation options that can be considered by the owner of this property.

The property is zoned Residential Zone (R) d 1.0 + 810 exception regulations in the City's Zoning By-law and has a lot frontage of 23 feet, a lot depth of 78 feet and a lot area of approximately 1,794 ft².

City Zoning Regulations (a partial list):

- The maximum residential building density (d) is 1.0 which is 1.0 times the total lot area which is still subject to meeting other zoning regulations that apply to this property;
- The minimum side yard setback is 0.9 m (2.95 feet) for semi detached, duplex, triplex and fourplex housing buildings;
- The maximum building height is 11.0 m (36.08 feet) and
- The permitted Residential building types include detached, semi-detached, townhouse, duplex, triplex and fourplex housing.

The City Zoning By-law was amended in 2023 to allow multiplex type housing (up to 4 units) in all residential zones across the City of Toronto in an effort to increase the supply of rental housing units in neighbourhoods where in the past that majority of housing would be detached single family homes or semi-detached homes.

The existing floor plans for this property contains a finished basement unit, a first floor living space, and a second floor living space with a kitchen.

From a floor space design perspective, this creates the opportunity to legally convert this property into three separate legal residential units, which from an investment standpoint, could be rented as small apartment units that are centrally located in the west part of the City.

The City has also eliminated residential parking space requirements for these types of residential apartment units.

With the zoning regulations that apply to this neighbourhood, there have been recent approvals and building permits issued by the City for various home renovation and building projects that have resulted in newly constructed multi plex type homes.

The existing four storey five apartment unit rental residential building at **189 Sheridan Ave** is an example of a past City approval that allowed a former single family home at this property to be converted to a multiplex rental housing property.

If an application was made to the City Committee of Adjustment to increase the total permitted floor area at **172 Sheridan Ave** from **1.0 to 1.2 x the lot area then $1,794 \text{ ft}^2 \times 1.2 = 2,152.8 \text{ ft}^2$ of floor area would then be permitted at this property.**

This would add approximately 578 ft² of floor area to this existing semi-detached building. The owners could then use this extra floor area to add a two-storey rear addition to this existing home or instead construct a larger second floor apartment with the addition of a partial third floor living space.

Building Potential Options:

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

- A building permit application that would renovate the current building floor plans to create three legal separated residential units – a

basement apartment, a first floor apartment unit and a second floor apartment unit;

- A renovation project that, subject to an increase in the permitted floor space/density, could see the additional floor area being added to the rear of the existing home in the form of a one or two storey addition that would provide for a larger basement, first floor and second floor apartment units;
- With the 11.0 m building height that is permitted in this neighbourhood, the owner of this property could instead decide to add a partial third floor to this home with a walk out or deck over the front or rear portion of the existing second floor.

For these different building options, detailed building plans would need to be prepared in consultation with the owners, an architect and CTS Planning. Subject to discussions, CTS Planning could then prepare and file applications to the City of Toronto for any required minor zoning variances and permits needed to address any of the owner's building renovation plans.

Each application has to stand on its own merits addressing all required zoning variances and any issues raised by City departments before the Committee of Adjustment considers any minor variance application and decides at a Public Hearing if they should be approved with or without conditions.

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

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