

CTS Planning & Land Development Services
Toronto, Ontario

March 19, 2025

Re: Building Potential Report 144 Denison Ave, 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) f 4.5 m (14.76 ft) density 1.0 + 867 exception regulations in the City's Zoning By-law and has a lot frontage of 17.0 feet, a lot depth of 121.0 feet and a lot area of approximately 2,057 ft².

City Zoning Regulations (a partial list):

- The minimum lot frontage is 14.76 feet;
- 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 that established for a lawfully existing building;
- The maximum building height is 13.0 m (42.65 feet) and
- The permitted Residential building types include detached, semi-detached, townhouse, duplex, triplex and fourplex housing.

The City recently adopted a Kensington Market Heritage Conservation District designation for this neighbourhood requiring that changes to buildings and structures be subject to further review and permits ensuring that any proposed physical exterior changes to buildings meet heritage policies and guidelines.

Interior renovations that do not impact the buildings exterior features are not subject to the new heritage policies and guidelines and multiplex residential projects will continue to be permitted.

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 City Zoning By-law was also amended to eliminate residential parking space requirements for these types of residential apartment units.

These zoning regulations from a total floor space design perspective create the opportunity to either renovate the existing semi-detached residential unit into a larger single family semi-detached home or to potentially convert this home into a multiplex residential building.

With the zoning regulations that are in force in this neighbourhood, there have been recent approvals and building permits issued by the City for various home renovation and building projects that have allowed the construction of much larger three storey semi-detached homes.

For example, there are two properties in the surrounding neighbourhood where the City's Committee of Adjustment has recently approved minor zoning variances that will allow the existing semi-detached homes to be renovated into much larger homes.

At **55 Oxford Street**, the attached Committee of Adjustment decision dated December 17, 2024 grants minor zoning variance approval for several zoning regulations including an increase in the maximum permitted floor space index to 1.374 times the lot area from the permitted 1.0 times the lot area.

As a result, the total floor space now allowed at this semi-detached home located at 55 Oxford Street has been increased to 302 m² (3,250 ft²).

The attached Committee decision dated January 21, 2025 for **28 Grace Street** grants minor zoning variance approval that increased the maximum permitted floor space index to 1.36 from the permitted 0.6 times the lot area.

As a result, the total floor space now allowed at this semi-detached home located at 28 Grace Street has been increased to 212.94 m² (2,292 ft²).

If a minor variance application for **144 Denison Ave** was submitted to the City Committee of Adjustment to increase the total permitted floor area from 1.0 to 1.37 times the lot area then $2,057 \times 1.37 = 2,818$ ft² of total floor space could potentially be permitted at this property.

Based on this existing home's total floor space of 1,821 ft², if a minor variance application was applied for and approved then approximately (2,818 ft² - 1,821 ft²) 997 ft² of new floor space could be added to this home in the form of a multi storey renovation project.

Building Potential Options:

Given the information provided above, the future owner of this home should retain the services of an architect to fully investigate these different potential renovation/building options:

- A renovation project that would construct a much larger single-family home or a duplex two residential unit building;
- A renovation project that would instead use the increased floor space to create four legal separated residential units – a basement apartment unit, a ground floor apartment unit, a second floor apartment unit and a third floor apartment and

- With the 13.0 m (42.65 ft) maximum building height that is permitted in this neighbourhood, the owner of this property could consider the addition of a partial fourth floor to this home with an open deck over the front or rear portion of the third floor for a possible two storey third floor apartment unit.

All of these different building options should be prepared in consultation with an architect who will need to prepare floor plan and exterior building elevation drawings. The architect and CTS Planning could then prepare and file applications to the City of Toronto for any required minor zoning variances and permits that may be needed to address the owner's proposed building renovation plans.

Each application has to stand on its own merits addressing all required zoning variances and any issues raised by City departments now including the recently adopted heritage district policies and guidelines. The Committee of Adjustment will consider the minor variance application and decide at a Public Hearing if the application should be approved with or without conditions.

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

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