

CTS Planning & Land Development Services
Toronto, Ontario

April 18, 2025

Re: Building Potential Report 26 Martin Road, Toronto

At the request of The Mills Team, CTS Planning has reviewed the City of Toronto Zoning By-law and has noted the following zoning regulations that would apply to any potential building project proposed for this property.

The property is zoned Residential Zone (R) d 0.6 + 930 exception regulations in the City's Zoning By-law.

- The minimum residential lot frontage permitted is 6.0 m (19.68 feet);
- The maximum residential building density (d) 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 minimum side yard setback is 0.9 m (2.95 feet) for single detached, duplex, triplex and fourplex homes;
- The maximum building height is 10.0 m (32.8 feet) and
- The permitted residential building types include detached, semi-detached, townhouse, duplex, triplex and fourplex housing types.

The City of Toronto amended the City's Zoning By-law in 2023 to allow multiplex type housing to be built in 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.

With the zoning regulations that apply to this neighbourhood, there has been recent approvals and building permits issued by the City for various home renovation and building projects resulting in larger homes being built.

For example, the City of Toronto issued a building permit allowing construction of the three-storey home at **22 Martin Road** without needing any minor zoning variances.

The new home constructed at **579 Balliol Street** required three minor zoning variances. (See attached City Committee Notice of Decision).

And there have been several other larger renovated homes constructed at **555, 561, 581 and 585 Balliol Street**.

In investigating the renovation or building potential of the **26 Martin Road** property, CTS Planning would take the lot dimensions frontage 19.3 feet x depth 107.08 feet = 2,066 ft² of total lot area. If the maximum 0.6 lot density regulation allowed in the City's Zoning By-law is applied to this lot area $2,066 \times 0.6 = 1,239$ ft² of total above grade floor area is currently allowed at this property.

If a minor variance application for **26 Martin Road** was submitted to City's Committee of Adjustment to increase the total permitted floor area from 0.6 to 0.9 times the lot area then $2,066 \times 0.9 = 1,859$ ft² of total floor space would be permitted at this property. The owner of this property working with an architect could then have building plans prepared that would add a full two storey rear addition or possibly a three-storey addition to this home with a partial front or rear deck off of the third floor.

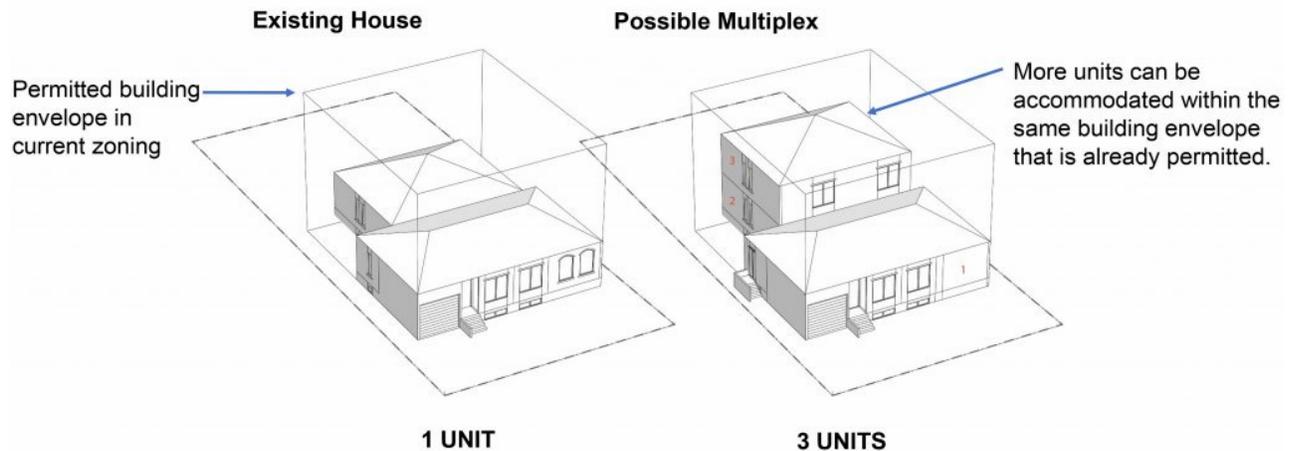
Under the City's new multiplex housing regulations, this property could alternatively be renovated into a new multiplex residential duplex or triplex residential building.

In the case of a multiplex housing project, the overall building height requirement would be 10.0 m (32.8 feet) which would allow three storey construction and the overall building density or floor space index would be allowed to exceed the 0.6 x building density that would apply to single family home construction.

Please see the sketch below which helps illustrate how a multiplex building could be designed.

Thinking Inside the Box: More Units, Same Scale

Existing zoning envelopes permit building volumes that can be better leveraged to house additional units within a low-rise scale.



Building Potential Options:

Given the information provided above, the future owner of this home has several possible renovation or new build options:

- A renovation project, subject to the owner's building plans, that would see additional floor area added to this existing home in the form of a two or third storey rear addition that could subject to design be converted to a larger single-family home or a multiplex residential building.
- The owner of this property could consider demolish the existing home and with City permission construct a new two or three storey single family home or subject to design and compliance with the City's multiplex zoning regulations be converted to a multi unit duplex or triplex residence residential building;

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 that would deal with any potential minor zoning variances should that be necessary.

Each application has to stand on its own merits addressing all required zoning variances and any issues raised by City departments before the City's Committee of Adjustment at a public hearing considers the applications and decides 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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