

vertical split meeting



Toronto's Official Plan says that our residential neighbourhoods are to remain stable. But the City has recently changed the zoning by-law in a way that is allowing **developers to rapidly build 'mega-houses' and condominiums on our residential streets.**

The old zoning allowed a single house to be split horizontally into a two-dwelling 'duplex'—typically, to allow a rental unit in the basement. Vertically split duplexes were not allowed.

The new zoning allows **vertical duplexes** — vertically split houses.

The City says they changed the zoning to allow for shared staircases. But developers are having a field day with the new permission. They buy a house, then apply to demolish it and build a very large vertical duplex having the appearance and **size of two large semi-attached houses.** They then condominiumize the vertical duplex and market each unit as a separate house.

The profit margins are enormous. And so are these vertical duplexes. In order to make two houses fit on one lot, the developers make the houses as big as they can, going to the Committee of Adjustment to get numerous variances to density and size. At 25 Northcote, the vertical duplex—supposed to be a single house, remember—was **over 5000 square feet.** And the houses extend far back, boxing in neighbouring yards with large, high walls (see the attached picture of 25 Givins).

In our immediate area, there have been almost ten of these applications in just the past two years. And of the first 6 such buildings, two next-door homeowners sold their homes and moved. That's the definition of destabilization.

This is the only Community Consultation that has been scheduled about this important issue.

Please attend and let the City know that we are experiencing **backdoor intensification of our residential neighbourhoods — and it needs to stop.**

— tuesday july 14, 6–8pm

— west nbhd house, 248 ossington (corner dundas)

— community consultation meeting on new vertical duplex permissions and the impact on our residential neighbourhoods

— with **councillor mike layton** and city planning ossingtoncommunity.ca

A sample minor variance application for a vertical split

The request is for a 5000 sq ft building on a single residential lot

13. 25 NORTHCOTE AVE

File Number:	A0117/14TEY	Zoning	R(d1.0)(x804); R4Z1.0 (ZZC)
		Ward:	Davenport (18)
Property Address:	25 NORTHCOTE AVE	Community:	Toronto
Legal Description:	PLAN 300 S PT LOT 117		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached duplex dwelling containing two units. A detached two-car garage will be constructed in the rear yard.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a duplex is 14 m.
The three-storey duplex dwelling will have a depth of 20.57 m.
- 2. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (288.4 m²).
The three-storey duplex dwelling will have a floor space index of 1.43 times the area of the lot (413.4 m²).
- 3. Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The three-storey duplex dwelling will have a north side yard setback of 0.08 m.
- 1. Section 2(1), By-law 438-86**
A duplex is defined as a building containing two dwelling units divided horizontally.
The units within the three-storey duplex dwelling will be divided both vertically and horizontally.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of 1.0 times the area of the lot (288.4 m²).
The three-storey duplex dwelling will have a gross floor area equal to 1.43 times the area of the lot (413.4 m²).
- 3. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
A minimum side lot line setback of 0.45 m is required where the side wall contains no openings.
The three-storey duplex dwelling will have a north side lot line setback of 0.08 m.
- 4. Section 6(3) Part II 3(I), By-law 438-86**
A building is required to be no closer than 0.9 m to the side wall of an adjacent building that contains no openings.
The three-storey duplex dwelling will be located 0.08 m from the north adjacent building (27 Northcote Avenue) and 0.45 m from the south adjacent building (23 Northcote Avenue).
- 5. Section 6(3) Part II 5(I), By-law 438-86**
A maximum permitted building depth is 14 m.
The three-storey duplex dwelling will have a depth of 20.57 m.