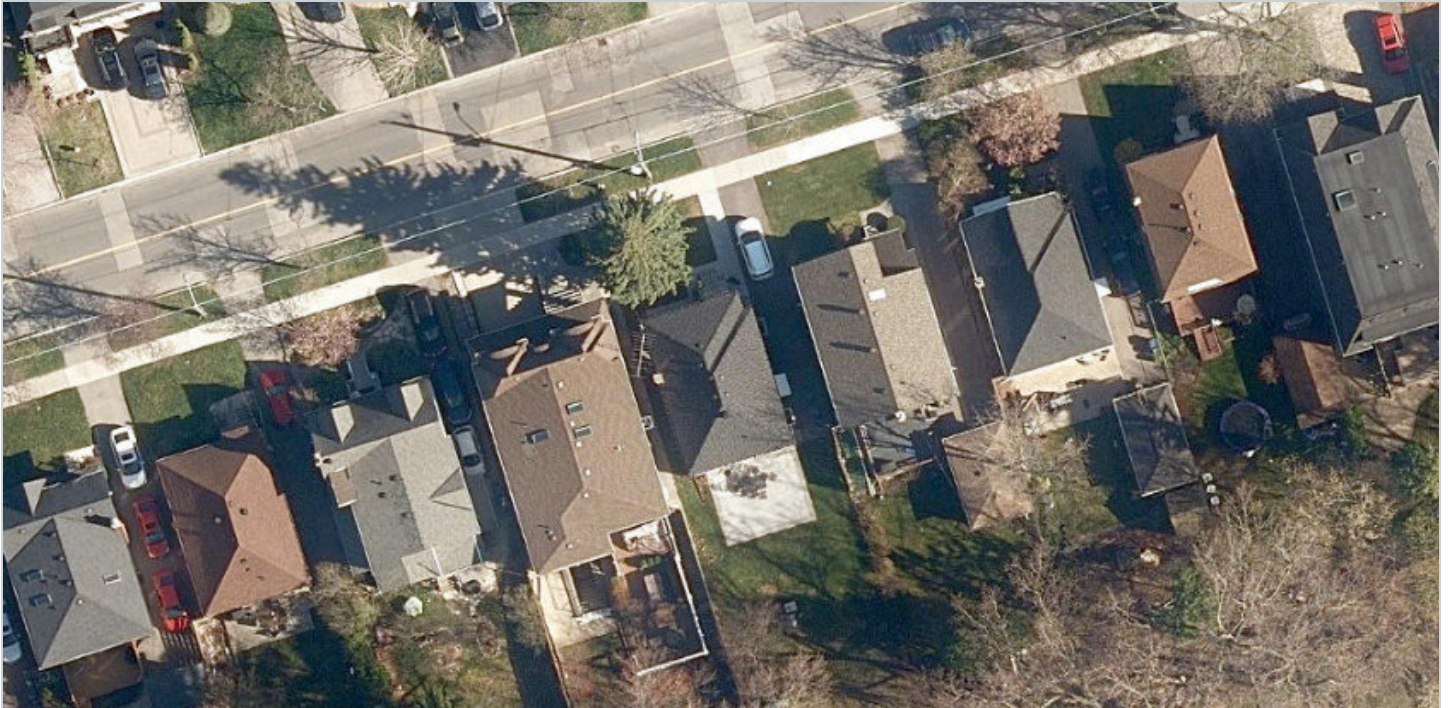


01 / PROPERTY OVERVIEW

99 Park Home Ave

Toronto · ADU & multiplex review



City of Toronto aerial imagery · location context

[View in Google Earth ↗](#)

Mapped zoning

RD (f12.0; a370)

Mapped parcel envelope

12.2 m × 40.2 m

Prepared for

Amy Truong

Date

October 8, 2026

A preliminary review of public mapping and supplied information. It identifies possibilities and questions for further review; it does not confirm permission to build.

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ADU and multiplex

Two project types, considered against the information available for this property.

01 Accessory dwelling unit

[Illustrative fit · verify](#)

A separate garden or laneway suite on the same property.

Public evidence

An illustrative ADU footprint is shown on page 4. Access, zoning applicability and permission remain unverified.

Requires review

Rear-yard fit, separation, legal access, trees and servicing.

02 Multiplex

[Worth investigating](#)

Multiple homes within a converted or replacement main building.

Public evidence

RD (f12.0; a370) is the returned City zoning-map designation; a mapped parcel envelope approximately 40 ft wide by 131.9 ft deep (not survey frontage).

Requires review

Building form, unit layouts, exits, lawful existing conditions and servicing.

Conditions affecting the comparison

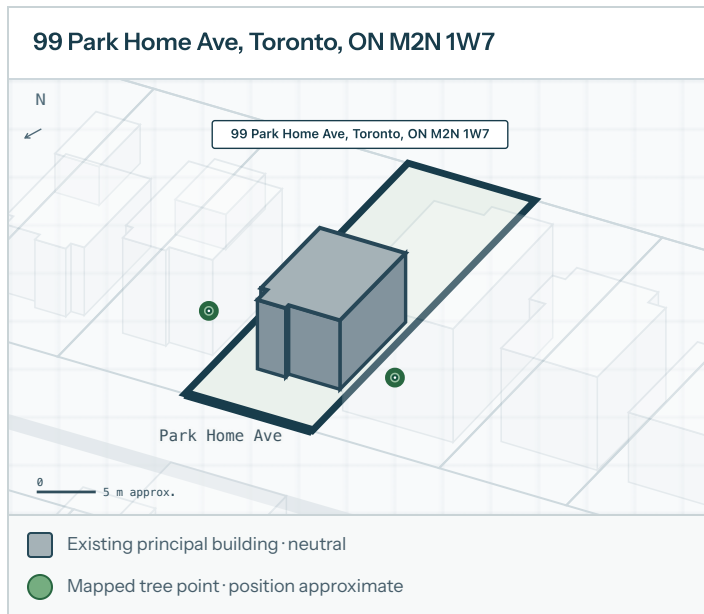
Mapped tree condition: requires property-specific review.

Based on mapped parcel, zoning and available site records. Missing records are not evidence of clearance.

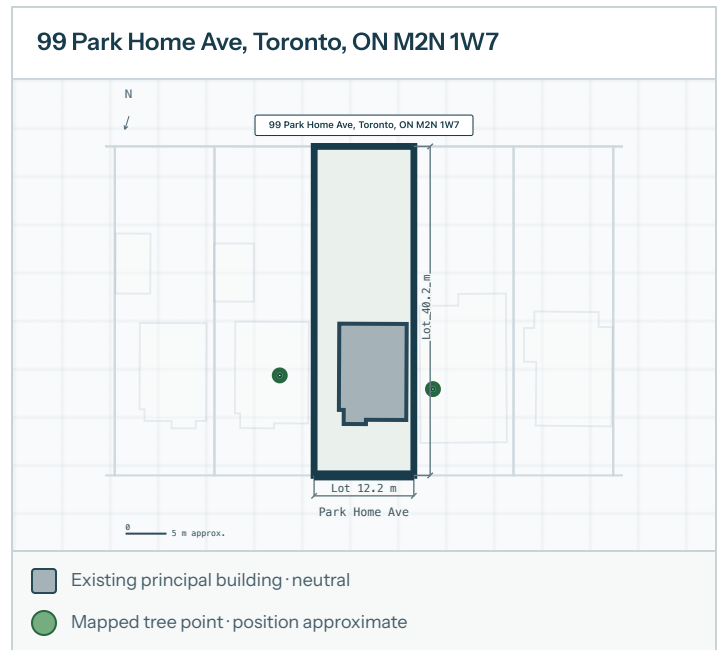
03 / EXISTING BUILDING

What is on the property

The mapped building and parcel are the starting point. Roof outlines and public heights are approximate; lawful interior conditions need confirmation.



Existing building · axonometric



Existing building · site plan

Existing mapped footprint

97.6 m²

Mapped building height

5.8 m

Reported storeys

Not confirmed

Reported current use

Not confirmed

Lot area

490.9 m²

Mapped parcel envelope

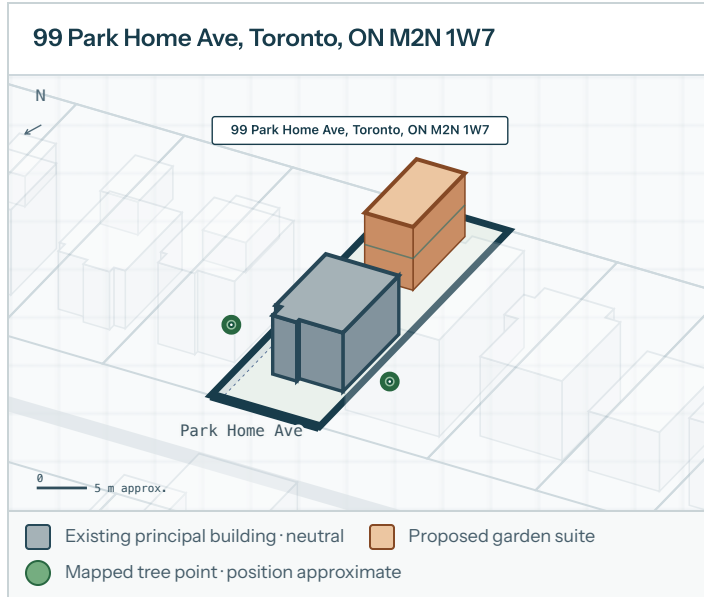
12.2 m × 40.2 m

The parcel envelope above uses a minimum-area rectangle. Diagram dimensions follow the mapped street orientation and may differ on irregular lots. Neither establishes survey frontage; verify with a survey and measured records.

PROPERTY POTENTIAL

Garden suite study

An illustrative massing appears only where the mapped geometry supports one. Its presence does not establish permission; an absent coloured form means the fit needs further study.



Garden suite · axonometric



Garden suite · site plan

Multiplex

Illustrative fit · verify

A red modelled form is available; unit count and approval remain unconfirmed.

Multiplex + ADU: A separate combined study is available in the property tool. This report retains your selected proposal.

ADU footprint

60 m²

Front / rear distance

26.2 m / 3 m

Illustrative height

6.3 m

Side distances

3.4 m / 3.4 m

Model storeys

2

ADU

Illustrative fit · verify

A modelled garden or laneway form is available; access, trees and servicing remain unconfirmed.

Illustrative envelope only. Boundaries, setbacks and dimensions are mapped or modelled approximations. Missing red or yellow massing is not a finding that a project is prohibited.

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What the public record says

These are the general provisions screened for the mapped zone, with property-specific applicability and exceptions still to verify.

Houseplex height · § 10.20.40.10(1)(C) ↗

Qualifying houseplex: greater of mapped HT or 10 m. Five/six-unit permissions are outside this 2-4-unit model.

Depth / main walls · § 10.20.40.30; 10.20.40.10 ↗

R/RD/RS use 17 m or qualifying 19 m depth. RT/RM depth is not assigned the R-zone rule. R/RD flat-roof studies set upper floors back 1.4 m at front/rear when crossing the general main-wall height; grade and other roof provisions require review.

Chapter 900 / building form · § 10.20.40.1; Chapter 900 ↗

Compare applicable detached/semi requirements and more-permissive clauses. Prevailing by-laws, legal existing status and conversion rights are not automatically resolved.

Setbacks · § 150.7.60.20 ↗

Opening, corner, through-lot, street/lane and adjoining rear-yard conditions must be established.

Floor area · § 150.7.60.50(2), (4), (5) ↗

60 m² for one storey; 120 m² otherwise; suite zoning GFA must be less than principal building zoning GFA.

Front / rear / side setbacks · § 10.20.40.70; 10.5.40.70(1) ↗

Front yard uses a 6 m assumption until prevailing front-yard facts are established. Party walls and site exceptions require review.

Coverage / FSI · § 10.20.30.40; 10.20.40.40(1)(C); 10.5.60.70; 10.10.60.70 ↗

The d label is not a houseplex floor-area cap. Retained structures count; exceptions and the applicable coverage route require review.

Height / separation · § 150.7.60.30(1), 150.7.60.40(1) ↗

4 m separation up to 4 m height; 7.5 m above 4 m; 6.3 m maximum. Garden geographic exception requires separate review.

Coverage · § 150.7.60.70 ↗

Model uses the 20% combined ancillary route; 45% overall alternative and principal-building coverage need review.

Use / access / landscaping · § 150.7.20.1(2), 150.7.50.10 ↗

One garden OR laneway suite; landscaping, emergency access, servicing and trees remain unverified. Lane abutment must be at least 3.5 m for laneway suites.

Nearby records

7 relevant records · partial coverage

Relevant records may be shown, but the connected sources did not provide complete coverage. A follow-up search is required before relying on the count. Search area: 500 m. Nearby work does not establish approval for this property.

123 Betty Ann Dr	Small Residential Projects · Permit Issued · 97 m away	Source ↗
123 Betty Ann Dr	New Houses · Refusal Notice · 97 m away	Source ↗
63 Park Home Ave	Small Residential Projects · Cancelled · 104 m away	Source ↗

General City provisions and nearby municipal records are contextual. Effective dates, site exceptions, legal existing conditions and completeness of search require confirmation.

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Before commissioning drawings

Start with the information already available. Then commission only the work needed to resolve the deciding questions.

01 Gather the existing records

Collect any survey, property plans, permit history and site photographs. Confirm the parcel and any conflicting facts in this report.

02 Compare the two project types

Review ADU and multiplex options against your goals, the applicable zoning and site constraints. Identify which questions could change the direction.

03 Define the next scope of work

Refine the preferred massing, outline construction costs and decide when measured drawings or specialist investigations are needed.

OFFICE A3E

Property Strategy Report

\$780

+ HST · CAD

Architect-led option comparison, massing refinement, concept budget ranges and a project roadmap through design, approvals, construction and occupancy. Includes a 60-minute consultation.

Surveys, specialist investigations, permit drawings, engineering and Realist financial modelling are separate services.

[See what the \\$780 report includes](#)[Book a free 20-minute call](#)

Preliminary information only. This report is not a zoning certificate, survey, architectural design, permit approval, construction estimate or financial assessment.

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