

VAREY

ARCHITECTURAL PROPERTY REVIEW

108 IMPERIAL STREET, TORONTO, ON , M5P 1C4



Huron House. VAREY. Extension + renovation project

CREATED BY

VAREY

ARCHITECTS

IN COLLABORATION WITH

M MAGGIE
LIND | real estate
team



Request a digital copy
of this report here

This report treats Imperial Street as the lot frontage, consistent with the property's municipal address and principal entrance.

By-law 569-2013 defines the front lot line as the line dividing a property from a street, but sets no rule for which frontage governs on a corner lot. Since the frontage drives the front/side/rear yards and resulting envelope, we'd recommend a paid zoning assessment with a planning consultant to firm up the position before any official works are undertaken.

OVERVIEW

PROPERTY: 108 IMPERIAL STREET, TORONTO, ON , M5P 1C4
AREA: YONGE-EGLINTON

The following Property Review summarises the lot, zoning, and as-of-right development permissions for the property, outlining the baseline parameters set by the City of Toronto. Proposals that exceed these limits may still be considered but would require approval through the Committee of Adjustment. All figures are based on publicly available planning information and have not been verified by site visit or survey. This review is intended as an informational guide only.

ZONING + PROPERTY INFORMATION

Zoning label	RD (f9.0: d0.6) (x1402) RD = Residential Detached d = density (the "d" value is a density ratio set by the City, linking building floor area to lot size)
Approximated lot frontage, depth, area	Frontage: 40.69 m (133.5 ft) Depth: 12.19 m (40 ft) Area: 496 sq m (5,340 sq ft)
Lot orientation	Fronts South
Corner / interior / through lot	Corner
Is there lane access Y/N	N
Minimum lot frontage	9 m (49 ft 3 in)
Minimum lot area	270 sq m (2,906.28 sq ft)
Can the lot be subdivided Y/N	N
Permitted above-grade floor area	297.6 sq m (3,204 sq ft) Permitted above-grade floor area = density ratio x lot area
Permitted number of storeys	N/A
Permitted maximum height	10 m (32 ft 10 in)
Required front / rear / side yard setbacks	Front: 6 m (19 ft 8 in) Rear: > 7.5 m (24 ft 7 in) OR 25% of lot depth Side: 0.9 m (2 ft 11 in)
Maximum lot coverage	N/A
Maximum building length	17 m (55 ft 9 in)
Maximum building depth	19 m (62 ft 4 in) Not including a one storey extension that complies with regulations

DEVELOPMENT CONSIDERATIONS

Deck and porch regulations	Upper-level balconies and decks are limited to a max of four platforms of no more than 4 sq m (43 sq ft) each, with no more than one per building face.
Basement provision	A basement is as-of-right under the zoning by-law and excluded from FSI (Floor Space Index - ratio of building Gross Floor Area (GFA) divided by lot area).
Property retention and demolition implications	If an existing house exceeds current zoning limits, those dimensions are protected for the retained portion of the building – but any part that is demolished and rebuilt is treated as new work and must comply with current zoning or obtain variance approval. If the extent of demolition is such that the City determines the building is no longer 'existing,' the protected status is lost entirely and the whole project must comply with current zoning.
Garden suite potential	Please refer to detailed garden suite section below.

OTHER MUNICIPAL DEPARTMENTS

Other municipal departments likely to be involved with changes to the property	Urban Forest Management
Tree removal	The City's Private Tree Protection By-law states you need a permit to injure or remove a private tree if it is 30 cm or more in diameter, measured at 1.4 m (4 ft 7 in) above ground. Additional conditions may impact removal even for trees under this threshold.

NOTES + LIMITATIONS:

This report is based on publicly available planning information, online mapping, and listing material. No site visit, official survey, or verified documentation has been undertaken. It is intended as an informational guide only and does not constitute professional planning or legal advice. The figures and parameters set out here reflect the applicable zoning by-law and Official Plan as currently understood, but cannot guarantee what the City of Toronto will approve in any given application.

Before undertaking any work, the property owner should engage an architect and necessary consultants to carry out a detailed design and planning process.

PERMITTED GARDEN SUITE: AS-OF-RIGHT PARAMETERS

Footprint and lot coverage	<p>The max footprint of a garden suite is the smaller of 40% of the rear yard area, and 60 sq m (646 sq ft).</p> <p>The total area of a lot that all ancillary buildings and structures may cover (including garden suite, sheds, garages) cannot exceed 20% of the lot area.</p>
Floor area	The interior floor area of a garden suite must be less than the gross floor area of the main residential building on the lot. This includes the area of all floors of a garden suite.
Height and separation distance	<p>Max height = 4 m if located a min of 5 m from main building</p> <p>OR</p> <p>Max height = 6 m if a min of 7.5 m from main building (subject to angular plane rules)</p>
Side yard setback	<p>Generally the greater of 0.6 m and 10% of the lot frontage, to a max of 3.0 metres.</p> <p>Where openings (windows or doors) are proposed, the min side yard setback is the greater of 1.5 m and 10% of the lot frontage.</p>
Rear yard setbacks	Generally 1.5 m
Basement	Permitted
Rear yard landscaping	On lots with a frontage greater than 6.0 metres, at least 50% of the rear yard area, including the area covered by a garden suite, must be soft landscaping.
Emergency access	<p>A maximum 45-metre travel distance measured from a public street to the entrance of the garden suite; and</p> <p>A minimum width of 1.0 metre, and a 2.1 metre vertical clearance from the fronting public street. The 1.0 metre minimum width must be unobstructed with the exception of hydro and gas meters.</p>
Permitted uses	Living accommodations and home occupations. Short-term rentals are permitted only in accordance with the Short-Term Rental By-law

This summary is based on publicly available planning information and City of Toronto Zoning By-law 569-2013 (Section 150.7). It is a preliminary guide only and has not been verified by site visit, survey, or formal zoning review. All parameters must be confirmed by a qualified professional prior to permit application.

WORKING WITH AN ARCHITECT

Working with an architect is a collaborative process that develops ideas into built form, shaping decisions from early concept through approvals and construction.

INITIAL FEASIBILITY + ADVICE

Understanding what this property can reasonably support. This stage involves a review of zoning, planning constraints, and relevant Ontario Building Code requirements to identify key considerations before committing to design or permits.

OUTCOME

Clarity on project scope and early decision-making.

DESIGN + PLANNING

Developing design options that respond to the site, brief and planning framework. Includes testing layout and massing, considering spatial quality and light, and preparing submissions for the Committee of Adjustment or Minor Variance process, where required.

OUTCOME

A clear, well-supported design.

DETAILED DESIGN + PERMITS

Resolving the agreed design for regulatory compliance and construction. This stage includes the preparation of architectural drawings, coordination with structural and mechanical consultants, and submission for Building Permit approval.

OUTCOME

A coordinated technical package suitable for City review and construction.

CONSTRUCTION SUPPORT

Providing professional involvement in the procurement of contractors, and during the construction process to help maintain design intent. This includes responding to contractor queries, reviewing workmanship, and supporting decisions as the build progresses.

OUTCOME

Clearer decision-making, real-time problem solving, and a considered built result.

VAREY

ARCHITECTURE AS AN ACT OF MAKING,
DEFINED BY DETAIL + CRAFTSMANSHIP
MEASURED, HUMAN + LASTING



VAREY
CONTACT US

VAREY is an OAA-registered architectural practice founded in London, UK in 2018 and now based in Toronto, Canada. Our work is guided by a clear sense of purpose and a material honesty that values warmth, texture, and the contemporary refinement of traditional forms. We design homes that respond to how people live, bringing spaces together with a crafted precision that supports daily life and offers a sense of ease and enjoyment. Working closely with our clients, we focus on how a space feels to inhabit — how light moves, how rooms relate, and how architecture holds the life unfolding within it.

