

ACQUISITION SCREEN · INTERNAL STUDY · OCTOBER 2026

10 Lessard Avenue, Toronto

What the lot can carry

Zoning, site plan and massing for a 50 x 100 ft double lot in the Sixplex Overlay, with a recommendation on how to underwrite it.

RECOMMENDATION

Underwrite it as an *as-of-right sixplex*. Treat the split into two lots as upside, not the base case.

6

homes as-of-right, building permit only

866 m²

gross with a full basement (9,320 sf)

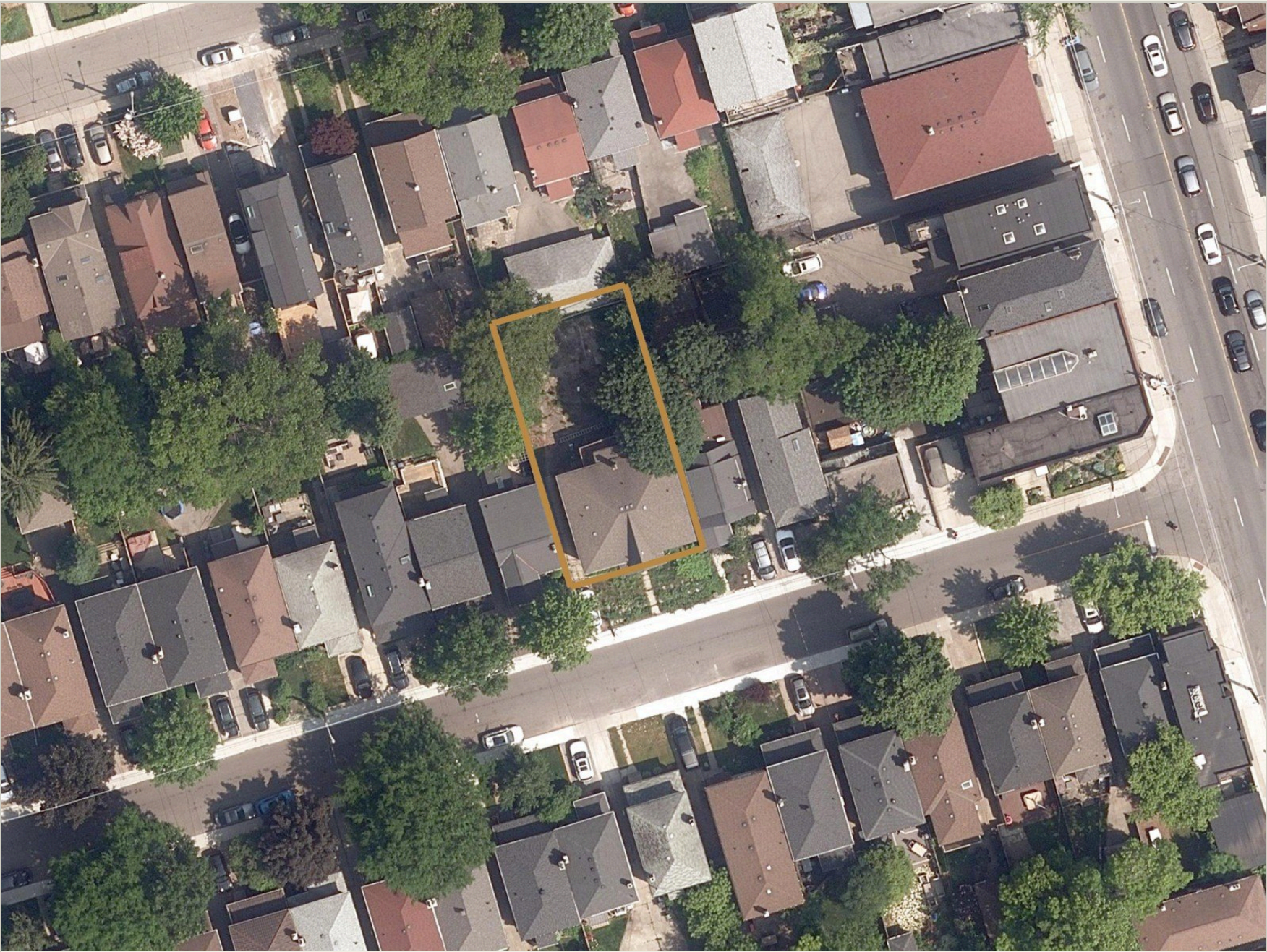
8

homes if severed: consent plus variances

- **Option A needs no approvals** beyond a building permit. Six large homes, about 1,550 sf each including the basement.
- **Splitting buys doors, not floor area.** Two buildings give 8 homes but lose 162 m² (1,740 sf) of gross area to the extra side yards.
- **The street supports a split.** 46 of 49 lots on Lessard are under 9 m wide; most are exactly 7.63 m, the size each half would be.
- **Twelve homes (B6) is not realistic:** about 630 sf gross per home, basement included.

THE SITE

A double lot on a street of single lots



City of Toronto orthophoto, current year. Lot outlined in brass from the City parcel fabric.

ITEM	VALUE
Lot	15.26 x 30.46 m (50 x 100 ft), 464.7 m ² (5,002 sf)
Zone	RD (f12.0; a370; d0.4), By-law 569-2013, no exception
Overlays	Sixplex Overlay (600.60); height 11.0 m, 3 storeys
Street	46 of 49 Lessard lots under 9 m wide; most 7.63 m and 232 m ²
On record	City address record shows 4 existing units: check the listing

Parcel is City GIS assessment fabric, not a survey.

Rear and side yards set the envelope: 12.86 x 16.84 m



SETBACK	REQUIRED
Front yard	6.0 m, provisional (average of 8 and 14 Lessard)
Rear yard	7.615 m, 25% of the 30.46 m depth
Side yards	1.2 m each
Length cap	17.0 m, not binding
Depth limit	19.0 m from the front yard, not binding

216.5 m²
footprint (2,330 sf)

3 + B
storeys plus basement, 11 m cap

Olive: buildable envelope. Brass: front and rear yards. Clay: side yards. Grey: City 3D footprints. Dashed: the B/B6 split line. Full sheet with clauses in the study folder.

What the by-law allows on the whole lot

RULE	REQUIREMENT	EFFECT HERE
Units	6, one building	Caps the yield
Front yard	Average of 8 and 14 Lessard, else 6.0 m	6.0 m used (see note)
Rear yard	7.615 m (25% of depth)	Binds
Side yards	1.2 m each	Binds
Length / depth	17.0 m / 19.0 m	Do not bind
Height	11.0 m; main walls 8.5 m; 3 storeys	3 storeys plus basement
FSI / coverage	Not applied to a houseplex / none mapped	No density cap

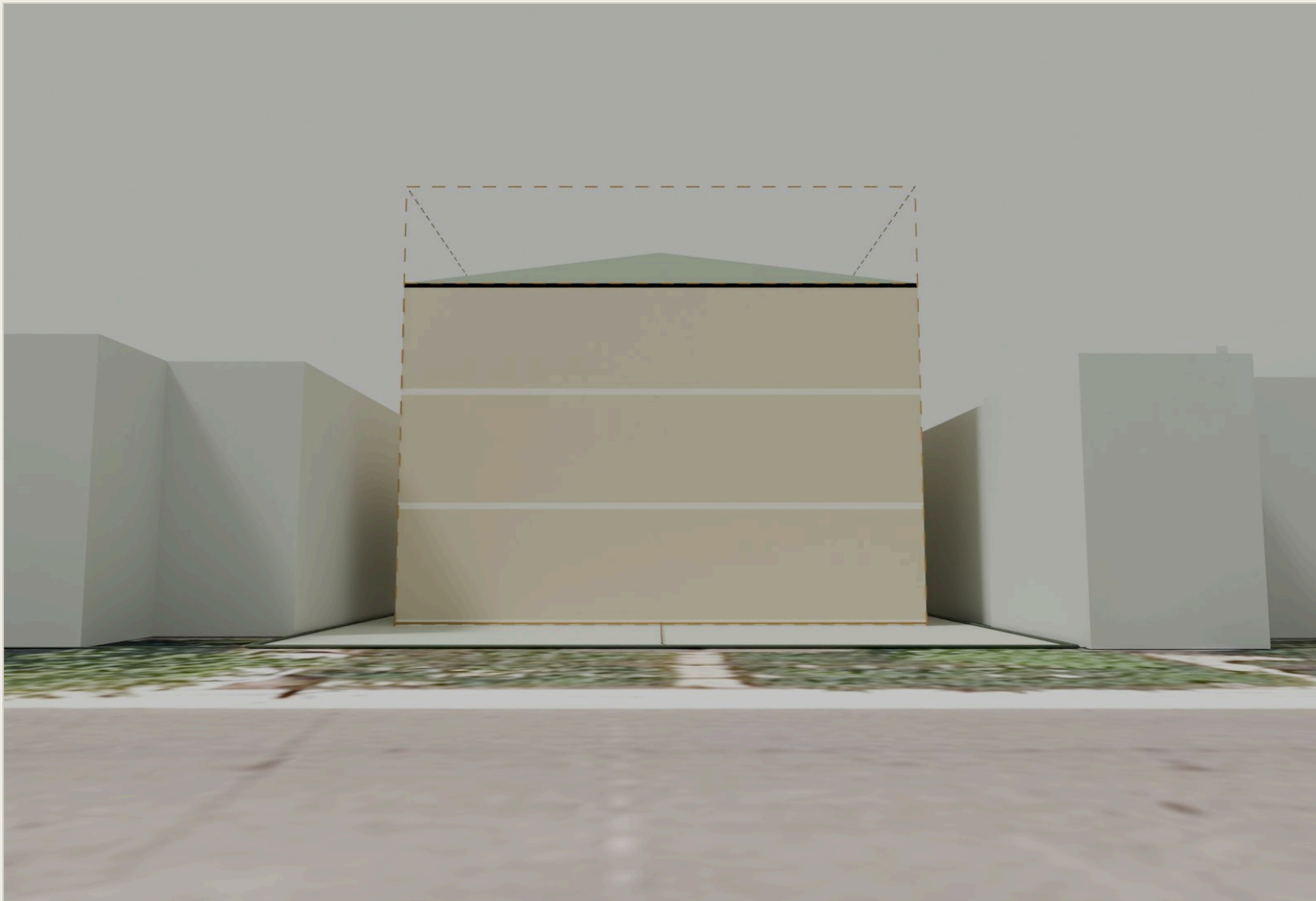
The binding limit is the unit count, not the building. With no FSI cap, the envelope gives about 866 m² gross, which six homes split into large family units.

Front yard barely matters. City footprints show 8 and 14 Lessard at their front lot lines. A smaller front yard moves the building forward but adds at most 0.15 m of depth, because the 17 m length cap takes over.

One sixplex on the whole lot



Street corner view on the City aerial. Neighbours from City 3D massing 2025.



Eye level from the opposite sidewalk.

12.86 x 16.84 m
footprint, 216.5 m² (2,330 sf)

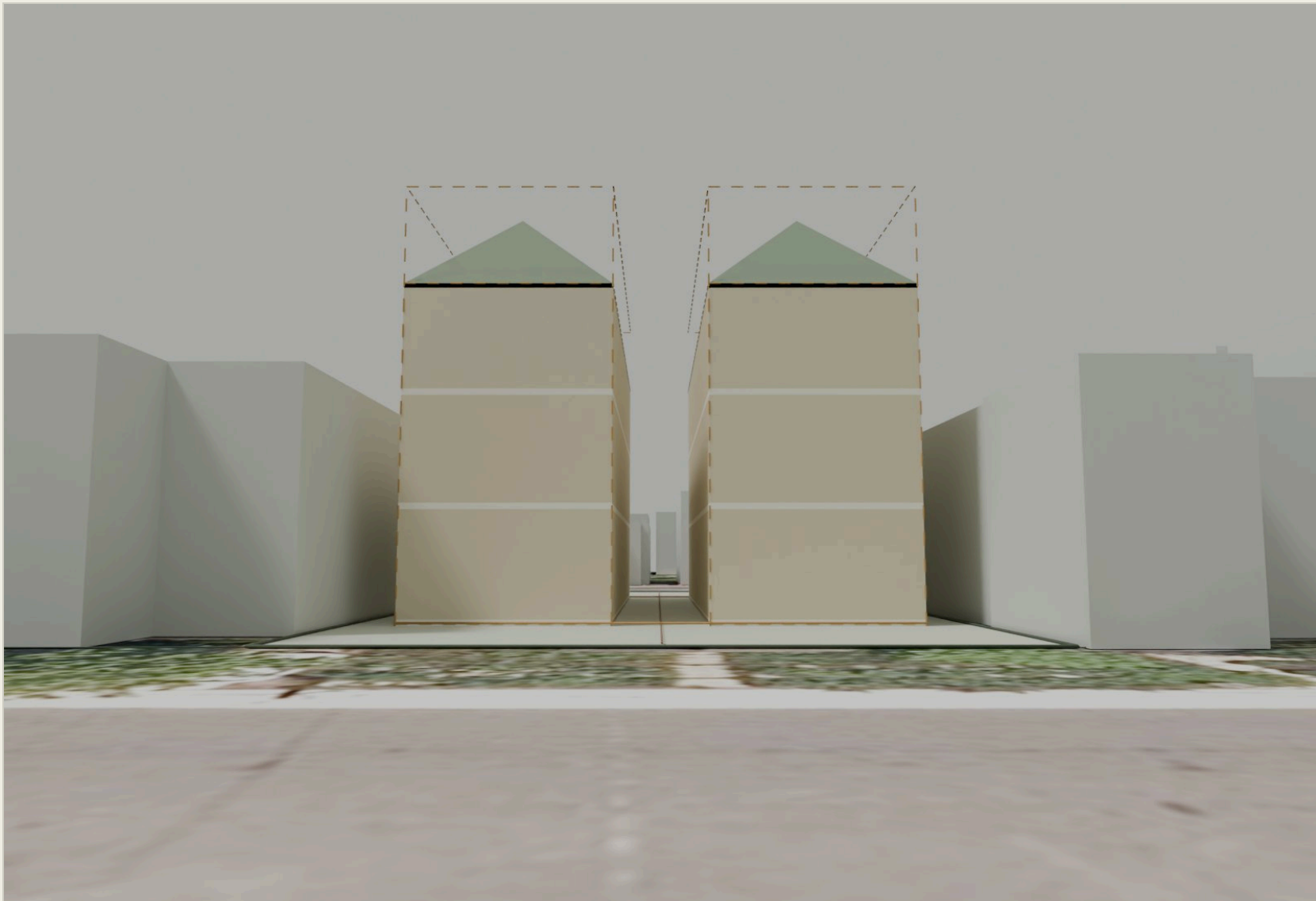
866 m²
gross incl. basement; 650 m² above grade

~1,550 sf
gross per home, 6 homes

Two lots, a fourplex on each



Two 5.23 m wide buildings, 2.4 m apart. B6 uses the same buildings.



Eye level from the opposite sidewalk.

7.63 x 30.46 m
each lot, 232 m²: short of 12.0 m and 370 m²

704 m²
gross for both, incl. basements

~950 sf
gross per home, 8 homes

SIDE BY SIDE

More doors cost floor area and an approval

OPTION	APPROVAL	HOMES	BUILDINGS	GROSS INCL. BASEMENT	GROSS PER HOME	VERDICT
A One sixplex	Building permit	6	12.86 x 16.84 m	866 m ² (9,320 sf)	144 m ² (1,550 sf)	BASE CASE
B Two fourplexes	Consent plus variances	8	2 x 5.23 x 16.84 m	704 m ² (7,580 sf)	88 m ² (950 sf)	UPSIDE
B6 Two sixplexes	Consent plus variances	12	2 x 5.23 x 16.84 m	704 m ² (7,580 sf)	59 m ² (630 sf)	TOO TIGHT



Two provincial rules to watch before an offer

BILL 98 · MINIMUM LOT SIZE

The province proposes capping minimum lot sizes at 175 m². If made at that number, the 232 m² halves would no longer need lot size or frontage variances, only a consent to sever. On 2026-10-25 the ERO notice (026-0311) was still a proposal with no decision.

WATCH

O. REG. 257/25 · 90% SETBACK RELIEF

Urban residential setbacks can be reduced to 90% unless the parcel touches a prescribed buffer (300 m of a railway, 120 m of water). Not yet checked. On the whole lot it would add a little: 13.10 x 17.00 m, about 891 m² gross.

CHECK

Six things to close out

- 1 Price it: listing price against six as-of-right homes. No pro forma is in this study yet.
- 2 Confirm the 4 existing units and any tenancies, and whether tenant or rental replacement rules apply.
- 3 Planner: the front-yard average, how storeys count with a basement unit, and the consent route.
- 4 Check the prescribed buffers for the 90% setback relief.
- 5 Pull Committee of Adjustment decisions on Lessard and nearby streets for severance precedent.
- 6 Test fit six homes on the A footprint (stairs, exits, Building Code) before relying on 1,550 sf each.