



BUILD, RENOVATE OR REIMAGINE

A PREMIER ISLINGTON VILLAGE OPPORTUNITY

RARE
 60' x 182.5' Lot
 in One of Central
 Etobicoke's Most
 Sought-After
 Pockets



28 HOLLOWAY ROAD

More information available at www.28holloway.com



Office: 416.762.8255
 Fax: 416.762.8853
 2320 Bloor St. West,
 Toronto ON M6S 1P



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



NICOLE EMMERSON | 416.721.6435 | nicoleemmerson@royallepage.ca | www.theresnoplacelikehome.ca

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416.721.6435
nicoleemmerson@royallepage.ca

Nicole
EMMERSON
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A Property With Multiple Paths Forward

Positioned on one of the premier streets in Islington Village, this exceptional 60 x 182.5 foot property offers a rare combination of lot size, location and long-term investment potential.

Whether envisioned as the site of a **custom luxury residence, a major renovation and addition, or a strategic long-term investment**, opportunities of this scale and setting are becoming increasingly difficult to find in West Toronto and Etobicoke.

Surrounded by established homes, custom builds and ongoing reinvestment in the neighbourhood, the property appeals to builders, end users and families seeking land value in a premier residential setting.

Property & Planning Snapshot

- Exceptional 60' x 182.5' lot
- Approximately 10,950 sq ft of land
- Residential detached zoning: RD (f15.0; a555; d0.45) (x37)
- Deep setback creates strong curb presence and privacy
- Substantial rear yard depth despite front yard setback
- Potential for large custom luxury build with expansive footprint
- Opportunity for significant renovation/addition for end-user buyers
- Strong neighbourhood precedent for large-scale custom homes
- Garden suite potential subject to municipal approvals
- Located on one of Islington Village's most desirable streets

IMPORTANT ZONING NOTE

Current Etobicoke residential zoning provisions generally reference a maximum floor space index of approximately 0.45 times lot area within many low-density residential zones, together with a 33% lot coverage limitation. Final permitted build size may vary based on setbacks, height, angular plane requirements, grade conditions, floor area exclusions and any approved variances.

All zoning information and development potential referenced herein is provided for informational purposes only and should be independently verified by prospective purchasers.

DEVELOPMENT POTENTIAL

A Rare Opportunity To Build At Scale

Large premium lots of this depth and frontage are increasingly uncommon within established Etobicoke neighbourhoods. The lot size provides flexibility for a substantial custom home with generous outdoor space, extensive landscaping, pool design potential and integrated garage configuration.

Under current zoning provisions, the property supports the development of a substantial **luxury custom residence**, with permitted density allowing approximately **5,000 sq. ft. of total gross floor area**. The surrounding neighbourhood also provides strong precedent for significant custom homes of similar scale, including projects achieved through thoughtful design interpretation and, where applicable, minor variance approvals.

The deep front setback is also a meaningful advantage. Beyond enhancing curb appeal and privacy, it creates greater flexibility for:

- Enhanced streetscape presence
- Greater separation from the street
- Estate-style positioning
- Expanded/circular driveway concepts subject to approvals
- Strong overall building presence on the lot

END USER / RENOVATION APPEAL

Classic Cottage Charm with Room to Grow

While the property presents exceptional redevelopment potential, the existing home also offers an opportunity for buyers seeking a large lot in a premier neighbourhood with the intention of renovating, expanding or improving over time.

For many buyers, securing the location and land first is the priority – allowing future improvements to be completed in stages while enjoying the neighbourhood immediately.



GARDEN SUITE & FUTURE FLEXIBILITY

Space For What Comes Next

With its exceptional lot depth and residential zoning designation, the property may also support a future garden suite or detached ancillary dwelling, subject to municipal approvals and buyer due diligence.

As Toronto continues to encourage gentle density initiatives, properties offering this type of flexibility are becoming increasingly attractive to buyers seeking multigenerational living options, supplemental rental income or long-term adaptability.

The scale and proportions of the lot also create the opportunity for a more estate-style vision of the property – including expansive outdoor living, pool design potential, ancillary structures and long-term family flexibility.

