

46 St. Quentin Avenue

Multi-unit development opportunity in the heart of **Cliffcrest**



Dylan Provencher

Sales Representative

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46
St Quentin
Avenue

FRONTAGE: 50.08 ft.
DEPTH: 135.38 ft.
AREA: 6770.49 ft²
PERIMETER: 370.73 ft.

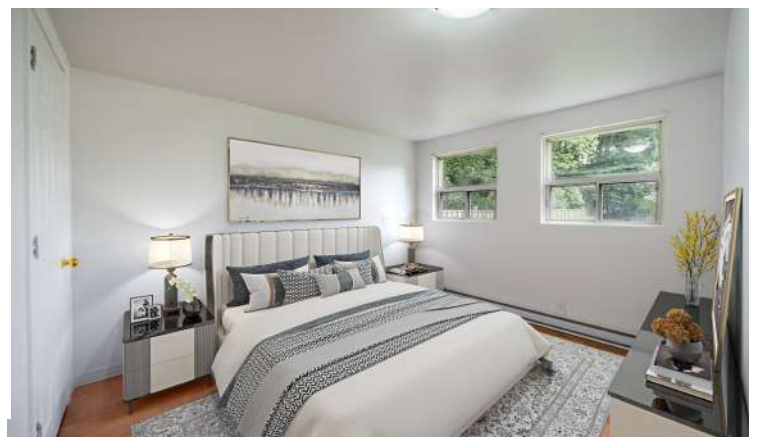
This lot represents over 6770.49 square feet of prime Toronto Real Estate! With over 50 feet of frontage and a lot depth of 135 feet, this property is the perfect way to make the most of the changing density and zoning rules in our city.

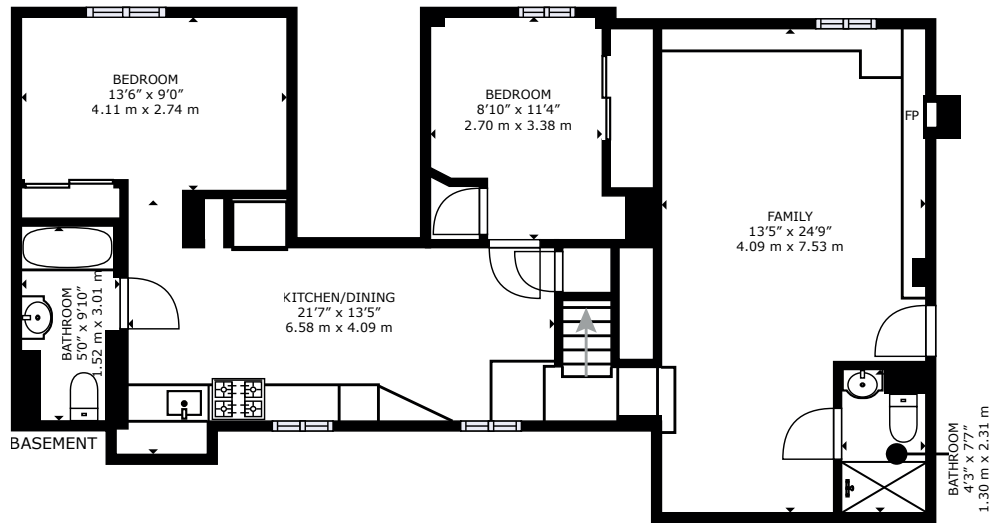
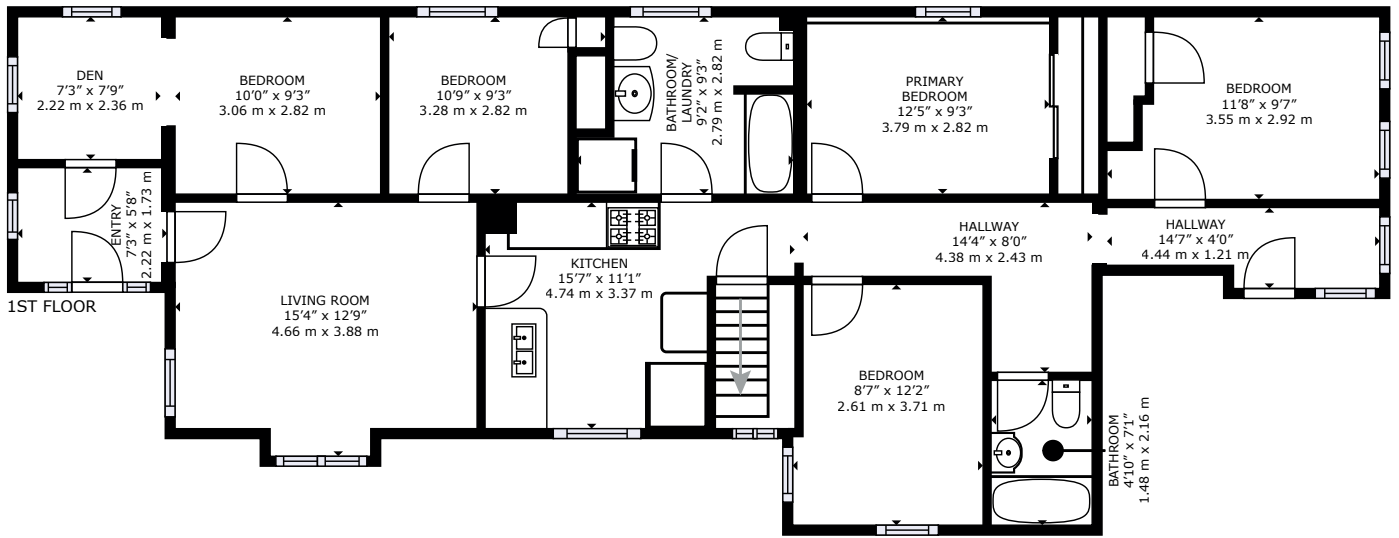


All information on lot sizes and layout are approximations. Vendors and agents make no representations or warranties to the accuracy of this information Buyers and buyers agents are responsible for doing their own diligence.



This 5+2 bedroom and 2+2 bathroom house is move in ready and brimming with potential. The basement apartment with separate entrance makes this a perfect house for an intergenerational family, someone looking to top up into their dream home, or for a developer looking to rent out while planning for a multiplex development.







The Perfect Balance.



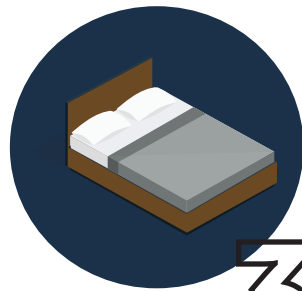
This lifestyle community provides easy access to nature trails, beaches, boat launches, and countless opportunities to enjoy the outdoors without sacrificing urban amenities. Offering a family-friendly community with recreation opportunities and only a 19-minute train ride to downtown, it is easy to see why Cliffcrest is has become such a sought after pocket of the East end.

Fourplex & Garden Suite.

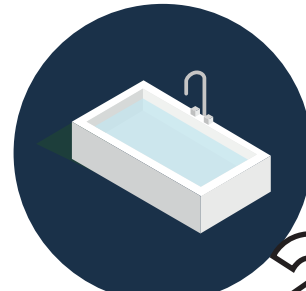
Taking advantage of the recent changes focused on creating more housing in Toronto, this property could easily suit a variety of uses. A fourplex development, with a garden suite is depicted in these plans for potential site uses.



Main floor



3



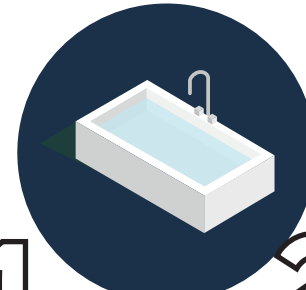
2



Second floor



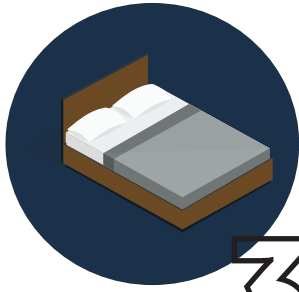
3+1



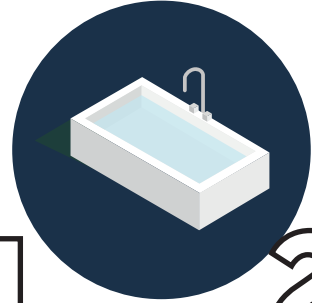
2



Third floor



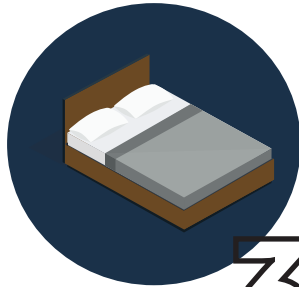
3+1



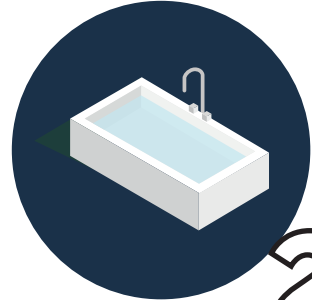
2



Basement



3



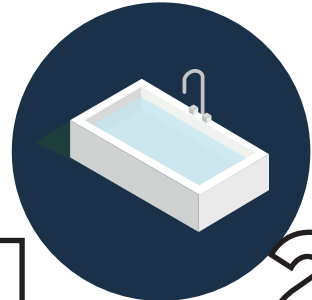
2



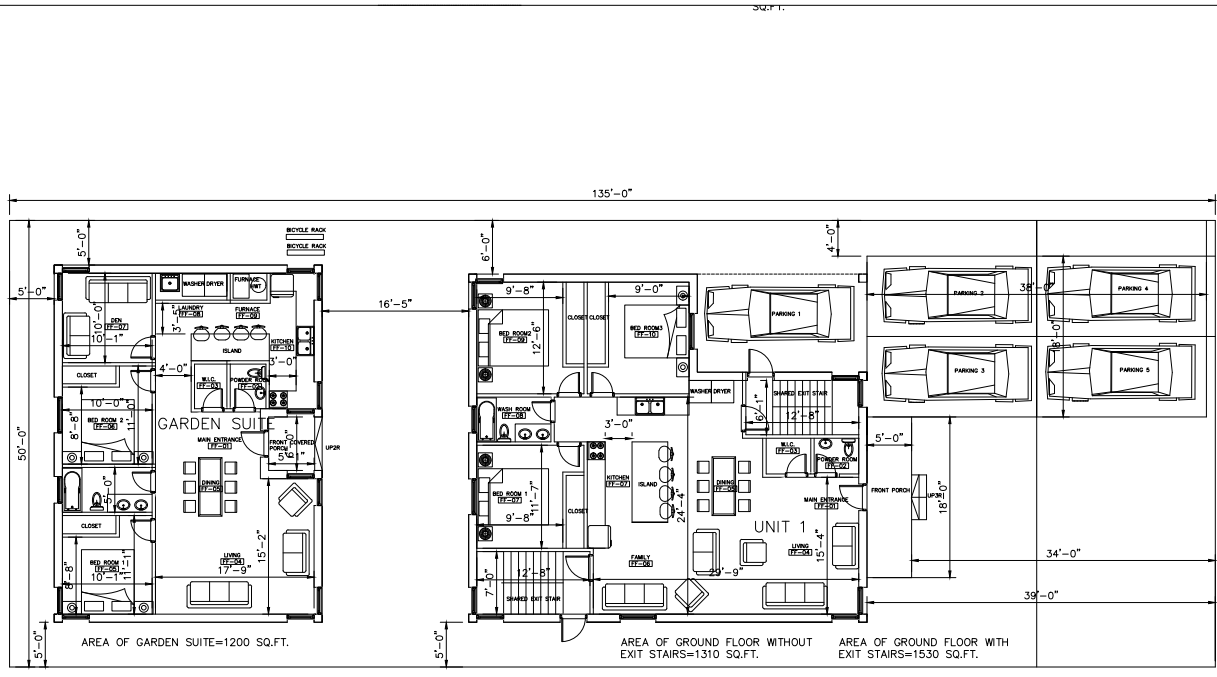
Garden suite



2+1

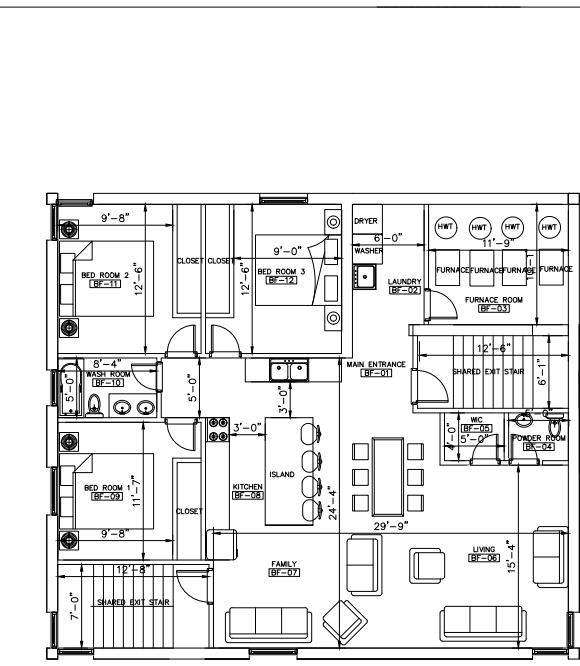


2

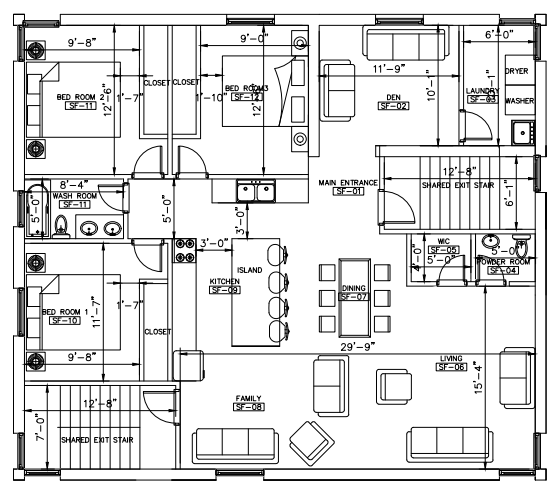


AREA OF THE GARDEN SUITE=1200 SQ.FT.
 AREA OF THE GROUND FLOOR WITHOUT EXIT STAIRS=1310 SQ.FT.
 AREA OF THE GROUND FLOOR WITH EXIT STAIRS=1530 SQ.FT.
 AREA OF THE SITE=6750 SQ.FT.
 AREA OF THE GARDEN SUITE=1200 SQ.FT.
 FOOT PRINT OF THE MULTIPLE UNIT=1740 SQ.FT.
 TOTAL AREA OF THE FOOT PRINT OF ALL BUILDINGS ON SITE=2940 SQ.FT.
 LOT COVERAGE=43.5%
 TOTAL AREA OF LIVABLE SPACES=6955 SQ.FT.

1	ISSUED FOR CLIENT REVIEW	MAY 2023
Revisions		
Date		
Project: 46 QUENTIN AVENUE FOURPLEX PLUS GARDEN SUITE		
Project No: 2023-15		
For: J. TAKRAR		
Drawing Title: PROPOSED FIRST FLOOR		
Location: SCARBOROUGH, ON		
Scale: 3/32"=1'-0"	Date: MAY-2023	
Drawn by: B.H.	Drawing No.	
Designed by: B.H.		
Approved by:	A-1	

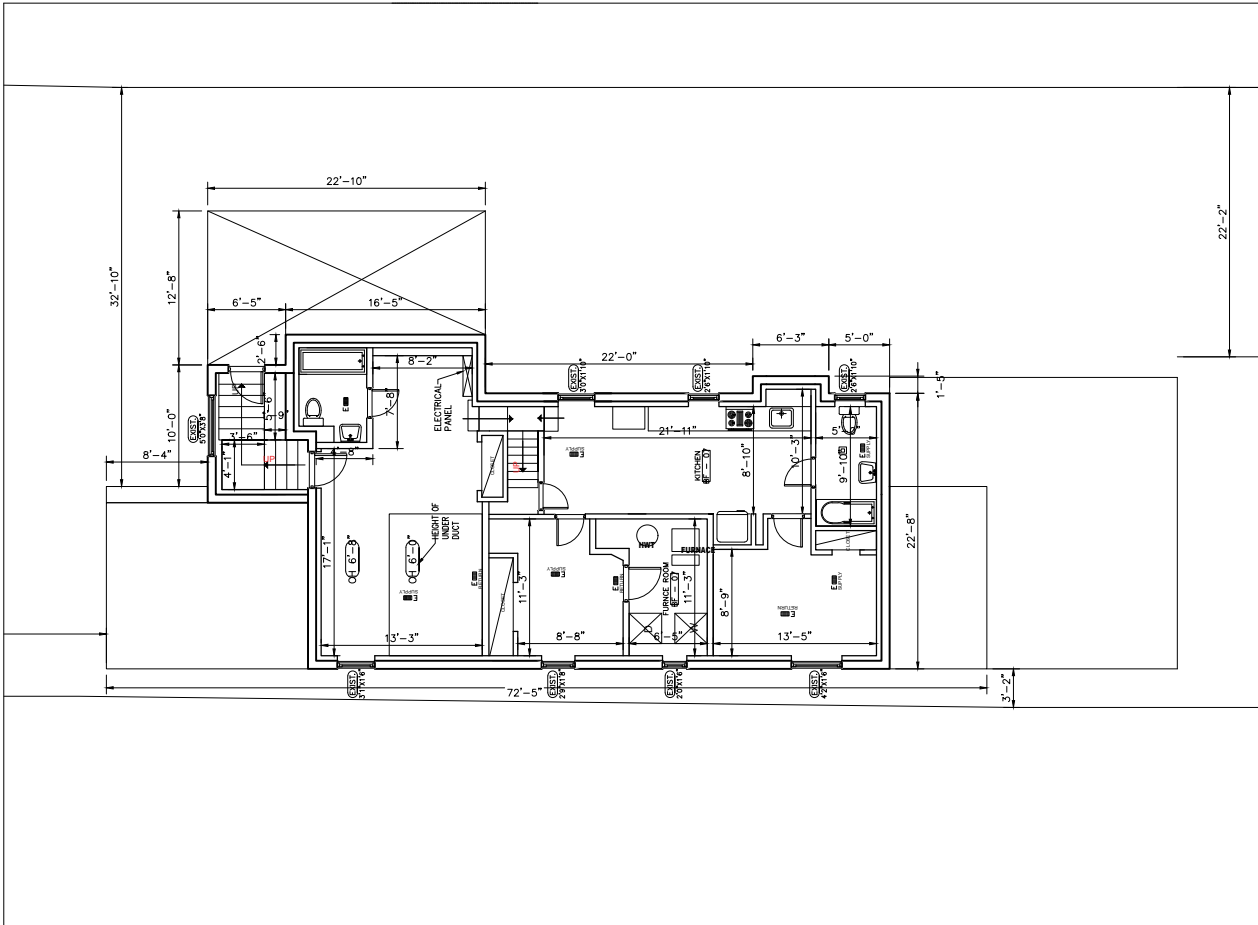


AREA OF BASEMENT FLOOR WITHOUT EXIT STAIRS=1375 SQ.FT.

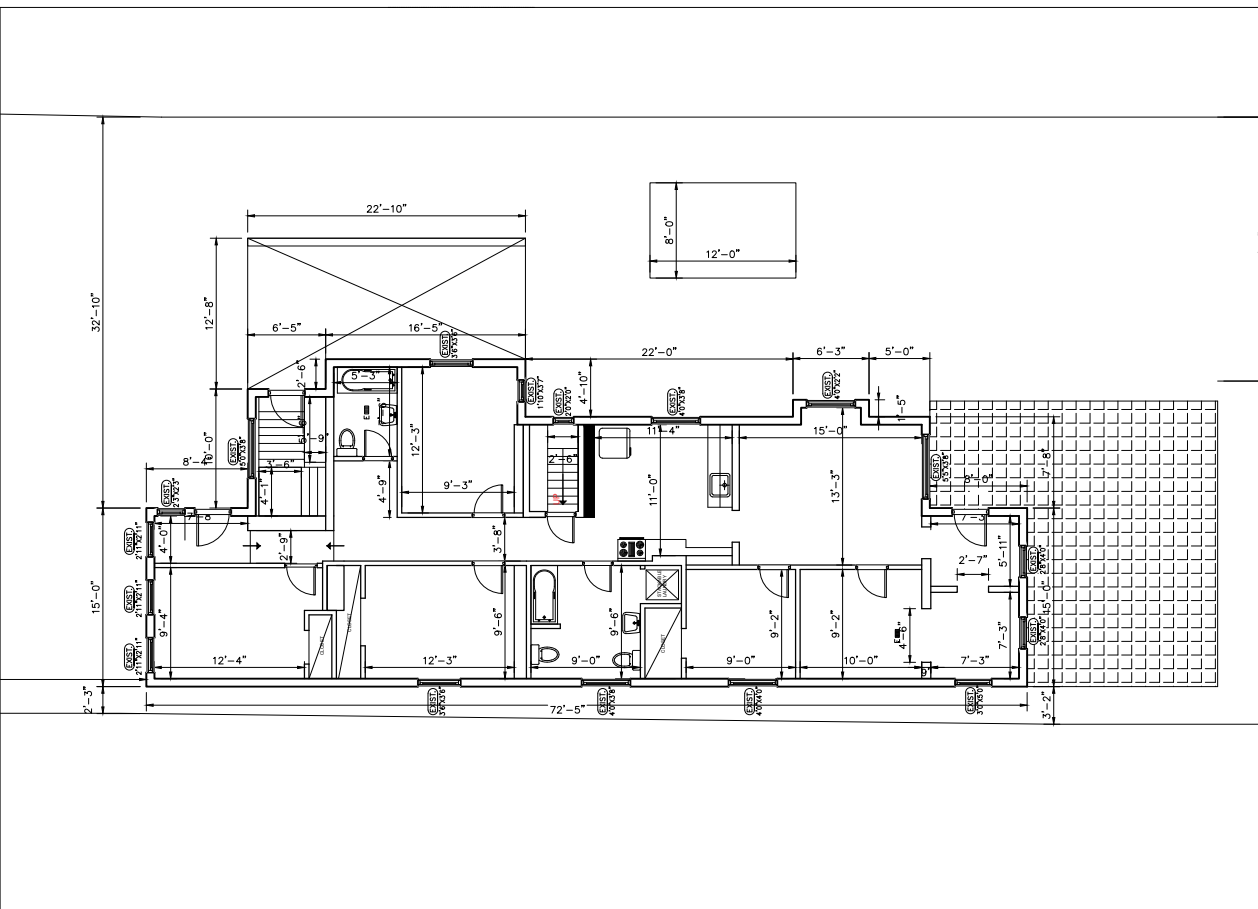


AREA OF SECOND AND THIRD FLOOR WITHOUT EXIT STAIRS=1535 SQ.FT.

1	ISSUED FOR CLIENT REVIEW	MAY 2023
Revisions		
Date		
Project: 46 QUENTIN AVENUE FOURPLEX PLUS GARDEN SUITE		
Project No: 2023-15		
For: J. TAKRAR		
Drawing Title: PROPOSED OTHER FLOORS		
Location: SCARBOROUGH, ON		
Scale: 1/8"=1'-0"	Date: MAY-2023	
Drawn by: B.H.	Drawing No.	
Designed by: B.H.		
Approved by:	A-2	



1 ISSUED FOR CLIENT REVIEW		JUNE 2023
Revisions		Date
<p>1442 Bridgeport Street Oshawa, Ontario L1K 2H5, Canada Tel: 289.404.0422 Email: benan_fahoud@yahoo.ca www.mycustombuilding.com</p>		
Project: 46 QUENTIN AVENUE AS BUILT DRAWINGS		
Project No: 2023-15		
For: J. TAKRAR		
Drawing Title: EXISTING BASEMENT FLOOR		
Location: SCARBOROUGH, ON		
Scale: 1/8"=1'-0"	Date: JUNE 2023	
Drawn by: BH	Drawing No.	
Designed by: BH	<p style="text-align: right;">A-2</p>	
Approved by:		



1 ISSUED FOR CLIENT REVIEW		JUNE 2023
Revisions		Date
<p>1442 Bridgeport Street Oshawa, Ontario L1K 2H5, Canada Tel: 289.404.0422 Email: benan_fahoud@yahoo.ca www.mycustombuilding.com</p>		
Project: 46 QUENTIN AVENUE AS BUILT DRAWINGS		
Project No: 2023-15		
For: J. TAKRAR		
Drawing Title: EXISTING GROUND FLOOR		
Location: SCARBOROUGH, ON		
Scale: 1/8"=1'-0"	Date: JUNE 2023	
Drawn by: BH	Drawing No.	
Designed by: BH	<p style="text-align: right;">A-3</p>	
Approved by:		

1	ISSUED FOR CLIENT REVIEW	JUNE- 2023
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Revisions	Date
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1442 Bridgeport Street
 Oshawa, Ontario L1K 2H5, Canada
 Tel: 289.404.6422
 Email: benan_pahouei@yahoo.ca
 www.mycustomdrawing.com

Project: **46 QUENTIN AVENUE
 AS BUILT DRAWINGS**

Project No: **2023-15**

For: **J. TAKRAR**

Drawing Title: **EXISTING SITE PLAN**

Location: **SCARBOROUGH, ON**

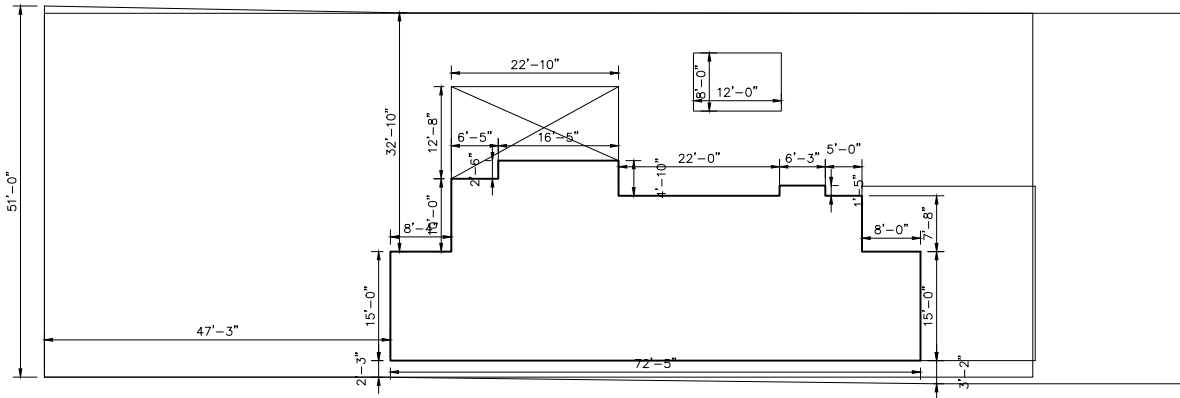
Scale: **3/32"=1'-0"** Date: **JUNE-2023**

Drawn by: **BH** Drawing No.

Designed by: **BH**

Approved by:

A-1



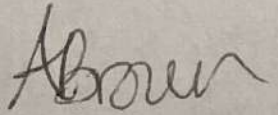
John Livey
Deputy City ManagerToronto Fire Services
East Command
150 Borough Drive, 4th Floor
Toronto, Ontario M1P 4N7**Tel:** 416-338-9250
Fax: 416-338-9271
www.toronto.caJyoti & Surendra Thakrar
9 St Quentin Ave
Toronto, Ontario
M1M 2M7**RE: 46 St Quentin Ave, Toronto**

Dear Sir/Madam:

In reply to your request, an inspection was conducted on January 22, 2014 and with documents received on May 12, 2015, the property was deemed to be in compliance with Ontario Regulation 213/07, as amended (Ontario Fire Code).

Please direct inquiries to the undersigned at (416) 338-9257

Yours truly,

Ashleigh Brown
Inspector, Fire Prevention
Toronto Fire Services
East Command



www.esasafe.com

400 Sheldon Dr. Unit 1, Cambridge, ON, N1T 2H9

For inquiries:

TOLL FREE TEL: 1-877-372-7233

TOLL FREE FAX: 1-800-667-4278

General Inspection Report

JYOTI THAKRAR
9 ST QUENTIN AVE
TORONTO ON M1M 2M7

NOTICE DATE: May 07, 2015
NOTIFICATION #: 80159021
PRINT DATE: May 11, 2015

Re: JYOTI THAKRAR
46 ST QUENTIN AVE, UBSMT
TORONTO ON M1M 2M8
SCARBOROUGH

Please be advised that a visual inspection was conducted at the aforementioned address of the electrical wiring and/or devices that were accessible and visible at the time of the inspection. Electrical devices and/or wiring located behind walls, in attics, in crawl spaces or otherwise obscured from view were not included as part of this general inspection.

1 GENERAL INSPECTION - RES MULTI-UNIT FIRE CODE COMPLIANCE

The Electrical Safety Authority (ESA) operates as a delegated authority on behalf of the provincial government in accordance with Part VIII, section 113 of the Electricity Act, 1998, S.O. 1998, c.15, Sched. A. (the Act), and the Safety and Consumer Statutes Administration Act, 1996, S.O. 1996, c.19. ESA's mandate is to administer the Act and corresponding Regulations on behalf of the Province of Ontario.

ESA is a not-for-profit corporation under the direction and control of a Board of Directors and is accountable to the Ministry of Consumer Services in accordance with an Administrative Agreement.