

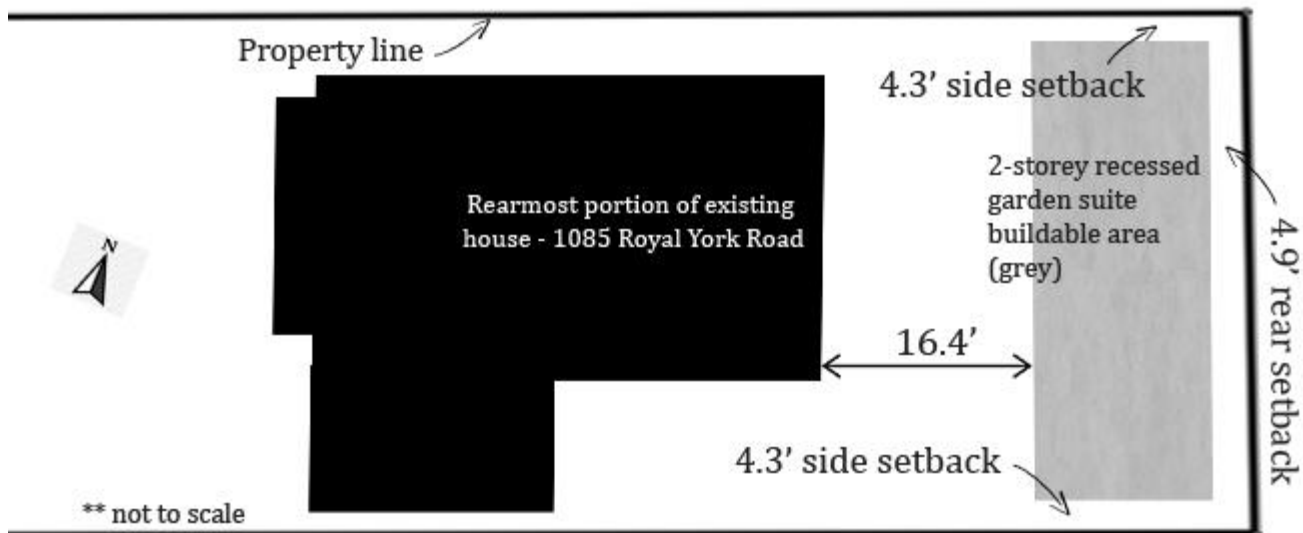


July 3, 2024

This letter will confirm that the property located at 1085 Royal York Road in Toronto qualifies for a garden suite build, in the rear portion of the lot, under Toronto's new garden suite program.

I visited the property in June, 2024 and confirmed siting, emergency access, zoning, and other appropriate qualifications to certify its eligibility under the new regulations.

The maximum size of a permitted as of right recessed build appears to be approximately 1,118 square feet total (over two floors, lower and upper).

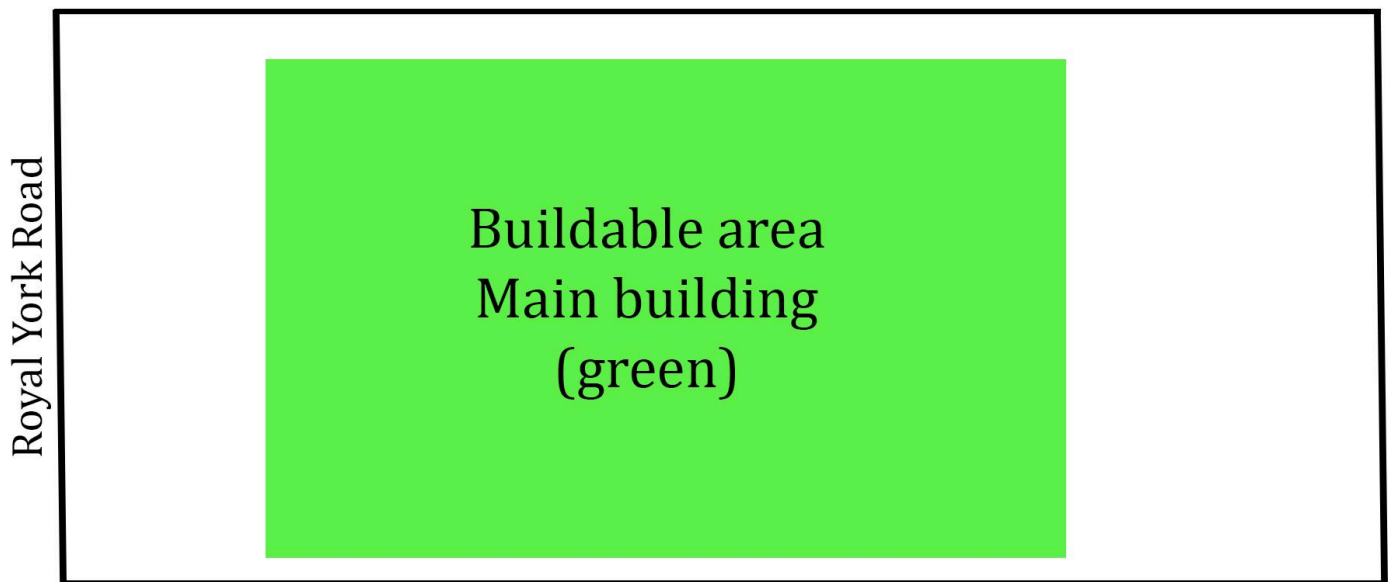


Further, this property has other potential, due to its size, and location on a “Major Street” under Toronto's new Expanding Housing Options in Neighbourhoods (EHON) programs.

SECTION A

The current house can be converted to a three, or four-unit building using the current walls and height. The “how to” is beyond the scope of this report, but the current setting, and setbacks from property edges means that egress can perhaps be met for up to four units, but a proponent might find it very challenging to meet minimum building code room sizes for a 4-unit complex.

SECTION B



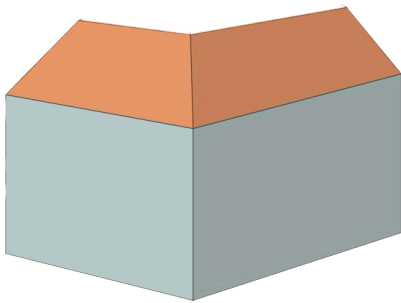
Buildable area - main structure

This property is located in a residential area with a number of zoning restrictions, including a notable maximum lot coverage of 33%.

After calculating for the minimum setbacks as required for this zoning, as indicated on the above site plan, and specifically taking into account the 33% maximum site coverage here, the green area is the “buildable area” for a building containing from two and up to four living units. At a maximum building height of 10m (9.5m for a single-family home), the property can support four floors at under this square footage (that is, the buildable area marked is larger than the maximum build footprint permitted, as limited by site coverage and setback rules) - three above grade and one recessed - for a total of perhaps ~5,676 square feet. What is notable here, is that building a simple new house

(not a multiplex) on this lot would be limited by the Floor Space Index (FSI) here (0.45) to about 1,935 square feet, plus basement. The FSI no longer applies to multiplex builds.

It should be noted that building walls do have a complex formula for maximums of near 7.5m in height, so the uppermost (4th) floor is mostly contained in a roof area (usually a rather steep mansard-type roof, as per the diagram below). While this does not restrict the floor area of the top floors, it does have some effect on the livable space.



SECTION C

Building to the maximum inside the green area on the site diagram above, leaves room for a garden suite in the rear yard of the lot, at the same size as noted above - approximately 1,118 square feet over two floors, lower plus upper, provided the massing of the main building is pushed forward on the lot, to the street-side of the green buildable area on the site map above. Building a garden suite in the rear yard of the property with the existing house in place is covered in the full garden suite report above Section A.

SECTION D

An as of right building permit application for any of the items described here can currently expect approval inside of three months. No development cost charges are applicable to buildings with three or four units, or for the fifth unit on the property by way of a garden suite or laneway house. By comparison, today's Toronto development cost charges for a single detached or semi-detached house is \$97,041, and subject to a further increase later in 2024. Again, for comparison, development

charges for other housing units *outside* of this program range from \$26,299 to \$80,210 per dwelling unit, depending on size (bedroom count).

Lastly, this property is identified as being on a “major street” and is now a property that has been approved (as of May 23, 2024) for as of right multi-family housing (apartments or townhouses), up to six storeys in height, and containing up to 60 individual units, either on individual lots or through lot assemblies. While this property alone is unable to accommodate anywhere near 60 units, a small apartment building with perhaps 4 units per floor is possible, or walk-up townhouses are possible. A move to allow limited-height apartment buildings to be constructed with just one common exit stairwell, likely coming to Canadian and Ontario building code rules in the coming years, might make a small apartment building here yet again more feasible.

Should you have any questions about 1085 Royal York Road in particular, or the EHON or garden suites programs in general, please feel free to contact me any time, or visit our website.

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