

Laneway Housing Advisors
#1801-1 Yonge Street
Toronto, ON M5E 1W7



August 30, 2024

This letter will confirm that the property located at 61 MacGregor Avenue in Toronto qualifies for a laneway house build, in the rear portion of the lot, under Toronto's laneway house program.

I visited the property in August, 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 525 square feet total (over two floors, lower and upper).

By recessed build, we specify one that is sunk into the grade approximately 6.5 feet, and thus precludes a level entry, vehicle parking (in most cases), or an additional basement floor.

Redevelopment of the property can yield a larger laneway house, with optional interior vehicle parking (see below).

Exterior car parking: Should a purchaser or proponent desire to add an outdoor parking area, with access from the laneway, that is permitted here, with or without any further property development.

Further, this property has other potential, due to its size and location and suitability under Toronto's new Expanding Housing Options in Neighbourhoods (EHON) Multiplex program.

SECTION A

The current house can be converted to a legal two, 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 challenging to meet minimum building code room sizes and egress for all units in a 4-unit complex. However, a cursory inspection of the existing basement condition is positive for

conversion of this area, meeting building code requirements for unit separation, egress, ceiling height, and life-safety.

SECTION B

MacGregor Avenue

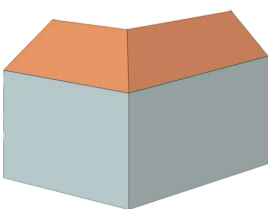
2, 3 or 4 unit dwelling
buildable area (yellow)

Buildable area - main structure

This property is located in a residential area with a very limited number of zoning restrictions, and permitted uses include single family dwelling, or a 2, 3 or 4-plex, or even an apartment building (unlikely here due to lot size though) plus a laneway house behind any of these if sufficient room is left in the rear yard.

After allowing for the minimum setbacks as required for this zoning, as indicated on the above site plan, the yellow area is the “buildable area” for a building containing from two and up to four living units. At a maximum building height of 11m, and no site coverage maximum, 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 building size, lot coverage, and setback rules) - three above grade and one recessed - for a total of perhaps ~3,015 square feet. What is notable here, is that building a simple new house (not a 2, 3 or 4-plex) on this lot would be limited by the Floor Space Index (FSI) here (0.6) to about 855 square feet, plus basement. The FSI no longer applies to multiplex (2, 3 and 4 units) 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 yellow area on the site diagram above, leaves room for a laneway house in the rear yard of the lot, at the same size as noted above, or larger, up to 985 square feet over two floors, lower plus upper, or more with basement, and optional interior car parking, provided the massing of the main building is pushed forward significantly on the lot, to the street-side of the yellow buildable area on the site map above. Building a laneway house in the rear yard of the property with the existing house in place is covered in the full laneway house report above Section A.



To build a larger laneway house, mass the new main building closer to MacGregor Avenue

SECTION D

An as of right building permit application for any of the items described above can currently expect approval inside of three months. No development cost charges are applicable to buildings with two, 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 non-rental house is at least \$103,137, and subject to a further increase in 2025. Again, for comparison, development charges for other housing units *outside* of this program range from \$27,952 to \$113,938 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 61 MacGregor Avenue in particular, or the EHON or laneway house programs in general, please feel free to contact me any time, or visit our website.

Martin Steele

Laneway Housing Advisors - www.lanewayhousingadvisors.com

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