

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



September 10, 2024

This letter will confirm that the property located at 68 Marion Street 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 on August 23, 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 build appears to be approximately 1,159 square feet total (over two floors, main and upper), with optional interior car parking, via the laneway.

A basement is also possible here, adding to the square footage above, but in most cases the floor plate of the basement will be significantly smaller than the ground floor and upper floors, the space cannot usually contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant.

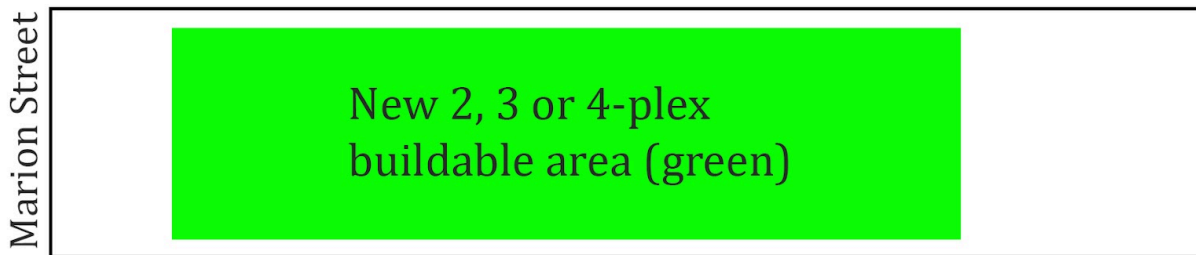
Redevelopment of the property can yield a larger laneway house, again with optional interior vehicle parking (see below).

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 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.

SECTION B

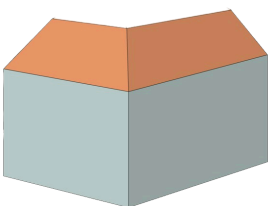


Buildable area - main structure

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.

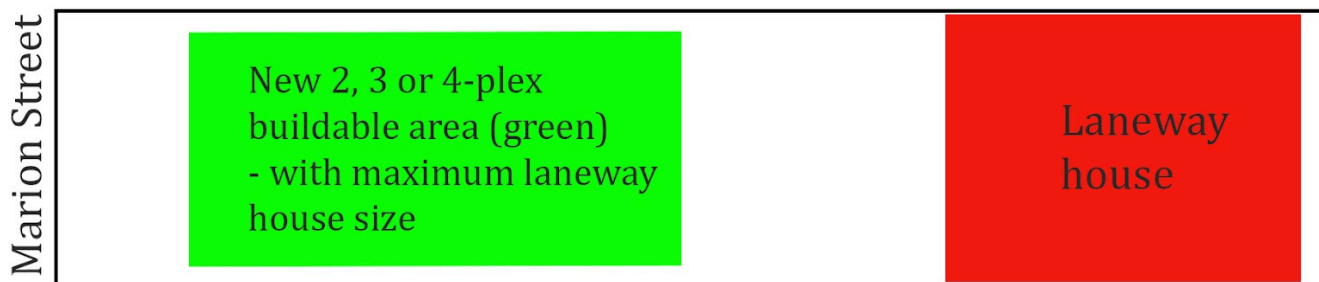
After allowing for the minimum setbacks as required for this zoning, as indicated on the above site plan, the green area is the “buildable area” for a building containing from two and up to four living units. At a maximum building height of 11m, and no site coverage maximum, the property can support 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 ~4,960 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 1,850 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 green 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 approximately 1,705 square feet over two floors, main 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 green 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



To build a larger laneway house, mass the new main building closer to Marion Street

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 68 Marion Street 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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