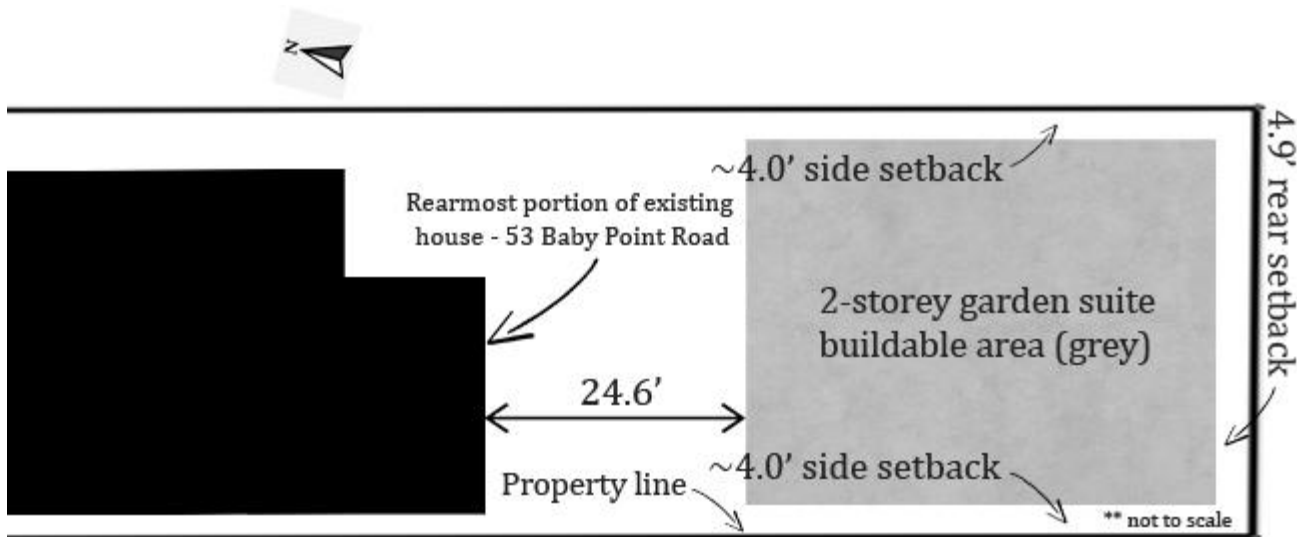


April 21, 2025

This letter will confirm that the property located at 53 Baby Point 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 on April 11, 2025 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 1,291 square feet total, over two floors, main plus upper. This is the largest build permitted for *any* property under the program.



The “buildable area” (grey in the diagram above) at 53 Baby Point Road grants a variety of placement options and footprint designs, even if the build size is maximized. There are no prescribed minimum or maximum width or depth measurements, provided the footprint falls within the buildable area as outlined in grey above, all construction meets the provincial building code, and the footprint does not exceed 645.8 square feet. Walls with windows or doors must be placed at least 4.9 feet away from the respective property lines.



2-storey garden suite from Toronto's Eva Lanes - www.evalanes.com

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

SECTION A

The current home can be converted to a two, three, or four-unit residential 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 likely be met for up to four units.

SECTION B

Baby Point Road

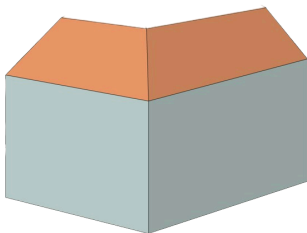
2, 3 or 4-plex
buildable area

Buildable area - main structure

This property is located in a residential area with a number of zoning restrictions (RD - residential detached), and permitted uses include single family dwelling, or a 2, 3 or 4-plex plus a garden suite 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 a 50% 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, and setback rules) - three above grade and one recessed - for a total of perhaps ~8,740 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 (0.4) to about 2,269 square feet, plus basement. The FSI no longer applies to multiplex (2, 3 and 4 units) builds. A single-unit house can be no less than 2 storeys, no more than 3 storeys, plus basement, and no taller than 11m.

It should be noted that building walls for a 2, 3 or 4-plex 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/side yard of the lot, at the same size as noted above, as high as 1,291 square feet over two floors, main plus upper, and more with basement providing that a new build massing of the main building is pushed on the lot towards Baby Point Road. Building a garden suite in the rear yard of the property with the existing structure 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 (or longer with variances). 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 house is \$137,846, and subject to a possible further increase in 2025. Again, for comparison, development charges for other rental housing units *outside* of this program range from \$33,497 to \$68,199 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 53 Baby Point Road in particular, or the EHON or garden suites programs in general, please feel free to contact me any time, or visit our website.

Martin Steele

Laneway Housing Advisors - www.lanewayhousingadvisors.com

#1801-1 Yonge Street - Toronto, ON M5E 1W7

DIRECT 24/7: 647.847.8128