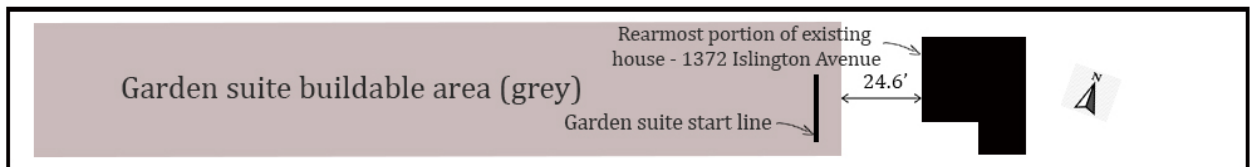


April 30, 2025

This letter will confirm that the property located at 1372 Islington Avenue 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 April, 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 1372 Islington Avenue grants an extremely wide 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. Technically, the build is required to start no further than 45m from the street, at the area marked “Garden suite start line”, but a proponent can apply for exceptions to this regulation, to start the build further back on the property.

A small portion of the rear of the lot here is marked on online City mapping tools as possibly being under additional scrutiny with regard to new construction activities at the rear portion of the lot,

under Toronto's Ravine and Natural Features Protection Bylaw. It's our opinion that this lot will likely be completely excluded from consideration for protection under this bylaw, upon closer examination, but a proponent for a garden suite here should understand that at least one additional step will be necessary at the permitting stage to satisfy the City.

There are also many mature, protected trees on the property (those with a diameter over 30cm/about 1 foot, when measured at 1.4m from the ground). The City will ask that most or all of these trees be left intact, and any garden suite building plans work around them, to protect tree roots and/or canopy.

The existing garage, or any other compliant out-building can occupy the property in addition to a garden suite; regulations allow the primary residence building, a garden suite, and one additional building, subject to site coverage maximums.



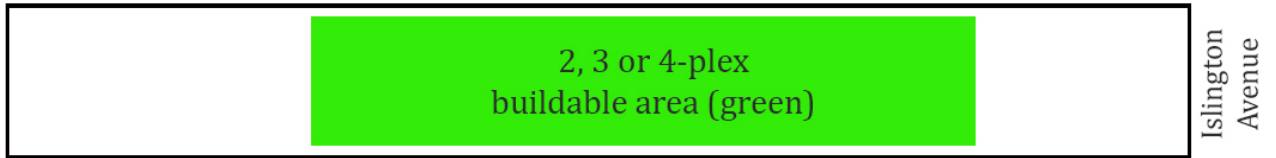
Single-vehicle garden suite from Toronto's Eva Lanes [www.evalanes.com](http://www.evalanes.com)

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



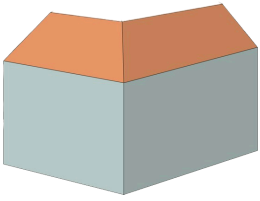
### *Buildable area - main structure*

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 10m, and a 33% 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, site coverage and setback rules) - three above grade and one recessed - for a total of perhaps ~9,970 square feet.

Building a simple new house (not a 2, 3 or 4-plex) on this lot would be limited by building size limits, site coverage maximums, Floor Space Index (FSI) here (0.5) and a special limitation specific to this block, to about 6,550 square feet, plus basement. The FSI no longer applies to multiplex (2, 3 and 4 units) builds. The maximum height here for a new 1-unit home is 10m.

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 enough towards Islington Avenue, which would not face any issues here on a lot of this size. 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 - Major Streets (apartment building or townhomes)**

This property is located in an area designated as Major Streets on city Map #3, meaning that this property qualifies - on its own or with other assembled adjacent property or properties - for the as of right construction of townhomes (up to 12m tall) or a small-scale apartment building of up to 6 storeys and 60 units. Again, the “how to” and actual maximum unit count and makeup possible for this lot is beyond the scope of this report, but it can be noted that the buildable area for townhomes or an apartment building will closely align with the area indicated in green in Section B above, respecting the required setbacks for the existing zoning, as is generally followed in the Major Streets program. No FSI applies to builds under this program. \*\*\* This program is in an appeal period, although the nature of the appeal aims to widen the program, so regardless of the appeal outcome, it is expected the program will move forward in something close to its current proposed form, later in 2025.

## **SECTION E**

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 1372 Islington Avenue 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](http://www.lanewayhousingadvisors.com)**

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