

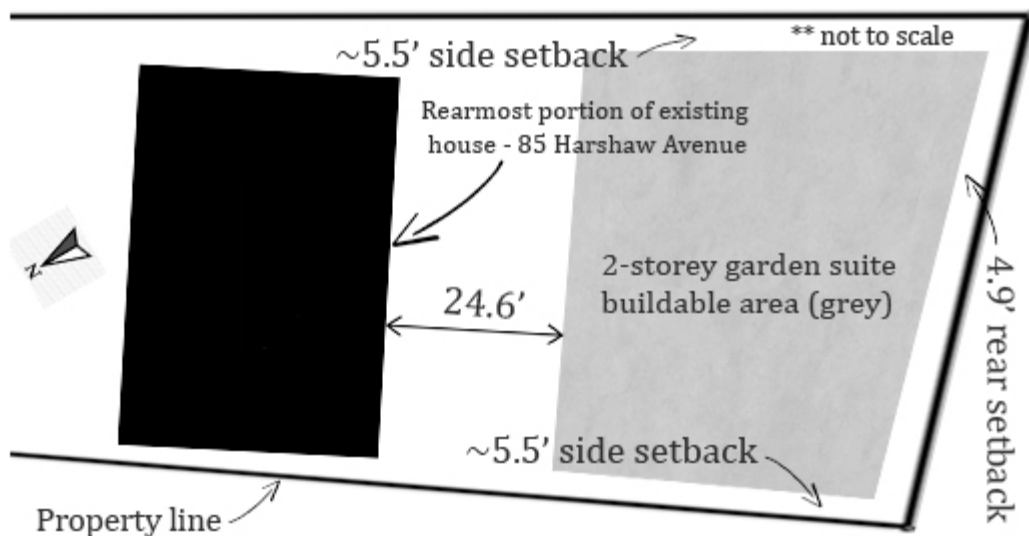


June 5, 2025

This letter will confirm that the property located at 85 Harshaw 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 May, 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 allowed for *any* property under the program.



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.

The “buildable area” (grey in the diagram above) at 85 Harshaw Avenue 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.



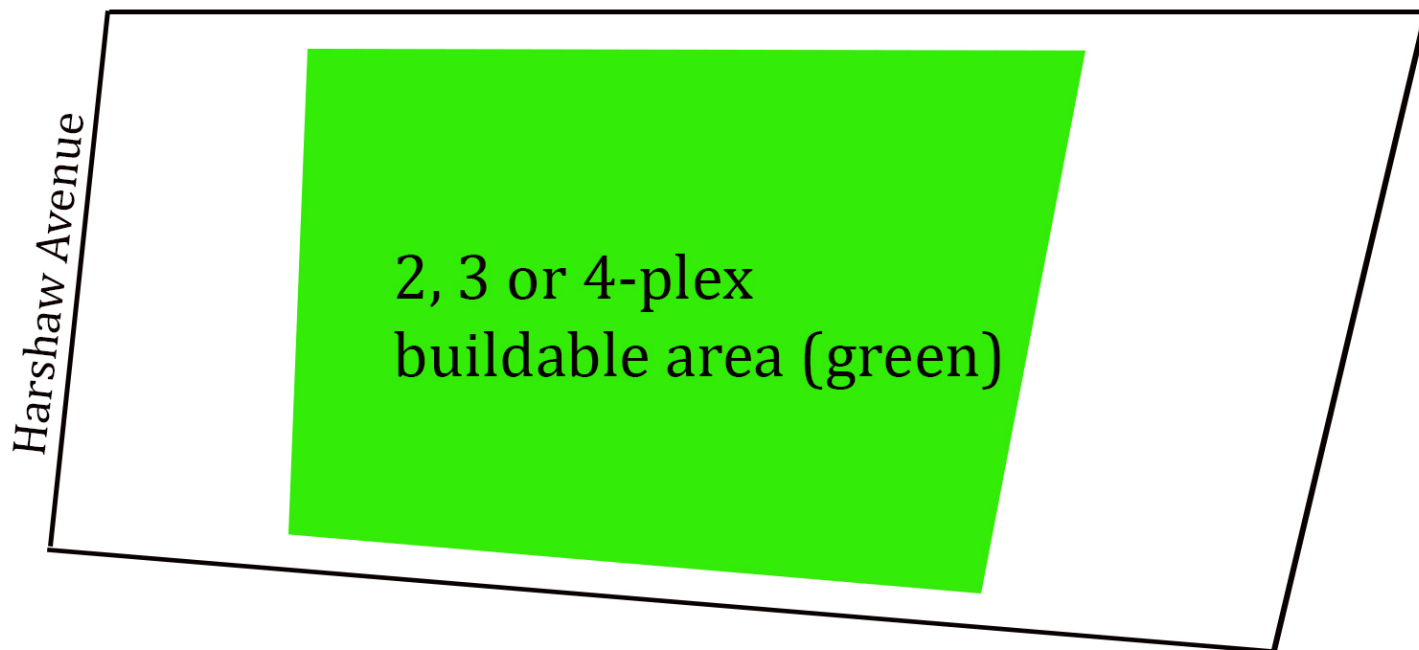
2-storey garden suite from Toronto's Eva Lanes - www.evalanes.com

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 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 it might be converted to up to four units, but a proponent might find it challenging to meet egress requirements and minimum room sizes for a 4-unit complex.

SECTION B



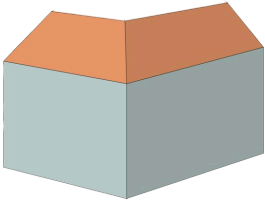
Buildable area - main structure

This property is located in a residential area with a limited 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 new 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, site coverage and setback rules) - three above grade and one recessed - for a total of perhaps ~12,270 square feet. The FSI (Floor Space Index) no longer applies to multiplex (2, 3 and 4 units) builds. 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 (0.40) and/or the site coverage maximum and/or the maximum building size to about 3,075 square feet, plus basement. The FSI no longer applies to multiplex (2, 3 and 4 units) builds. A single-unit house here can be no taller than 11.0m, and three storeys above the basement level.

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 Harshaw Avenue. 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.

Notwithstanding all items included in all sections and parts above, The City of Toronto has designated a substantial part of this property as being inside the Ravine and Natural Feature Protection Area. The bylaw that applies to this area states:

If your property is located within or partially within a protected area you are required to apply to the City for a permit prior to undertaking any work that may injure or destroy a tree, or involve placing or dumping fill or refuse, or altering the grade of land. This includes any activity relating to construction, demolition, or renovation of structures (including houses, garages, gazebos), swimming pools, decks, fences, terraces, and retaining walls, and drainage and landscaping works.

While construction is not prohibited here, it is expected that any proposal will require review and approval and additional layers of scrutiny from the relevant authorities, adding complexity and expense to any project, and it's possible that these additional measures will make any build outside of the existing house footprint here economically unfeasible.

However, there is likely an opportunity here to add additional height to the existing house structure, and the zoning height limit here is quite progressive in that regard. While it's beyond our capabilities to conduct a complete topographical audit of the property to determine grade averaging for building heights, it's quite conceivable here that certainly one, or perhaps two additional floors can be added to the existing structure, and construction of this type would not trigger the highest-level scrutiny of the Ravine and Natural Feature Protection Area authorities.

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 85 Harshaw 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

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