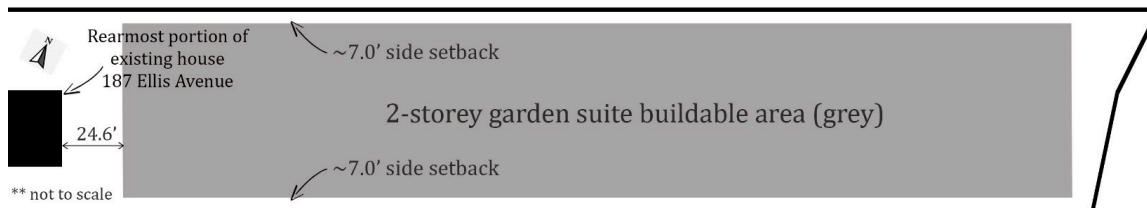


June 8, 2026

This letter will confirm that the property located at 187 Ellis 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 June, 2026 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.



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

The "buildable area" (grey in the diagram above) at 187 Ellis 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, but a proponent can apply for exceptions to this regulation, to start the build further back on the property.

Notwithstanding all of the above, a portion of this lot 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. 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. All regulations must be met and we have no control over how the various authorities handle each application. The Conservation Authorities Act does not specify that certain types of build cannot take place, but it does mean that in most cases a more detailed plan must be submitted and indeed the Toronto and Region Conservation Authority (TRCA) can require additional study or reports, all at the expense of the proponent. A proponent can go through this process and receive the required permits, but in practice, due to uncertainty and costs, many proponents simply never bring forward a plan, or they abandon the process.

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), according to City mapping. 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.



Single-vehicle 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



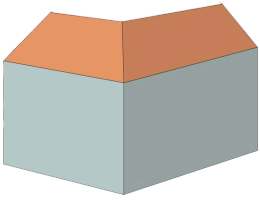
Buildable area - main structure

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 building containing from two and up to four living units. At a maximum building height of 10m, 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 ~14,800 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, and Floor Space Index (FSI) here (0.35), to about 11,100 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.



The notes above regarding Toronto's Ravine and Natural Features Protection Bylaw will also likely apply to any new build outside of the existing home footprint.

NEW** In June, 2025, Toronto City Council voted to expand the 2/3/4-plex program in nine of the city's twenty-five wards. The new program allows buildings up to SIX units, while still adhering to limits as we've outlined above for 2, 3 and 4-plexes. 187 Ellis Avenue is a ward where this approval was granted (Ward 4 - Parkdale-High Park), and it is expected that many other wards will enter the program in coming years. The expansion to allowances for 5 and 6-plexes in nine wards is underway, and applications are being accepted. So for now, the notes for both a conversion or new build above do apply to a 5 or 6-plex here, and now there is now a blanket exemption of development cost charges (see below, SECTION E) on 5 and 6-unit builds. Egress rules and minimum room sizes make 5 and 6-unit builds more challenging than builds with lesser units, especially on smaller lots, but it is beyond the scope of this report to advise whether a 5 or 6-unit build is feasible or economical here, now that this property is eligible.

SECTION C

Building to the maximum inside the green area on the site diagram above, leaves room for a garden suite in the rear 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 Ellis 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

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 187 Ellis 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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