

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



March 12, 2024

This letter will confirm that the property located at 22 Westcroft Drive 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 March 8, 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 1,291 square feet total (over two floors, main and upper). This is the largest possible build 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.

Further, this property has other potential, due to its large size.

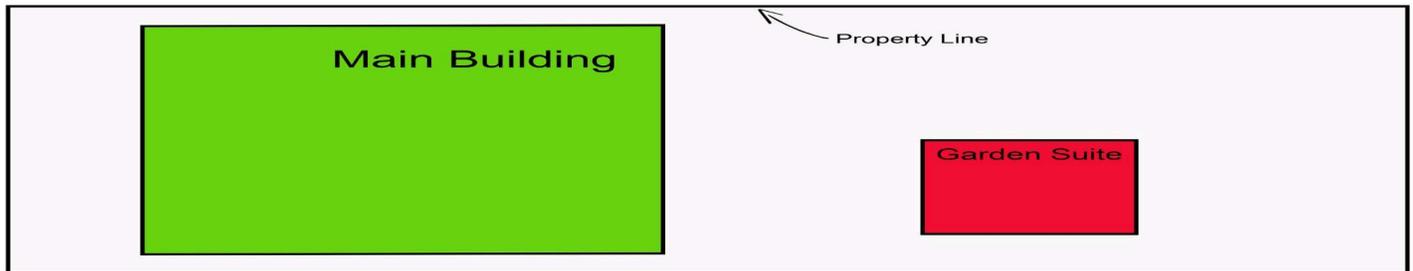
We consulted with a private Toronto planner experienced in lot severances, and he indicates that this is a "moderate" candidate for a severance into two narrower lots. If successful, each of those lots could support up to a 4-plex, under Toronto's new Expanding Housing Options in Neighbourhoods (EHON) guidelines, plus a garden suite on each lot, still to the maximum size indicated above, for a total of 5 independent living units on each lot.

SECTION A

The current house can be converted to a three, or 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 would find it very challenging to meet minimum building code room sizes for a 4-unit complex.

The remainder of this report beyond Section A will examine the potential for each nearly-identical lot, if a severance was successful, creating two lots of approximately 40' width and 202' depth. At this size, both lots would be well over the minimum lot **area** for the current zoning, and only approximately 4.2' under the minimum lot frontage width.

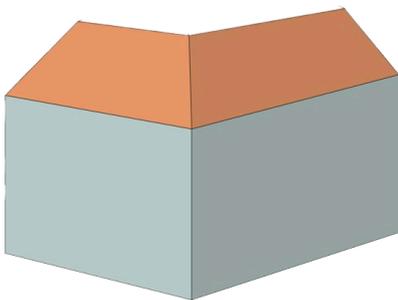
SECTION B



One severed lot sample - each lot nearly identical (lot frontage is slightly curved)

This property is located in a residential area with very few zoning restrictions.

After calculating 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 up to four living units. At a maximum building height of 10m, each severed property lot can support four floors at or just under this square footage - three above grade and one recessed - for a total of perhaps ~7,150 square feet per lot. 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 garden suite in the rear yards of each of the severed lots, at the same size as noted above - 1,291 square feet over two floors, main plus upper, or more with optional basement. Building a garden suite in the rear yard of the property with the existing house 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, but the severance will require many months of work and a wait for Committee of Adjustment date. No development cost charges are applicable to buildings with 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 \$97,041, and subject to a further increase in 2024. Again, for comparison, development charges for other housing units *outside* of this program range from \$26,299 to \$80,210 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 22 Westcroft Drive 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