

NATALIE SYDORUK REAL ESTATE

142 Osler Street



PROPERTY HIGHLIGHTS

**142 Osler Street
Toronto, ON M6N 2Y8**

**Asking price:
\$1,599,000**

Welcome to 142 Osler, a beautiful detached home on an oversized lot, currently set up as four rental units. The house boasts 2300 sq.ft. (4 units) of total living space, steps away from the trendy shopping on Dupont street and The Junction with easy access to TTC, parks and highways. The offering is perfect for the seasoned investor, an end-user looking to offset their mortgage or convert it to a single-family home. This neighbourhood is the future home of several exciting new projects, including the Davenport Diamond Greenspace Development and the addition of the LRT to the north.



Neighbourhood: Weston-Pellam Park

Number of units: 4

Zoning: Residential

Site size: 23.5 x 130 ft.

Construction: All brick

Parking: 1 legal parking pad (fits two cars)

Laundry: Separate laundry facility out back with rental pay machines for tenants use. Currently used by 146 tenants as well to maximize laundry income.

Suite mix

Unit 1: 3rd floor
1 bedroom / 1 bath

Unit Vacant

Unit 2: 2nd floor
2 bedrooms / 1 bath

Unit 3: Main floor
2 bedrooms / 1 bath

**Unit Vacant
Feb. 28**

Unit 4: Basement
1 bdrm / 1 bath with potential for two

142 OSLER STREET UPDATES AND UPGRADES

Roofs: 2019

New laundry facility & machines: 2019

Flooring: 2019

Deck: 2019

Basement bathroom: 2019

2019 updates include new paint, some new appliances, new basement bathroom, flooring, trim and tiles. New deck and door was upgraded to satisfy work order from previous owner. New laundry facility and machines (Coinmatic agreement), extra ductless AC units on 2nd and 3rd floors. New carpeting on stairs and new railings, backyard sodded.

PROFORMA PROPERTY FINANCIALS*

Gross Yearly Income (Projected): \$94,200

Gross Monthly Income: \$7,850 (inc. utilities)

Net Income: \$80,894

Property Taxes: \$4,320

Property Insurance: \$3,894

Hydro & gas: \$3,592

Water & waste: \$1,500

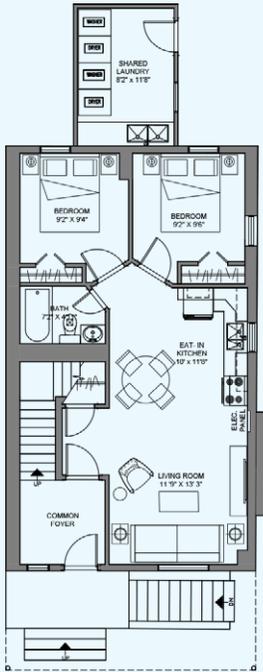
Total Expense: \$13,306

LEASE INFORMATION*

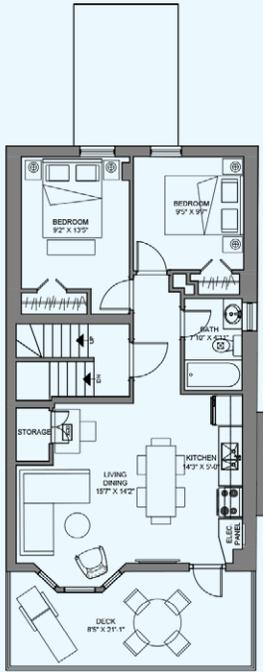
Unit	Type	Rent	Utilities	Total rent	Lease start – end
1 • 3rd floor	1 Bdrm	\$1,500	\$100	\$1,600 projected	Currently vacant
2 • 2nd floor	2 Bdrm	\$1,950	\$200	\$2,150	Month to month
3 • Main floor	2 Bdrm	\$2,400	\$200	\$2,600 projected	Vacant February 28
4 • Basement	1 Bdrm	\$1,350	\$150	\$1,500	Month to month

*Above expenses are approximate and are for all units based on monthly statements AND does not include unforeseen maintenance costs or allowance for vacancy. Buyer should do their due diligence with the quoted potential rents and expenses.

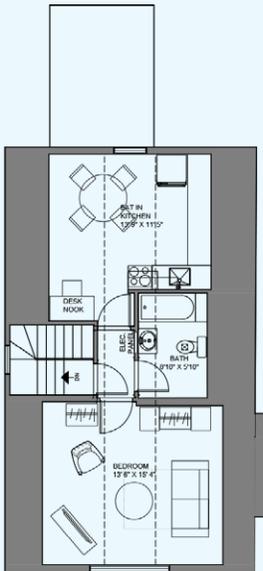
142 OSLER STREET FLOOR PLANS



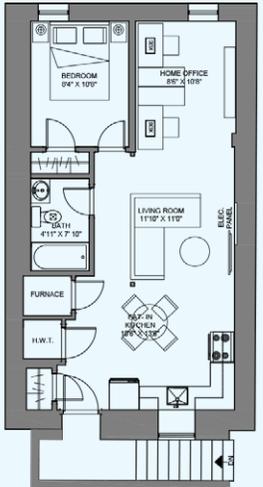
Main Floor



2nd floor



3rd floor



Basement

Garden Suite Potential

Because of its deep lot, 142 Osler is an ideal candidate for a garden suite. Like a Laneway Suite, a Garden Suite in Toronto functions as a separate rental housing unit that is generally smaller in scale and located in the rear yard, detached from the main house. Unlike a Laneway Suite, a Garden Suite is not next to a public lane and could instead be next to other yards, a flanking street, a private lane, a park or open space or other uses.

Garden Suites are intended to be “non-severable”, which means they cannot be turned into a separate property from the main house. They remain under the same ownership as the main house and are serviced with water, sewer and other utilities through a connection to the main

house or the street. They are intended for use as rental housing or to provide additional housing opportunities for owners and family members, including aging-in-place. Garden Suites are also sometimes called “granny flats,” “coach houses,” “carriage houses” or “Detached Accessory Dwelling Units.”

A homeowner may build any detached-accessory-dwelling-unit in their backyard and it may be considered a garden suite, subject to Zoning By-law considerations. The City will initiate consultations with interested stakeholders on potential permissions for garden suites in Q1 of 2021 and is aiming to report to the Planning and Housing Committee with recommendations by the end of Q2 2021.



GARDEN SUITE POTENTIAL

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



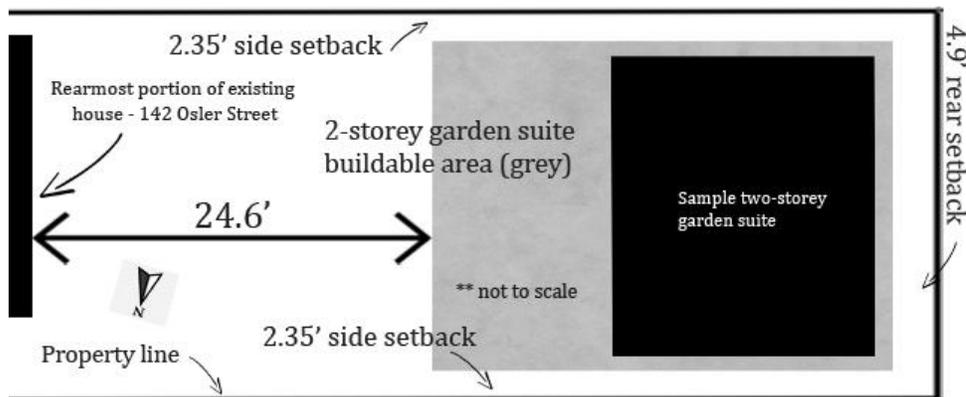
Laneway Housing Advisors

September 28, 2021

This letter will confirm that the property located at 142 Osler Street in Toronto likely qualifies for a garden suite build, in the rear portion of the lot, under Toronto's upcoming garden suites program.

I visited the property on September 27, 2021 and confirmed siting, emergency access and other appropriate qualifications to certify its eligibility under the draft 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 also the maximum allowable under the program, for *any* property.



A 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 construction can be significant, compared to above-grade floors.

The "buildable area" (grey in the diagram above) at 142 Osler Street is virtually the same as the maximum allowable floor plate area for the garden suite, so it grants a very limited variety of placement options and footprint designs, if the build size is maximized. There are no prescribed minimum or maximum width or depth measurements, provided the footprint falls within the

GARDEN SUITE POTENTIAL

buildable area as outlined in grey above, and the footprint does not exceed 645.8 square feet. To avoid angular planes on the upper portions of the garden suite, the ideal placement would be at least several feet inside the grey area on all sides.

The upcoming garden suites program from the City of Toronto allows qualifying property owners to construct a garden suite “as of right” on their property, with simple building permit application and no political approval or committee of adjustment approval required. In most cases, no variances are required and no appeals or “neighbour vetoes” are permitted. The city also waives development cost charges.

The new building is a mostly-autonomous auxiliary dwelling unit, and cannot be legally severed from the main property, but is permitted a wide variety of uses, including as a revenue-producing (rental) unit. Where practical, some will have optional indoor vehicle parking.

The new garden suite draft regulations (upon which this report is based) received unanimous political approval from the Planning and Housing Committee (made up of six elected city councillors) in June, 2021, but the bylaws are subject to changes prior to implementation, and still require additional full city council approval, likely later in 2021. There is some risk that the program will not receive approval, or substantial changes will be made to qualifying criteria or general regulations, and/or some properties or locations might become ineligible for the program.

We will update the online version of this letter if the draft guidelines change in a way that materially affects the subject property here.

Should you have any questions about 142 Osler Street in particular, or the garden suites program in general, please feel free to contact me any time, or visit our website, particularly under the “garden suites” menu tab or at gardensuiteadvisors.com.

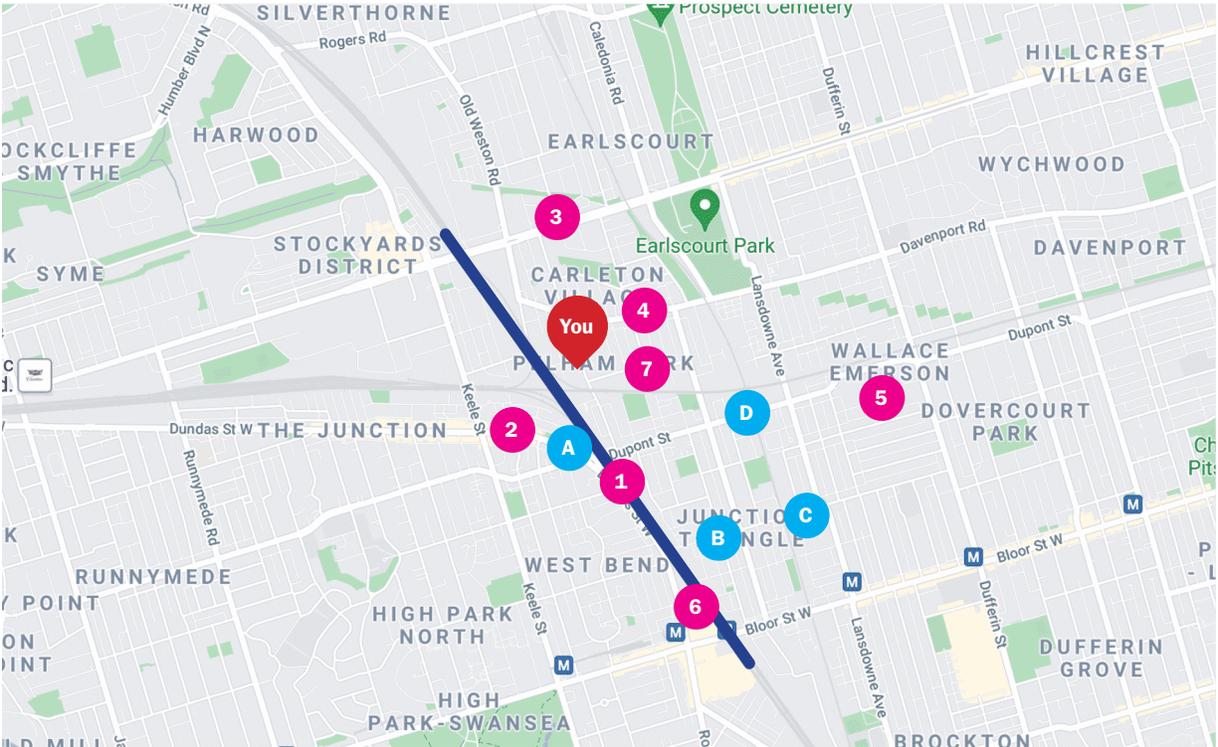
Martin Steele

**Laneway Housing Advisors - www.lanewayhousingadvisors.com
#1801-1 Yonge Street - Toronto, ON M5E 1W7
DIRECT 24/7: 647.847.8128**

THE NEIGHBOURHOOD

The future is undoubtedly bright.

The neighbourhood is the future home of several exciting new projects, including the Davenport Diamond Greenspace and numerous condo developments.



Under / Pre-construction

Recently completed

- 1** Junction Point condo
- 2** Junction House condo & retail
- 3** Scout Condos
- 4** 1821 Davenport condo
- 5** Galleria condo & retail
- 6** 5376 Dundas West condo
- 7** V condo

- A** DUKE Condos
- B** Fuse I & II condos
- C** Wallace Walk Towns
- D** Arch Lofts

**Davenport Diamond
Guideway Development**

Davenport Diamond Guideway Development

The design of the overpass, the Davenport Diamond Guideway, frames a newly created public space and linear park, the Greenway, which connects local streets and parks previously severed by the railway and provides a range of all-season amenities to cyclists and pedestrians.

At the scale of the city, the Greenway provides an important link in Toronto's pedestrian and cycling network. On a neighbourhood scale, it creates new east-

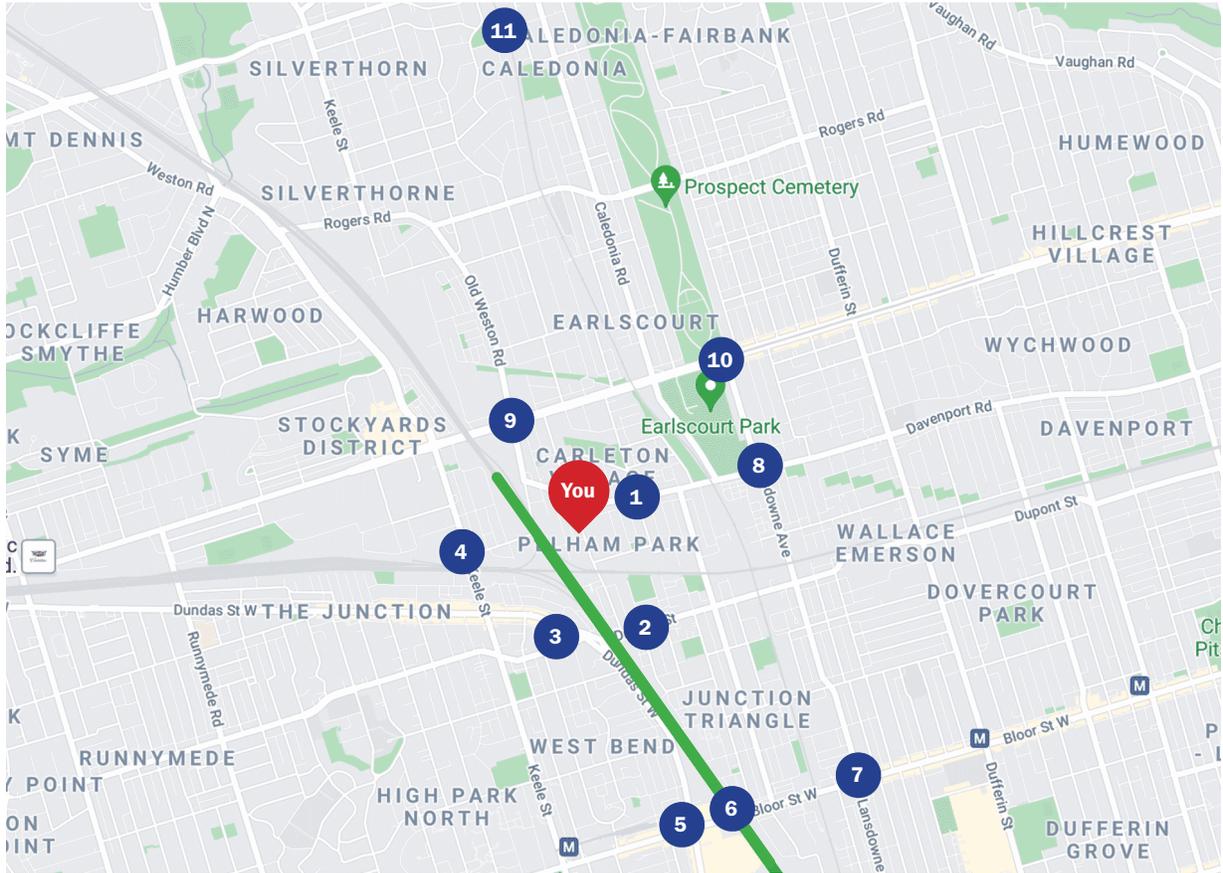
west connections at Paton Road, Sarnia Avenue, and Antler Street/Lappin Avenue, and strengthens existing east-west connections at Wallace Avenue (and the adjacent public square) and Dupont Street. It also creates connections and increased accessibility to four city parks—Erwin Krickhahn Park, Campbell Avenue Park, Davenport Village Park, and Earls court Park (via a new pedestrian bridge at Davenport Avenue).



<https://www.gh3.ca/work/davenport-diamond-guideway>

Getting to 142 Osler is fast and easy.

Davenport TTC bus stop is less than five minutes away. An 18 minute walk will get you to the UP Express on Bloor Street or Subway Dundas West Station.

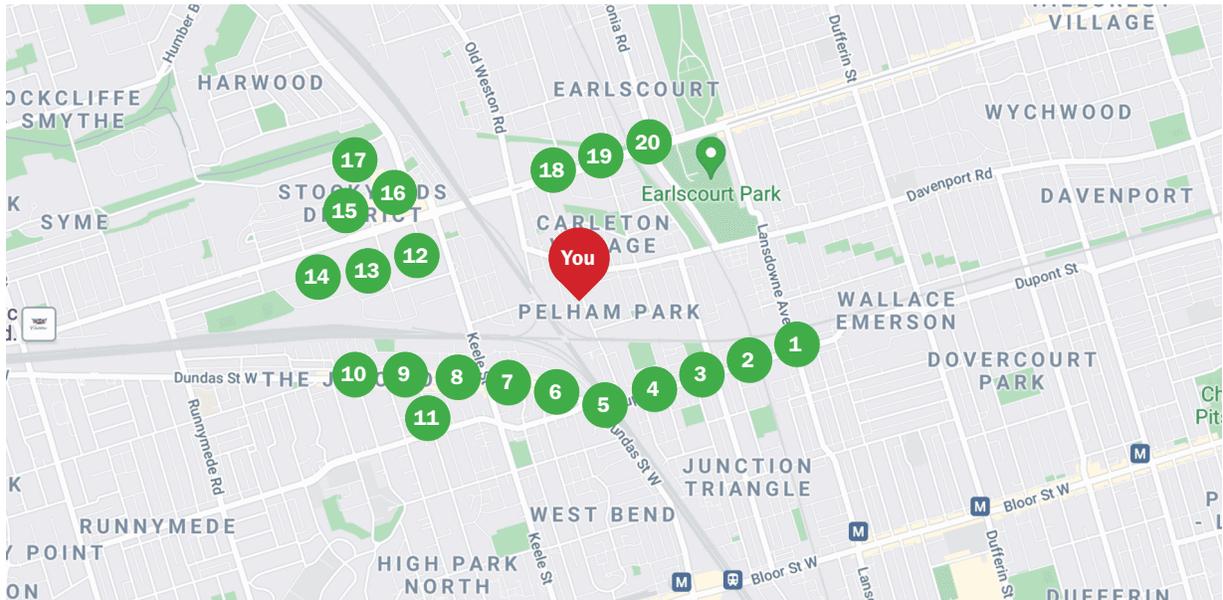


- 1 TTC Buses 127 & 128
 - 2 TTC Bus 26
 - 3 TTC Buses 40 & 312
 - 4 TTC Buses 41, 89, 189, 941
 - 5 Subway Dundas West Station
 - 6 UP Express / GO Station
 - 7 Subway Lansdowne Station
 - 8 TTC Bus 47A, 47B, 47C
 - 9 TTC Streetcar 512
 - 10 TTC Bus 312
 - 11 Eglinton Cross Town – Caledonia
- Toronto Rail Path

SHOPPING & RESTAURANTS

Best conveniences are just around the corner.

The Junction is known for its excellent shopping, restaurants and bars. The tastiest coffee and pizza in town are only few blocks away from 142 Osler.



- | | |
|-------------------------|----------------------|
| 1 Food Basics | 11 Organic Garage |
| 2 Beer Store | 12 HOME Depot |
| 3 Cafe Con Leche | 13 RONA |
| 4 Mattachioni | 14 Canadian Tire |
| 5 Wallace Espresso | 15 Nations |
| 6 LCBO in the Junction | 16 Dollarama |
| 7 SHOXS Billiard Lounge | 17 Winners |
| 8 Indie Ale House | 18 Ali's Fresh Baked |
| 9 Palya Cabana Cantina | 19 Tavora Foods |
| 10 Pizzeria Libretto | 20 King's Delight |

Front exterior



Unit 3 • 2 Bedroom • Main Floor



Unit 2 • 2 Bedroom • 2nd Floor



Unit 4 • 2 Bedroom • Basement



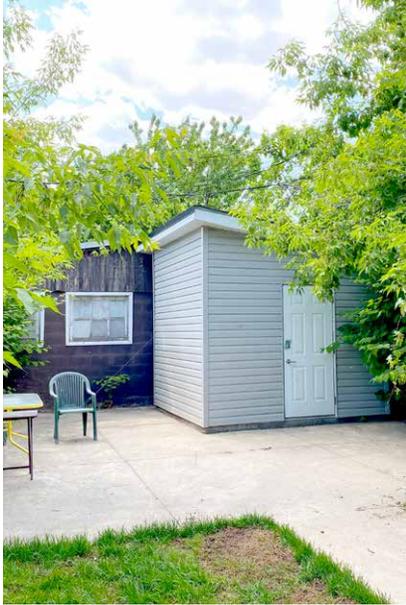
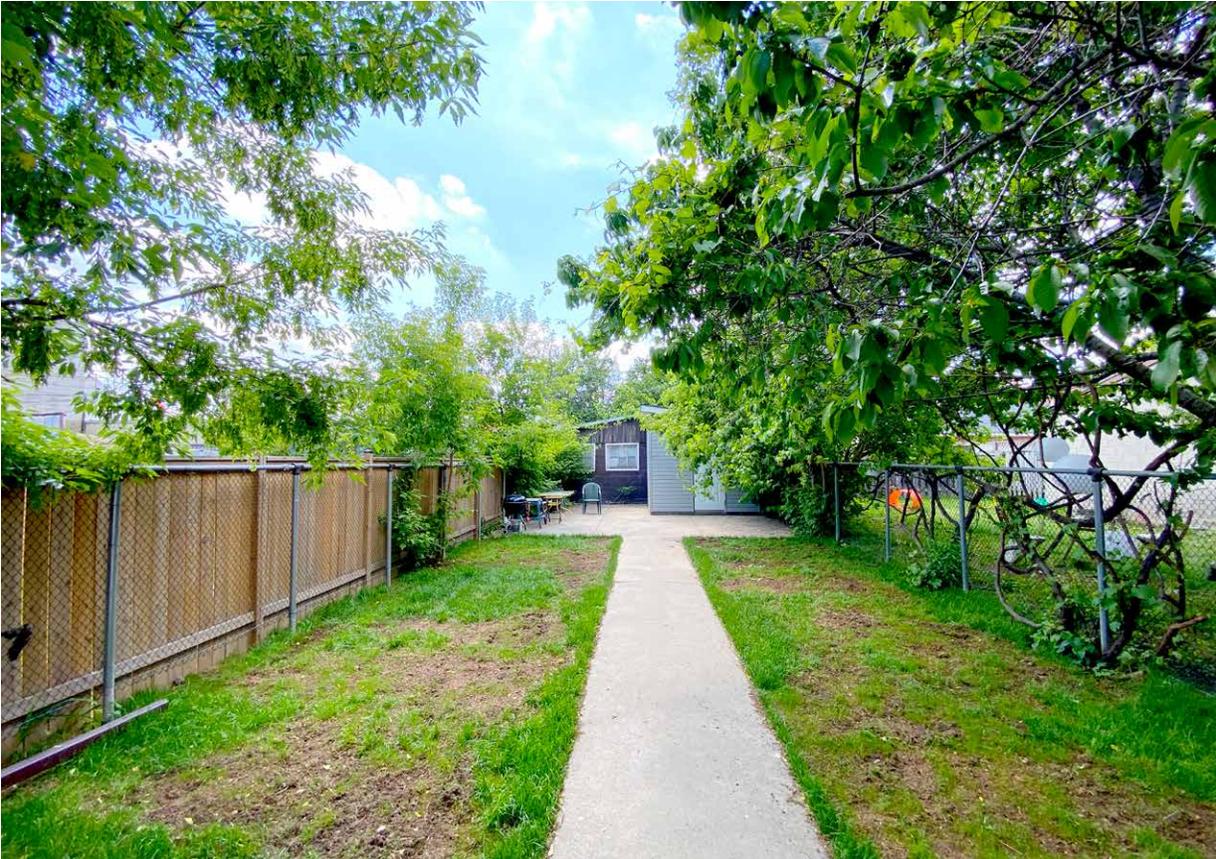
Unit 1 • 1 Bedroom • 3rd Floor



Laundry



Backyard



Confidentiality

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Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Natalie Sydoruk Personal Real Estate Corporation, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the IPO as if stated independently therein.

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Indemnification

In exchange for specific good and valuable consideration provided by the Seller and Natalie Sydoruk Personal Real Estate Corporation, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Natalie Sydoruk Personal Real Estate Corporation, and their affiliates against any compensation, liability or expense (including attorney’s fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein. In no event shall any prospective Buyer or any of its agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Natalie Sydoruk Personal Real Estate Corporation.