



Jan 31, 2022

City Council ([councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))

**RE: EX29.8 Home Speculation and Home Flipping Tax Feb 2, 2022**  
**RE: PH30.2 EHON - Garden Suites Feb 2, 2022**

Mayor John Tory and Members of City Council

The South Armour Heights Residents' Association (SAHRA) represents approximately 850 households in the area between Yonge Blvd over the Avenue Road, from the 401 down to Brooke Ave, within Ward 8.

Our area is certainly experiencing “out of control, hyper escalation of home prices” as stated in Councillors Colle and Filion statement in the Member Motion they presented to the Executive Committee on January 26, 2022. This is being fueled by home speculators in our Neighbourhood. Attached are real estate ad examples in the Bedford Park area as well as one in the downtown area that both see the laneway or garden suite potential boosting offers.

As a first step, SAHRA supports the motion put forward by Councillors Colle and Filion for City Council to request the Government of Ontario to introduce a Home Speculation and Home Flipping Tax to help stop the extreme increases in home prices driven by land speculators and home flippers in the City of Toronto.

This then needs to be followed up with additional actions to curb land speculation – each individual and incremental action will be instrumental in reining in the explosion in housing costs.

Barrie's experience with the implementation of Garden Suites in 2019 in terms of impact on housing options, affordability and home values should be carefully considered by the City of Toronto before we proceed. SAHRA fully supports FoNTRA's request (Item PH30.2) that the Garden Suites proposal be deferred as the next step to bring hyper escalation under control. Due diligence needs to be completed to prevent further fueling of house speculation.

This is a critical issue with a major impact on all Neighbourhoods across the City – the City and the Province need to take whatever measures, incrementally and collectively, are necessary to stop out-of-control housing prices.

Sincerely

A handwritten signature in cursive script that reads 'Sheila Dunlop'.

Sheila Dunlop (Secretary)

Cc: Councillor Mike Colle, Councillor John Filion  
Geoff Kettel, Cathie Macdonald (FoNTRA)  
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)  
Upper Avenue Community Association, Bedford Park Residents Organization and Lytton Park Residents' Organization

# Laneway potential helps boost offers for semi-detached house

**86 Woburn Ave., Toronto**  
BEDFORD PARK

Asking price: \$1,295,000 (September, 2021)  
Selling price: \$1,750,000 (September, 2021)  
Previous selling price:  
\$985,000 (November, 2014);  
\$840,000 (January, 2011);  
\$635,000 (June, 2006);  
\$377,500 (March, 2004)  
Taxes: \$6,379 (2021)  
Days on the market: six  
Listing agents: Andre Kutyan and Robert Greenberg, Harvey Kalles Real Estate Ltd.

**THE ACTION** The sellers of this semi-detached house looked to make the most of its double garage and laneway access by out-lining for buyers the opportunity to build a secondary suite on the 20-by-120-foot lot.

A tree blocking the way was removed and arrangements made with Bell to reposition a telephone pole that might also be an obstruction.

Agent Andre Kutyan had a professional assessment done of the site and determined that a two-storey laneway home with a basement could potentially be built there, pending city approvals.

More than 100 buyers toured the house and 14 submitted purchase offers.

"Any time I have a property

on a lane now, it's a big selling feature, whether you do something now or later," Mr. Kutyan said.

"Out of 14 offers, three were over \$1.7-million and only one was under \$1.6-million. So the vast majority of people coming forward had a general idea – within a \$100,000 range – of where this should fall."

**WHAT THEY GOT** The 98-year-old house contains 1,302 square feet of living space, plus a 523-square-foot basement.

Over two decades, the interiors were updated and reconfigured. Highlights include a living room with a gas fireplace and a dining area with access to a large deck. The central kitchen has quartz countertops, hardwood flooring and stainless steel appliances.

**THE AGENT'S TAKE** "Usually these original semi-detached ones in the area would have three bedrooms and maybe two baths at best," Mr. Kutyan said.

"This was fully renovated on the main floor with a nice open-concept kitchen and a powder room, which is rare, and upstairs the primary bedroom has its own ensuite bathroom as well, so it has four bathrooms."

A place for the car and a nearby playground were additional assets. "Usually homes on 20-

foot lots like this will have mutual drives with pad parking or no parking at all, so to have two-car parking is a big deal," Mr. Kutyan said.

"It's right across the street from Woburn [Avenue] Playground with a splash pad, wash-room and full playground ... and you're a block in from Yonge Street."





*Stole Jan 7/22*

## Downtown semi has laneway-housing potential

**429 Montrose Ave., Toronto**

PALMERSTON

Asking price: \$1,398,000 (September, 2021)

Selling price: \$1,452,000 (September, 2021)

Taxes: \$5,346 (2021)

Days on the market: Seven

Listing agents: Belinda Lelli and Suzanne Stephens,  
Royal LePage Real Estate Services Ltd.

**THE ACTION** On the western perimeter of Bickford Park, this semi-detached house hosted 75 visitors during an open-house event in the fall of 2021. By the time a full week of tours were completed, three buyers were lined up to fight for the property. One party raised their initial proposal to \$1.452-million, toppling the other two bids.

“The average house on that street – and within three or four streets – was priced at \$1,198,000,” said agent Belinda Lelli.

“We priced it at the higher end in order to field serious people, and that’s why you don’t see us selling 130-per-cent over asking, but we still did really well.”

**WHAT THEY GOT** This house has 1,399 square feet

of living space laid out with six bedrooms and two bathrooms, with a living room and kitchen on the second floor.

The 816-square-foot basement offers a secondary kitchen, and open entertaining and dining areas, plus a bedroom, bathroom and rear exit to the yard. A garage faces the laneway behind the 17-foot-by-120-foot lot.

**THE AGENT’S TAKE** “We qualified for laneway housing, which attracted many buyers looking to purchase an income-producing property in the heart of Toronto, and steps to the University of Toronto, parks, transit, Christie Pits, restaurants and more,” Ms. Lelli said.

“It gives someone the opportunity to convert the garage into a two-bedroom condo.”

Income could also be generated within the two-storey house, which has multiple exits. “It’s really conducive as a triplex, but is zoned and taxed as a duplex,” Ms. Lelli said.

“The purchasers would have to outfit the property with a kitchen on the main floor and do some renovating, but they’re starting with a spotless house with original strip flooring and a nice garden.”