

# FOR SALE

## LAKEFRONT TRIPLEX WITH EXCESS LAND FOR LANEWAY DEVELOPMENT



**UNIQUE INVESTMENT OPPORTUNITY**  
**SELLER WILL HOLD A VTB MORTGAGE TO QUALIFIED BUYERS**  
**OFFERING AT: \$2,990,000**

**Ian Wilson, MBA, B.A. (Hons), ATPL**

Commercial Sales, Investment & Leasing  
416.458.8498 | [iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)

**John Morrison**

Commercial Sales and Investment  
416.230.3353 | [john.morrison@royallepage.ca](mailto:john.morrison@royallepage.ca)

2707 Lake Shore Boulevard W, Toronto, Ontario  
Offering At: \$2,990,000

ROYAL LePAGE  
**COMMERCIAL**

**APARTMENT  
GROUP**

# OVERVIEW

Royal LePage Commercial is pleased to offer for sale 2707 Lake Shore Boulevard West in Etobicoke's Mimico neighbourhood. This large site with frontage on Lake Shore Boulevard, Lake Ontario (waterfront) and laneway access from Sand Beach provides any investor, builder, or end user Buyer an excellent investment opportunity. Potential to densify the existing front building and to add a rear "Garden Suite" or simply live in the large, 3 unique floor (1830 sq ft) apartment and collect the income from the other two units and enjoy the waterfront. Located within 10 minutes to downtown Toronto, Mimico is rapidly becoming the neighbourhood of choice for many homeowners, investors and developers due to its central west location and excellent transit options.

## LOCATION MAP



2707 Lake Shore Boulevard W, Toronto, Ontario  
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# PROPERTY ATTRIBUTES

**Total Lot Area:** 9900 sq ft as per survey

**Total Building:** 3685 sq ft (includes lower level apartment)

**Garage:** 400 sq ft

**Location:** South East Quadrant of Sand Beach Road and Lake Shore Blvd West, Etobicoke

**Zoning:** RA – Residential Apartment (d1.5) (x778), and OS – Open Space

## Building Attributes

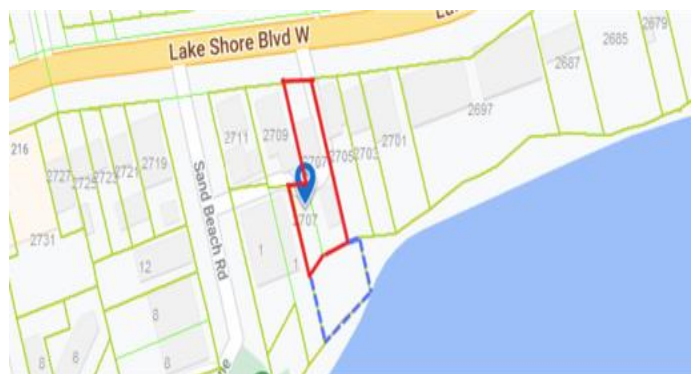
- 3 apartment units
- Updated mechanicals
- Updated suites

## Mechanicals and Updates

- Radiant gas boiler
- Updated 200 amp power
- Updated windows and roof
- Updated bathrooms and kitchens
- Rear two door garage with additional 200 sq ft storage



## Site and Structure



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# Main Floor

## 1 Bedroom plus den



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# Upper Apartment

## 3 Bedroom with deck and 3<sup>rd</sup> floor family room



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# Lower Apartment

## 1 Bedroom unit



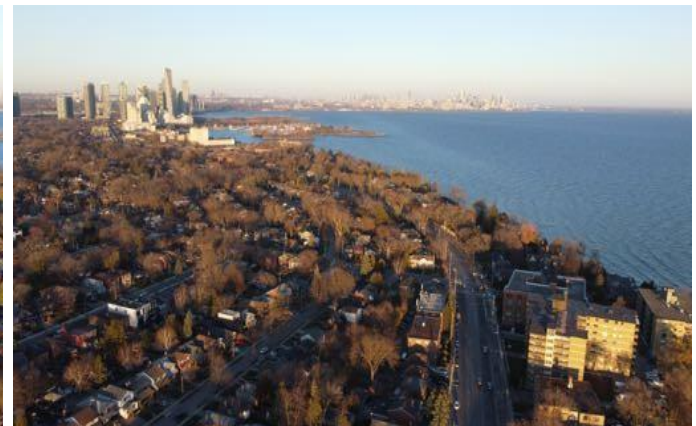
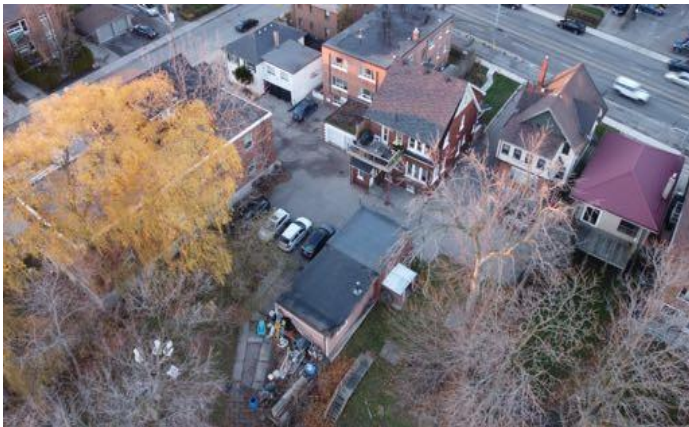
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# Property Images



2707 Lake Shore Boulevard W, Toronto, Ontario  
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# Aerial Images

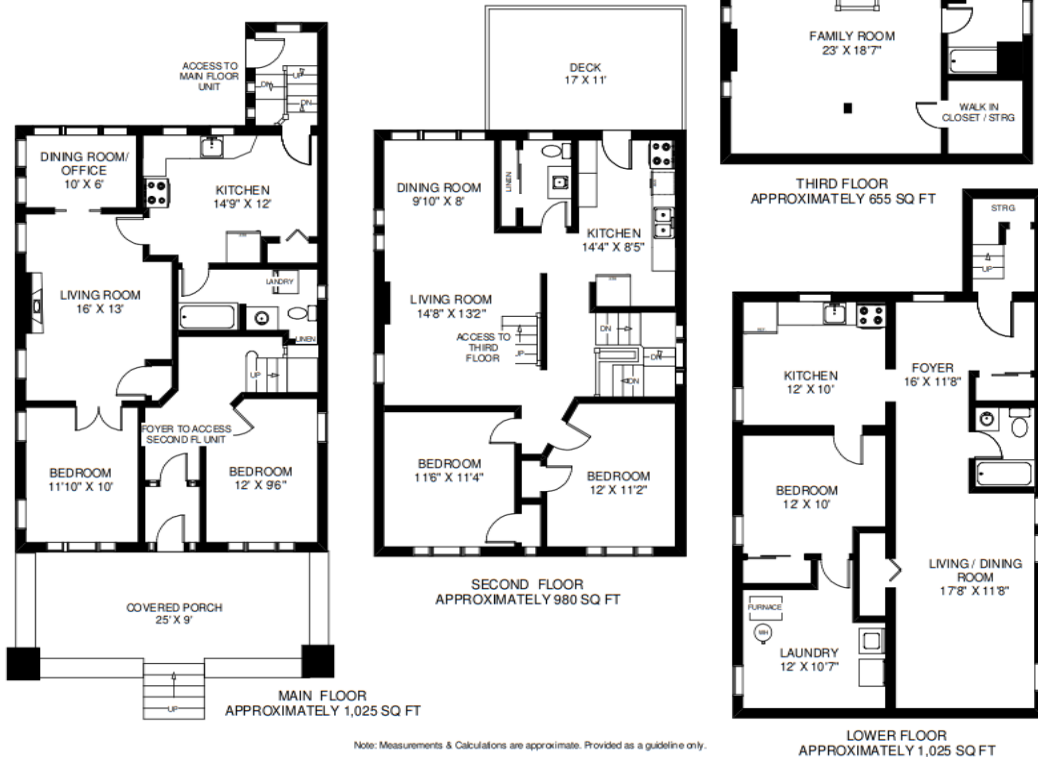


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# BUILDING FLOOR PLANS AND DETAILS

## 2707 LAKESHORE BOULEVARD WEST



### Main Level & Lower Apartment

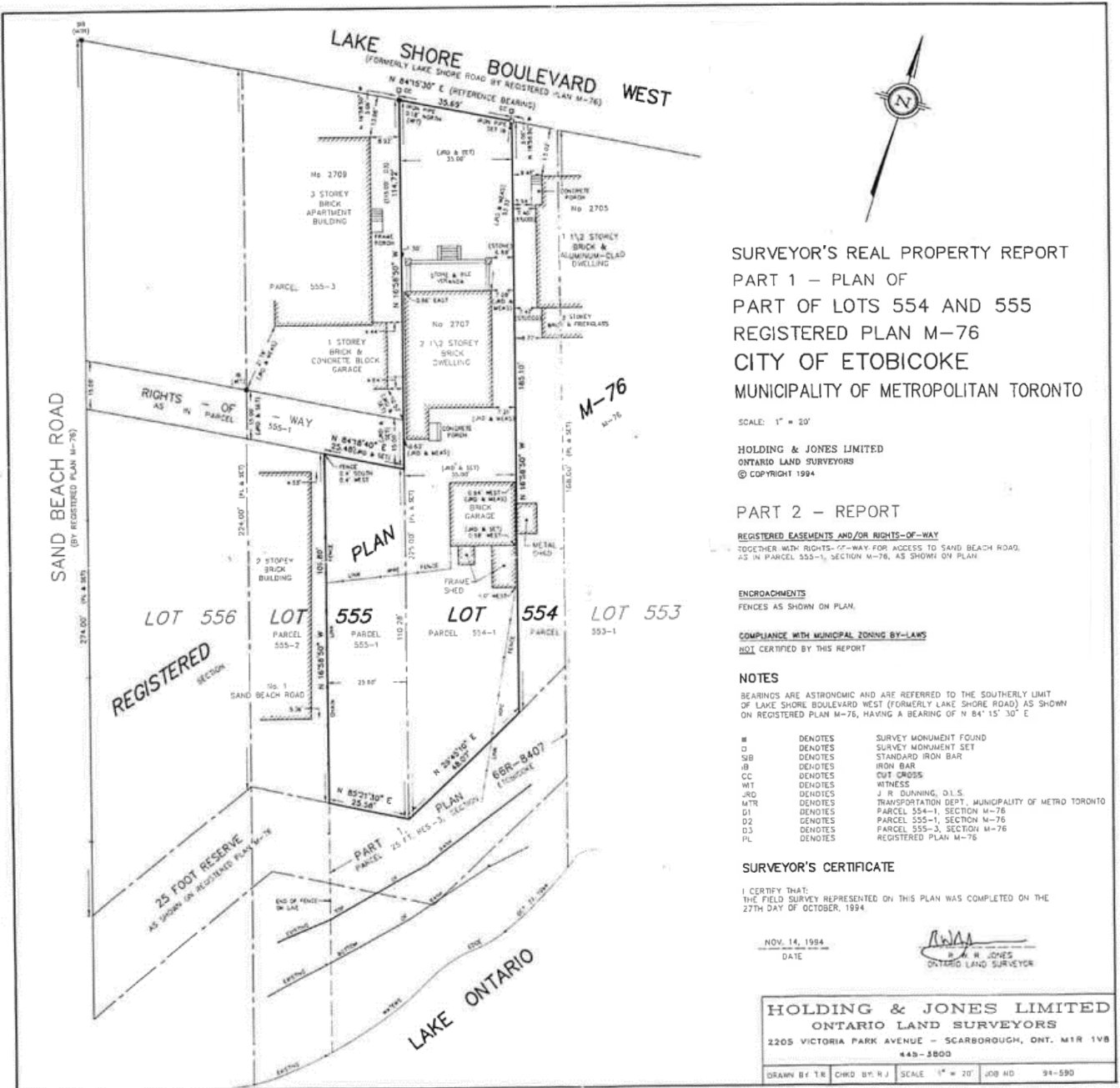
- Rear entrance to both apts
- Main level 1 bedroom
- Lower level 1 bedroom
- Ensuite laundry
- Partially updated units

### Upper Apartment

- 3 large bedroom suite
- Two level unit
- Walk out to deck o/l water
- Ensuite laundry
- 3<sup>rd</sup> level family room
- 2 washrooms

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# SURVEY



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# LANEWAY HOUSING OPINION

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

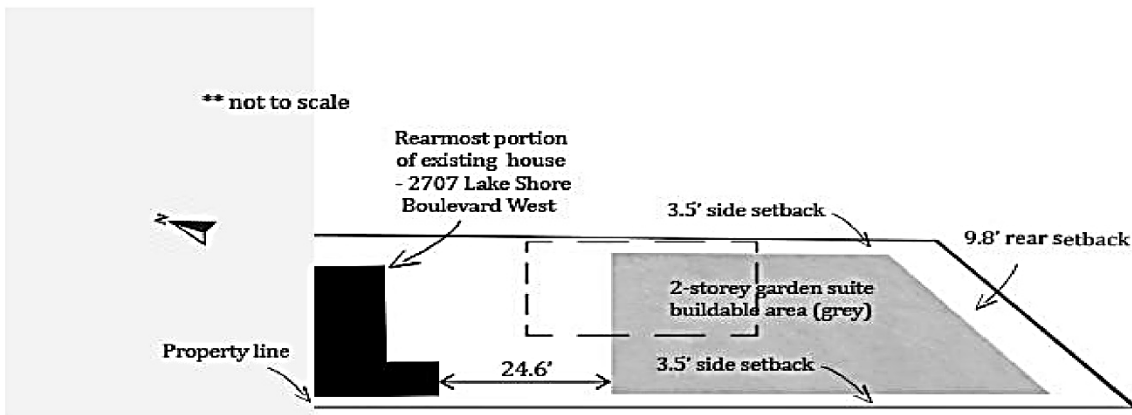


November 26, 2022

This letter will confirm that the property located at 2707 Lake Shore Boulevard West 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 November 25, 2022** 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 also the largest permitted build 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.

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# LANEWAY HOUSING OPINION

The “buildable area” (grey in the diagram above) at 2707 Lake Shore Boulevard West 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. 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.

Notwithstanding all of the above, this report recognizes that there is an existing ancillary building on the property now (dashed line in the diagram above) that will likely allow for a larger buildable area for the garden suite, and/or movement of the buildable zone into the area already occupied by this building. The existing building walls and/or their locations and dimensions will likely grant relief from some required setbacks, where they currently encroach. The garden suite bylaws recognize suitable automatic variances in these circumstances. In order to take advantage of this relief, the property owner should not deconstruct or demolish or alter the existing structure until permits are in place for the new garden suite.

The new 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.

2707 Lake Shore Boulevard West is regulated by Toronto’s Ravine and Natural Feature Protection Bylaw (RNFP) and private tree bylaws and the Toronto and Region Conservation Authority (TRCA). The Natural Heritage System (NHS) system designation doesn’t impact any proposal here unless a severance is proposed. Urban Forestry will not support the removal of any healthy tree for the installation of a garden suite (including any utilities). A garden suite proponent will have to obtain permits from TRCA and possibly from the Urban Forestry Tree Protection Plan Review office (TPPR) and RNFP.

The diagram above is based on a provided survey that differs somewhat from the City of Toronto public property mapping system.

The new building is a mostly-autonomous auxiliary dwelling unit, normally up to 6.0m (19.68 feet) tall, that cannot be legally severed from the main property, but is permitted a wide variety of uses,

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# LANEWAY HOUSING OPINION

including as a revenue-producing (rental) unit. Where practical, some will have optional indoor vehicle parking.

The new garden suite regulations received political approval at Toronto City Hall on February 2, 2022, and on July 4, 2022 emerged successfully from an appeal process that had delayed the implementation slightly.

The program is now in full effect, and applications for the program are being accepted at City Hall.

Should you have any questions about 2707 Lake Shore Boulevard West 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](http://gardensuiteadvisors.com), or at [gardensuitesontario.com](http://gardensuitesontario.com).

Martin Steele

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

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# FINANCIAL SUMMARY

## Monthly Income

Apartment 1	\$ 3,572.12		
Apartment 2	\$ 1,681.00		
Apartment 3	\$ 1,486.25		
Garage	\$ 250.00		
Total	\$ 6,989.37	per month	\$ 83,872.44 annually

## Expenses

Garbage	\$ 545.00		
Gas	\$ 2,304.00		
Hydro	\$ 4,090.00		
Water	\$ 1,470.00		
Insurance	\$ 2,336.00		
Maintenance	\$ 3,604.00		
Property Taxes	\$ 6,616.00		\$ 20,965.00 annually

## Net Income

\$ 62,907.44

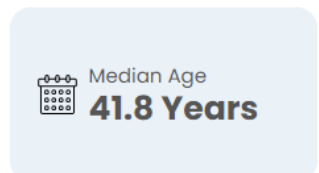
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# Mimico

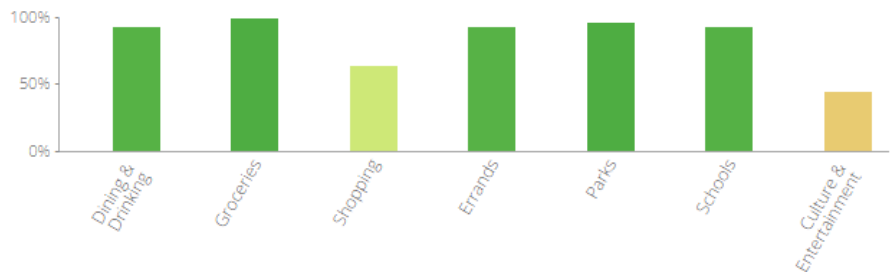
Mimico is the gateway to Toronto's west-end waterfront neighbourhoods. This established community is well known for its scenic lakefront parks and excellent recreational facilities. Mimico is within a short commute of downtown Toronto and features its own Go Transit train station located on Royal York Road.

Mimico residents come out in droves to show their community spirit at a number of local events including the annual "Lake Shore Community Festival" and the Etobicoke-Lake Shore Christmas Parade. There is also an annual "Mimico Festival" held every August in Amos Waites Park. This event is always followed by a kite flying contest held the next day at Humber Bay Park.

## Mimico, Toronto, ON Area Guide



The Walk Score here is 82 out of 100 based on these categories. [View a map](#) of what's nearby.



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These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.