

Feasibility Report + Zoning



423 XXXXX Ave
Toronto, ON

July 20, 2022

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Existing

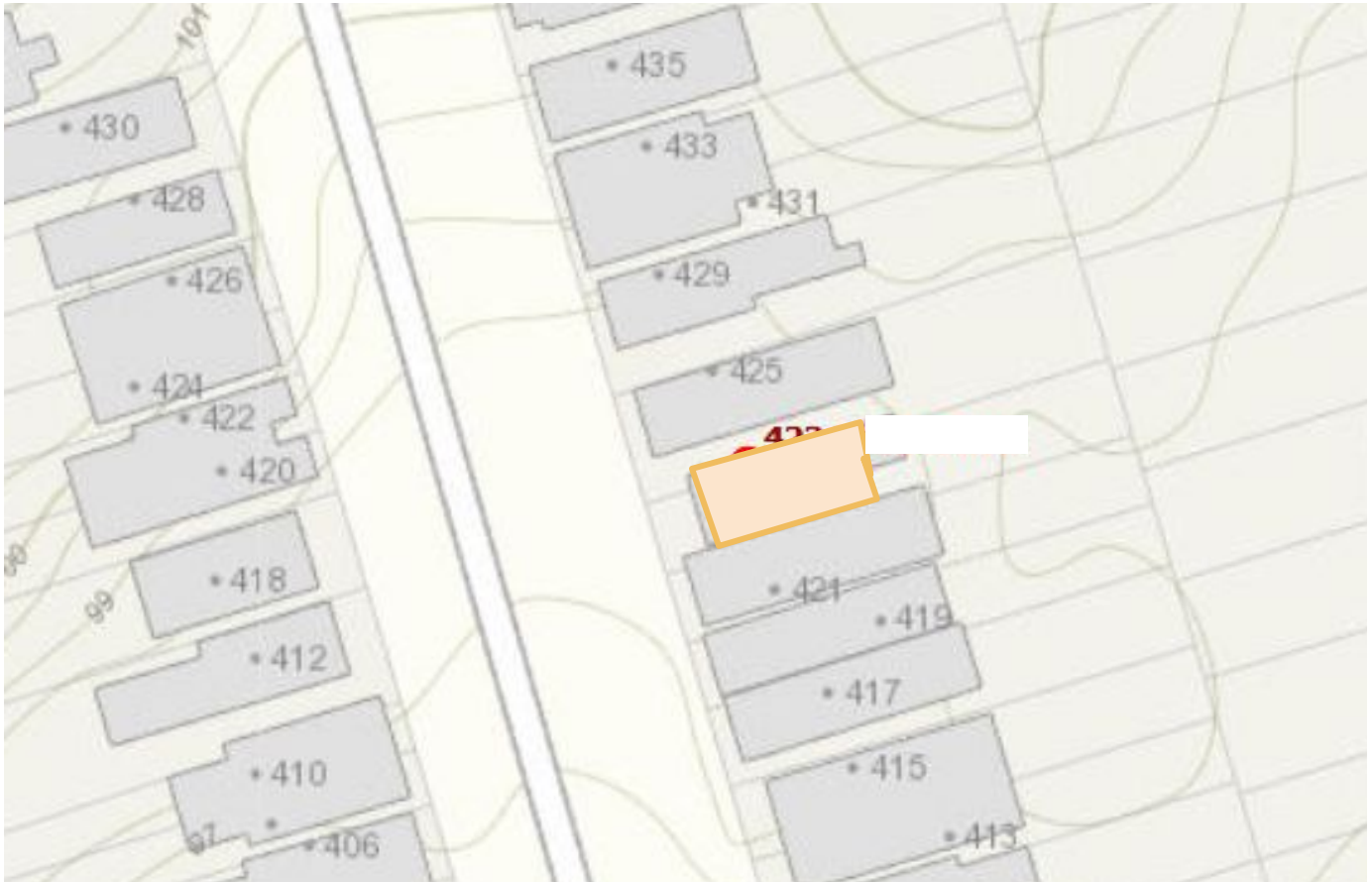


1 Storey House w/ Basement

Zoning R (d 0.6)(x741)
Building Dimensions 3.6 m (12') wide x 12.3 m (24') Deep
Area (Building Footprint) 65.6 sm (706 sf)
Gross Floor Area 65.6 sm(706 sf)+ 11.6 sm (125 sf) upper level = 77.2 sm (831 sf)

Site stats		
	Required	Existing
Lot Area	180 sm	~ 182 sm
Lot Frontage	6.0 m	~ 5.4 m
Lot Depth	N/A	~ 33.6 m
Floor Space Index	0.6	0.42
Front Yard Setback	6.0 m	~ 3.4 m
Side Yard Setback	0.9 m	~ 0 m /1.1 m
Front Setback (Garage)	N/A	N/A
Rear Yard Setback	7.5 m	15.2 m
Building Height	10.m	~ 6.0 m
Building Depth	N/A	~12.3 m
Max Lot Coverage	N/A	N/A
Minimum Landscape		
Front Yard Landscaping	50%	~ 70%
Exterior Rear Landscaping	25%	~80%

Option 1



Building Addition - Partial Second Storey / Roof Deck

Building Dimensions 3.6 m (12') wide x 12.3 m (24') Deep
Area (Building Footprint) 65.6 sm (706 sf)
Gross Floor Area 65.6 sm(706 sf)+ 44.2 sm (476 sf)upper level =109.8 sm (1182 sf)

Site stats		
	Required	Existing
Lot Area	180 sm	~ 182 sm
Lot Frontage	6.0 m	~ 5.4 m
Lot Depth	N/A	~ 33.6 m
Floor Space Index	0.6	0.6
Front Yard Setback	6.0 m	~ 3.4 m
Side Yard Setback	0.9 m	~ 0 m /1.1 m
Front Setback (Garage)	N/A	N/A
Rear Yard Setback	7.5 m	15.2 m
Building Height	10.m	~ 6.0 m
Building Depth	N/A	~12.3 m
Max Lot Coverage	N/A	N/A
Minimum Landscape		
Front Yard Landscaping	50%	~ 70%
Exterior Rear Landscaping	25%	~80%

Option 2



Building Addition - Full Second Storey

Building Dimensions 3.6 m (12') wide x 12.3 m (24') Deep
Area (Building Footprint) 65.6 sm (706 sf)
Gross Floor Area 65.6 sm(706 sf)+ 65.6 sm (706 sf)upper level = 131.2 sm (1412 sf)

Site stats		
	Required	Existing
Lot Area	180 sm	~ 182 sm
Lot Frontage	6.0 m	~ 5.4 m
Lot Depth	N/A	~ 33.6 m
Floor Space Index	0.6	0.72
Front Yard Setback	6.0 m	~ 3.4 m
Side Yard Setback	0.9 m	~ 0 m /1.1 m
Front Setback (Garage)	N/A	N/A
Rear Yard Setback	7.5 m	15.2 m
Building Height	10.m	~ 6.0 m
Building Depth	N/A	~12.3 m
Max Lot Coverage	N/A	N/A
Minimum Landscape		
Front Yard Landscaping	50%	~ 70%
Exterior Rear Landscaping	25%	~80%

Estimate total (with taxes)

OPTION 1

\$235,000 to \$305,000

sqft price: \$321 - \$417

- Partial second storey, deck replacing existing loft
- Includes 2 bedrooms, bathroom and new stairs
- Will require minor variance due to existing conditions

OPTION 2

\$305,000 to \$395,000

sqft price: \$317 - \$412

- Full second storey addition, including significant modification or rebuilding of the existing loft
- Includes 2 bedrooms, bathroom, office and new stairs
- Will require minor variance due to existing conditions and floor space index

View details of the estimate on the following page

Estimate details

					Billdr Estimate
Extension Feasibility Study					2022-07-20
423 Ave., Toronto					
	Option 1: Partial 2nd Storey		Option 2: Full 2nd Storey		
Total construction footprint, sqft	476		706		
New above-ground space, sqft	476		706		
New basement space, sqft	0		0		
Garage, sqft	0		0		
Total interior finished sqft added	476		706		
Total interior unfinished sqft added	0		0		
Existing space renovated, sqft	235		235		
# of new staircases	1		1		
# of new/renovated kitchens	0		0		
Estimate	From	To	From	To	Comments
Plans and permitting	\$20,000	\$25,000	\$20,000	\$25,000	
Mobilization	\$5,000	\$6,500	\$7,000	\$9,100	
Demolition	\$10,000	\$13,000	\$15,000	\$19,500	
Structural concrete	\$10,000	\$13,000	\$10,000	\$13,000	
French drain	\$0	\$0	\$0	\$0	
Structural wood	\$34,764	\$45,193	\$49,714	\$64,628	
Structural steel	\$0	\$0	\$0	\$0	
Walls - interior	\$7,140	\$9,282	\$10,590	\$13,767	
Walls - insulation	\$8,092	\$10,520	\$12,002	\$15,603	
Walls - exterior	\$7,140	\$9,282	\$10,590	\$13,767	
Flooring	\$10,670	\$13,871	\$14,120	\$18,356	
Ceiling	\$1,803	\$2,344	\$2,608	\$3,391	
Ceiling - Insulation	\$1,666	\$2,166	\$2,471	\$3,212	
Interior stairs	\$20,000	\$26,000	\$20,000	\$26,000	
Painting	\$4,979	\$6,473	\$6,589	\$8,566	
Doors and windows	\$8,000	\$10,400	\$12,000	\$15,600	
Electrical	\$11,873	\$15,435	\$16,473	\$21,415	
Plumbing	\$8,905	\$11,577	\$12,355	\$16,062	
HVAC	\$15,000	\$19,500	\$20,000	\$26,000	
Accessories and furniture	\$1,000	\$1,300	\$1,000	\$1,300	
Kitchen cabinetry	\$0	\$0	\$0	\$0	
Kitchen countertops	\$0	\$0	\$0	\$0	
Exterior stairs and balconies	\$0	\$0	\$0	\$0	
Facade and Gutters	\$3,808	\$4,950	\$5,648	\$7,342	
Flat roofing	\$0	\$0	\$0	\$0	
Sloped roofing	\$7,140	\$9,282	\$10,590	\$13,767	
Earthwork	\$0	\$0	\$0	\$0	
Landscaping	\$0	\$0	\$0	\$0	
Asphalt paving	\$0	\$0	\$0	\$0	
Patio stones and pavers	\$0	\$0	\$0	\$0	
Gates and fences	\$0	\$0	\$0	\$0	
Deck	\$0	\$0	\$0	\$0	
Shed	\$0	\$0	\$0	\$0	
Other	\$5,000	\$6,500	\$5,000	\$6,500	
Estimate (tax excl.)	\$201,981	\$262,575	\$263,751	\$342,876	
Billdr on-site project management support	\$3,500	\$5,000	\$3,500	\$5,000	
Estimate (tax incl.)	\$232,194	\$302,360	\$301,994	\$393,100	
\$ per interior finished sqft (pre-tax)	\$284	\$369	\$280	\$364	
\$ per interior finished sqft (incl. tax)	\$321	\$417	\$317	\$412	

Schedule - 52 weeks



Next steps

- 1** Lets review the scope & discuss the numbers together.
- 2** Once we determine the right direction, we can establish a design plan and schedule. Our architect can go into more detail about what's included in the design phase.
- 3** As the design is refined, we can reassess the construction estimate and provide more granularity.