

# BUYERS

Many Buyers looking to purchase a home in Toronto are interested in infill homes. Infill homes take advantage of an empty space in existing Toronto neighbourhoods and give Buyers the option to buy newer homes in established areas.

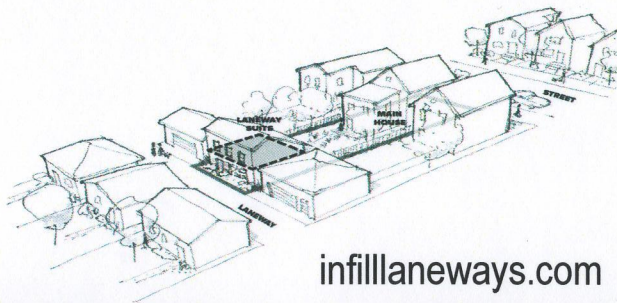
Infill properties help reduce urban sprawl by making efficient use of under-used properties within the city. Some of this infill construction includes dividing larger lots that would have only held one home in the past, while other infill properties take advantage of smaller vacant lots.

Because builders are working in previously established areas, you can find some really interesting home styles in Toronto infill properties.

## Turn your rear garage into a rental suite

The Affordable Laneway Suites Pilot Program provides funding in form of a forgivable loan of up to \$50,000 for eligible property owners developing a laneway suite. The loan will be forgiven in 15 years from the date when the first tenant occupies the laneway suite.

The rent being charged cannot exceed City of Toronto average rent guidelines by bedroom type at any time during the 15-year affordability period, as reported annually by Canada Mortgage and Housing Corporation. This Program was approved by Council in June 2018.



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# BUILDERS

## Why build Infill lot?

Think of an infill lot as "filling in" available lots and land where infrastructure and services are already in place.

An infill lot is more likely to have access to public transportation that has been put in place to service existing homes and businesses.

An infill lot is more likely to be near local businesses and amenities, making walking or biking viable options - reducing carbon footprints.

Homebuyers will want to try to match the architectural designs in the existing neighborhood as much as possible.

## What is a Toronto laneway suite

Typically, laneway suites are single or two storey structures built in the back yards single or semi detached homes and must have their own kitchen, bath room and living space. You may also know them as garage unit, carriage houses, backyard suite or garden homes.

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# INFILLSALES.COM

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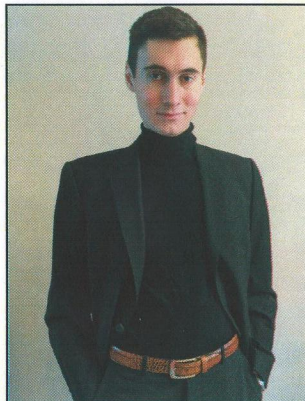
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