



Listing Brochure

375-377 Laforest Street

BROKERAGE CONTACTS

Chris Tammi, Broker of Record

chris.tammi@mgre.ca

Amanda Mahaffy, Sales Representative

amanda.mahaffy@mgre.ca

Justin Muzzatti, Sales Representative

justin.muzzatti@mgre.ca

Christine Rochon, Operations Manager

christine.rochon@mgre.ca

Geoff McCausland, Development & Project Manager

geoff.mccausland@mgre.ca

705-673-3000



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

INVESTMENT OPPORTUNITY

13 units with positive revenue

Quality building with multiple upgrades already completed.

A turn-key investment for any portfolio.

Mix of 1 to 3 bedrooms.



Amanda Mahaffy
SALES REPRESENTATIVE



Chris Tammi
BROKER OF RECORD



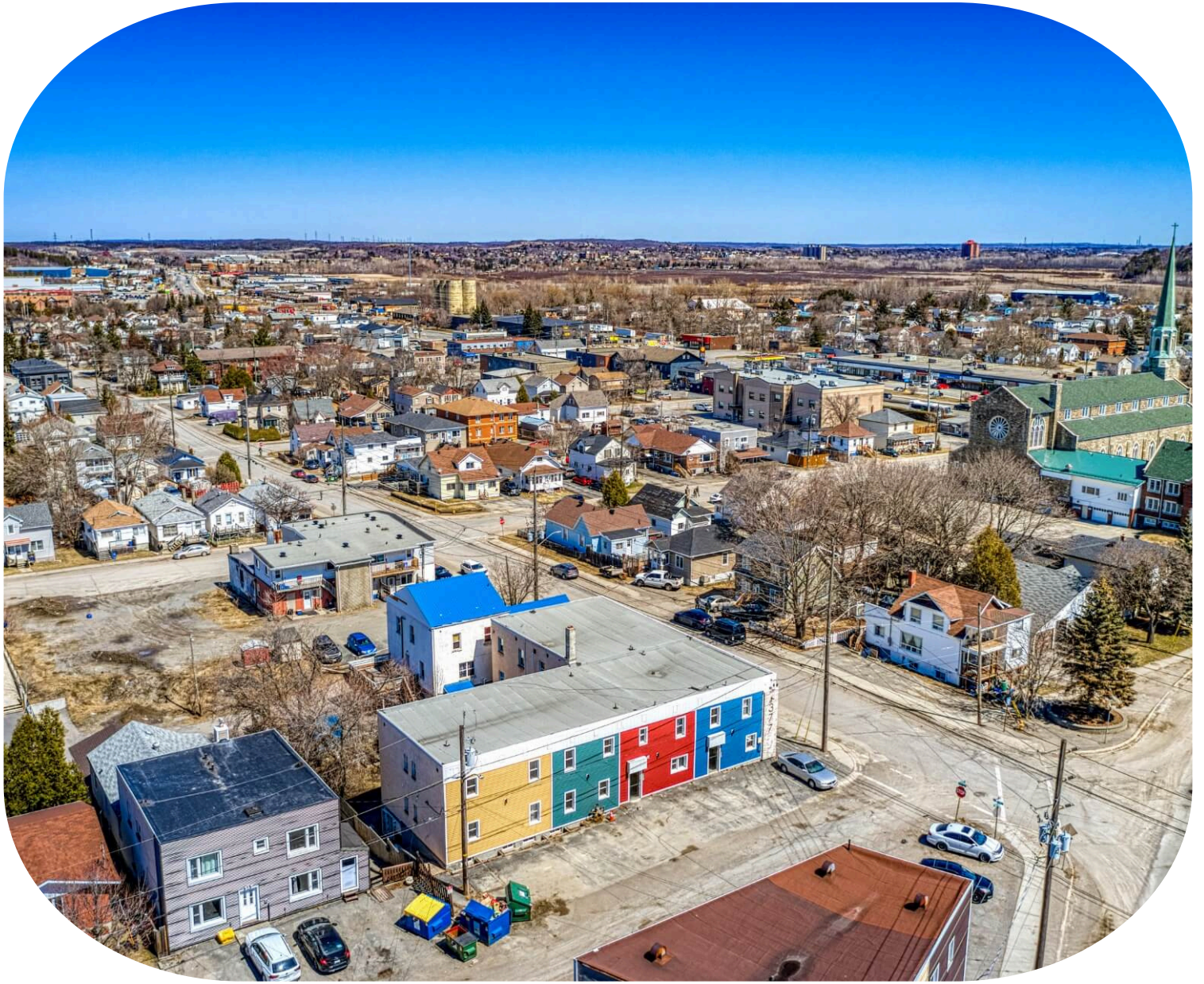
chris.tammi@mgre.ca



amanda.mahaffy@mgre.ca



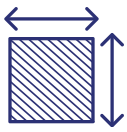
+1-705-673-3000



THE PROPERTY



PIN: 021330268
ARN: 530707001704500



Area: 8,105.22 ft²(0.186 ac)
Perimeter: 360.89 ft
Measurements: 101.18 ft x 79.82 ft x 101.91 ft x 79.93 ft



Legal Description:
LT 29 RCP85S CITY OF SUDBURY

*all details are estimates

Additional DETAILS



R2-3 - Low Density Residential Two
with legal non-conforming



- *Windows Replaced (2014-2015)
- *Electrical panels in units 2015-2021 (most in 2021)
- *Roof inspected in 2020
- *Exterior/Façade Improvement - 2020 (\$100k+)
- *12 of 13 bathrooms upgraded
- *12 of 13 kitchens upgraded
- *Engineered exterior main entrance stairs (2020)
- *Hot water is Boiler fed (2017) - leased, can be paid out
- *2 x Coin Operated Washer, 2 x Coin Operated Dryer (new)
- *13 hydro meters (rents are inclusive)
- *Legal non-Conforming Status





375-377 LAFOREST - INCOME

Unit	Current
Unit 1 - 2 Bedroom	\$ 1,316.00
Unit 2 - 1 Bedroom	\$ 875.00
Unit 3 - 1 Bedroom	\$ 1,100.00
Unit 4 - 2 Bedroom	\$ 1,429.00
Unit 5 - 1 Bedroom	\$ 1,041.00
Unit 6 - 2 Bedroom	\$ 1,429.00
Unit 7 - 2 Bedroom	\$ 1,171.00
Unit 8 - 2 Bedroom	\$ 1,147.00
Unit 9 - 2 Bedroom	\$ 1,545.00
Unit 10 - 2 Bedroom	\$ 1,115.00
Unit 11 - 2 Bedroom	\$ 1,600.00
Unit 12 - 2 Bedroom*	\$ 1,400.00
Unit 14 - 3 Bedroom	\$ 1,296.00
Total Monthly Rent	\$ 16,464.00
ANNUAL GROSS	\$ 197,568.00



375-377 LAFOREST- INCOME & EXPENSES

Income	Annual
Apartment Revenue	\$ 197,568.00
Laundry Revenue	\$ 4,800.00
GROSS INCOME	\$ 202,368.00
Expenses	Annual
Property Tax (2024)	\$ 25,490.77
Insurance	\$ 10,532.04
Snow Removal	\$ 2,250.00
Utilities	\$ 29,144.04
(Less Vacancy - 2.5%)	\$ 4,939.20
Other: Mgmt Fees (7%)	\$ 14,165.76
Other: R&M (5%)	\$ 10,118.40
OPERATING EXPENSES	\$ 96,640.21
NET OPERATING INCOME	\$ 105,727.79



**City of Sudbury
Letter of Opinion
Legal Non-Conforming Status**

October 29, 2024



PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCCA
200, RUE BRADY
SUDBURY ON P3A 5P3

705.671.2489

www.greatersudbury.ca
www.grandsudbury.ca

**Re: Letter of Opinion - Legal Non-Conforming Status – 13 Units
375-377 Laforest Avenue, Sudbury, ON
McKim Con 4 Lot 5 Plan 855 Lot 29 PIN 02133-0268**

Further to your request dated September 24, 2024 (copy attached Appendix 'A'), for a letter of opinion with respect to the above referenced property and its legal non-conforming status as a 13-unit apartment structure, we offer the following:

We have reviewed the zoning and zoning by-laws that have applied to this property and building since the structure's approximate construction in 1948:

- City of Sudbury Zoning By-law 58-104; effective August 26, 1958; R3 Residential
- City of Sudbury Zoning By-law 62-192; effective February 28, 1963; R3 Residential
- City of Sudbury Zoning By-law 95-500Z; effective July 12, 1995; R6 Residential
- City of Greater Sudbury Zoning By-law 2010-100Z; effective September 29, 2010; R2-3, Low Density Residential Two

We have reviewed your submitted copies of the Vernon's Directories from 1938-1967.

We have reviewed your submitted ariel photographs from 1946, 1956 and 1964.

Under Section 34(9) of the Planning Act which reads:

No by-law passed under this section applies,

“to permit the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law so long

as it continues to be used for that purpose.”

As such,

We have taken our own review of the Vernon's Directories from 1948 - 1990 and find that at the time of enactment of By-law 58-104, the structure consisted of 12 residential apartment units and 1 commercial unit. This is confirmed in Vernon's Directory 1957 (copy attached Appendix 'B'). That use continues throughout the database until approximately 1960. In 1990, we see first mention of a potential 13th residential apartment (copy attached Appendix 'C').

We have taken a review of the Development Approvals archives unfortunately; we find no records for applications under the Planning Act associated with this property that addresses the number of dwelling units or that have identified dwelling units on this property under a legal non-conforming status. It should be noted that the current zoning for the subject property does not allow for a multiple dwelling exceeding 4 units. The current footprint of the building includes 12 legal non-conforming units, the addition of another dwelling unit will require a rezoning to expand the legal non-conforming use.

We have reviewed Greater Sudbury Fire Services archives and note that during a visual inspection for Inspection Order (Appendix 'D') issued by Phil Doiron dated April 3, 2014, the structure consisted of 13 residential units. However, we offer that Fire Inspections are a summary of visual inspection for proving Fire Safety recommendations under the Ontario Fire Code only and do not determine the legal status of a building. It should be noted that the Fire Order states "a consultation with City of Greater Sudbury Building Services is required as soon as possible to determine if a building permit is required for the work noted in this inspection order. A copy of this order will be sent to Building Services." To date, that inspection has not occurred and a building permit application for the work and additional residential unit is required.

Based on the information provided as well as our property research we find the information appears not to be in alignment. Therefore, based on the total information we are not prepared to agree with your assertion that this property has "legal existing" status with respect to the use, lot, and building as a thirteen (13) unit apartment building under the current CGS Zoning By-law 2010-100Z. However, we would be prepared to acknowledge that this property has a legal non-conforming status with respect to the use, lot, and building as being twelve (12) residential apartments.

Further, as you are aware, legally we reserve our judgment pending any new information provided from whatever source that would show that the "legal existing" status was intact through the benefit of permit or otherwise in alignment with Section 34(9) of the Planning Act.

Notwithstanding, if the objective is to obtain a clear title for the building on this property, you could avail yourself of a Building Permit Application by contacting 705-674-4455

Extension 4278 to legalize works previously completed without the benefit of a permit including the provision of any respective as-built drawings for the interior construction, heating system, and plumbing systems contained therein.

As you are aware, construction undertaken without a building permit application under the Ontario Building Code is considered a continuing offence under the *Provincial Offences Act*. Therefore, we reserve the right to issue an Order if a building permit application is not received within a reasonable timeline.

Additionally, we recommend a joint inspection be conducted with Greater Sudbury Fire Services to ensure that all measures of fire and life safety are maintained under both the Ontario building Code and Ontario Fire Code.

I trust this meets with your request of this officer for a Letter of Opinion in our role as Administrator of Zoning By-law 2010-100Z as per Part 1, Section 1.2 of that by-law, however, should you have any further questions please do not hesitate to contact this office.

Yours very truly,



**GUIDO A. MAZZA, P. ENG.
DIRECTOR OF BUILDING SERVICES/
CHIEF BUILDING OFFICIAL**

GAM/bg
Attachments

cc: Andre Guillot, Manager of Building Inspection Services
Phil Doiron, Chief Fire Prevention Officer, Greater Sudbury Fire Services
Melissa Laalo, Manager of By-law and Corporate Security



Meet Our Team



CHRIS TAMMI

Director & Broker of Record

- Lead Broker
- 18+ years of commercial real estate experience
- Market leader in commercial, industrial, investment sales and leasing



AMANDA MAHAFFY

Finance Manager & Sales Representative

- 15+ years in finance & commercial real estate
- Focus on financial analysis and packaging for investor clients and multi-residential sales



JUSTIN MUZZATTI

Sales Representative

- 13+ years Licensed 309A Red Seal Electrician
- 5+ years of Project Management Experience
- Wealth of knowledge in industrial development



CHRISTINE ROCHON

Operations Manager

- Lead operations & marketing manager
- Manages client database
- 11+ years in Production/ Production Management



GEOFF MCCAUSLAND

Development & Project Manager

- 4 years as a City Councillor and Vice-chair of Greater Sudbury's Planning Committee
- Liaises with clients on community investment and manages local development projects



JIM GAINER

Broker

- 40+ years of real estate experience
- Expertise in land acquisitions, leasing, lease renewals, and construction project management
- Focus on industrial and commercial leasing



LARRY GAUTHIER

Broker

- 40+ years of real estate experience
- Expertise in sales, leasing, and management
- Market leader with a vast network of commercial real estate referral sources



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

© 2024 Mallette-Goring Real Estate Brokerage Inc. All rights reserved. This document and its contents remain the exclusive property of Mallette-Goring Real Estate Brokerage, and neither the document nor any of its contents are to be duplicated or shared without written authorization. Disclaimer: This document is for information purposes only, for the purpose of reference for which it has been prepared and is not a substitute for legal or other professional advice in connection with any particular matter. Users should verify the information in this document independently prior to making decisions or acting upon it. Information furnished by others is believed to be reliable, but no warranty is given as to the accuracy of such information. No investigation has been made of, and no responsibility is assumed for legal matters including title or encumbrances. Areas, dimensions, maps and sketches of any property referenced in this document were obtained from sources believed to be reliable but are only to assist the reader in visualizing the property/site, and no responsibility is assumed for their accuracy. No responsibility is assumed for hidden or unapparent conditions of the site, subsoil, or structures that affect future use and/or value. We have not been engaged nor are qualified to detect the existence of hazardous material which may or may not be present on or near any property and no responsibility is assumed for any such conditions. Projections made with this document may not be appropriate, and results may vary materially from the information presented. Individuals/corporations are responsible for making their own decisions and complying with any applicable statutes or regulations.