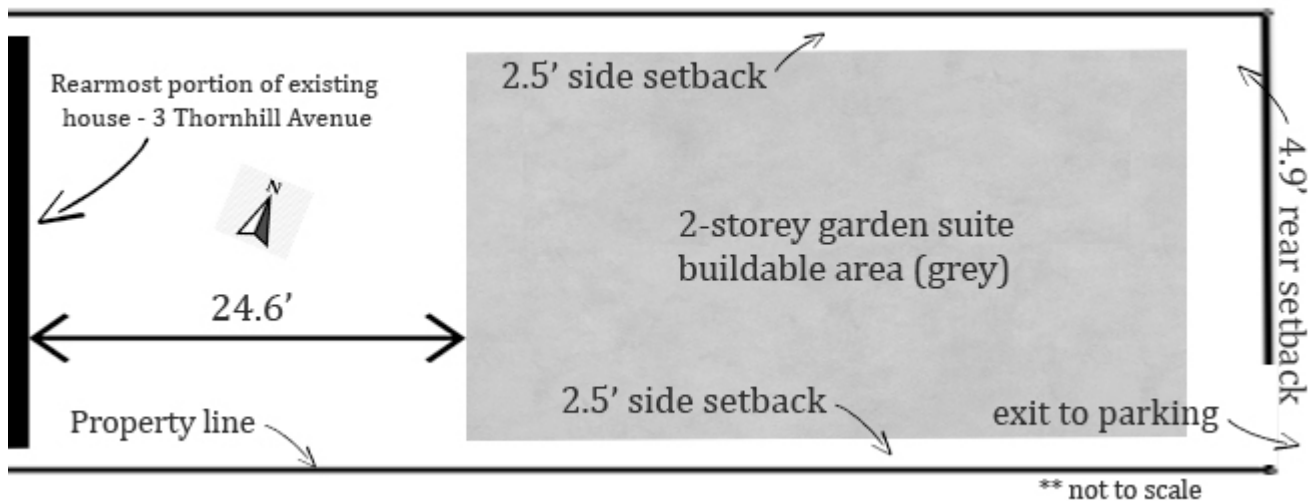


October 25, 2024

This letter will confirm that the property located at 3 Thornhill Avenue 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 October 24, 2024 and confirmed siting, emergency access, zoning, and other appropriate qualifications to certify its eligibility under the new regulations.

The maximum size of a permitted 2-storey as of right garden suite build appears to be 1,291 square feet total (over two floors, main and upper). This is the largest size allowed 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.

The “buildable area” (grey in the diagram above) at 3 Thornhill Avenue 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. Walls with windows or doors must be placed at least 4.9 feet away from the respective property lines.

The position for the potential garden suite here is in the main rear yard, not in the parking area this property has. A proponent may be permitted to build a carport or garage in the car parking area here, in addition to the garden suite, as the bylaws allow two ancillary buildings on every property, in addition to the main house.

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.

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



2-storey garden suite from Toronto's Eva Lanes - www.evalanes.com

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, and the city has received just over 650 applications, as of late-September, 2024. Over 375 builds are underway, and over 100 are already complete.

We also had the opportunity here to inspect the attic storage area in the main house. A proponent here will be permitted to convert this space to “living area”, provided the work is carried out with permits and to the satisfaction of all relevant bylaws and construction standards for insulation, life-safety, correct access/egress, as well as structural integrity and mechanical and electrical standards.

Should you have any questions about 3 Thornhill Avenue 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 gardensuitesontario.com.

Martin Steele

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