

January 15, 2025

This letter will confirm that the property located at 31 Keane Avenue in Toronto qualifies for a garden suite build, in the side portion of the lot, under Toronto's new garden suite program.

**I visited the property on January 15, 2025** 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 possible 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.

The “buildable area” (grey in the diagram above) at 31 Keane 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.

Since there is already a completed driveway access at the at east (left) side of the lot at 31 Keane Avenue, a proponent could choose to:

**A)** build a garden suite to the very left of the lot and leave room for surface parking still, between the garden suite and the house

or

**B)** build a garden suite with optional interior car parking

or

**C)** likely both of the above, and with the additional option of redeveloping the interior car parking space inside the existing house, to more “living space”, if desired and practical.

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.

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.



**2-storey garden suite from Toronto's Eva Lanes - [www.evalanes.com](http://www.evalanes.com)**

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-November, 2024. Over 375 builds are underway, and over 125 are already complete.

Should you have any questions about 31 Keane 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](http://gardensuitesontario.com).

Martin Steele

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