



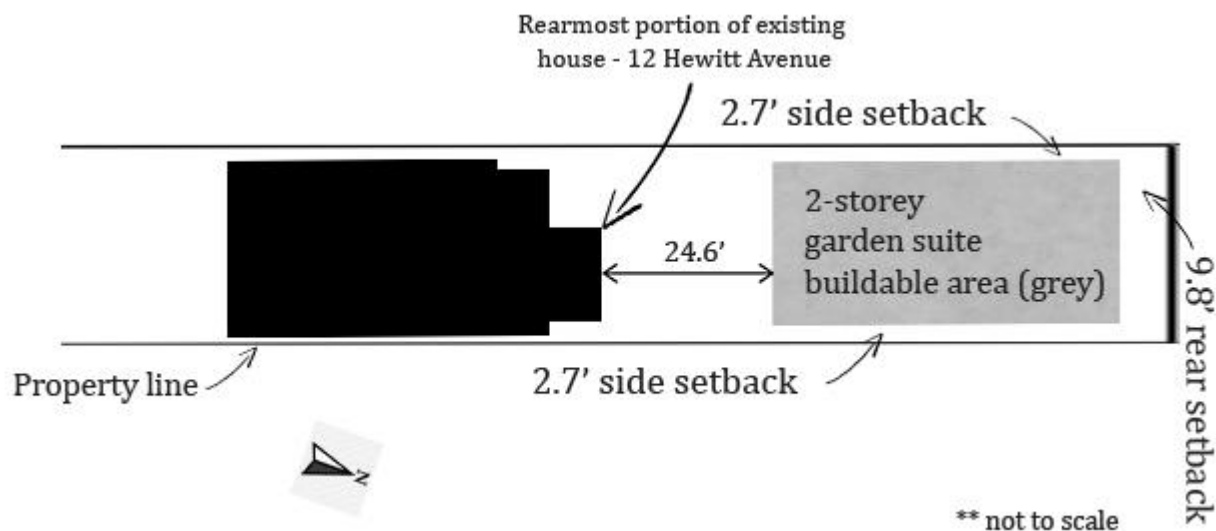
November 5, 2025

This letter will confirm that the property located at 12 Hewitt 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 31, 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 as of right build appears to be 1,291 square feet total (over two floors, main plus upper). This is the largest size allowable 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. Protection of one or more large, mature and protected trees on or very near the property might make a basement build more challenging, in order to protect tree roots.



The “buildable area” (grey in the diagram above) at 12 Hewitt Avenue grants a fairly wide 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.

A proponent should ensure an emergency access path of at least 0.9m (35.5 inches) wide exists down the west side of the home, between the house and the property line, in order to gain approval for a garden suite.



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

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, up to 6.3m (20.66 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.

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 950 applications, as of late-September, 2025. Over 500 builds are underway, and nearly 250 are already complete.

We maintain a sortable list of current Toronto garden suite permit applications at www.gardensuitelist.com.

Further, this property has other potential, due to its size and location under Toronto’s new Expanding Housing Options in Neighbourhoods (EHON) Multiplex program.

SECTION A

The current home can be converted to a two, three, or four-unit residential building as of right using the current walls and height. The “how to” is beyond the scope of this report, but the current setting, exterior doors, and setbacks from property edges means it might be quite feasible to convert to up to four units. Recently, new bylaws were introduced that allow conversions to 5 or 6-unit multiplexes in this ward, but a proponent might find it more difficult to accommodate 5 or 6 units inside the existing building framework here. However, there may be opportunities to expand the building footprint to accommodate more units, and the items noted below in Section B can apply to renovation or expansion.

SECTION B

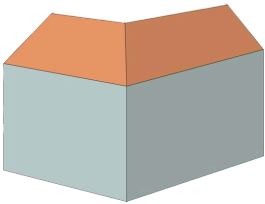
Hewitt Ave.	2, 3 or 4-plex and possible 5 and 6-plex buildable area (green)
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Buildable or expansion area - main structure

This property is located in a residential area with a limited number of zoning restrictions (R - residential), and permitted uses include single family dwelling, or a 2, 3 or 4-plex, or even an apartment building, plus a garden suite behind any of these if sufficient room is left in the rear yard.

After allowing for the minimum setbacks as required for this zoning, as indicated on the above site plan, the green area is the “buildable area” (or in the case of a renovation, the expansion area) for a building containing from two and up to four living units, or in this ward, up to 5 or 6 units. At a maximum building height of 11m, and no site coverage maximum, the property can support four floors at *under* this square footage (that is, the buildable area marked is larger than the maximum build footprint permitted, as limited by building size, site coverage and setback rules) - three above grade and one recessed - for a total of perhaps ~5,980 square feet. The FSI (Floor Space Index) no longer applies to multiplex (2, 3 and 4 units) builds. A single-unit house here can be no taller than 11m.

It should be noted that building walls for a 2, 3, 4, 5 or 6-plex do have a complex formula for maximums of near 7.5m in height, so the uppermost (4th) floor may have to be contained in a roof area (usually a rather steep mansard-type roof, as per the diagram below). While this does not restrict the floor area of the top floors, it does have some effect on the livable space.



In June, 2025, Toronto City Council voted to expand the 2/3/4-plex program in nine of the city’s twenty-five wards. The new program allows buildings up to SIX units, while still adhering to limits as we’ve outlined above for 2, 3 and 4-plexes. 12 Hewitt Avenue is in a ward where this approval was granted, and it is expected that many other wards will enter the program in coming years. The expansion to allowances for 5 and 6-plexes is now in effect, and applications are being accepted. So now, the notes above will apply to a 5 or 6-plex here, and there is now a blanket exemption of development cost charges (see below, SECTION D) on 5 and 6-unit builds. Egress rules and minimum room sizes make 5 and 6-unit builds more challenging than builds with lesser units, especially on smaller lots, but it is beyond the scope of this report to advise whether a 5 or 6-unit build is feasible or economical here.

SECTION C

Building to the maximum inside the green area on the site diagram above, leaves room for a garden suite in the rear yard of the lot, at the same size as noted above, as high as 1,291 square feet over two floors, lower plus upper, and more with basement providing that a new build massing of the main

building is pushed on the lot towards Hewitt Avenue. To provide an emergency access path to the rear of the yard for the garden suite, one side or the other here must have a higher setback than indicated in green, and the maximum square footage for the main build or expansion total, is reduced slightly from the 5,980 sq. ft. indicated above. Building a garden suite in the rear yard of the property with the existing structure in place is covered in the full garden suite report above Section A.

SECTION D

An as of right building permit application for any of the items described here can currently expect approval inside of three months (or longer with severances and/or variances). No development cost charges are applicable to buildings with two, three or four units, or for the fifth unit on the property by way of a garden suite or laneway house. By comparison, today's Toronto development cost charges for a single detached or semi-detached house is \$137,846, and subject to a possible further increase in 2025. Again, for comparison, development charges for other rental housing units *outside* of this program range from \$33,497 to \$68,199 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 12 Hewitt 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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