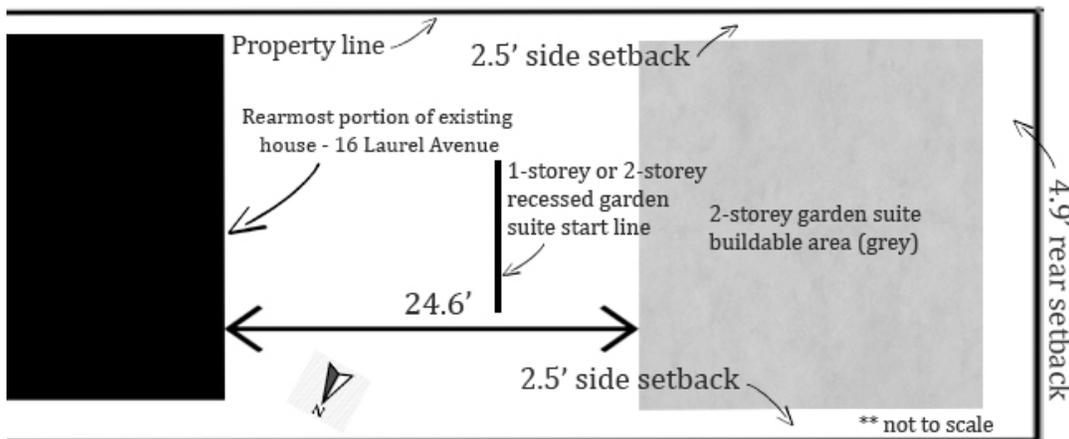


April 3, 2024

This letter will confirm that the property located at 16 Laurel 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 March 20, 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 build appears to be approximately 734 square feet total (over two floors, main and upper).



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 16 Laurel Avenue grants a limited variety of placement options and footprint designs, 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.

An alternate option is a configuration where the build is recessed into the ground at least 6.5 feet, so that the structure contains a lower and an upper floor. With this configuration, the build can start at the line marked “1-storey or recessed...” rather than further to the rear of the property at the grey shaded area. This can yield a garden suite of approximately 1,062 sq. ft. total over the two floors. This does preclude a level entry.

All garden suite projects require the proponent to indicate, and the City to confirm, a suitable emergency access path to the garden suite, usually from the front yard of the lot, to the rear. The owner of 16 Laurel Avenue might need to enter into a Limiting Distance Agreement with the owner of 16A Laurel Avenue or 14 Laurel Avenue, in order to build the garden suite.

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 375 applications, as of late February, 2024. Over 175 builds are underway, and over 30 are already complete.

Should you have any questions about 16 Laurel 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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