

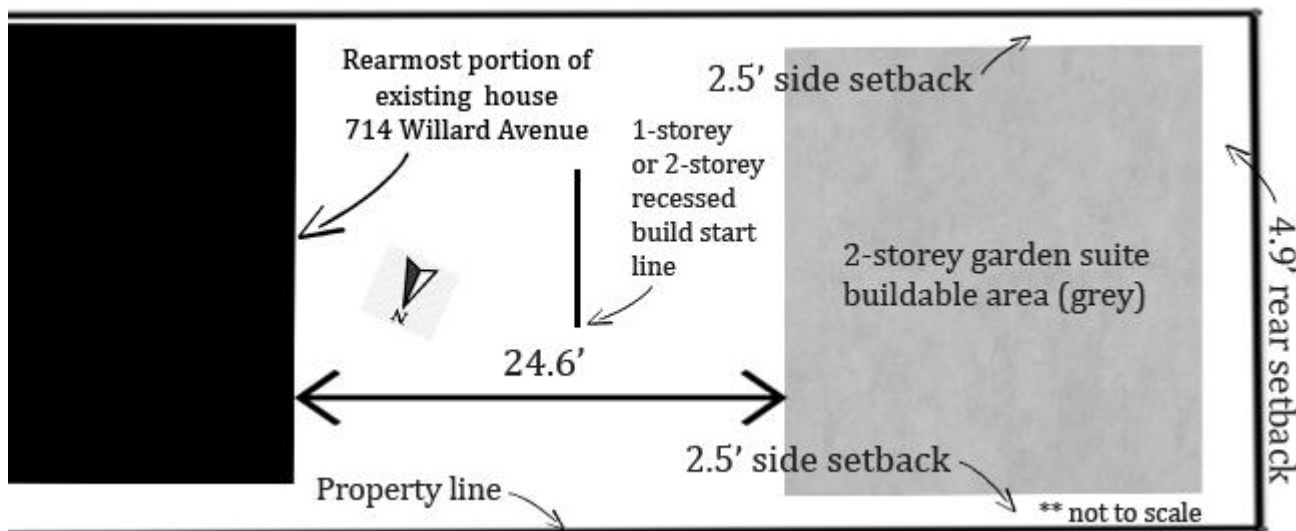


March 15, 2025

This letter will confirm that the property located at 714 Willard 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 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 build appears to be approximately 725 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 714 Willard 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 2-storey...” rather than further to the rear of the property at the grey shaded area. This can yield a garden suite of 1,188 sq. ft. or slightly more, total over the two floors. This does likely preclude a level entry.

Notwithstanding all of the above, this report recognizes that there is an existing ancillary building on the property now (garage) that allows for a larger buildable area than what would normally be permitted, and/or movement of the buildable zone into the area already occupied by this building. The existing building walls and/or their locations and dimensions will likely grant relief from some required setbacks, where they currently encroach. The garden suite bylaws recognize suitable automatic variances in these circumstances:

If the lawful building setback of a lawfully existing ancillary building is less than the required minimum building setback for an ancillary building containing a garden suite required by Clause 150.7.60.20, the required minimum building setback for a garden suite in that lawfully existing ancillary building is: (A) the minimum rear yard setback for that lawfully existing ancillary building; and (B) the minimum side yard setback for that lawfully existing ancillary building.

In order to take advantage of this relief, the property owner should not deconstruct or demolish or alter the existing structure until permits are in place for the new 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.



Single-vehicle 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 750 applications, as of late-February, 2025. Over 400 builds are underway, and nearly 150 are already complete.

Should you have any questions about 714 Willard 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.

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