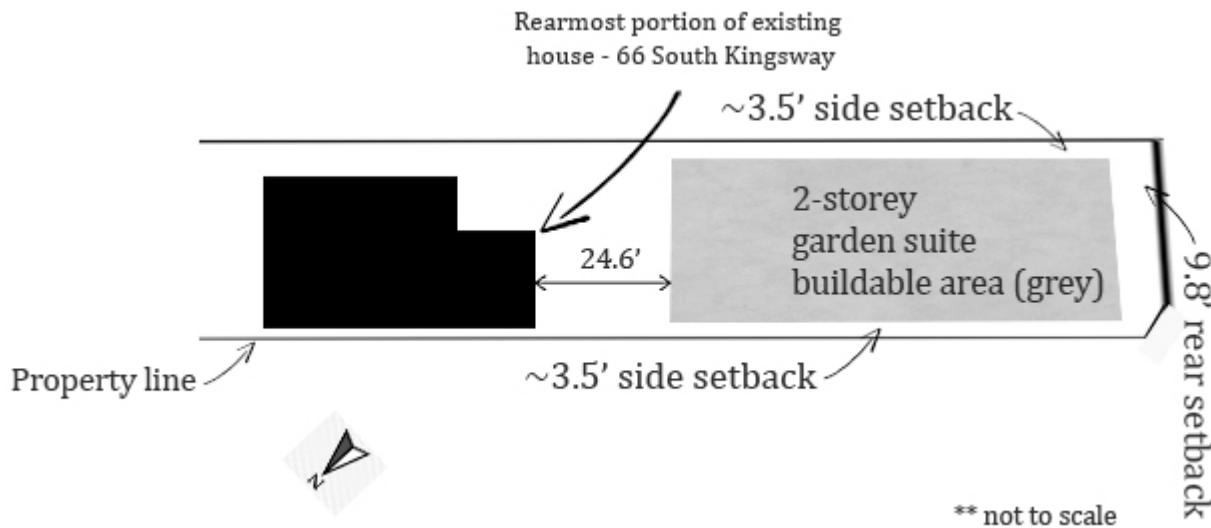




January 29, 2026

This letter will confirm that the property located at 66 South Kingsway 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 January 28, 2026 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 allowable build for *any* property.

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 66 South Kingsway grants a very 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.



2-storey garden suite from [Suite Additions](#).

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 6.3m (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 1,000 applications, as of late-December, 2025. Over 500 builds are underway, and nearly 300 are already complete.



2-storey garden suite from [Suite Additions](#).

Notwithstanding all of the above, a substantial portion of this lot is marked on online City mapping tools as possibly being under additional scrutiny with regard to new construction activities at the rear portion of the lot, under Toronto's Ravine and Natural Features Protection Bylaw. A proponent for a garden suite here should understand that at least one additional step will be necessary at the permitting stage to satisfy the City. All regulations must be met and we have no control over how the various authorities handle each application. The Conservation Authorities Act does not specify that certain types of build cannot take place, but it does mean that in most cases a more detailed plan must be submitted and indeed the Toronto and Region Conservation Authority (TRCA) can require additional study or reports, all at the expense of the proponent. A proponent can go through this process and receive the required permits, but in practice, due to uncertainty and costs, many proponents simply never bring forward a plan, or they abandon the process.

Should you have any questions about 66 South Kingsway 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.

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

Martin Steele

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