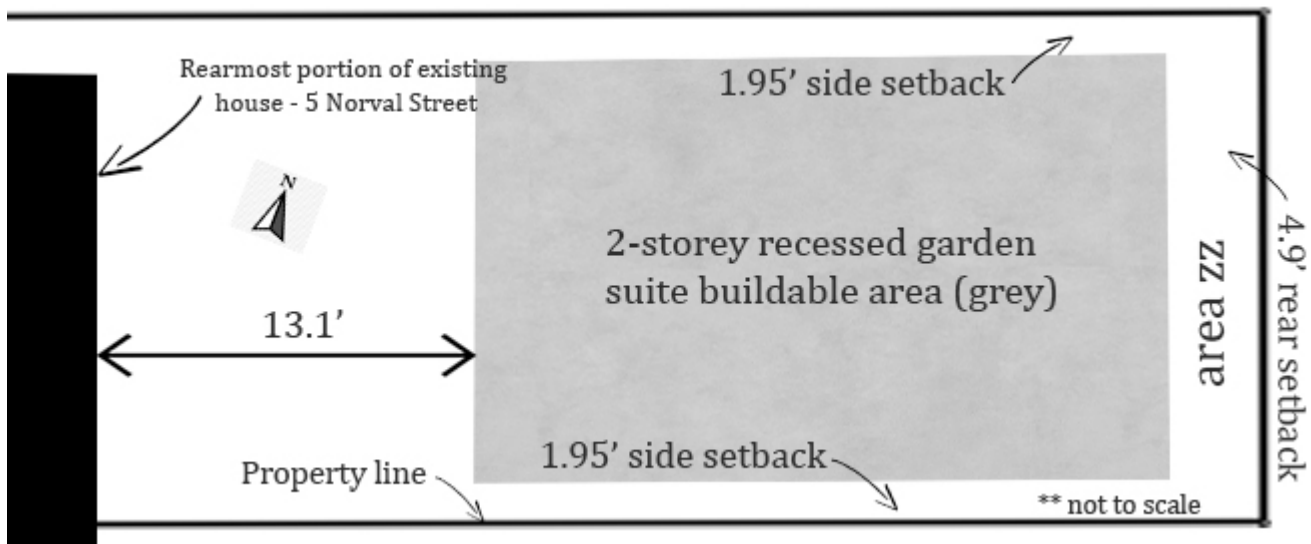


May 6, 2026

This letter will confirm that the property located at 5 Norval Street in Toronto qualifies for a garden suite build, in the rear portion of the lot, under Toronto's new garden suite program.

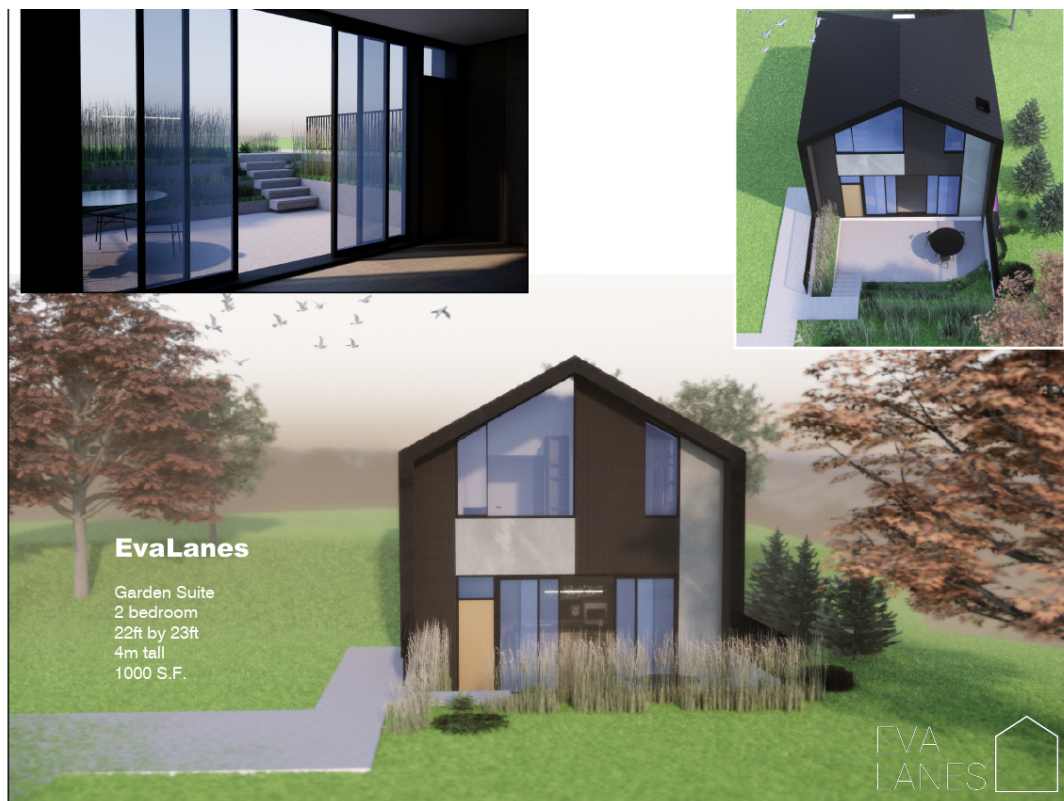
I visited the property in April, 2026 and confirmed siting, emergency access, zoning, and other appropriate qualifications to certify its eligibility under the new regulations.



The maximum size of a permitted 2-storey as of right recessed garden suite build appears to be approximately 668 square feet total (over two floors, lower and upper).

The "buildable area" (grey in the diagram above) at 5 Norval Street 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 applicant here might apply for a variance to relax the required rear yard setback somewhat (the portion of the site plan above marked “area zz”), and if successful might push the maximum size well over 700 sq. ft. In all cases, room can be left behind the garden suite for car parking on the exterior, if desired.



Recessed garden suite from Eva Lanes - www.evalanes.com

A proponent here might be required to enter into a Limiting Distance Agreement (LDA) with either the neighbour at 7 Norval Street or a more complex agreement with neighbours to the south and/or east in order to build the garden suite. There might be a positive “reciprocity principle” in effect here, as the neighbours might need this LDA if they were to build a garden suite on *their* respective properties.

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 (or 4m/13.1 feet for a recessed build), 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 1,300 applications, as of late-April, 2026. Over 700 builds are underway, and nearly 300 are already complete.

Should you have any questions about 5 Norval Street 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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