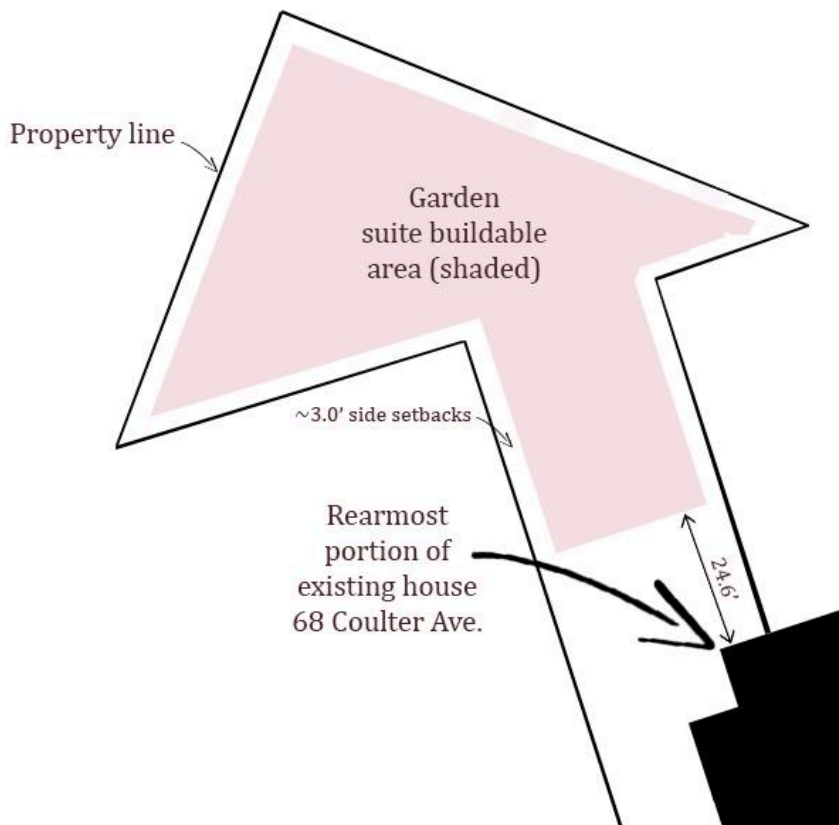


November 13, 2023

This letter will confirm that the property located at 68 Coulter 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 November 13, 2023 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 also the largest permitted build for *any* property, under the program.



The “buildable area” (shaded in the diagram above) at 68 Coulter Avenue 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 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. Due to the irregular lot, it's unclear exactly what the minimum setbacks will be in the top triangle area. The build will also have to be clear of several mature trees on the property, but there is more than enough space here to complete the maximum sized build leaving these trees intact.

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 6m (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.

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 300 applications, as of early November, 2023. Over 100 builds are underway, and a handful are already complete.

Should you have any questions about 68 Coulter 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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