



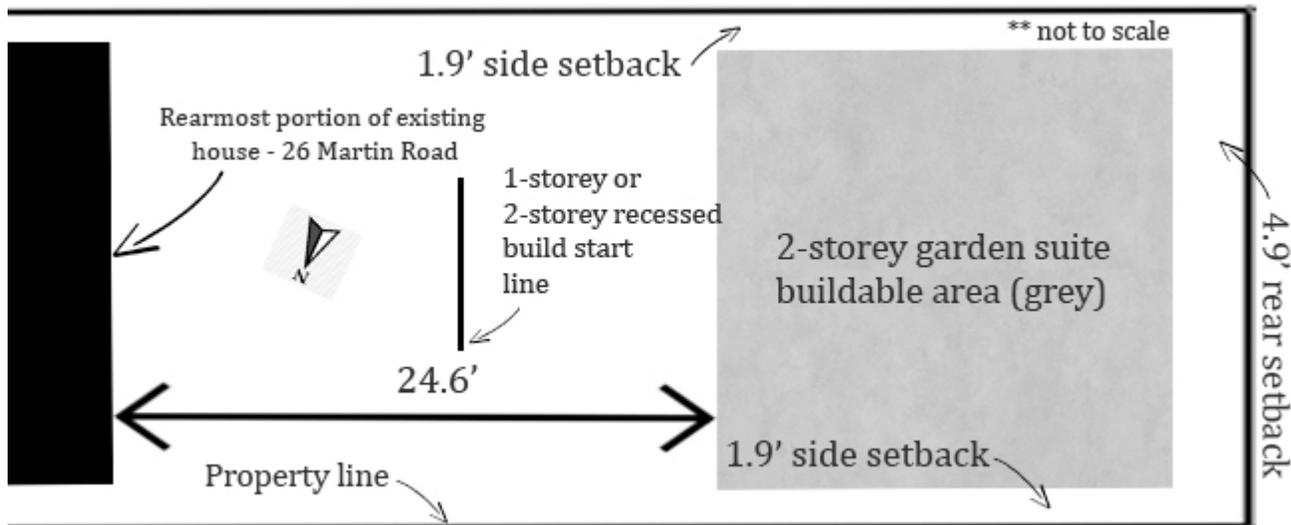
April 21, 2025

This letter will confirm that the property located at 26 Martin Road in Toronto qualifies for a garden suite build in the rear portion of the lot, under Toronto's new garden suites program.

I visited the property on April 18, 2025 and confirmed zoning, siting, emergency access and other appropriate qualifications to certify its eligibility.

The maximum size of a permitted as of right build appears to be approximately 446 square feet total (over two floors - main and upper).

A basement is also possible here, adding to the square footage above, but in most cases the floor plate of the basement will be significantly smaller than the ground floor and upper floors, the space cannot usually contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant.



The “buildable area” (grey in the diagram above) at 26 Martin Road grants a very limited 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.

An alternate configuration is available here, where the garden suite is recessed into the grade by about 6.5 feet or more, so that the unit now has an upper and a lower floor. This can yield a garden suite of approximately 803 sq. ft. total over the two levels. This style does not allow a level entry, nor will it accommodate internal vehicle parking (it would be all “living space”). However, using this footprint, this style of garden suite could be added while leaving some external car parking on the property, outside the garden suite.



Single-vehicle garden suite from Toronto's Eva Lanes www.evalanes.com

Should you have any questions about 26 Martin Road in particular, or the garden suites program in general, please feel free to contact me any time, or visit our website.

Martin Steele

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