Laneway Housing Advisors
#1801-1 Yonge Street
Toronto, ON M5E 1W7

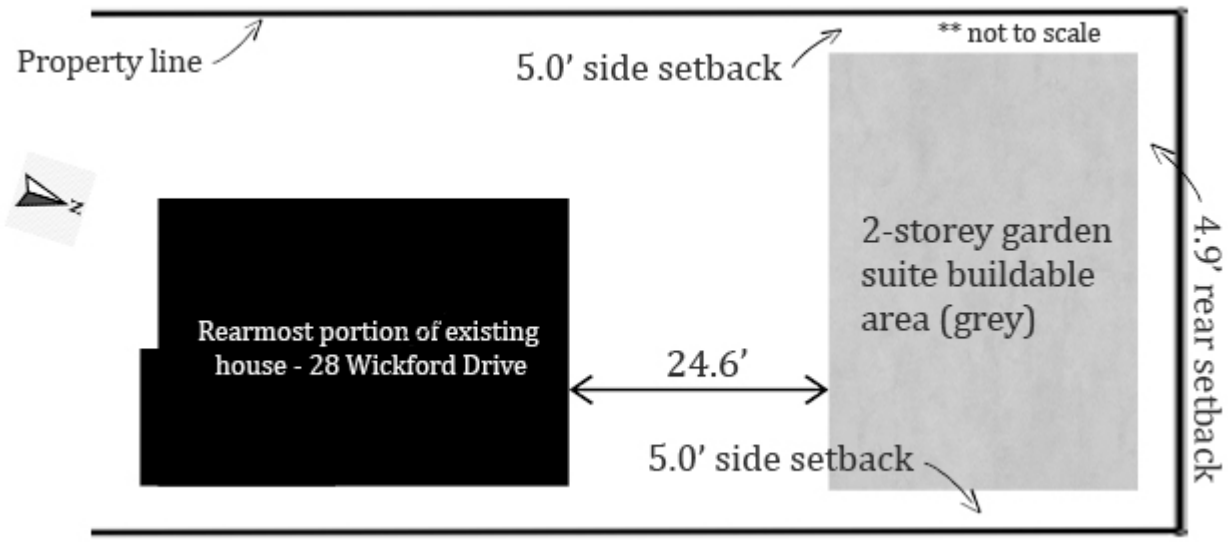
Laneway Housing Advisors

October 27, 2026

This letter will confirm that the property located at 28 Wickford Drive 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 October, 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 as of right 2-storey build appears to be 1,291 square feet total (over two floors, main plus upper). This is the largest build allowable for *any* property under the program.



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 28 Wickford Drive grants a fairly 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.



Garden suite from Suite Additions.

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.

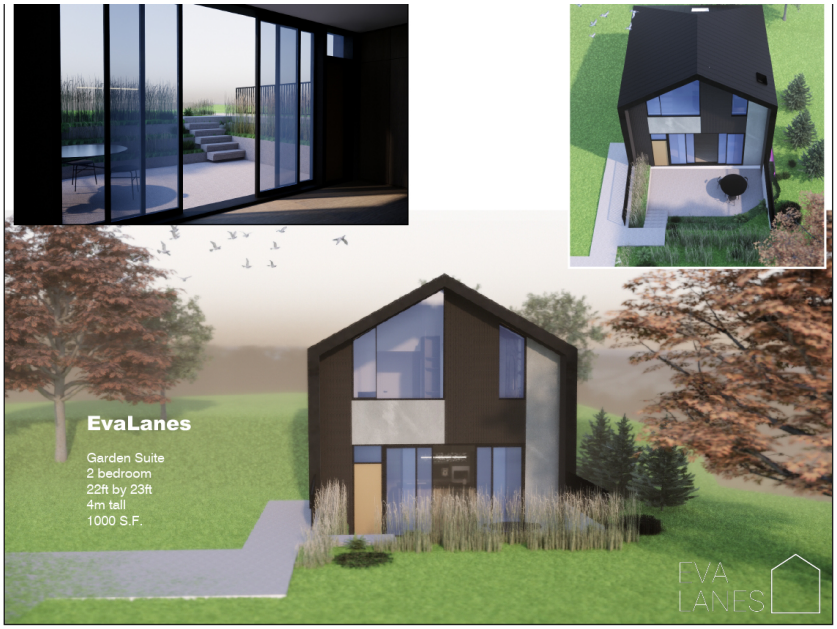
In order to take advantage of this relief, the property owner should not deconstruct or demolish or alter the existing structure until permits are in place for the new garden suite.

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, 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 1,500 applications, as of late-August, 2026. Over 700 builds are underway, and nearly 500 are already complete.



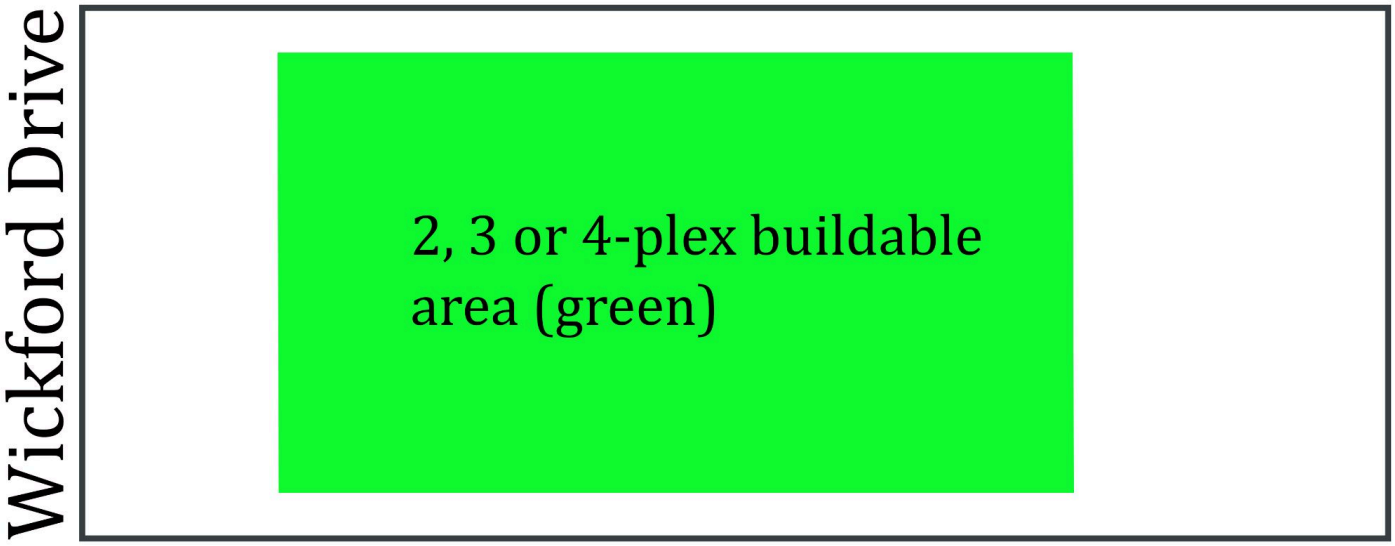
Recessed garden suite from Eva Lanes - www.evalanes.com

Further, this property has other potential, due to its size and location under Toronto's new Expanding Housing Options in Neighbourhoods (EHON) Multiplex program.

SECTION A

The current home can be converted to a two, three, or four-unit residential building as of right using the current walls and height. The "how to" is beyond the scope of this report, but the current setting, exterior doors, and setbacks from property edges means it might be quite feasible to convert to up to four units, some of which would be relatively small, if four units were created.

SECTION B



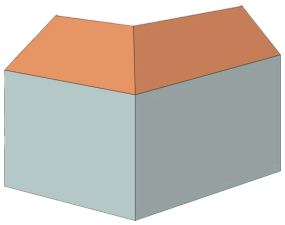
Buildable or expansion area - main structure

This property is located in a residential area with a limited number of zoning restrictions (RD - residential detached), and permitted uses include single family dwelling, or a 2, 3 or 4-plex, plus a garden suite behind any of these if sufficient room is left in the rear yard.

After allowing for the minimum setbacks as required for this zoning, as indicated on the above site plan, the green area is the "buildable area" for a building containing from two and up to four living units. At a maximum building height of 10m, and a 30% lot coverage maximum, the property can support four floors at *under* this square footage (that is, the buildable area marked is larger than the maximum build footprint permitted, as limited by building size, site coverage and setback rules) - three above grade and one recessed - for a total of perhaps ~7,380 square feet. The FSI (Floor Space Index) no longer applies to multiplex (2, 3 and 4 units) builds. What is notable here, is that building

a simple new house (not a 2, 3 or 4-plex) on this lot would be limited by the Floor Space Index (FSI) here (0.6) and/or the maximum building size and/or site coverage limit to about 3,690 square feet, plus basement (or more with a successful variance). The FSI no longer applies to multiplex (2, 3 and 4 units) builds. A single-unit house here can be no taller than 10m, and no more than two storeys over any basement level.

It should be noted that building walls for a 2, 3, 4-plex do have a complex formula for maximums of near 7.5m in height here, so the uppermost (4th) floor may have to be at least partly contained in a roof area (usually a rather steep mansard-type roof, as per the diagram below). While this does not restrict the floor area of the top floors, it does have some effect on the livable space.



NEW** In June, 2025, Toronto City Council voted to expand the 2/3/4-plex program in nine of the city's twenty-five wards. The new program allows buildings up to SIX units, while still adhering to limits as we've outlined above for 2, 3 and 4-plexes. 28 Wickford Drive is not in a ward where this approval was granted, but it is expected that many other wards will enter the program in coming years. The expansion to allowances for 5 and 6-plexes in nine other wards is underway, and applications are being accepted. So for now, the notes for both a conversion or new build above do not apply to a 5 or 6-plex here, but there is now a blanket exemption of development cost charges (see below, SECTION D) on 5 and 6-unit builds. Egress rules and minimum room sizes make 5 and 6-unit builds more challenging than builds with lesser units, especially on smaller lots, but it is beyond the scope of this report to advise whether a 5 or 6-unit build is feasible or economical here, should this property become eligible.

SECTION C

Building to the maximum inside the green area on the site diagram above, leaves room for a garden suite in the rear yard of the lot, at the same size as noted above, as high as 1,291 square feet over two floors, main plus upper, and more with basement providing that a new build massing of the main building is pushed on the lot towards Wickford Drive. Building a garden suite in the rear yard of the property with the existing structure in place is covered in the full garden suite report above Section A.

SECTION D

An as of right building permit application for any of the items described here can currently expect approval inside of three months (or longer with severances and/or variances). No development cost charges are applicable to buildings with two, three, four, five or six units, or for the seventh unit on the property by way of a garden suite or laneway house. By comparison, today's Toronto development cost charges for a single detached or semi-detached house is $137,846, and subject to a possible further adjustment in 2026. Again, for comparison, development charges for other rental housing units *outside* of this program range from $33,497 to $68,199 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 28 Wickford Drive in particular, or the garden suites or EHON regulations in general, please feel free to contact me any time, or visit our website, particularly under the "garden suites" menu tab.

Martin Steele

Laneway Housing Advisors - www.lanewayhousingadvisors.com
#1801-1 Yonge Street - Toronto, ON M5E 1W7
DIRECT 24/7: 647.847.8128
Specializing in on-site feasibility consultations and reports for ADUs and multiplex developments