

Glenholme Ave | Garage Conversion

Toronto



Property Type: Existing Single-Family Home + Detached Garage

Proposed New Use: 1-Storey, 1-Bedroom Garden Suite (~400 sq. ft.)

Project Overview:

This project involves converting an existing **400 sq. ft. detached garage** into a fully self-contained, **1-bedroom garden suite**. Located on a property where the **primary single-family dwelling will remain untouched**, this is a perfect example of Toronto's evolving ADU policies in action—adding much-needed rental housing *without altering the streetscape or requiring severance*.

Scope & Strategy:

- Transform the existing garage into a **fully serviced, 1-storey dwelling unit** with kitchen, bathroom, and living space.
- Design to meet Toronto's Garden Suite Bylaw and OBC Part 9 residential standards.
- Integrate independent HVAC, electrical, water, and drainage services while coordinating with existing site grades and setbacks.
- Ensure privacy, light access, and fire separation from the main house.

Challenges Solved:

- Maximized use of limited garage square footage while maintaining code-compliant clearances, insulation, and headroom.
- Preserved the existing main dwelling layout without triggering major site reconfiguration.

- Navigated Toronto's garden suite approvals with zoning and servicing feasibility confirmed.

Investor/Homeowner Benefits:

- Added a fully legal **rental unit** in the rear yard—ideal for tenants, in-laws, or long-term guests.
- Maintains full use of the main house with **zero impact on the primary dwelling**.
- Creates new income stream or multi-generational housing on an existing lot.

Current Status:

Permit Approved! Construction underway.