Carport-to-Garage Decision Checklist

Weighing enclosing an existing carport against rebuilding a garage in Toronto

Before You Choose a Path

1. **Ask an engineer to look at the roof, posts, and footings**
   Confirm they can carry solid walls and a garage door before assuming the carport can simply be closed in.
2. **Check how close the structure sits to a property line**
   A carport that is already tight to a setback carries that constraint into either option.
3. **Decide whether you want the current footprint or a different one**
   Enclosing keeps the existing footprint; a rebuild is the more natural route to change size or placement.

Before You Apply

1. **Confirm your zone, setbacks, and coverage with the municipality**
   Ask whether a preliminary zoning review is available before drawings are finalized.
2. **Ask whether a minor variance may be needed**
   Confirm this with your municipality if the structure sits close to a setback or coverage limit.
3. **Confirm who is qualified to prepare your drawings**
   Ask your designer how they meet the province's requirements for the size of project you are planning.

What to Bring to That Conversation

1. **Photos of the existing carport from several angles**
   Include the roof framing, posts, and slab edge where visible.
2. **Any existing survey or lot plan you already have**
   A property survey speeds up the zoning check considerably.
3. **A clear idea of how you want to use the finished garage**
   Storage, parking, or a workshop each change what the drawings need to show.

Bring this checklist to your first conversation with an engineer or designer, before you commit to either path.

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