



March 6, 2025

This letter will confirm that the property located at 18 Gwynne Avenue in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's "Changing Lanes" program.

I visited the property on March 6, 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 1,452 square feet total (over two floors - main and upper), with the ability to include an optional car garage on the main floor, with vehicle entry off the laneway. A successful variance application to reduce slightly the required "side lane" setback would allow this to achieve the largest allowable build for *any* property under the program (1,722 square feet).

A basement is also possible here, adding to the square footages 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.

Because of the relatively deep lot here, and a favourable positioning of the existing house on the lot, and the fact that the laneways run alongside and at the rear of the lot, this property is somewhat rare in that it can support a laneway house up to the maximum allowable build here, while still allowing for some amount of optional car parking *outside* the laneway house, at the laneway, or between the existing house and the laneway house. With this configuration, the proponent could choose to build the laneway house with interior parking, or no interior parking (all living space), while still maintaining parking on the property, outside the laneway house.

The relatively new (2018) Changing Lanes program from the City of Toronto allows qualifying property owners to construct a laneway house "as of right" on their property, with simple building

permit application and no political approval or committee of adjustment approval required. No variances are required and no appeals or “neighbour vetoes” are permitted. The city also waives development cost charges.



Single-vehicle laneway house from Toronto's Eva Lanes - www.evalanes.com

Should you have any questions about 18 Gwynne Avenue in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

Martin Steele

Laneway Housing Advisors - www.lanewayhousingadvisors.com

#1801-1 Yonge Street - Toronto, ON M5E 1W7

DIRECT 24/7: 647.847.8128