

May 1, 2022

This letter will confirm that the property located at 1516 Dufferin Street in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's new "Changing Lanes" program.

**I visited the property on April 30, 2022** and confirmed siting, emergency access, zoning, and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right build appears to be approximately 749 square feet (over two floors - main and upper), with the ability to include an optional car garage on the lower floor, with vehicle entry off the laneway.

A basement might also be 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 construction can be significant.

The maximum size of the laneway house is governed by two factors: the width of the lot, and the distance between the back wall of the existing house and the rear lot line. It's reasonable that the owner of this property might consider applying for a variance to effectively ignore the rearmost addition to the existing house (rear room) in order to increase the size of the laneway house. For each foot of depth that is theoretically removed from this main house addition, the laneway house can be increased in depth by a commensurate amount, and over the full width of the lot, so the net square footage increase climbs at much greater than a 2:1 ratio. A successful variance application could add up to 378 additional square feet to the laneway house (for a total of 1,127 square feet).

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.

Should you have any questions about 1516 Dufferin Street 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](http://www.lanewayhousingadvisors.com)**

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

**DIRECT 24/7: 647.847.8128**