



November 29, 2024

This letter will confirm that the property located at 60 Indian Grove 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 November 28, 2024** 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 1,722 square feet (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. This is also the largest build possible for *any* property under the program.

A basement is also possible here, adding to the square footage 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 especially a relatively wide lot, and a favourable positioning of the existing house on the lot, this property is somewhat rare in that it can support a laneway house up to the maximum allowable build here (1,722 square feet) while still allowing for a significant amount of optional car parking *outside* the laneway house, alongside any 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.

A small portion of the rear of the lot here is marked on online City mapping tools as possibly being under additional scrutiny with regard to new construction activities at the rear portion of the lot, under Toronto's Ravine and Natural Features Protection Bylaw. It's our opinion that this lot will likely be completely excluded from consideration for protection under this bylaw, upon closer examination, but a

proponent for a laneway house here should understand that at least one additional step will be necessary at the permitting stage to satisfy the City.



Single-vehicle laneway house from Toronto's Eva Lanes - [www.evalanes.com](http://www.evalanes.com)

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 60 Indian Grove 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)**

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