



April 3, 2025

This letter will confirm that the property located at 223 Wallace Avenue in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's laneway house program.

I visited the property on April 3, 2025 and confirmed zoning, siting, emergency access and other appropriate qualifications to certify its eligibility.

The maximum size of a permitted recessed as of right build appears to be approximately 644 square feet total (over two floors - lower and upper). This is somewhat larger than the existing laneway house next door at 225 Wallace Avenue.

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 223 Wallace Avenue in particular, or the Changing Lanes laneway house program in general, please feel free to contact me any time, or visit our website.

Martin Steele