

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



November 13, 2022

**\*\* updated April 20, 2026**

This letter will confirm that the property located at 263 Humbercrest Boulevard 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 13, 2022** and confirmed 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 788 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(s).

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 often contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant.

While we can't quantify the likelihood of successful variance applications, it's reasonable that a minor variance request might be made here to allow a larger build, by relaxing the required side setback along the laneway. A successful variance application here could add up to as much as an additional 210 square feet.

The maximum size of the laneway house is governed by two factors: the width of the lot at the buildable area, 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 single-floor addition to the existing house at the rear, 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 here could add up to another 235 additional square feet to 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.

Should you have any questions about 263 Humbercrest Boulevard in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

**\*\* This property was examined again online on April 20, 2026, and the figures and information above comply with today’s laneway house regulations.**

Martin Steele

**Laneway Housing Advisors - [www.lanewayhousingadvisors.com](http://www.lanewayhousingadvisors.com)**

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