



September 11, 2024

This letter will confirm that the property located at 388 St. Clarens 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 September 11, 2024 and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right build appears to be approximately 1,312 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 basement construction can be significant.

Because of the relatively deep lot here, and a favourable positioning of the existing house on the lot, this property is somewhat rare in that it can support a laneway house near the maximum allowable build here (1,312 sq. ft.) while still allowing for some optional car parking *outside* the laneway house, at the laneway. 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 some parking on the property, outside the laneway house.

It's important to note that this property might rely on emergency/fire access via the laneways exclusively and a proponent might need to propose and receive approval for an alternative to the permitted maximum distance travelled via the laneways for this purpose. Starting in 2023, Toronto

Building started receiving and approving these types of applications on a case-by-case basis. Typically, the applicant will propose a solution that involves building materials with higher fire ratings and/or approved fire alarm with strobe and/or a building sprinkler system. This would add some additional cost to the build.

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 388 St. Clarens 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