



May 7, 2021

This letter will confirm that the property located at 651 Willard Avenue 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 May 7, 2021 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 1,556 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 will 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 up to or near the maximum allowable build here (1,556 square feet) while still allowing for optional car parking *outside* the laneway house, at one of the laneway sides. Because this property is adjacent to two lane segments, this is also rare in that the laneway house might be able to feature windows/doors on three sides, rather than the normal two sides for most laneway houses.

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 651 Willard Avenue in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

Martin Steele

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