

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



Laneway Housing Advisors

August 21, 2021

This letter will confirm that the property located at 168 Indian Grove 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 August 20, 2021 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 716 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 is also possible here, adding additional square feet to the above total, and due to the sharp downward grade of the property here, it could be reasonably economical to build. This could add up to 320 more square feet to the above total. We note that at just a few properties north of 168 Indian Grove, another homeowner is currently in the excavation stage for their own laneway house, on a very similar grade.

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 168 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
#1801-1 Yonge Street - Toronto, ON M5E 1W7
DIRECT 24/7: 647.847.8128