

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



March 22, 2022

This letter will confirm that the property located at 595 Beresford 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 March 21, 2022 and confirmed zoning, siting, emergency access and other appropriate qualifications to certify its eligibility.

It should be noted that current fire/emergency access regulations might require the owner of 595 Beresford Avenue to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 593 Beresford Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owner of 593 Beresford Avenue also likely needs this LDA if they were to build a laneway house on their property.

The maximum size of a permitted as of right build appears to be approximately 1,183 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, 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 usually 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 (1,183 square feet) while still allowing for optional car parking *outside* the laneway house, at the laneway side. With this configuration, the owner could choose to build the laneway house with optional interior parking, while still maintaining up to two parking stalls on the property, outside 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 (except as noted with the LDA above). The city also waives development cost charges.

Should you have any questions about 595 Beresford 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

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