



May 24, 2022

This letter will confirm that the property located at 575 Clendenan 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 24, 2022 and confirmed 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 575 Clendenan Avenue to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 573 Clendenan Avenue or at 577 Clendenan Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owners of these two properties also likely need this LDA if they were to build a laneway house on their respective property.

The maximum size of a permitted as of right build appears to be approximately 1,191 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 often cannot contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant.

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 (with the exception of the LDA, above). The city also waives development cost charges.

Should you have any questions about 575 Clendenan 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