

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



September 8, 2023

This letter will confirm that the property located at 194 Indian Grove 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 7, 2023** and confirmed zoning, 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 1,233 square feet (total over two floors - main and upper), with the ability to include an optional car garage on the main floor, with vehicle entry off the laneway.

It should be noted that current fire/emergency access regulations might require the owner of 194 Indian Grove to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 192 Indian Grove in order to build the laneway house. A positive reciprocity principle might be in effect here, as the owner of 192 Indian Grove might also require this LDA in order to build a laneway house at *their* property.

A basement is also possible here, 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 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 up to or very near the maximum allowable build here (1,233 square feet) while still allowing for some limited optional car parking *outside* the laneway house, at the lane. 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.

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, as noted above). The city also waives development cost charges.

Should you have any questions about 194 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](http://www.lanewayhousingadvisors.com)**

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