



May 21, 2024

This letter will confirm that the property located at 47 Westholme Avenue 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 May 20, 2024** 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 1,187 square feet (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.

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.

It should be noted that current fire/emergency access regulations might require the owner of 47 Westholme Avenue to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 49 Westholme Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owner of 49 Westholme Avenue might need this LDA if they were to build a laneway house on their property.

Protection of a mature tree or trees located near the existing car parking area may put some mild downward pressure on the maximum square footage above and/or force mitigation measures that will increase the complexity and/or expense of the build slightly, in order to protect tree roots and/or canopy.

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 47 Westholme 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](http://www.lanewayhousingadvisors.com)**

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