

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



September 15, 2024

This letter will confirm that the property located at 59 Fairview 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 September 14, 2024 and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right build appears to be approximately 1,506 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 usually cannot 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 will likely require the owner of 59 Fairview Avenue to enter into a "Limiting Distance Agreement" (LDA) with either the neighbour at 57 Fairview Avenue or at 61 Fairview Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owners of both 57 and 61 Fairview Avenue also likely need this LDA if they were to build a laneway house on their respective properties.

Of note in this particular laneway, is a new laneway house in the rear of 411 Annette Street, near the entry to the laneway. It is approximately 1,000 square feet over two floors.

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 possible exception of the LDA, as noted above). The city also waives development cost charges.

Should you have any questions about 59 Fairview 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

DIRECT 24/7: 647.847.8128