



January 22, 2025

This letter will confirm that the property located at 310 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 January 22, 2025 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 1,340 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 310 Indian Grove to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 308 Indian Grove in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owner of 308 Indian Grove also likely needs this LDA if they were to build a laneway house on *their* property.

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.



Single-vehicle laneway house from Toronto's Eva Lanes - www.evalanes.com

Should you have any questions about 310 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

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