



March 18, 2025

This letter will confirm that the property located at 235 Maria Street 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 March 18, 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 856 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.



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

An alternate configuration is also possible here, where the laneway house is sunk into the grade approximately 6.56 feet, where it attains a total square footage of approximately 1,338 square feet. In this configuration a level entry is not possible, nor is *interior* car parking (the interior would be all living space).

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. The city also waives development cost charges.

Should you have any questions about 235 Maria Street 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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