



May 4, 2022

This letter will confirm that the property located at 11 Wroxeter Avenue in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's new "Changing Lanes" program.

I visited the property on May 4, 2022 and confirmed siting, emergency access, zoning, and other appropriate qualifications to confirm its eligibility.

It should be noted that current fire/emergency access regulations might require the owner of 11 Wroxeter Avenue to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 15 Wroxeter Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owner of 15 Wroxeter Avenue also likely needs this LDA if they were to build a laneway house on their property.

The maximum size of a permitted as of right build appears to be approximately 586 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 construction can be significant.

The maximum size of the laneway house is governed by two factors: the width of the lot, and the distance between the back wall of the existing house and the rear lot line. It's reasonable that the owner of this property might consider removing the rearmost single-floor addition to the existing house (rear sun room) in order to increase the size of the laneway house. For each foot of depth that is removed from this main house addition, the laneway house can be increased in depth by a commensurate amount, but over two floors, and over the full width of the lot, so the net square footage increase climbs at greater than a 2:1 ratio. This could add up to 280 additional square feet to

the laneway house (for a total of 866 square feet). There is also some chance this additional square footage might be approved with a successful variance application, not requiring the physical removal of the rear addition.

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 mentioned above). The city also waives development cost charges.

Should you have any questions about 11 Wroxeter Avenue 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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