

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



May 2, 2023

This letter will confirm that the property located at 86 Bedford Park 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 1, 2023 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 1,316 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.

It should be noted that current fire/emergency access regulations might require the owner of 86 Bedford Park Avenue to enter into a "Limiting Distance Agreement" (LDA**) with the neighbour immediately to the east at 84 Bedford Park Avenue in order to build the laneway house. A positive "reciprocity principle" might be in effect here, as the owner of 84 Bedford Park Avenue also likely needs this LDA if they were to build a laneway house on their property.

A basement is also possible, 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.

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 86 Bedford Park 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

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** A Limiting Distance Agreement is similar to an easement agreement between neighbours, but only allows for access across a portion of the neighbour's property for the purposes of emergency access - not general pedestrian traffic of residents or tenants.

It's an assurance that the neighbour will not construct a house addition or other permanent structure that would cause the space between the homes to fall below 0.9 metres wide. It's needed where the distance solely via the laneway to the fire hydrant is too far, and instead we must find that path from the laneway house to the fire hydrant on the street at the front of the subject property.

It's a tri-party agreement (neighbour, neighbour, and City) that requires legal representation on all sides. We estimate that it's required in about 15% of cases.