



March 8, 2025

This letter will confirm that the property located at 144 Denison 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 March 8, 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 812 square feet total (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 successful variance application to reduce the required "side lane" setback along the north property line would allow this to achieve a size of approximately 1,048 square feet total (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 footages 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.

Notable in this very same laneway, four side-by-side laneway houses are currently under construction just to the west of this 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. The city also waives development cost charges.



Single-vehicle laneway house from Toronto's Eva Lanes - [www.evalanes.com](http://www.evalanes.com)

Should you have any questions about 144 Denison 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](http://www.lanewayhousingadvisors.com)**

**#1801-1 Yonge Street - Toronto, ON M5E 1W7**

**DIRECT 24/7: 647.847.8128**