

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



Laneway Housing Advisors

June 11, 2024

This letter will confirm that the property located at 172 Winnett 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 June 11, 2024 and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right build appears to be approximately 1,635 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 cannot usually contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant.

Because of the unique lot shape here, and a favourable positioning of the existing house on the lot, along with position of the existing garage on the lot, this property is somewhat rare in that it can support a laneway house up to or near the maximum allowable build here (1,635 square feet) while still allowing for some optional car parking *outside* the laneway house, at the laneway. With this configuration, the proponent could choose to build the laneway house with interior parking, or no interior parking (all living space), while still maintaining parking on the property, outside the laneway house. There might also be opportunities for a proponent to apply for one or more variances, in order to make the build slightly larger than indicated above.

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 172 Winnett 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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