

Laneway Housing Advisors

#1801-1 Yonge Street

Toronto, ON M5E 1W7



June 2, 2022

This letter will confirm that the property located at 21 Manning 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 June 2, 2022 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 585 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, 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.

There is an option with this property to build a two-level laneway house with a maximum height above grade of 4m (13.12 feet), with all living space on the lower floor and upper floor (no parking). This design would see the lower floor recessed approximately 2m (6.56 feet) below grade. This style would produce a laneway house at approximately 765 square feet total.

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 21 Manning 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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DIRECT 24/7: 647.847.8128