



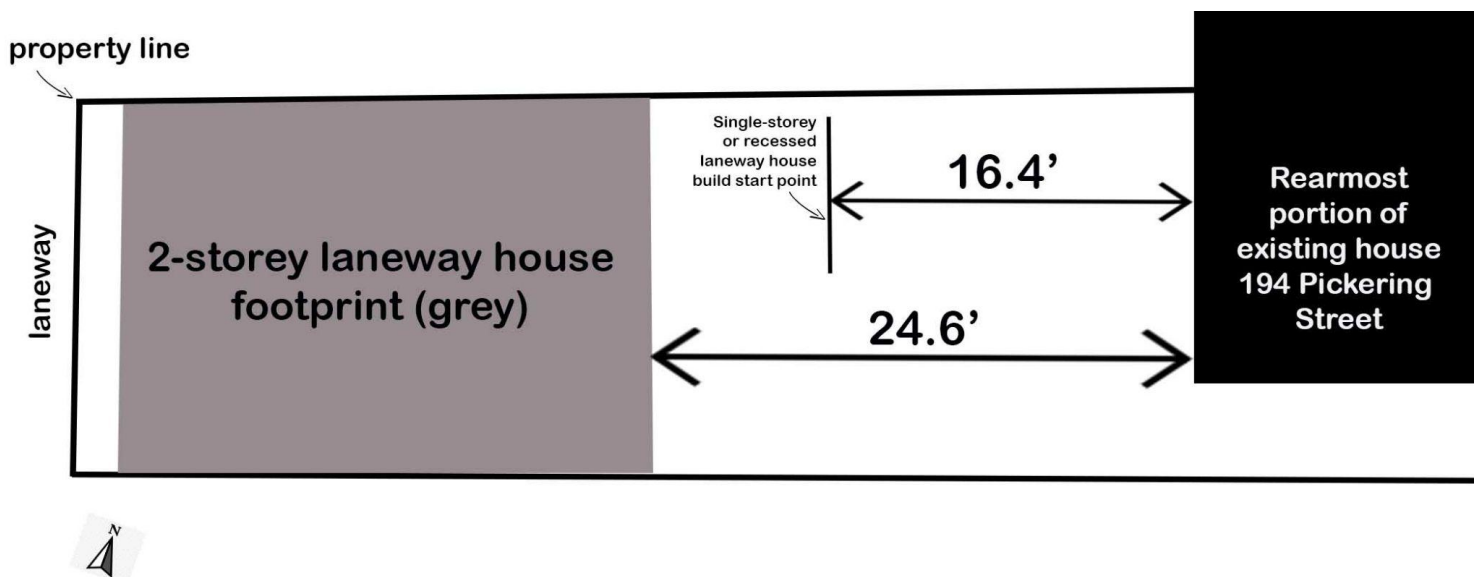
February 27, 2023

This letter will confirm that the property located at 194 Pickering Street 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 February 26, 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 as follows:

- 745 square feet total (over two floors, main plus upper) for a laneway house up to 20.66 feet tall above grade, plus more with optional basement (see below), optional interior car parking
- 1,021 square feet (over two floors, lower plus upper) for a recessed laneway house up to 13.12 feet tall above grade (no level entry, no interior car parking)



A basement is also possible here (with the 20.66' tall build), 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.



A new west side laneway house with interior parking

The owner here could choose to build the laneway house with interior parking, or no interior parking (all living space), in option #1 above, while still maintaining one external car parking spot on the property, outside the laneway house.



A new west side laneway house with "all living space" but some exterior car parking

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 194 Pickering Street 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

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

DIRECT 24/7: 647.847.8128