

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



March 27, 2023

This letter will confirm that the property located at 779 Windermere 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 27, 2023** 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 1,722 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. This is the largest allowable build for *any* property under the program.

Protection of one or more large, mature trees on the property may put some very mild downward pressure on the maximum square footage and/or could increase the complexity and/or expense of the build, in order to protect tree roots and/or canopy.

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 usually cannot contain bedrooms or a bathroom or a kitchen, and the cost of basement construction can be significant. Again, protection of tree roots might make a basement build more complex.

Because of the relatively deep and wide lot here, and a favourable positioning of the existing house 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 (1,722 square feet) while still allowing for optional car parking *outside* the laneway house. With this configuration, the owner could choose to build the laneway house with interior parking, or no interior parking (all living space), while still maintaining some parking on the property, outside the laneway house, at the laneway.

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 779 Windermere 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)**

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