

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



**Laneway Housing Advisors**

July 19, 2023

This letter will confirm that the property located at 279 Margueretta 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 July 19, 2023** and confirmed siting, zoning, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right build appears to be approximately 1,068 square feet (total over two floors - main and upper), with the ability to include an optional car garage on the ground floor, with vehicle entry off the laneway.

It should be noted that current fire/emergency access regulations might require the owner of 279 Margueretta Street to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 277 Margueretta Street, in order to build the laneway house. A positive reciprocity principle might be in effect here, as the owner of 277 Margueretta Street might also require this LDA in order to build a laneway house at *their* property.

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 construction can be significant.

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 (with the exception of the LDA, as noted above). The city also waives development cost charges.

Should you have any questions about 279 Margueretta 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](http://www.lanewayhousingadvisors.com)**

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