

October 14, 2021

This letter will confirm that the property located at 398 Leslie Street 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 October 14, 2021** 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 1,109 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.

Protection of a mature tree located on the property may put some downward pressure on the maximum square footage and/or force mitigation measures that will increase the complexity and/or expense of the build slightly, 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 construction will be significant. Again, tree roots might make a basement build very difficult.

It is notable that on this very block, a large laneway house built under the new program guidelines is very near completion at the rear of 390 Leslie Street, featuring a full basement.

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 398 Leslie 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)**

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

**DIRECT 24/7: 647.847.8128**