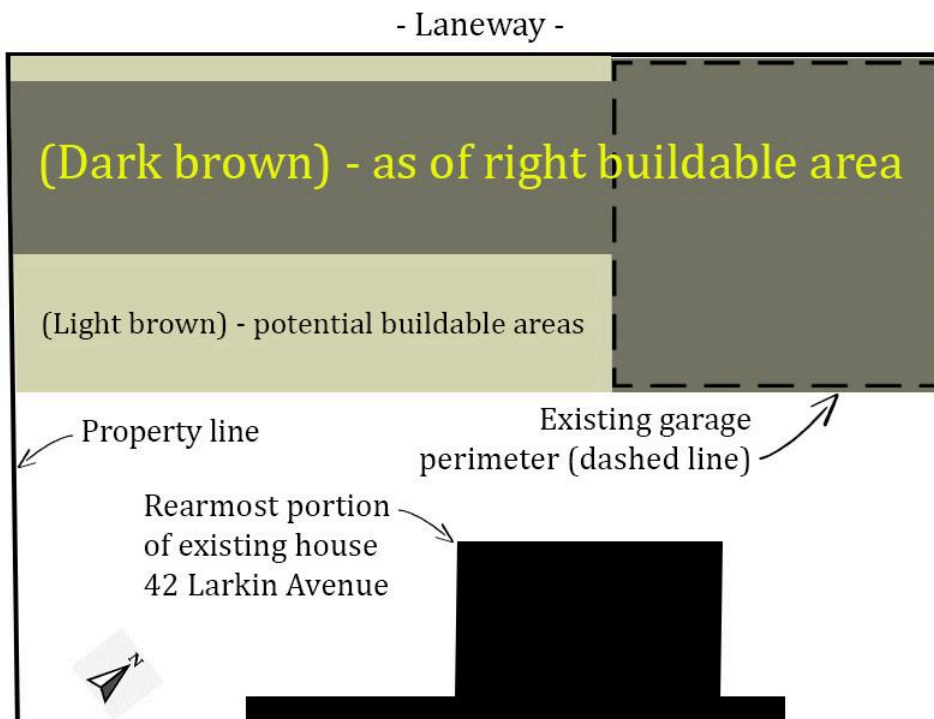


August 1, 2024

This letter will confirm that the property located at 42 Larkin 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 August 1, 2024 and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted as of right recessed build appears to be approximately 798 square feet (total over two floors - lower and upper). That build can be placed anywhere in the dark brown shaded area below, including the entire area now occupied by the existing garage, provided the maximum width is 26.25 feet.



While we cannot quantify the likelihood of successful variance requests, because of the positive siting here both with regards to other residential properties, the laneway, and the make-up of the laneway

against commercial properties to the north-west, there are many very reasonable opportunities here to apply for variances to make the build taller and/or larger. There is potential here to expand the buildable area into the area marked in light brown above, and raise the build up to 6.3m (20.66') tall, and as large as 1,722 square feet total (over two floors, main plus upper), and even more with optional basement.

In all configurations - as of right or with variances - there is an opportunity for vehicle parking on the lot outside of the laneway house, allowing a proponent the option to make the laneway house all “living space”, while still allowing for car parking outside the laneway house, on the lot.

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 42 Larkin Avenue in particular, or the laneway house program in general, please feel free to contact me any time, or visit our website.

Martin Steele

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