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

May 4, 2025

This letter will confirm that the property located at 166 Quebec Avenue in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's laneway house program.

I visited the property in April, 2025 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 1,722 square feet total (over two floors - main and upper), with the ability to include an optional car garage on the main floor, with vehicle entry off the laneway. This is the largest build permitted for *any* property under the program.

A basement is also possible here, 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.

Single-vehicle laneway house from Toronto's Eva Lanes - www.evalanes.com

Because of the relatively deep 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 the maximum allowable build here, while still allowing for some amount of optional car parking *outside* the laneway house, at the laneway, or even up alongside the laneway house. With this configuration, the proponent 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.

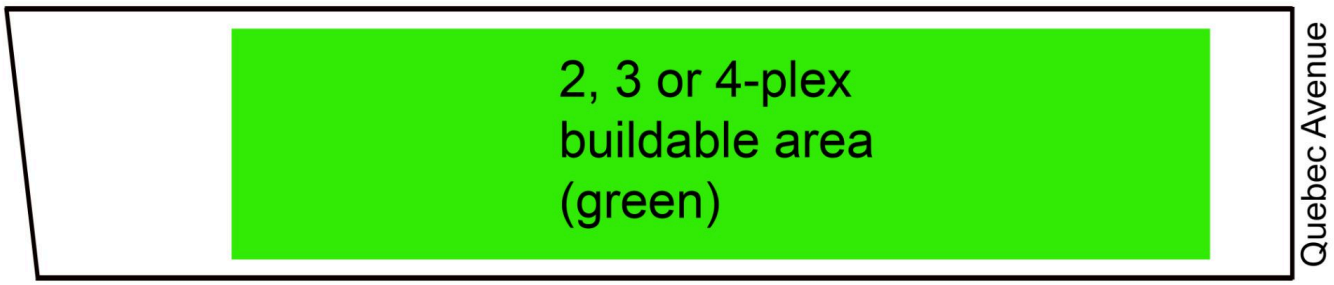
The relatively new (2018) Changing Lanes program from the City of Toronto allows qualifying property owners to construct a laneway house "as of right" on their property, with simple building permit application and no political approval or committee of adjustment approval required. No variances are required and no appeals or "neighbour vetoes" are permitted. The city also waives development cost charges.

Further, this property has other potential, due to its large size, and multi-plex potential under Toronto's EHON (**E**xpanding **H**ousing **O**ptions in **N**eighbourhoods) initiative.

SECTION A

The current house can be converted to a three, or four-unit building using the current walls and height. The "how to" is beyond the scope of this report, but the current setting, and setbacks from property edges means that egress can probably be met for up to four units.

SECTION B

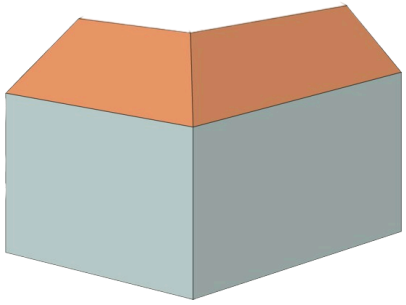


Buildable area - main structure

This property is located in a residential area with relatively few zoning restrictions (R zoning). Permitted building types include single family dwelling, 2, 3 or 4-plex, or even an apartment building (5 or more units). A laneway house can be built behind any of the above main dwelling structures.

After calculating for the minimum setbacks as required for this zoning, as indicated on the above site plan, the green area is the "buildable area" for a building containing at least two and up to four living units. At a maximum building height of 11m, the property can support four floors at under this square footage (that is, the buildable area is larger than the maximum build footprint permitted, as limited by building size and setback rules) - three above grade and one slightly recessed - for a total of perhaps ~6,005 square feet. What is notable here, is that building a simple new house (not a multiplex) on this lot would be limited by the Floor Space Index (FSI, 0.6 here) to about 2,575 square feet, plus basement. The FSI no longer applies to multiplex builds.

It should be noted that building walls for a 2, 3 or 4-plex do have a complex formula for maximums of near 7.5m in height, so the uppermost (4th) floor is mostly contained in a roof area (usually a rather steep mansard-type roof, as per the diagram below). While this does not restrict the floor area of the top floors, it does have some effect on the livable space.



SECTION C

Building to the maximum inside the green area on the site diagram above, leaves room for a laneway house in the rear yard of the lot, at a size as large as 1,722 square feet over two floors, main plus upper, and more with basement, provided the massing of the main building is pushed forward on the lot, to the street-side of the green buildable area on the site map above. Building a laneway house in the rear yard of the property with the existing house in place is covered in the full laneway house report above Section A.

SECTION D

An as of right building permit application for any of the items described here can currently expect approval inside of three months (or longer with variances). No development cost charges are applicable to buildings with three or four units, or for the fifth unit on the property by way of a garden suite or laneway house. By comparison, today's Toronto development cost charges for a single detached or semi-detached house is $137,846, and subject to a possible further increase in 2025. Again, for comparison, development charges for other rental housing units *outside* of this program range from $33,497 to $68,199 per dwelling unit, depending on size (bedroom count).

Should you have any questions about 166 Quebec Avenue in particular, or the EHON or laneway house programs in general, please feel free to contact me any time, or visit our website.

Martin Steele

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