



June 18, 2025

This letter will confirm that the property located at 30 Mould 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 June 17, 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 (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 allowable build 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. 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, at the laneway.

There may also be an opportunity here to seek a variance to increase the size slightly, and/or it might be possible to seek a variance to make a large laneway house build here a 2-living-unit structure. At least one other project in the nearby area has had this latter variance approved.



Laneway house builds are marked by blue dots or stars here

It should be noted that current fire/emergency access regulations will likely require the owner of 30 Mould Avenue to enter into a “Limiting Distance Agreement” (LDA) with either the neighbour at 28 Mould Avenue or at 32 Mould Avenue in order to build the laneway house. A positive “reciprocity principle” might be in effect here, as the owners of both 28 and 32 Mould Avenue might need this LDA if they were to build a laneway house on their respective properties.

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 30 Mould Avenue in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

Martin Steele

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