

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



Laneway Housing Advisors

February 11, 2026

This letter will confirm that the property located at 59 Parkway 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 February 11, 2026 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 approximately 1,180 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.



THE CHARTLAND - 1290 SQ FT
MODERN LANEWAY SUITE w/ GARAGE
2 STOREY 3-BEDS | 2-BATHS

WWW.SUITEADDITIONS.COM



2-storey laneway house from [Suite Additions](https://www.suiteadditions.com).

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.

Because of the relatively deep lot here, and a favourable positioning of the existing house on the lot, this property is somewhat unique in that it can support a laneway house near the maximum allowable build here as indicated above, while still allowing for a significant 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.

It should be noted that current fire/emergency access regulations might require the owner of 59 Parkway Avenue to enter into a “Limiting Distance Agreement” (LDA) with the neighbour at 57 Parkway Avenue in order to build the laneway house. A positive “reciprocity principle” might be in effect here, as the owner of 57 Parkway Avenue might need this LDA if they were to build a laneway house on their property. There is some chance that Toronto Building will allow an emergency access path that goes south through a lane segment to a fire hydrant on Columbus Avenue. If this is permitted, the LDA would not be required.

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 59 Parkway Avenue 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

#1801-1 Yonge Street - Toronto

DIRECT 24/7: 647.847.8128

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