

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



October 13, 2020

This letter will confirm that the property located at 57 Vernon 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 13, 2020** and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

It should be noted that current fire access regulations might require the owner of 57 Vernon Street to enter into a "Limiting Distance Agreement" (LDA) with the neighbour at 55 Vernon Street in order to build the laneway house. New emergency access rules already approved by City Council and being drafted by City staffers now will allow a laneway house build at 57 Vernon Street without the LDA, if an alternate emergency access route is used through the laneway(s) and additional fire suppression measures (sprinklers and/or higher fire-rated building materials and/or design) are incorporated in the laneway house construction.

The maximum size of a permitted build appears to be approximately between 820 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.

A basement is also possible, but in most cases the floor plate of the basement will be significantly smaller than the ground floor and upper floors, the space cannot contain bedrooms or a bathroom or a kitchen, and the cost of construction will be significant.

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 (with the exception here, of the possible LDA). The city also waives development cost charges.

Should you have any questions about 57 Vernon 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)**

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