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

Laneway Housing Advisors

October 6, 2026

This letter will confirm that the property located at 222 Chatham 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 October 6, 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 1,022 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.

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 near the maximum allowable build here as indicated above, 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.

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 222 Chatham 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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