

361 HOWLAND AVENUE



WOOD DECK

WALK-OUT

SEAT

KITCHEN
9'5" X 20'

BREAKFAST BAR

2-PC

LIVING /
DINING ROOM
14'8" X 29'9"

BUILT-IN

PORCH

MAIN FLOOR
734 SQUARE FEET
CEILING HEIGHT : 9'-0"

BEDROOM 3
14'8" X 8'

BEDROOM 2
11'2" X 8'4"

LINEN

4-PC BATH

ENSUITE BATH

WALK-IN
CLOSET

PRIMARY BEDROOM
14'8" X 16'5"
HIGH VAULTED CEILING

SECOND FLOOR
807 SQUARE FEET
CEILING HEIGHT : 8'-4"

BEDROOM 4
14'8" X 21'9"

DN

CLOSET

BUILT-IN

BUILT-IN

THIRD FLOOR
372 SQUARE FEET
CEILING HEIGHT : 8'-0"

STORAGE

LAUNDRY / UTILITY
14'2" X 24'7"

LOWER LEVEL
425 SQUARE FEET
CEILING HEIGHT : 6'-0"



truPlan
416 573 2096

E & O.E.
Floor plan may not be 100% accurate.



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

June 5, 2022

This letter will confirm that the property located at 361 Howland Avenue 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 June 5, 2022 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 858 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 or via the current driveway.

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.

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 361 Howland 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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