

OVERVIEW

The following review is based on the requirements outlined by the City of Toronto's Changing Lanes Zoning By-law and other criteria set forth by the municipality. These items determine a property's eligibility for an as-of-right laneway suite and identify property-specific challenges. This review is intended as a preliminary verification only, and is subject to confirmation by the city through a formal zoning review. If your property does not conform, it is possible to seek a minor variance at the Committee of Adjustment. We strongly encourage working with an experienced professional when seeking approvals for laneway suites.

ADDRESS

133 Carlaw Ave, Toronto, ON M4M 2R8

CONFORMANCE CRITERIA

Is the property in Toronto/East York, North York, Scarborough or Etobicoke? Comments: Toronto	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property zoned as a residential (R, RD, RS, RT, RM) designation? Comments: R (d1.0) (x807)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have a min. of 3.5m of frontage on a public lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate access for emergency services? Comments: Via lane (47m to curb, 84m to hydrant) *extended travel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate width for a laneway suite? Comments: Width: ~ 6.4m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate depth for a laneway suite? Comments: Depth: ~ 10.0m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the buildable footprint clear of municipally protected trees? Comments: Additional work and permits may be required.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

CAN I BUILD A LANEWAY SUITE? Yes Conditional: Arborist
Approx. Size (ft²): 1380

ADDITIONAL NOTES

This property appears to be a great candidate for a laneway suite in conformance with the current by-laws. Our records indicate you could potentially construct a 2-storey suite. All dimensions and assumptions will need to be confirmed via a survey. Note that additional fire safety provisions will be required considering the travel distance to the nearest fire hydrant. Additional work and permits may be required depending on protected tree status.

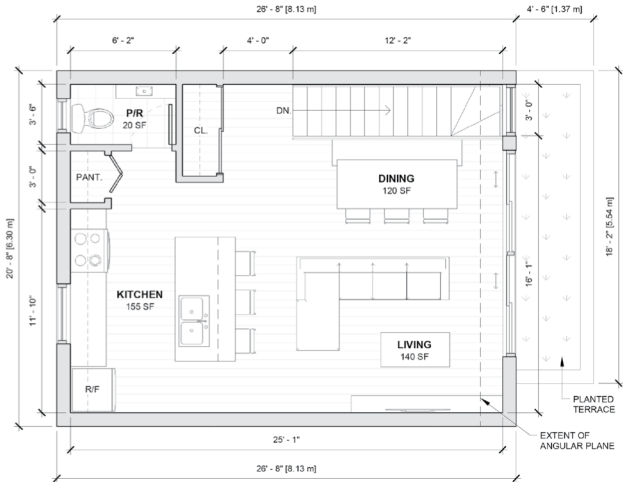
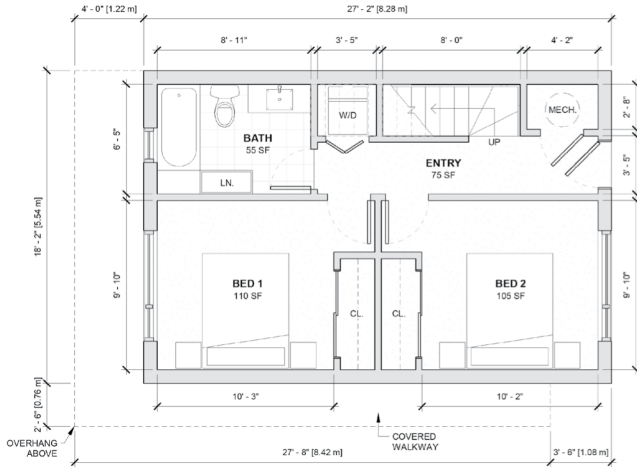
Visit our [by-laws page](#) to learn more about the zoning policy and conformance criteria.

The recipient acknowledges and agrees that Lanescape cannot precisely predict which parts of the Project's final design, square footage, height, percentage of lot size build out, or other features will be approved, rejected, or modified by the government authorities, including all Federal, Provincial, and Municipal governments with jurisdiction over the Premises including but not limited to all municipal boards, committees, and zoning authorities. Lanescape can not be held liable or responsible for any losses, costs, expenses, or damages incurred as a result of any act, omission, interpretation or decision of the Government Authorities which impact the constructibility, viability, design, or any other aspect of the Project.

EXAMPLE FLOOR PLANS

Footprint: 5.5 - 7.0m x 9.0 - 10.0m

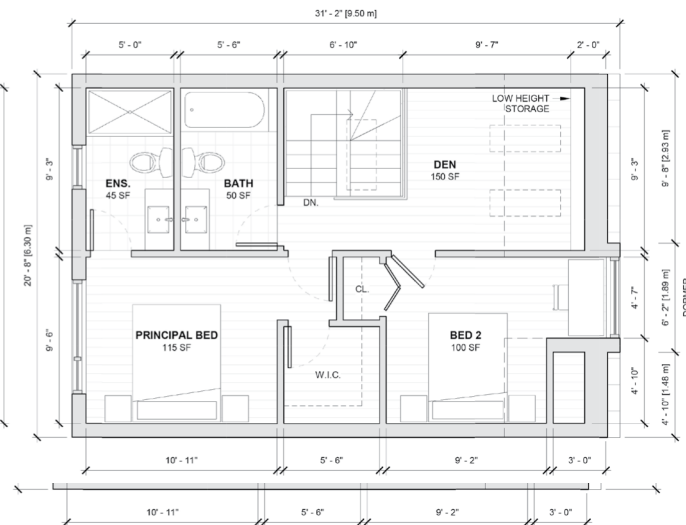
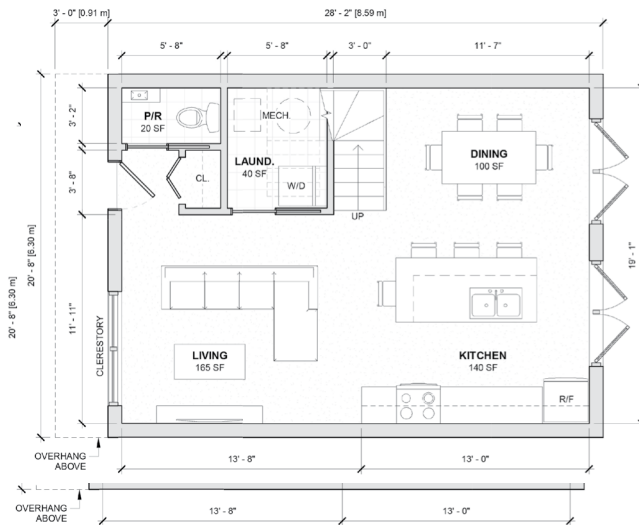
Most laneway suites of this size range from 1100 to 1300sf. This size enables a wide variety of plan options accommodating up to 3 bedrooms.



2 BEDROOM

2 Bed, 1.5 Bath, Ext. Parking

Approx. Size (ft²): 1,100 sqft



2 BED + DEN

2 Bed + Den, 2.5 Bath, Ext. Parking

Approx. Size (ft²): 1,300 sqft

The following plans are provided solely as preliminary reference to indicate the possible size, scope, and possibilities for a Laneway suite. All rights are reserved by Lanescape Inc.