

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.

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41 Grandview Ave, Toronto, ON M4K 1J1

CONFORMANCE CRITERIA

Is the property in Toronto/East York, North York, Scarbo Comments: Toronto	rough or Etobicoke?	✓ Yes	□No
Is the property zoned as a residential (R, RD, RS, RT, RM Comments: R (d0.6) (x736)	1) designation?	✓ Yes	□No
Does the property have a min. of 3.5m of frontage on a	✓ Yes	□No	
Does the property have adequate access for emergency services? Comments: Via lane (89m to curb, 134m to hydrant) *Extended travel		✓ Yes	□No
Does the property have adequate width for a laneway suite? Comments: Width: 5.8m		✓ Yes	□No
Does the property have adequate depth for a laneway Comments: Depth: 9.9	suite?	✓ Yes	□No
Is the buildable footprint clear of municipally protected Comments: Additional work and permits may be required.		☐ Yes	✓ No
CAN I BUILD A LANEWAY SUITE?	☐ Yes	Conditional: Arborist	

ADDITIONAL NOTES

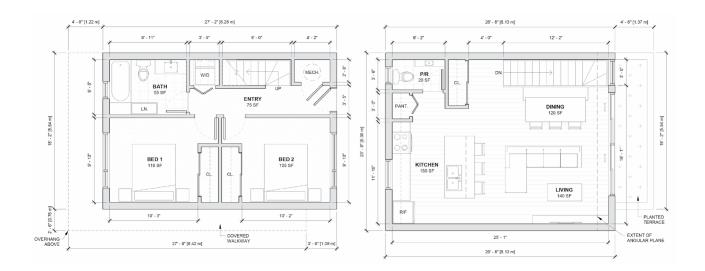
This property appears to be a great candidate for a laneway suite in conformance with the current by-laws. Our records indicate you could potentially construct a 2-storey suite. All dimensions and assumptions will need to be confirmed via a survey. Additional work and permits may be required depending 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.



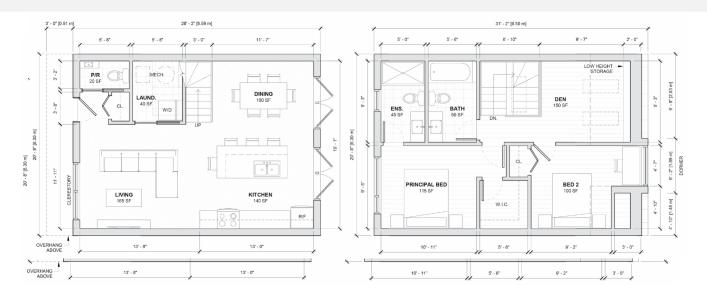
Most laneway suites of this size range from 1100 to 1300sf. This size enables a wide variety of plan options accommodating up to 3 bedrooms.



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.



OUR APPROACH

Lanescape's three-phase approach is tailored to homeowners seeking to explore multiple design options, minimize up-front costs, and expedite design, approvals and construction. Our experience in developing the as-of-right by-laws, combined with our standardized process helps avoid risk and uncertainty while saving you time and money.

YOU ARE HERE

PHASE 1 Assess

Property Report Proposal In the assessment stage we provide you with everything you need to understand the viability of a laneway suite on your property. We advise you on how to make the most of your site and clearly outline how best to exceed your project goals.

PHASE 2 Design & Approvals

Preliminary Design
Zoning Review
Schematic Design
Design Development
Building Permit Application

We work with you to develop the design, details, claddings and finishes, all while maximizing efficiency and design quality. Once you have made your selections and approved the design and budget, our team manages and coordinates municipal approvals, streamlining the process to keep you engaged and in control.

PHASE 3 Construct

Tendering & Contracting
Site Supervision
Accounting & Scheduling
Project Close-out

Drawing from our extensive experience with the challenges of laneway construction, we produce designs that maximize material and spatial efficiency while simplifying construction. Our in-house construction team can manage the construction process from beginning to end or coordinate with any contractor of your choice. We strategize, organize and supervise construction, minimizing disruption to your main house and neighbours, while you watch your laneway suite come to life.

READY TO GET STARTED?

Contact us to see how we can make your laneway suite a reality.

