# LANESCAPE

# **Property Report**

191 Franklin Ave, Toronto

Aug 23, 2023





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.

191 Franklin Ave, Toro	onto, ON M6P 3Z1		
ONFORMANCE CRITERIA			
Is the property in Toronto/East York, North York, Scarborough or Etobicoke?  Comments: Toronto		<b>✓</b> Yes	□No
Is the property zoned as a residential (R, RD, RS, RT, RM) designation?  Comments: R (d0.6) (x751)		<b>✓</b> Yes	□ No
Does the property have a min. of 3.5m of frontage on a public lane?		<b>✓</b> Yes	□No
Does the property have adequate access for emergency services?  Comments: Via laneway (57m to curb, 102m to hydrant)		<b>✓</b> Yes	□No
Does the property have adequate width for a laneway suite?  Comments: Max. LWS Width: 5.8m		<b>✓</b> Yes	□No
Does the property have adequate depth for a laneway suite?  Comments: Max. LWS Depth: 7.5m		<b>✓</b> Yes	□No
Is the buildable footprint clear of municipally protected trees Comments:	5?	<b>✓</b> Yes	□No
Γ	<b>√</b> Yes □	Conditional:	
CAN I BUILD A LANEWAY SUITE?	Approx. Size (ft²):	)30sf	

#### **ADDITIONAL NOTES**

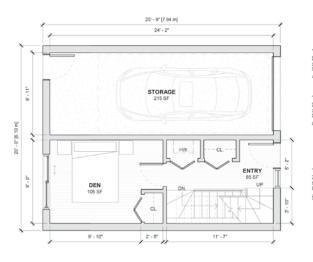
58 St Annes Rd. is a prime candidate eligible for a laneway suite in conformance with the current by-laws. Our records indicate you could potentially construct a 2-storey structure measuring approximately 930sf (465sf per storey). All dimensions and assumptions are to be confirmed via site plan or survey. Note that additional fire safety provisions will be required considering the travel distance to the nearest fire hydrant.

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.



A mid-size footprint on a 20'-0" lot can accommodate a modest suite with parking and flex-space at grade, or a compact two-bedroom unit on both levels.

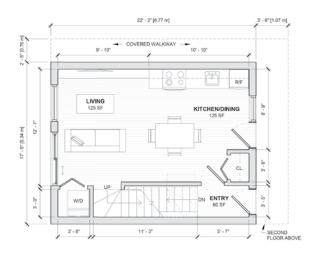


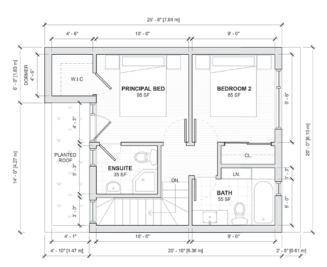


#### 1 BED + DEN

1 Bed + Den, 1 Bath, Single Garage

Approx. Size (ft2): 1,030 sqft





#### 2 BEDROOM

2 Bed, 2 Bath, Ext. Parking

Approx. Size (ft2): 1,030 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.



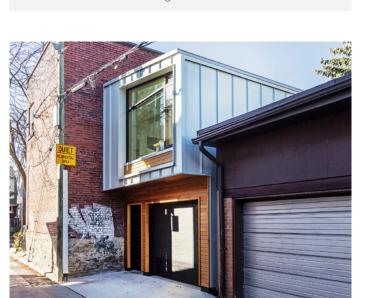
Perspectives

On narrow lots, living space can be maximized by constructing the full width of the property to the minimum required laneway setback.



#### **CORSO ITALIA LANEWAY SUITE**

A comfortable 2 bed + den suite personalized for the homeowner's long term residence.



## **DOVERCOURT PARK LANEWAY SUITE**

A compact rental unit above a storage and parking area reserved for the homeowner.



#### **HUDSON LANEWAY SUITE**

A compact 1 bedroom rental unit above a single car garage at grade.



#### **NORTH RONCESVALLES LANEWAY SUITE**

A spacious two bedroom plus office rental suite with living space below.

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Perspectives

On mid-size lots, parking can be accommodated internally or externally. Functionality and rentability can be maximized by providing living space on both levels.



#### **QUEEN WEST LANEWAY SUITE**

A 3 bedroom purpose-built rental with all the comforts of home.



#### **FOLLIS LANEWAY SUITE**

A single bedroom above a comfortably sized living space.



#### ST. CLAIR WEST LANEWAY SUITE

A unique 2 bedroom space personalized to the homeowners needs.



## **HALLAM LANEWAY SUITE**

A well-finished two bedroom unit above a comfortably sized living space.

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Perspectives

On wide lots, parking can be provided internally or externally. At this size, living space can be configured in several ways relative to access, privacy and parking.



#### **CEDARVALE LANEWAY SUITE**

A spacious home office and guest house with the ultimate garage & showroom at grade.



#### **CABBAGETOWN LANEWAY SUITE**

A spacious, well-finished single bedroom rental with guest space and parking at grade.





#### **MISSION HOUSE LANEWAY SUITE**

A unique 3-bedroom suite tailored to include an exterior parking pad at grade.



#### **KENSINGTON MARKET LANEWAY SUITE**

A comfortable two bedroom live-work space with external parking for the home owner.

# **OUR APPROACH**

Our approach is tailored to homeowners seeking to explore multiple design options, minimize up-front costs, and expedite design, approvals and construction. Our experience combined with our standardized process helps avoid risk and uncertainty, saving you time and money.

#### YOU ARE HERE

#### PHASE 1 | Assess

General Conformance Approximate Area The initial assessment phase generates a high level feasibility report for a laneway suite. Our team will connect with you to discuss project specific goals and any driving factors for your laneway suite. At this stage, a general conformance for a laneway suite will be established. We hope to provide you with everything you need to understand the opportunities and challenges of a laneway suite and how best to exceed your goals.

# PHASE 2 Design & Approvals

Preliminary Design Schematic Design Design Development Our process is standardized for maximum efficiency and design quality, while producing a personalized laneway suite in conformance with the current by-laws. We work with you to develop the design, details, claddings and finishes. Once you have made your selections and approved the design and budget, our team manages and coordinates municipal approvals. We streamline the process, while keeping you engaged and in control.

#### PHASE 3 Construct

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

Our designs have been crafted to maximize efficiency while simplifying construction. Building on laneways is a unique challenge. Access is limited, there are overhead obstacles, and staging space is often non-existent. We offer a design-build service which borrows from our knowledge of designing laneway suites. Our construction arm minimizes disruption of your main house and neighbours. We strategize, organize and supervise construction while you watch your laneway suite come to life.

#### PROJECT COMPLETION

Take the keys and plan your house warming party!

#### **READY TO GET STARTED?**

<u>Contact us</u> to see how we can make your laneway suite a reality.

