

LANE SCAPE

Property Report

191 Franklin Ave, Toronto

Aug 23, 2023



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

191 Franklin Ave, Toronto, ON M6P 3Z1

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 (d0.6) (x751)	<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 laneway (57m to curb, 102m to hydrant)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate width for a laneway suite? Comments: Max. LWS Width: 5.8m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate depth for a laneway suite? Comments: Max. LWS Depth: 7.5m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the buildable footprint clear of municipally protected trees? Comments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

CAN I BUILD A LANEWAY SUITE?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Conditional: _____
	Approx. Size (ft ²): <u>930sf</u>	

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.

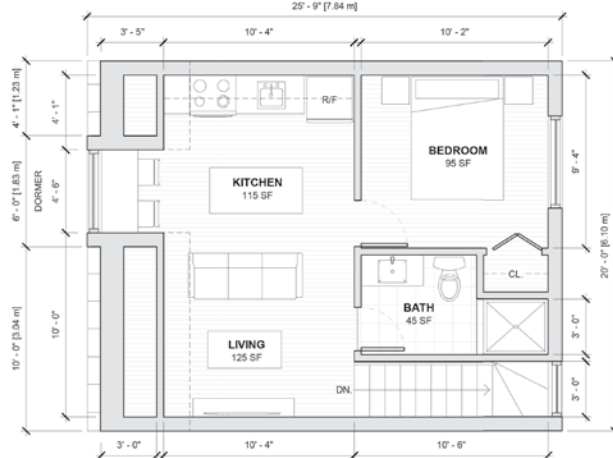
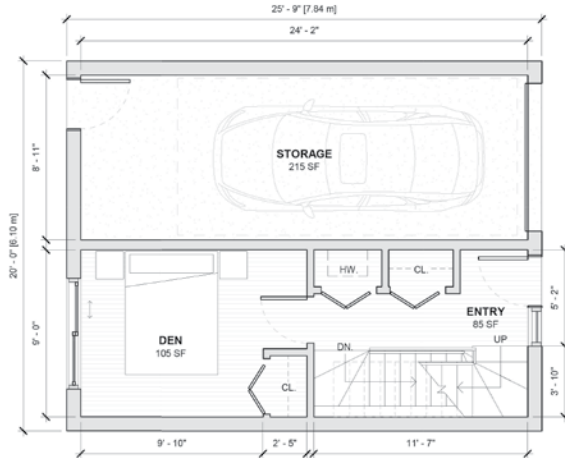
Visit our [by-laws page](#) to learn more about the zoning policy and conformance criteria.

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.

EXAMPLE FLOOR PLANS

Footprint: 5.5 - 7.0m x 6.0 - 8.0m

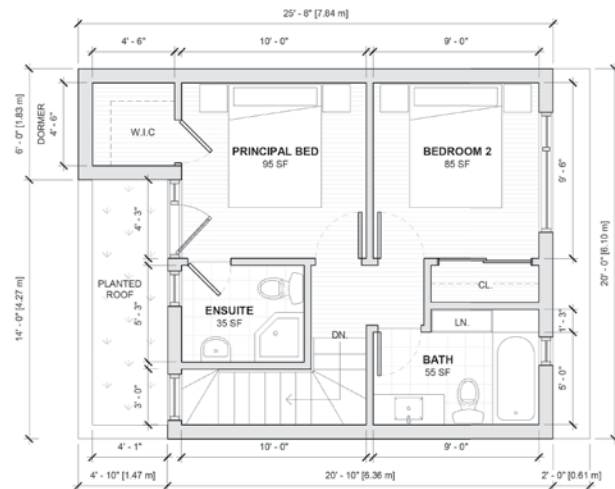
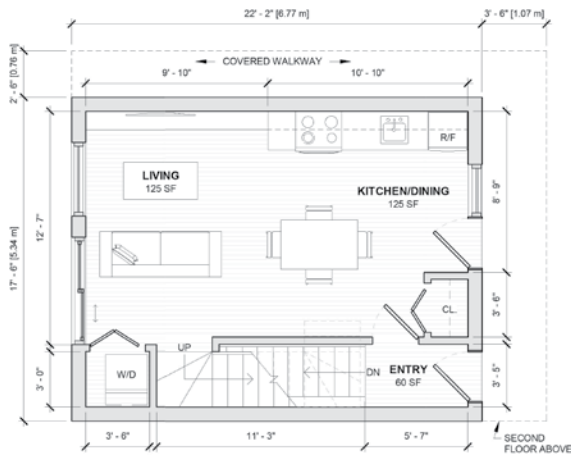
A mid-size footprint on a 20'-0" lot can accommodate a modest suite with parking and flex-space at grade, or a compact two-bedroom unit on both levels.



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.

RELATED PROJECTS

< 18'-0" Lot

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.



HUDSON LANEWAY SUITE

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



DOVERCOURT PARK LANEWAY SUITE

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



NORTH RONCESVALLES LANEWAY SUITE

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

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RELATED PROJECTS

20'-0" Lot

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.



ST. CLAIR WEST LANEWAY SUITE

A unique 2 bedroom space personalized to the homeowners needs.



FOLLIS LANEWAY SUITE

A single bedroom above a comfortably sized living space.



HALLAM LANEWAY SUITE

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

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RELATED PROJECTS

25'-0" Lot

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.



MISSION HOUSE LANEWAY SUITE

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



CABBAGETOWN LANEWAY SUITE

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



KENSINGTON MARKET LANEWAY SUITE

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

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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

