

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

13 Rushbrooke Ave., Toronto ON M4M3A8

CONFORMANCE CRITERIA

Is the property in Toronto/East York, North York, Scarborough or Etobicoke? Comments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property zoned as an residential (R, RD, RS, RT, RM) designation? Comments: R (d1.0)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have a min. of 3.5m of frontage on a public lane? Comments: 4.1m per property data maps	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate access for emergency services? Comments: Via lane from Eastern	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate width for a laneway suite? Comments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate depth for a laneway suite? Comments:	<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?

Yes
 No
 Conditional _____

400-800
 800-1200
 1200-1700
 Approx. Size (ft²)

ADDITIONAL NOTES

13 Rushbrooke Ave. is a prime candidate eligible for a laneway suite in conformance with the current by-laws. Our records indicate you could likely construct a 2-storey structure measuring approximately 700sf (350sf per storey). All dimensions and assumptions are to be confirmed via site plan or survey.

Ready to get started? [Contact us](#) to see how we can help make your project a reality!

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.



PROPERTY REVIEW

General Conformance
Approximate Area



Landscape’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.



PHASE 1 | Preliminary Design & Assessment

3 Site Plan Options
3 Interior Floor Plans
3D Design Samples
Financial Schematics
Project Timeline

The Preliminary Design & Assessment demonstrates preliminary options for site planning, interior layouts, and exterior design schemes for your laneway suite. This document also includes an overview of typical costs and timelines for approvals and construction. It will contain everything you need to understand the viability of a laneway suite on your property, while clearly outlining how best to exceed your project goals.



PHASE 2 | Design & Approvals

Design Development
Zoning Certificate Review
Drawings & Permits
Contract Documents
Committee of Adjustment (if required)

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 | Construction Management

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. Our experience building on laneways accounts for these realities, and our construction process 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!