

LANE^{HOUSE}SCAPE

Property Report

217 Ellsworth Ave, Toronto

Mar 8, 2021



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

217 Ellsworth Ave, Toronto, ON M6G 2K7

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 a residential (R, RD, RS, RT, RM) designation? Comments: R (d.6)	<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:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate access for emergency services? Comments:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate width for a laneway suite? Comments: Max. LWS Width: ~7.6m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have adequate depth for a laneway suite? Comments: Max. LWS Depth: ~4.1m	<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"/> No	<input type="checkbox"/> Conditional _____
	<input checked="" type="checkbox"/> 400-800	<input type="checkbox"/> 800-1200	<input type="checkbox"/> 1200-1700 Approx. Size (ft ²)

ADDITIONAL NOTES

217 Ellsworth Ave. 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 670sf (335sf per storey).

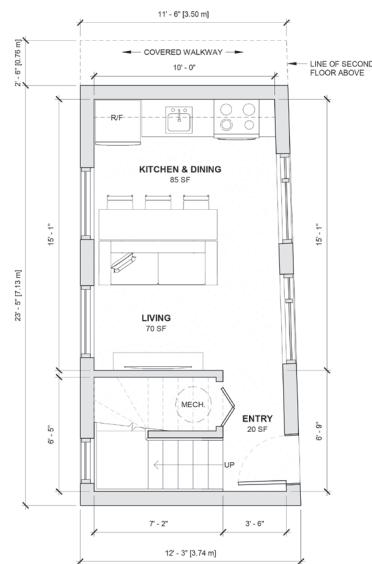
Visit our [by-laws page](#) to learn more about the zoning policy and conformance criteria.

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

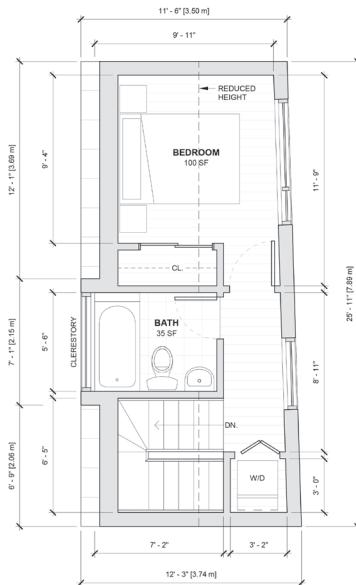
Footprint: 7.0 - 8.0m x < 6.0m

On wide lots, it is recommended that a 2-storey laneway suite be a minimum of 4.0m deep. At this size footprint, a garage is not achievable in most cases.

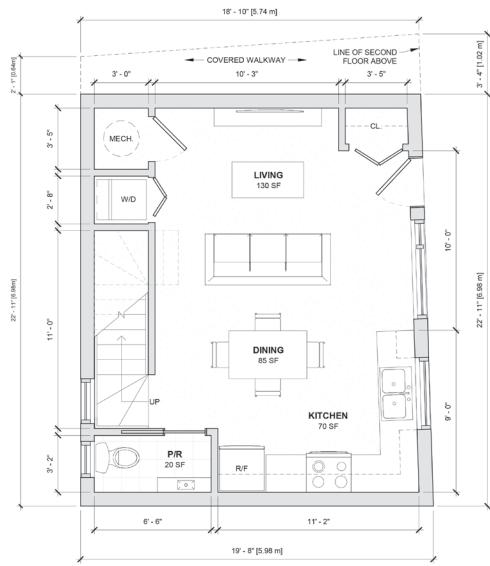


1 BEDROOM

1 Bed, 1 Bath

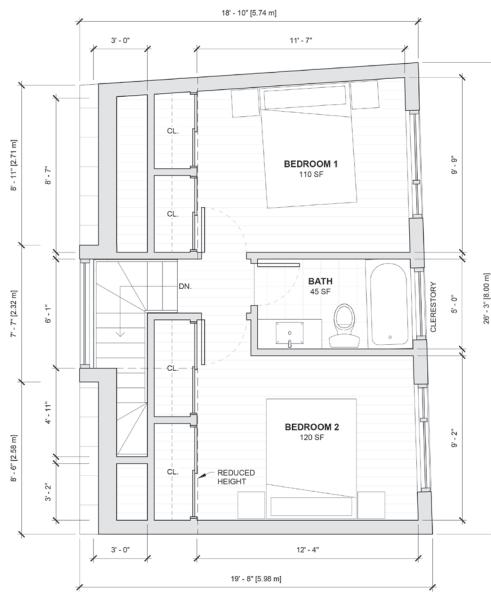


A compact single bedroom suite ideal for guests, family or a home office. A wide footprint maximizes natural lighting.



2 BEDROOM

2 Bed, 1.5 Bath



A modest suite ideal for a long-term rental or personal downsizing. A depth of 5.0m is recommended ensure adequate space.

The following plans are provide 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

25'-0" Lot

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.

Perspectives



CEDARVALE LANEWAY SUITE

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



WOODSTOCK LANEWAY SUITE

A unique 2-bedroom suite tailored to be a forever home for the property owner.



CABBAGETOWN LANEWAY SUITE

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



SEATON VILLAGE LANEWAY SUITE

A comfortable single bedroom and live-work space for the homeowner's adult children.

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OUR APPROACH



PROPERTY REVIEW

General Conformance
Approximate Area

YOU ARE HERE

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

- 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!

READY TO GET STARTED?

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