

# LANEWAY SUITE SITE ASSESSMENT

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Centre for Social Innovation - Regent Park  
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Property: 48 Wayland Ave  
Ward 19 | Beaches - East York

Owner: Grace Chang Ian Colvin

Date of Site Visit: Feb 13, 2020

Report: Feb 20, 2020

Grace and Ian:

I am pleased to present this Laneway Suite Site Assessment report for your home at 48 Wayland Ave. This assessment is based on site observations and field measurements made during our site visit on Feb 13, and measurements taken from the survey you provided. There is a significant discrepancy in the width of your lot between our site measurements of 8.25m [27'-0"] and what we can make out from the survey scan of about 24'-7". A new up-to-date survey is recommended, but the principal conclusions and recommendations contained herein remain the same.

## Executive Summary

You are interested in the possibility of building a 2-storey *laneway suite* for your own use or possibly as rental housing.

This property is not eligible for a *laneway suite* under the Toronto Zoning Bylaw (Section 150.8) as it does not actually abut a public laneway. The rear lane is indicated on the survey you provided as being a right-of-way over adjacent private properties. Assuming that this is still the current legal status (which can be confirmed with a new survey), then you would have to apply to the Committee of Adjustment for permission to build a secondary dwelling at the rear of the lot.

The strongest case can be made if we design the laneway house to fit all of the rules that would apply to it if it were a *laneway suite*. The rest of this report is based on this approach.

Based on our site measurements, one could build up to a full 2-storeys [6m high], 32'-6" deep and the max 26'-3" allowed width of the laneway suite for a GFA of about 850 sq.ft. per floor. This could take the form of a 2-storey, 2 bedroom apartment or a one car garage with a 1 bedroom apartment above.

Project costs are estimated to be about \$400k - \$500k for a project of this size. We anticipate a 1 year timeline including approvals from Committee of Adjustment. In the event that you had to appeal a Committee of Adjustment decision, you can expect to add 6 months to the schedule.

mpac  
28.5 Frontage

Zoning  
package

no basement  
costly B

= 1 1/2 year

6 weeks to get the survey.

Survey  
costs  
\$2000

consultation with a professional Arborist can be arranged for about \$150 - \$250. ✓

The birch tree qualifies for a 3m Tree Protection Zone that will have a minor impact on the design of the laneway suite, but should be easily accommodated to prevent any serious harm to the tree. You will need to either carve out a corner of the laneway suite to avoid excavation within the tree protection zone or apply to Urban Forestry for a 'Consent to Injure' the tree roots. \$650 more.

The bylaws require a significant portion of rear yards to be *soft landscaping* in order to foster infiltration of stormwater and reduce the loads on the City sewer system. Your lot requires a minimum of 85% of the rear yard to be soft landscaping.

In addition, at least 75% of the area between the rear of the laneway suite and the lane itself must also be *soft landscaping*. The area for a driveway providing access to a parking space is excluded from this calculation.

### **Site Servicing**

The services for a *laneway suite* must come the same point as for the main house.

Electrical service can be provided by either adding a new independent service for the laneway suite or by upgrading the existing service and then adding a sub-panel for the laneway suite. A new separate 200A service is recommended.

Typically, the new service would come from the same wires as your existing service with a new meter base beside the existing. A conduit can be run alongside the house to the rear wall and then buried underground to the laneway suite. A service panel in the laneway suite will provide all the power needed for the apartment and garage.

Given the unusual location of your current meter base in relation to the incoming service lines, it is possible that when adding a new meter base, Hydro may require replacement of the existing one at the same time.

The water supply and sewer drain must connect to the services in the main house, and be protected from freezing by being at least 4' below grade.

We recommend running a new 3/4" water supply line directly from the water meter at the front of the basement for the *laneway suite* to avoid pressure loss.

The sewer drain line will most likely end up deeper than than the existing basement floor slab. In this case, you will need to install a sewage ejector pump beneath the floor. A scope inspection of the existing drains during the design stage is recommended to determine the exact needs and condition of the drains.

trial. 400k ✓

Expect to invest about \$15k - \$25k to move the project to the Committee of Adjustment stage, including survey, preliminary design work and potentially the services of a professional planner.

\$10k firm.

### Next Steps

- Book your meeting with Architect Daniel Hall to review this report with you and answer any questions that you have.
- Obtain a new survey and clarify the legal status of the right-of-way
- Request a preliminary meeting with the assistant planner for the area to discuss how they might respond to this proposal
- Prepare Schematic Designs suitable for Zoning Review and Ctte of Adjustment

City Committee

↓  
Your company?

### Conclusion

I trust that you will find this report to be useful. I would be pleased to discuss your options and how we might help you take the next steps towards a laneway suite at your convenience.

Sincerely,

*Daniel Hall*

Daniel Hall, OAA  
Director of Design & President  
The Architect Builders Collaborative Inc.

Zoning review done.  
Leaving in late May  
mid June.