

LANEWAY SUITE PROSPECTUS

905 LOGAN AVE.



LANE  **SCAPE**

Suite 200, 140 Yonge St. Toronto, ON M5C 1X6
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PROPERTY SUMMARY

In August of 2018, the City of Toronto enacted a zoning by-law amendment permitting the construction of secondary rental dwellings on lots that abut publicly designated lanes. 905 Logan Ave., is a prime candidate eligible for a substantial laneway suite in conformance with these current by-laws.

Abutting the lane at the North & West lot lines, 905 Logan Ave. provides ample flexibility and several advantages for a detached laneway suite. Based on conversations with city zoning officials, the existing site conditions create an opportunity for a laneway structure of significant size on this property. A variety of parking configurations, interior floor plans, and varying degrees of privacy can be achieved.

Enclosed is a complete site plan indicating the existing structure, the new permitted buildable footprint, and example floor plans for a space of this size. Laneway Suites are a great means of generating supplemental income, providing multi-generational living space, or flexible space for live-work, storage or hobbyists.

LIVE-WORK FLEX SPACE

Away from Home Office
Guest/Nanny Suite



MULTI-GENERATIONAL LIVING

Aging-in-place, Adult Children
Empty-Nester Flexibility

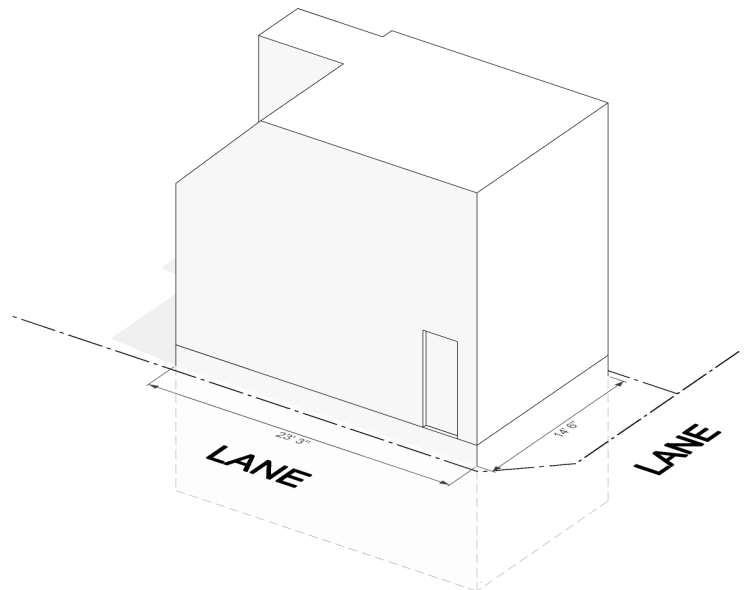
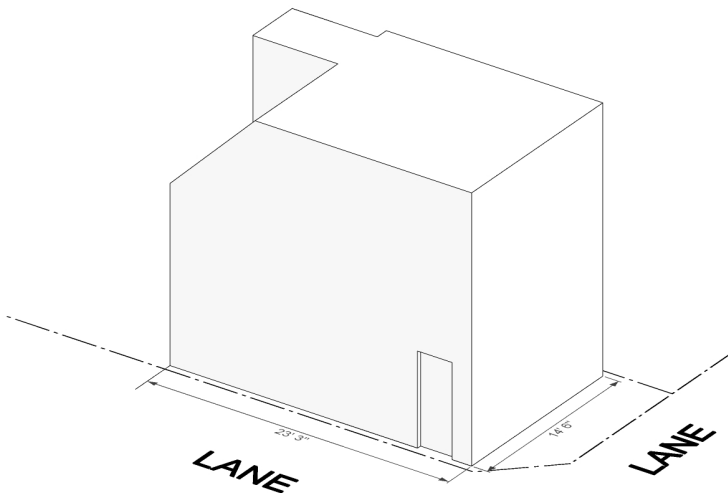


SUPPLEMENTAL INCOME

Basement Apt. Alternative
Short or Long-term Rental



LOT AREA:	1845sf (171.4m²)
LANEWAY SUITE COVERAGE:	18.3%
LANEWAY SUITE AREA:	676sf + Basement
BEDROOMS/BATHROOMS:	1 Bed, 1 Bath
POTENTIAL RENTAL:	\$2200-2800/mo.



POTENTIAL LANEWAY STRUCTURE

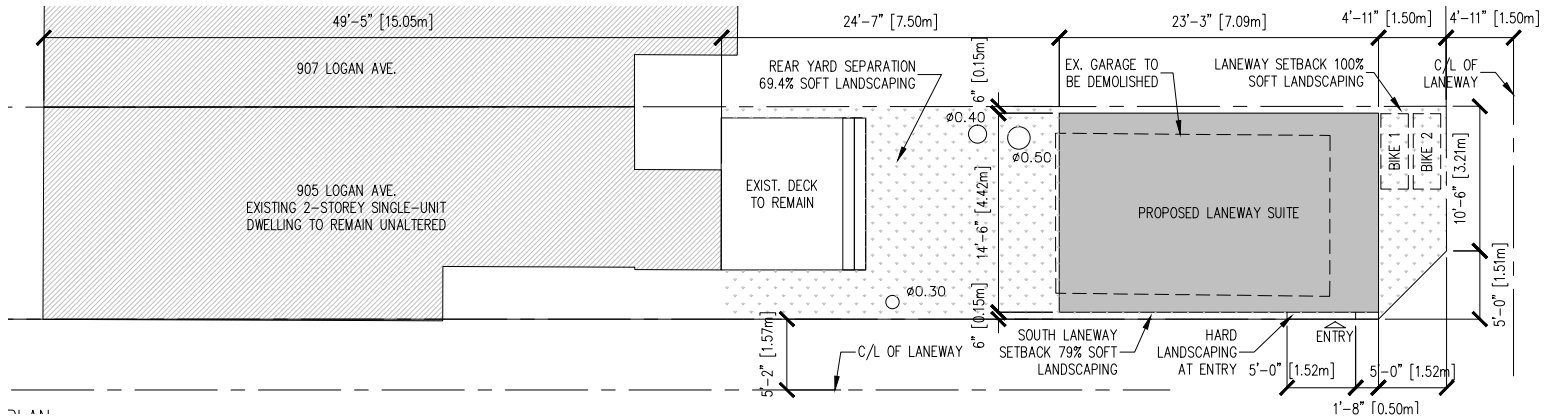
With the unique topography at the rear of the site, an as-of-right laneway suite could accommodate 3 storeys of living space



LANESCAPE INC.

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PROPOSED SITE PLAN

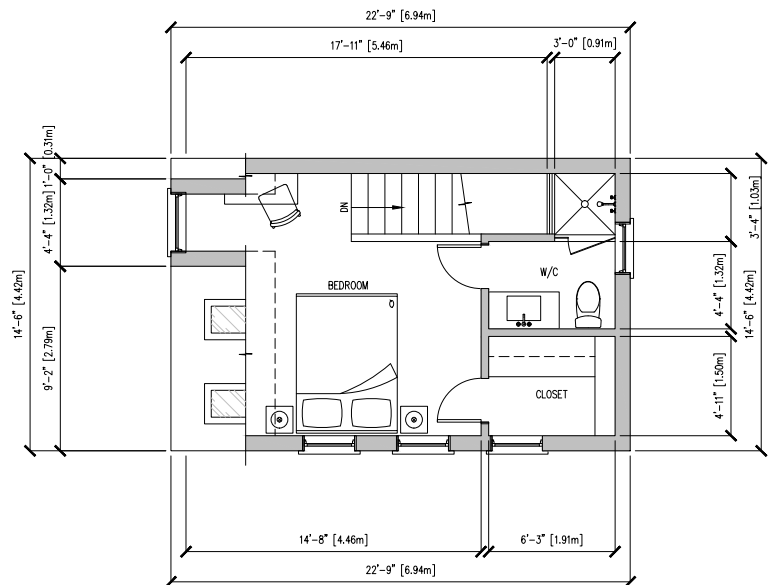
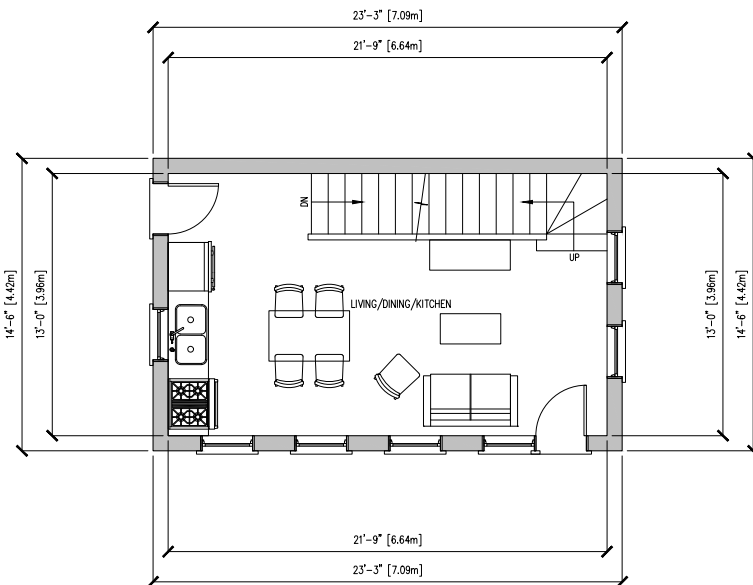


SITE PLAN

The new structure can extend to a zero setback at the South lot line with minor setbacks required at the West and North lot lines providing a footprint measuring 7.1m x 4.4m. While parking is not required on the lot, it can be accommodated at the rear yard from the North.

FLOOR PLANS

A laneway suite of this size can accommodate a 2-Bedroom, 1.5 bathroom dwelling with living space on both storeys, or a 1-bedroom unit at the upper floor with garage at grade. A wide array of layouts are achievable depending on program priorities.



GROUND FLOOR

SECOND FLOOR

THE PROCESS

Our three-phase approach is tailored to homeowners seeking to explore multiple design options, minimize up-front costs, and expedite design, approvals and construction.

PRELIMINARY ASSESSMENT

1

Illustrates the possibilities for your laneway suite, and demonstrates preliminary options for site planning and resolved interior layouts. The package also includes a detailed project pro-forma summarizing project expenses, and prospective returns.

DESIGN & APPROVALS

2

Our standardized process allows you to customize the layout, aesthetic, style, finishes, energy efficiency, and features of your laneway suite while conforming to the as-of-right by-laws. Our team manages and coordinates municipal approvals. We streamline the process, keeping you engaged and in control.

CONSTRUCTION

3

Our designs have been crafted to maximize efficiency while simplifying construction. 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.

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.



Parkdale Laneway Suite



Seaton Village Laneway Suite



Riverdale Laneway Suite

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