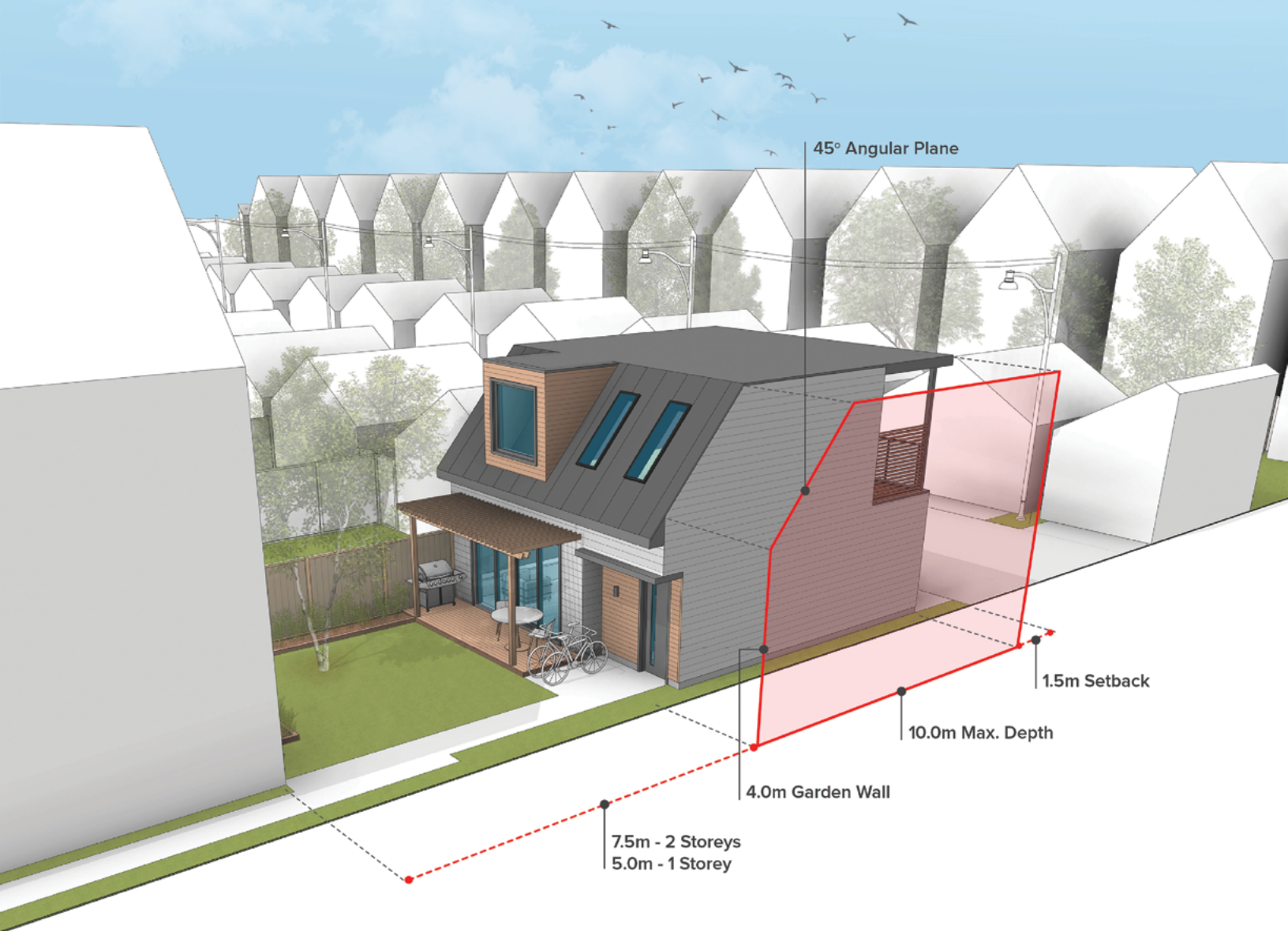


DESIGNING & BUILDING LANEWAY SUITES



LANE  **SCAPE**

An Introduction to Designing & Building Laneway Suites with Lanescape

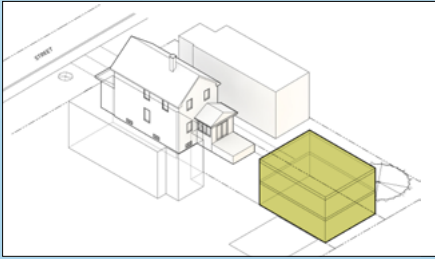
ABOUT US

In 2014, Lanescape set out to crowd-source an as-of-right zoning policy that would allow homeowners to easily and affordably build laneway suites. We, like many Torontonians needed help affording our mortgages, aging in place, and finding family-oriented rental options near parks and schools. After 4 years of tireless effort consulting with communities, planning professionals, city staff, and municipal leaders, our dream became a reality when the City of Toronto approved and implemented as-of-right laneway housing by-laws in the summer of 2018.

Over the course of our advocacy efforts, our expertise in design and construction was integral to our success. Our experience in establishing the by-laws now informs our approach, rendering our team as the leading authority on laneway development.

OUR 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 DESIGN

1

Our preliminary design document will illustrate all the possibilities for how a laneway suite could function on your lot. This includes multiple site plan schemes, floor plans, a project timeline, and financial analysis reflecting both cost of investment and potential returns. The Preliminary Design phase provides all the information you need to make an educated decision on how best to meet your project goals both physically and financially.



DESIGN & APPROVALS

2

Our process streamlines approvals while keeping you engaged and in control. At each stage, we provide multiple options working to refine your project from the big picture to the most granular level of detail. Every design is tailored to the goals of each homeowner, leveraging the unique conditions of their property. We work with you and your family to design, coordinate and secure all approvals required to begin construction.



CONSTRUCTION

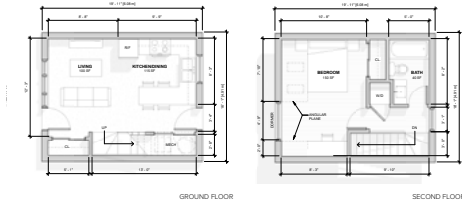
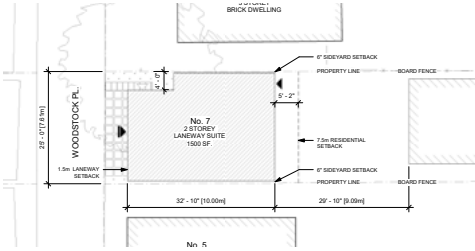
3

Our designs are crafted to maximize efficiency and simplify construction. Building on laneways is a unique challenge. Access is limited, there are overhead obstacles, and staging space is often non-existent. Our experience accounts for these realities, and our construction process minimizes disruption of your main house and neighbours. We strategize, and organize construction while you watch your laneway suite come to life.



PRELIMINARY DESIGN

Building a laneway suite can be a big commitment. Before deciding to build, we understand the importance of eliminating uncertainty and exploring several options on how best to achieve your project goals, both in the short and long term. Our preliminary design package provides multiple site and floor plan options, volumetric massing diagrams, a complete financial analysis and project schedule. For a minimal cost, this document gives you a comprehensive overview of your options, showing how to best approach challenges and leverage opportunities.



Annual Rental Income		
Rent Rate (Monthly)	\$3,000	\$3,800
Annual Gross Income	\$36,000	\$45,600
Vacancy Rate	3%	-1,368
Maintenance Costs	3%	-1,080
Utilities		-400
Property Tax Increase	0.62%	-\$2,479
Insurance		-\$2,000
Net Operating Income	\$28,961	\$36,693
Cost of Borrowing	-\$23,850	-\$36,275
Principal Paid	\$10,733	\$16,324
Annual Profit	\$15,843	\$16,741

Stabilized Value		
Item	Cap Rate	
Annual Net Operating Income	\$28,961	\$36,693
Stabilized Value	5%	\$733,855
Less Total Project Cost		\$604,588
Equity Gain		\$129,267

	2019	Sept	Oct	Nov	Dec	Jan	Feb
	1	2	3	4	5	6	7
PHASE 1: DESIGN AND APPROVALS							
Schematic Design & Earning Compliance	2.0	3.0					
Zoning Certificate Review	4.0		5.0				
Permit & Permit Documentation	6.0			7.0			
Building Permit Documents, Applications	7.0				8.0		
Permit & Construction Documents	8.0					9.0	
PHASE 2: CONSTRUCTION							
Contract Award & Mobilization	2.0						
Construction	3.0						
Project Close-out	4.0						

SITE PLAN

Site plan options explore how best to locate the structure in relation to your laneway and main house, with consideration toward parking, access, daylight and privacy.

FLOOR PLANS

From each site plan option, we develop a series of interior floor plans that demonstrate different configurations of space responding to your priorities and intentions.

PROJECT PRO-FORMA

A complete financial analysis of the project outlining all foreseeable development expenses, anticipated rental revenue, and prospective stabilized property value, illustrated through a high-low range.

PROJECT SCHEDULE

An outline of the process to realizing your laneway suite including all milestones, duration, deliverables, and responsibilities. This also notes key deliverables and simultaneous or concurrent phases.

- Zoning requirements & setbacks
- Buildable area
- Decks, patios, & landscaping
- Parking
- Rear yard dimensions
- Fences, gates & entrances

- Garage, carport or external parking
- Balconies and mezzanines
- Washrooms & Powder Rooms
- Bedrooms & Living Space
- Entry & Glazing Locations
- Storage, Mechanical & Service Space

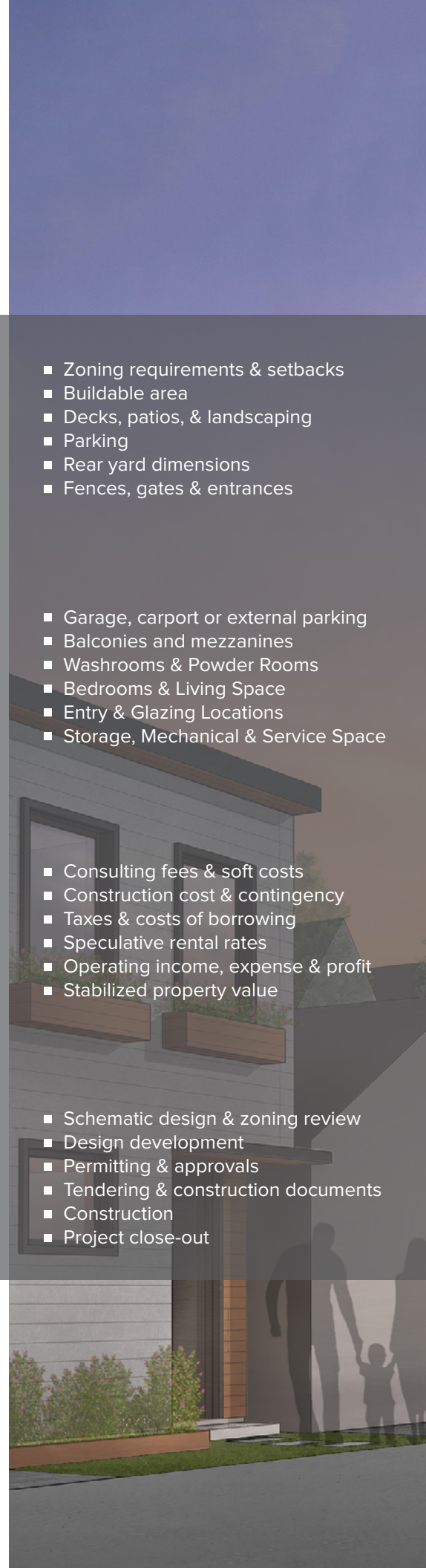
- Consulting fees & soft costs
- Construction cost & contingency
- Taxes & costs of borrowing
- Speculative rental rates
- Operating income, expense & profit
- Stabilized property value

- Schematic design & zoning review
- Design development
- Permitting & approvals
- Tendering & construction documents
- Construction
- Project close-out

LET'S GET STARTED!

Are you ready for your property assessment and preliminary design?
Email your address and/or survey to info@lanescape.ca

We will verify if your property qualifies, answer project specific questions, and outline how we can help you realize your vision.





Cedarvale Laneway Suite



Greektown Laneway Suite



Corso Italia Laneway Suite

THE LANESCAPE DIFFERENCE

Our involvement in developing the by-laws and experience designing and building on laneways ensures your project complies with all regulations and maximizes your property's potential. Our systemized process ensures a customizable product aligning with your aesthetic, and project goals while giving you certainty on cost, timeline, and quality. As Toronto's leading authority on laneway development, we ensure your project is put in the best position for success from the day pencil hits paper to the night of your housewarming party.

LANEHOUSESCAPE

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[See more projects here](#)

