

WHAT ARE THE STEPS REQUIRED TO REALIZE YOUR LANEWAY SUITE?

STEP ONE

Send us an email request and we will undertake an initial inspection of the property to ensure that it complies with the City of Toronto's "Changing Lanes" by-law, and report back to you with our assessment.
There is no fee for this service.

STEP TWO

We arrange a meeting at your home to review the potential of the site for a Laneway Suite.

We discuss the entire arc of THE PROCESS from preliminary Design to Construction and discuss the budget requirements of each phase of the process. This will give you a reliable overview of the project's feasibility.

We will discuss how you would like to use the new laneway suite, whether as a rental or a family unit or as personal studio/work space. At this time we will discuss options available for vehicular parking.

This Consultation forms the basis of a focused Concept Design which is Step Three.

STEP THREE

From the Step Two we can proceed with the development of a CONCEPT DESIGN including a SITE PLAN, two Floor Plans to scale, four Elevations and a 3D massing Study.

This step in the Process will require a nominal fee.
The Concept Design work by the Architects is to make the suite very efficient spatially and need not deal specifically with the details and finishes.

The Architect will ensure compliance with all the current Zoning By-laws for Laneway Suites.

Once the Concept Design is completed we will meet with you to review and discuss it. Any modifications will then be made to ensure an ideal design is achieved.

STEP FOUR

When the Concept Design is finalized and approved, we will proceed with the preparation of the full set of PERMIT DOCUMENTS as required by the City.

This step will require a pre-agreed fee for the permit document process which payment will be required progressively as the document preparation will take four to six weeks.

Documentation will include the Architectural Drawings, viz., floor plans, elevations, wall sections and construction details in compliance with Ontario Building Code.

Consultation and drawings by the Structural Engineer will be coordinated and included in the fee.

The Mechanical Engineer will provide a report of Heat Loss Calculations and design of the Mechanical system for the Suite with specifications of equipment, etc. This is a separate HVAC Permit included in the fee.

When the Architectural Plans including a dimensioned Site Plan comply with the Zoning requirements, the Package is presented to the City for review to attain a necessary Zoning Certificate before the Permit set of drawings can be completed and a Permit application submitted.

The Architect will then submit the Permit Documentation to the City, and undertake to respond to any requests for modifications as dictated by the Examiners. The cost for the permit will be specified by the City and paid as a separate expense by the Homeowners.

The time required for the Permit reviews tend to vary depending on the City Building Department work loads. But a time line of approximately two to four months can be anticipated.

STEP FIVE

Prior to the issuance of the Building Permit, the Construction Budget will be finalized and a STIPULATED PRICE CONSTRUCTION CONTRACT with specifications and allowances as required will be finalized for approval by the HomeOwners.