

LANE SCAPE

Property Report

3 Phenix

Aug 25, 2026



GARDEN SUITE PROPERTY REPORT

The following information is based on the requirements outlined by the City of Toronto's Garden Suites zoning by-law amendment and other criteria set forth by the municipality. This review estimates a property's eligibility for an as-of-right Garden Suite and identifies property-specific challenges or opportunities. This document is intended as a preliminary assessment only, and is subject to confirmation by the Municipality through a formal Zoning Applicable Law review. If your property does not conform, it is possible to seek a minor variance at the Committee of Adjustment. In all cases, we strongly encourage working with an experienced professional when seeking approvals for garden suites.

ADDRESS

3 Phenix Dr, Scarborough, ON M1N 3H7

ELIGIBILITY CRITERIA

Is the property zoned as a residential (R, RD, RS, RT, RM) designation?

☒ Yes

☐ No

Comments: RD

Does the property provide sufficient emergency access?

☒ Yes

☐ No

Comments: Via Side Yard

Is the developable area clear of municipally protected trees?

☐ Yes

☒ No

Comments: Additional work and permits may be required

DEVELOPABLE AREA

Does the property have adequate depth for a garden suite?

☒ Yes

☐ No

Rear Yard Setback: 1.5m

Rear Yard Separation: 7.5m

Comments: Max G.S Depth: 18.7m

Does the property have adequate width for a garden suite?

☒ Yes

☐ No

Side Yard Setbacks: ☒ 10% Frontage 1.0m ☐ 0.6m (Min.)

☐ 1.5m (Street)

Comments: Max G.S. Width: 8.0m

Maximum Lot Coverage: ☐ Dictated by Setbacks

☐ 40% Rear Yard

☐ 20% Lot

☒ 60m²

Comments: 645 sf per floor

CAN I BUILD A GARDEN SUITE?

☐ Yes

☒ Conditional: Arborist

Approx. Size (ft²): 1290

ADDITIONAL NOTES

This property appears to be a great candidate for a garden suite in conformance with the current by-laws. Our records indicate you could likely construct a 2-storey suite. All dimensions and assumptions are to be confirmed via a survey. Depending on the size and location of trees in the rear and/or neighbouring yards, additional approvals may be required from Toronto Parks and Forestry.

Book a call with us 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, area, 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.

PROJECT EXAMPLES



MEADOWVALE GARDEN SUITE

A single-story garden suite home with a deck and den, creating a cozy private retreat.



OAKDENE GARDEN SUITE

A two-storey garden suite with a patio and vaulted living spaces, designed for family living and aging in place.



MELCHIOR GARDEN SUITE

This minimalist two-storey garden suite comes with abundant daylight and functional living.



ATLAS GARDEN SUITE

A garden suite with a pool and basement, blending a ground-floor poolhouse with a private upper-level rental.

INTERESTED IN SEEING MORE?

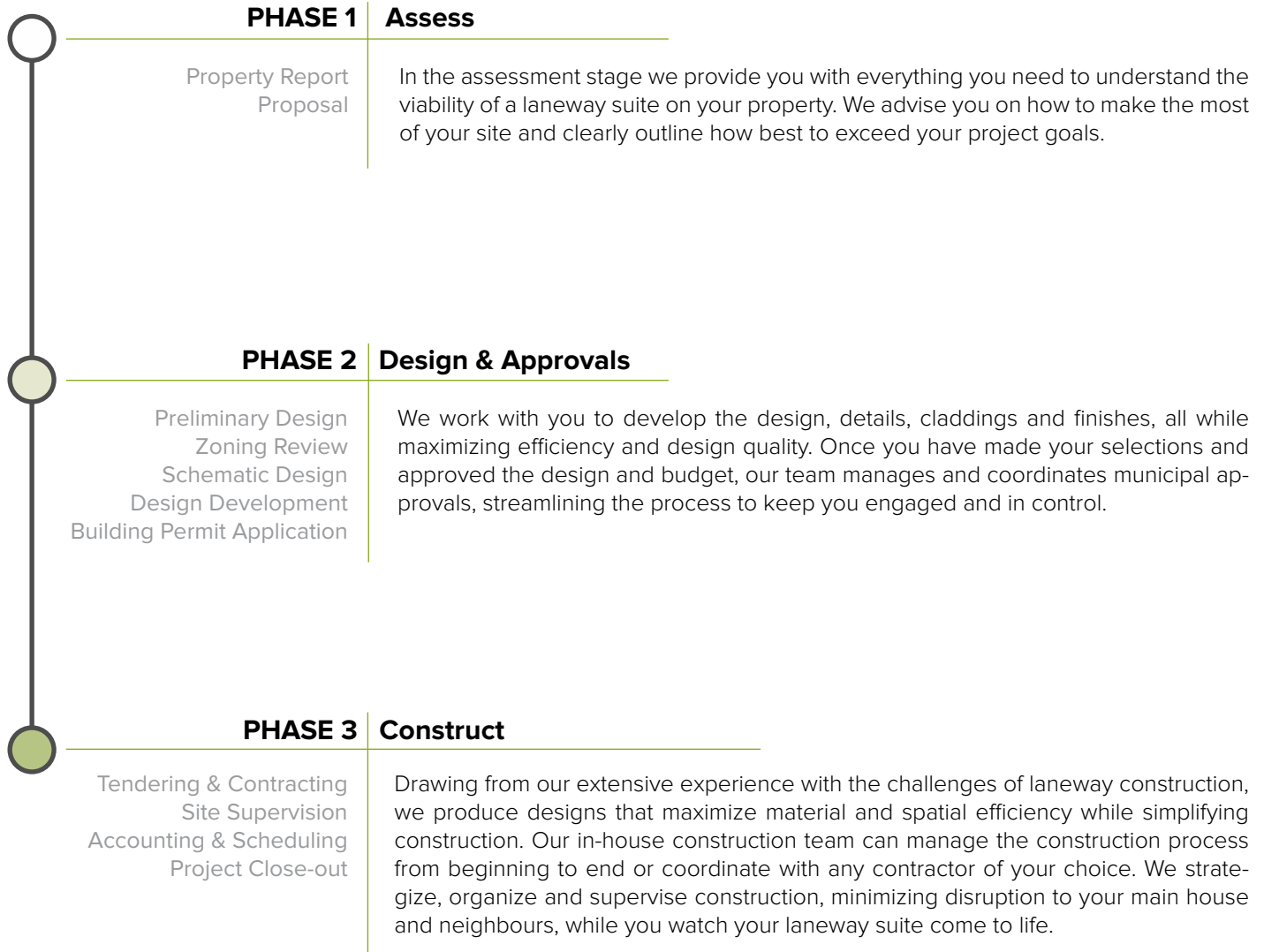
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The following images are provided solely as preliminary reference to indicate the possible size, scope, and possibilities for a Laneway suite. All rights are reserved by Lanescape Inc.

OUR APPROACH

Lanescape'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.

YOU ARE HERE



Want to LEARN MORE? book a free consultation call here