

159 Macdonnell Ave, Toronto

As requested by the Babiak Real Estate Team, I reviewed this property in terms of the possibility of adding what the City of Toronto describes as a Laneway Suite at the rear of the property that fronts onto a public laneway.

This subject property is zoned Residential (R) d 0.6 for maximum allowable density with a main building maximum height limit of 10.0 m.

The R Residential Zoning regulations allow a detached house, semi-detached, duplex or triplex or duplex as the permitted residential uses for the main residential building.

The City of Toronto has recently passed By-laws 810-2018 and 1210-2019 which permit laneway suite where the propose laneway suite satisfies various property and design criteria.

From a City of Toronto laneway suite report, I have attached two concept drawings which help illustrate the detailed criteria that will need to be addressed.

Proposed laneway suites criteria includes:

- Minimum lot width of at least 3.5 m;
- Proposed suite to be setback at least 1.5 m from centreline of the lane;
- Maximum height of 6.0 m (up to two storeys);
- Maximum suite width 8.0 m otherwise limited by the lot width;
- Maximum suite length 10.0 m;
- Maximum lot coverage of 30% for the laneway suite
- A separation distance between the main house and proposed laneway suite building of a minimum 5.0 m to 7.5 m maximum depending on proposed height of the laneway suite;
- At a height of 4.0 m or over a 45 degree angular plane will need to be design into the proposed laneway suite;
- In the separation distance between suite and existing house the City will expect that minimum landscaping open space requirements be maintained; and

- Two bicycle storage spaces need to be provided.

As well, the Ontario Building Code requires that the proposed laneway suite be within 45 m. (147.6 ft) from the street in which the main house faces for the purpose of emergency services (fire, ambulance and police) should that be required.

Conclusions:

Subject to a detailed review of this property and a plan of survey, it appears that a laneway suite could be proposed at 159 Mac Donnell Ave. as the over lot depth is 121 ft.

If all of the City criteria can be satisfied to the maximum required then a two storey laneway suite building of approximately 1,000 sq feet could be achieved. A detailed survey review of this property and the existing building needs to be undertaken to fully determine the potential laneway suite that could be constructed here.

Should the owner of this property propose to build a laneway suite, CTS would, in consultation with the owner and an architect, prepare and file the necessary applications to the City's Building and Planning Depart

Any proposed drawings will need to be reviewed carefully to determine how and whether City zoning criteria for laneway suites can be met.

I trust that you will find the information in this report helpful. Should you have any questions please contact me at the cell # provided below.

Yours sincerely,

Chris Stoyanovich, MCIP,RPP
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