

577 Beresford 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.

Based on a plan of survey provided by the Babiak Team, this property has approximately 16.92 feet frontage/lot width by 139.1 feet in depth for an approximate lot area of 2,353.5 sq feet.

In the City's Zoning By-law 569-2013, this property is zoned Residential Multiple Dwelling (RM) with two dwelling units permitted, a maximum density of 0.8 x the total lot area and a maximum allowable main building height limit of 11.0 metres/3 storeys.

In RM Zones, the permitted residential units include a detached house, a semi-detached house and duplex residential buildings.

The City of Toronto has also recently passed By-laws 810-2018 and 1210-2019 which permit laneway suites various zoning, design and access criteria can be satisfied.

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 laneway suite to be setback at least 1.5 m from centreline of the lane;
- Maximum laneway 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 designed 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.

The Ontario Building Code also requires that the proposed laneway suite be within 45 m. (147.6 ft) from the street fronting on the main house for the purpose of emergency services access (fire, ambulance and police) should that be required.

For this reason, the City's laneway suite criteria includes the need for a 1.0 m unrestricted clearway around the main house so that City fire or police services could respond to any emergency call. Where 1.0 m of clear access is not available on the subject property, the City will accept a shared access with the neighbouring property subject to a "Limiting Distance Agreement" being entered into by the two property owners.

The City laneway suite regulations also include a parking space exemption for the laneway suite and the main residential use. Subject to having sufficient lot depth, there is the possibility of having a parking space off the lane in front of a proposed laneway suite.

Conclusions:

After reviewing this property, including a plan of survey, it appears that a laneway suite could be proposed at 577 Beresford Ave. as the over lot depth extending back to the the City laneway is 139.10 feet.

A detailed site plan drawing would need to be prepared and reviewed against City zoning regulations to fully determine how a two storey laneway suite building in the range of 800 to 1,000 sq feet might be designed to fit onto this property. If any zoning regulations can not be satisfied, a minor variance application would need to be submitted to the City's Committee of Adjustment which will include circulation to various City Departments for comments and a public hearing.

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 Departments and the City Committee of Adjustment.

Any proposed drawings will need to be reviewed carefully to determine how and whether all City zoning criteria can be met or whether a minor variance application would need to be submitted to adjust any applicable zoning regulations.

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,

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