

150.8 Laneway Suites

150.8.1 General

(1) Application of this Section

The regulations of Section 150.8 apply to laneway suites.

150.8.20 Use Requirements

150.8.20.1 General

(1) Laneway Suite – Permitted Uses

(A) Despite regulation 10.5.60.1(2), an **ancillary building** may be used for living accommodation in one **laneway suite**.

(B) Despite regulation 10.5.60.1(3), an **ancillary building** may have both food preparation facilities and sanitary facilities in a **laneway suite**.

(C) Despite regulation 150.5.60.1(1) a **home occupation** is permitted in a **laneway suite** if the **laneway suite** is exclusively and separately occupied as a principal residence, applying the regulations of Section 150.5 as if it is a **dwelling unit**; and

(D) Despite regulation 150.13.20.1(1) a **short-term rental** is permitted in an **ancillary building** if it is in a **laneway suite** that is exclusively and separately occupied as a principal residence.

(E) Despite regulation 10.5.60.1(4) above-ground parts of an **ancillary building** containing a **laneway suite** may be erected prior to the erection of the **main walls** and completion of the roof of a **residential building** on the same **lot**.

(2) Laneway Suite – Use Restriction

A maximum of one **ancillary building** containing a **laneway suite** is permitted on a **lot**. [By-law: 810-2018]

(3) Laneway Suites – Location Restriction

A **laneway suite** is not permitted in the area bounded by Avenue Road, the Canadian Pacific (CP) Limited rail corridor, Yonge Street, Rosedale Valley Road, Sherbourne Street, Bloor Street East and Bloor Street West.

150.8.30 Lot Requirements

150.8.30.20 Lot Line

(1) Minimum Lot Line on a Lane

A **laneway suite** must be on a **lot** with a **rear lot line** or **side lot line** abutting a **lane** for at least 3.5 metres; or on a **lot** with a cumulative total of at least 3.5 metres along a **side lot line** and **rear lot line**.

150.8.50 Yards

150.8.50.10 Landscaping

(1) Landscaping Requirements for a Laneway Suite

Despite regulation 10.5.50.10 (3), for a **lot** with a **residential building** and an **ancillary building** containing a **laneway suite**:

(A) with a **lot frontage** of 6.0 metres or less, a minimum of 60 percent of the area between ~~the~~ all rear **main walls** of the **residential building** and the front **main wall** of the **ancillary building** containing a **laneway suite** must be for **soft landscaping**;

(B) with a **lot frontage** of greater than 6.0 metres, a minimum of 85 percent of the area between ~~all~~ the rear **main walls** of the **residential building** and the front **main wall** of the **ancillary building** containing a **laneway suite** must be for **soft landscaping**, excluding a pedestrian walkway of which may have a maximum width of 1.5 metres; and

(C) the area between the **ancillary building** containing a **laneway suite** and the **lot line** abutting a **lane**, excluding a permitted **driveway**, and a pedestrian walkway of which may have a maximum width of 1.5 metres, must be **landscaping**, of which a minimum of 75 percent must be **soft landscaping**.

150.8.60 Ancillary Building Requirements When Containing a Laneway Suite

150.8.60.20 Setbacks

(1) Parts of a Laneway Suite to which a Required Building Setback Applies

The required minimum **ancillary building setbacks** apply to all parts of an **ancillary building** containing a **laneway suite** above-ground and below-ground, excluding footings.

(2) Laneway Suite - Rear Yard Setback

Despite regulations 10.5.60.20(2) and (5) and regulation 10.10.60.20(1), the required minimum **rear yard setback** for an **ancillary building** containing a **laneway suite** is:

(A) if the **rear lot line** does not abut a **street** or **lane** and there are no openings such as **vehicle** access, doors or windows in the rear **main wall** of the **ancillary building**, 0.0 metres; and

(B) in all other cases, 1.50 metres.

(3) Laneway Suite – Side Yard Setback

Despite regulations 10.5.60.20(3) and (6) and regulation 10.10.60.20(1), the required minimum **side yard setback** for an **ancillary building** containing a **laneway suite** is:

(A) if the **side lot line** does not abut a **street** or **lane** and there are no openings such as **vehicle** access, doors or windows in the side **main wall** of the **ancillary building**, 0.0 metres;

(B) if the side **lot line** abuts a **street**, the required minimum **side yard setback** for the **residential building** on the **lot**;

(C) if the **side lot line** abuts a lot in the R, RD, RS, RT or RM zone and the **rear lot line** abuts a **lane**, an **ancillary building** containing a **laneway suite** with a height greater than 4.0 metres, 1.5 metres; and

(CD) in all other cases, 1.5-0 metres.

150.8.60.21 Setback Exemptions

(1) Permitted Setbacks for Lawfully Existing Ancillary Buildings

If the **lawful building setback** of a **lawfully existing ancillary building** is less than the required minimum **building setback** for an **ancillary building** containing a **laneway suite** required by Clause 150.8.60.20, the required minimum **building setback** for a **laneway suite** in that **lawfully existing ancillary building** is:

(A) the minimum **rear yard setback** for that **lawfully existing ancillary building**; ~~or~~ and

(B) the minimum **side yard setback** for that **lawfully existing ancillary building**.

150.8.60.30 Separation and Dimensions

(1) Minimum Separation between a Residential Building and the Ancillary Building

Despite regulation 10.5.60.30(1) an **ancillary building** containing a **laneway suite** must be:

(A) no less than 5.0 metres from a **residential building** on the same **lot** if the height of the **ancillary building** is no greater than 4.0 metres; and

(B) no less than 7.5 metres from a **residential building** on the same **lot** if the height of the **ancillary building** is greater than 4.0 metres.

(2) Angular Plane

No part of an **ancillary building** containing a **laneway suite** may penetrate a 45 degree **angular plane** projected towards the **rear lot line** beginning from a height of 4.0 metres at a distance of 7.5 metres from rear **main wall** of the **residential building** on the same lot.

(3) Permitted Projections into a Required Angular Plane

Despite regulation 150.8.60.30(2), a dormer or a vertical extension of the front **main wall** of an **ancillary building** containing a **laneway suite** may project into the required **angular plane** if it occupies no more than 30 percent of the total width of the **ancillary building's** front **main wall**.

(4) Skylights and Windows in a Roof

Despite regulation 150.8.60.30(2), windows or skylights may project into the required **angular plane** a maximum of 0.3 metres.

(5) Maximum Length of a Laneway Suite

The permitted maximum **building length** for an **ancillary building** containing a **laneway suite** is 10.0 metres.

(6) Maximum Width of a Laneway Suite

The permitted maximum **building** width of an **ancillary building** containing a **laneway suite** is 8.0 metres, ~~measured perpendicular to the lot centreline.~~

150.8.60.31 Separation Exemptions

(1) Minimum Separation Between a Lawfully Existing Residential Building and a Lawfully Existing Ancillary Building

If the separation between a **lawfully existing ancillary building** and a **lawfully existing residential building** on the same **lot** is less than the required minimum separation between an **ancillary building** containing a **laneway suite** and a **residential building** required by Clause 150.8.60.30, the required minimum separation between the **lawfully existing residential building** and the **lawfully existing ancillary building** is the separation that exists between the **lawfully existing ancillary building** and the **lawfully existing residential building**.

(2) Permitted Length of a Lawfully Existing Ancillary Building

If the **lawful building length** for a **lawfully existing ancillary building** is more than the permitted maximum **building length** for an **ancillary building** containing a **laneway suite** required by Clause 150.8.60.30(5), the permitted maximum **building length** for an **ancillary building** containing a **laneway suite** is the **lawful building length** for the **lawfully existing ancillary building**.

(3) Permitted Width of a Lawfully Existing Ancillary Building

If the **lawful building width** for a **lawfully existing ancillary building** is more than the permitted maximum **building width** for an **ancillary building** containing a **laneway suite** required by Clause 150.8.60.30(6), the permitted maximum **building width** for an **ancillary building** containing a **laneway suite** is the **lawful building width** for the **lawfully existing ancillary building**.

150.8.60.40 Height

(1) Maximum Height of a Laneway Suite

Despite regulation 10.5.60.40(2)(B), the permitted maximum height of an **ancillary building** containing a **laneway suite** is:

- (A) if the **ancillary building** containing a **laneway suite** is located a minimum of 5.0 metres to less than 7.5 metres from the **residential building** on the **lot**, 4.0 metres; and
- (B) if the **ancillary building** containing a **laneway suite** is located 7.5 metres or more from the **residential building** on the **lot**, 6.03 metres.

(2) Maximum Storeys for Laneway Suites

Despite regulation 10.5.60.40(3), an **ancillary building** or **structure** containing a **laneway suite** may have a maximum of two **storeys**, subject to (1) above.

(3) Height of Specific Structures on a Laneway Suite

The following structures on the roof of an **ancillary building** containing a **laneway suite** may exceed the permitted maximum height for that **building** by 1.0 metres:

- (A) antennae;
- (B) flagpoles;
- (C) parapets for a **green roof**, if they are no closer than 0.4-50 metres to the **main walls** of the **ancillary building**;
- (D) satellite dishes; and

(E) weather vanes.

(4) Height of Skylights on a Laneway Suite

Skylights on the roof of an **ancillary building** containing a **laneway suite** may exceed the permitted maximum height for that **building** by 0.3 metres.

(5) Height of Elements for Functional Operation of a Building

The following equipment and **structures** on the roof of an **ancillary building** containing a **laneway suite** may exceed the permitted maximum height for that **building** by 1.50 metres, subject to (56) below:

(A) equipment used for the functional operation of the **ancillary building** containing a **laneway suite**, such as electrical, utility, mechanical and ventilation equipment;

(B) structures or parts of the **ancillary building** containing a **laneway suite** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, chimneys, vents, and water supply facilities; and

(C) **structures** that enclose, screen or cover the elements listed in (A) and (B) above.

(56) Height - Horizontal Limits on Elements for Functional Operation of a Building

Equipment, **structures** or parts of a **building** permitted in (45) above must not:

(A) cover more than 30 percent of the area of the roof, measured horizontally; and

(B) be located closer than 1.50 metres to the **main walls** of the **ancillary building**.

(67) Height of Laneway Suite Entrance

Regulation 10.5.60.40(4) does not apply to an **ancillary building** containing a **laneway suite**.

150.8.60.50 Floor Area

(1) Exclusion from Floor Space Index

The **gross floor area** an **ancillary building** containing a **laneway suite** is not included for the purpose of calculating the total **gross floor area** and **floor space index** for a **lot**.

(2) Laneway Suite – Interior Floor Area

The **interior floor area** of an **ancillary building** containing a **laneway suite** must be less than the **gross floor area** of the **residential building** on a **lot**.

(3) Exemption from Maximum Floor Area for an Ancillary Building

Regulation 10.5.60.50(2) does not apply to an **ancillary building** containing a **laneway suite**.

150.8.60.60 Decks, Platforms and Amenities, and Permitted Encroachments

(1) Interpretation of Platform Walls

The exterior sides of a platform, such as a deck, porch, balcony or similar structure, attached to or within 0.3 metres of an **ancillary building** containing a **laneway suite**, are not **main walls** if at least 50 percent of the exterior sides above the floor are open to the outside.

(2) Platform Restrictions

Despite regulation 10.5.60.20(11) a platform without **main walls** in accordance with (1) above, is permitted, if:

(A) the area of the platform, other than a **green roof**, is less than 10 percent of the **interior floor area** of the **laneway suite**;

(B) the platform complies with the required minimum **building setbacks**, separation distances and **angular planes** for the **ancillary building** containing a **laneway suite**; and

(C) the exterior sides of a platform adjacent to a **side yard** must be visually screened from an abutting **lot** by an opaque barrier with a vertical dimension of no less than 1.5 metres.

(3) Platform Height

Despite regulation 10.5.60.40(5)(B), the level of the floor of a platform permitted in accordance with (2) above, other than a **green roof**, must be:

(A) no higher than 0.2 metres above the level of the floor of the **storey** from which it gains access; and

(B) no higher than 4.0 metres above **average grade** unless it is attached to or within 0.3 metres of a **main wall** facing a **lane**.

(4) Permitted Encroachments for Platforms

Despite (2)(B) above, a platform without **main walls** in accordance with (1) above, together with stairs or ramps leading to the platform, may encroach into the distance separation required in regulation 150.8.60.30(1) a maximum of 1.5 metres from the front **main wall** of the **ancillary building** if the platform is no higher than 0.3 metres above the average elevation of the ground measured along the front **main wall** of the **ancillary building**.

(5) Permitted Encroachments for Canopies and Awnings

A canopy, awning or similar **structure**, with or without structural support, or a roof over a platform which complies with (4) above, may encroach into a required separation distance or **building setback**, subject to the following:

(A) the maximum height of the roof, canopy, awning or similar **structure** is 4.0 metres above the average elevation of the ground measured along the abutting **main wall** of the **ancillary building**;

(B) a canopy, awning or similar **structure** may encroach into the distance separation required in regulation 150.8.60.30(1) a maximum of 1.5 metres from the front **main wall** of the **ancillary building**; and

(C) between a **lane** and the **ancillary building** containing a **laneway suite**, a canopy, awning or similar **structure** may encroach into the **ancillary building setbacks** required in Clause 150.8.60.20 a maximum of 0.75 metres from the **ancillary building's main wall** facing the **lane**.

(6) Architectural Features

Architectural features on an **ancillary building** containing a **laneway suite** must comply with the following:

(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a **building setback** required in Clause 150.8.60.20 or into the distance separation required in regulation 150.8.60.30(1) a maximum of 0.6 metres; and

(B) a chimney breast may encroach into a **building setback** required in Clause 150.8.60.20 or into the distance separation required in regulation 150.8.60.30(1) a maximum of 0.6 metres, if it is no wider than 2.0 metres.

(7) Equipment

Wall mounted equipment on an **ancillary building** containing a **laneway suite**, such as vents, pipes, utility equipment, satellite dishes, antennae or air conditioners, may encroach a maximum of 0.6 metres into:

(A) on a **main wall** of the **ancillary building** facing a **lane**, the minimum **building setbacks** abutting the **lane** required in Clause 150.8.60.20; and

(B) on the front **main wall** of the **ancillary building**, the distance separation required in regulation 150.8.60.30(1).

150.8.60.70 Lot Coverage

(1) Lot Coverage Requirement for a Lot with a Laneway Suite

Despite regulations 10.5.60.70(1) and 10.10.60.70(1), if a **lot** has an **ancillary building** containing a **laneway suite**:

(A) the **ancillary building** containing a **laneway suite** it is not included in the overall calculation of **lot coverage**; and

(B) the area of the **lot** covered by all **ancillary buildings** combined, including the **ancillary building** containing a **laneway suite**, may not exceed 30 percent of the **lot area**.

150.8.80 Parking and Bicycle Parking

150.8.80.1 General

(1) Parking Space Requirement for a Lot with a Laneway Suite

Despite the **parking space** requirements in regulation 200.5.10.1(1):

(A) if a **lot** has an **ancillary building** containing a **laneway suite**, no **parking spaces** are required for any **dwelling units** and **secondary suites** in a **detached house**, **semi-detached house**, **townhouse**, **duplex**, **triplex**, or **fourplex** on the same **lot**; and

(B) no **parking space** is required for a **laneway suite**.

(2) Bicycle Parking Space Requirement for a Laneway Suite

An **ancillary building** containing a **laneway suite** must have a minimum of two bicycle parking spaces within the **laneway suite**, or within any required separation distance or within the required building yard setbacks for an ancillary building containing a laneway suite.