

Jenny Farkas, Proponent  
Proposal for ancillary building containing a laneway suite  
570 Crawford, Toronto M6G 3J8

March 26 2019

### **Summary**

My proposal is to build a two-storey 946 square foot ancillary building comprised of a 694 square foot laneway suite, and 252 square foot garage, replacing the existing garage on the R zone property at 570 Crawford Street. There are no other ancillary buildings on the property.

This laneway suite/garage will be built at the back of my mother Carol Farkas' house. My mother died in 2016, and the house now belongs to me (Carol's daughter), my brother and step-sister. My mother's spouse Paul Nash is living in the house. I intend to move in to the laneway suite to care for my father, who lives nearby.

### **Proposed ancillary building containing a laneway suite & garage**

The ground-floor level of the proposed ancillary building contains the garage, the entryway into the laneway suite, the bathroom and bedroom – as well as the staircase to the upper level. The upper-level contains the kitchen and living room.

The side walls of the proposed ancillary building will be constructed from cinderblock. The front and back walls of the proposed building will be cinderblock on the first level, and wood frame construction with wood shingles on the exterior on the upper level. The roof will be metal.

There are two windows on the upper level that face the side lot lines. Both of these windows are more than the required 1.5m from a side lot line.

### **Lot requirements**

The rear lot line is 18.6 feet or 5.62m (above the minimum requirement of 3.5m).

### **Landscaping**

1 (A) Area between the rear main wall of the residential building and the front main wall of the ancillary building = 1065sqft or 99sqm. Sixty percent of this area is 59.5sqm or 640sqft. My proposal meets the soft landscaping threshold of 75%. Plants, shrubs, small trees and grass make up 480 sqft or 44.6 sqm of this area, with 160sqft or 14.9sqm reserved for permeable paving stones pathways between the main house and the laneway suite, and near the concrete pathway that connects the back and front yards of the main house (to allow access to the hosebib, etc).

1 (C) Area between the ancillary building containing the laneway suite and the lot line abutting the lane is 8.54sqm (91.9sqft), of which just over 4sqm (43.4 sqft) is the driveway (comprised of permeable interlocking stone). Of the non-driveway area of 4.54 sqm (48.4 sqft), 75% (3.4sqm or 36.5sqft) is covered in soft landscaping in the form of plants, shrubs and small trees.

### **Setbacks**

2 (B) The rear yard setback for the proposed ancillary building is 1.5m, which meets the requirement.

2 (C) The side yard setbacks for the proposed ancillary building are 12cm or 4 inches, while the permitted setback is 0.

**Separation and dimensions**

The two storey ancillary building meets the 750m setback and maximum wall height requirement from the residential house. The residential house has a 'jog' - a narrow one-storey section at the very back of the house, and a wider, two-storey section at the house's midway point. Our proposed ancillary building matches this 'jog'.

The length of the laneway suite is 9.6m or 31.5ft, which is less than the permitted maximum of 10m. The width of the laneway suite 5.62m or 18.5ft, which is less than the permitted maximum of 8m.

**Height**

The height of the proposed ancillary building is 6m.

**Floor area**

The total ancillary interior area (946sqft or 88sqm) is less than the gross floor area of the residential building (1560sqft or 145sqm).

- Garage area = 252.9sqft or 23.5sqm
- Laneway suite (living area) = 694sqft or 64.5sqm

**Deck**

The proposed small upper deck is 64.5sqft or 6sqm, and meets the requirement of less than 10% of the interior floor area. The height of the deck above average grade is 2.43m or 8ft, less than the 4m limit.

**Encroachment**

There are no encroachments. The gutters and downspouts are all on our property, and drain on our property.

**Lot coverage**

The total lot area is 221sqm or 2378sqft. Thirty percent of this total is 66.3sqm or 713sq. The proposed ancillary building – the only one on the lot – has an area of 44sqm or 473sqft.

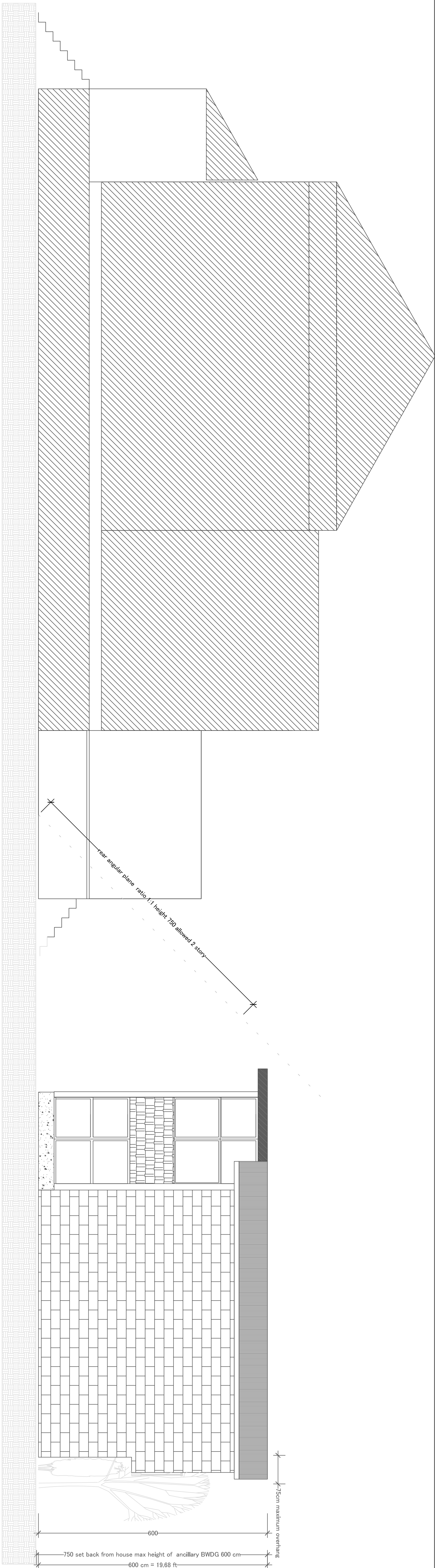
**Bicycle parking**

The Garage area of 232sqft or 21.6sqm will accommodate two bicycle parking spaces.

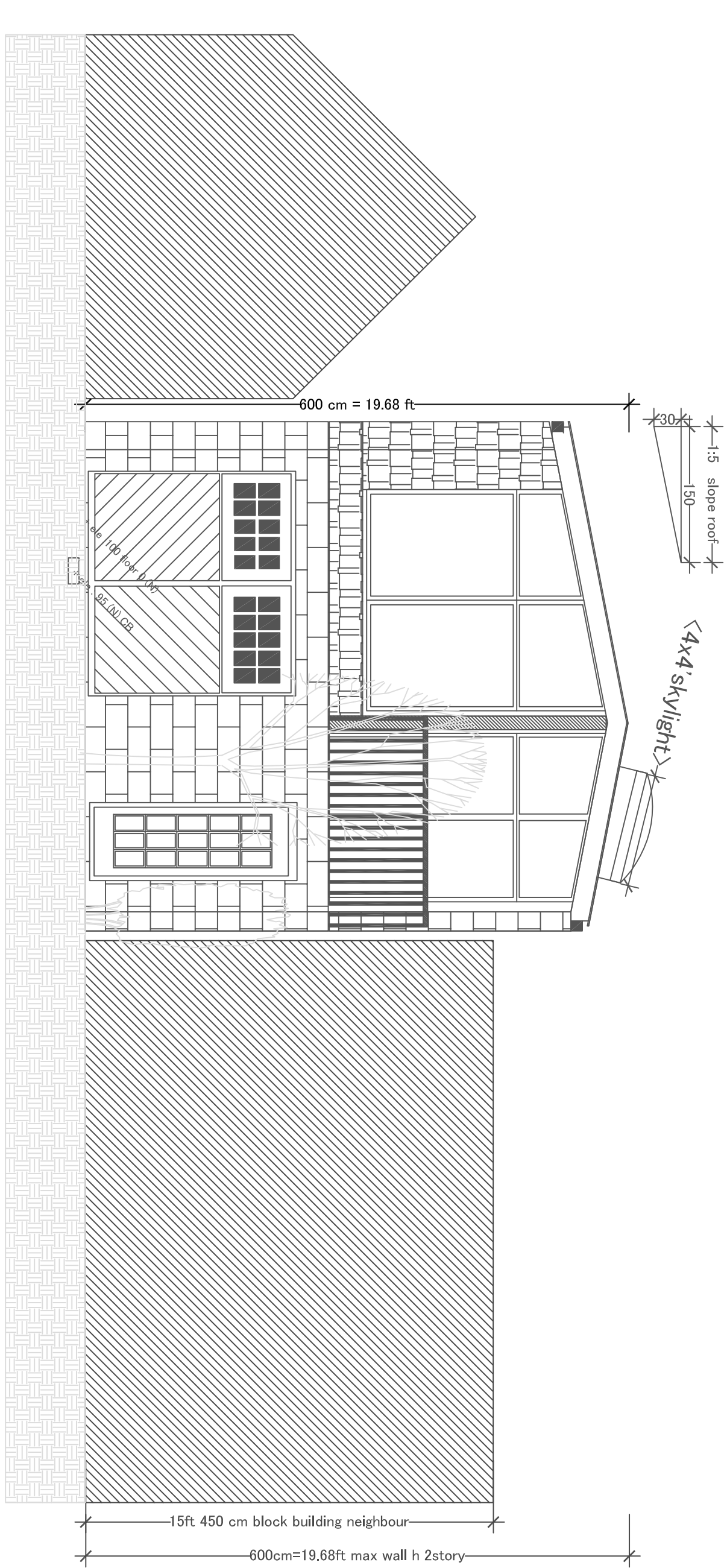


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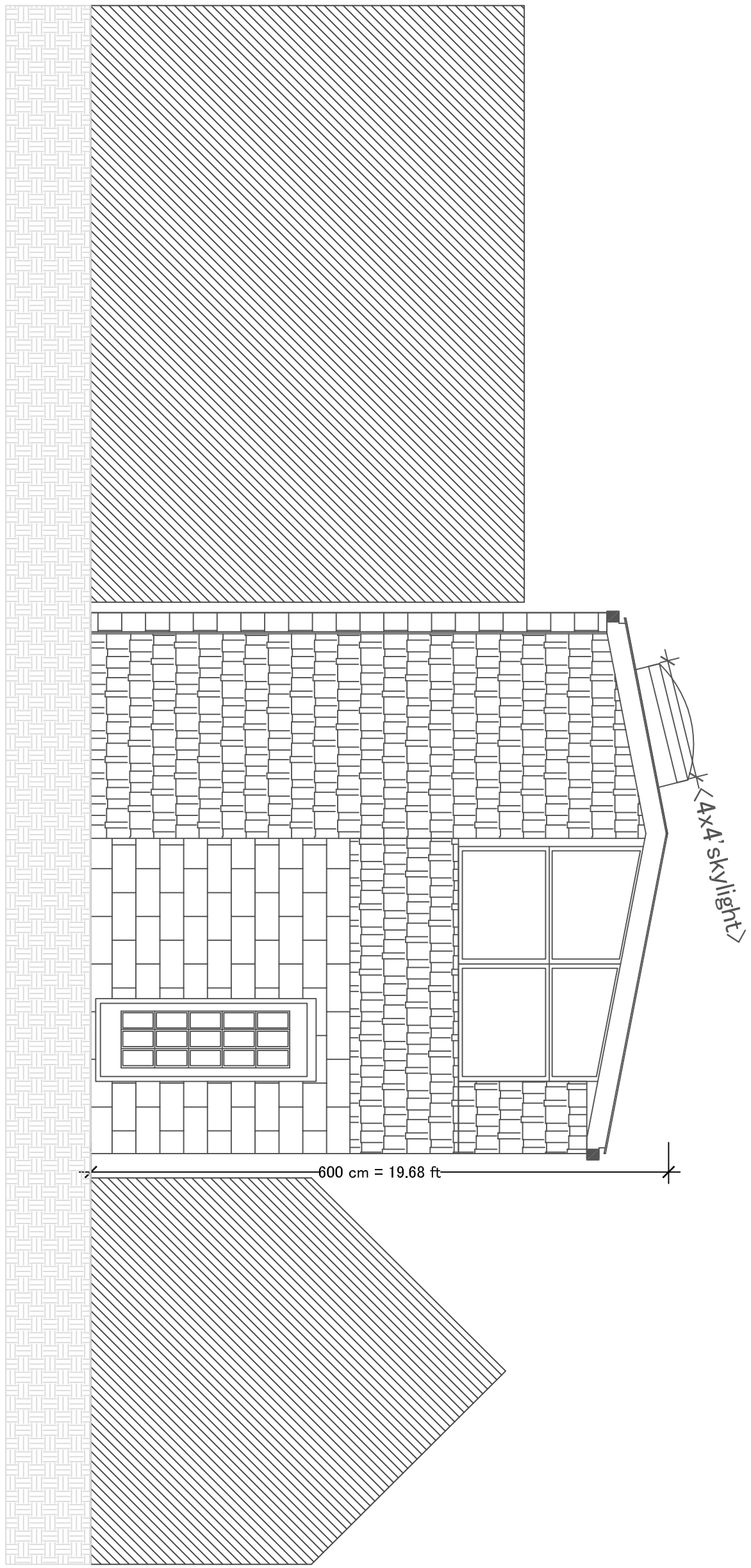




north ELEVATION



west ELEVATION



east ELEVATION

Legal Description  
570 Crawford Street  
part of Lot 20 & 19  
Plan 571  
Roll # 19-04-044-120-04700-0000  
City of Toronto

Date : 26 March 2019

DRW BY *gg*

SCALE 1:50



1m 2m  
100 [3'-3 1/2"]

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