



April 4, 2018

Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE: PG 28.1 Second Units: Draft Official Plan Amendment

Dear Chair David Shiner and Members, Planning and Growth Management Committee,

First, are our comments on the context for the above proposal. The relationship between the Second Units Official Plan Amendment (OPA) and the “Laneways Suites” project, for which we understand legislative provisions are forthcoming, is unclear:

- We do not understand why the City would proceed with the “blanket” OPA permitting second units without the Zoning By-law Amendment (ZBA) authorizing laneway suites.
- The Laneways Housing project has to date been limited in scope to the Toronto and East York (TEY) District. Although the vast majority of laneways are located in TEY, we believe that housing policy should be developed on a city-wide basis.

Second, are our comments on the Second Units OPA itself: We are of the opinion that such housing, regardless of specific typology needs to “fit in” with the neighbourhood in the same manner and subject to the same Official Plan directions as other housing. As such we request that Section 3.2.1 Housing, be amended by adding an additional policy as part of the new Policy 10:

“Second units will be encouraged to increase the supply and availability of rental housing across the city and within neighbourhoods. Second units may be provided within or ancillary to a detached or semi-detached house or townhouse. **Second units will be subject to Polices 2, 3 and 4 of the Official Plan in similar manner to that of the primary units to which second units are linked.**”

Yours truly,

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The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.