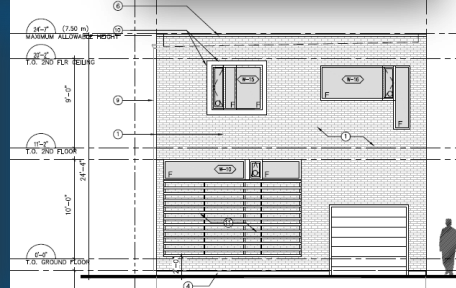
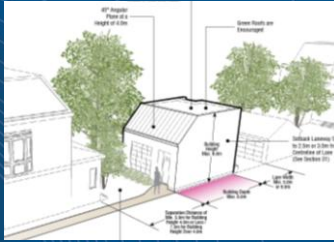
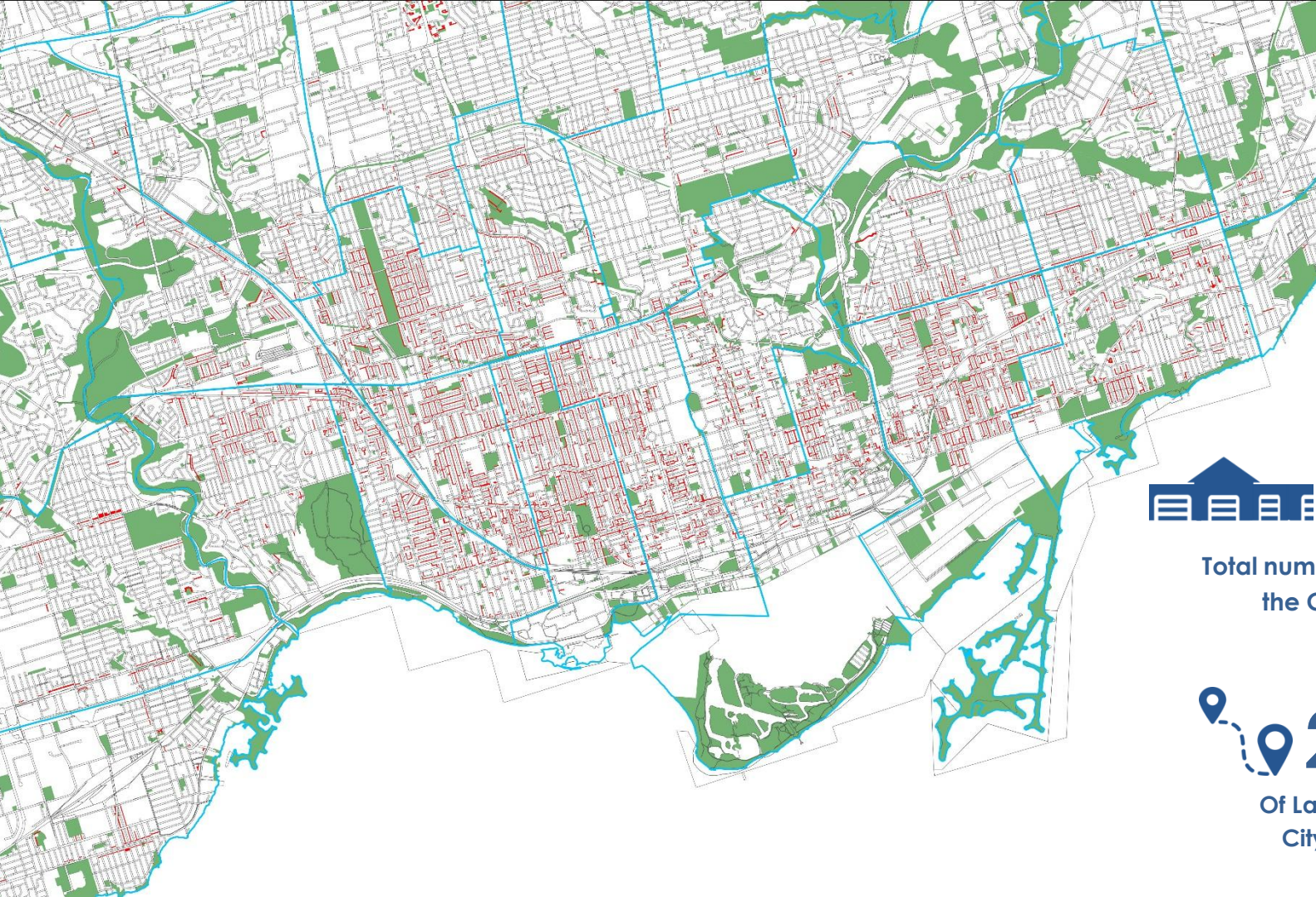


Changing Lanes

Toronto's Laneway Suites Strategy





 **2,433**

Total number of Laneways in
the City of Toronto

 **295** km

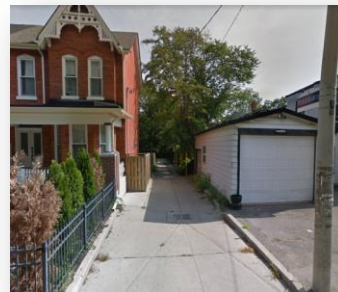
Of Laneways in the
City of Toronto.

Toronto's Laneways



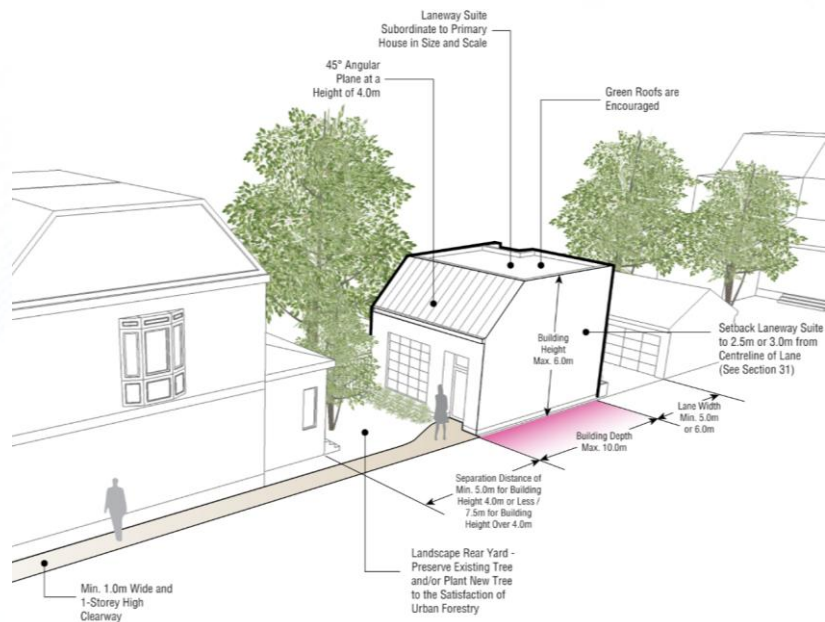
City of Toronto Archives – A Toronto Laneway in 1940

- Toronto's Laneways date back to the 1870s
- Originally used as a variety of uses, incl. stables, blacksmiths, and, much later, garages.
- Utilitarian in nature, with form following function.
- Through naming, Toronto's laneways have been utilized in commemorating some of the City's interesting people and historical events.



What is a Laneway Suite?

What is a Laneway Suite?



A Laneway Suite is a house on the same lot as a detached house, semi-detached house or townhouse, generally located in the rear yard abutting a laneway.

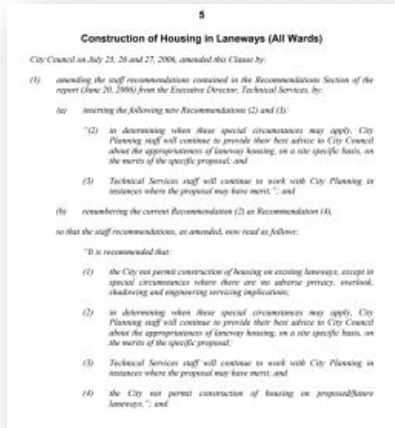
They are subordinate in scale, completely detached from the main house, and may have outdoor access via both the side yard of the main house, and the lane.

Previous Consideration of Laneway Suites

The City's 2006 Review of Laneway Housing

In 2006, the City prepared the “*Housing in Laneways*” report to advise on permitting laneway housing.

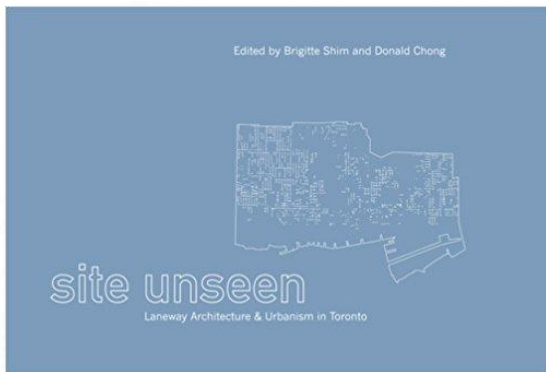
It was primarily concerned with the severance of new laneway houses.



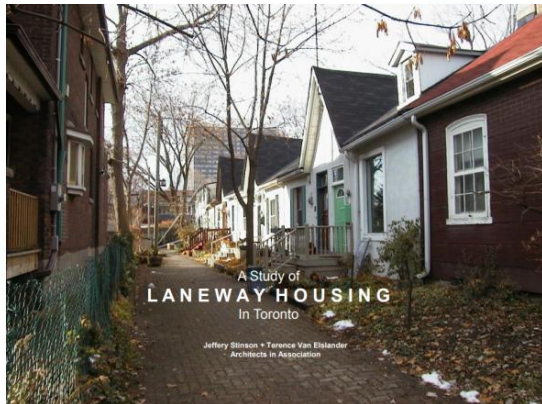
The report raised three concerns with laneway housing:

1. Compliance with the City's '**Neighborhood**' policies.
2. Possible **privacy, overlook and shadowing** issues.
3. Lack of **municipal infrastructure in rear lanes**

Toronto's Laneways - Under Study



Brigitte Shim + Donald Chong Site Unseen (2003)



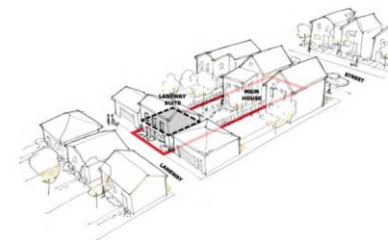
Jeffrey Stinson + Terence Van Elslander (2003)

Developed by **Landscape and Evergreen**
Released May 26, 2017

The Report includes:

- A summary description of Laneway Suites
- A history and description of Toronto's lanes
- Current legislation
- Examples from other jurisdictions
- A summary of performance standards
- A consultation summary
- Test scenarios
- Toronto Technical Staff comments
- Other City's approaches

LANEWAY SUITES
A new housing typology for Toronto
26 May 2017



LANESCAPESCAPE.ca



Council Direction to Study (2017)

Request to Study - 2017



Councillor Ana Bailao
Phone: 416-392-7912
councillor_bailao@toronto.ca





Councillor Mary-Margaret McMahon
Phone: 416-392-1376
councillor_mcmahon@toronto.ca

May 26, 2017

To: Members, Toronto and East York Community Council

Subject: Bringing Laneway Suites to the Toronto and East York District

Dear Colleagues,

We have been working with Lanescape and Evergreen since early 2016 to advance the dialogue around 'laneway suites' in order to put forward a set of responsible performance standards that address the aspirations, sensitivities and needs of residents in our communities.

As part of the work undertaken by the team, we engaged with over 3,000 residents through an extensive consultation process that included an online survey, written feedback, in-person consultations in Wards 18, 32 and a public consultation at the Evergreen Brick Works. The feedback received has been overwhelming positive and the team has taken steps to address the key issues raised by residents as part of the recommended performance standards.

Throughout this process, the team met with relevant City Divisions to seek feedback on how best to address the technical requirements for laneway suites and we have also sought to include your feedback into the performance standards that have been developed. We are also grateful to the City Planning and other Divisional staff who have provided their advice and feedback as the team worked to prepare this independent report and set of performance standards.

Toronto has more than 2,400 publically owned laneways, covering more than 250 linear kilometers of public space, which have the potential to become much more active, useful spaces in our urban fabric. Laneway suites can transform underutilized spaces such as rear garages and parking pads into sensitively scaled housing, utilizing existing infrastructure and respecting the form and character of the dense, walkable neighbourhoods in the Toronto and East York District.

Laneway suites represent an important step forward in addressing the need for more "missing middle" housing and have the potential to add much needed rental units into the market. They can reshape our thinking about secondary suites, looking beyond the traditional basement apartment as a way to provide extra income or as a place for adult children, empty nesters and care-takers to live close to their family support networks.

We want to eliminate the excessive red tape and unnecessary costs associated with building a laneway suite in the current context by proposing thoughtful and sensitive policy changes for Toronto to join the other municipalities in Canada who have already allowed for laneway suites to be built.

May 2017 – Toronto and East York Community Council approve a motion from Councillors Bailao and McMahon titled: Bringing Laneway Suites (LWS) to the Toronto and East York District

Motion Summary – City Staff are requested to:

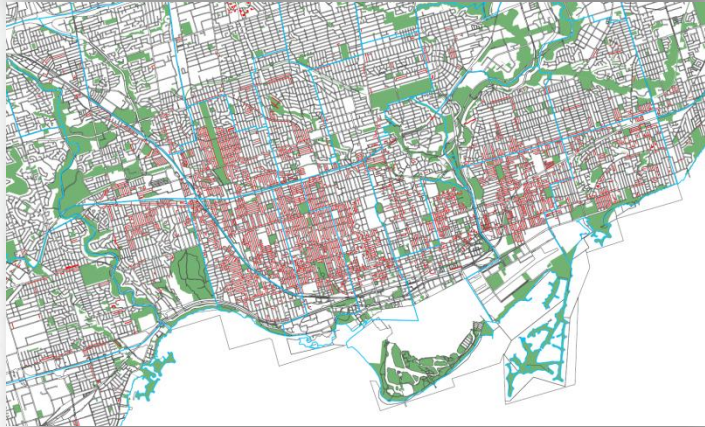
- Consult with appropriate City Divisions,
- Plan for communication and consultation with RA's,
- Consider an implementation Strategy for Laneway Suites in TEY District,
- Consider potential staff resources required should LWS be approved,
- Align LWS Strategy with laneway animation initiatives,
- Work with AHO to ensure affordable housing is delivered in LWS,
- Analyse the incremental increase in cost to laneway services.

The City's Guiding Principles for Laneway Suites

The City's Study of laneway suites was based on the following principles:

Laneway Suites:

- Are **rental** units
- Should **not be severed**
- Are **subordinate to** the principal house
- Should be permitted **as-of-right**
- May not be possible on all lots with a lane.

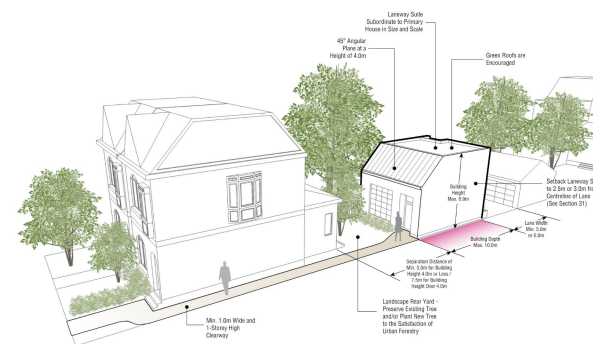
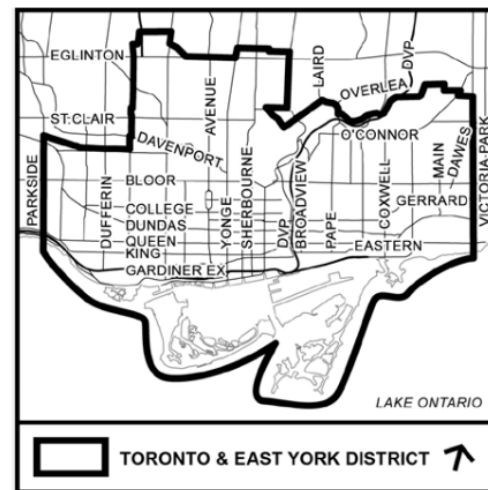


Changing Lanes:

The City of Toronto's Review of Laneway Suites

What is Changing Lanes?

1. An **Official Plan Amendment** to permit laneway suites, subject to a range of criteria in the Toronto and East York Area.
2. A **Zoning By-law Amendment** to permit and governs the height, form, separation distance, and many other criteria of self laneway suites in the Toronto and East York Area.
3. A **Set of Guidelines** to assist those considering building a new laneway suite, or modifying an existing accessory structure to create a new rental housing unit.



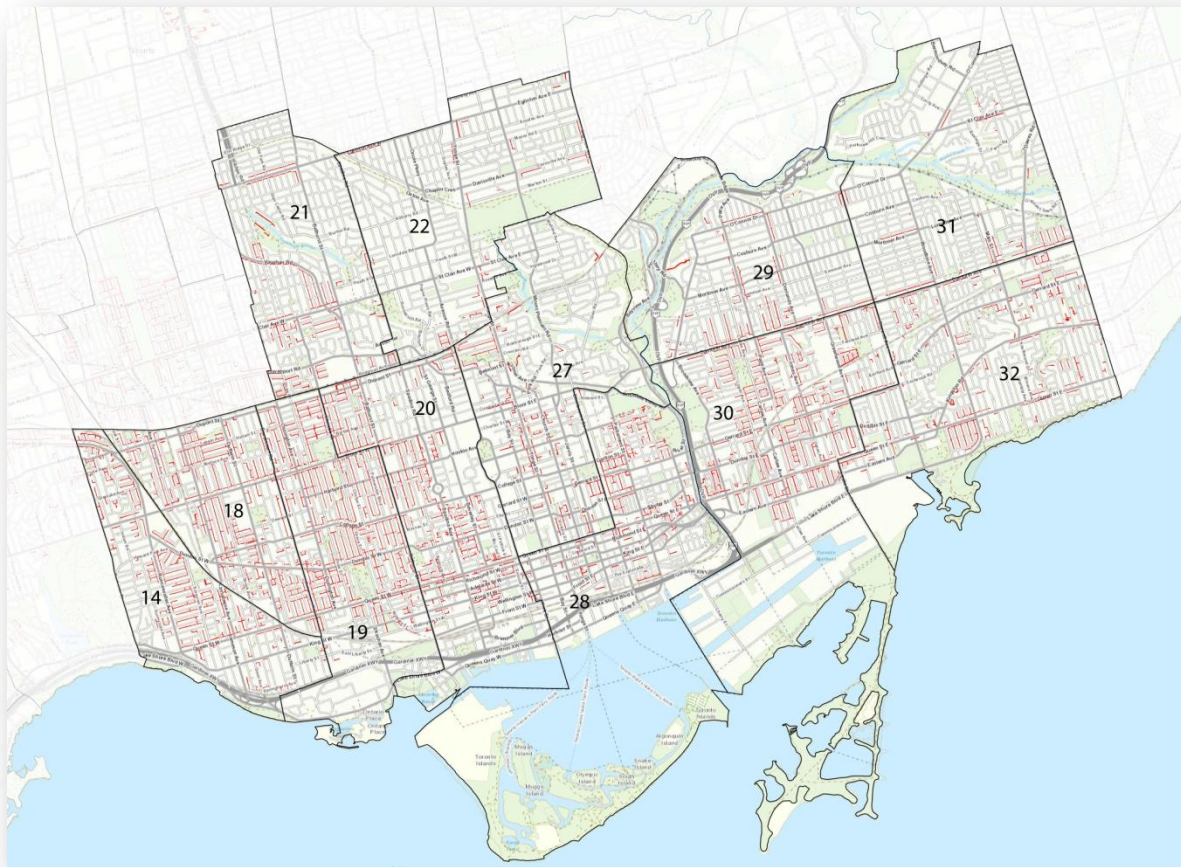
Toronto and East York Laneways



1907
Laneways

227km

Toronto and East York
contains the majority of
the City's laneways.



Why Laneway Suites?

- **Provincial Policies** Support Laneway Suites
- City's policies intend a **range of housing** form and tenure.
- **Neighbourhoods** can accommodate gradual growth and change over time.
- **Laneways can evolve** as new, interesting, multi-function public spaces
- Suites provide a **New form of housing** for an aging population, large families, downsizing seniors, and people of different abilities.





PLANNING A GREAT CITY
TOGETHER

Changing Lanes

Provincial Policy and Legislation

Provincial Legislation and Policy



The Planning Act - “the Official Plan shall contain policies that authorize the use of a second residential unit on a lot”. Section 16.(3)



The Growth Plan - Complete communities include a diverse range and mix of housing options, including second units... to accommodate people at all stages of life, household sizes and incomes. Section 2.2.1.4 c)



The Provincial Policy Statement - Healthy, liveable communities are sustained by an appropriate range and mix of residential uses, including second units, affordable housing and housing for older persons. Policy 1.1.1.b)

Changing Lanes

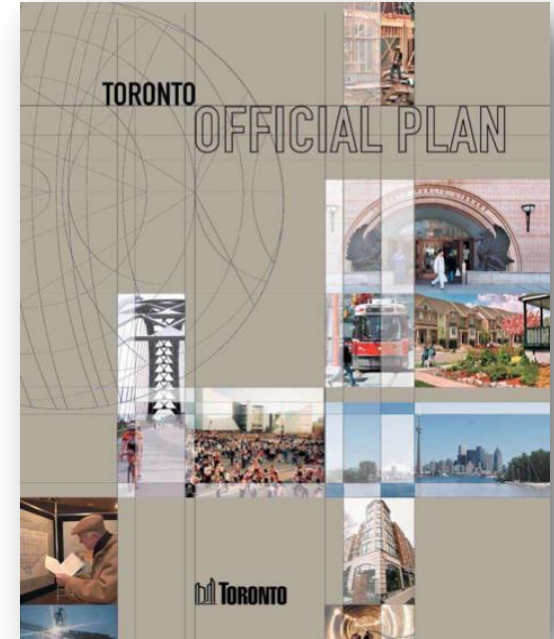
The Official Plan and Laneway Suites

The Official Plan: A Successful Toronto

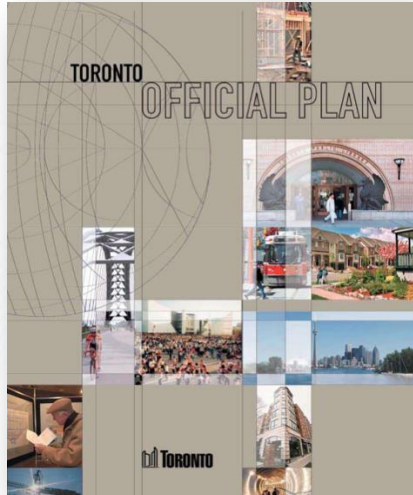
The proposed amendments are based on the guiding principles and vision, found at the outset of the Plan.

A successful Toronto is characterized by a city where:

- Housing choices are available for all people in their communities at all stages of their lives;
- Where individuals and communities actively participate in decisions affecting them; and,
- Where we meet the needs of today without compromising the ability of future generations to meet their needs.

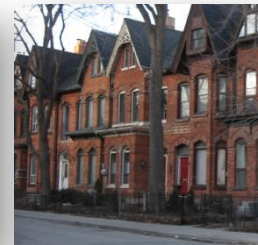


The Official Plan: Housing

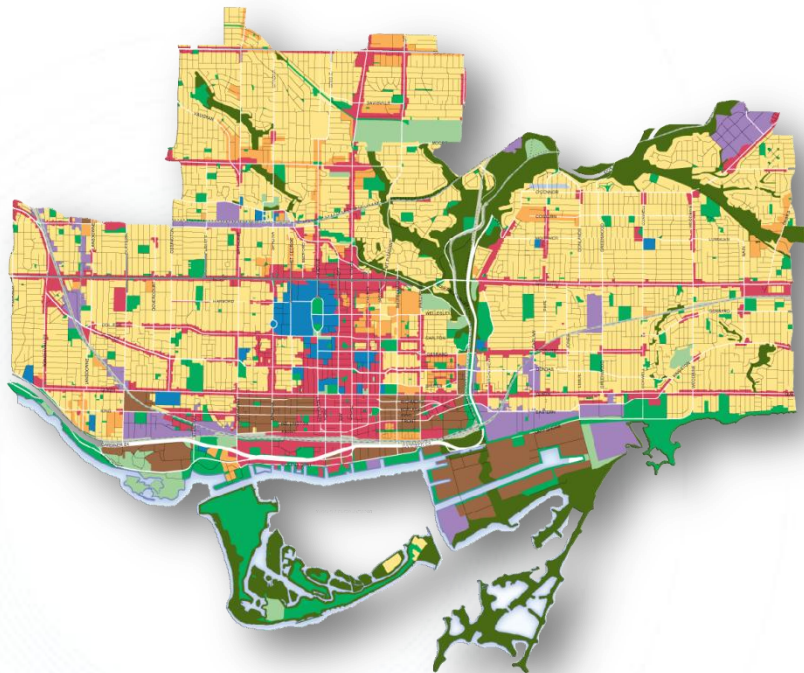


The Official Plan states that a **full range of housing** in terms of form, tenure, and affordability, be provided across the City and in neighbourhoods, to meet the needs of current and future residents. (Policy 3.2.1.1)

Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. **The City's quality of life**, economic competitiveness, social cohesion, as well as its balance and diversity **depend on it**. (Page 3.21)



The Official Plan: Land Use



The City's Official Plan guides change and growth differently in different areas of the City.

Mixed Use Areas (**red**)

Regeneration Areas (**brown**)

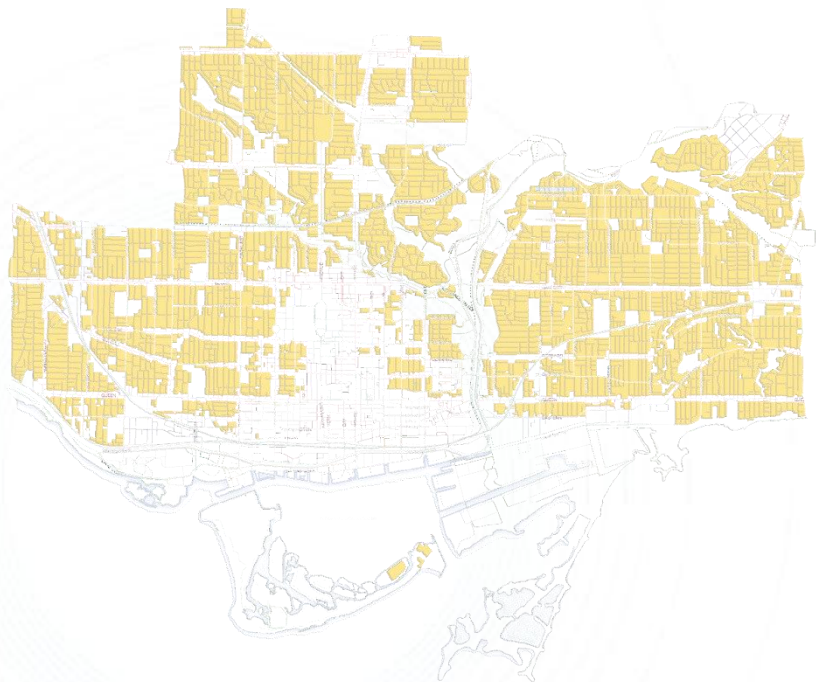
Apartment Neighbourhoods (**orange**)

Employment Areas (**purple**)

Parks and Open Spaces (**green**)

Neighbourhoods (**yellow**)

The Official Plan: Land Use



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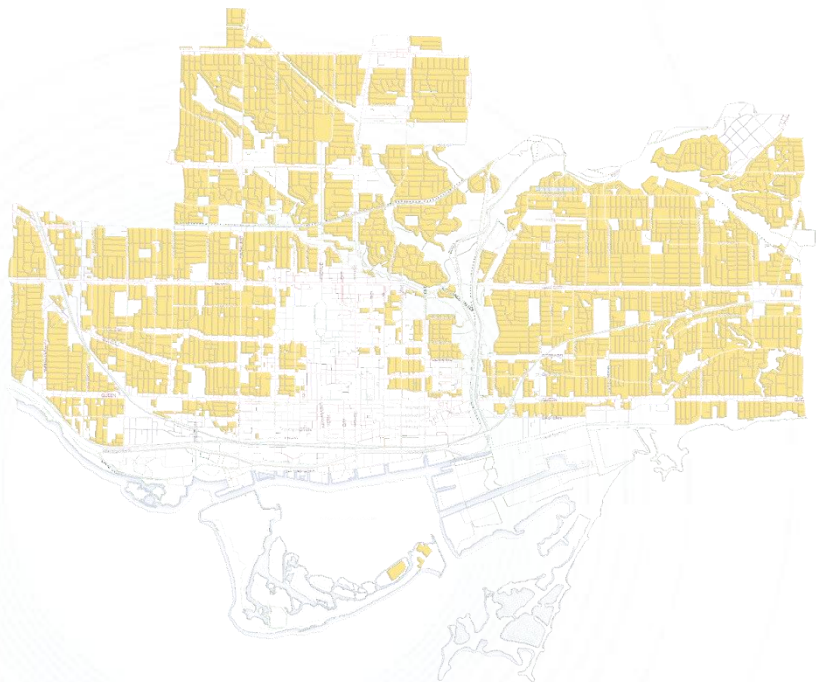
Apartment Neighbourhoods (**orange**)

Employment Areas (**purple**)

Parks and Open Spaces (**green**)

Neighbourhoods (**yellow**)

The Official Plan: Neighbourhoods



Neighbourhoods contain a range of housing, parks, community spaces, schools, and local businesses.

They are intended to remain **stable over time, but not static.**

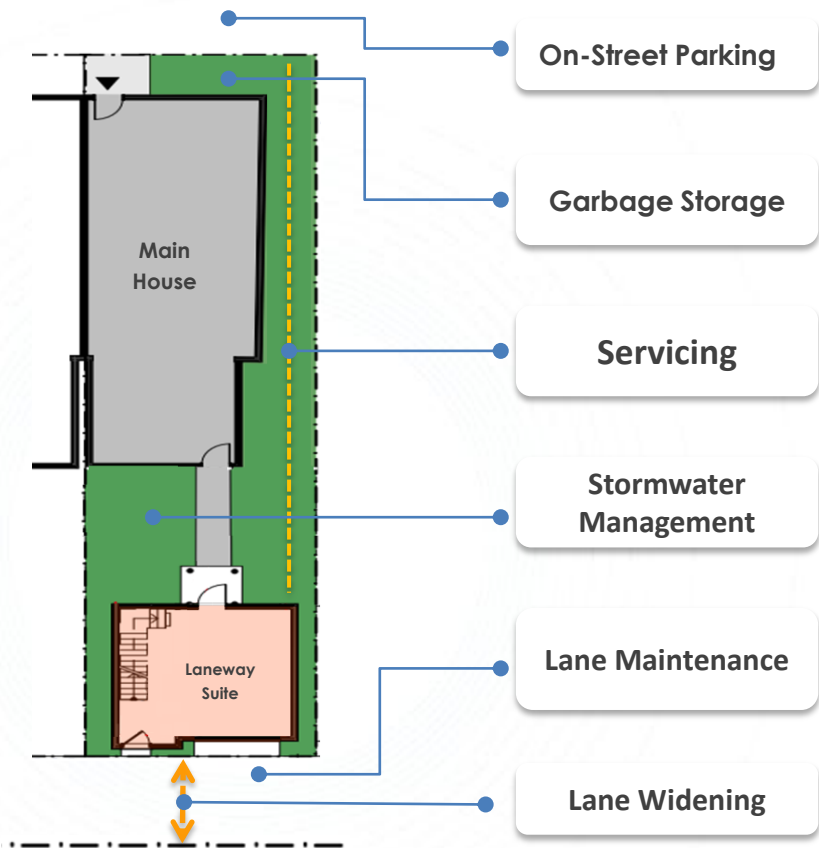
The Changing Lanes report recommends amending the Official Policies to permit laneway suites in Neighbourhoods in Toronto and East York District



Changing Lanes

City Technical and Design Review

Changing Lanes: Technical Review



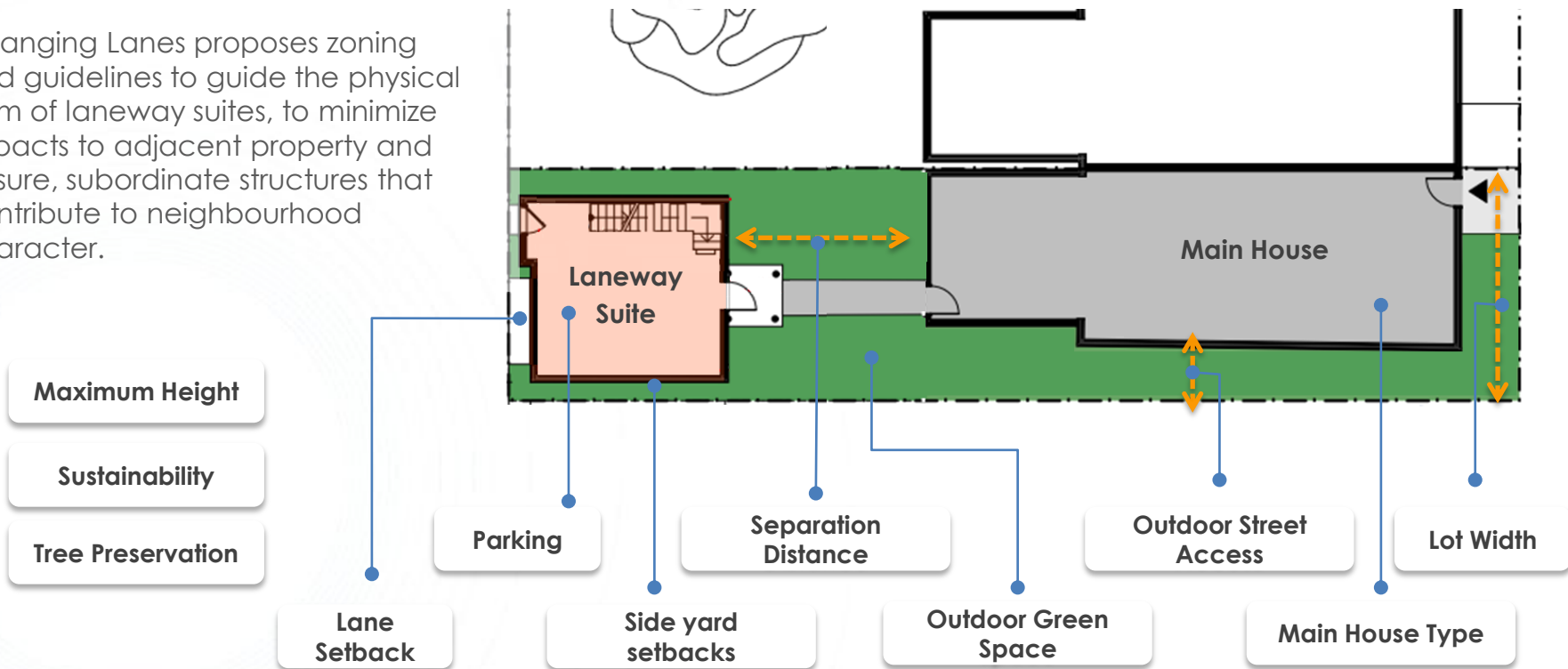
The City's 2006 Laneway Housing Study, raised the location of services as a challenge to allowing laneway suites.

The Changing Lanes initiative has considered and reviewed the servicing aspects of laneway suites, including consideration of capacity.



Changing Lanes: Design Review

Changing Lanes proposes zoning and guidelines to guide the physical form of laneway suites, to minimize impacts to adjacent property and ensure, subordinate structures that contribute to neighbourhood character.



Changing Lanes: Other Matters

In addition to the physical form of laneway suites and how they receive City services, the City has also explored the following areas with regard to laneway suites.

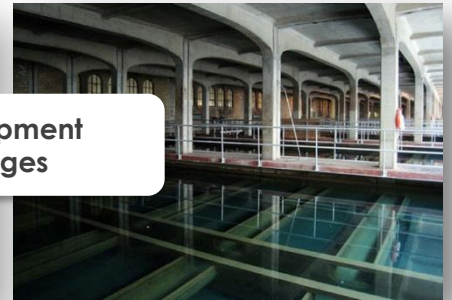
Opportunities for Affordable Rental



Other Levies and Fees



Development Charges





Changing Lanes Consultation

Changing Lanes Large Consultation Meetings



November 30
2017



March 29
2018



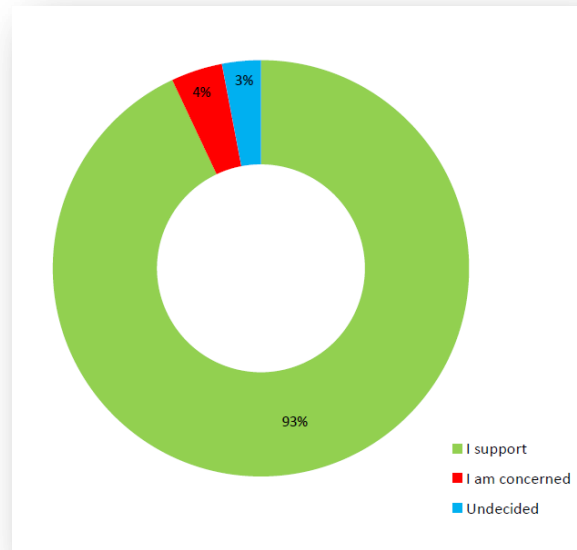
250+

People In
Attendance at
each meeting



100+

Comment Forms
Submitted at
Kickoff Meeting



Working with Residents Associations



February 24,
2018

Invite only Presentation
and Workshop meeting for
Residents Associations

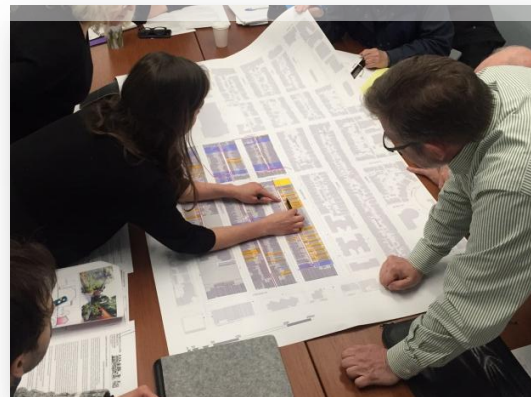


Residents Association
Representatives in
attendance



Several individual working meetings,
conference calls and other consultation
with Residents Associations and each
Individuals.

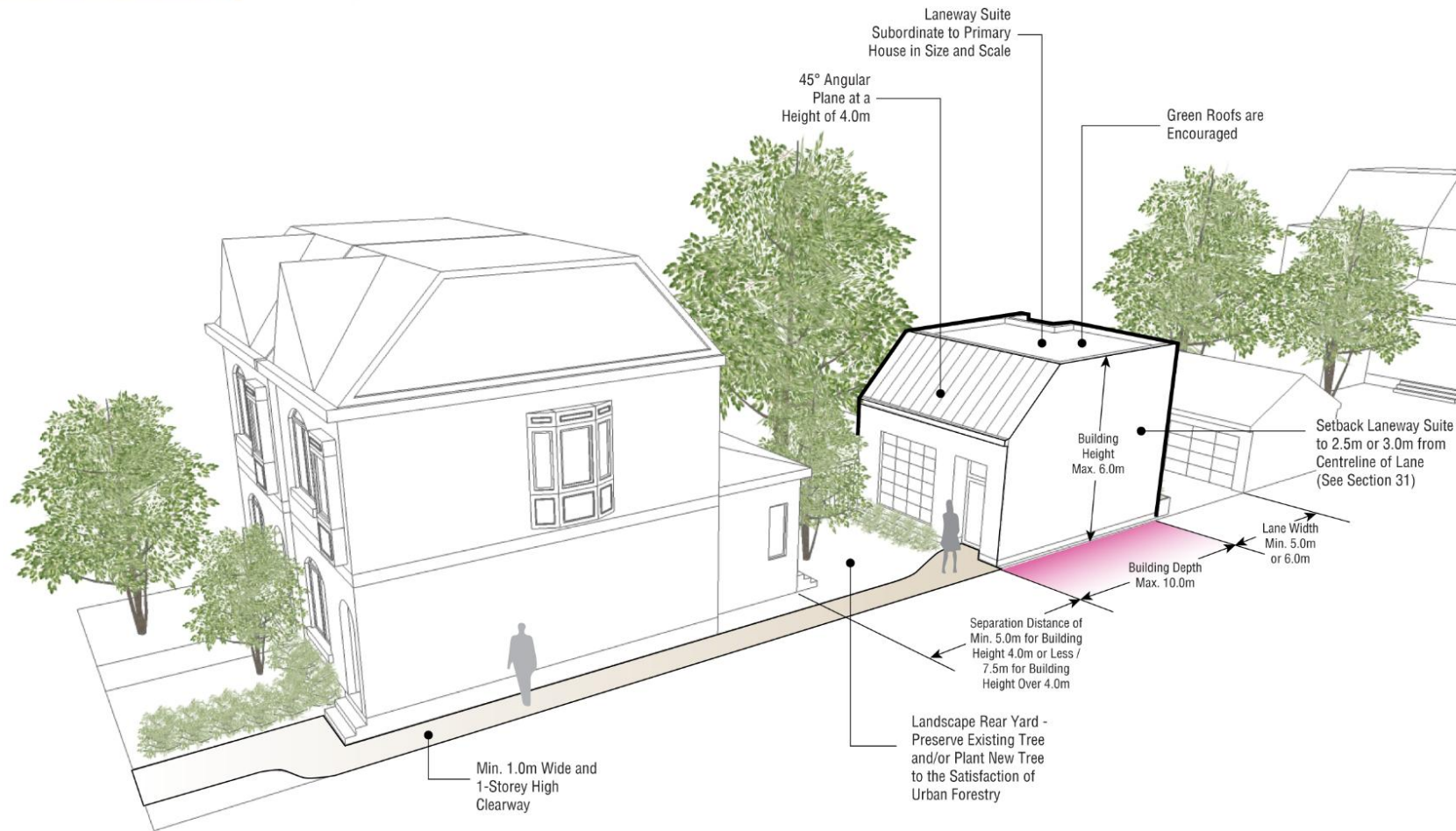
Periodic Updates were sent to each RA
and TEY Ward Councillor's office
throughout the Study process.

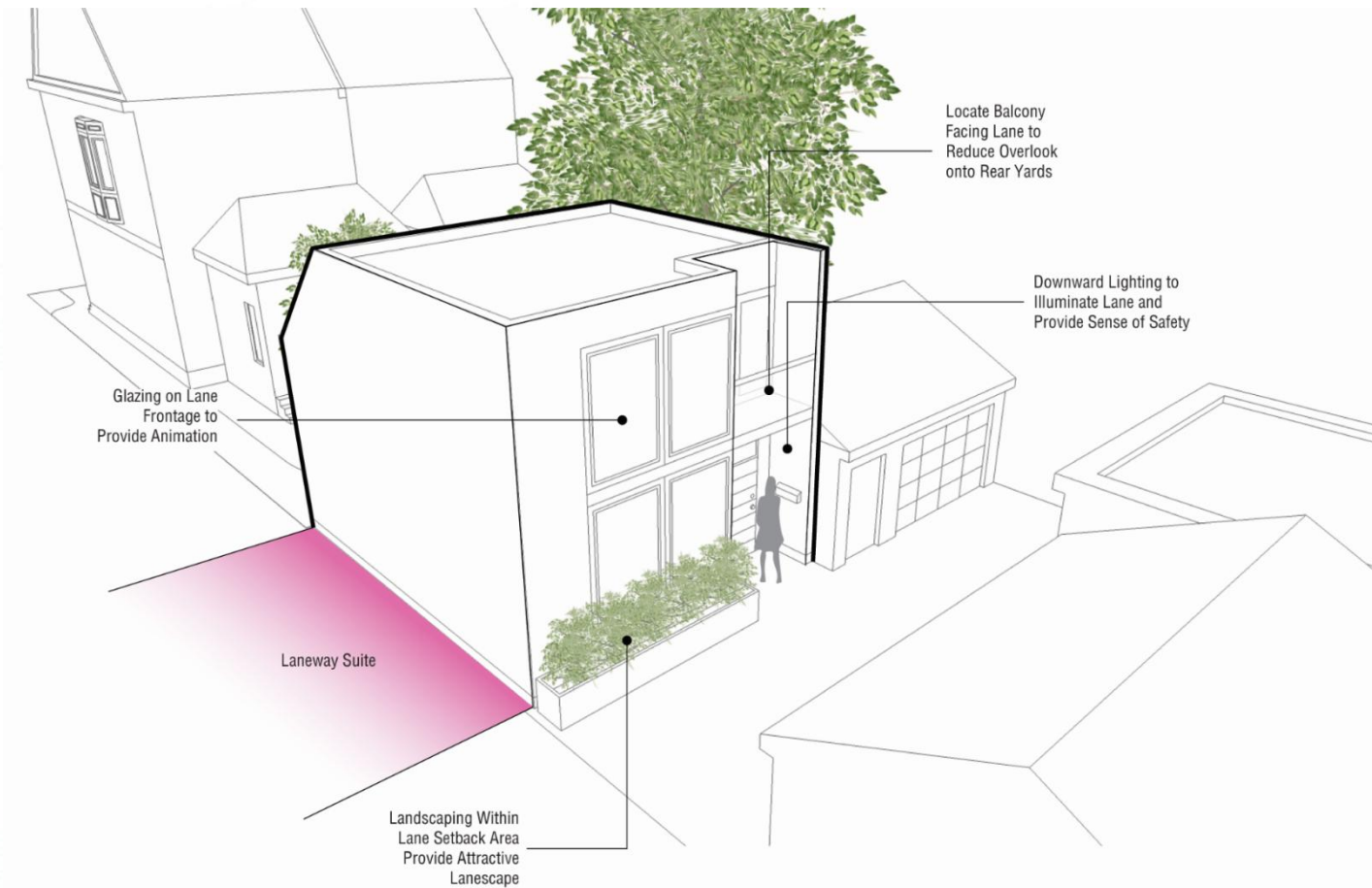




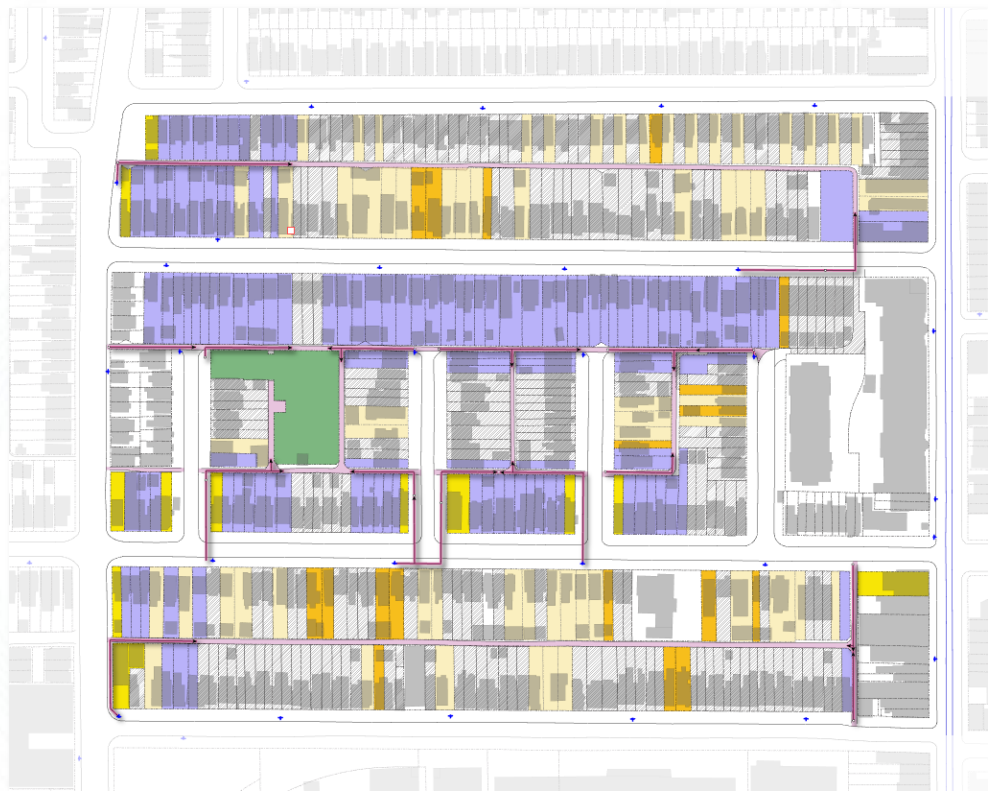
PLANNING A GREAT CITY
TOGETHER

Changing Lanes
Laneway Suites Design Criteria
Summary





Emergency Access



Constraints

The Emergency Access requirements limit the number of lots that might be able to construct a laneway suite.

On longer laneways and where housing has limited side yard setbacks and/or shallow lots, the opportunity for laneway housing is limited.

On shorter laneways and where there are wider side yards and deeper lots, laneway housing is more likely to be possible.



PLANNING A GREAT CITY
TOGETHER

Changing Lanes The Lanes

Laneway Improvements

The condition of lanes varies across the City, but they have enormous potential as new and interesting public spaces.

- Development will be monitored on laneways.
- Improvements are made and maintenance requirements be addressed as required
- Increased setbacks provide space for lighting and landscaping.





Changing Lanes Other Matters

Other Matters Related to Laneway Suites

Deterring Severances

The policies, Zoning and Guidelines regarding laneway suites will deter severances. Application fees, development charges, and process further discourages severance applications.

Monitoring Period (3 Years)

A 3 year monitoring period is proposed. Staff in numerous Divisions (Forestry, Transportation, etc) will be involved.

Staff Training

Staff will receive training on this initiative to ensure consistent, clear application of the policies and guidelines.



Application Process

As of Right Zoning

Laneway Suites that comply with the Zoning By-law may only require a building permit.



Minor Variances

Laneway suites may require minor variances in some cases. The City intends to give additional consideration to suites which need variances to:

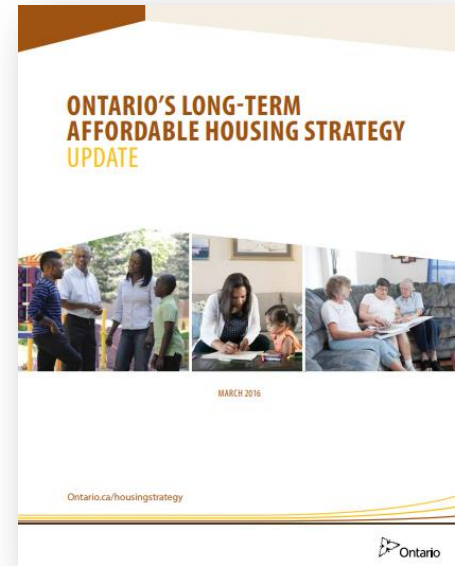
- meets the accessible building standards,
- includes sustainable building technologies, including solar panels or a green roof,
- maintain existing mature trees; and
- accommodate a laneway suite within an existing accessory building.

Pilot Program: Affordable Rental

Ontario Long Term Affordable Housing Strategy –
“Second units are a potential source of affordable rental housing and allow homeowners to earn additional income.”

“Exempting second units such as laneway suites or basement apartments, from development charges makes them less costly to build.”

Staff recommend a pilot program with financial incentives to maintain rents at an affordable level for a period of time.

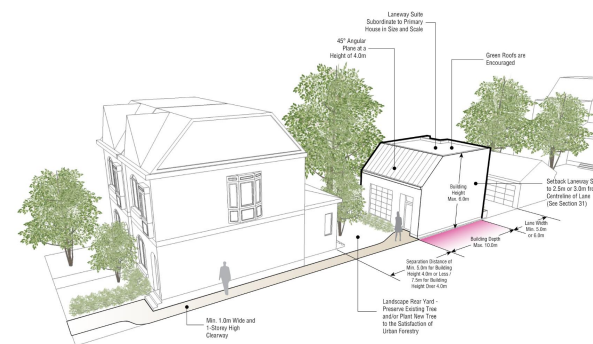




Changing Lanes In Summary

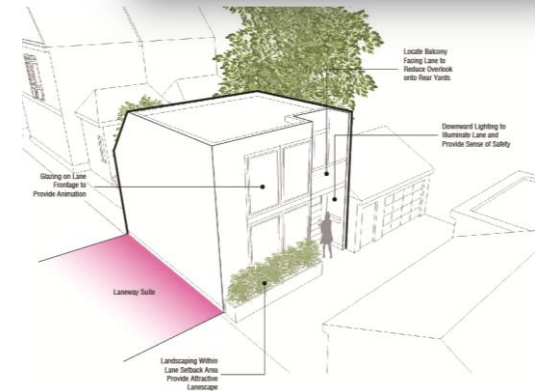
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3. A **Set of Guidelines** to assist those considering building a new laneway suite, or modifying an existing accessory structure to create a new rental housing unit.



Laneway Suites

- Consistent with Provincial Legislation and City Policies
- Have been successfully implemented in many other cities
- Will limit their impact on adjacent properties
- Can introduce a new form of rental accommodation
- Provide new opportunities for the aging population multi-gen living
- Provide new opportunities for young families to live in neighbourhoods
- Represent appropriate Neighbourhood infill and change
- Subject to ongoing analysis and reporting
- Reduced application and financial requirements, streamlined approach
- Can enhance and improve the safety of our under utilized laneways
- Represent good planning.





Thank you