

June 28, 2019

**BY E-MAIL ONLY** ([phc@toronto.ca](mailto:phc@toronto.ca))

Nancy Martins  
Administrator  
Planning and Housing Committee  
City Clerk's Office  
City of Toronto  
City Hall, 10<sup>th</sup> Floor, West Tower  
100 Queen St. W  
Toronto, ON M5H 2N2

Dear Ms. Martins:

**Re: Response to Notice of Public Meeting  
Proposed City-Initiated Official Plan and Zoning By-law Proposal: Laneway Suites  
Application No. 17 270684 SPS 00 OZ  
City of Toronto – Etobicoke York, North York, and Scarborough**

Toronto and Region Conservation Authority (TRCA) staff received the above notice of public meeting on June 13, 2019.

We understand the Laneway Suites Official Plan and Zoning By-law Amendments seek to clarify the existing second unit permissions (Official Plan, Section 3.2.1, Housing) across the above community council areas in the City of Toronto. We further understand the amendment is a response to provincial policy and legislative changes in 2016 for official plans to contain specific policies relating to second units and laneway suites.

TRCA's comments are based on our role as a resource management agency operating on a watershed basis, a public commenting body under the *Planning Act* delegated to represent the provincial interest for natural hazards, per Section 3.1 of the Provincial Policy Statement (PPS), and as a regulator under Section 28 of the *Conservation Authorities Act* (CA Act).

In accordance with the PPS and TRCA's policy document, *The Living City Policies*, we would not support the creation of laneway suites within hazardous lands associated with valley and stream corridors, and the Lake Ontario Shoreline (i.e. flood and erosion hazards), as to do so would increase the risk to life and property associated with the hazard where previously less risk existed.

Through our earlier review of the Ministry of Municipal Affairs' online Information Page on Second Units in Ontario, the Province acknowledges municipalities should consider constraints that would be inappropriate for second units such as flood vulnerable areas in developing or reviewing second unit policies within official plans and zoning provisions. TRCA appreciates this inherent risk associated with secondary and laneway suites has been recognized. We recommend, however, that municipalities explicitly reference erosion hazards and flood hazards as constraints that must be considered when formulating or updating policies, in accordance with the hazardous lands and hazardous sites policies in the PPS.

TRCA recognizes the City's proposed OPA aims to benefit Toronto communities by increasing affordable housing options in response to changing demographics, while making more efficient use of existing infrastructure. We recommend, however, that the OPA be amended to include provisions for prohibiting the creation of laneway suites within hazardous lands. Should the OPA be approved as proposed currently, TRCA may not be able support a permit under our Regulation and the CA Act, should a laneway suite be proposed within a flood plain or erosion hazard. We request to be provided with notice on the decision for this proposal, once available.

Thank you once again for the opportunity to provide comments on this important initiative. Should you have any questions, require clarification, or wish to meet to discuss any of the above remarks, please contact me at extension 5774 or at [daniel.brent@trca.ca](mailto:daniel.brent@trca.ca).

Sincerely,

**Daniel Brent, M.SEM., EP, MCIP, RPP**

Planner  
Planning and Policy  
Policy Planning

**BY E-MAIL**

cc:

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Sharon Hill, City Planning ([sharon.hill@toronto.ca](mailto:sharon.hill@toronto.ca))

TRCA:

Laurie Nelson, Director, Policy Planning

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Mary-Ann Burns, Senior Planner, Planning and Policy