

July 2, 2019

Planning and Housing Committee
City of Toronto

Re: Changing Lanes: Expansion of Laneway Suite Provisions City Wide

I am a professional planner who specializes in small projects, like laneway suites. In the last year that laneway suites have been permitted as-of-right in the former boundaries of the Toronto East York Community Council, the response has been significant. Every week I am responding to questions from people contacting my office, and in the Laneway Suites Toronto Facebook group, wanting to know if their property qualifies.

I estimate that roughly 20% of the people who contact me have properties that qualify for a new laneway suite. Unfortunately, the rest either do not have the fire access needed, or their property is located outside of the original TEY boundaries and were not captured by the laneway suites by-law, or their property is within the ABCRA area excluded from the laneway suites by-law. The proposed changes to the laneway suites by-law will significantly address the latter two of the three reasons most common reasons why properties are disqualified from having a laneway suite (and I understand that staff continue to work on the other reason).

While the proposed changes are necessary and welcomed, they do not represent a significant change to what is currently permitted – they are a modest expansion that can easily be accommodated in the applicable areas. The expansion of permissions will not result in substantial increases in laneway suites in areas where they are not currently permitted, largely due to the small number of lanes/qualifying properties located in the former Etobicoke, North York, Scarborough, and York wards. It will, however, allow laneway suites across the entire former City of Toronto (wherein currently the High Park/west end area is excluded due to the former TEYCC boundary). The impact of the proposed changes are small, gradual, and are not reasonably a cause for concern that they will fundamentally alter the character of neighbourhoods.

The proposed changes to the laneway suites permissions have my full support.

Kindest regards, "
GALBRAITH & ASSOCIATES, INC. "



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