

From: [Dan Rishworth](#) on behalf of [Dan Rishworth, BWRA](#)
To: [Planning and Housing](#)
Cc: [FoNTRA](#); [Councillor Jaye Robinson](#)
Subject: Laneway suite by-law amendments
Date: November 20, 2021 5:09:16 PM

On behalf of the BWRA I am writing to object to by-law amendments affecting the height of laneway suites and the percentage of soft landscaping required.

NO INCREASE TO HEIGHT BEYOND 2-STOREYS

The industry has asked for a height increase to 6.3m (20.67 ft) to allow for "opportunities for creative designs and to accommodate improvements of foundation and ceiling insulation to improve the heat envelope." Creative design should not be a considered criteria. Using higher R-value foam insulation, an insulated concrete floor assembly and other height saving measures that could improve the heat envelope can all be accommodated within the permitted 6 metres. There should be NO INCREASE to the height, as it is NOT REQUIRED to accommodate energy saving and will negatively impact adjacent neighbours.

NO REDUCTION TO SOFT LANDSCAPING

City Reports acknowledge that Neighbourhoods are losing pervious ground area at the highest rate in the City and that innovative and consistent approaches to growing green space and facilitating tree planting and protection are necessary moving forward. Yet, despite this concern, staff are recommending three reductions to soft landscaping requirements. The most serious one is between the house and the suite by EXCLUDING from the calculation a 1.5 metre (5 foot) walkway. A permeable 1 metre walkway can easily be provided between the house and the laneway suite within the 15% hardscaping allocation. There should be NO EXCEPTION to the 85% soft landscaping for a walkway as it will negatively impact the environment and is unjustified. A 1 metre walkway can be accommodated within the existing 15% hardscaping.

Thanks,

Dan



Dan Rishworth

Treasurer

Bedford-Wanless Ratepayers Association

m: 416-801-4678

w: bwra.ca **e:** treasurer@bwra.ca