LANEWAY SUITES
A new housing typology for Toronto
WHY LANEWAY SUITES?

• Provincially mandated
• Increase housing supply
• Multiple benefits: affordable home ownership to aging-in-place
WHERE HAS THIS HAPPENED?

- Vancouver, Victoria, Edmonton, Calgary, Regina, Saskatoon, Winnipeg, Ottawa, and Moncton as well as several smaller cities

- Secondary suites and accessory dwellings form about one fifth of rental stock in Edmonton and Vancouver

- Some elements that have made other municipalities’ policies successful include:
  - Adopting as-of-right permitting
  - Regulating orientation of windows, balconies, and roof slopes
  - Careful consideration of parking requirements.
TORONTO’S COLLABORATIVE VISION

The in-depth consultation process which informed this report consisted of three approaches:

• Public consultations
• An online survey
• Meetings with City of Toronto Technical Staff
RECOMMENDED ACTIONS

• Act on Provincial legislation to acknowledge laneway suites as detached secondary suites

• Develop a planning approvals framework that allows for laneway suites to be developed ‘as-of-right’

• Exempt detached secondary suites from development charges

• Apply Official Plan and zoning bylaw policies for laneway suites to all ‘residential laneways’ in the City of Toronto

• Consult with key stakeholders from building, planning, and architecture communities and neighbourhood associations

• Develop a framework for monitoring and evaluating the implemented laneway suites policy
LANEWAY SUITES IN TORONTO
Craig Race, TEYCC, 13 June 2017
LANESCAPE.ca
NOT LANEWAY SUITES!

LANEWAY HOUSES TODAY
WHAT SHOULD A LANEWAY SUITE BE?

- Services come from the main house (not severable)
- Sensible, equitable, authored by Torontonians
ENGAGEMENT PROCESS
IDENTIFIED GOALS

- Sensitive scale & density
- Parking
- Privacy/overlook
- Shadowing
- Affordability
- Laneway beauty/greenspace
PRECEDENT

- Ottawa
- Vancouver
- Victoria
- Regina
- Edmonton
- Calgary
- Saskatoon
- Moncton
- Austin
- Portland
PERFORMANCE STANDARDS
Minimum and maximum footprint permitted.

4.75m MIN. WIDTH

6.75m MIN. DEPTH

8.0m MAX. WIDTH

6.75m MIN. DEPTH

8.0m MAX. DEPTH
PERFORMANCE STANDARDS

Setbacks required from laneway and main house.
PERFORMANCE STANDARDS

Façade heights and angular planes.

30° ANGULAR PLANE

6.0m LANE WALL

45° ANGULAR PLANE

4.0m GARDEN WALL
PERFORMANCE STANDARDS
Apertures and dormers.

DORMER HEIGHT
LIMITED TO MIDPOINT
OF ANGULAR PLANE

PERMITTED TOTAL WIDTHS
OF WINDOWS, SKYLIGHTS, AND
DORMERS

UNLIMITED ON
GROUND FLOOR
PERFORMANCE STANDARDS

Laneway streetscape character elements.

- Lights on switches
- Person-door
- Soft landscaping
- Posted address
- Waste bin enclosure
OUTCOMES

- Preserve the human-scale of laneways and rear yards
- Minimal shadow impact, compared to as-of-right garage
- Protect trees and landscaped open space
- Protect neighbour & occupant’s privacy
- Preserve opportunity for parking
- Universal planning framework for all laneways
TALL BUILDING GUIDELINES

HOUSES
TALL BUILDING GUIDELINES

MIDRISE GUIDELINES

HOUSES

LANEWAY SUITES
Thank you.