

June 12, 2018

TE33.3.241

Attn: His Worship John Tory
City Council
100 Queen St. W.
City Hall, 12th floor, West Tower
Toronto, ON, M5H 2N2

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Dear Mayor Tory and members of City Council,

I would like to submit this letter on behalf of the Toronto Real Estate Board (TREB) urging City Council to adopt the report “Changing Lanes: The City of Toronto’s Review of Laneway Suites” which was unanimously passed by the Toronto and East York Community Council (TEYCC) at their June 6 meeting. By voting in favour of this report, Council will amend the city’s Official Plan and Zoning By-Law, clearing the way for permitting, regulating and setting guidelines for laneway suites in Toronto and East York.

TREB, which represents over 50,000 REALTOR® Members from across the Greater Toronto Area, strongly believes that the supply of affordable housing and long-term rental stock in Toronto must be a priority for City Council and that all options should be considered, including laneway housing. Toronto continues to be one of the most desirable locations to live in the world. As people have moved to the region, rental demand has remained strong. The result has been heightened competition between renters in an ultra-low vacancy environment, leading to double-digit rent growth in some market segments. This situation could be further exacerbated by the rent control provisions contained in the Fair Housing Plan that might have negative implications on the rental supply over the long term.

The report “Changing Lanes: The City of Toronto’s Review of Laneway Suites” is a result of robust public consultations, stakeholder input, examples from other Canadian jurisdictions that have implemented a laneway housing policy, and staff recommendations. The report intends to introduce a new form of rental accommodation and new opportunities for multi-generational living in Toronto’s neighbourhoods by increasing the long-term affordable rental stock. It addresses various issues related to zoning by-law and official plan amendments, as well as providing a set of guidelines for consideration. TREB applauds TEYCC’s adoption of this report and looks forward to working with City Council and City Staff to provide input on potential zoning by-law and other policy changes to facilitate the development of auxiliary housing units (laneway, coach, corner lot).

Given Toronto’s low rental vacancy rate and the need for more supply of affordable long-term rental stock, we are urging Council to adopt the “Changing Lanes” report as amended by TEYCC at the next Council meeting on June 26, 2018.

Sincerely,



Tim Syrianos
President

