



May 1, 2018

2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2
Attention: Ellen Devlin
email: teycc@toronto.ca

RE: TE32.11 Changing Lanes: The City of Toronto's Review of Laneway Suites - City-Initiated Official Plan Amendment and Zoning Amendment - Final Report

Dear Chair Krystin Wong-Tam and Members, Toronto and East York Community Council,

As you are aware, our member residents associations are located either in Toronto and East York (TEY), or North York (NY) District.

First, we are puzzled about why the Review of Laneway Suites has been limited in scope to the TEY District. Even though the vast majority of laneways are located in TEY, we believe that housing policies should be developed and applied on a city-wide basis, since it is likely that the policy will ultimately be expanded to remaining districts, but without the same attention to issues in those areas.

Second, we support concerns raised by ABCRA and Harbord Village RA¹, TEY resident associations which have participated actively in the Review. They express significant concerns about matters such as:

1. Affordability of housing created
2. Additional lot density
3. Loss of green space and water infiltration capacity
4. Lane capacity
5. Appeals
6. Need to Strengthen Monitoring

We recommend that these matters be addressed before proceeding with the OPA and ZBA.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA
129 Hanna Road

Cathie Macdonald
Co-Chair, FoNTRA
57 Duggan Road

¹ <http://www.toronto.ca/legdocs/mmis/2018/te/comm/communicationfile-80070.pdf>,
<http://www.toronto.ca/legdocs/mmis/2018/te/comm/communicationfile-80027.pdf>

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Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning Division
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Lynda Macdonald, Director, Community Planning, Toronto and East York District
Sue Dexter, Harbord Village Residents' Association
Karen Gorsline, ABC Residents' Association

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.