

June 1, 2018

Attn: Ms. Kristyn Wong-Tam, Chair  
Toronto and East York Community Council  
100 Queen St. W  
2<sup>nd</sup> FL, West Tower, City Hall  
Toronto, Ontario  
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Dear Ms. Wong-Tam,

I would like to submit this letter on behalf of the Toronto Real Estate Board (TREB) urging the Toronto and East York Community Council to pass the report “Changing Lanes: The City of Toronto’s Review of Laneway Suites” as it stands, clearing the way for permitting, regulating and setting guidelines for laneway suites.

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 looks forward to working with the Toronto and East York Community 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) in a financially and socially responsible manner.

Given Toronto’s low rental vacancy rate and the need for more supply of affordable long-term rental stock, we are urging the Toronto and East York Community Council to approve the “Changing Lanes” report as it stands at the next Council meeting on June 6<sup>th</sup>, 2018.

Sincerely,



Tim Syrianos  
President

