

HARBORD VILLAGE RESIDENTS' ASSOCIATION

Box 68522, 360A Bloor St. W.
Toronto, ON M5S 1X1



To: Councillors
Re TEYCC 33.3 Changing Lanes

June 5, 2018.

Dear Council Members:

The Final Report to permit the construction of laneway suites contains a number of critical refinements to the policies that were before you a month ago that we support, among them tree protection, improved landscape requirements both on the lane and in the rear yard. We think more can be accomplished now without hindering the development of suites.

1. There is no question some tree canopy will be lost to laneway suite development. To balance this, we suggest policies should require depaving on properties that are presently entirely hard surface. Mandatory soft surface landscaping should be in place before occupancy permits are granted.
2. Internal parking within the suite deducts from potential living space and virtually mandates second stories which cost more to build. Access to onsite parking reduces the laneside by “a minimum” of two metres or one third. This is lost space. Remove internal parking permissions, at minimum, on properties where there are no garages prior to construction.

Monitoring Phase: this is most critical. We are in new territory. We need good information from which to make our evaluations of the impacts of this policy change. That information should come from the City in consultation with stakeholders, including the industry and RAs.

First, mandate a City study to find out what stakeholders have experienced as a result of the suites. Property owner, suite resident, adjacent neighbours, neighbourhood. They will have different perspectives on how the policy has worked in practice. This would include how the green space is shared, how garbage is handled, whether there are noise impacts, etc.

Second, ensure we know what populations are being housed. Is it families, singles, of what age? Are additional services required to look after these demographics.

Third, ensure the plantings required in yards are still there—or replaced if they have died. Assess green canopy impacts.

Fourth, map the uptake.

We look at the monitoring as a significant contributor to the success of this initiative and look forward to being an active participant.

Finally, many thanks to Graig Uens, George Pantazis and staff from Forestry, Urban Design, Zoning, Transportation who contributed to this undertaking.

Best

Sue Dexter
For Harbord Village Residents' Association