



Canada Green Building Council -
Greater Toronto

June 4, 2018

TO:

Toronto and East York Community Council

FROM:

Jeff Ranson

GTA Regional Director, Canada Green Building Council

RE: Expression of Support for Laneway Housing in Toronto

Dear Council Members,

The Greater Toronto Chapter of the Canada Green Building Council supports the establishment of a planning framework to permit laneway suites in Toronto on behalf of the Toronto green building industry and our 1300 members.

Laneway housing is one part of a suite of development options that creates new housing supply and increases the diversity of housing options in the city of Toronto. As Canada's leading organization for green buildings, we recognize numerous sustainability benefits to laneway housing.

- Space efficient design means significantly lower material and construction waste impacts, energy use, and storm water impacts than traditional single family homes.
- That laneway houses typically have the same footprint and location as detached garages means incremental site development environmental impacts are essentially nil.
- Even when the development does have site environmental impacts, they are significantly lower than any new greenfield housing developments they might be offsetting.
- The intensification of existing neighbourhoods supports walkability, and enables more cost effective transit, infrastructure and service delivery and increases overall tax productivity of municipal lands
- Low-rise housing has significantly lower per-unit construction costs (and is typically more materially efficient) than high-rise residential buildings.
- Laneway housing provides economic benefits through the creation of construction jobs and material purchases not otherwise available along with additional property value and rental income.





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We recognize that laneway housing will be disruptive to some residents of the city, as is all development, but the broader public benefit of supporting incremental development of all types, including laneway housing, far outweighs the individual inconveniences experienced by some. We also encourage council to consider the rights and needs of property owners looking to build laneway houses and the prospective residents who want to live in these homes with the same concern that is granted to residents who oppose laneway housing.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Ranson".

Jeff Ranson
GTA Regional Director, CaGBC

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