



March 26, 2019

Ms. Ulli Watkiss  
City Clerk's Office, City of Toronto  
100 Queen St. W., 13th floor, West Tower  
Toronto, ON M5H 2N2

Dear Ms. Watkiss

The Toronto Region Board of Trade is a strong advocate for increasing the supply of housing in the City of Toronto, particularly affordable and accessible housing. Without a strong supply of affordable housing, we will not be able to attract and retain the talent needed to maintain our edge as a globally competitive city-region.

The Board strongly supports the staff recommendation to support the creation of more secondary suites through as-of-right zoning across the City of Toronto. The waiving of development changes on secondary suites was a good first step, and this proposal improves upon it. The staff recommendation also addresses an equity issue, where residents of some neighbourhoods were restricted in their ability to build secondary suites. And it addresses the affordability challenge from two directions: enabling more residents to afford to purchase a home through permitting a stable revenue stream and putting more rental units on the market.

Parking requirements were a significant barrier for the creation of secondary suites in many houses, so the Board strongly supports the removal of these unnecessary requirements. The Board also supports the amendment from Councillor Bailão to permit an additional door in the front wall of detached and semi-detached houses, enabling more options to create secondary suites.

If anything, the Board encourages council to go further in permitting secondary suites. The Board sees no reason why duplexes should be banned where secondary suites would be allowed, particularly if it does not result in any changes to the built form. Therefore, the Board recommends removing restrictions related to the maximum percentage of interior floor area. This will encourage even more affordable housing options to be built more quickly.

Sincerely,

Sincerely,



Jan De Silva  
President & CEO