

City Council

Notice of Motion

MM5.18	ACTION			Ward: All
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Technical Adjustment to Provide Development Charges Deferral for Laneway Suites Permitted Under the Laneway Suites By-law - by Councillor Ana Bailão, seconded by Councillor Brad Bradford

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Ana Bailão, seconded by Councillor Brad Bradford, recommends that:

1. City Council authorize the deferral of development charges for a Laneway Suite permitted under the Laneway Suites By-law 810-2018 adopted by City Council on June 26, 27, 28 and 29, 2018, in accordance with all other requirements set out in Attachment 2, General Terms of the Secondary Dwelling Unit Development Charge Deferral Program, to the supplementary report (April 24, 2018) headed “2018 Development Charges By-law Review - Treatment of Secondary Dwelling Units” from the Interim Chief Financial Officer, in Item 2018.EX33.3, with the exception of the restriction to detached or semi-detached primary dwellings.

Summary

In 2018, City Council adopted measures to encourage the creation of secondary dwelling units, including laneway suites, through amendments to the City’s Official Plan, Zoning By-laws, and Development Charge By-law. These changes are intended to increase both the supply and variety of rental housing within the City.

On April 24, 25, 26 and 27, 2018, through consideration of Item EX33.3, a new Development Charges By-Law, City Council approved a new program to defer development charges for Secondary Dwelling Units located in the rear yard of the lot of a single-detached or semi-detached dwelling unit, and as long as the second unit is not severed/conveyed, amongst other criteria. This deferral program provides financial support by delaying or waiving the charges normally payable on new construction with the intent of encouraging rental intensification in neighborhoods.

On June 26, 27, 28 and 29, 2018 City Council adopted Item TE33.3, Changing Lanes - The City of Toronto’s Review of Laneway Suites. This Item established a planning framework to permit laneway suites in an ancillary building abutting a lane on lands within the then boundary of the Toronto and East York District. In accordance with the Laneway Suites By-law 810-

2018, a laneway suite may be constructed behind any low-rise residential building permitted in a residential zone, including single detached buildings, semi-detached buildings, row houses, triplexes and others, subject to certain criteria.

The Development Charges Deferral program, however, only defers charges for laneway suites constructed in the rear yard of single-detached or semi-detached dwelling units.

The intent of this Motion is to align the Development Charges Deferral Program for Ancillary Secondary Dwelling Units with the permission for laneway suites as per By-law 810-2018. Council's adoption of this Motion would provide for the deferral of development charges for laneway suites constructed behind any type of dwelling permitted by by-law 810-2018 immediately.

Background Information (City Council)

Member Motion MM5.18