

October 26, 2021

Graig Uens, MCIP, RPP
Senior Planner
Office of the Chief Planner
Toronto City Planning Division
100 Queen Street West
Toronto, ON. M5H 2N2

Dear Blank:

**RE: CITY'S LANEWAY SUITES REVIEW
9 AND 15 PEYTON LANE, TORONTO
WRITTEN SUBMISSION – OUR FILE 20238A**

Please accept this letter as my formal submission on behalf of my client, Michael Tar and Karen McGuire relative to their property at 9 and 15 Peyton Lane. We understand that the City is reviewing the City's current progress on the Laneway Suites policies and by-laws with the potential to enact changes based on feedback from assessment of the first 100 applications. We also understand these potential changes would be brought forward to City Council before the end of this year.

We have reviewed the findings of the Laneway Suites Zoning By-law Amendment Review prepared by Gladki Panning Associates for the City. While the report is quite comprehensive, one area of concern with the By-law that has not been explored is and continues to remain a challenge for applicants is the conversion of existing structures on laneways into laneway suites.

The current policy and zoning framework is designed to make it easy to construct new laneway suites so long as you follow the by-law. However, should you wish to do something that the framework does not contemplate, these scenarios often go through a lengthy minor variance and/or TLAB process because there is no guidance on how to treat these existing cases.

An example is my client who has two existing buildings at 9 and 15 Peyton Lane with frontage only on a laneway, one of which operates as a residential dwelling today. Both have servicing connections and their own municipal addresses despite being on one property. Both are serviced from the lane. Discussions regarding severing these properties to recognize them distinctly is faced with confusion and obstacles as again, there is no guidance on how to carry forward these existing unique cases that depart from the typical framework.

Another example is 24 Sorauren Avenue, which sought to convert an existing garage on a lane that was larger than the principal dwelling. That application was ultimately approved, but not without significant cost and effort of the owner as the matter had to go to TLAB for approval.

I am asking that the City look to modifying the by-law to provide a provision that recognizes legally existing structures or dwellings on a lane, regardless of size of building, shape of lot, orientation of built form or street frontage, and allow these legally existing structures or dwellings to be recognized and/or used as laneway houses, subject to applicable variances. This would acknowledge the intent to promote laneway housing, even in existing dwellings, while still capturing the obligation of zoning compliance. Such a provision would guide the internal review of the application and help limit refusals by the Committee of Adjustment and appeals to the TLAB.

We ask that the City consider this change, and provide a response at the meeting on October 27th, 2021, or in advance of any recommendation to Planning and Housing Committee / Council. Thank-you in advance.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'E. Theodore', written over a large, loopy oval shape.

Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

cc. *Michael Tar, Karen McGuire*