



Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS

22 November 2021

To: Toronto City Planning and Housing Committee

**Comments on Proposed Amendments to
Existing Bylaws Governing Laneway Suites**

With regards to the PHC agenda item number PH29.2, following are FoSTRA's recommendations and comments.

1. Height Limitations:

The existing height limit is 6.0 metres: There is an amendment to increase this to 6.3 metres.

Builders proposed and presented arguments during the 27 October 2021 public consultation to increase the height limit to 6.7 metres or more. The height of 6.3 metres is a compromise position proposed by the Planning Department to forestall the many expected requests to the Committee of Adjustment from owners and builders for height increases.

FoSTRA would support 6.3 metres (approximately an additional foot), provided that this becomes a hard rule and "height creep" is vigorously opposed.

2. Soft Landscaping:

The proposed amendment would maintain the requirement for 85% of the rear yard to be 'soft landscaping' or green space but would be modified to allow for a pedestrian walkway (hardscaping) that would be exempted from the 85% requirement.

FoSTRA is recommending that a pedestrian walkway of at least a one-metre width be required between the main house and the laneway house. However, this walkway should NOT be exempted from the 85% requirement for a soft landscaping in the backyard. If functionally accessible by wheelchairs and walkers, this walkway could be permeable and therefore counted as soft landscaping.



Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS

3. Rear Yard Setbacks from the Property Line:

The proposal is to reduce the current rear yard setbacks from 1.5 metres to 1.0 metre.

FoSTRA would support this amendment only if it facilitates the ability to construct a laneway home and provided that this space is added to the soft landscaping definition and the laneway house continues to meet the 85% requirement.

Finally, it is suggested that whatever approach is taken with regards laneway homes, that it is reviewed on a regular basis (every three years) to ensure the developing needs of communities and the outcomes of the amendments are being assessed.

Respectfully,

Rick Green
Chair