



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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**Planning and Housing Committee Meeting November 25, 2021**  
**PH29.2: Changing Lanes: The City of Toronto's Review of Laneway Suites - Monitoring Program and Zoning By-law Amendments- Final Report**

Two of the proposed amendments to Zoning Bylaw 569-2013 regarding laneway suites, are of concern.

- *Exempting a walkway from the minimum required percentage of soft landscaping space between a suite and house*  
A reduction from soft landscaping runs contrary to preserving the natural environment. As stated in the Planning Report, "Maintaining soft landscaped space is important for many reasons, including amenity, storm water retention, growing space for trees, and combatting the urban heat island effect." Just because some builders have requested a lessening of soft landscaping at the Committee of Adjustment is not a reason to incorporate this into an as-of-right bylaw. Perhaps, instead, the adjudicators could become more cognizant of the significance of soft/green landscaping as an important environmental factor. History indicates that builders are wont to ask for more than what is in the bylaw. If the percentage of soft/green landscaping is reduced, it is not unlikely that variances requesting further reductions will be made to the Committee of Adjustment. If a laneway needs to be large enough to accommodate accessibility standards, and there is insufficient soft landscaping for this, perhaps the laneway suite should have a smaller footprint, or not be built if the lot is too small.
- *Increasing the maximum permitted height of a suite from 6.0 metres to 6.3 metres*  
The current by-law standard should be maintained. As mentioned above, builders are prone to asking for more than what the by-law permits. If the base is 6.3 metres, it is not unlikely that a variance for more height would be requested, with privacy and overlook issues for neighbours.

Sincerely,

Maureen Kapral, Vice-President  
Lytton Park Residents' Organization

c: Councillor Mike Colle  
Linda McCarthy, Planning, Development, & Committee of Adjustment Assistant

*The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.*

<https://lyttonparkro.ca/>