



**Confederation of Resident & Ratepayer
Associations in Toronto**

203A/881A Jane Street
Toronto, Ontario. M6N 4C4
24 November, 2021

To: phc@toronto.ca

To: The Chair and Members
Planning and Housing Committee

Re: Amendments to 569-2013 Governing Laneway Suites
The Gladki Report and Changing Lanes Report

This letter is in furtherance of CORRA's letter of the 16 November, 2021. In that letter CORRA reserved its right to comment on the draft by-laws given they had not been provided at least 10 days before the Statutory Public Meeting.

This letter will focus on the key amendments and should be read in conjunction with the earlier letter.

2. Amendment to 150.8.20.1(1)(E). This presumes that the **residential building** will be built in accordance with permits. This is a fallacious assumption. Often builders will get a permit and then go for variances to the Committee of Adjustment or simply not build in accordance with plans. The assumption may be that the foundations will exist, but this provision does not require that. Clearly if the **ancillary building** is built before the **residential building**, then the foundations should exist. The proposed amendment is silent on that point. It needs to be cured. Additionally you may wish to make requirements that a **residential building** be set back from a **laneway suite**.

5. Amendment to 150.8.50.10(1) (B). While 1.5 is an improvement over 2.1 it still not appropriate. One of the problems faced by lots between 9 m and 6 m has been the tendency to pave over them. Given 15% of the area is exempted from soft landscaping, it is not desirable or appropriate to exempt a walkway. in addition to the 15%. Especially given CORRA's prior comments concerning access from the street. Several groups will discuss the problem with flooding.

Amendment to 150.8.50.10(1) (C). Given there is a driveway, CORRA does not understand why once again , why the walkway cannot be accommodated within the 25% that is not landscaping. Any pathway can be from the driveway to the door of the **laneway suite**.

6. Amending 150.8.60.20(2)(B) by reducing the setback from 1.5 to 1 m given how narrow lanes can be is reducing the buffer between users of the **laneway suite** and vehicles using that laneway. For this reason it is undesirable.
7. Amending 150.8.60.20(3) (C). It should be noted that 1.5 m is a minimal separation to adjacent lots, this reduction is not warranted except to shoehorn development onto a lot..
8. Amending 150.8.60.20(3)(C). CORRA does not support these changes.
- 13 Amending 150.8.60.40(1)(B). There was insufficient evidence to support this change in the prior reports and when combined with the increase of mechanical equipment by 0.5 of a metre is unacceptable.
17. Amending 150.8.60.40(5). CORRA does not support increasing the height from 1 m to 1.5 of these elements.

Given there are also amendments coming forward for garden suites, it is CORRA's position it is premature to deal with these amendments separate from the garden suites.

CORRA repeats its request that this matter be adjourned for proper notice and further review of the impacts and a consideration of ensuring that green space, tree canopy, drainage and impacts on adjacent properties are fully addressed.

Submitted on behalf of the
Confederation of Resident and Ratepayer
Associations in Toronto (CORRA)
William H. Roberts, Chair
416-769-3162