

April 28, 2023

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File 20513.00002

City of Toronto Planning & Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Councillor Brad Bradford, Chair

Dear Members:

Re: Item PH3.16 Expanding Housing Options in Neighbourhoods: Multiplex Study – Final Report

We are counsel for PCMnow.com (the “**client**”), a developer of property in the GTA and a quality custom home builder. Our client has a very keen interest in the multiplexes and laneway suites in the City of Toronto (the “**City**”) and is in the various stages of implementing four such developments following the approval of the Committee of Adjustment.

Please accept this correspondence as our interim written submission in respect of the above-noted item. While our client fully supports the advancement of this initiative (as it will eliminate the need to seek variances to permit the conversion into fourplexes that the client has filed to-date and as such expedite the delivery of housing), they wish to express a concern on the continued limit of one laneway suite that is noted in the Staff Report.

ASK: To permit second laneway suites in circumstances where appropriate as described in this written submission.

The critical housing needs of the City are now well known and extensively documented, including a succinct summary in the Staff Report. The City’s continued commitment to sensitively intensify lands within the *Neighbourhoods* designation to increase housing opportunities in the “missing middle” can be applauded. Together with the ongoing provincial legislative and policy efforts, developers and individual landowners are quite interested in participating in delivering housing options. Every unit matters and over time the supply demand equation will change.

In the spirit of “every unit matters”, what seems to be a missing is the ability to provide a second laneway suite on the lot, where circumstances are warranted. As the Committee is aware, under the City’s Harmonized Zoning By-law 569-2013, one laneway suite is permitted as-of-right in an ancillary building having a public laneway frontage. Multiple regulations, such as

setbacks, angular planes, landscape requirements and height limits apply to govern the ancillary building mass.

However, pursuant to the provisions under Chapter 150.8.60.40 (which deals with Specific Use Regulations for Laneway Suites), an ancillary building is limited to two storeys and, depending on the separation distance from the main residential building on the lot, either a 4.0 metre height limit or a 6.3 metre limit would apply.

In at least three sites currently being developed by the client with substantial lot depths, a two-storey and a 6.3 metre ancillary building is permitted as-of-right (since the main residential building and the ancillary building is at least 7.5 metres apart), but can only be occupied by one laneway suite, although the entire building mass is in full compliance with all other zoning regulations. While the upper level of the ancillary building will be occupied by the permitted laneway suite, the ground level remains vacant and underutilized space (as the Committee is aware, recent changes have eliminated the need for parking). This has necessitated the client to seek Committee of Adjustment permission to occupy vacant space as a second laneway suite by way of minor variance.

In our respectful submission, where a two-storey ancillary building can be constructed as-of-right, the proposed Official Plan Amendment 649 (SASP 826) and the corresponding implementing zoning by-law (Attachments 1 and 2) to the Staff's Report, should be encouraging the ability to provide two-laneway suites as the built-form is able to accommodate the extra unit without any undue negative impacts usually associated with issues of light, view, privacy and similar planning considerations. Such permission represents smart densification and a contemporary use of the urban land resources, all consistent with the City's Official Plan and higher-level provincial policies.

Thank you for considering our written submission. We are in the process of analyzing the proposed implementing instruments and we reserve the right to make further submissions as may be necessary arising from this review.

Finally, pursuant to the Planning and Housing Committee's Motion #3, repeated below, we ask that our issue raised in this communication be reported to Council:

“Direct the Chief Planner and Executive Director, City Planning Division to report directly to the May 10-12, 2023 meeting of City Council on the issues raised in the communications and whether, in consideration of those issues, staff have further recommendations or recommend any revisions to the draft Official Plan and Zoning By-law Amendments.”

Should you or Planning Staff have any questions, we are available on short notice to meet and discuss our concerns. Please do not hesitate to contact the undersigned or Paul Chronis, Senior Planner in our office at pchronis@weirfoulds.com or at 416.460.0038.

Kindly ensure this correspondence is distributed to all the Members of the Committee for their consideration during the meeting.

All of which is respectfully submitted.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "Paul Chronis". The signature is fluid and cursive, with a large, stylized initial "P" and "C".

Per: Paul Chronis
Land Use Planner

PC/jr

cc: Melanie Melnyk, Project Manager, Strategic Initiatives, Policy & Analysis,
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Client