

Ausma Malik

Deputy Mayor & City Councillor for Ward 10, Spadina-Fort York

June 26, 2024

Planning and Housing Committee
100 Queen St W
Toronto, ON
M5H 2N2

RE: Expanding Permitted Uses in Laneway and Garden Suites

Dear Planning and Housing Committee Members,

On September 28, 2023, House of Compassion, a non-profit housing provider, submitted a minor variance application (A0862/23TEY) proposing to build a laneway suite as an expansion of a residential care home use for their property at 169, 171, and 171½ Shaw Street. On November 29, 2023, the Committee of Adjustment approved the application.

On May 10, 2024, my office shared an inquiry from House of Compassion with City Planning, providing some suggestions following their above-noted Committee of Adjustment application. The inquiry requested that staff investigate the possibility of amending the Zoning By-law to provide as-of-right permissions for other residential uses in laneway suites and/or garden suites including multi-tenant houses, group homes/residential care homes, multiplexes and co-living.

RECOMMENDATION:

1. City Council request the Chief Planner and Executive Director, City Planning to undertake a review of the feasibility of a Zoning By-law amendment to permit additional residential uses in buildings ancillary to residential buildings including but not limited to: multi-tenant homes,

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group homes, and residential care homes; including the identification of appropriate performance standards; and report back in the first quarter of 2025.

All the best,

Ausma Malik
Deputy Mayor
City Councillor, Ward 10, Spadina-Fort York