



President

Michael Collins

July 2, 2019

President-Elect

Lisa Patel

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario
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Dear Councillors:

I am writing to express the support of the Toronto Real Estate Board (TREB) for extending permissions for laneway suites to areas adjacent to public laneways zoned for low-rise residential uses across the City, as recommended by staff in their report dated June 5, 2019 regarding the July 3, 2019 Planning and Housing Committee Agenda Item PH7.1.

TREB represents over 54,500 Realtors from across Toronto and the GTA. Ensuring adequate, affordable, and appropriate housing supply is a priority for TREB and our Members. This is why TREB supported City Council's actions last year, which allowed for laneway suites in the Toronto and East York District. Once again, we believe that the current recommended changes to allow for laneway suites across the City can help to address housing supply from all three of the above-mentioned perspectives.

Adequate Housing Supply

TREB has been a vocal supporter of the need to increase housing supply in Toronto and across the GTA. We strongly believe that inadequate housing supply is the single biggest factor affecting affordability for home buyers and renters. In this regard, we believe that one of the solutions to this challenge is for municipalities to reduce "red tape" and allow for innovative housing options. The recommendations to allow for laneway suites are a very positive step in this direction.

Affordable Housing Supply

It is also important to ensure that the supply of housing that is added is affordable. We believe that laneway suites will help to provide a supply of moderately priced housing, especially for renters. Furthermore, by allowing for homeowners to supplement their income with the rental income generated by the laneway suite, the recommended policy changes could help foster home ownership for more Torontonians.

Chief Executive Officer

John DiMichele



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Appropriate Housing Supply

While adding housing supply is critical, it is also very important to ensure an appropriate mix of housing types. TREB is a strong supporter of the need to fill the “missing middle” housing void. In this regard, laneway suites are an excellent option for providing mid-density housing while taking advantage of existing infrastructure.

I hope you find our views on this issue helpful. Thank-you for allowing the opportunity to provide input.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Collins". The signature is fluid and cursive, with the first name "Michael" being larger and more prominent than the last name "Collins".

Michael Collins
President