LANEWAY SUITES CONSULTATION

Evergreeen Brickworks  
5 December 2016
REMARKS FROM COUNCILLORS

Cllr. Mary-Margaret McMahon (Ward 32, Beaches-East York)

Councillor
Mary-Margaret McMahon

Cllr. Ana Bailão (Ward 18, Davenport)
REMARKS FROM PLANNING
George Pantazis
City of Toronto, Planning Department
WHY ARE WE HERE?

- To learn about the possibility for laneway suites in Toronto.
- To understand your thoughts, concerns, ideas, and interests.
- To inform design guidelines for laneway suites in Toronto.
WHAT IS A LANEWAY SUITE?

- Basement apartment above ground
- Non-severable
- Servicing from the main house/street
AGENDA

7:10   Opening Remarks Councillors
7:15   Remarks from Planning
7:20   Presentations
7:50   Breakout Activity
8:35   Report Back & Discussion
9:00   End
PRESENTATIONS
Michelle Senayah, The Laneway Project
Mike Collins-Williams, OHBA
Brigitte Shim, Shim-Sutcliffe Architects
UNLOCKING TORONTO’S LANEWAYS
TORONTO TODAY

- Growing population
- Growth concentrated in Downtown, Centres & Avenues
- Existing built fabric & infrastructure struggling to keep pace & adapt
Toronto has an untapped store of public space, running throughout its downtown and midtown areas where the most growth is occurring.
LANEWAYS BY NUMBERS

• Over 2400 laneways
• Over 300 linear km
• Over 300 acres
  ○ 7 x Trinity Bellwoods Park
  ○ 2/3 x High Park
LANEWAYS BY USE

• Regulated, planned and designed as service-only spaces
  o Parking
  o Garbage storage
  o Service access
• In use only a fraction of the time
We can build on the “good bones” of our laneway network to create an interconnected grid of multi-modal, multi-use and human-scale public spaces throughout our downtown and midtown.
Melbourne has fostered a thriving laneway culture by addressing waste management, stormwater management, pedestrian amenity, lighting, paving, arts and cultural programming and maintenance.
Montreal’s Ruelles Vertes program sees municipal staff supporting local communities in greening their laneways, turning them into beautiful shared backyards.
Vancouver allows the development of laneway housing to increase housing diversity, preserve neighbourhood scale and enhance the character and safety of laneways.
We pilot innovative laneway greening techniques.
We pilot innovative laneway greening techniques.
We organize pop-up activations to turn laneways into active community spaces.
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GET IN TOUCH

info@thelanewayproject.ca
/lanewayproject
@lanewayproject
Benefits of Small Scale Housing

Small-scale housing in walkable, transit-friendly neighbourhoods can provide many benefits to residents:

• Reducing car dependence
• Getting Grounded
• Shopping Locally
• Covering the mortgage
• Paying the fare
• Protecting our farmland
Innovative Small-Scale Housing

Condos and apartment buildings are suitable for main streets and avenues, but smaller residential streets are often better served with more small-scale housing. Strategically located small-scale housing developments in an established single-family neighbourhood can provide the “invisible” population density necessary to support local businesses and rapid transit.

Three innovative, small-scale housing options:

1. Attached secondary suites (basement and attic apartments)
2. Detached secondary suites (laneway houses, granny flats and garage suites)
3. Infill townhouses
Laneway Living

What are detached suites?

What are the small-scale housing options?

What is the demand for this type of housing?
What are the Barriers?

• Municipal zoning bylaws that forbid detached dwellings that are separate from the primary residence on a single lot;
• Case-by-case approach vs broader public policies
• Privacy for neighbours
• Service connections (gas / water / hydro)
• Building code & fire department access
• Municipal services (waste collection / snow clearing)
Where has it been Done?

• Some older Toronto neighbourhoods (case-by-case)
• Vancouver
• California
• Seattle
LANEWAY SYSTEM TYPES

These diagrams illustrate the laneway configurations found in city blocks in Toronto. The area studied spans from Dufferin to Leslie and from Dupont to the water. City blocks are diagrammed with the long axis running up and down. Ten (10) major types are illustrated here with corresponding variations.

- no laneways
- short laneway
- long laneway
- T laneway
- I laneway
PART AND PARCEL – LINKING URBANISM, BUILDING AND DETAIL

University of Toronto, John H. Daniels Faculty of Architecture, Landscape and Design

Fall 2011 ARC 3015Y Architecture Design Studio 5 – Option Studio
Taught by Brigitte Shim with Donald Chong

M. Arch Students Group Work Research and Analytical Work
"The mews of London constitutes a world of their own."
Henry Mayhew

The observation was true even before it was written in 1851.
38 That has changed today is how that "world" is occupied.
— Sebastian Becker
SOMERVILLE CHARETTE
University of Calgary, Faculty of Environmental Design
Winter 2013 Somerville Visiting Lectureship: EVDB 697.65 Seminar
Laneway houses are allowed on lots in RS-1 and RS-5 single family zones, which are shaded on the map below. The Enquiry Centre (604-873-7611) can help you determine whether your lot is zoned for laneway housing.
Welcome to Edmonton’s first ever Infill Design Competition

Let’s Talk Infill

GREAT IDEAS. GREAT CITY. LET’S TALK INFILL.

September 14, 2016
More at edmonton.ca/citylab

- Brigitte Shim - Architect
- Larry Beasley - Planner
- Ken Greenberg - Urban Designer
- Anne Comnier - Architect
- Shafraaz Kaba - Architect

*Let’s Talk Infill* was held on September 14th, 2016! This event highlighted Edmonton’s first [Infill Design Competition](https://www.edmonton.ca/citylab) and included a round table with the competition jury members:

Peter Ohm, Chief Planner for the City of Edmonton, hosted and Councillor Scott McKeen provided opening remarks as one of the co-sponsors for the [Infill Design Competition](https://www.edmonton.ca/citylab). Peter Spearey, Lead urban Designer for the City of Edmonton, moderated the panel.
WHO ARE WE?
Est. 2014 by an architect, a planner, and a laneway dweller.
- Non-severable
- Services from main house
- Size/Shape & Program?

LANEWAYS SUITES
PRECEDENT

- Ottawa
- Vancouver
- Regina
- Toronto?
WHY NOW?

- Solution to servicing/severability
- A vision from the citizens
THOUGHTFUL DEVELOPMENT

- Entrance from laneway or yard?
- Appropriate height and size?
- Privacy/overlook?
- Shadow impacts?
- Parking?
- Locations?
- Lot type/size?
- Multiple units?
ENTRANCE FROM LANEWAY OR YARD?
APPROPRIATE HEIGHT

1 STOREY

2 STOREYS

3 STOREYS
MULTIPLE UNITS
BREAK-OUT ACTIVITIES
ACTIVITY 1
EXISTING CONDITIONS & OPPORTUNITIES

Discuss existing conditions, opportunities and concerns.

- How do you currently use the laneways in your neighbourhood or the coach house/garage?
- What do you like about your laneway? What don’t you like?
- What are some improvements you would like to see in your laneway? How might laneway suites assist with these improvements?
- What are some concerns you may have with laneway suites?
ACTIVITY 2
COLLABORATIVE DESIGN!

How would you design laneway suites for your neighbourhood?

Consider:
- Location
- Height
- Entrances
- Privacy
- Surrounding spaces
- Parking
- Other uses
REPORT BACK
Show us your designs!
THANK YOU!

More questions? info@lanescape.ca
Provide feedback? www.lanescape.ca/survey

Contact your Councillor.