

March 19, 2019

Planning and Housing Committee
City of Toronto, City Hall, 100 Queen Street West
Toronto, Ontario, M5H 2N2

RE: PH3.1, As-of-Right Zoning for Secondary Suites

Dear Councillors,

On behalf of the members of the Toronto Real Estate Board (TREB), I am writing in support of the staff recommendations, in principle, to simplify the rules regarding secondary suites.

TREB's REALTOR® members work with home buyers and sellers in Toronto and across the GTA, every day. As such, they are among the most knowledgeable on housing issues and challenges that face our City and region. In this regard, in recent months and years, TREB has emphasized that the most significant challenge facing current home buyers is insufficient supply of housing, and especially mid-density housing options.

TREB has been a long-time supporter of the legalization and facilitation of secondary suites. Now, more than ever, we believe that these units can help address the housing challenges that we face by making significant contributions to the supply of housing both for home ownership and rental housing.

Regarding home ownership, secondary suites provide an excellent strategy for many people to achieve the dream of home ownership. For some people, generating income by renting a secondary suite in their home allows them to qualify to purchase a home that they otherwise would not have been able to.

With regard to rental housing, secondary suites provide a readily available option for renters. Furthermore, secondary suites allow more diverse housing types and lifestyles for renters, as well as greater diversity in location choice.

When it comes to mid-density housing, sometimes referred to as "the missing middle", secondary suites can help to fill this gap. At the same time, we believe that the staff recommendation to allow secondary suites in townhouses is an excellent incentive that could help lead to the development of additional new townhouse supply, which is a critical component of the "missing middle".

I hope you find our views on this issue helpful.

Sincerely,



Garry Bhaura
President

c.c. Toronto City Council

