View from Ryerson Avenue

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View from Bathurst and Carr
Laneway housing is not currently a viable approach to providing housing

Contrary to City of Toronto Servicing Standards
  Official Plan
  Zoning regulations

Laneway housing issue must be placed in a greater context
  Environmental benefits from greater density
  Social benefits from greater choice and affordability
  Social benefits from extended family housing (Granny Flats)
  Creative benefits from individualized design
  Economic benefits from small scale extensive development
  Economic benefits from increased tax revenue

Laneway housing requires a lobby
  Official Plan should recognize the historical existence of Laneway Housing
  House behind a house prohibition should be removed.
Vancouver Is Leading the Way on Accessory Dwelling Units

To relieve a housing shortage, the city has added nearly 2,000 small backyard homes on its alley, or laneways.

FRANCES BULA | @citiscope | Dec 14, 2015 | 14 Comments

VANCOUVER, Canada—Brent Wager lined up with a few dozen other people in a Vancouver alleyway on a smudgy October afternoon, waiting to get into the small, peaked-roof house with a tiny balcony facing the lane. Queued up with him were young couples, some with toddlers, older couples without, and a mix of all kinds of people in between.
Laneway houses are Vancouver’s answer to a growing trend in North America’s priciest metro areas. The idea is to squeeze more housing into residential areas without changing the character of the neighborhood too much. The small homes, known in other cities as “coach houses,” “granny flats,” or “accessory dwelling units,” are meant to offer a way for middle-income people to live in locations they otherwise could not afford.

Nearly 2,000 laneway houses have been built in Vancouver in six years. (Smallworks photos)

Vancouver created the most permissive policy in North America, allowing laneway homes to be built on almost all single-family lots. The city of about 640,000 people has seen almost 2,000 applications for laneway houses in the six years they’ve been allowed. About 85 per cent of those have been built, according to home builder Jake Fry, whose company called Smallworks is the best known in what has become a niche building sector.
Terence Van Elslander

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