

Leduc, Lauri

From: Jane Richardson
Sent: June-16-17 12:19 PM
To: Leduc, Lauri
Subject: Keeping Hamilton laneways public - Future urban intensification using laneway housing

Hi Lauri,

Eileen Shannon suggested I ask you to make this letter available to Councillors before the Monday meeting on the laneway behind Sydenham Street.

Thanks and best wishes,

Jane Richardson

To: Hamilton City Councillors

Re: Laneway housing - a strong reason to keep Hamilton's public laneways in the public realm

Vancouver now encourages construction of laneway homes as a way of increasing their low-rise, affordable housing stock and Toronto is in the process of setting up pilot projects to do the same. The great European cities have marvellous back lanes with lively mix of low-rise housing and businesses. Laneway housing is a least-cost way of increasing the population density in locations where schools, utilities, transit and private-sector services are already in place.

Increasing density in existing neighbourhoods with laneway housing limits the encroachment of urban development on wooded areas and farmland and saves the cost of building roads, utility infrastructure, schools and community centres in new areas. It allows for a healthy mix of people of all income levels. It also addresses specifically the need for smaller, lower-cost housing while keeping people grounded (as we mostly prefer) rather than sequestered in apartment or condo towers. It allows multi-generation families to take care of one another while retaining some privacy.

It is evident that our largest urban centres have become the country's the economic engine and that Hamilton's place in the GTHA is linked to Toronto's future growth and prosperity. Hamilton's need for increased density in built-up areas will grow. Laneways are much more than a public liability; they are a valuable public asset for low-impact urban growth. Keeping Hamilton's laneways in the public realm for future development is a smart and forward-looking strategy and highly recommended.

Jane Richardson

Dundas ON

A few references:

<http://vancouver.ca/home-property-development/building-your-laneway-house.aspx>



Building your laneway house | City of Vancouver

vancouver.ca

Get help with the approval process. If you are interested in building a laneway house, email, phone, or visit the City's Development and Building Services Centre to ...

<http://vancouver.ca/files/cov/laneway-housing-howto-guide.pdf>

Laneway housing how-to guide November 2016 - vancouver.ca

vancouver.ca

page 3. LWH. How-To e. PLANNING. ILLUSTRATIVE. EXAMPLES DESIGN APPENDIX. OVERVIEW. OVERVIEW. in this section: how to use this guide what is a laneway house? why ...

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=05d407ceb6f8e310VgnVCM10000071d60f89CRD>

Affordable Housing - Housing - Living In Toronto | City of ...

www1.toronto.ca

Toronto's proposals for a National Housing Strategy. Toronto has submitted its proposals to the federal government's National Housing Strategy consultation.

<https://www.theglobeandmail.com/real-estate/toronto/laneway-housing-on-the-verge-of-a-toronto-revival/article32871557/>

https://www.thestar.com/news/city_hall/2016/11/14/toronto-councillors-push-to-allow-laneway-housing.html

<http://urbantoronto.ca/news/2017/03/public-mostly-enthusiastic-laneway-housing-toronto>