



June 25, 2021

Planning and Housing Committee (phc@toronto.ca)

RE: Garden Suites, Planning & Housing Committee, 25.15, June 28, 2021

Deputy Mayor Ana Bailao, Chair and Members, Planning and Housing Committee

The South Armour Heights Residents' Association represents approximately 850 households in the area between Yonge Blvd over the Avenue Road, from the 401 down to Brooke Ave, within Ward 8. We and our members have participated in the Survey which focused primarily on the potential use of Garden Suites and consultation sessions for Garden Suites to consider the impact on our residential neighbourhood. The impact on adjacent residents will be significant particularly with the planned "as of right" legislation.

We have reviewed the draft proposal for Garden Suites and would like to outline our preliminary comments on the proposal, recognizing that additional details and changes will be forthcoming.

We were surprised that the current Laneway Suites Zoning By-laws are the basis of the Garden Suites proposal, with additional relaxed requirements. The concerns identified in the survey and the consultations do not appear to be reflected in the proposed regulations. As Garden Suites are much more impacting than Laneway Suites (there is no laneway providing separating distance and the side neighbours are now not necessarily a garage), we were expecting reduced footprint regulations.

The following is a preliminary list of concerns we would put forward at this time:

1. Height – the draft proposal indicates a maximum height of 6m based on distance to the primary house. Our research for 8 municipalities across Canada shows a height allowance of less than 4.6m. The implications of 6m height is very impacting on adjacent properties.
2. Basements – we were surprised that basements would be permitted. We understand Barrie now wants to eliminate basements as they found that they were being made into two units.
3. Soft Landscaping – it is very disappointing that soft scaping would be reduced for Garden Suites from Laneway Suites. We understood that the City was going to safeguard and where possible enhance the natural environment. The report suggests that further studies will be undertaken – hopefully protection regulations will be adjusted.
4. Parking – zero parking is proposed. How can this be imposed across the City, considering areas of the city that are not well serviced by transit?

We appreciate the opportunity to provide feedback. We understand that consultations will continue to take place over the coming months and we look forward to open discussions prior to finalization of



South Armour Heights Residents' Association



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the by-laws. We look forward to the City sharing the data for the lot studies as well as the consultant's Laneway Suites Monitoring Report.

This is an important initiative with a major impact on all Neighbourhoods across the City and thus requires a great deal of consideration for all aspects of the program.

Sincerely

A handwritten signature in black ink that reads 'Sheila Harrison-Dunlop'.

Sheila Harrison-Dunlop (Secretary)

Cc: Mayor John Tory
Councillor Mike Colle
Gregg Lintern, Planning
David Driedger, Allison Reid (Planning – Garden Suites)
Geoff Kettel, Cathie Macdonald (FoNTRA)
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)
Upper Avenue Community Association
Bedford Park Residents Organization
Lytton Park Residents' Organization