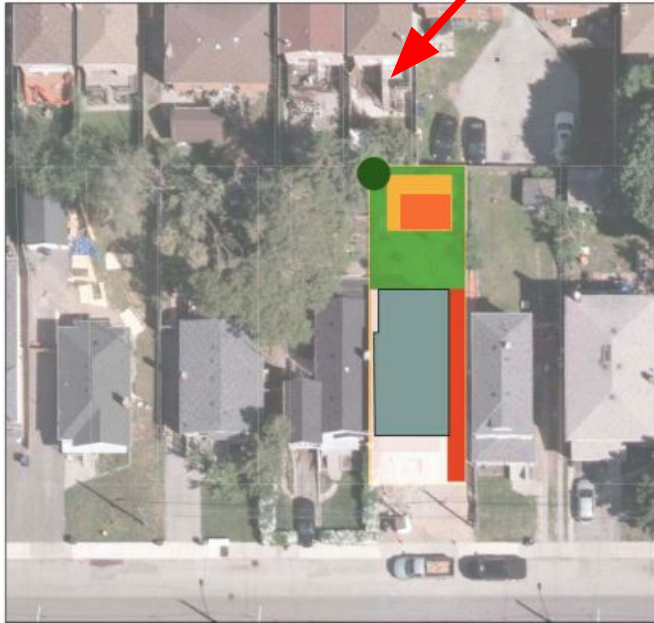


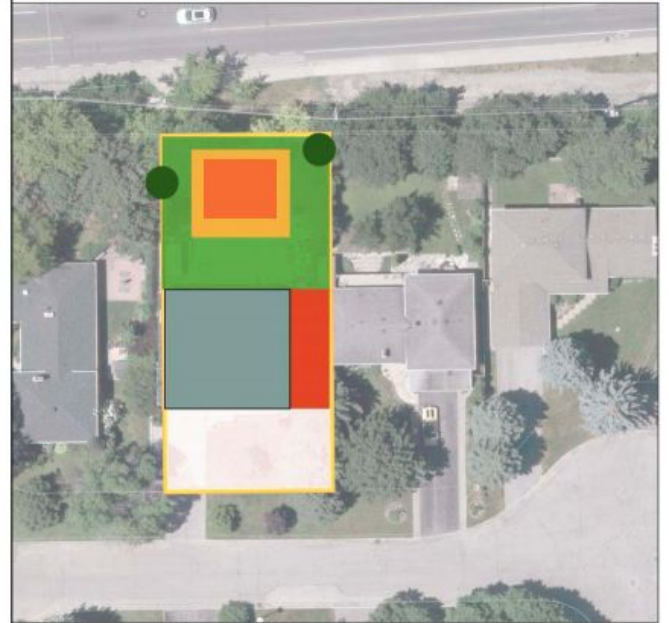
Garden Homes - A Closer Look

Let's take a closer look at what it is like to live here?



Height:

- Some lots may be large enough to allow a height above 4.0 metres, up to a max of 6.0 metres.
- Separation to main dwelling increases to 7.5 metres (same as Laneway Suites)
- Exploring setback/angular plane options to address impacts of additional height



- | | | | | | | | |
|--|---------------|---|------------------|---|-----------------------------------|---|-------------|
|  | Lot Area |  | Rear Yard Area |  | Garden Suite Potential Location |  | Mature Tree |
|  | Main Dwelling |  | Emergency Access |  | Garden Suite Potential 2nd Storey | | |

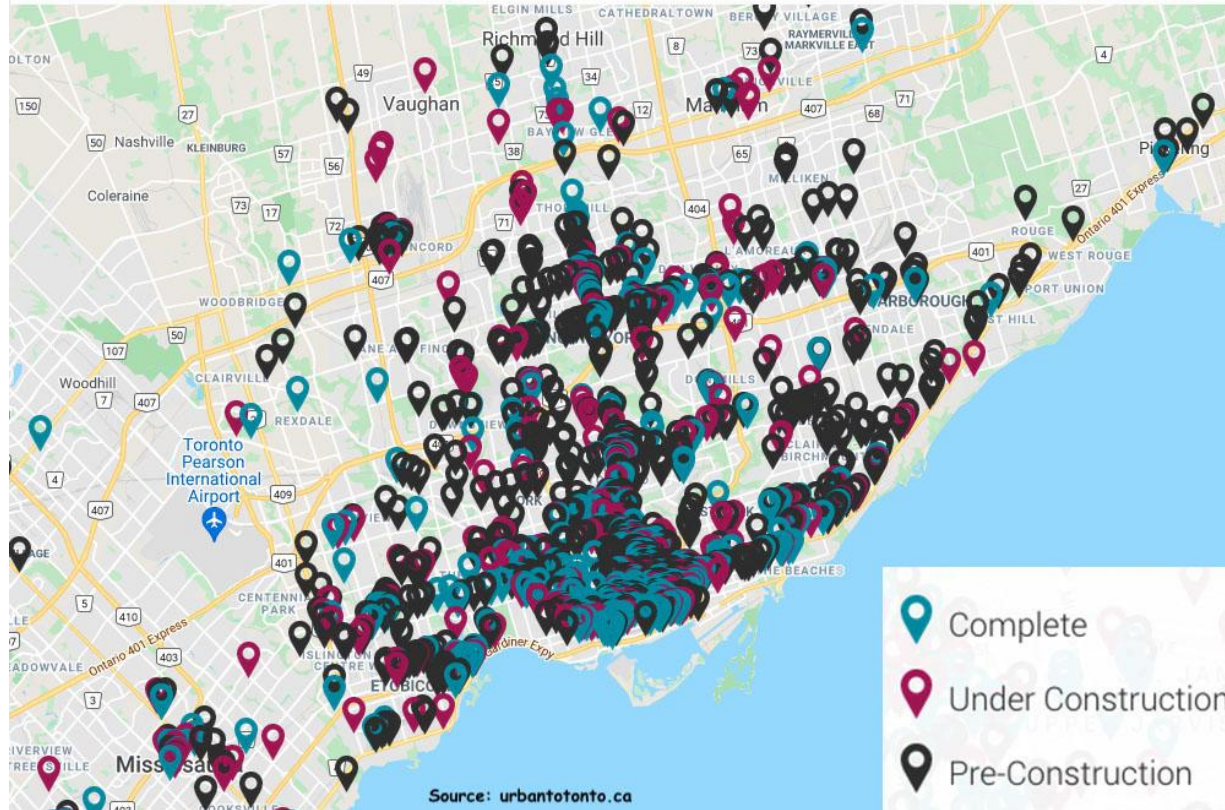
The Report is a softly presented fuzzy warm representation that does not examine the negative aspects and implications for all neighbours.

There are no before and after images from a neighbour perspective.

No acknowledgement of the concept of shared neighbourhood space that current backyard setbacks preserve.



This helpful map of Condo and Housing Development helps illustrate the space left in between where under-utilized back yards can be filled in with Garden Homes



Toronto Building Projects
and
Development Applications



Hmmm,
We need to plan more housing...
backyards are under-used space...
Maybe we could fit
more homes on each lot.
Why would the neighbours mind?



The Kelly Art