

St. Andrew's Ratepayers Association

97 Lord Seaton Rd., Toronto, Ontario M2P 1K7

November 22, 2021

To: Planning and Housing Committee (phc@toronto.ca)

Re: PH 29.2 Changing Lanes – Laneway Suites – November 25, 2021

Dear Committee Members:

I am writing on behalf of the St. Andrew's Ratepayers Association to express our opposition to two of the proposed by-law amendments for Laneway Suites that will negatively impact soft landscaping as well as the privacy of adjacent homeowners.

We are requesting that the current by-law standards for Height and Soft Landscaping percentages be retained.

The St. Andrew's Ratepayers Association represents the interests of approximately 1,500 homeowners in the area bounded by York Mills Road to the south, Highway 401 to the north, Old Yonge Street to the west and the green belt west of Bayview Avenue to the east. St. Andrew's is a well-established residential neighbourhood characterized primarily by single family dwellings.

We are opposed to the following proposed by-law amendments:

1. Height

The proposed amendment for "Increasing the maximum permitted height of a suite from 6.0 metres to 6.3 metres" should be removed.

The industry has asked for an increase to accommodate improvements to the heat envelope which can be dealt with by using higher R-value foam insulation, an insulated concrete floor assembly and other height saving measures. NO INCREASE to the height is required to improve the heat envelope. Higher ceiling heights and allowing for "creative designs" has also been suggested as reasons to increase height – these should not be considered as valid criteria. Increasing the height will also negatively impact adjacent neighbours – the maximum height should be maintained at 6.0 metres.

2. Soft Landscaping

The proposed amendment for "Exempting a walkway from the minimum required percentage of soft landscaping space between a suite and house where a lot exceeds a width of 6.0 metres" should be removed.

City reports acknowledge that neighbourhoods are losing pervious ground area at the highest rate in the City and that innovative and consistent approaches to growing green space and facilitating tree planting and pro-

tection are necessary moving forward. Despite this concern, staff are recommending three reductions to soft landscaping requirements. The most serious one is between the house and the suite by EXCLUDING from the calculation a 1.5-metre walkway. A permeable 1-metre walkway can easily be provided between the house and the laneway suite within the 15% hardscaping allocation.

NO exception to the 85% soft landscaping for a walkway should be allowed as it will negatively impact the environment and is unjustified. A 1-metre walkway can be accommodated within the existing 15% hardscaping.

We respectfully request that the Planning and Housing Committee does NOT allow changes to the current provisions controlling height of laneway suites and does NOT allow any changes that will reduce the current soft landscaping allocation of 85%.

Thank you for your consideration of our concerns.

Yours truly,

Cindy Weiner

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cc. Councillor Jaye Robinson