



Toronto Planning and Housing Committee (phc@toronto.ca)
PH 29 Proposed Laneway Suites Zoning By-law Amendments

November 24, 2021

Dear Councillor Bailoa and Members of the Planning and Housing Committee:

Cliffcrest Scarborough Village SW Resident Association, CSVSWRA, is a south east suburban community within Ward 20. Our members have participated in the Laneway Suites Monitoring and Evaluation reviews. This letter expresses our opposition to three of the proposed by-law amendments for Laneway Suites:

Height

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

Accommodations for improving the 'heat envelope' can be effectively addressed with the use of a 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 should not be considered as valid criteria. Increasing the height will negatively impact the privacy of existing adjacent neighbours.

Additionally there is the concern of damaging the overarching tree branches and roots of mature trees, a valid environmental issue. Our endangered **mature** canopy contributes to maintaining a sustainable environment by providing shade, reducing thermal temperatures, reducing air pollution, absorbing excess precipitation, reducing runoff and sequestering carbon dioxide. The maximum height should be maintained at 6.0 metres.

Soft Landscaping:

The proposed amendment calls 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."

The City Staff proposal proposes that the total square metres for a walkway would be **subtracted** from the soft landscaping minimum required percentage; and the 15% hardscaping allocation of the yard would **not** be used for the walkway. Why?



No dimensions have been given for this walkway. Depending on the size of the walkway chosen, this has the potential of **increasing the hardscaping allocation to 30% or more and decreasing the soft landscaping area to 70% or less.**

Considering that COP26 has confirmed the global necessity of reducing our GHGs, municipalities can effectively and cooperatively address the issue by **maximizing permeable ground surfaces, not reduce them, particularly in the urban cores** which are heat sinks.

Rear Yard Setback:

The proposed amendment for reducing the Rear Yard Setback to 1 metre from 1.5 metres **reduces** the soft landscaping requirement at the rear of the suite. The resulting area could be added to the area between the house and the suite, which is another reason not to reduce the 85% soft landscaping by-law provision.

The proposed amendment for an exemption for a walkway against the 85% soft landscaping allocation should be deleted/removed.

We urge City Planning and the Planning and Housing Committee to NOT allow changes to the current provisions controlling Height of laneway suites and to NOT allow any changes that will reduce the current soft landscaping allocation of 85% to protect the neighbours and the environment.

Our Toronto municipality needs to respond to the **environmental crisis of global warming** by not only preserving but increasing our permeable ground areas and green spaces and by also protecting our MATURE TREE canopy

Sincerely,

Cliffcrest Scarborough Village SW Residents Association

Tom Kasanda, Director Janet May, Director

Marina Tadenc, Director Tony Lombardo, Director

Alan Burt, Director Yvonne DiTulio, Director

CC:

Mayor John Tory

Cliffcrest Scarborough Village SW Residents Association

<https://cliffcrestscarboroughvillagesw.ca/>

647-245-3277



Councillor Gary Crawford, Ward 20

Gregg Lintern, Chief Planner and Executive Director, City Planning

Graig Uens, City Planning

David Driedger/Allison Reid, City Planning

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