

Bayview-Sheppard Neighbourhood Alliance

November 24, 2021

Re PH29.2 Changing Lanes: The City of Toronto's Review of Laneway Suites - Monitoring Program and Zoning By-law Amendments- Final Report

Dear Planning and Housing Committee (PHC) Members:

Today the design skills, technology and products exist to prevent surface run-off from City lots. The need for Cities to incorporate run off prevention in their bylaws is strikingly obvious from increasing flood events around the world.

We are supportive of the Suites objective of maintaining most of the rear yard as open space and contiguous soft landscaping that is supportive of tree planting. However, we also ask that:

1. Allowing new residences in back yards should be accompanied by preventing surface run-off from any building hard surfaces or hard landscaping additions to a lot.
2. As permeable products and materials already exist for walkways, the proposed amendment for a soft landscaping exemption for a walkway against the 85% soft landscaping allocation should be deleted, irrespective of the lot width.
 - To reduce the number of appeals to the Committee of Adjustment developers should be allowed to exempt the walkway if they utilize permeable walkway materials or can present design approaches for approval that prevent run-off from the walkway surface.
3. We understand that City Planning Teams are recommending that various City departments report to the PHC in the first quarter of 2023 regarding potential strategies to protect and enhance the City's tree canopy and growing space, while also supporting infill housing growth in the City's Neighbourhoods.
 - We ask that no reductions be made to soft landscaping standards until that report has been considered by City Council and that public consultations be held on drafts of that report in 2022.
4. It is expected that some developers will play off the soft landscaping requirements for Laneway Suites against those for Garden Suites, or vice-versa. The arguments will likely be that any less strict portion of the standard should also be applied to the other type of Suite.
 - In that regard whatever standards are applied to either type of Suite they should be tightly worded and highly enforceable on their own merits.
5. Lastly, any new Zoning standards on Suites should be reviewed by the City within three years of implementation against City expectations and the experience of applications received and reviewed and/or granted.

Thank you for the opportunity to comment on these proposed amendments.

Yours Truly

David Reid, Secretary, Bayview-Sheppard Neighbourhood Alliance (BSNA); bsnatomail@gmail.com