



May 23<sup>rd</sup>, 2014

To: Members, Planning and Growth Management Committee, City of Toronto

RE: **Amendments for all Zoning By-laws Group Home Separation and Occupant Numbers**

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On behalf of the Centennial Community and Recreation Association we are writing to ask the Planning and Growth Management Committee to maintain the current separation distance as it reflects the realities of our community. We strongly **oppose** the proposed one-size-fits-all changes for Group homes as they will have a detrimental impact to our community in Ward 44 for the following planning reasons:

- **Community Composition** - Most of the area in the CCRA community is zoned residential and the majority of homes are single-detached. Without a defined distance, there is the possibility that a service provider could purchase and create a series of Group homes side-by-side and substantially change the community. Given that many of the homes are 3 to 4 bedrooms, allowing up to 10 persons in these residences would require significant modification to existing houses - thus making it difficult to resell as a single family house. In addition, this would create “pockets” of increased population density and lead to unsustainable levels in the community.
- **Available Parking** - While the residents of the Group homes may not drive, staff for the homes will be driving to the homes and will require parking. Given that the majority of homes have only approximately 2 parking spots, this will require other cars to be parked on the street for more than 3 hours or overnight – contrary to the City of Toronto street parking by-laws. This will also impact current residents as they need this street parking for guests, truck deliveries, curbside garbage/recycling collection and snow removal. Calling parking enforcement is not the solution.

Thank you for your consideration of our request.

Jeff Forsyth

Bryan Gawtre

President

Planning Chair

Cc Councillor Ron Moeser (Ward 44)