



March 19, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins
Email: phc@toronto.ca

RE: PH3.1 As-of-Right Zoning for Secondary Suites

Dear Chair Ana Bailao and Members, Planning and Housing Committee

This correspondence provides comments on proposed as-of- right zoning for Secondary Suites.

The proposed Zoning By-law Amendment includes:

- Permitting the creation of secondary suites in new construction and existing homes
- A permitted maximum percentage of interior floor area a secondary suite may comprise to ensure it remains subordinate to the primary dwelling unit
- Removal of minimum secondary suite and dwelling unit sizes
- Reduced parking requirements
- Permitting secondary suites in all townhouses across the city
- Permitting an entrance to a secondary suite in a front wall facing a street in townhouses, and on a side wall facing a street on corner lots in detached houses, semi-detached houses and townhouses

Our sense is that these proposals are progressive and reasonable.

As such we request

- **that Planning and Housing Committee recommend the proposed As-of-Right Zoning By-law for Secondary Suites to Council**

Respectfully submitted,

Yours truly,

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Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning,
Michael Mizzi, Director, Committee of Adjustment and Zoning, City Planning

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.