

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9
Website: www.swansearatepayers.ca

Swansea Area Ratepayers' Group

Written on behalf of the Swansea Area Ratepayers' Association & Group SARA & SARG

November 24, 2021

By e-mail: phc@toronto.ca

Attention:

Nancy Martins, Secretariat Contact

The Chair and members of the Planning and Housing Committee

Ref: PH29.2 -Agenda Item Nov.25 Changing Lanes: The City of Toronto's Review of Laneway Suites - Zoning By-law Amendments- Final Report

As an active Ratepayer Association working to support the Swansea Community, it has always been our hope that good planning would be the driving force behind any City of Toronto housing initiative. Expanding housing options can have a positive effect on Neighbourhoods if done in a manner which enhances the quality of life and character of the neighbourhood community. With the push and rush to roll out the projects of the Expanding Housing Options in Neighbourhoods document, neighbourhoods feel **overwhelmed** rather than excited by the arrival of such initiatives as Laneway Suites (Houses?)

Further to this belief, we are writing to express our agreement with all of the concerns raised by CORRA in its letter to the Committee dated November 16, 2021. We have listed our issues and expanded the writing to question the issues, outcomes and potential consequences of the roll out of this initiative as identified in the CORRA letter as follows:

1. This meeting should be adjourned for at least another month as the Notice of Meeting did not contain the copy of the Draft Zoning By-Laws and as such the notice was not in compliance with Official Plan policies.
2. The height at 6m is almost the amount allocated to a regular house. The extra 0.3m should not be given to accommodate design features or under any other pretext.
3. The descriptor Soft Landscape should be changed to Green Landscape to respect the intention and the integrity of the tree canopy, environment, storm sewage systems and storm water drainage and run-off.
4. The Green Space must be maintained at 85%. Do not allow an extra 15% reduction for a walkway as this amount can be accommodated within the existing allowance for hard landscape.
5. Whichever is built first or last there should be an amendment to maintain the green landscape at 85% between the main residence and the supposed ancillary laneway suite.

6. What are the plans for City Council to expand the infrastructure budget to build new sewage and drainage systems for the overwhelmed neighbourhoods in this rush to over develop?
7. How prepared is the City of Toronto for the tragedy of the Climate Change driven rain storms and floods in Vancouver and New Jersey? Why don't we prevent rather than having to prepare for these tragedies by protecting our tree canopy, the topography of each location for drainage and runoff and allowing the environment to take its natural course in protecting our ecosystems within the framework of these initiatives.

In conclusion, we repeat our request to defer this issue for at least another month to allow our communities the statutory amount to consult with you further to ensure that good planning and the community impacts are part of the discussion process. Lastly, you will see from this photo which we have provided that there is still time to learn from the over-development of this site. We neglect the advance of climate change and support for the green environment at our peril.

Many thanks for taking the time to read our letter and hopefully to address our issues.

Yours truly,



Veronica Wynne

SARA/SARG, President.

swansearatepayers@bell.net

416-762-3773

Lest We Forget

