



LAKESHORE PLANNING COUNCIL CORP.

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January 31, 2022

TO: Toronto City Councillors  
Planning and Housing Committee  
City Planning Division:  
Gregg Lintern, Chief Planner and Executive Director  
David Driedger, Senior Planner  
Allison Reid, Program Manager

RE: Council Meeting – February 2, 2022 - PH30.2 - Expanding Housing Options in  
Neighbourhoods - Garden Suites – Final Report

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*We request that you take the time to review lessons learned by the city of **Barrie**, which adopted legislation for Garden Suites in 2019, and modified the legislation in October 2021, due to unforeseen negative consequences.*

On January 25, 2022, the Toronto **Long Branch Neighbourhood Association** arranged and videotaped a meeting with knowledgeable residents of Barrie, who clearly described the problems encountered and subsequent modifications to the Barrie By-law for Garden Suites.

The meeting can be viewed on YouTube. Thank you in advance for taking the time to inform yourselves prior to making any decisions concerning Garden Suites for the City of Toronto:

[https://www.youtube.com/watch?v=pKYX\\_5m3To](https://www.youtube.com/watch?v=pKYX_5m3To)  
[Garden Suites - Understanding the Impacts - YouTube](#)

Problems identified by the city of Barrie include:

- Loss of tree canopy
- Loss of privacy
- As of right gives no tree protection or warning to neighbours, leading to extensive tree damage, including thousands of dollars in expenses to neighbouring residents for removal of damaged boundary trees, and resulting law suits between neighbours
- Investors out-bidding families to purchase homes, to obtain increased sources of income
- Neighbourhoods shifting from owner-occupied to investor owned
- Long-time renters being evicted for renovations, after which renters cannot afford the increased rent
- A Barrie study determined that affordable rents declined: where 90% of rental units were affordable in 2017, only 25% of rental units were affordable in 2020

In short, we request that amendments be made to the proposed legislation for Garden Suites for the city of Toronto, to align with the amended by-law of the city of Barrie, as follows:

1. Reduce maximum size of the Garden Suite to 800 square feet, or 75 square metres
2. Increase the side yard set-backs to 3 metres and the rear yard set-back to 7 metres, to provide privacy and a landscape buffer for trees and shrubs
3. Reduce the maximum height of the Garden Suite to 4.5 metres and one-storey in order to protect privacy and provide housing that is modest in size and affordable
4. No basements are permitted, in order to protect trees
5. Eliminate the minimum size, to create modestly sized, affordable housing
6. Include requirement for a Scoped Site Control Plan, showing:
  - **existing** grading details, services, easement and fences, vegetation and tree locations, with boundary trees clearly and accurately marked
  - **proposed** grading plan, Zoning compliance matrix, parking plan, location of walkways, servicing drawing, lighting design so that lights on the outside of the house do not affect neighbouring properties, and landscape design

If the objective of Toronto legislation for Garden Suites is to create more affordable homes, in accordance with the Ontario "More Homes, More Choices Act", then please take into consideration lessons learned by Barrie, and shared with Toronto residents by the Long Branch Residents Association.

Thank you,

*P. Moulder*

Peggy Moulder  
Director, Lakeshore Planning Council Corp.