



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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Marilyn Toft, Secretariat Contact
12th floor, West Tower, City Hall
100 Queen Street West
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councilmeeting@toronto.ca

Dear Mayor Tory and Councillors:

**PH30.2 Expanding Housing Options in Neighbourhoods - Garden Suites - Final Report
City Council Meeting February 2, 2022**

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

While we support expanding housing options in neighborhoods, we recommend that the Garden Suites approval be deferred for further consultation.

As-of-Right Zoning

Like Laneway Suites, Garden Suites are expected to be 'as-of-right' - that means straight-to-building permit, with no variances or Committee of Adjustment meetings required. Garden Suites should not be permitted as-of-right, but the permit should be issued only for sites that have been carefully studied and planned and for which neighbours have been consulted to provide input. As-of-right zoning for Garden Suites would exclude community members from providing input even when they are likely to be directly and significantly impacted.

Height, Setbacks

The proposed as-of-right 6.3m (2 stories tall) and 0.6–1.5m set-back on the side and rear from the lot line can significantly impact neighbours' privacy, rights to light, and boundary trees. Any disputes are left to the residents to pursue in civil court at their own cost.

Loss of Green Space and Permeable Land; Loss of Trees

The effect of loss of green space must be considered when a 'Garden Suite' covers grass and other permeable land which would absorb heavy rainfall. There often are mature trees close to the property line; consideration should be given to preservation of trees and their roots. Less landscaped areas lead to more stormwater runoff.

We recommend that City Council defer the as-of-right Garden Suites approval, for further consideration of these concerns.

Sincerely,
Alicia Du, Director
Lytton Park Residents' Organization

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<https://lyttonparkro.ca/>

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