

January 30, 2022

Toronto City Council



Subject: **City Council Meeting February 2, 2022**  
**Motion MM 38.1/EX 29.8 – House Speculation and Flipping Tax**  
**February 2, 2022 – PH 30.2 Request to Defer Garden Suite Initiative**

The Upper Avenue Community Association submits the following letter in support of Councillor Colle's Motion EX 29.8 – House Speculation and Flipping Tax.

We also request deferral of the Garden Suite Program – Agenda Item PH 30.2. The attached letter to Councillor Colle provides support to defer the Garden Suite initiative. The passing of MM38.1/EX 29.8 AND the deferral of the Garden Suite initiative (PH 30.2) will assist in bringing housing costs under control. UACA fully supports MM38.1/EX29.8 and deferral of the Garden Suite project until proper controls are in place including a publicly available registry of beneficial owners for City of Toronto properties that will ensure transparency and collection of appropriate taxes.

Regards,

  
France Rochette,  
Chair, UACA

Cc: Robin Martin, MPP Eglinton–Lawrence  
Hon. S. Clark – Minister Municipal Affairs and Housing  
Hon. M. Mendicino, MP Eglinton–Lawrence, Minister of Public Safety  
Mayor John Tory, City of Toronto  
G. Kettel/C. MacDonald– Fontra  
South Armour Heights Residents Association  
Attachment: UACA letter to Councillor Colle

[info@uaca.ca](mailto:info@uaca.ca)

1500 Avenue Road P.O. Box 1373 Toronto, ON M5M 0A1



January 30, 2022

Councillor Mike Colle  
Ward 8, City of Toronto

Dear Councillor Colle:

Subject: **Motion MM 38.1/EX 29.8 – House Speculation and Flipping Tax  
February 2, 2022 – PH 30.2 Request to Defer Garden Suite Initiative**

The Upper Avenue Community Association was very pleased to see that your Motion MM38.1 – House Speculation and Flipping Tax – was passed at the Executive Committee meeting in December 2021. We fully support this motion and are confident that it will pass at the upcoming City Council meeting on February 2, 2022.

Very much aligned with your motion, UACA supports FONTRA 's request that the February 2<sup>nd</sup> City Council Garden Suite vote be deferred. Fontra has done an excellent job of outlining the issues and we include for reference their recent news release.

UACA has visited the City of Barrie to learn more about Garden Suites and their implementation. Real Estate developers/investors played a very damaging role in Barrie's initial implementation. On our visit to a job site, one developer who was on site, said it was like the "wild wild west". Developers were giddy at how lucrative these projects were for them and in parallel housing prices in Barrie have increased at one of the highest rates in Ontario as rental revenue streams have become priced into property prices. The City of Barrie has revised their zoning permissions and these learnings have not been listened to by the City of Toronto. For Toronto to knowingly launch projects that will further fuel housing speculation and destabilize Neighbourhoods, is irresponsible.

[info@uaca.ca](mailto:info@uaca.ca)

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We also encourage you and City Council to listen to the You Tube link below before any further action is taken on Garden Suites. Learn how Barrie modified their by-laws to reverse damage to their community.

	<b>Garden Suites – Understanding the Impact (Video Recording of Discussion)</b> <a href="https://www.youtube.com/watch?v=pKYX_5m3To">https://www.youtube.com/watch?v=pKYX_5m3To</a>	
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Finally, it must be noted that the purpose of Provincial Bill C-108 as noted in its preamble is as follows:

“The Government of Ontario believes that increasing the supply of housing will help every person in Ontario by making housing more affordable. Many will be able to realize their dream of homeownership, while renters will see lower costs and a mix of housing types to choose from – <https://www.ontario.ca/laws/statute/s19009>

The Barrie example clearly demonstrates that the basic assumptions of Bill C-108 is erroneous and should therefore be reconsidered before any further implementation.

The passing of MM38.1/EX 29.8 AND the deferral of the Garden Suite initiative (PH 30.2) is required to assist in bringing housing costs under control. UACA fully supports MM38.1/EX29.8 and deferral of the Garden Suite project until proper controls are in place including a publicly available registry of beneficial owners for City of Toronto properties that will ensure transparency and collection of appropriate taxes.

Regards,



France Rochette,  
Chair, UACA

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 South Armour Heights Residents Association  
 Attachment Fontra Letter

# NEW INFORMATION ON GARDEN SUITES

## City Council Agenda on February 2

Evidence is accumulating to show that Garden Suites plus lack of control on land speculation will risk changing neighbourhoods from being resident-owner occupied to being investor owned. Already Investors represent the largest home buying group in Toronto and Ontario, surpassing first-time home buyers. (Teranet Market Insights Q4 2021).

The Executive Committee, following a Motion by **Councillor Mike Colle**, seconded by **Councillor John Filion** is recommending that City Council request the Government of Ontario introduce a Home Speculation and Home Flipping Tax to help stop out of control housing prices. This will be going to City Council on February 2nd along with Garden Suites which, rather than helping to stop extreme increases in home prices, will add fuel to an already over heated Investor driven housing market.

On January 25, 2022 the Long Branch Neighbourhood Association hosted a virtual Community Discussion “Garden Suites – Understanding the Impact” with guests, Cathy Colebatch and Barbara Mackie, Co-Chairs of the Allandale Neighbourhood Association to share their experiences in Barrie with Garden Suites; the impacts they experienced and how Barrie modified their by-laws in October 2021 to reverse the damage to their community.

- **Key highlights from the Barrie experience confirmed:**

Garden Suites plus lack of control on land speculation will not address Toronto's affordable housing crisis.

What is being proposed for Garden Suites in the City of Toronto is too big to be affordable and investors are not interested in creating affordable housing.

Backyard houses can't be built without losing thousands of trees City wide. The As-of-Right permission for Garden Suites gives no tree protection and no warning or information to neighbours a garden suite is coming. This can impact neighbours' privacy, boundary trees and leave residents with the financial burden of removing their tree if it is irreparably damaged by the construction of a garden suite next door. Any disputes are left to the residents to pursue in civil court at their own cost

- **The Garden Suites by-law and policy is not ready for approval. It needs to go back for further consultation and significant changes to address concerns. We can learn from Barrie / we don't have to repeat the same mistakes!**

