



Federation of
South Toronto
RESIDENTS'
ASSOCIATIONS

January 31, 2022

TO: Toronto City Council,
c/o The City Clerk
councilmeeting@toronto.ca

RE: PH30.2 Expanding Housing Options in Neighbourhoods – !
Garden Suites – Final Report !

Dear Mayor and Members of City Council,

FoSTRA Request to City Council: Defer vote on the Garden Suite Bylaw

Unlike the Laneway Housing Bylaw, which benefitted from pilot projects and an entire year of real-world examples before its confirmation, the Garden Suite + Bylaw has yet to be vetted.

However, extensive testing **has** taken place in neighbourhoods just north of Toronto, in Barrie, Ontario.

Major problems discovered in the Barrie experience:

- Lack of control led to increased land speculation and block purchases by investors
- Houses built were too big and expensive to ever be affordable
- Lack of control led to the loss of thousands of trees
- 'Right to Build' gives neighbours no warning or right to appeal
- No protection is provided to trees on neighbours' property. Dead trees must be removed at neighbours' expense.
- Little protection against the invasion of neighbours' privacy as blocks of housing are built at the rear of their property

Barrie has been forced to severely amend its original bylaw. Why can't Toronto learn from Barrie's experience? Toronto does **not** have to make the same mistakes.



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FoSTRA believes there is a place for garden suites in Toronto and is merely asking for City Council for a one-year deferral on the Bylaw at its 2 February meeting until Barrie's "lessons learned" can be more fully taken into consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Rick Green', is positioned below the text 'Sincerely yours,'.

Rick Green
Chair)

FoSTRA is comprised of 26 neighbourhood associations in south Toronto in an area encompassing over 500,000 residents, and is dedicated to responsible ! development, respect for communities and world-class infrastructure. !