

META
Mimico Estates Tenants' Association
402, 2531 Lake Shore Blvd. W. Etobicoke ON M8V 1E7
mimicoestateta@gmail.com (647) 231 9223

TO: City Councillors
Planning and Housing Committee Members
Infrastructure and Environment Committee Members

PH30.2

February 1, 2022

**GARDEN SUITES WILL NOT PROVIDE AFFORDABLE HOUSING
RATHER IT INVITES THE OPPOSITE**

Once again, the perceived need to move faster to provide affordable housing has resulted in missed vigilance and not examining all the possible ramifications of Garden Suites development. Deeper research has demonstrated serious flaws in our proposed legislation.

Rather than expand housing by maximizing use of land, it has invited land speculation which will increase prices and, in some cases, turn residential neighbourhoods into commercial ventures for entities such as Air BnB short-term rentals.

Such omissions in planning magnify the need for careful examination of all results of such an enormous change in zoning. The police tell us that non-permanent residents increase crime and reduce the safety of stable neighbourhoods. Current proposals permit sizes of developments which can double the sizes of buildings on a property, while ignoring our Climate Change objectives of protecting green space or old growth trees or neighbours' rights.

I have not yet read the additional information provided by the Planning department, but too many questions and gaps exist to suppose the supplementary material will fix all the problems which now exist.

In addition, we cannot find evidence that, in the planning process, there was any substantive examination of results of similar zoning in other jurisdictions. Barrie, Ontario, for example, has had to totally re-examine its guidelines and reverse a number of permissions.

The term "Garden Suites" is also a misnomer which gives the wrong impression of a reasonable growth proposition which would allow moderate accommodation of those in need of affordable housing or housing for grown children or retired family. It is not.

Shame on our planners for not making the proposition clear. Once again, we ask that Garden Suites are returned to the drawing board for some serious editing of its proposals for growth.

Sincerely
Starr Smith
Chair

