



February 2, 2022

Mayor John Tory and Members, Toronto City Council

VIA E-MAIL: councilmeeting@toronto.ca

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

Dear Mayor Tory and members of City Council,

We would like to express our support for the letter from the Federation of North Toronto Residents' Associations (FoNTRA) that pushes for careful intensification of our neighbourhoods and highlights that residents' concerns have not yet been addressed.

The FoNTRA letter reflects the concerns that were raised at the Planning and Housing committee, and are repeated here:

- The proposed Garden Suites Amendments should not apply at this time to lots where multiplex building types are permitted. And appropriate regulations should be developed for garden suites on lots with multiplexes in the multiplex study now underway;
- Separation distance of the primary building from the ancillary dwelling and where measurements are taken;
- The need for additional regulations for the conversion of existing ancillary buildings to protect light, view, and privacy of buildings on the lot and neighbours;
- Communications, monitoring of implementation, and needed supporting processes and information systems.

Despite the significant work effort of the FoNTRA Working Group, the above noted concerns have not yet been addressed.

We also believe that a pilot program should be considered to test the viability of the new bylaw regulations. The City of Toronto can also learn from the early rollout problems in the City of Barrie to prevent similar problems from occurring here at a much larger scale.

We recommend that the City choose a careful path to intensification and that:

- City Council defer the Garden Suites OPA and Zoning Bylaw Amendments for further consideration of residents' concerns and ask for a report on the real estate implications of the Garden Suites Initiative.

Respectfully submitted,

Al Kivi

Chair – Residential Infill Committee - SERRA (SEDRA)

Cc: Jaye Robinson, Councillor Ward 12
Josh Matlow, Councillor Ward 15
Gregg Lintern, Chief Planner and Executive Director, City Planning Division
David Driedger, Senior Planner, Community Planning
FoNTRA Board