



DON MILLS RESIDENTS INC.

February 1st, 2022

Attention: Mayor Tory, The City Councillors

The City Council meeting 39, February 2 and 3, 2022

Agenda Item PH30.2: Expanding Housing Options in Neighbourhoods - Garden Suites

The **DMRI** is not opposing the adoption of Garden Suites concept but feels that certain issues need to be discussed with the communities across the GTA. We would strongly encourage the Councillors to look at the experience of residents in Barrie, Ontario and why their city officials felt the need to revise By-laws on Garden suites after only two years of program implementation.

1. As-of- Right:

Properties 6m or less wide, multiplexes and apartment buildings have not been studied in sufficient detail regarding the implementation of Garden Suites. In spite of Toronto Bylaw protecting trees on private properties (Toronto Municipal Code Chapter 813, Trees) no process is in place which would map the trees on private property and in a case of subsequent development there is no policy to protect them as well as any boundary trees

2. Councillor Bradford's motion

The City planners spent a lot of time explaining that they studied different areas of the City, configuration of lot sizes and came up with a solution which is "scalable". The fact that Councillor Bradford requested a special consideration for Beaches / East York neighbourhoods indicates that more studies are needed before Garden Suites are implemented "As-of- Right" across the entire City.

3. Basements

Should not be allowed as they are not limited in size (i.e. to the above grade footprint) and their excavation being potentially larger than the Garden Suite footprint would detrimentally impact drainage and potentially damage tree roots of adjacent residential properties, resulting in a loss of tree canopy and incurred cost of tree removal to the owners.

4. Property Taxes/ Investors

There is a fear that this initiative does not increase housing options and affordability but makes it harder for an individual to buy a home as he/ she will be in competition with investors/developers who may be able to turn a single family dwelling into 3 rentable units. The increase in home values will result in tax burden for current homeowners.

We believe that items 1., 3. and 4. are very important in achieving the goals of the City Council of zero emissions by 2040. This cannot be achieved by building large homes in the backyards. We need to preserve trees and green spaces in order to provide a response to the impact of climate change.

Sincerely,

Vera Straka, Board Member



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