

# Garden Suites

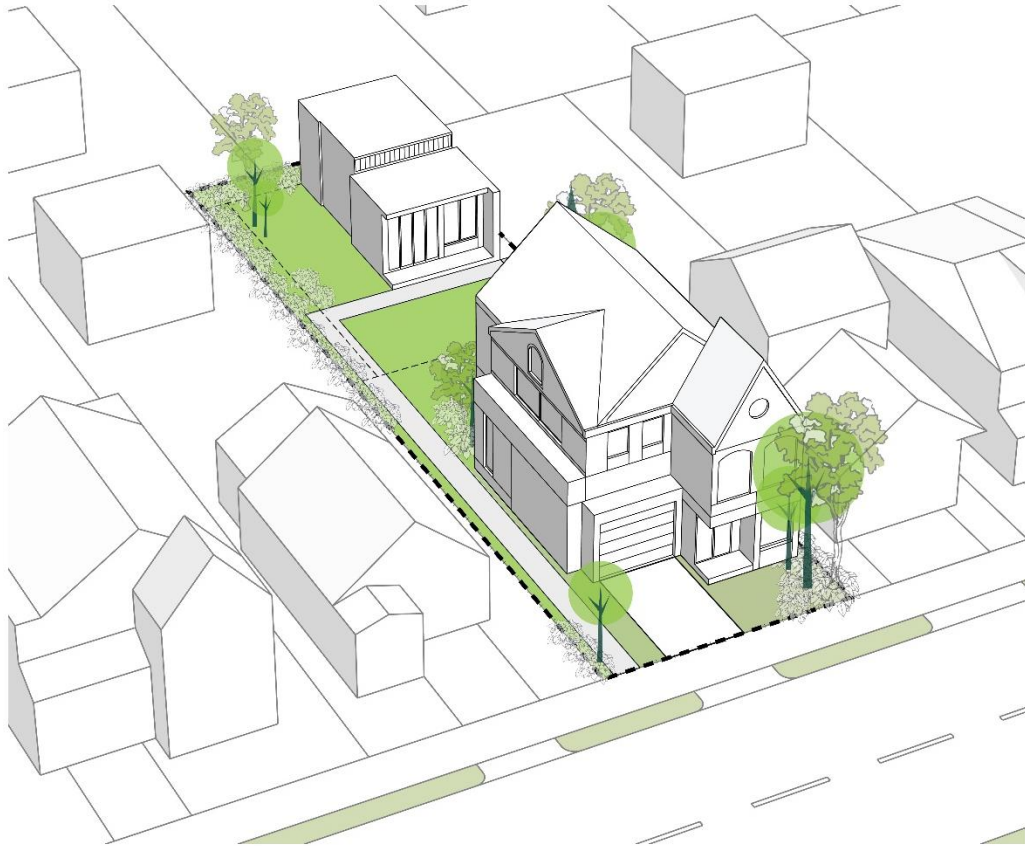
Expanding Housing Options in Neighbourhoods (EHON)



# Expanding Housing Options In Neighbourhoods (EHON)



# What is a Garden Suite?



- Detached Accessory Dwelling Unit
- No public laneway
- Not severable
- Rental or Owner-Occupied
- Not all properties will be suitable for a Garden Suite

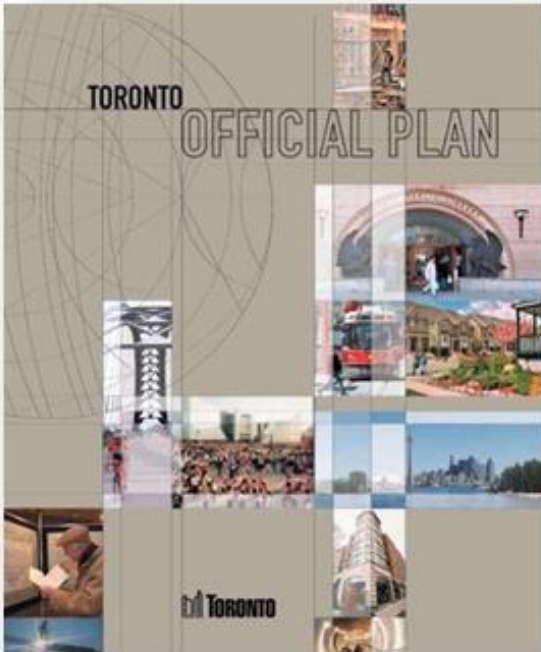
# Why are we planning for Garden Suites?

The **Ontario Planning Act requires** that the City's Official Plan shall contain policies, and that Council shall ensure by-laws are passed, that allow for an additional housing unit, separate from the main building, on low-rise residential properties.

The Act also restricts appeals of the approval of these Policies and By-law amendments to only the Minister of Municipal Affairs and Housing.



# Why are we planning for Garden Suites?



- Official Plan policies intend a range of housing form and tenure.
- Neighbourhoods can accommodate gradual growth and change over time.
- Garden Suites can provide a new form of housing for a diverse range of households.

# Guiding Principles



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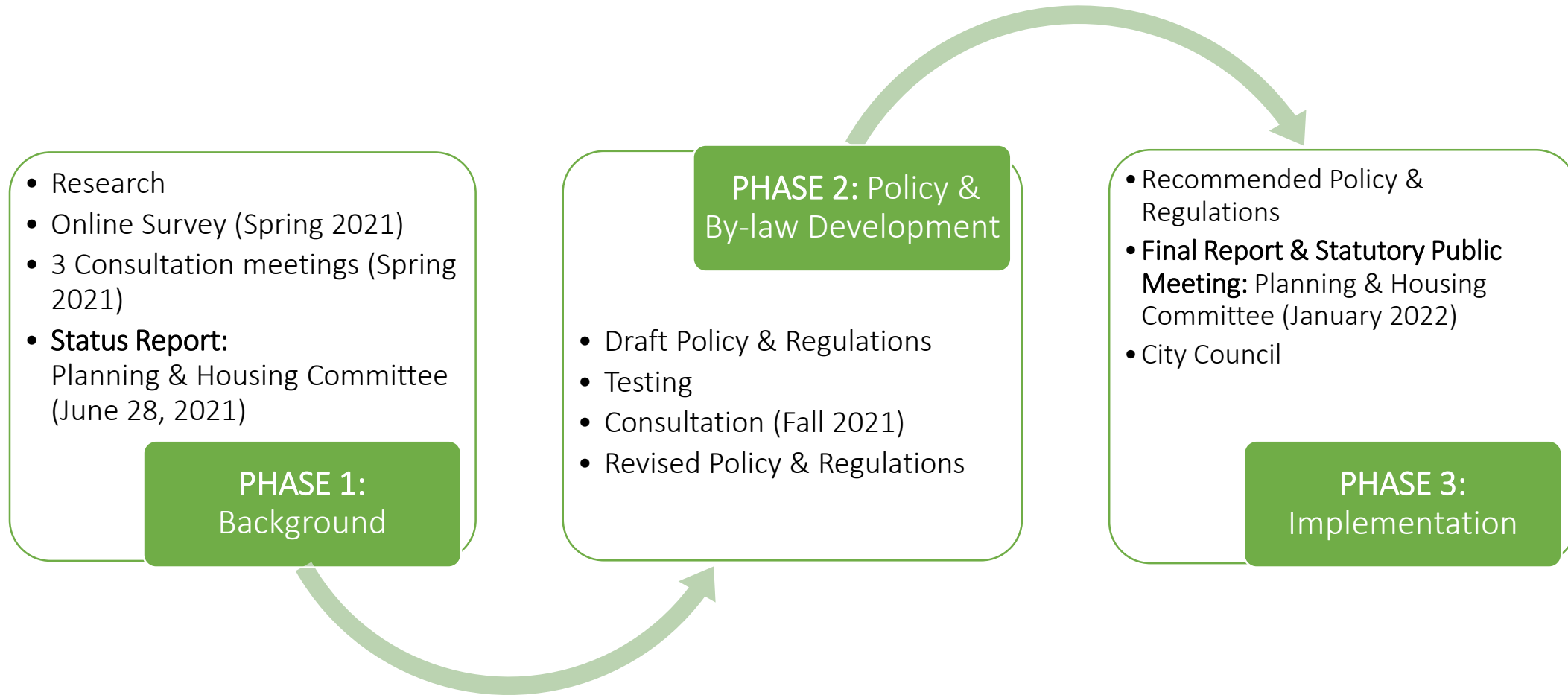
## GARDEN

- maintain landscaped open space
- support mature trees & vegetation
- preserve private amenity

## SUITES

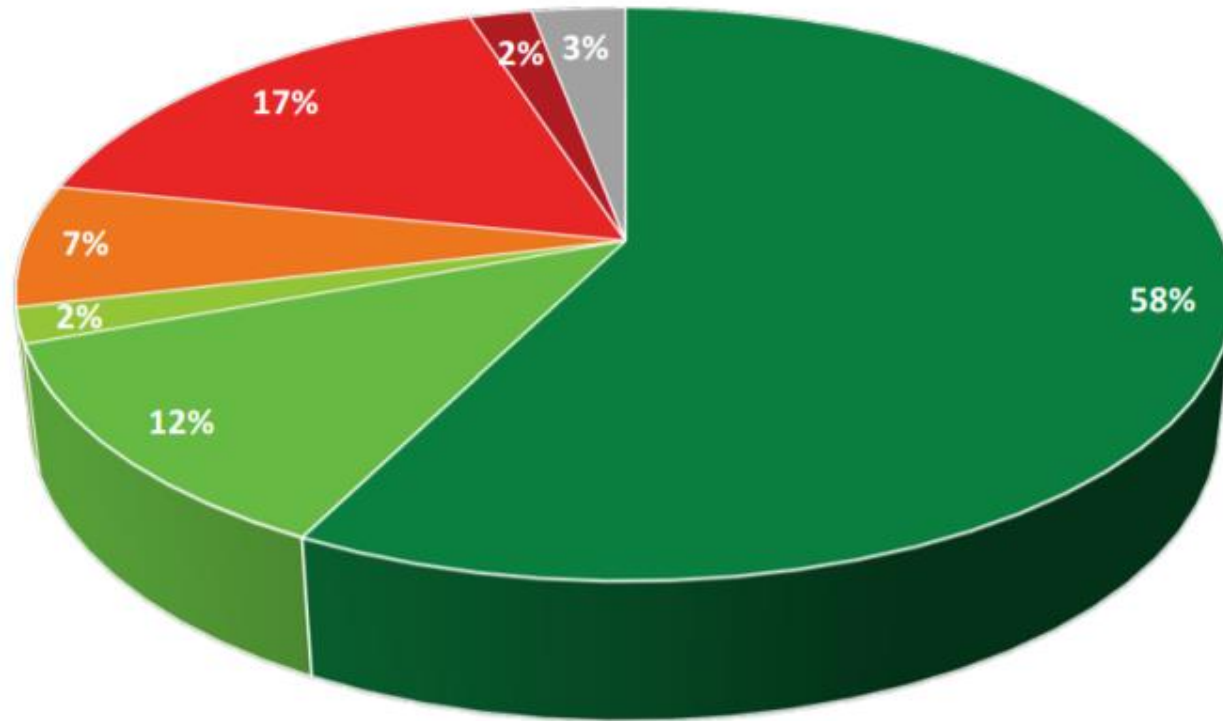
- increase housing supply & choices
- provide high-quality living environments
- promote sustainability, accessibility & affordability

# The process so far



# Garden Suites Survey

How supportive are you of allowing new Garden Suites to be built in Toronto?



4,000  
Responses

Strongly Support   Somewhat Support   Neither Oppose or Support   Somewhat Oppose   Strongly Oppose   Other   Not Sure

# Developing a "Made in Toronto" Solution

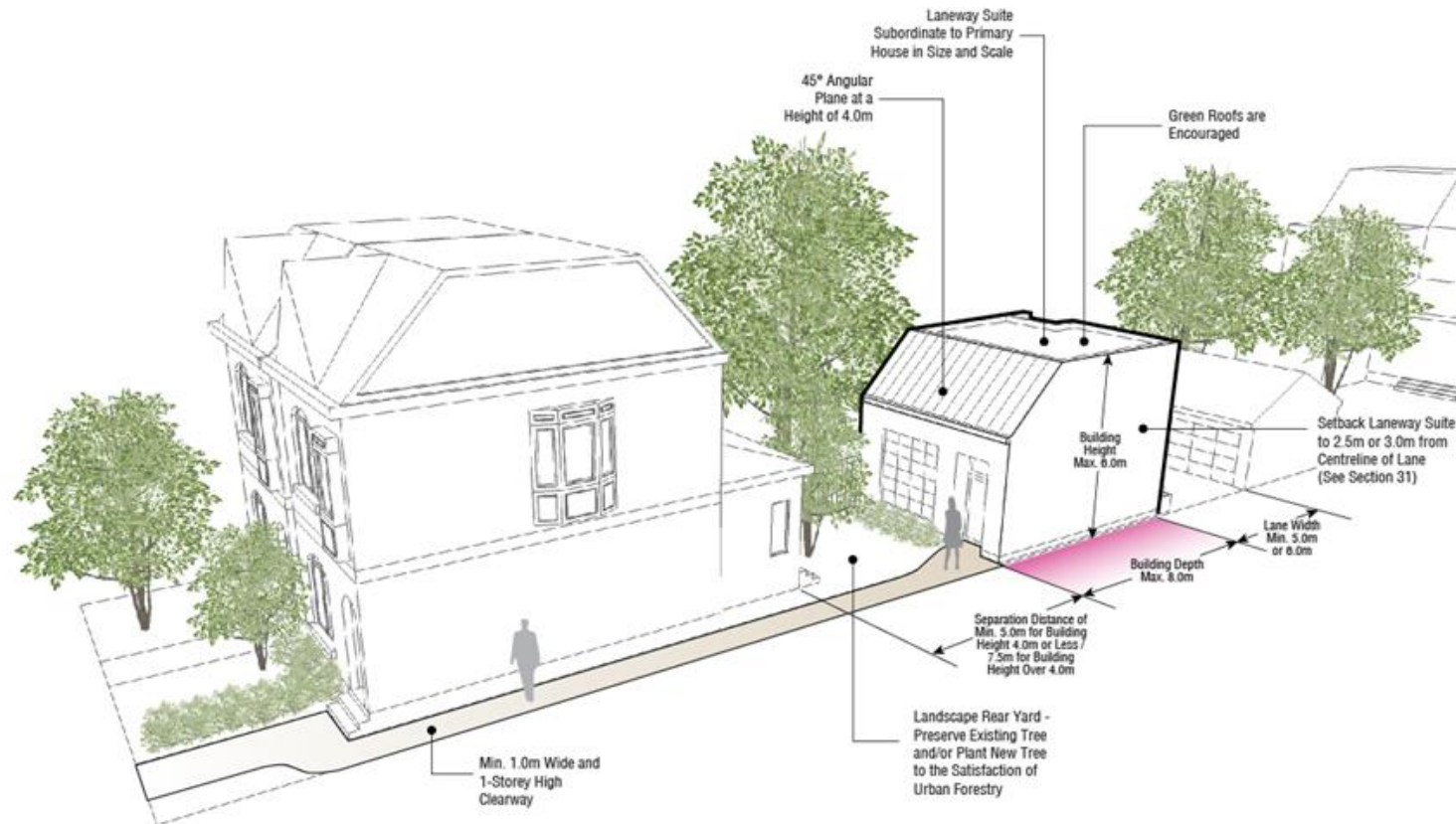


- Lot studies
- Tree canopy
- Soft landscaping
- Servicing and stormwater infrastructure
- Emergency access
- Existing ancillary buildings
- Looking to other cities
- Existing zoning
- Lessons from laneway suites
- Consultation (Internal and external)
- Sustainability

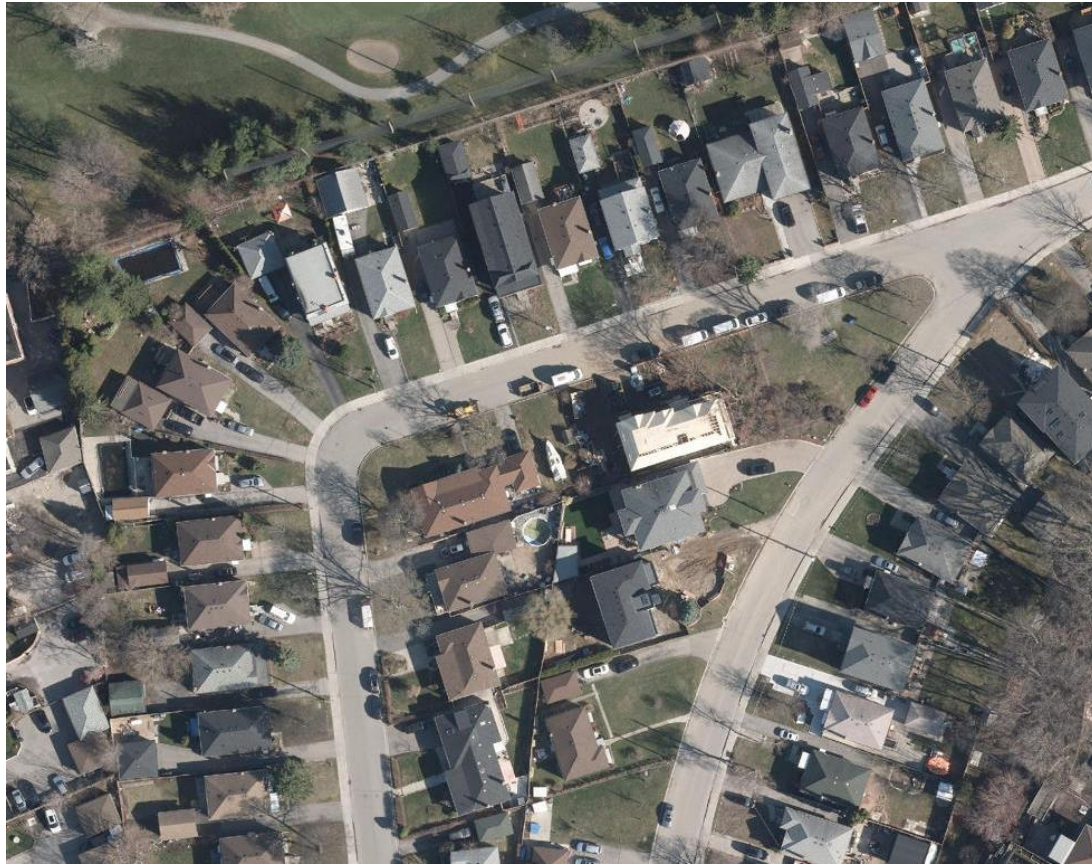
# Key areas of study

- **Environmental:** Tree and soft landscaping protection, stormwater management, sustainable building practices.
- **"Liveability":** Shadowing, privacy, amenity space, accessibility, parking.
- **Engineering:** Servicing and stormwater infrastructure capacity, emergency access requirements.
- **Process:** Application process, fees, permits.

# Laneway Suites



# Garden Suites



# Case Study Areas

- 5 case study areas selected for detailed study
- At least one area located in each former municipality
- Variety of lot conditions, shapes, and adjacencies (e.g. major streets, ravines, non-residential uses)
- Different periods of construction
- Variety of other geographies, e.g. inclusion of Neighbourhood Improvement Areas (NIAs), different residential zone types



# Garden Suite Examples



# Garden Suites Permissions

Proposed Permissions and Standards

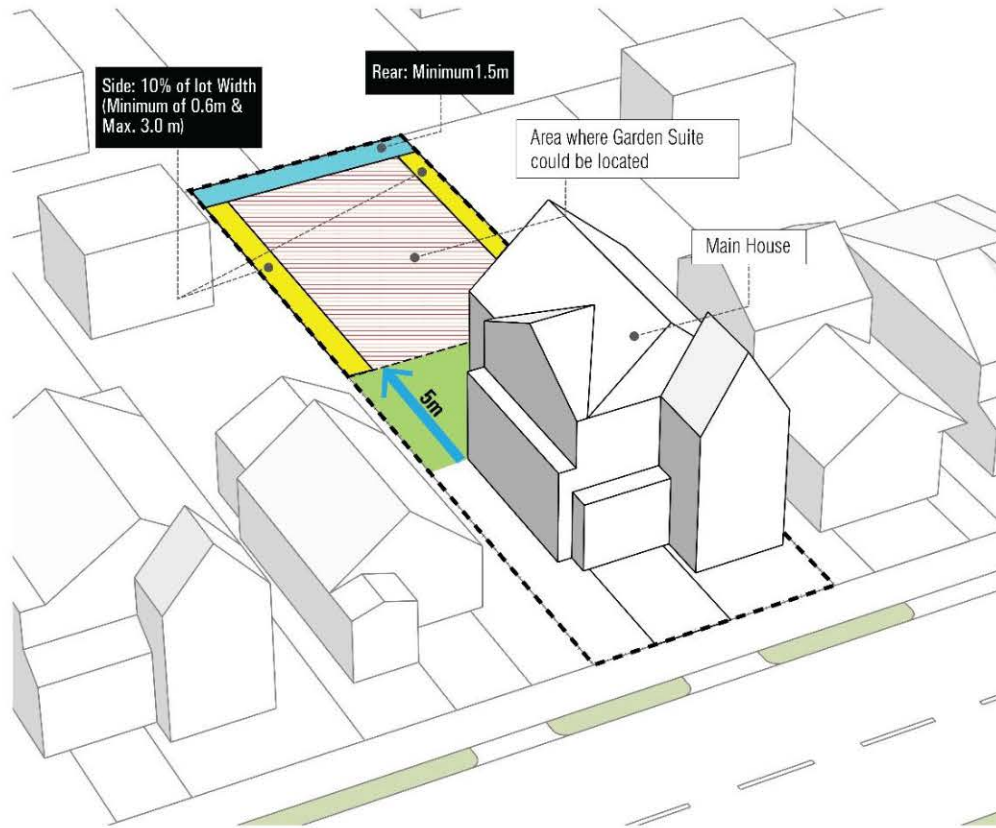


# Emergency Access



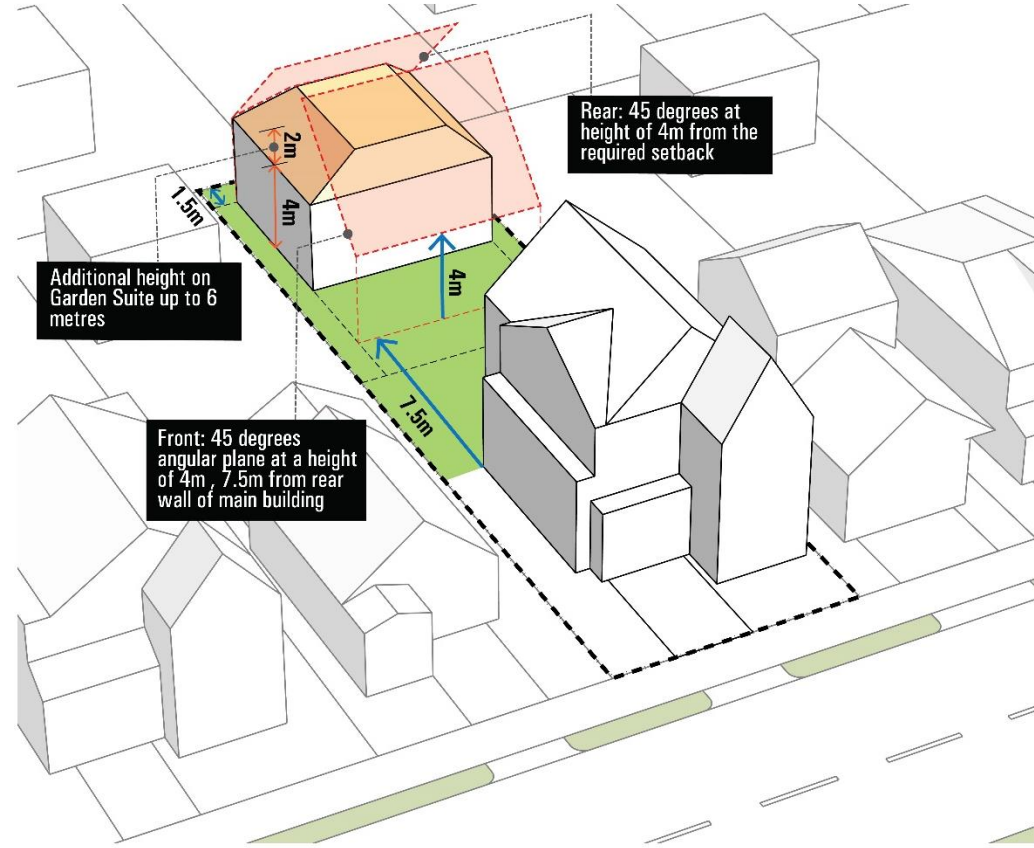
- Safe access for residents and Emergency Services
- Emergency Access requirements will limit the number of lots that might be able to construct a garden suite

# Garden Suite Standards

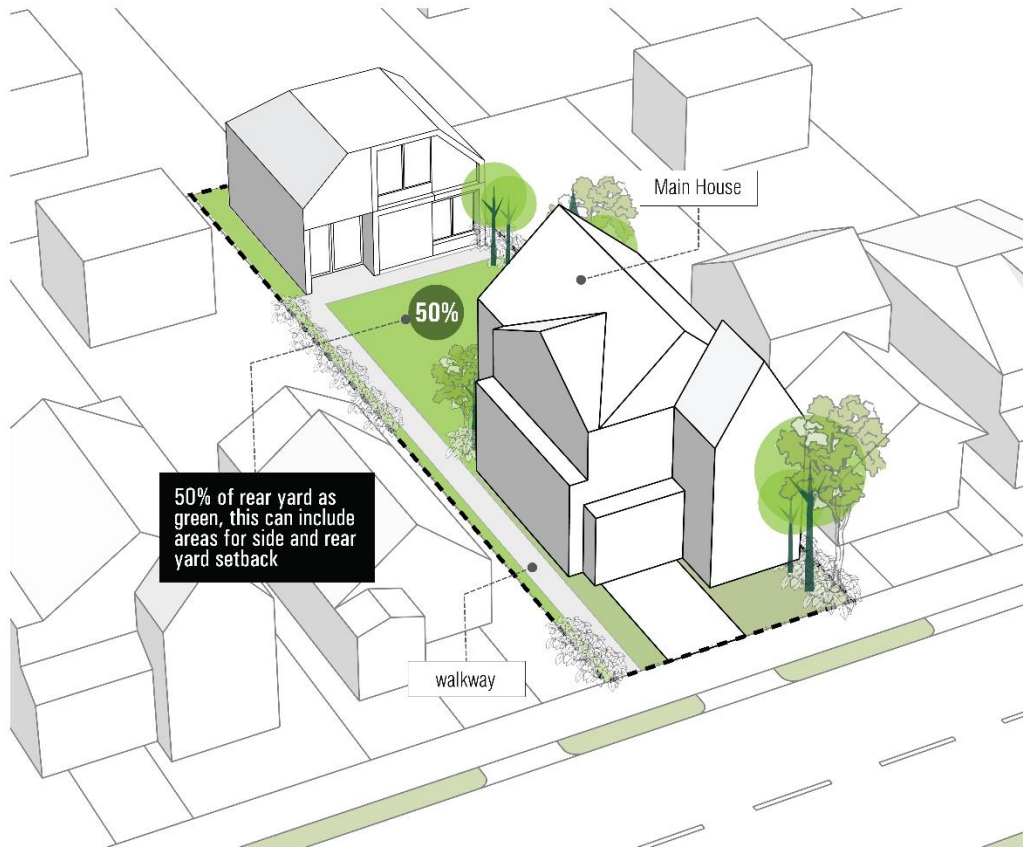


- Scalable to variety of lot sizes
- Builds off existing accessory structure zoning (garages, sheds)
- Rules address location, form, and scale
- Limits impacts on natural environment and adjacent properties

# Garden Suite Standards

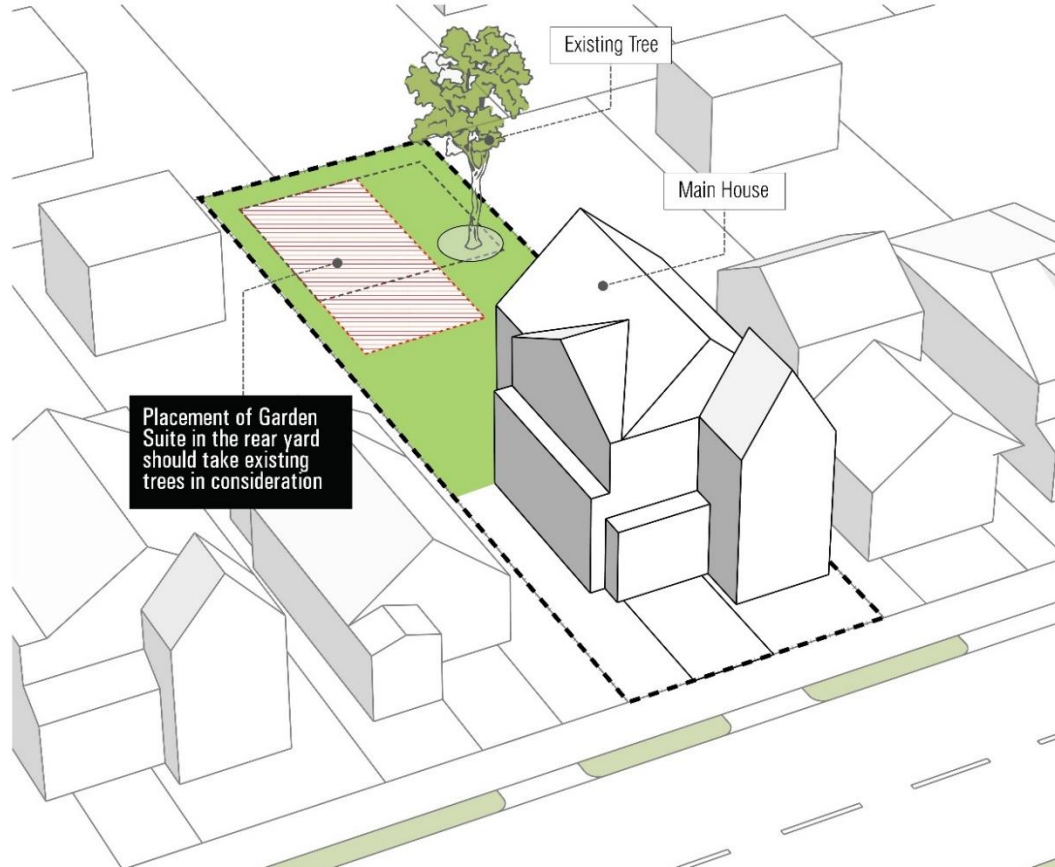


# Soft Landscaping



- Maintain and enhance permeable green open space
- Address stormwater management
- Support mature tree canopy
- Reinforce existing zoning requirements

# Tree Protection

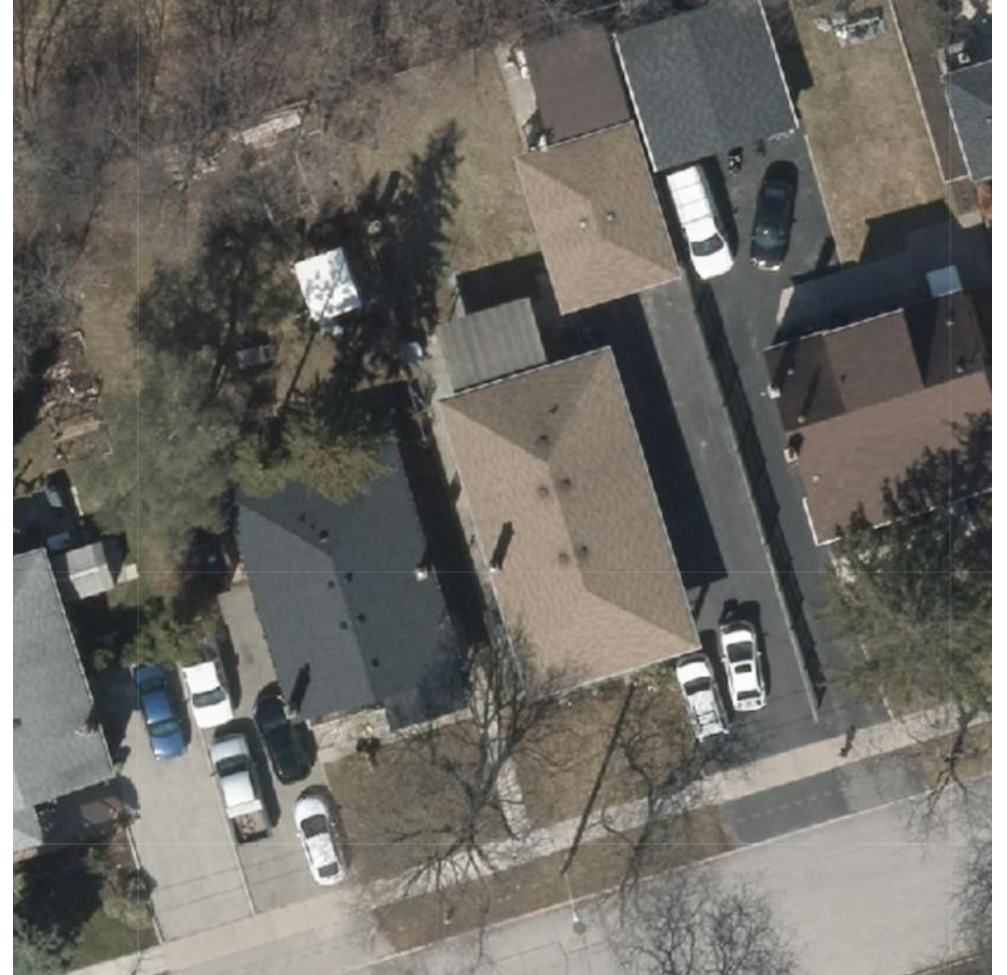


- Provide contiguous permeable surfaces for growing space and soil volume to support existing and future mature trees
- Rules and regulations developed to mitigate impacts on existing trees
- Support mature tree canopy

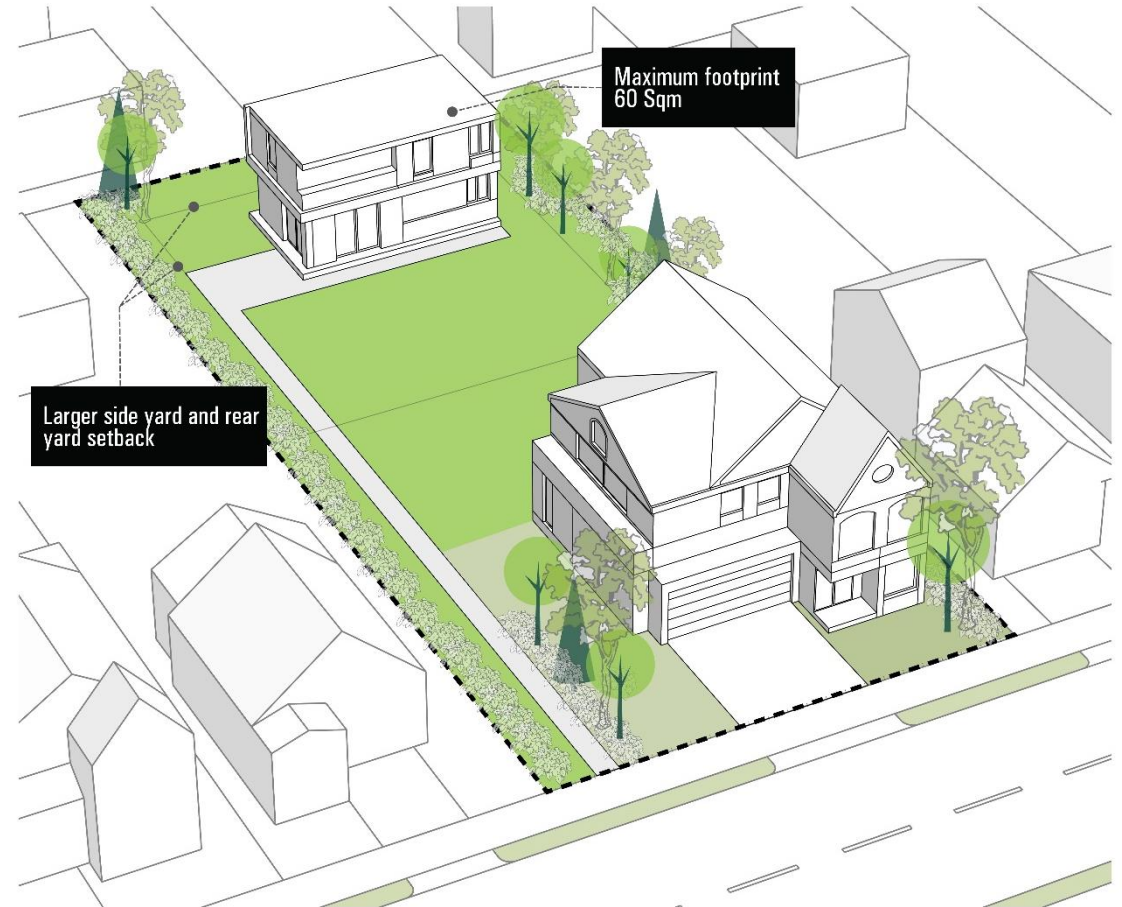
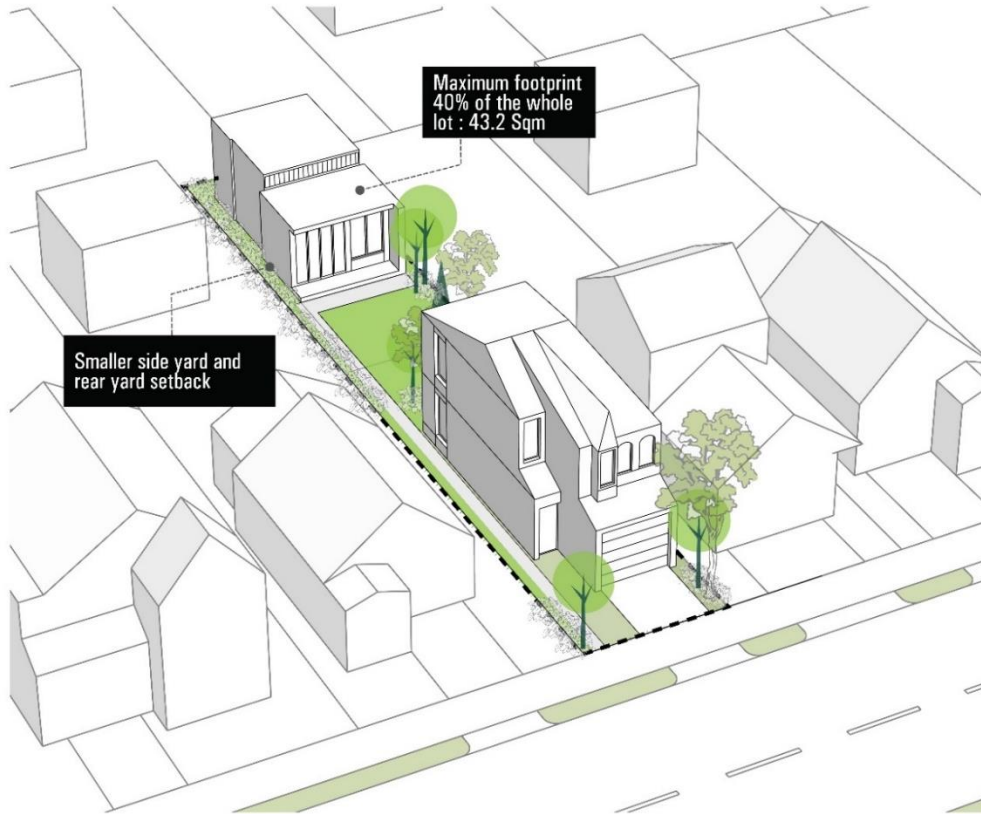
# Parking

Similar to second suites and laneway suites, additional parking will not be required for a garden suite.

Consistent with City-wide parking review.



# Garden Suite – Example lots





# Garden Suites: monitoring and communication

## Monitoring Period (2 years)

2 year monitoring period. Staff in numerous divisions (Forestry, Buildings, etc.) will be involved.

## Staff Training

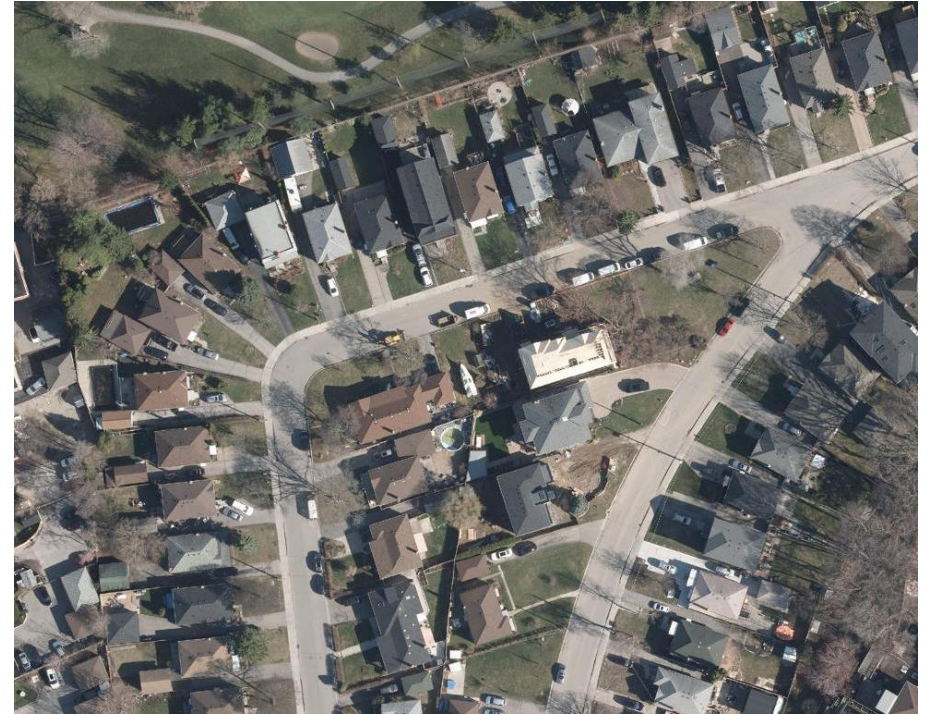
Staff will receive training on this initiative to ensure consistent, clear application of the policies.



# Affordability Program

The Affordable Laneway Suite Program will be extended to Garden Suites.

The program provides a financial incentive to maintain rents below average market rent for a period of 15 years.



# Garden Suites

- Address Provincial requirements and City Policies
- Have been successfully implemented in many other cities
- Will limit their impacts on adjacent properties
- Can introduce a new form of rental accommodation
- Provide new housing options for a variety of households
- Represent appropriate and gradual Neighbourhood infill and change
- Subject to ongoing monitoring and reporting
- Represent good planning