



January 9, 2022

Councillor A. Bailao  
Chair, PHC  
City of Toronto

**Subject: Agenda Item PH 30.2 EHON–Garden Suites**

I am writing on behalf of the Upper Avenue Community Association (UACA). We represent approximately 2700 homes/residents in the Bedford Park–Nortown City of Toronto Neighbourhood.

Our Resident Association has been actively engaged in the review of Garden Suites throughout 2021 as a member of the FONTRA working group. When the initial survey and consultation process began, we felt confident that City Planning was actually seeking input from the residents of Toronto. Over the past several months, we have spent a great deal of time reviewing the proposed by-laws, completing jurisdictional reviews to understand what has worked in other cities and what has not worked, and providing data-based feedback to City Planners. This was done in good faith on the assumption that the residents of Toronto would truly have input to the final zoning by-laws. That has not been the case. None of the proposed changes were incorporated or any response received as to why they would not be acceptable. Moreover, many of the learnings and fixes already enacted in other municipalities such as Barrie, have been ignored. The current City trajectory where Garden Suites will inevitably be approved to the delight of multiple developers that have lobbied in this process, will lead to urban forestry disaster, uncontrollable wastewater costs, and increased housing costs.

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These projected impacts have not been communicated with transparency to the residents. The City of Toronto government has not met due diligence standards before bowing to a failed Provincial legislation and both levels of elected Officials bear responsibility for this failure.

We feel that our key issues as listed below should be documented as they will have a significant impact on existing Neighbourhoods in the City of Toronto.

1. Minimum Lot Size should be defined (as it has been in other cities) as opposed to one size fits all approach.
2. Separation distance between primary house and garden suite should be 7.5 M with no association to height. This will ensure permeable soil is protected.
3. Prevent the removal of trees on the property where garden suite development is being applied for.
4. Maximum height of 4.6 M.

The Planning and Housing Committee has an opportunity to seriously review the proposed by-laws and make revisions that will ensure a successful implementation. The time to act is now.

Regards,



France Rochette  
Chair, Upper Avenue Community Association

cc:  
Councillor Mike Colle, Ward 8  
South Armour Heights Residents Association  
Lytton Park Residents Organization  
Bedford Park Residents Organization  
G. Kettel/C. MacDonald FONTRA  
Robin Martin, MPP Eglinton-Lawrence  
Hon. S. Clark, Ministry of Municipals Affairs and Housing