

From: [Tom Kasanda](#)
To: [Mayor Tory](#)
Cc: [Councillor Crawford](#); [Councillor Ainslie](#); [Councillor MFord](#); [Councillor Holyday](#); [Councillor Grimes](#); [Councillor Perks](#); [Councillor Nunziata](#); [Councillor Pasternak](#); [Councillor Perruzza](#); [Councillor Colle8](#); [Councillor Bailao](#); [Councillor Cressy](#); [Councillor Layton](#); [Councillor Matlow](#); [Councillor Wongtam](#); [Councillor Fletcher](#); [Councillor Jaye Robinson](#); [Councillor Minnan-Wong](#); [Councillor Carroll](#); [Councillor Filion](#); [Councillor Bradford](#); [Monique Lisi](#); [Councillor Thompson](#); [Ihor Wons](#); [Councillor Mantas](#); [Joanne Fusillo Ademaj](#); [Councillor Lai](#); [Jim Murphy](#); [Antonette DiNovo](#); [Councillor McKelvie](#); [John Sinclair](#); [Clerk](#); [councilmeeting](#); [MTHreview](#); [Planning and Housing](#); [David Driedger](#); david@driedger@toronto.ca
Subject: Comments and Concerns re City-Wide Zoning for Garden Homes.
Date: November 30, 2021 2:27:49 AM
Attachments: [Garden Homes - Destroying Neighbourhoods and Neighbours.pdf](#)

Mayor Tory, Councillors,

I am personally writing to fundamentally object to the concept of changing Zoning bylaws to allow as-of-right Garden Homes City-Wide.

The City presentations exhibit clear bias and a lack of truthful disclosure in terms of the real implications of this policy change to residents of suburban neighbourhoods.

Toronto, due to provincial legislation, is actually the amalgamation of six distinctly characterized cities.

Citywide bylaws by definition can not respect the distinct character differences and desires of existing and valued diverse types of neighbourhoods.

The idea that a bylaw intended to guide the character development of a neighbourhood in downtown Toronto can be also equivalently applied to a suburban community in Scarborough is either naive or deliberately negligent. The fact that these are being considered sheds light on one failed aspect of amalgamation. It also is an indicator that City Planning staff are simply underfunded and understaffed to implement the critical neighbourhood by neighbourhood analysis required to ensure thoughtful area-specific bylaw evolution.

Furthermore, it is important to acknowledge that City-wide As-of-Right bylaws take away the ability of community and immediate neighbours to have a say by providing a contextual review of the implications of development changes. When a blanket bylaw can lead to improper development in unique circumstances, the minor variance applications process allows the community a voice and an appeals process.

As a designer, **I am disturbed by the idealized images presented that do not examine the real-world implications of this policy** on suburban residents who chose to live in areas with open backyard space. No one experiences Garden Homes as bird's eye view's and yet there is not a single exploration of how Garden Homes will impact neighbourhood families in their backyards. It is possible this was not presented visually because of how obviously objectionable it would be to the vast majority of neighbourhood residents (Investor-Developers excepted.)

City presentations do not share with the councillors the negative consequences and obvious situations that will lead to neighbourhood disharmony as Foreign Investment Groups buy up every possible property and start adding Garden Homes to their profit models.

The attached slides provide a critique and visual evidence of the serious concerns and implications of this misguided approach that primarily benefits the Investor-Developer class.

Sincerely,

Tom Kasanda BID, MDes SFI
26 Windy Ridge
Katalyst Creative
Strategy, Innovation & Design
416 698 0363 cell

Garden Homes - Destroying Neighbourhoods and Neighbours

These are placed to make the Garden Home



Garden Homes - Destroying Neighbourhoods and Neighbours

Warm fuzzy picture makes it look idyllic...

Garden Homes - Destroying Neighbourhoods and Neighbours

Before Garden Homes - open space...neighbours just far enough away

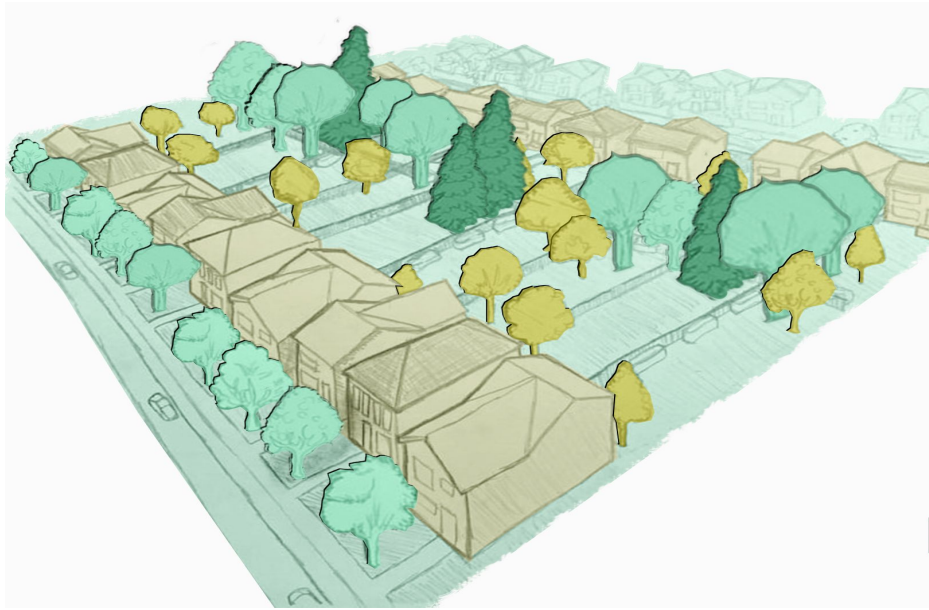


Garden Homes - Destroying Neighbourhoods and Neighbours

After Garden Homes -



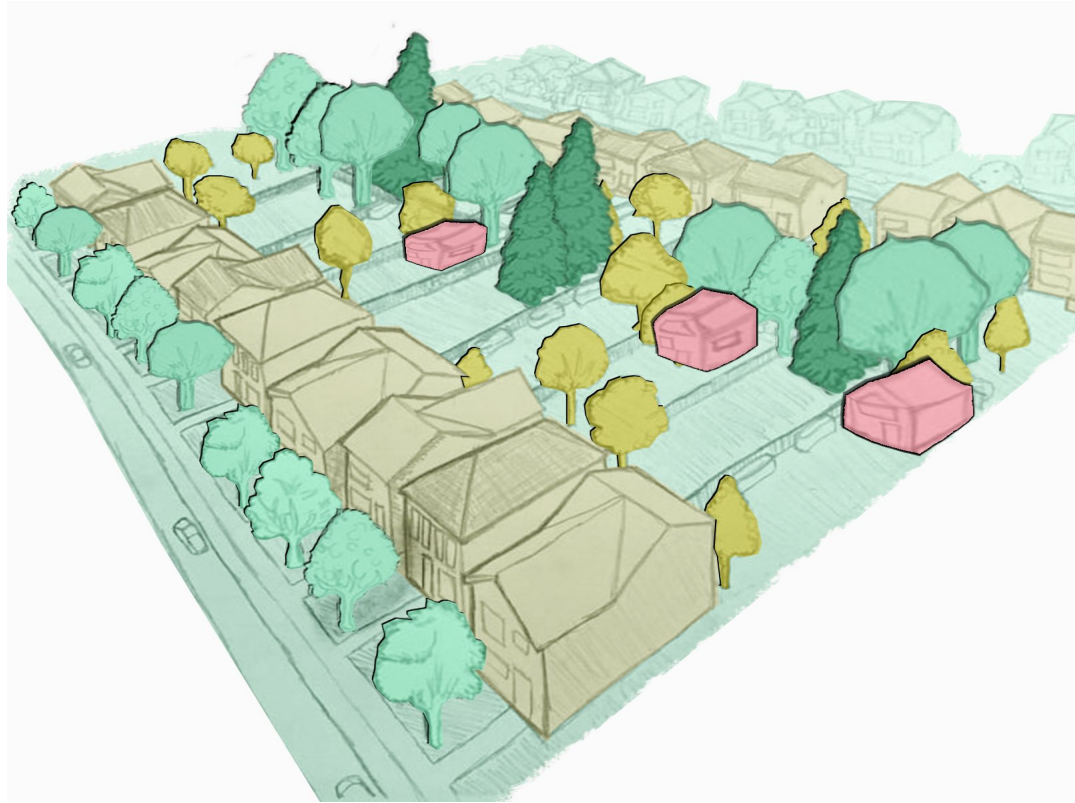
Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours



Garden Homes - Destroying Neighbourhoods and Neighbours

