



January 10th, 2022

Planning & Housing Committee Members

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**re: PH30.2 Expanding Housing Options in Neighbourhoods -
Garden Suites - Final Report**

Councillors:

I am writing to express my general support for the proposed bylaw amendments to permit *Garden Suites* across Toronto, but also to recommend a few amendments to the proposal to better align it with existing Zoning bylaws, and in particular with the very recently passed amendments to the Laneway Suite bylaw provisions.

As the founding principal of The Architect Builders Collaborative Inc. I have extensive experience with the design and building of smaller scale residential buildings including both Laneway Suites in Toronto, ADU's in Kitchener, and coach houses in Ottawa. Most recently, our firm conducted an extensive research project on the potential for Garden Suites to be zero carbon and Near Zero Emission Buildings [NZEB], the final report on which was shared with the City Planners developing the draft policies in front of you today.

Suggested amendments to align with recent improvements to Laneway Suite regulations

As you are aware, this same Committee recently recommended and Council enacted some minor but important tweaks to the 3 year old Laneway Suite bylaws that are strangely not mirrored in the current Garden Suite proposal.

Specifically, we urge you to correct this oversight and incorporate the following similar amendments to the proposal you are considering today:

150.7.60.40.(1)(B) Height

be amended to read:

“... (B) if the **ancillary building** containing a **garden suite** is located 7.5 metres or more from the **residential building** on the lot, **6.3 metres.** “

in order bring it into accordance with the related provisions in 150.8.60.40 (1) (B) as amended.

150.7.60.40.(3) Height of Specific Structures on a Garden Suite

be amended to read:

“...The following **structures** on the roof of an **ancillary building** containing a **garden suite** may exceed the permitted maximum height for that **building** by **1.5 metres:**

in order bring it into accordance with the related provisions in 150.8.60.40 (6) (B) (5) as amended.

This amendment is essential if the intent is to allow for the installation of low carbon rooftop Air Source Heat Pumps as this equipment must sit on a snow stand for winter operation resulting in heights in excess of the proposed 1.0m

Furthermore, 150.7.60.40.(3) © be amended to read:

“...parapets for a **green roof**, if they are no closer than **0.5 metres** from the **main walls** of the **ancillary building**;

in order bring it into accordance with the related provisions in 150.8.60.40 (3) (C) as amended.

The above amendments will bring more coherence to the design and approval of *Garden Suites* and *Laneway Suites* and no doubt reduce the need for some applications for minor variances.

Green Roofs as an alternative to Soft Landscaping at grade

The early draft guidelines for *Garden Suites* proposed recognizing the value of an extensive green roof to reduce stormwater runoff and burdens on the City's sewer infrastructure by providing for a credit of 0.5m² of towards the required *soft landscaping* at grade for each 1.0m² of extensive green roof.

This proposal is sensible as many of the minor variances being requested, and routinely granted, at Committee of Adjustment are related to reduced *soft landscaping*. City planning staff have endorsed the trade off of a green roof to compensate for the reduction of *soft landscaping* at grade at A recent Committee of Adjustment hearing. Some of these trips to the Committee of Adjustment could no doubt be avoided and the approval process streamlined by the adoption of such a policy directly into the *Garden Suite* bylaws.

As such, I recommend that 150.7.50.10 Landscaping be amended to include:

150.7.50.10 (2) “For every 1.0m² of extensive green roof provided on the roof of an ancillary building containing a *garden suite*, the requirements of 150.7.50.10 (1) for minimum area of *soft landscaping* be reduced by 0.5m²”

I hope that these friendly amendments will receive your due consideration and approval.

Sincerely,



The Architect Builders Collaborative Inc
per: Daniel Hall, O.A.A.
President and Director of Design

encl: