



January 11, 2022

Planning and Housing Committee
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Deputy Mayor Ana Bailao, Chair and Members, Planning and Housing Committee,

Re: PH30.2 Expanding Housing Options in Neighbourhoods – Garden Suites, Final Report

The ABC Residents Association is a not-for-profit federally regulated community organization representing the interests of residents in the geographic area bounded by Bloor Street to the South, the CPR tracks to the North, Yonge Street to the East and Avenue Rd to the West.

Yorkville has, for decades, been recognized as an area of the City that is an area of special identity. Site and Area Specific Policy 211, which is addressed below, is evidence of the fact that Yorkville has been, and should be, treated in a manner that is different from other areas of the City when it comes to matters of land use planning.

The proposed Garden Suites By-law, as currently drafted, provides no exception as it would relate to its applicability within Yorkville. This must be addressed. To have the standards contained within the Garden Suites By-law apply within Yorkville will result in overdevelopment of the lots within Yorkville, as well as cause other adverse impacts.

To be clear, ABC is not opposed to Garden Suites within the City or within Yorkville. ABC is simply opposed to the standards for Garden Suites as now proposed in the Garden Suites By-law.

ABC would very much like to have the opportunity to work with City staff to arrive at a solution to this issue.

ABC has been promised for years that an update will be undertaken and adopted to SASP 211, which is the Site and Area Specific Policy that applies to Yorkville. In addition, the City recently



provided an exemption within Yorkville when it passed the Laneway Housing By-law. This exemption was provided to allow an opportunity to consider Laneway Housing within Yorkville during the updating of SASP 211. It would only make sense to consider Garden Suite standards within Yorkville as part of the updating of the SASP 211 process.

It is ABC's sincere hope that the City will agree to a process by which the proposed Garden Suites By-law standards are not applied to Yorkville and SASP 211 will be updated. However, if that does not occur, ABC will be left with no option but to seek legal recourse regarding the proposed by-law. ABC is aware of the fact that the *Planning Act* places restrictions upon the rights of appeal regarding a Garden Suites By-law; however, the City's proposed by-law, as drafted, will be subject to appeal and ABC will, if necessary, take that step to protect its interests. Clearly, ABC would very much prefer to work cooperatively with the City to ensure that the interests of both the City and ABC are addressed.

Yours truly,

The ABC Residents Association,
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Copies

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