

Zoning for Residential Basements - Preliminary Report

Date: March 14", 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report responds to a City Council direction ([2021.MM36.33](#)) to report back on strategies to address the impacts of iceberg homes. Iceberg homes are houses which exhibit a larger below grade footprint than their above grade footprint. This includes houses which have more than one level of basement.

This report identifies issues associated with iceberg homes, presents a jurisdictional scan of policies and regulations applied to below grade construction in jurisdictions across Canada and internationally, and presents considerations to address the impacts of iceberg homes, including potential changes to the zoning by-law.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director, City Planning recommends that:

1. The Planning and Housing Committee endorse the contents of this report as the basis for public consultation and request staff report back with final recommendations in Q4 2024 in conjunction with the Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing Final Report.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

CLIMATE IMPACT

In 2019, City Council declared a Climate Emergency for the purpose of "naming, framing and deepening our commitment to protecting our economy, our ecosystems and our community from climate change" ([Item MM10.3](#)). At its meeting on January 29, 2020, City Council adopted the 2018 Tree Canopy Study and on December 15, 2021, reaffirmed Toronto's target of 40 percent tree canopy cover by 2050 to align with the City of Toronto's TransformTO NetZero Strategy.

It is important that iceberg homes be considered through a climate impact lens such that it supports protecting and enhancing the city's tree canopy and allows for soft landscaping for growing space. Toronto's urban forest is a vital part of the City's green infrastructure, aiding in providing multiple benefits, including reducing air pollution, removal of stormwater runoff, and increasing carbon sequestration. Protecting and enhancing the urban canopy is critical to building climate resilience and improving quality of life in the city. The removal of viable spaces capable of supporting tree growth reduces potential benefits gained. The addition of sub-surface structures reduces available water for trees, increases stormwater runoff and risks of undesirable ponding and flooding.

DECISION HISTORY

On October 1, 2021, City Council adopted MM36.33, "Assessing the Impacts of Iceberg Houses", which requested staff to report back on issues associated with "iceberg houses".

<https://secure.toronto.ca/council/agenda-item.do?item=2021.MM36.33>

At its meeting on May 25, 2022, City Council through item IE30.18, "Planting Spaces on Private Property", requested the General Manager, Parks Forestry and Recreation, in consultation with the Executive Director, Municipal Licensing and Standards, the Chief Building Official and Executive Director, Toronto Building, and the Chief Planner and Executive Director, City Planning to report on potential strategies to protect and enhance the City's tree canopy and growing space, while also supporting infill housing growth in the City's Neighbourhoods.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.IE30.18>

On December 13, 2023, City Council adopted PH8.6, "Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing", and directed the Chief Planner and Executive Director, City Planning, in consultation with other City of Toronto departments, to review the City-wide Zoning By-law 569-2013 for opportunities to further support, protect, and enhance growing space for tree growth; examine the extent to which the need for permits from Urban Forestry may have prevented building permit applications from moving forward; and complete a review of Committee of Adjustment application requirements, as well as the review and commenting practices in order to enhance tree protection and enhancement of growing space for trees and report back.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.6>

BACKGROUND

Construction and intensification in the City of Toronto has continued to increase over the last number of years, including the number of larger or higher value houses. Due to the cost of certain types of construction, small-scale residential buildings have mostly been built above the level of the ground. Internationally, some jurisdictions have seen an increase in the size of basements in residential buildings, predominantly located in areas with higher property values, such as certain boroughs in London, England. A number of detached houses have been constructed in Toronto with multi-storey basements that extend substantially below ground level and beyond the surface footprint of the structure. The typical cost of this kind of construction can be substantial.

The term "iceberg home" has been given to small-scale residential buildings which exhibit a larger below grade footprint than their above grade footprint. This includes houses which have more than one level of basement. This kind of development has greater potential to negatively impact the surrounding environment and neighbourhoods than the construction of buildings which contain a basement equal to or smaller than the size of the building above grade.

Minor Variance applications for iceberg homes have been considered by the Committee of Adjustment and have been the subject of Toronto Local Appeal Body (TLAB) appeals. On these applications, concerns have been raised by the surrounding communities regarding potential impacts on adjacent properties and the broader geographic area, including impacts related to soil permeability, drainage, groundwater and stormwater management, injuries to mature trees, limitations on new planting opportunities, construction impacts on adjacent properties, and the amount of concrete required (embodied carbon).

As a result of concerns and absence of planning policies and regulations regarding this form of development, Council directed staff ([2021.MM36.33](#)) to identify issues, undertake research (including a jurisdictional scan of other municipalities), and develop strategies to address the impacts from extensive below ground development associated with detached houses.

The Planning Policy Framework section below establishes that the City has the ability to regulate various aspects of iceberg homes, if desired. Current zoning regulations do not directly address extensive below grade development for small-scale residential buildings, such as detached houses. As an outcome of the Ontario Municipal Board (OMB) appeals of Zoning By-law 569-2013, proposed regulations pertaining to building setbacks below-grade were removed in 2018. The calculation of gross floor area (used in determining density) excludes the area of basement levels (the definition for which was last updated in 2022 by the Ontario Land Tribunal), and the calculation of lot coverage only includes building elements located on or above the surface of the ground. Other zoning regulations, such as building length and building depth apply below ground; however, these do not fully limit below grade development. Some ancillary buildings are subject to restrictions on below-ground setbacks, such as Laneway Suites and Garden Suites.

Jurisdictional Scan

The issue of extensive below ground development has been encountered in other cities across the globe. Attachment 1 outlines policies and regulations applied to below grade construction in jurisdictions across Canada and internationally.

Few jurisdictions have adopted policy or regulatory requirements to address the impacts of iceberg homes. Two boroughs in London, England have the most comprehensive set, while Palo Alto, California also has some substantial regulatory requirements.

Some jurisdictions include policies and regulations restricting how far basements can project from the main building, while the vast majority include policies and regulations regarding what portion of a building is considered a basement.

Two jurisdictions in London, England (the Borough of Kensington and Chelsea, and the Borough of Westminster) include policies requiring a minimum amount of soil depth and adequate soil volume above a portion of the basement of a building and limit the number of below grade stories to one dependant on lot size. The policies also require the inclusion of soft landscaping and permeable materials in designs, specifically areas of contiguous soft landscaping on a lot.

POLICY AND PLANNING FRAMEWORK

Planning Act

Section 2 of the *Planning Act* establishes matters of provincial interest to which the City shall have regard to, including (a) the protection of ecological systems, including natural areas, features and functions, (h) the orderly development of safe and healthy communities, (o) the protection of public health and safety, (q) the promotion of development that is designed to be sustainable, and (s) the mitigation of greenhouse gas emissions and the adaptation to a changing climate.

Provincial Policy Statement

At the time of writing this report, the Provincial Policy Statement (2020) ("PPS") is in effect and provides policy provincial-wide direction on matters of provincial interest on land use planning and development to promote strong healthy communities, wise use and management of resources, and the protection of public health and safety.

Section 1.6.6.7 discusses planning for stormwater management. It asserts that erosion should be minimized, climate change impacts should be mitigated through effective stormwater management, the use of green infrastructure should be promoted, and the need to mitigate risks to human health, safety, property, and the environment. It also reinforces the need to maximize the extent and function of vegetative and pervious surfaces, and promote stormwater management best practices, including stormwater re-use, water conservation and efficiency, and low impact development.

Section 2.2.1 of the PPS includes a host of directions relating to the protection, improvement, or restoration of quantity and quality of water, specifically the following subsections: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; f) 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; and i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

The PPS also confirms that planning authorities should promote design opportunities that incorporate the mitigating effect of vegetation and green infrastructure to support the reduction of greenhouse gas emissions, improving air quality, supporting energy conservation and efficiency, and preparing for the impacts of a changing climate is included in Section 1.8.1.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2020) ("Growth Plan" herein) provides a strategic policy framework for managing growth and development while supporting economic prosperity, protecting the environment, and helping communities achieve a high quality of life within the Greater Golden Horseshoe, of which the City of Toronto forms an integral part.

Section 2.2.1 4 e), f) and g) of the Growth Plan aims to provide a diverse range of land uses and housing options to support the achievement of creating complete communities that "provide for a more compact built form and a vibrant public realm, including public open spaces", "mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability", and "integrate green infrastructure and appropriate low impact development".

The Official Plan policies and Zoning By-law regulations must conform to the Growth Plan (2020). The Ministry of Municipal Affairs and Housing has introduced a proposed change to the Growth Plan (2020) and the Provincial Policy Statement (2020), to combine these provincial policy documents into a single policy instrument, the Provincial Planning Statement.

City of Toronto Act

The City's tree by-laws are enacted pursuant to Section 104 of the City of Toronto Act. It grants the City the authority to enact by-laws prohibiting or regulating the destruction or injuring of trees. It also stipulates when the tree by-laws do not apply. Sections 104(3)(c) and (c.1) exempts the application of the by-law where a condition is imposed on the approval of a site plan, a plan of subdivision or a consent or as a requirement of a site plan agreement or subdivision agreement for the injuring or destruction of trees.

Section 212(1) Paragraph 9 of the City of Toronto Act states "the City shall adopt and maintain policies with respect to the following matter: the manner in which the City will

protect and enhance the tree canopy and natural vegetation in the City." This provision came into effect on March 1, 2019.

City of Toronto Official Plan

The City's Official Plan (2023) envisions "that future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area". The Plan is founded on a growth management strategy which steers growth and change to some parts of the city, while generally limiting significant changes in others. Neighbourhoods may be stable but not static, with some physical change expected over time.

Policy 3.1.1 requires development enhance the public realm by "preserving existing mature trees wherever possible and incorporating them into the development site". Policy 3.4.1 specifies that changes to the built environment will be "environmentally friendly, based on: b) sustaining, restoring and enhancing the health and integrity of the natural ecosystem; d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees." Official Plan policy 3.1.16 also states that: "the preservation, long-term growth and increase in the amount of healthy trees will be a priority for all development. Development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved".

Policy 3.4.1 e) confirms that construction should focus on "reducing the risks to life, health, safety, property, and ecosystem health that are associated with flooding, unstable slopes, erosion and contaminated lands and considering the potential impacts of climate change that may increase the risk associated with natural hazards", while Policy 3.4.1 f) indicates "reducing the adverse effects of stormwater and snow melt based on a hierarchy of watershed-based wet weather flow practices which recognize that wet weather flow is most effectively managed where it falls, supplemented by conveyance, then end-of-pipe solutions".

Policy 3.4.19 states that "innovative energy producing options, sustainable design and construction practices and green industry will be supported and encouraged in new development and building renovation", while Policy 3.4.20 states that "development, redevelopment and infrastructure that will assist in achieving green house gas emissions reductions, consistent with international, national and municipal targets will be encouraged".

The Official Plan's policies enable the City to require a Soil Volume Plan as part of a complete application for Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control applications. For properties with existing trees, the Official Plan also requires a "Tree Protection Plan" to identify the location, species and size of trees, the extent of injury (where applicable) and to illustrate details of protection measures including the location of protective barriers.

On June 15, 2022, City Council approved Official Plan Amendment 583 which updated the environment and climate change policies, including policies to enhance the urban forest. New policies associated with 3.4.1 include:

a) protecting and improving the health of the natural ecosystem, by:

xi. maintaining pervious area where possible, identifying opportunities to reduce impervious area through redevelopment, and prioritizing green infrastructure;

d) preserving and enhancing the urban forest by:

i. providing suitable growing environments for trees, including adequate soil volumes;

ii. increasing tree canopy coverage, especially of long-lived native and large shade trees with an emphasis on increasing tree canopy, distribution, and diversity in areas of the city with lower tree canopy coverage; and

iii. regulating the injury and destruction of trees and protecting mature and native trees. OPA 583 is pending Ministerial approval and will come into effect upon Provincial approval.

City-wide Zoning By-law 569-2013

On May 9, 2013, City Council enacted City-wide Zoning By-law 569-2013. The purpose of the new City-wide Zoning By-law was to harmonize 43 former municipal by-laws from the pre-amalgamated City into one zoning by-law. The City-wide Zoning By-law comprehensively regulates all land uses, buildings and structures and applies to most of the City of Toronto. As some lands are not covered by Zoning By-law 569-2013 the comprehensive zoning by-laws from former municipalities remain in effect on some lands in the city. A final order issued by the Ontario Land Tribunal on November 30, 2022 concluded outstanding appeals to the regulations in the by-law's Residential Zone Category.

Chapter 10 of the City-wide Zoning By-law applies to all lands, uses, buildings and structures in the Residential Zone category. The Residential Zone category permits uses generally associated with the Neighbourhoods designation in the Official Plan. This zone category includes a range of residential zones including the Residential (R) Zone, Residential Detached (RD) Zone, Residential Semi-Detached (RS) Zone, Residential Townhouse (RT) Zone, and the Residential Multiple (RM) Zone. Through the Expanding Housing Options in Neighbourhoods (EHON) initiative, permissions for laneway suites, garden suites and multiplexes have been expanded to all residential zones.

The Ontario Land Tribunal issued an order on November 30, 2022, in relation to the last outstanding matters under appeal in the Residential Zone category of Zoning By-law 569-2013. This order amended the definition of "basement". A basement means "any part of a building where the elevation of the midpoint between the lowest part of a floor and the bottom of the joists directly above it is lower than the elevation of: (A) established grade in the Residential Zone category and the Residential Apartment Zone

category; and (B) in all other zone categories, the average elevation of the ground along the front lot line".

Gross floor area (GFA) is defined by Zoning By-law 569-2013 as "the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level". Lot coverage is defined as "the portion of the lot that is covered by any part of any building or structure on or above the surface of the lot". Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area. Certain portions of residential neighbourhoods in Toronto are subject to maximum FSI per lot and not lot coverage, while others are subject to lot coverage requirements and not FSI. Additionally, some areas are subject to FSI and lot coverage requirements. As of March 1, 2018, the floor area of a basement of a residential building, other than an apartment building, is not included in the GFA of the building.

Building depth and building length are defined as "the horizontal distance between the front yard setback required on a lot and the portion of the building's rear main wall furthest from the required front yard setback, measured along a line that is perpendicular to the front yard setback line" and "the horizontal distance between the portion of the front main wall of a building on a lot closest to the front lot line, and the portion of the rear main wall of the building closest to the rear lot line, measured along the lot centreline". In a Residential Zone category, building length and building depth regulations apply to all main walls of a building above and below ground, excluding the footings for the building.

A building setback is defined by Zoning By-law 569-2013 as "a horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure". As of March 1, 2018, building setbacks apply only to all parts of a building or structure above ground. Despite this, zoning regulations for below grade setbacks were adopted for laneway suites in 2018 and garden suites in 2022.

On lands under the jurisdiction of the Toronto and Region Conservation Authority (TRCA), Zoning By-law 569-2013 establishes required minimum building setbacks from a shoreline hazard limit or a stable top-of-bank on a lot, with some exceptions. It also sets out required minimum building separation distances from a shoreline hazard limit or a stable top-of-bank, with some exceptions.

The City-wide Zoning By-law regulations for soft landscaping do not set out requirements for certain soil depths or volumes. The by-law also does not regulate the maximum depth below ground one can construct to, or the maximum number of building levels below the ground level a building may be.

Toronto Water Sewers By-Law, Policies and Guidelines

The [Sewers By-law \(Municipal Code, Chapter 681\)](#) aims to protect public safety, the environment, and City infrastructure by setting limits and conditions on what can be discharged into the sewers system and natural watercourses. While some substances are completely prohibited, others are restricted to defined safe limits. It is noted that a

private storm connection to the City's sewer system to manage on-site drainage is prohibited by the by-law and is subject to exemption considerations only where technical infeasibility and stormwater management measures have been demonstrated to the satisfaction of the General Manager, Toronto Water.

Adopted in 2003, the [Wet Weather Flow Master Plan \(WWFMP\)](#) provides planning for many initiatives that reduces the adverse impacts of stormwater (rain and melted snow) on the City's environment within a multi-year implementation horizon. Policy updates to guide stormwater management for development and redevelopment have also been initiated as part of WWFMP.

The [Wet Weather Flow Management Guidelines](#) (2006) provides technical guidance on stormwater management requirements (e.g., flood management, water quality and water balance) for new and re-development opportunities. The City plans to update the Guidelines to align with best industry practices, and Provincial and agency guidelines, policies and regulations.

The [Foundation Drainage Policy and Guidelines](#) (2022) requires new developments to manage foundation drainage on-site, with the goal of eliminating long-term foundation drainage discharge to the City's sewer systems to protect the City's sewers from adverse affects of foundation drainage, including groundwater, and to preserve capacity in the City's sewers to sustain future growth.

Tree Protection By-laws

Toronto's urban forest is a vital part of the City's green infrastructure that provides 55 million dollars in ecosystem services and benefits annually, including air pollution removal, reducing storm water runoff and carbon sequestration. Protecting and enhancing the urban canopy is critical to building climate resilience and improving quality of life in the city. The following municipal by-laws support these goals by protecting healthy and maintainable trees on streets, private property, in ravines and in parks:

Toronto Municipal Code Chapter [813](#) Article II (Trees on City Streets) regulates the injury, destruction and removal of all trees located on City streets.

Toronto Municipal Code Chapter [813](#) Article III (Private Tree Protection) regulates the injury, destruction and removal of all trees located on private property with a trunk diameter measuring 30cm or greater at 1.4 metres above ground level.

Toronto Municipal Code Chapter [658](#) (Ravine and Natural Feature Protection) regulates the injury, destruction and removal of all trees located within designated ravine protected areas, as well as grade changes and dumping of fill or refuse within designated ravine protected areas.

Toronto Municipal Code Chapter [608](#) Article VII (Parks) regulates the injury, destruction and removal of all trees located in City owned parks.

These by-laws direct compensation requirements for replacement trees when permits have been issued or appeals granted through Community Council, and when a party has undertaken tree removal or injury in contravention of a tree by-law.

The Compliance and Enforcement Unit within Tree Protection and Plan Review was established in 2016 with an overall objective to enforce the City's Tree By-laws and initiate appropriate actions when contraventions are committed.

The intention of the tree by-laws is not to impede development, but rather to regulate tree injury and destruction while promoting maximum tree protection and retention, and to require compensation planting. The tree by-laws are not considered Applicable Law under the Ontario Building Code (OBC), and as such the Chief Building Official cannot withhold the issuance of a building permit where the applicant has complied with all other Applicable Law. Similarly, the private tree protection by-law does not prevent issuance of a tree removal permit when that tree removal is the result of a building permit issued in compliance with the Zoning By-law, and/or any minor variances that have been authorized by the Committee of Adjustment.

Toronto Green Standard

The Toronto Green Standard (TGS) implements many Official Plan policies relating to sustainable design and performance requirements for new private and city-owned developments. Standards include those associated with water balance and quantity control, the use of on-site green infrastructure, tree planting areas and soil volume, and embodied carbon in construction materials. TGS does not apply to applications resulting in fewer than 10 dwelling units on a lot.

COMMENTS

A working group consisting of City Legal, Community Planning, Zoning and Committee of Adjustment, Strategic Initiatives, Policy and Analysis, Toronto Water, Urban Forestry, Environment and Climate, Toronto Building, and the Toronto and Region Conservation Authority was created to discuss the issues that iceberg homes can potentially generate, as well as possible solutions. Issues identified can be divided into three groups: 1) stormwater and ground water, 2) trees and soft landscaping, and 3) building construction and building materials.

Identified Issues

Water Management

Iceberg homes with large sub-surface structures and footprints have the potential to impact natural drainage characteristics of the site, potentially reducing stormwater infiltration capacities and increasing stormwater runoff from the site, leading to localized ponding and overland flooding risks affecting adjacent properties. The size and scale of iceberg homes may limit options for on-site stormwater management opportunities required to achieve stormwater management targets from the site.

In addition, deep sub-surface structures (e.g., basements and parking garages) can potentially impede the seasonal groundwater table, leading to concerns related to the on-site management of discharge from foundation drains that can lead to downstream capacity constraints, sewer back-ups, etc.

Urban Forest and Landscaping

Extensive below grade development occupies usable soil volume for existing trees and may prevent new tree planting. As well, when landscaping is provided above underground development, insufficient soil depths and volume may not provide trees and other vegetation the space they need to survive and thrive. Underground construction can also conflict with existing trees, by injuring root systems and causing mortality of existing trees, and by creating soil conditions that are not suitable for existing trees and new tree planting.

Built Form/Construction

The excavation of basements has the capability of causing significant disruption to the surrounding community. Toronto Building, along with divisional partners in Municipal Licensing and Standards, Transportation Services, Toronto Water, and Parks, Forestry and Recreation, implemented the Residential Infill Strategy in 2018, a comprehensive strategy aimed at addressing and mitigating the negative impacts of construction activity in established neighbourhoods.

The OBC regulates the construction and renovation of buildings and structures. Issues such as excavation and shoring associated with below ground construction are addressed through provincial regulations.

The creation of the extensive below grade construction typically includes additional or reinforced concrete, which has a higher amount of embodied carbon than other materials and methods of construction. Additional energy for the purpose of heating, lighting, and pumping water are also typically associated with extensive below grade construction compared to above grade construction. Apart from the creation of the foundation, iceberg homes can be associated with various OBC issues, including the need to have two means of egress for below grade levels and the need to have the basement sprinklered for the risk of fire. Because of this, function elements such as exit stairs and vents, are sometimes located in yards in a manner not consistent with typical residential construction.

The potential of risk of slope disturbance due to the greater depth of excavation and construction increases when construction is in close proximity to a stable top-of-bank or shoreline hazard. Slope stability is the responsibility of the TRCA where lands are regulated by the TRCA.

Associated Reports

Council adopted the recommendations of the PH8.6 The report Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing at its meeting on December 13, 14, and 15, 2023. This joint report of City Planning and

Parks, Forestry, and Recreation directs the exploration of opportunities to further support, protect, and enhance growing space for tree growth, and a review of the definitions of landscaping and soft landscaping and landscaping regulations in low-rise residential zones to Planning and Housing Committee by the fourth quarter of 2024. The content and issues associated with the Growing Space for Trees report are intrinsically intertwined with the review of zoning for residential basements, as both review alterations to below grade spaces, water flows, and trees. Staff are working together on these reports and will report back to Planning and Housing Committee together.

Proposed Strategies

Staff recommend exploring potential amendments to the city-wide Zoning By-law's residential zone regulations to address the issues associated with iceberg homes. Targeted zoning amendments could be introduced to better control below ground construction while still providing design flexibility to property owners. These could include the establishment of a maximum size of the below ground footprint relative to the above ground footprint, introducing below grade setbacks for residential zones, or limiting the number of basement levels in a building. Other potential options could include a limitation on the number of below ground levels which are excluded from the calculation of the gross floor area of the building, requiring a maximum permitted distance between the basement floor and established grade, or introducing changes to the definitions and associated regulations for landscaping and soft landscaping.

CONCLUSION

It is recommended that the Planning and Housing Committee endorse the contents of this report as the basis for public consultation and request staff report back on final recommendations in the fourth quarter of 2024. As the content and issues associated with the Growing Space for Trees report is intrinsically intertwined with that of the Zoning for Residential Basements report, it is recommended that this report be reviewed in conjunction with the Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing Final Report. Community consultations may include targeted stakeholder workshops with community organizations, residents' associations, and the development industry, as well as city-wide public consultations.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Jurisdictional scan of policies and regulatory frameworks relating to below ground construction and iceberg homes