

## **Attachment 3: Decision History**

### **Garden Suites Monitoring Program – Final Report**

On December 8, 2020, Planning and Housing Committee endorsed the Expanding Housing Options in Neighbourhoods – Garden Suites Review Report and requested City Planning prepare recommendations to permit garden suites:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH19.4>

On June 28, 2021, Planning and Housing Committee endorsed the Expanding Housing Options in Neighbourhoods – Garden Suites Proposals Report and requested City Planning use the draft regulations as the basis for further community and stakeholder consultation and report to bring a final report detailing Official Plan and Zoning By-law amendments to permit garden suites to Planning and Housing Committee:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.15>

On February 2, 2022, City Council adopted Official Plan Amendment 554 and Zoning By-law 101-2022 which amended the Official Plan and Zoning By-law 569-2013 to permit garden suites within Neighbourhoods across the City of Toronto. City Council also directed City Planning to monitor the implementation of Official Plan Amendment 554 and Zoning By-law 101-2022, and report to Planning and Housing Committee following the earlier of two years following the date of the Official Plan and Zoning By-law amendments come into full force and effect, or following the issuance of the 200<sup>th</sup> building permit for the construction of new garden suites. City Council also requested the Chief Building Official and Executive Director and Fire Chief and General Manager, Toronto Fire Services to add garden suites to the scope of work considered by the consultant being retained as directed by City Council's direction via Item 2020.PH16.10, Laneway Suites: Fire Access Requirements. The decision at City Council can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH30.2>

Official Plan Amendment 554 and Zoning By-law Amendment 101-2022 were appealed to the Ontario Land Tribunal shortly after Council's adoption. On July 4, 2022, the Ontario Land Tribunal dismissed the appeals, citing its lack of jurisdiction to hear or rule on the appeals, and ordered that the Official Plan and Zoning By-law amendments are in-force and effect: <https://www.toronto.ca/wp-content/uploads/2022/07/9860-cityplanning-garden-suites-olt-decision.pdf>

On February 28, 2024, Planning and Housing Committee adopted Item “PH10.4 - Expanding Housing Options in Neighbourhoods - Garden Suites Monitoring Program - Update Report”, which included direction for City Planning staff to report on measures to scale up and expedite approval and construction of a range of housing types, including garden suites, Ward 19 - Beaches – East York height permission city-wide, removal of all angular plane requirements for garden suites, and to report back in the first quarter of 2025 on the garden suite monitoring program with final recommendations on any proposed policy changes or zoning by-law amendments. City Planning was also directed to report back with the Chief Building Official and Executive Director, Toronto

Building in coordination with the Chief Technology Officer, Technology Services to undertake efforts to standardize and automate data collection and analysis of building permit applications to better monitor implementation of EHON initiatives. The Planning and Housing Committee decision on the Update Report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH10.4>

On July 24 and 25, 2024, City Council adopted Item "PH14.13 - Expanding Permitted Uses in Laneway and Garden Suites", which directs City Planning to undertake a review of the feasibility of a Zoning By-law amendment to permit additional residential uses in buildings ancillary to residential buildings, to undertake a review of the feasibility of a Zoning By-law amendment to permit multi-tenant homes in buildings ancillary to residential buildings, and to bring forward a Zoning By-law amendment for consideration at a statutory public meeting at Toronto and East York Community Council no later than October 24, 2024, with the effect of removing zoning permissions for garden suites from properties that back onto the portion of Craven Road from Danforth Avenue to Hanson Street. The decision at City Council can be found here

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH14.13>

On October 9 and 10, 2024, City Council adopted the Item "TE16.75 - Council Direction on PH14.13 - Allowing Time for a Thorough Review", which directs the Chief Planner and Executive Director, City Planning to no longer proceed with the review of Garden Suite zoning permissions for Parkmount Road homes that back onto Craven Road between Danforth Avenue and Hanson Street, and that the City-wide zoning prevail. City Council also directed the Chief Planner and Executive Director, City Planning to take all necessary steps to advise interested parties that this matter may not be heard at the October 24, 2024, meeting of the Toronto and East York Community Council. The decision at City Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE16.75>

On November 13 and 14, 2024, City Council adopted Item "PH16.12 - City Comments on Proposed amendment to Ontario Regulation (O. Reg) 299/19 Additional Residential Units, made under the Planning Act Report", which provided information on the proposed amendments introduced by the Province for additional residential units. The decision at City Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.12>

On November 20, 2024, the Provincial Government of Ontario passed O. Reg 462/24 regarding Additional Dwelling Units (ARUs) made under the *Planning Act*. The Regulation affects zoning performance standards for some additional residential units including angular planes, minimum separation distances, maximum lot coverage, maximum floor space index, and minimum lot area. The Regulation came into force and effect on November 20, 2024. More information on O. Reg 462/24 can be found on the City's Expanding Housing Options in Neighbourhoods website:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

On March 18, 2025, Planning and Housing Committee adopted Item "PH19.4 Facilitating Building Approvals for Modular Construction and Streamlining Toronto

Building's Certified Plans Program - Update Report" and requested Toronto Building to review the Canada Mortgage and Housing Corporation's Ontario-specific permit-ready design packages for row houses, fourplexes, sixplexes, and accessory dwelling units (i.e. garden suites and laneway suites) for certification under Toronto Building's Certified Plans Program to enable these designs to be used as part of a building permit application. Toronto Building was also directed to publicize any streamlined approval processes available for the designs under the Certified Plans Program. The Certified Plans Program can be found on the City's Expanding Housing Options in Neighbourhoods website: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/demonstration-plans-for-expanding-housing-options-in-neighbourhoods/>