

Attachment 6: Detailed Application Review

Detailed Application Review and Site Visit Assessments

City staff reviewed 130 drawing submissions for selected Building Permit and Minor Variance applications to better understand the reason for the variances, built form, and site design for as-of-right projects and applications to the Committee of Adjustment. A review of key considerations such as second storey massing and performance measures for setbacks, separation distances, and soft landscaping was undertaken.

Site visits were also undertaken by Staff to observe existing conditions. Projects were city-wide and included follow-up site visits from consultations with industry and residents. These included sites that obtained Minor Variance approvals and as-of-right garden suites. Staff also observed site specific conditions such as corner lot sites, existing building conversions, projects with Ward 19 reduced separation distance and one garden suite built after O. Reg. 462/24 was in effect.

Some key themes emerged from the application review and site visits:

- The City-wide By-law is generally working and yields a building typology that can have good quality interiors and built form;
- Outcomes vary across the city due to lot conditions, different area-specific provisions, and Provincial changes; and
- The impacts associated with two-storey garden suites generated the majority of community privacy and overlook concerns. Measures to mitigate second storey massing, setbacks for corner lots and flat roof buildings were raised through community discussions.

These key themes supported the development of the proposed By-law changes to support effective implementation of garden suites throughout the city of Toronto.