



Mi-Ko Urban Consulting Inc.

• Land Use Planners • Development Consultants
• Project Managers • Design Consultants

16 High St, Etobicoke, Ontario - M9Y 3N8 - Tel: 416-230-6935

By Email Only

To the Planning and Housing Committee for the City of Toronto:

Re: Public Meeting - Garden Suite Official Plan and Zoning Bylaw
Item PH 23.1

To the Chair and Members of PHC:

My name is Peter Chee. I am a Registered Land Use Planner and a Registered Building Code Designer. Recently, I had an opportunity to work on a Garden Suite within the City of Toronto. In project, I find that the current bylaw provision of a 60m² maximum coverage is difficult to provide a reasonable living accommodation for two adults, especially if one has provided mobility issues.

It is my opinion that it is not only to create additional units, it is far more important that we create units that are desirable and are suitable for the current and future occupants of those units. With this in mind, I have reviewed the draft bylaws for the Official Plan and Zoning Bylaw that is before you.

My concern relates to:

Zoning Bylaw Amendment 9.

(4) Garden Suite – Maximum Gross Floor Area

In addition to the requirements of regulation 150.7.60.50(2), an ancillary building containing a garden suite is subject to the following:

- (A) the maximum gross floor area for an ancillary building containing a garden suite is 120 square metres; and*
- (B) despite (A) above, the maximum gross floor area for an ancillary building containing a garden suite that is one storey is 60 square metres.*

The reason for my concern is that, as noted, the rationale for the ZBL amendment is, that ‘they (Garden Suites) do not dominate the rear yard and remain clearly secondary to the main residential building’. This amendment is contrary to the intent and spirit of Section 5(1) 2 of O.Reg. 462/24, which states that “there is no limit to the floor space index of the parcel”. As we know, there is a correlation between FSI and the floor space and/or gross floor area.

In addition, it counters the intent and effect of the proposed Bylaw amending the Official Plan which deleted Section 670 b)vii) and 670 e)iv) of the current OP. Those original sections had required that the Garden Suite is smaller than the main residential dwelling on the lot.

Further, upon working on a Garden Suite project, I find that the proposed prescribed gross floor areas are too small, especially if the Garden Suite is design for old individuals, and individuals

with mobility issues. To which, as noted in the staff's Final Report, December 21, 2021, Equity Impact, 1st Paragraph, last sentence (P. 3 of 50):

"The Toronto Seniors Strategy identifies the need to create housing to facilitate aging in place across the City as part of the Housing TO Action Plan."

In order to accommodate these individuals, a main floor master bedroom with a larger ensuite washroom facility, and wider hallways/aisleways are critical for their enjoyment and more importantly, the ability to move within the unit in comfort and safely. All these required square footage.

In addition, in the situation of a 2 storey, the stairways take up square footage.

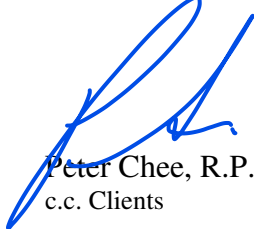
Please note, while I had only noted one amendment, it should not be interpreted that my concerns are limited to it. There may be other concerns as this planning process proceeds.

If there are any questions or clarifications on the above, do not hesitate to contact me.

As well, please inform me of any future discussions on this matter before the Committee and/or when this matter is before Council.

I Thank you for your time and consideration in this matter.

Yours Truly,



Peter Chee, R.P.P., M.C.I.P.
c.c. Clients