



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

**RE: PH23.1 - Expanding Housing Options in Neighbourhoods - Garden Suites
Monitoring Program - Final Report**

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours thanks City Planning staff for their work in bringing the Garden Suites Zoning By-laws into alignment with Ontario Regulation 462/24. We support this item and encourage the Planning and Housing Committee and City Council to approve it.

Ontario Regulation 462/24 introduces many changes which should increase the rate of Garden Suite construction and we are pleased to see them reflected in the proposed Zoning By-law Amendment and Official Plan Amendment.

We are concerned that the removal of "angular planes" regulations from the Garden Suites Zoning By-laws has been offset with an increase in rear setbacks for Garden Suites with two storeys. We view the option to use a 5:3 roof slope instead of the additional setback as a recreation of the angular plane requirement. This continues to make it unlikely that two storey Garden Suites will be constructed,

A significant amount of data gathering, minor variance review, and consultation work went into this item. We are pleased to see the City taking feedback to identify the main barriers to constructing Garden Suites and reviewing the main causes of minor variance applications. We are also pleased to see that the rate of Garden Suite applications is increasing over time.

That being said, we note that other than the slight increase in maximum height from 6.0 m to 6.3 m, no other significant changes beyond those required by Ontario Regulation 462/24 were proposed. We think this was a missed opportunity to address some of the items identified in the review of minor variances and builder feedback.

While the rate of application for Garden Suites is increasing, it remains low overall at a few hundred applications approved per year. We hope that City Planning and the Planning and

Housing Committee will continue to monitor the progress of Garden Suites in the City and continue to adjust the Zoning By-law to make it easier to construct them.

Regards,

Damien Moule,
More Neighbours Toronto