



December 7, 2020

**Re: City of Toronto Agenda Item 2020.PH19.4 - Expanding Housing Options in Neighbourhoods - Garden Suites Review**

Dear Councillor Layton,

ABCRA has just learned that a new report will be presented to the December 8th P&H Committee and that the Planning Department is requesting approval to further increase housing options in Neighbourhoods by adding "Garden Suites" across Toronto. This is in addition to the already approved Laneway zoning.

You are no doubt aware that, as a result of intervention by Councillor Wong Tam and requested by ABCRA, the SASP 211 planning area is exempted from the Laneway Housing zoning. Councillor Wong Tam argued that this zoning change should be studied as part of the SASP 211 review and as part of Changing Lanes approval June 2018, City Council adopted the following regarding SASP 211:

"16. City Council direct the Chief Planner and Executive Director, City Planning, to consider any necessary policies and/or by-law standards to permit and regulate Laneway Suites as part of the review of Site and Area Specific Policy 211."

Despite assurances that the SASP 211 review is eminent we have had no substantive communication about progress since City Council approved direction to planning staff to "continue to use the Bloor-Yorkville/North Midtown Planning Framework and Implementation Strategy to inform the evaluation of development applications until such time that the updated Site and Area Specific Policy 211 is approved by City Council."

We are writing to today to request similar intervention on your part regarding Garden Suites. We understand that there is a need in the city for more affordable housing and that funding for this has been designated from our area's Section 37 for this purpose. However, the reality is that much of the ABCRA areas is already intensively developed with mid-rise and tall buildings. Detached, row and semi-attached houses and larger houses or structures have been divided into multiple dwelling units. Most lots are too narrow or lack the depth to support freestanding structures, even of a small size, and many lots have buildings extended on the property that leaves very little space for an additional structure.

Careful consideration of the Garden Suite initiative is necessary. The Chief Planner's goal for approval of garden suites across all Toronto neighbourhood designations by the second quarter of 2021 is, in our opinion, not reasonable as the differences in Toronto neighbourhoods must be taken into consideration before a blanket policy is introduced. A study for the ABCRA area should be considered as part on the

SASP 211 review in progress and we ask that you take the necessary action by way of requesting a motion be presented at tomorrow's Planning and Housing Committee, perhaps by Councillor Wong - Tam as you are not a member of that committee, to direct the Planning Department to remove the SASP 211 planning area from the Garden Suite study and consider this housing option as part of the review of Site and Area Specific Policy 211.

Thank you and best regards,

John Caliendo, ABCRA Co-Chair  
Ian Carmichael, ABCRA Co-Chair