

Expanding Housing Options in Neighbourhoods – Garden Suites – Proposals Report

Date: June 14, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

The Garden Suites study is part of the Expanding Housing Options in Neighbourhoods (EHON) work program. A “Garden Suite” is an accessory dwelling unit, usually located in the rear yard, but not on a public lane, and is separate or detached from the main house. Garden Suites are generally smaller than the main house on the lot and are intended to function as rental housing as well as accommodation for a variety of types of household.

The introduction of Garden Suite regulations responds to changes to the Ontario Planning Act and would provide a new housing option in Neighbourhoods that balances numerous Provincial and City policy objectives. The Province intends cities to accommodate an appropriate affordable and market-based range and mix of residential types. The City’s policy objectives include creating complete communities, and providing a full range of housing in terms of form, tenure and affordability across the city, in a form that makes efficient use of land, while acknowledging the Official Plan’s objective that physical change to Neighbourhoods will be sensitive, gradual, and fit the existing physical character.

This report presents draft Garden Suite regulations informed by background research and public input received thus far. The Garden Suites study will continue to review and consult on the matters discussed in this report, including protecting space for existing and new trees and green spaces, privacy and shadowing, and parking, among others. Staff will continue to carry out the necessary technical review and to consult with future and current residents of low-rise neighborhoods, and other stakeholders, on the draft regulations to make further refinements and to address the above matters.

A report with recommending Official Plan policies and Zoning By-law regulations to permit Garden Suites, as-of-right, across the city, will be presented to the Planning and Housing Committee in the fourth quarter of 2021.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that the Planning and Housing Committee:

1. Request the Chief Planner and Executive Director, City Planning use the draft Garden Suite regulations presented within this report as the basis for further community and stakeholder consultation and technical review.
2. Request the Chief Planner and Executive Director, City Planning bring forward a final report detailing Official Plan and Zoning By-law amendments to permit detached accessory dwelling units for residential properties not on a public lane (Garden Suites) to the Planning and Housing Committee Meeting in the fourth quarter of 2021.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

EQUITY IMPACT

Access to safe, good quality and affordable housing is an important determinant of physical and mental health, and a fundamental goal of the City's Housing TO 2020-2030 Action Plan. Adequate and affordable housing is also the cornerstone of inclusive neighbourhoods, supports the environment, and improves the socio-economic status of individuals, families, and communities as a whole. 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.

As Toronto looks to rebuild and recovery after COVID-19, the Expanding Housing Options in Neighbourhoods initiative can directly advance recommendations laid out in the Towards Recovery and Building a Renewed Toronto report. Specifically, Recommendation 68 of the report calls on the City to apply the principle of “build back better” to land use planning and improve the city's overall built form by prioritizing gentle density that places greater emphasis on a mix of building types and uses – including low-rise residential, retail and services – and that supports transit use.

Expanding housing options in neighbourhoods is an important step towards increasing and accelerating the creation a diverse range and mix of housing options, including additional units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The initiative will broaden access to parks, schools, local institutions and small-scale stores and shops within the city's neighborhoods.

In advance of bringing forward amendments to Official Plan policies and Zoning By-law regulations to facilitate more low-rise housing in residential neighbourhoods, staff will be

engaging with equity-seeking and marginalized groups and organizations including persons with disabilities, low-income households, Black and racialized groups, vulnerable seniors, women, and youth. Staff will also be engaging with indigenous peoples as rights holders and original stewards of Tkaronto.

DECISION HISTORY

On June 26, 2018, City Council adopted Official Plan Amendment 403 (OPA 403), which added Site and Area Specific Policy 546 (SASP 546) to the Toronto and East York geography in the Official Plan, and Zoning By-law 810-2018, which also applies to the Toronto and East York geography excepting the residential zones in the Ramsden Park, Asquith-Collier, and Yorkville neighbourhoods. The amendments permit secondary suites in ancillary buildings adjacent to public lanes. As part of this Decision, City Council also directed City Planning to consider permissions for laneway suites on appropriate properties without laneways within the Toronto and East York Community Council boundaries.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE33.3>

On July 23, 2018, City Council adopted Official Plan Amendment (OPA) 418 to encourage the creation of second units to increase the supply and availability of rental housing within neighbourhoods across the city.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.4>

On July 16, 2019, City Council adopted the Official Plan and Zoning By-law amendments permitting Laneway Suites in R, RD, RS, RT and RM zones under Zoning By-law 569-2013 across the City, excepting the residential zones in the Ramsden Park, Asquith-Collier, and Yorkville neighbourhoods.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.1>

On July 28, 2020, City Council endorsed the Expanding Housing Options in Neighbourhoods (EHON) Work Plan Report and endorsed City Planning proceeding with several priority initiatives in 2020-2021, including developing permissions for new types of accessory housing such as Garden Suites.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.6>

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

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

Proposal: Garden Suites

As part of the Expanding Housing Options in Neighbourhoods (EHON) work program the Garden Suites study will recommend new as-of-right permissions for detached accessory dwelling units located on residential properties not abutting a public lane within low-rise neighbourhoods city-wide.

Garden Suites are sometimes referred to by other names, such as coach houses, tiny homes and even granny flats. However, they are all effectively the same idea – a detached accessory dwelling unit located in the rear yard of a detached house, semi-

detached house, townhouse, or other low-rise dwelling. It is generally smaller in scale than the main house and may function as a separate rental housing unit.

Garden Suites are similar in form and function to laneway suites, which are currently permitted across the city in low-rise residential zones and defined in city-wide Zoning By-law 569-2013. Laneway suites are detached accessory dwelling units located on lots abutting a public laneway. To avoid any confusion between terms, the City considers a detached accessory dwelling unit on a property that abuts a public lane to be a laneway suite, and is proposing that all other detached accessory dwelling units to be a Garden Suite.

The Garden Suites study will conclude with recommended Official Plan and Zoning By-law amendments to permit Garden Suites across the city. As part of the study, staff are considering the variety in lot patterns and residential building types and conditions that exist throughout the city, as well as the challenges that introducing accessory dwellings into rear yards may present. This report outlines a set of draft Garden Suite regulations, that City Planning staff will continue to review and consult upon.

LEGISLATIVE AND POLICY FRAMEWORK

The Planning Act

The Planning Act was recently amended to require that municipalities in Ontario update their Official Plan policies to allow the use of two residential units in a detached house, semi-detached house, or rowhouse and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. The Planning Act also restricts the ability to appeal policies or by-laws passed by a municipality which give effect to these additional unit permissions. The Planning Act intends that residential lots should allow a main dwelling house, an accessory dwelling unit within the house, and an accessory dwelling unit separate from the main house for a total of three units.

Section 2 of the Planning Act establishes matters of provincial interest to which City Council shall have regard, in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the appropriate location of growth and development.

Provincial Policy Statement, 2020 (“PPS”)

The Provincial Policy Statement (2020) provides policy direction province-wide on land use planning and development to promote strong healthy communities, wise use and management of resources, and the protection of public health and safety. The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS includes policies on key issues affecting communities, such as:

- Managing and directing land use to achieve efficient and resilient development and land use patterns;
- Coordination of planning matters across municipal boundaries and levels of government;
- Planning for, protecting, and preserving employment areas;
- Providing for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents;
- Planning public spaces, recreation, parks, trails and open space to promote healthy, active communities;
- Providing infrastructure and public service facilities in an efficient manner that prepares for climate change impacts and projected needs;
- Supporting long-term economic prosperity; and
- Supporting energy conservation, air quality improvements, reduced greenhouse gas emissions and preparation for climate change impacts;

The PPS came into effect on May 1, 2020 and includes enhanced policy direction intended to encourage an increase in the mix and supply of housing. In support of this goal, the PPS identifies in policy 1.1.1:

"Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;"

Unchanged in the PPS are other supportive policy directions providing for an appropriate range and mix of housing types to be provided for in consideration of the city's long term economic prosperity, growth management planning, land use patterns, transit supportive development, and broader housing needs.

Policy 4.6 of the PPS recognizes and acknowledges Official Plans as the most important documents for implementing the policies within the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City of Toronto forms an integral part.

The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2020). These policies include the establishment of minimum density

targets for and the delineation of strategic growth areas (nodes, corridors and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher density mixed uses in a more compact built form), the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retains space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2020).

Toronto Official Plan

The Official Plan is the City's primary land use planning document. The Official Plan contains policies which guide where and how the city grows its housing, commercial and employment areas, ensures the stewardship of green spaces, and directs expansion and improvement of the transportation network, among other directions.

The Garden Suites study focuses on the areas designated as Neighbourhoods on Official Plan Land Use Maps 13 through 23, which represent approximately 35% of the land area of the city.

The following summarizes the primary sections and policies of the Official Plan that will be referenced in this report.

Making Choices (Chapter 1)

Chapter 1 of the Official Plan contains a series of vision statements about the future of the city and the decisions which will help achieve this vision. Section 1.1 of the Official Plan outlines the Principles for a Successful Toronto as a City of Diversity and Opportunity, a City of Beauty, a City of Connections, and a City of Leaders and Stewards. Section 1.2 discusses the implementation of the Plan, stating that Toronto's future is about re-urbanization and its continuing evolution that will involve a range of situations and decisions.

Healthy Neighbourhoods (2.3.1)

The diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers a choice of communities to match every stage of life. Our neighbourhoods are where we connect with people to develop a common sense of community. Section 2.3.1 of the Official Plan contains policies to ensure the Neighbourhoods remain healthy.

Neighbourhoods (4.1)

Toronto's Neighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Section 4.1 of the Official Plan contains policies to guide investment and development in Neighbourhoods, which includes residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys and respect and reinforce the existing physical character of the neighbourhood.

Housing (3.2.1)

Section 3.2.1 contains policies that help guide the provision of a range of housing across Toronto, directing that a full range of housing, in terms of form, tenure and affordability, will be provided across the city and within neighbourhoods, to meet the current and future needs of residents.

Built Form (3.1.2)

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context.

Official Plan Amendment 418 - Second Units

On July 23, 2018, City Council adopted Official Plan Amendment (OPA) 418 to encourage the creation of second units to increase the supply and availability of rental housing within neighbourhoods across the city. Now in effect, the policy permits second units within a primary dwelling in a detached or semi-detached house or townhouse where it can be demonstrated that it will respect and reinforce the existing physical character of the neighbourhood.

Official Plan Amendments 403 and 460 - Laneway Suites

On June 26, 2018, City Council adopted Official Plan Amendment 403 which allowed permitted laneway suites within the Toronto and East York area of the City, excepting the residential zones in the Ramsden Park, Asquith-Collier, and Yorkville neighbourhoods. On July 16, 2019, City Council adopted Official Plan Amendment 460 to expand laneway suite permissions to the rest of the city, excepting the Ramsden Park, Asquith-Collier, and Yorkville neighbourhoods. The primary intent of these amendments was to permit laneway suites by establishing clear policy that Laneway Suites are compatible with the character of established Neighbourhoods, even in cases where no laneway suites currently exist as part of the prevailing building stock.

Zoning

City-wide Zoning By-law 569-2013 applies to most of the City of Toronto. As some lands are not covered by Zoning By-law 569-2013, other comprehensive zoning by-laws from former municipalities remain in force and effect on some lands in the city.

Residential Zone Permissions

Chapter 10 of the city-wide Zoning By-law applies to all lands, uses, buildings and structures in the Residential Zone category. The Residential Zone category permits uses generally associated with the Neighbourhoods designation in the Official Plan. This zone category includes a range of residential zones including the Residential (R) Zone, Residential Detached (RD) Zone, Residential Semi-Detached (RS) Zone, Residential Townhouse (RT) Zone, and the Residential Multiple (RM) Zone.

The city-wide Zoning By-law provides regulations regarding permitted uses in ancillary buildings and structures. Currently, the Zoning By-law does not permit living accommodations or home occupations within ancillary buildings or structures. In addition, the city-wide zoning by-law includes performance standards for ancillary buildings and structures in the Residential Zone category.

The draft Garden Suites regulations are intended to apply to all properties in the R, RD, RS, RT, and RM residential zones in By-law 569-2013.

Reasons for the Required Amendments

An amendment to the Official Plan is necessary to permit Garden Suites as a permitted building type within the lands designated Neighbourhoods. An amendment to city-wide Zoning By-law 569-2013 is also required to permit the development of Garden Suites, specifically, the use of ancillary buildings as living spaces for all properties that do not abut a public lane. The draft regulations propose criteria related to both the suite itself and the lot on which the suite is permitted.

Community Consultation

The Garden Suites consultation program undertaken to date includes: City-wide community consultation meetings held on May 11, 12, and 13, 2021; meetings with resident associations, industry professionals, members of City Council, Graduate Urban Studies students; and an online survey. Public input at consultation events and other correspondence received to-date have informed draft requirements and criteria guiding

the location, form, and scale of Garden Suites across the city. The draft regulations presented in this report will be subject to further consultation and technical review.

- The three community consultation meetings were held virtually in May 2021, with two meetings held in the evening and one meeting held in the afternoon. The meetings were attended by approximately 400 people in total. At these meetings, members of the study team presented:
- the guiding principles of the Garden Suites study;
- the definition of a garden suite;
- a summary of existing policies applicable to Garden Suites and other infill housing types;
- the study timeline and scope;
- a summary of comments received and research completed to-date, including regarding existing zoning regulations, lot conditions, jurisdictional research, and existing ancillary dwellings and heritage;
- a summary of first principles regarding emergency access, green space, sustainability and design excellence, parking, and affordability; and,
- discussion of case study areas and preliminary testing of potential regulations through two lot studies.

Staff also received substantial feedback through an online survey that was available between March 20 and June 1, 2021. The survey was promoted on various social media channels, including Instagram, Twitter, and Facebook; through the EHON and Garden Suites webpages; and on the webpages of some resident's associations and members of City Council. The survey was also promoted through a Kijiji ad targeting those searching apartment listings in Toronto. A total of 3675 respondents completed the survey with an additional 325 respondents partially completing the survey. Refer to Attachment 2 for a summary of survey responses and Attachment 3 for the anonymized written responses received through the survey.

Survey responses include demographic data (e.g. age, household composition), which will be compared against the City of Toronto's demographic profiles and those of the selected case study areas. This comparison will provide an understanding of the degree to which survey respondents reflect the population of Toronto and allow for the assessment and weighting of survey responses as a component of the overall feedback received through community consultation.

Overall, the majority of survey respondents supported Garden Suites in both the city and their neighbourhoods.

Comments and questions received throughout the consultation process to-date include far:

- Questions about Garden Suite permissions and requirements, including the location of a Garden Suite on a lot, setbacks to the main dwelling and property lines, height/number of storeys, lot coverage, minimum lot size, the provision of basements, green roof applicability, soft landscaping requirements, permitted uses, minimum and/or maximum gross floor area, parking, and limits to the number of people occupying a suite;

- Interest in the concept of Garden Suites and the provision of more housing options in the city. There was also interest in a Garden Suite pilot project;
- Questions related to how Garden Suite permissions will address the conversion of existing ancillary structures, like detached garages;
- Whether Garden Suite permissions would apply city-wide or only to certain areas of the city;
- Concerns with the availability of both hard and soft infrastructure to service Garden Suites;
- Impacts to property taxes, particularly, increases to property taxes for lots with a Garden Suite;
- Whether adjacent properties will be consulted before permits are issued for a Garden Suite;
- Concern that Garden Suites will be used for short-term rentals;
- Questions about the applicability of the Ontario Building Code and whether applications for Garden Suites that are energy efficient, environmentally sustainable, or provide an affordable rental unit will be fast-tracked through the permit process;
- Concerns about Garden Suites impact on the availability of on-street parking;
- Questions related to whether a Garden Suite can be severed from the main dwelling and questions related to how the billing of utilities will work for a Garden Suite;
- Concern with the potential loss of trees, space to grow new trees, and soft landscaping and the impact of ravine control on Garden Suites;
- Impacts to neighbourhood character and whether Garden Suites will be required to respond to neighbourhood character;
- Whether Garden Suites are considered temporary structures and how they would be serviced;
- Support for a design competition to develop pre-approved Garden Suite designs;
- Questions related to what is considered affordable, how rent subsidies work, and how rental units within a Garden Suite can be secured;
- Whether work and monitoring that was done as part of the Laneway Suites initiative formed part of the Garden Suite considerations;
- Ensuring the consideration of all lot types in the lot studies, not just regular shaped lots;
- The need to consider safety, particularly, in the design of the access to Garden Suites;
- Whether the number of lots across the city that could support a Garden Suite has been estimated;
- The timing of Garden Suite permissions and when interested property owners can apply for permits;
- Support for Garden Suites providing accommodations for elderly family members, multigenerational families, and aging in place; and
- Recognition that Garden Suites are a great housing initiative and would allow for gentle density in neighbourhoods.

Staff have reviewed and considered all comments received to-date and will continue to seek and consider comments as the Garden Suites study advances.

COMMENTS

Guiding Principles

The study and draft regulations focus on two guiding principles: “GARDEN + SUITE”.

GARDEN

Maintain and where possible enhance the natural environment, urban forest tree canopy and soft landscaped character that is supported by the private yards within Neighbourhoods.

SUITE

Promote the gradual expansion of housing options within Neighbourhoods by enabling livable, lower-scale detached accessory dwelling units on as many properties as possible throughout the city.

The introduction of permissions for garden suites within Neighbourhoods across the city presents both opportunities and challenges that are reflected in the guiding principles. The study is relying upon the guiding principles to inform the development, testing and refinement of the draft policies and by-law regulations with the goal to achieve a balance between them.

Planning Act

The Planning Act requires Official Plans to include policies to allow an additional residential unit in a building ancillary to a detached house, semi-detached house, or rowhouse. The provisions also permit a second unit in a house (e.g. basement apartments), for a total of three units on a lot. Presently, a second suite is permitted city-wide within a detached house, semi-detached house, or rowhouse, however, only such properties that abut a public lane have policy and zoning permissions in place to allow an additional residential unit within an ancillary building as required by the Planning Act. The Garden Suites study is addressing ancillary building dwelling unit permissions for all residential properties that do not abut a public lane in accordance with the requirements of the Planning Act.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), provides policy direction on matters of provincial interest related to land use planning and development. City Council’s planning decisions are required to be consistent with the PPS.

Policy 1.1.1.b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential types, including additional units, affordable housing and housing for older persons.

Policy 1.4.3 directs planning authorities to provide a range of housing types and densities to meet projected market-based and affordable housing needs of current and future residents. This policy directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current

and future residents, and all forms of residential intensification, including additional units, and redevelopment where existing or planned infrastructure can accommodate projected needs. This policy further directs planning authorities to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. Planning authorities are also directed to establish development standards for residential intensification which minimize the cost of housing and facilitate compact form.

Policy 4.6 recognizes the Official Plan as the most important vehicle for implementation of the PPS.

Through the implementation of Garden Suite regulations within existing Neighbourhoods, the City is supporting an additional form of contextually appropriate infill housing that makes efficient use of land and existing services. Garden Suites can provide new rental accommodation and additional living space for families, accommodating the City's population as it ages and as household structures and needs change over time. The draft regulations for Garden Suites, constitute a set of development standards which enable the option to construct a compact housing form that currently does not exist in many of the city's neighbourhoods.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") provides a framework for managing growth in the Greater Golden Horseshoe. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan (2020).

The policies of the Growth Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the Guiding Principles found in Section 1.2.1. These Guiding Principles support a range and mix of housing options, including additional units and affordable housing, to serve all sizes, incomes, and ages of households, and planning for more resilient, low-carbon communities. The Growth Plan (2020) also directs municipalities to make efficient use of land and infrastructure and support transit viability. The plan highlights the need for stakeholders to work collaboratively to find opportunities for more age-friendly community design.

Section 2.2.1.4 c) echoes the guiding principles noted above by supporting complete communities that provide a diverse range and mix of housing options, including additional units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Section 2.2.6.2 directs that municipalities support the achievement of complete communities by planning for the range and mix of housing options and densities of the existing housing stock and planning to diversify and increase density of the overall housing stock across the municipality.

The Garden Suite policies and regulations will permit an additional compact form of infill housing that diversifies the city's overall housing stock. The policies and regulations will support the creation and growth of complete communities, provide new rental accommodation and additional living space for households of different sizes, ages, and incomes, all of which can increase housing choice and supply in response to diminishing housing affordability.

The Official Plan

The current Official Plan policies permit the construction of Garden Suites in Neighbourhoods where it can be demonstrated that the garden suite will respect and reinforce the existing physical character of the neighbourhood. The proposed draft regulations would to allow Garden Suites within Neighbourhoods across the city, subject to a range of criteria. The draft regulations reflect the tests of scale, form, fit and mitigation of impacts contained within the policies guiding development within Neighbourhoods, as well as the Official Plan's Built Form policies.

The introduction of Garden Suites into Neighbourhoods is consistent with the broader city building initiatives found in Chapter 1 of the Plan. Section 1.1 of the Official Plan states that a successful Toronto is characterized by a city where: housing choices are available for all people in their communities at all stages of their lives;

- where no person pays more than they can afford for shelter;
- where the elderly can live comfortably and securely;
- where individuals and communities actively participate in decisions affecting them; and,
- where we meet the needs of today without compromising the ability of future generations to meet their needs.

Section 1.2 acknowledges that the evolution of the Official Plan will involve a myriad of situations and decisions that the plan cannot possibly anticipate in all circumstances. The plan directs that further implementation plans and strategies dealing with important components of the city are needed to bring the Official Plan to life.

Section 2.3.1 Healthy Neighbourhoods states that "we can preserve the shape and feel of our neighbourhoods. However, these neighbourhoods will not stay frozen in time. The neighbourhoods where we grew up and now raise our children help shape the adults and the society we become. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood."

Areas designated Neighbourhoods are, in many cases, constrained from providing a full range of housing by other policies within the Plan. Policies 2.3.1.1 and 4.1.5 both direct that development within Neighbourhoods will respect and reinforce the existing physical character of buildings, building type, streetscapes and open space patterns in these areas. Policy 4.1.5 states that the prevailing building type, determined via metrics such as the heights, massing and scale of dwelling types, setbacks, and open space, among other criteria, will be the predominant form of development in the Neighbourhoods.

These policies effectively prevent the construction of housing forms that do not represent the current prevailing character.

Section 3.1.2 of the Official Plan directs that new development be massed, located and organized to fit within an area's existing and planned context, to protect privacy by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

Policy 3.2.1.1 states that a full range of housing, in terms of form, tenure and affordability, across the city and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. This policy also establishes that Neighbourhoods are among the areas intended to accommodate this range of housing.

The draft policies related to the introduction of Garden Suites within Neighbourhoods will be rooted in the fundamental principles to create complete communities, provide a full range of housing in terms of form, tenure and affordability across the city, in a form that makes efficient use of land, while acknowledging the Official Plan's objective that physical change to Neighbourhoods will be gradual, and ensure that new development responds appropriately to the existing and planned context.

Existing Zoning for Ancillary Buildings

City-wide Zoning By-law 569-2013 includes performance standards for ancillary buildings and structures in the Residential Zone category. Examples of ancillary buildings and structures include detached garages and storage sheds. Presently, the by-law prohibits living accommodations in ancillary buildings and structures on lots in Residential Zones unless they comply with laneway suite standards.

Standards around ancillary buildings and structures are generally the same across the Residential Zones (i.e. R, RD, RS, RT and RM), with some exceptions in the R zone. Certain standards, such as landscaping and parking requirements, apply to lots generally.

Draft zoning standards under development for Garden Suites refer to ancillary building and structure standards as a starting point, since these reflect what is already permitted as-of-right within all residential areas across the city.

Jurisdictional Review

In developing draft Garden Suite regulations, City Planning reviewed zoning by-laws, reports and guidelines from other municipalities in Ontario (Ottawa, Kitchener, Windsor, Peterborough), elsewhere in Canada (Whitehorse, Victoria, Maple Ridge, Saanich, Edmonton, Calgary, Halifax), and the United States (Austin, Portland, Los Angeles, Seattle, Washington) where planning frameworks for Garden Suites, coach houses, and/or detached accessory dwelling units have been approved.

Historical Overview

There are numerous examples of existing ancillary dwelling units in Toronto and most of these examples were built as coach houses in the 19th and early 20th centuries. Coach houses were purpose-built to house carriages, but also frequently housed people for accommodation. Over time, coach houses have been repurposed to a variety of uses, including residential use. Alongside coach houses, there are also several examples of stables and other historic ancillary building types repurposed for residential use in Toronto.

Some areas within the central city, such as the Annex and Rosedale neighbourhoods, have a high density of existing ancillary dwelling units, and most of these units are 19th and early 20th century coach houses. This is contrasted with the areas of the city developed following the Second World War, where few if any examples of existing ancillary dwelling units can be found.

Heritage

Any future Garden Suite proposals for a property designated on the City's Heritage Register will be reviewed by Heritage Planning staff to ensure the necessary approvals are granted under the Ontario Heritage Act. Proposals will be reviewed against the Official Plan heritage policies and the applicable Heritage Conservation District Plan. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff. Heritage Impact Assessments (HIA) may be required for proposals that might adversely affect a cultural heritage property.

Lot Patterns

Toronto's lot patterns can be understood by the history that shaped them. The Lake Ontario shoreline, the river and creek valleys and the ancient Iroquois shoreline bluff, are important natural features in the history of the Toronto area and have been important to the city's organization and evolution. Also preceding colonial settlement, several indigenous trails have endured as important transportation routes to the present day, shaping the development of the city.

In the late 18th century, engineers and surveyors laid out a concession grid of roads and farm/park lots aligned with the Lake Ontario shoreline, and this established a framework for circulation and land ownership for all following settlement patterns. Residential subdivisions built during the 19th and early 20th century are generally characterized by rectilinear blocks and lots, however exceptions can be found, such as curvilinear neighbourhoods like Rosedale.

In the second half of the 20th century, new residential subdivisions were constructed on former agricultural land in Etobicoke, North York and Scarborough. These areas were shaped by land use planning methods influenced by both the separation of land uses and use of automobiles as the principle source of mobility. Other influences that shaped zoning, including exclusion of building types and by default people, were also part of social norms that distinguished parts of the city from areas built earlier in the Toronto's history, resulting in differing characteristics today. New lot patterns emerged in this period, including cul-de-sacs with pie-shaped lots and through-lots with residential lots both fronting and backing onto streets.

Regulations for Garden Suites must consider the numerous and varied lot patterns, sizes, shapes, and adjacencies that exist across Toronto neighbourhoods. To inform the development of the regulations, case study areas and detailed lot analyses have been a key part of the Garden Suites analysis.

Case Study Areas

To understand the impact of draft standards for Garden Suites in Toronto, case study areas in various parts of the city were selected for detailed study. Criteria for choosing case study areas included: at least one area in each Etobicoke York, North York, Scarborough, Toronto and East York; a variety of lot types, conditions, and adjacencies; different periods of residential construction; a variety of residential zone types and geographies such as Neighbourhood Improvement Areas; matching Census dissemination area boundaries in order to extract demographic information; and an average size of 400 lots per study area.

Within the five case study areas selected, geospatial software was used to conduct lot studies. Lot studies provide detailed and precise data about lots and the buildings that occupy them, including lot frontage, area, depth, setbacks (front, rear, and each side), and rear yard area. These lot characteristics were then used to calculate the types and sizes of lots that may be able to accommodate Garden Suites, and how draft zoning by-law standards for Garden Suites may impact the potential number and size of Garden Suites accommodated in the various case study areas.

Sustainability and Design Excellence

The TransformTO (2017) climate action plan provides a comprehensive approach to achieving Toronto's goal of reducing greenhouse gas emissions by 80% of 1990 levels by 2050. The report sets out the need for bold action to transform the City's urban systems - buildings, energy, transportation and waste - to meet the 2050 target. The TransformTO modelling notes that without immediate action the City can expect to fall short of its 2050 GHG reduction goal by 8.7 million tonnes and that 53% of GHG emissions in Toronto can be attributed to buildings. The TransformTO Net Zero Climate Action Strategy report is anticipated in Q4 2021.

City Planning is working with Environmental Planning and the Environment and Energy Division to explore options for encouraging sustainable building practices for Garden Suites. Some preliminary considerations include promoting sustainable design standards for Garden Suites that improve such aspects as energy efficiency and increased building resilience to heat waves, power outages, and flooding.

City Planning will also consider the feasibility of developing a design competition for Garden Suite design proposals that promote design excellence and sustainable building practices including Passive House Design, Net Zero and general architectural best practices. This competition would promote Garden Suites, as well as design excellence, whereby selected submissions could be included in a catalogue of pre-approved Garden Suite designs.

Natural Environment

Protecting the natural environment was listed as the second highest priority of all survey respondents. This included such things as: protecting existing trees; providing space for lawns or gardens on the lot; and incorporating sustainable building practices into the design and development of the suites themselves.

There are many important benefits derived from both permeable surfaces and the tree canopy, or urban forest. Permeable surfaces refers to surfaces that can absorb water, and include such things as planted ground cover, sod, shrubs, and bare earth. Ensuring Toronto has sufficient permeable surfaces is a critical tool for supporting the natural environment and responding to the ongoing climate emergency.

A major benefit derived from permeable surfaces is their ability to deal with stormwater runoff. They are, therefore, key to stormwater management. Stormwater runoff can cause flooding in the built environment, as well as have a negative impact on the surrounding ecosystem and watersheds.

Permeable surfaces also help to mitigate the Urban Heat Island Effect, which is a phenomenon affecting urbanized areas whereby impermeable surfaces (e.g. concrete, asphalt, etc.) absorb the sun load/retain heat and cause the net temperature to rise in urban areas when compared to the surrounding natural environment. This can impact air quality, extreme heat, and climate change. Increased permeable surfaces and high albedo surfaces can be used to help mitigate the heat island effect as they reflect, as opposed to absorb, the sun load.

Finally, and perhaps most importantly, permeable surfaces and adequate soil volumes are key to supporting mature tree growth. There are many individual and collective benefits derived from trees, including: improved infiltration and water storage, carbon sequestration, air purification, noise mitigation, wildlife habitat, shade and cooling, rainfall interception, beautification, and a sense of place. Toronto's urban forest delivers these environmental, ecological, social, cultural, and economic benefits and provides tangible eco-system services as per the 2018 Toronto Tree Canopy Study, which calculated quantitative energy savings, gross carbon sequestration, pollution removal, and avoided runoff against the 2018 city-wide tree canopy.

Permeable surfaces and trees work together to help improve climate resiliency as the number of extreme heat and precipitation events are projected to increase in Toronto as the climate continues to change.

Toronto's Urban Forest and Official Plan Policies

Section 3.4 of the Official Plan on the Natural Environment recognizes the urban forest as essential to Toronto's character and climate resiliency, as well as to its success as a strong and competitive economy. As stewards of the natural environment, it is important to recognize that there are limits to the stresses resulting from human activity that the natural environment can absorb. The policies in Section 3.4 of the Official Plan speak to preserving and enhancing the urban forest by providing suitable growing environments for trees (this means above grade and below grade space to grow); increasing the tree

canopy coverage and diversity, especially of long-lived native and large shade trees; and of regulating the injury and destruction of trees.

Existing Permeable Surfaces and Trees in Toronto

The introduction of Garden Suites into Neighbourhoods presents a potential risk for negative impacts on the extent of existing permeable surfaces and available soil volumes necessary to grow large trees, and loss or injury to the existing tree canopy, as they will be built in areas with, on average, a larger percentage of existing trees and permeable surfaces than found in more intensive land uses in other parts of the city. In general, the amount of permeable surfaces in Toronto is decreasing, particularly on residential land uses, and with that decrease the ability to plant future mature canopy trees becomes more challenging. A key goal in the implementation of Garden Suites is to maintain and, where possible, enhance permeable surfaces and the existing and future tree canopy to support the natural environment and climate resiliency and the related ecological, social, cultural, and economic benefits.

In 2012, with the approval of Toronto's Strategic Forest Management Plan, the City committed to sustaining and expanding the urban forest, including through the adoption of a city-wide target of a 40% canopy cover. As shown in the 2018 Toronto Tree Canopy Study, Toronto's tree cover, which is the area of the tree population as viewed from above, has increased by 1.4% between 2008 and 2018 to a total tree cover of 28.4%. The tree canopy in Neighbourhoods is one of the major contributors to Toronto's urban forest and the goal is to ensure the protection of existing trees and the planting of new trees to maintain and grow the canopy into the future.

The 2018 Toronto Tree Canopy Study also shows that over the past 20 years impervious land cover has been increasing across the city, and within that, detached residential areas have had the most land converted to impermeable surfaces. However, the 2018 Toronto Tree Canopy Study also shows that detached residential areas also have the greatest amount of land available for tree canopy growth.

Environmental benefits from trees occur in direct proportion to their total leaf area. As per Urban Forestry's Report Every Tree Counts, large trees in Toronto intercept up to 10 times more air pollution than small trees, and carbon storage is additionally maximized in larger diameter trees.

Tree Protection and Planting

Garden Suites should be implemented in such a way that sustains or maintains, and where possible increases, the number of trees and/or amount of permeable surfaces, healthy soils, and protects the contiguous permeable growing space and soil volume available within rear yards to plant trees and support mature tree canopy growth.

Trees are temporal. They grow throughout their lifespan, and eventually need to be replaced. If permeable space available to replant a tree is lost on a property, then it is unlikely to support an equivalent tree in the future. Decisions made today will affect the urban forest, urban soils and the capacity to sustain what is present as well as climate resiliency of Toronto over the long term.

Growing space for trees refers to the site area available both above and below ground that provides the tree with sufficient physical space and resources to thrive. Trees need space above ground for the growth of the crown and below ground for the root spread. A tree needs space to grow and thrive throughout its lifespan and without sufficient growing space it may prematurely die. Soil volume refers to the amount of soil required in a tree planting area to ensure a tree has enough soil to provide a healthy, mature tree canopy.

The implementation of Garden Suites needs to ensure that contiguous permeable surfaces with sufficient growing space and soil volume for larger diameter trees are protected and/or provided within the rear yard next to where future Garden Suites may be built, to support the possibility of preserving existing trees, planting replacement trees and introducing new trees all to achieve the long-term canopy goals. The policies and regulations for Garden Suites should support existing and future green infrastructure opportunities and balance the goals of sustainability together with the benefits of increased housing options in Neighbourhoods across Toronto.

City Planning staff, in consultation with Parks, Forestry and Recreation staff, are considering ways to protect soft landscaped open space within rear yards to support the preservation of existing trees, as well as growing space and soil volume for new tree planting around where Garden Suites will be built. Further study of the potential impacts of Garden Suites on permeable surfaces and existing and future trees will be undertaken by City Planning staff with Parks, Forestry and Recreation to better understand the potential scale of impact and how best to manage gradual change. This technical review will inform the development of the policies and regulations to mitigate potential impacts of Garden Suites on trees in Toronto.

HousingTO 2020-2030 Action Plan

In December 2019, Toronto City Council adopted the HousingTO 2020-2030 Action Plan, to guide the City's efforts over the next 10 years to address housing and homelessness needs. The plan consists of 76 actions across the full housing spectrum, from homelessness to rental and ownership housing to long term care for seniors. Action 45 calls for a range of housing opportunities in complete communities across the city through developing neighbourhood housing initiatives in consultation with local communities.

The Action Plan highlights the demonstrated need and demand for purpose-built rental housing in Toronto as the city sees very little new production. Some 80,000 new condominium homes opened in the last five years compared to just 4,500 purpose-built rental homes. While condominium developments provide a supply of new housing, not everyone is able to afford to buy or rent a condominium unit. The Action Plan further identifies the need for a paradigm shift from condominium development, through supporting and incentivizing the creation of more purpose-built rental and affordable housing in Toronto. The Expanding Housing Options in Neighbourhoods work, of which Garden Suites study is a part, is advancing the Action Plan's direction to support the creation of new purpose built rental units across the City.

Expanding Housing Options in Neighbourhoods

The Garden Suites study is one the actions being undertaken as part of the Expanding Housing Options in Neighbourhoods work plan to support the construction of a range of missing middle housing across the City's neighbourhoods, increasing both the variety and type of housing available in this areas. Increasing this type of housing supply across the City is critical in addressing the City's housing needs, providing more housing options for a range of household structures, for people at different ages and incomes, for people to move within their current neighbourhood to support generational housing turnover, and for new residents to find a home.

Affordability

Garden Suites are intended to provide an additional market rental housing option in the City's Neighbourhoods. However, City Planning staff are working with Housing Secretariat staff to explore opportunities to incentivize and secure affordable rents in Garden Suites. This includes discussion of options to reduce barriers to affordability for Garden Suites.

Through the Changing Lanes: Laneway Suites study the City initiated the Affordable Laneway Suites Pilot Program which provides funding in the form of a forgivable loan for eligible property owners developing a laneway suite to secure rents below the City of Toronto average market rent for a period of 15 years. City Planning and Housing Secretariat staff are discussing options to expand the pilot program to include Garden Suites.

Accessibility

Garden Suites can offer additional smaller-scale, grade-related accommodations for persons with disabilities, both visible and invisible, not typically available in the Neighbourhoods. The proposed Garden Suites regulations support the creation of grade-related accessible units and the proposed parking requirements for Garden Suites (as detailed further below) would allow for the entirety of the ground floor to be used as living space, supporting accessible design on one level as may be desired.

Parking

City Planning staff considered the following scenarios for parking standards for Garden Suites and the main house on the lot where a Garden Suite may be located:

1. Requiring a minimum of one parking space for a Garden Suite and leaving the required parking for the main house unchanged;
2. Requiring no parking space for a Garden Suite and leaving the required parking for the main house unchanged; and,
3. Requiring no parking space for a Garden Suite and reducing or eliminating the required number of parking spaces for the main house.

Existing parking standards for laneway suites are consistent with the third scenario above. Laneway suites require zero parking spaces for the suite while removing all parking space requirements for the main house, except in instances where the main house happens to be an apartment building.

In assessing a potential approach to parking, staff considered comments received through consultation, trends associated with vehicle ownership, the increasing presence of cycling and transit infrastructure, the policy objectives of the Official Plan, the design implications of required parking for Garden Suites, the current zoning by-law requirements, the City's current approach to the issuance of street parking permits, the possibility of variances that can remove parking from a residential lot, and the City's ongoing Review of Parking Requirements for New Development initiative.

Through consultation on Garden Suites, comments were received questioning the impacts of Garden Suites on parking supply. Some comments assert that the City's street parking permit areas are at or over capacity and that removing any parking from private lots, or introducing new units that are not required to provide parking will only exacerbate this issue. Other comments suggested trends away from vehicle ownership are evidence that a more future focussed approach should be employed and no parking should be required on a lot with a Garden Suite. It was also commented that many lots do not presently have vehicular parking on-site and requiring parking to support a Garden Suite or the main house would not be feasible.

Demand for parking is shifting due to societal changes and other factors. Decreases in automobile ownership and increases in the popularity of automobile alternatives, such as vehicles-for-hire and bicycles have influenced parking demand across the city. Online shopping has reduced the need for a vehicle to bring large purchases home. The future arrival of automated vehicles may further support a reduction in personal automobile ownership and use. Data from the Transportation Tomorrow Survey, a region-wide survey of household travel behaviour conducted every five years, show a slight decline in household automobile ownership over the last 30 years. It is expected that these societal changes will result in a decreased need for automobile parking. Ongoing investments in transit infrastructure also provide travel choices to more people and reduce demand for automobile-based travel.

The Official Plan encourages decreasing the reliance on personal automobiles in both policies and its general text in numerous areas. Policy 2.1.1.d) acknowledges that the City will work to develop strategies which reduce automobile dependency. Policy 2.4.1.3 directs the City to pursue measures which increase the proportion of trips made by active transportation and transit. One of the objectives of Garden Suites is to provide housing for intergenerational families and an aging population that may have mobility challenges. Ground level accommodation can be ideal in this case. By not requiring parking for the Garden Suite, the entire ground floor of an accessory building could be used as living space. The ability to use the entire ground floor can also facilitate the construction of suites on narrow lots. Designing a Garden Suite around a parking space can create significant limitations on the structure, diminishing the ability to create accessible, ground floor housing. Requiring parking on site may also place added pressure on permeable surfaces and the extent of available tree planting areas. In other

cases, parking in excess of the by-law requirements for the main house on the lot is often provided on larger lots.

Increasing the supply and type of housing in Neighbourhoods is a priority. Minimum parking requirements can prevent the creation of new housing units. A frequent comment from both the building industry, and homeowners considering renovating their property to add additional units, is that the cost and space required to provide parking can create a barrier in building new housing. Parking spaces and garages may also occupy a portion of the lot where a Garden Suite could be permitted. Maintaining a parking space within an existing garage that might be partly converted to a Garden Suite can limit the utility of the Garden Suite. In many cases there is limited space available to provide both parking and living space on the ground floor of a suite. This is a greater challenge on narrow lots where there may not be enough space to provide both a by-law compliant parking space and Building Code compliant stairs to the second storey of a suite, if a second storey is even possible at all.

The city-wide Zoning By-law generally requires a parking space be provided for the principal dwelling on a lot. In the 'R' Zone parking is not required for the first secondary suite but is required for subsequent suites. All other residential zones require secondary suites to provide a parking space. These requirements are currently under review as part of the City's ongoing Review of Parking Requirements for New Development.

Managing Impacts on Adjacent Properties

The Official Plan contains policies which intend that new development limit its impact on adjacent properties. The draft policies and regulations for Garden Suites have been developed, and will continue to be reviewed, in consideration of the Official Plan policies to limit the impacts of Garden Suites on adjacent properties. In determining the scale and form of Garden Suites, the City is undertaking lot studies and massing analyses, and considering approaches to sculpt the upper portion of a Garden Suite and restrict window permissions to mitigate privacy concerns to adjacent yards.

Access (Resident and Emergency Services)

To ensure appropriate access to a Garden Suite in the case of an emergency, Toronto Fire Services and Emergency Services advises that a maximum 45 metre travel distance, with a minimum width of 1 metre and a vertical clearance of 2.1 metres, from a public street to the entrance of a Garden Suite, would be required. Appropriate alternative solutions are being explored where the 45-metre travel distance or minimum rear yard access requirements are not feasible.

In order for the Chief Building Official to issue building permits, a proposed building must comply with the Ontario Building Code regulation and Zoning By-law. The provision of appropriate access for emergency services is a component of the Ontario Building Code review.

Solid Waste Collection

Solid waste from Garden Suites will be collected from the front yard of the lot on which the suite is located. The emergency access routes detailed in the preceding section can provide adequate pathways to bring solid waste to the street on collection days.

Storage of waste and bins from the Garden Suite may be accommodated on the rear yard access side, provided they do not obstruct access, but should be screened or enclosed in either case.

Toronto Hydro

Garden Suites are not required to have a separate Toronto Hydro meter. Installing a separate meter may be done at the owner's discretion. The meter may be installed on either the main house or the Garden Suite.

Servicing Connections and Capacity

Garden Suites may be serviced via the same water and sanitary connection as the main house on the lot. No changes to the City's By-laws or Municipal code related to services are necessary to facilitate the servicing of Garden Suites.

When determining potential servicing capacity impacts from Garden Suites it is important to understand the number of additional residential units proposed in a given area that will connect to existing services. It is difficult to adequately estimate the total servicing demand that may result from the construction of Garden Suites, primarily because it is difficult to estimate the year over year number of suites overall or in any one geographic area. The proposed draft regulations for Garden Suites will assist staff in making estimates for the year-over-year construction and resulting impacts on servicing capacity that will inform staff's final report and recommendations. Similar estimates were made for Laneway Suites and as of May 2021, a total of 167 building permits for laneway suites had been issued since the original Laneway Suite By-law passed in 2018. This is roughly consistent with the low-end of the City's estimate for year-over year construction provided in 2018. However, it's also worth noting that laneway suite construction is increasing. The number of suites that received building permits in 2020 (79) was roughly double that of the suites that obtained them in 2019 (41). As of May 2021, the City has already issued more permits (45) for laneway suites than in all of 2019.

City Planning staff will continue to work with the City's Engineering and Construction Services and Toronto Water staff to understand the potential extent of servicing impacts, if any, that may result from Garden Suites construction.

Stormwater Management

The City recommends that permeable surfaces, rain gardens, and green roofs be employed to retain stormwater on site. A Garden Suite that meets Tier 1 of the Toronto Green Standard, which is optional for Garden Suites, will meet the City's water balance requirements. Further review and consultation will determine whether the proposed draft

Zoning By-law requirement for rear yard permeable open space is sufficient for stormwater management on site.

Severances

The Planning Act intends that additional detached residential units be permitted in a building or structure that is ancillary to a main dwelling, and not as severable infill housing. In accordance with the intent of the Planning Act, Garden Suites are not proposed to be severable infill housing. By remaining ancillary to the main dwelling they are intended to increase the City's rental stock within Neighbourhoods.

City Planning staff are considering the following criteria that may appear in a future Official Plan Amendment to permit Garden Suites, against which an application for severance of a Garden Suite could be reviewed:

Proposed land divisions under the Planning Act or Condominium Act, 1998 to create a lot containing a Garden Suite separately conveyable from the principal dwelling will be discouraged.

Proposed division of land under Section 50, 51 or 53 of the Planning Act, the registration of a declaration and description under the Condominium Act, 1998, of lots containing a Garden Suite which would result in a principal dwelling and a Garden Suite being on two separate lots will not be permitted and may be considered only through the submission of a corresponding Zoning By-law Amendment application where it can be demonstrated that:

- the lot pattern respects and reinforces the existing lot pattern of the established Neighbourhood;
- all servicing, including water, wastewater and hydro, can be accommodated to the satisfaction of and at no expense to the City;
- what was originally considered the Garden Suite meets all of the requirements for a principle dwelling unit on its own lot;
- solid waste can be appropriately screened and appropriately collected by the City; and
- stormwater can be managed on site.

Application Process

No new application process is proposed for the review and consideration of the construction of Garden Suites. The draft regulations will be implemented through a Zoning By-law Amendment which would permit the construction of Garden Suites as-of-right, subject to various criteria. Through the review of a building permit application, Toronto Building staff will determine Zoning By-law and Ontario Building Code compliance.

Other permits may be required for the review and approval of proposed Garden Suites, including permits to injure or destroy a tree protected under Municipal Code, Chapter 813, Article III. Garden Suites are not intended to be subject to Site Plan Control.

GARDEN SUITES – DRAFT REGULATIONS

The draft Garden Suites regulations, as outlined in detail below and summarized in Appendix 1, contain a range of requirements and criteria to guide the location, form, and scale of Garden Suites. These draft regulations have been developed to ensure that new Garden Suites are subordinate to the main house on a lot and limit their impacts on the natural environment and surrounding properties. The draft regulations use the existing ancillary building and structure standards as a starting point (as these types of structures are already allowed as-of-right across the city) and refer to laneway suite regulations, as well as other background research and first principles, where appropriate.

The regulations recognize that not all lots may be able to support a Garden Suite and acknowledge that where larger lots may accommodate a larger suite, setbacks and step backs should increase proportionately to adequately limit impacts on adjacent properties. In practice, the proposed standards intend that the size and setbacks of a Garden Suite are relative to the lot on which it is located.

Observations from Building permit and Minor variance applications to construct Laneway Suites have informed the draft Garden Suite standards. Correspondence from builders of laneway suites, residents in areas where laneway suites have been constructed, and others have also informed City Planning's development of these standards.

The proposed draft regulations to govern the use, location, form and scale of Garden Suites are summarized below. They are in draft form and will continue to be refined as ongoing consultation, review and research continue.

Permitted Uses

Ancillary Buildings	May not be used for living accommodations or home occupations.
Laneway Suites	May be used for living accommodations and home occupations. Short-term rentals are permitted only in accordance with the Short-Term Rental By-law.
Garden Suites (proposed)	May be used for living accommodations and home occupations. Short-term rentals are permitted only in accordance with the Short-Term Rental By-law.

Short-term rentals are only permitted in Laneway Suites if the Laneway Suite is exclusively and separately occupied as a principal residence. This is consistent with the short-term rental regulations in Chapter 150.13 in the Zoning By-law 569-2013. A similar approach is proposed for Garden Suites.

Number of Residential Suites

The proposed definition of a Garden Suite is as follows:

Garden Suite means a self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite and is in an ancillary building not abutting a lane.

The draft definition establishes that a Garden Suite comprises a single suite of living accommodation. Multi-unit Garden Suites are not contemplated at this time.

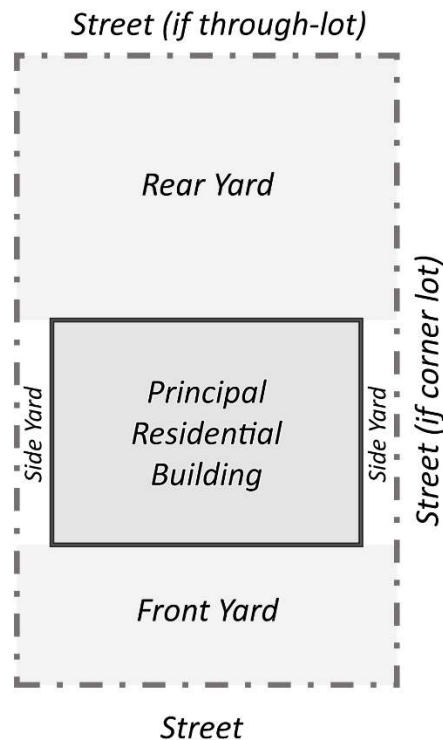
Density

Garden Suites are proposed to be excluded from the permitted floor space index or other density provisions. In many cases, existing houses meet or exceed the density provisions in many residential zones across the City. Requiring Garden Suites to meet the current density requirements on a lot would result in many suites having to seek approval at the Committee of Adjustment, creating a process barrier for this type of housing. This is consistent with the approach taken for Laneway Suites.

Location on the Lot

Ancillary Buildings	Side yard or rear yard
Laneway Suites	Rear yard (the lot must abut a public lane for at least 3.5 metres)
Garden Suites (proposed)	Rear yard

Diagram 1: Yard and Street Locations



The range of lots that may be able to accommodate Garden Suites is very broad, in terms of lot width, depth, shape, and configuration. The draft regulations propose limiting the location of a Garden Suite to the rear yard, behind the rear main wall of the principal residential building, to avoid the appearance of two dwellings located side-by-side on a single lot, which could resemble a severance and should be considered under the land severance provisions under the Planning Act.

Lot Coverage

Ancillary Buildings	Maximum 10% of the lot for all ancillary buildings on the lot (5% of the lot for ancillary buildings in the R zone that are not garages)
Laneway Suites	Maximum 30% of the lot for all ancillary buildings on the lot
Garden Suites (proposed)	Maximum 25% of the lot for all ancillary buildings on the lot Maximum 40% of the rear yard for the Garden Suite, up to a maximum of 60 square metres

Lot coverage provisions are one tool used to prevent overbuilding on a lot, and to ensure that rear yards retain functional open space, soft landscaped area, and outdoor amenity.

The draft Garden Suite standards propose limits on both the coverage of a lot by a Garden Suite, as well as the coverage of the lot for all ancillary buildings and structures. First, a Garden Suite is proposed to not occupy more than 40% of the area of the rear yard, up to a maximum of 60 square metres. This is proposed to ensure that the rear yard area remains more open than built, preserving space for existing and new trees as well as green space, and that the total suite footprint is limited to the maximum size currently permitted by zoning for an ancillary building. Second, the total area of all ancillary buildings and structures on the lot, including the Garden Suite, is proposed to not exceed 25% of the lot, which aligns with the approach in other similar jurisdictions and is less than the permissions for Laneway Suites, which benefit from the public lane to provide additional open space within the block.

Building Footprint

Ancillary Buildings	Maximum 40-60 square metres, depending on lot size
Laneway Suites	Maximum 80 square metres (8 metres x 10 metres)
Garden Suites (proposed)	Maximum 60 square metres

The maximum building footprint is the maximum area that a Garden Suite can cover and is related to the maximum lot coverage described above. The maximum footprint proposed for Garden Suites is based on the maximum permitted floor area for ancillary

buildings. At their largest, ancillary buildings may provide a floor area of up to 60 square metres. Where parking is included within the suite footprint, the vehicular parking area would count toward the overall footprint of the suite.

Allowance for an expanded footprint beyond 60 square metres on larger lots is being considered through further analysis and consultation.

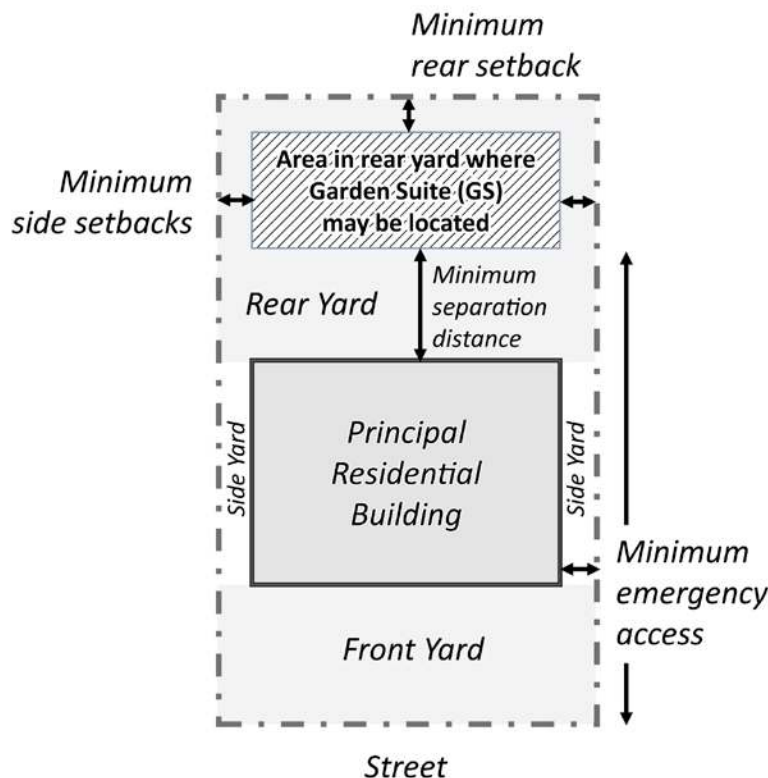
Basements

Basements may be permitted in Garden Suites. No height exemption is proposed to accommodate the introduction of the basement; therefore, a basement may not result in an increased building height above the maximum permitted height. This is consistent with the current zoning permissions for Laneway Suites.

Height and Separation Distances

Ancillary Buildings	Maximum 4 metres and one-storey height, and minimum setback of 1.8 metres from the main house
Laneway Suites	4 metres height, where the Laneway Suite is at least 5 metres from the main house, and up to 6 metres height, where the Laneway Suite is at least 7.5 metres from the main house
Garden Suites (proposed)	4 metres height where the Garden Suite is at least 5 metres from the main house, and up to 6 metres height, where the Garden Suite is at least 7.5 metres from the main house

Diagram 2: Separation and Setback Locations



The maximum permitted height for Garden Suites is proposed to align with the maximum height and minimum separation distance permissions for Laneway Suites as the presence of, or lack thereof, the lane generally does not impact the physical relationship between the accessory dwelling unit and the main house. The space between the main dwelling and the Garden Suite, resulting from the required separation distances, also provides a consolidated area of open space with potential for growing new trees.

Subject to further review, a reduced separation distance is being considered where a Garden Suite may be located diagonally to the side of the rear wall of the main house. Up to 2 metres of additional height is proposed to be permitted for a Garden Suite relative to that of a detached garage, similar to Laneway Suites, where greater separation distances are provided between the suite and the main house, subject to additional angular plane and setback requirements as outlined below.

Setbacks

A setback refers to the distance from a building wall to a lot line (for example, a side yard setback refers to the distance between the nearest building wall to a side lot line, a rear yard setback refers to the distance between the nearest building wall to the rear lot line, and so on). Setbacks are intended to create space between buildings and structures, where appropriate and necessary, and also acknowledge the amenity of adjacent yards. In the case of Garden Suites, in particular, rear yard setbacks and side yard setbacks are intended to address privacy issues, and to provide adequate space for soft landscaping, maintenance and repairs, drainage and grading.

Rear Yard Setback

Ancillary Buildings	<p>Depends on lot size and configuration, whether the ancillary building contains parking or not, and zone.</p> <p>For ancillary buildings that do not contain parking (i.e. sheds):</p> <ul style="list-style-type: none"> • Generally, 0.3 metres minimum, or half the height of the structure on lots 45 metres deep or greater. <p>If on a through lot, rear yard setback is based on front yard setback required for the neighbouring residential buildings on the street at the back of the lot.</p> <p>For ancillary buildings that contain parking (i.e. detached garages):</p> <ul style="list-style-type: none"> • 0.3 metres (0.0 metres in the R zone), or half the height of the structure on deep lots (as defined above) <p>If on a through lot, and the ancillary building is accessed off the street at the rear, the greater of the front yard setback required for residential buildings on that street, or 6 metres</p>
Laneway Suites	<p>If the rear lot line does not abut a street or lane, and there are no openings (such as vehicle access, doors or windows) in the rear main wall of the laneway suite, no rear yard setback is required.</p> <p>In all other cases, 1.5 metres.</p>
Garden Suites (proposed)	<p>A minimum of 1.5 metres.</p> <p>On lots with a depth greater than 45 metres the minimum setback is the greater of half the height of the Garden Suite and 1.5 metres.</p> <p>On through lots, where the rear property line abuts a street, the minimum rear yard setback is the average setback of adjacent houses that face the street. If there are no adjacent houses the setback is 6.0 metres.</p>

Proposed rear yard setback standards for Garden Suites are based on ancillary building and structure setback rules, and informed by the Laneway Suite setback rules. The setback provided to the rear lot line should depend on the depth of the dimensions of the lot (where greater setbacks can be provided on deeper lots, they should be provided, particularly since deeper lots are more likely to accommodate larger suites), and whether the lot backs onto a public street (i.e. where the lot is a through lot, in which case rear yard setbacks should align with front yard setbacks of neighbouring residential buildings).

As there is no laneway condition to provide a physical buffer between two Garden Suites, a 1.5-metre rear yard setback is proposed to generally apply to Garden Suites regardless of whether openings are provided. Together with the proposed setback, additional angular plane requirements (outlined below) are proposed to increase the separation of the Garden Suite from the rear lot line as building height increases.

Side Yard Setbacks

Ancillary Buildings	<p>Depends on lot size and configuration, whether the ancillary building contains parking or not, and zone.</p> <p>For ancillary buildings that do not contain parking (i.e. sheds):</p> <p>Generally, 0.3 metres, or half the height of the structure on lots with a frontage of 21 metres or greater.</p> <p>For ancillary buildings that contain parking (i.e. detached garages):</p> <p>0.3 metres (0.0 metres in the R zone), or half the height of the structure on lots with a frontage 21 metres or greater.</p> <p>If on a corner lot, and the ancillary building is accessed off the side street, 6 metres.</p>
Laneway Suites	<p>If the side lot line does not abut a street or lane, and there are no openings (such as vehicle access, doors or windows) in the side main wall of the laneway suite, no side yard setback is required.</p> <p>In all other cases, 1.5 metres.</p>
Garden Suites (proposed)	<p>The minimum required side yard setback is the greater of either 0.6 metres or 10% of the lot frontage, up to a maximum of 3.0 metres.</p> <p>Where openings such as windows or doors are proposed, the minimum side yard setback is 1.5 metres.</p> <p>On a side lot line that abuts a street, the minimum setback is the same as the minimum required side yard setback for the existing house.</p>

The proposed side yard setbacks depend proportionately on the width of the lot. Where greater setbacks can be provided on wider lots, they should be provided, particularly since wider lots are more likely to accommodate larger suites. An alternative combined side setback approach is also being explored whereby the side setbacks equal 20% or

greater of the lot width, but can be more flexibly arranged such that one side of the Garden Suite provides a minimum side setback (e.g. 0.6 metres) and the other side provides a wider setback as lot width increases to support the preservation of existing trees and/or consolidated soft landscaped planting area.

Angular Planes

Ancillary Buildings	None
Laneway Suites	45 degrees starting at a height of 4.0m, 7.5m from the rear main wall of the main house
Garden Suites (proposed)	<p>Front: 45 degrees starting at a height of 4.0m, 7.5m from the rear main wall of the main house</p> <p>Rear: 45 degrees starting at a height of 2.0m, from the rear lot line</p> <p>Side: 45 degrees starting at a height of 4.0m from the required side setback</p> <p>Where lot line abuts a street: None</p>

Diagram 3: Rear Yard Angular Plane

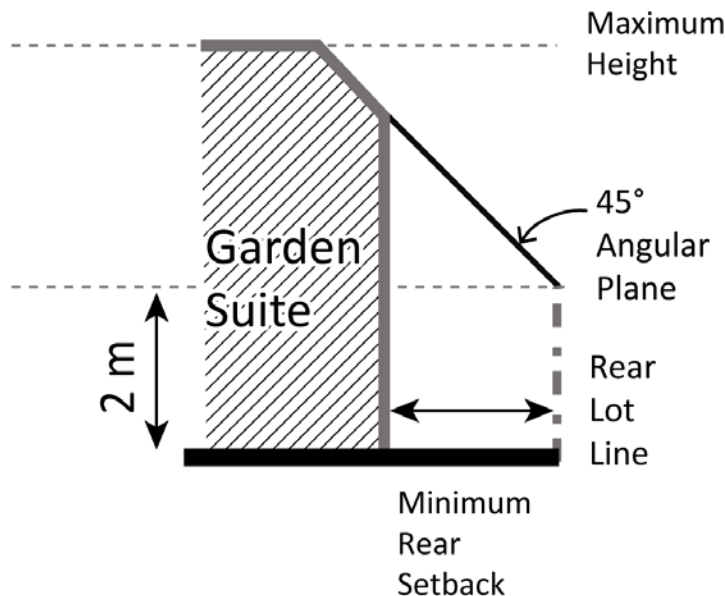
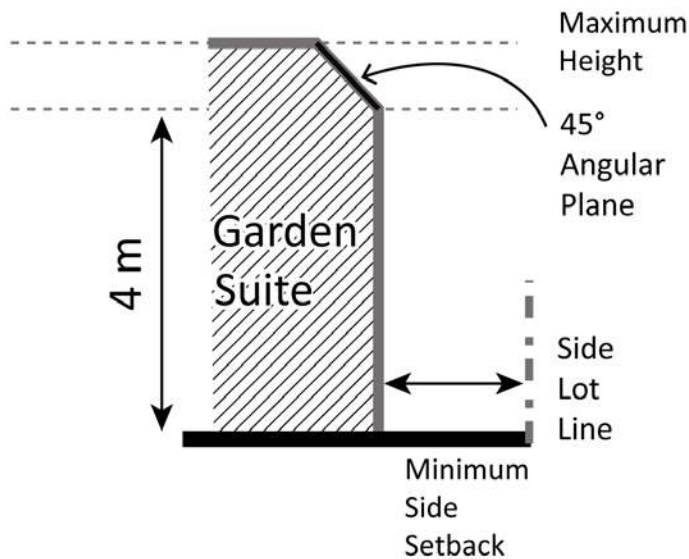


Diagram 4: Side Yard Angular Plane



Angular planes are a design tool that can help limit the impact of building mass as height increases by stepping it away from property lines. Existing ancillary building permissions are not subject to angular plane restrictions; however, since Garden Suites would contain a dwelling unit and an additional 2 metres in height is proposed, this tool is proposed to be applied.

As the separation condition between the main house and the Garden Suite is comparable to that of Laneway Suites, the same angular plane restriction is recommended. In this case the front main wall of the suite (i.e. the side that faces the main house) must fit within an angular plane of 45 degrees projected toward the rear lot line, beginning at a reference point 7.5 metres from the rear main wall of the main house and at a height of 4 metres.

Laneway Suites and Garden Suites relate differently to the rear and side lot lines on properties where they are located. Since Laneway Suites often face public lanes at the rear, and are often located immediately next to other garage structures on either or both sides of the lot, no side or rear angular planes were considered necessary. In the case of Garden Suites, there will be no public lane to separate abutting lots and create more space between the Laneway Suite and the abutting rear yard. In addition to setbacks and height limits described above, angular planes are proposed to be applied to all sides of a property on which a Garden Suite is proposed, to help mitigate the impact of Garden Suites on adjacent lots, particularly if built to the minimum proposed setback and separation distance standards. The proposed rear angular plane beginning at 2 metres in height relates to fence height. Together with the rear yard setback, the proposed rear angular plane will reduce building impact on neighbours above typical fence height and provide space for tree canopy spread. The proposed side yard angular

planes beginning at 4 metres in height at the minimum required side yard setback, seek to limit the impact of additional building height above the current as-of-right ancillary building permissions, limiting impacts on adjacent properties. This is not unlike a pitched roof typical of accessory buildings.

Of note, concerns have been raised with the prescribed 0.0 metre side yard setback for a Laneway Suite where the side yard of the property where the suite is built abuts a rear yard of another property. The proposed Garden Suites setback and angular plane provisions can help address adjacency concerns in conditions where the side yard of a lot with a garden suite abuts the rear yard of another lot or group of lots.

A 45-degree angular plane is a generally accepted standard for gradual building height transition and generates a 1:1 relationship between height and setback of the building mass that helps maintain good sunlight access on surrounding properties, particularly during the spring through to the fall equinoxes, when plants, gardens and rear yard amenity is most sensitive to shadow impacts.

Certain exceptions would apply to angular planes in limited situations, such as Garden Suites located on through lots or corner lots will not need to meet angular plane requirements on those sides facing a street. Further consideration for non-residential adjacencies is also being explored.

Rear Yard Landscaping

Ancillary Buildings	At least 25-50% of a rear yard must be soft landscaping, (depending on lot width, and subject to certain limited exceptions)
Laneway Suites	<p>At least 60-85% of the area between the rear main wall of the main house and the front main wall of a laneway suite must be soft landscaping (depending on lot width, and subject to certain limited exceptions)</p> <p>At least 75% of the area between the rear main wall of the laneway suite and the lane must be soft landscaping (subject to certain limited exceptions)</p>
Garden Suites (proposed)	<p>A minimum of 50% of a rear yard area, including the area covered by a Garden Suite, must be soft landscaping. Lots with a frontage of less than 6.0 metres will require a minimum of 25% soft landscaping.</p> <p>The above soft landscaping requirement may be reduced by 0.5 square metres for every 1.0 square metres of green roof provided on a Garden Suite.</p>

Garden Suites are intended to play the dual role of providing additional forms of low-density housing while also respecting the critical importance of green open spaces on

the well-being of the natural environment and the city's residents. In addition to providing amenity space that may serve the occupants of a lot, rear yards present an important opportunity to provide the permeable surfaces needed to retain stormwater on site, and to support mature tree canopy and ecological function.

Rear yard soft landscaping requirements for lots containing Garden Suites are proposed to align with existing standards for ancillary buildings and structures where at least 25 or 50% of a rear yard, depending on lot frontage, should be preserved for soft landscaping.

In some cases where minor variance applications for Laneway Suites have been submitted requesting relief from soft landscaping requirements, City Planning staff have accepted the construction of a green roof atop the Laneway Suite to offset some of the required greenspace area. A "green roof" is defined under the Citywide Zoning By-law as "an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code". Staff are exploring how soft landscaping requirements for a Garden Suite may be partially offset if a green roof is proposed. Generally speaking, accepting green roof area to offset soft landscaping space can help with stormwater management but does not replace the utility of soft landscaped space. This will be accounted for in any suggested offset provision.

Staff are also exploring requirements for a minimum consolidated soft landscaped area that would provide sufficient soil volume to be suitable for tree preservation and/or future tree planting and mature canopy growth.

Parking

The proposed draft Garden Suites regulations require no vehicle parking space for a Garden Suite and maintain the required parking rates for the main house on the lot. In this scenario, it is anticipated that Garden Suites will have a negligible impact on road network capacity. As well, not requiring an additional parking space for a Garden Suite limits the area required for hard surfaces mitigating potential impacts on existing trees and the amount of soft landscaping on the property.

A total of two bicycle parking spaces are proposed to be required inside all new Garden Suites or within the required Garden Suite setbacks.

Horizontal and Vertical Projections

The extent of permitted horizontal and vertical projections, in addition to the maximum building height, for elements such as awnings, exterior staircases, air conditioning equipment, decorative architectural features, access ramps, and similar installations, are currently under consideration.

Lawfully Existing Ancillary Buildings and Structures

In order to facilitate the conversion of existing ancillary structures to provide living space, the conversion of a lawfully existing building to a Garden Suite, such as a garage or shed, is proposed to be permitted if it complies with the maximum footprint (60 square metres), setbacks where openings are proposed, and meets the minimum

required soft landscaped area. The laneway suites by-law contains similar provisions to allow the conversion of existing structures to living space.

Laneway Suite Monitoring Program

Along with approving the original Laneway Suite By-law Amendments in 2018, City Council directed staff to undertake a monitoring program. The program was to commence following the earlier of the issuance of the 100th building permit for a Laneway Suite, or 2 years from the date the Laneway Suite By-law came into effect.

- The scope of the Laneway Suites monitoring program generally includes the following:
- Mapping of constructed Laneway Suites;
- Review of approved and constructed Laneway Suites to assess the outcomes against the intent of the proposed zoning by-law provisions
- Review of the design, massing, and other aspects of newly constructed Laneway Suites and consideration of whether maintaining a step back or angular plane at the second storey continues to be appropriate;
- Review of Committee of Adjustment applications for Laneway Suites and, if applicable, the outcome of any appeals to decisions made on such applications;
- Review of whether any trees protected under the Tree By-laws have been removed and any observations on additional green space achieved through the construction of Laneway Suites in accordance with the proposed By-law amendment;
- Assessment of rent levels and estimate of suites renter occupied or owner occupied;
- Communication with applicants that have completed the process of applying for, and constructing, a Laneway Suite;
- Communication with residents and Residents' Association representatives and Business Improvement Area representatives in areas where new Laneway Suites have been constructed, where possible;
- An update on the Affordable Laneway Suites Pilot Program;
- Consideration of any necessary changes to the permit or front yard parking process;
- Consideration of any necessary changes to the Official Plan policies and/or By-law provisions related to Laneway Suites;
- Consideration of expanding Laneway Suite permissions to areas within Toronto and East York District, such as those covered by SASP 211;
- Review all minor variance applications for Laneway Suites and complete an analysis and discussion of these applications; and,
- Other matters or questions that may arise through the monitoring program.

The City has retained a consultant to assist with the Laneway Suites monitoring program. A report summarizing the monitoring program and will be presented to Planning and Housing Committee in fall 2021. Analysis undertaken as part of the monitoring program will help inform the final report on Garden Suites targeted for the fourth quarter of 2021.

Conclusion

Garden Suites can provide a new form of rental housing, multi-generational housing, and options for aging in-place, within the City's Neighbourhoods. They can provide much needed additional housing options in a low-rise building form that is consistent with the scale of buildings that already exist across the Neighbourhoods.

The draft Garden Suite regulations detailed in this report respond to recent changes and directions in the Ontario Planning Act. Introducing this new form of housing to the City of Toronto balances the Official Plan's policy objectives to create complete communities, provide a full range of housing in terms of form, tenure and affordability across the city, and make efficient use of land, while acknowledging the Official Plan's objectives regarding Neighbourhood change.

Next Steps

The Garden Suites study will continue to review and consult on the matters discussed in this report, including protecting trees and green spaces, privacy and shadowing, and parking, among others. Staff will continue to carry out the necessary technical review and to consult with future and current residents of low-rise neighborhoods, and other stakeholders, on the draft regulations to make further refinements and to address the above matters.

The results from the proposed technical review and further public consultation on the draft Garden Suites regulations will inform final recommendations, including city-wide Official Plan policies and Zoning By-law regulations, to be presented to the Planning and Housing Committee in the fourth quarter of 2021.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

- Attachment 1: Summary of Proposed Draft Garden Suites Regulations
- Attachment 2: Garden Suites Survey Summary
- Attachment 3: Garden Suites Survey Written Responses

Attachment 1: Summary of Proposed Draft Garden Suite Regulations

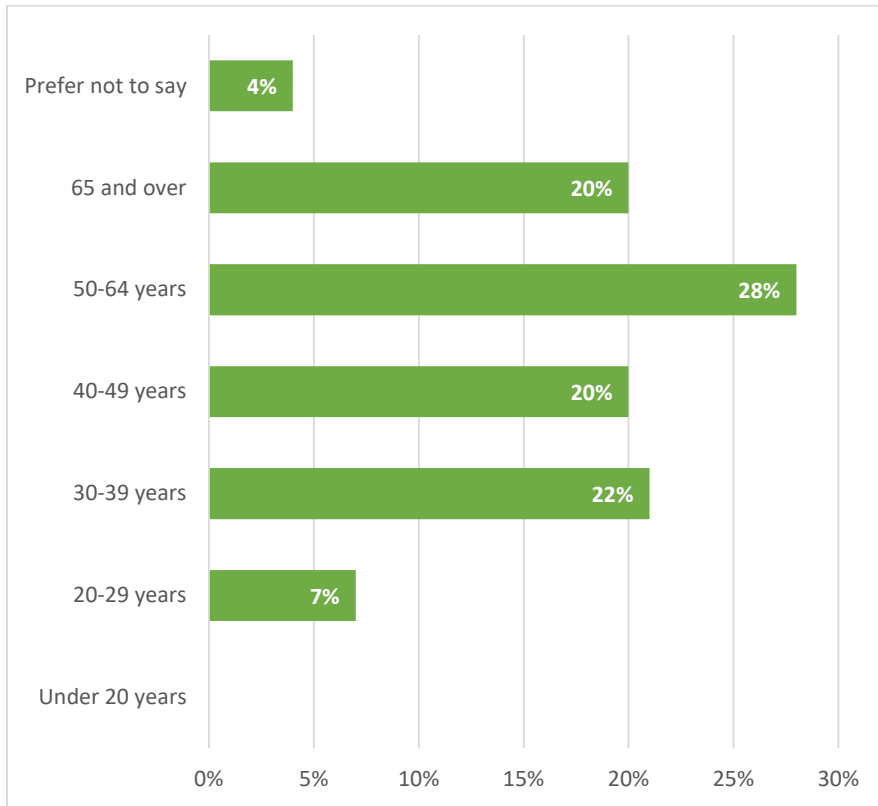
Regulation	Garden Suites (Proposed)
Permitted Uses	May be used for living accommodations and home occupations. Short-term rentals are permitted only in accordance with the Short-Term Rental By-law
Number of Dwelling Units	One Dwelling Unit. Garden Suite means a self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite and is in an ancillary building not abutting a lane.
Density	Excluded from the permitted floor space index or other density provisions
Location on the Lot	Rear yard
Lot Coverage	Maximum 25% of the lot for all ancillary buildings on the lot Maximum 40% of the rear yard for the Garden Suite, up to a maximum of 60 square metres
Building Footprint	Maximum 60 square metres and lot coverage maximums above
Basements	Permitted
Height and Separation Distances	4 metres height where the Garden Suite is at least 5 metres from the principal residential building Up to 6 metres height, where the Garden Suite is at least 7.5 metres from the principal residential building
Rear Yard Setback	A minimum of 1.5 metres. On lots with a depth greater than 45 metres the minimum setback is the greater of half the height of the Garden Suite and 1.5 metres. On through lots, where the rear property line abuts a street, the minimum rear yard setback is the average setback of adjacent houses that face the street, or if there are no adjacent houses then 6.0 metres.

Regulation	Garden Suites (Proposed)
Side Yard Setbacks	<p>The minimum required side yard setback is the greater of either 0.6 metres or 10% of the lot frontage, up to a maximum of 3.0 metres.</p> <p>Where openings such as windows or doors are proposed, the minimum side yard setback is 1.5 metres.</p> <p>On a side lot line that abuts a street, the minimum setback is the same as the minimum required side yard setback for the principal residential building.</p>
Angular Planes	<p>Front: 45 degrees starting at a height of 4.0m, 7.5m from the rear main wall of the principal residential building</p> <p>Rear: 45 degrees starting at a height of 2.0m, from the rear lot line</p> <p>Side: 45 degrees starting at a height of 4.0m from the required side setback</p> <p>Where lot line abuts a street: None</p>
Rear Yard Landscaping	<p>A minimum of 50% of a rear yard area, including the area covered by a Garden Suite, must be soft landscaping. Lots with a frontage of less than 6.0 metres will require a minimum of 25% soft landscaping.</p> <p>The above soft landscaping requirement may be reduced by 0.5 square metres for every 1.0 square metres of green roof provided on a Garden Suite.</p>
Parking	<p>Two bicycle parking spaces required</p> <p>No vehicle parking space required for a Garden Suite</p> <p>Maintain required parking rates for the principal residential building on the lot</p>
Horizontal and Vertical Projections	Under review
Lawfully Existing Ancillary Buildings and Structures	Subject to Ontario Building Code requirements, conversion of a lawfully existing building to a Garden Suite may be permitted if it complies with maximum footprint (60 square metres), setbacks where openings are proposed, and meets minimum required soft landscaped area

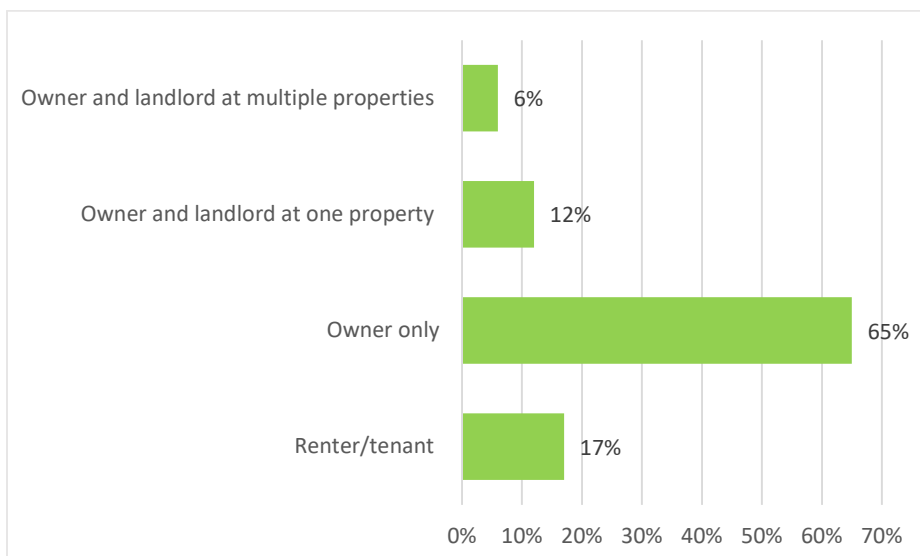
Attachment 2: Garden Suites Survey Summary

Part 1- Demographic Questions

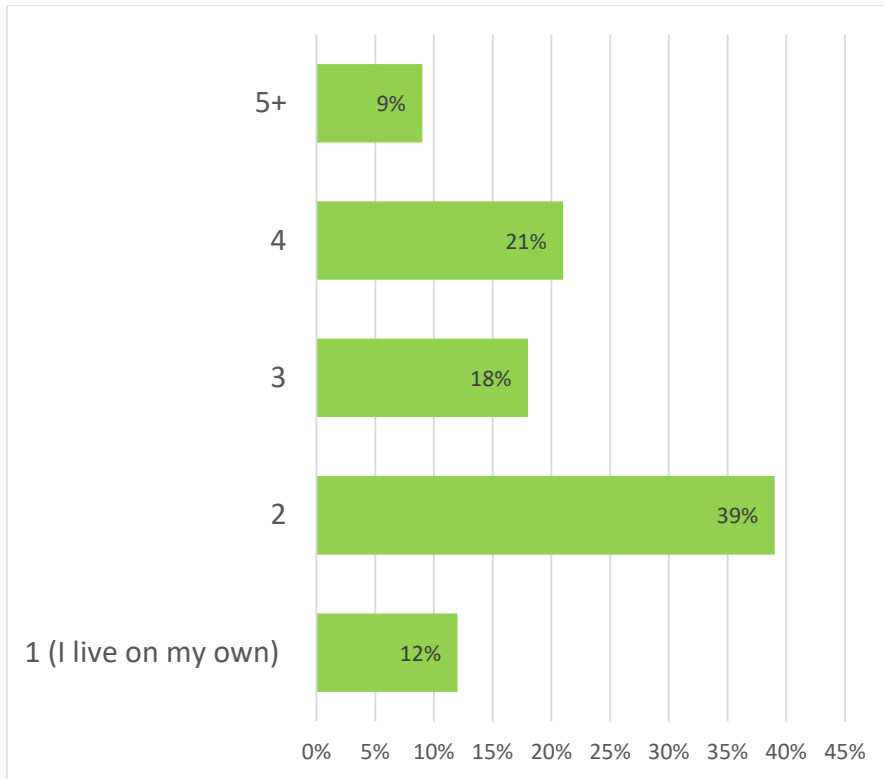
What is your age group?



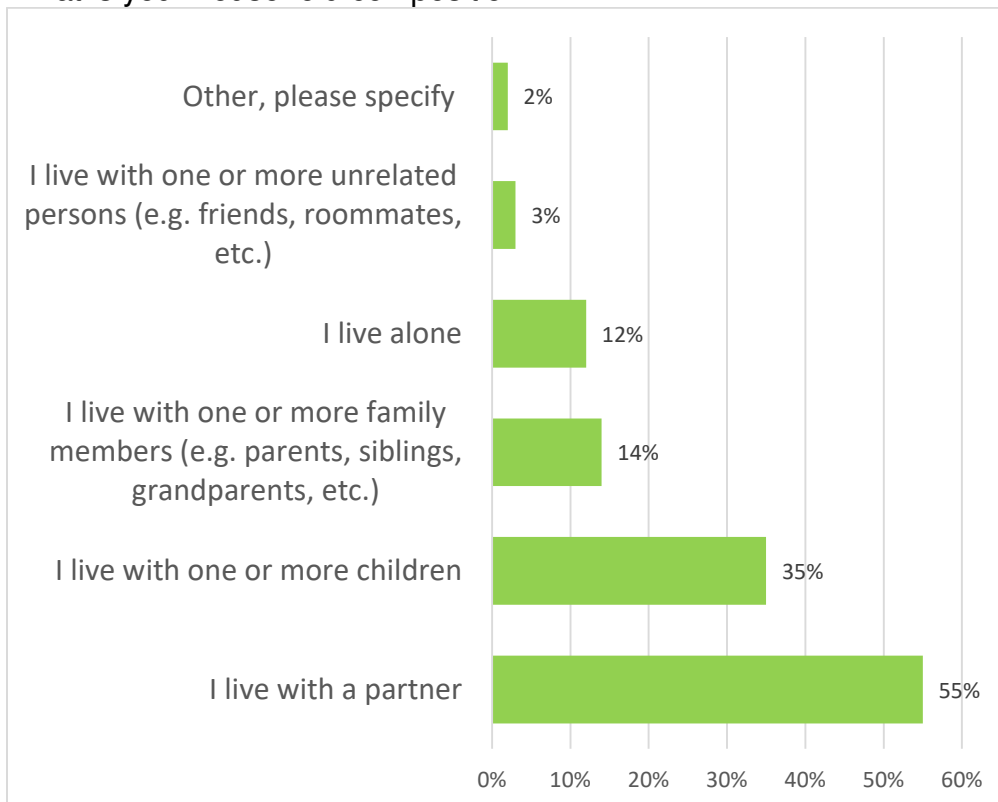
What best describes your current housing situation?



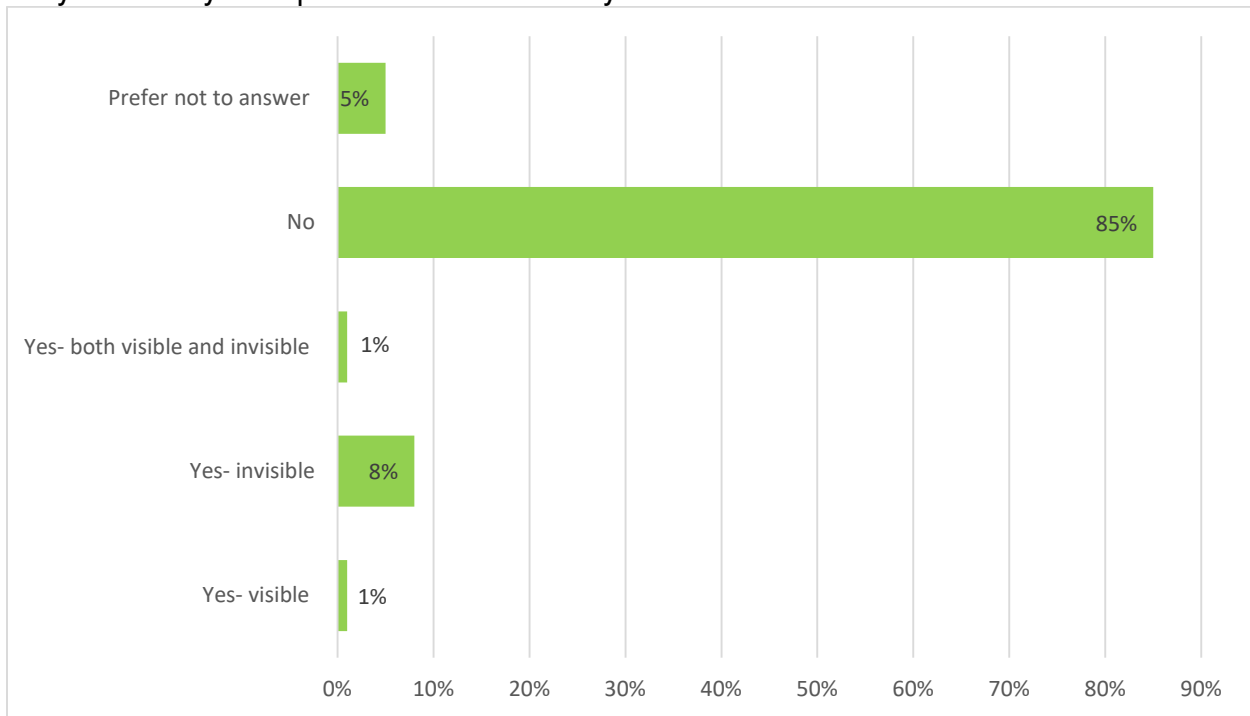
How many people live in your household, including yourself?



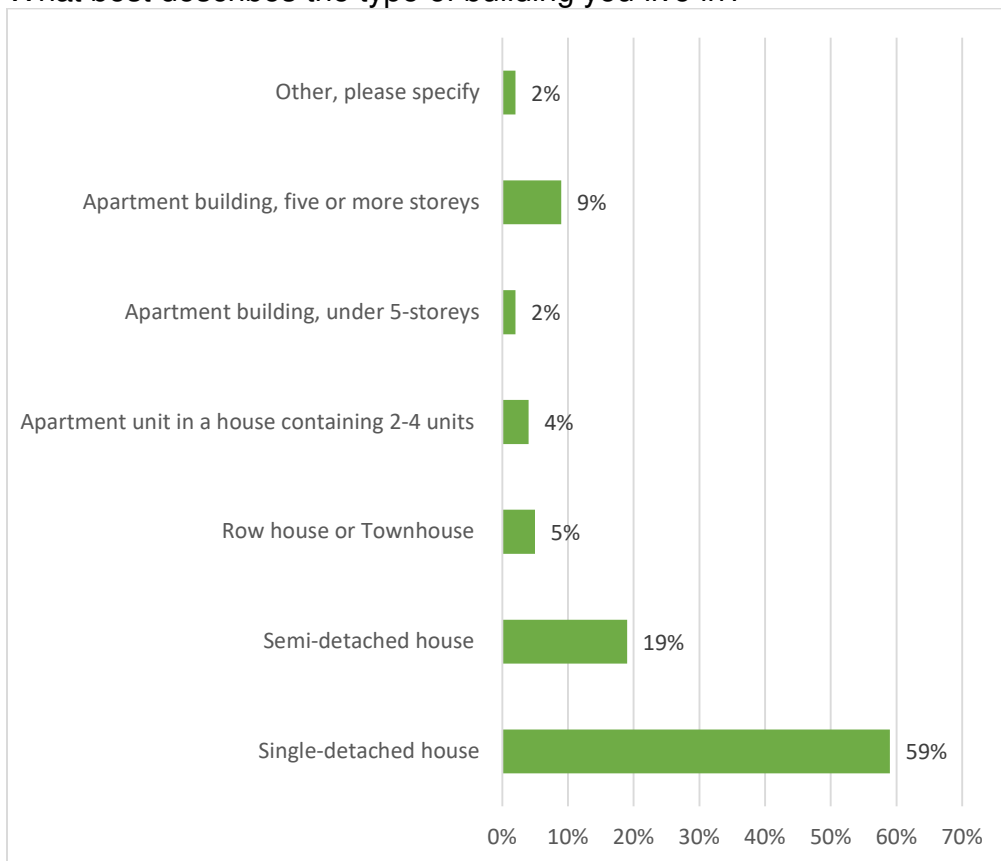
What is your household composition?



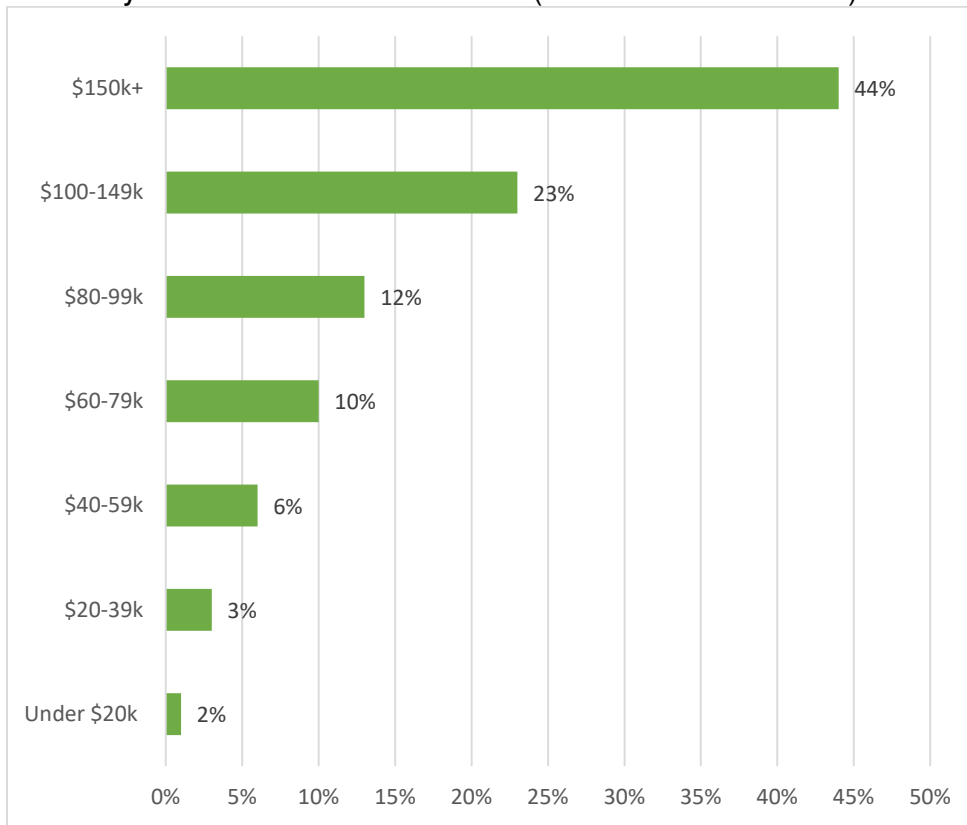
Do you identify as a person with a disability?



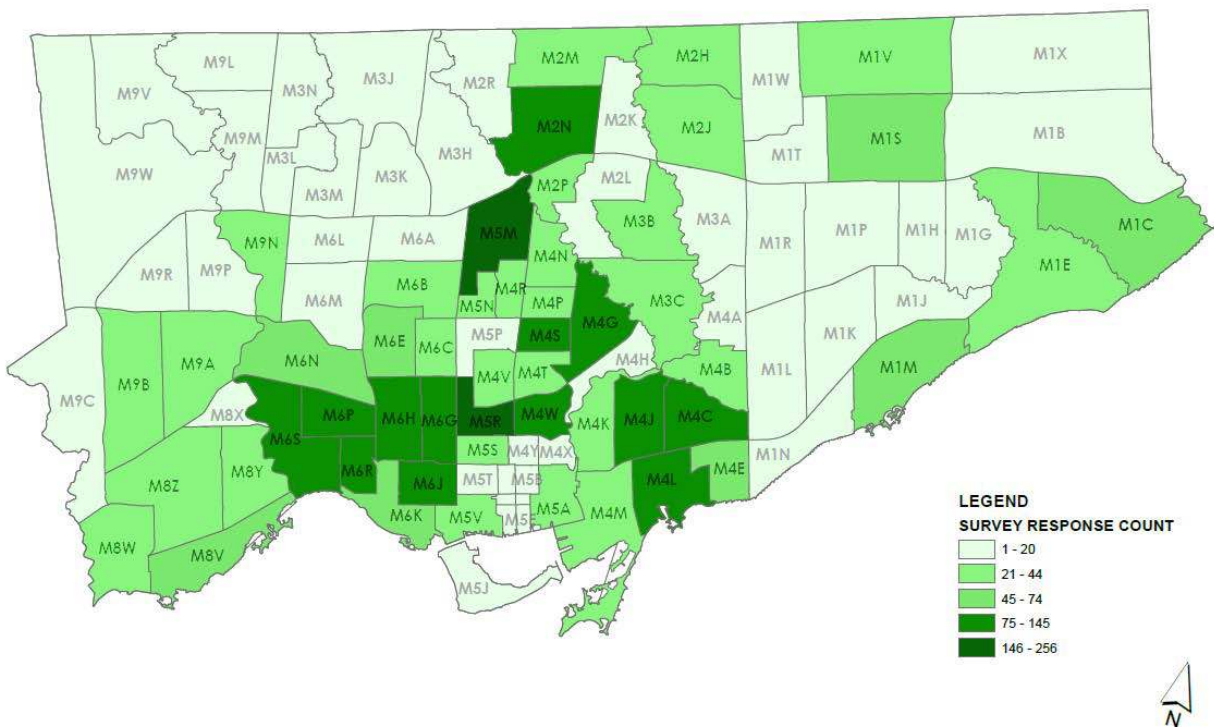
What best describes the type of building you live in?



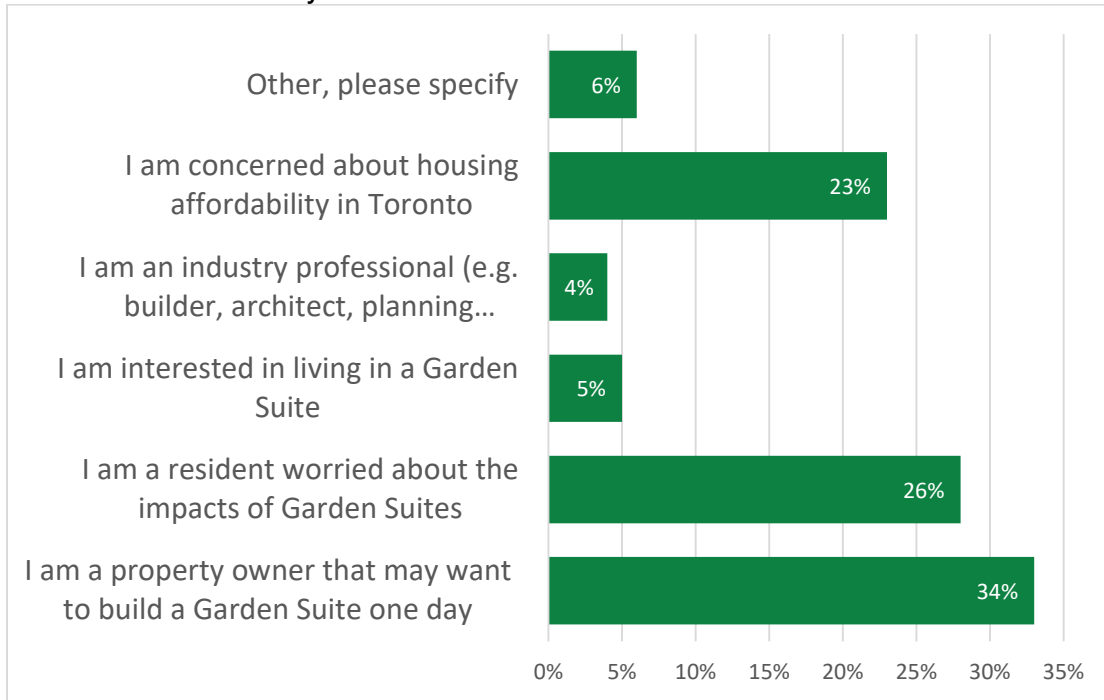
What is your total household income (i.e. income before tax)?



What are the first three digits of your postal code? This will help us determine where across the City responses are coming from.

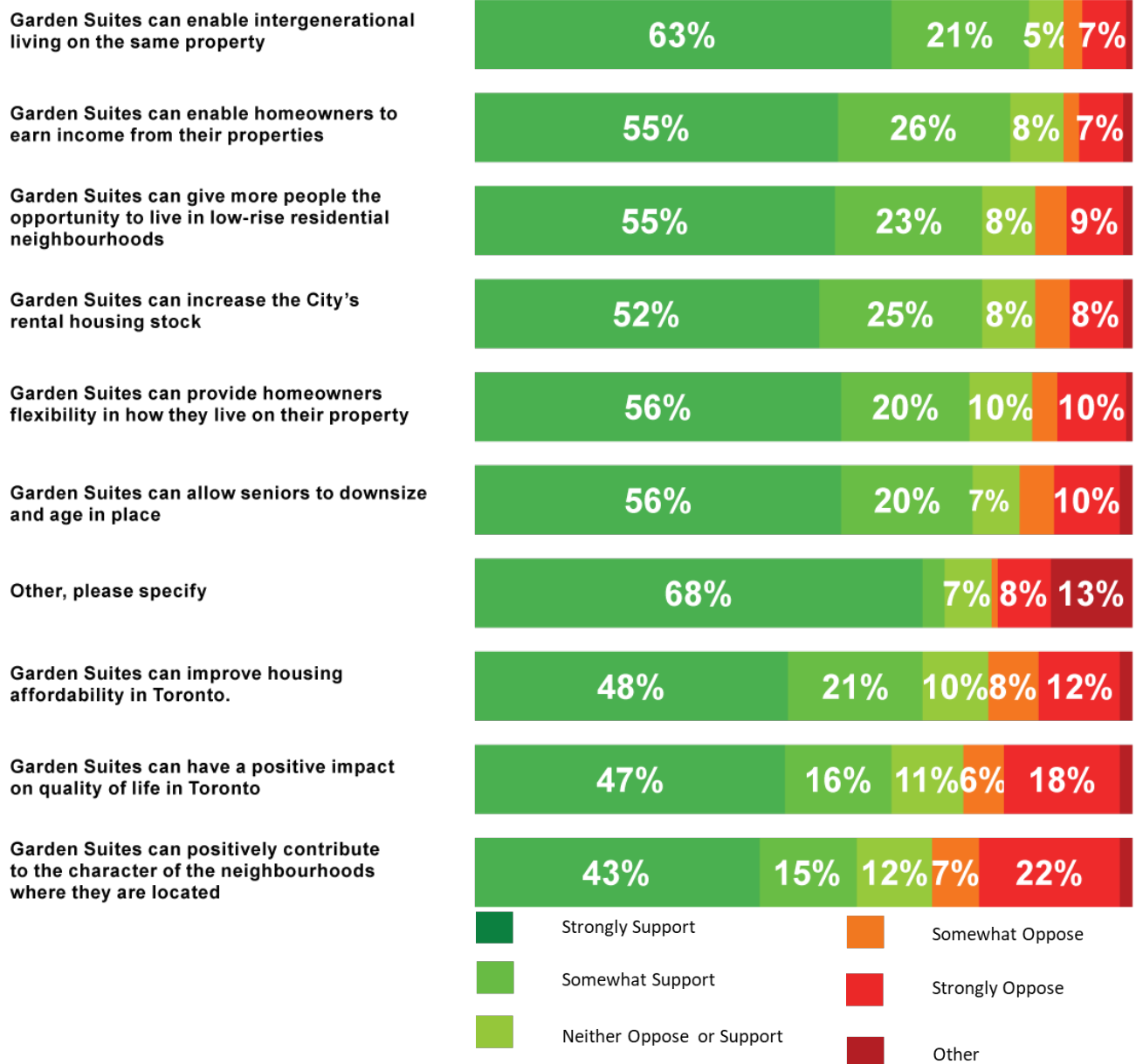


Part 2- Questions about Garden Suites
What best describes your interest in Garden Suites?



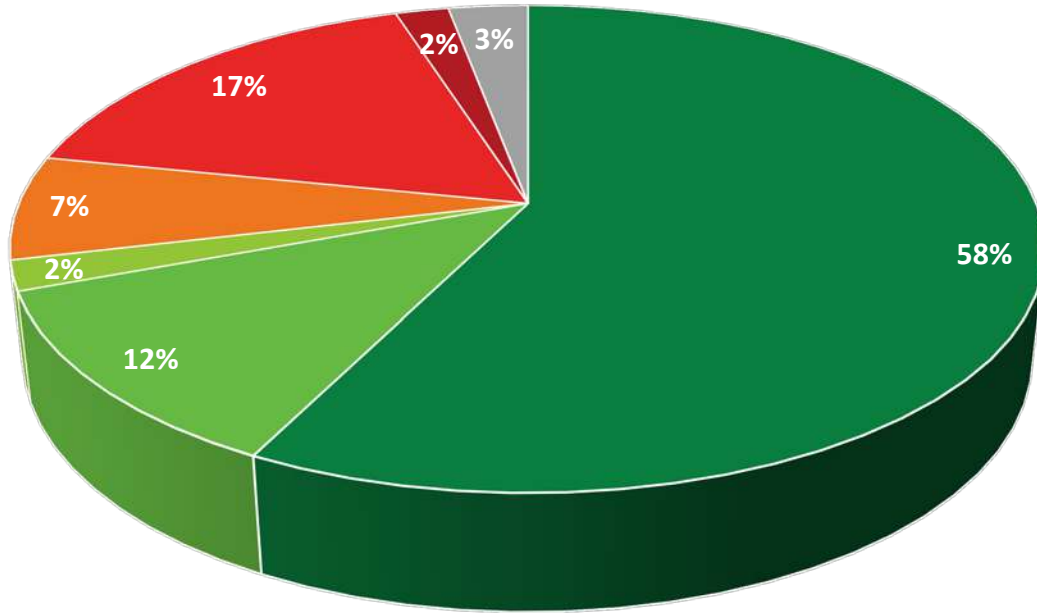
For written responses to 'Other, please specify', refer to Attachment 3.

Please indicate your position on each of the statements below:



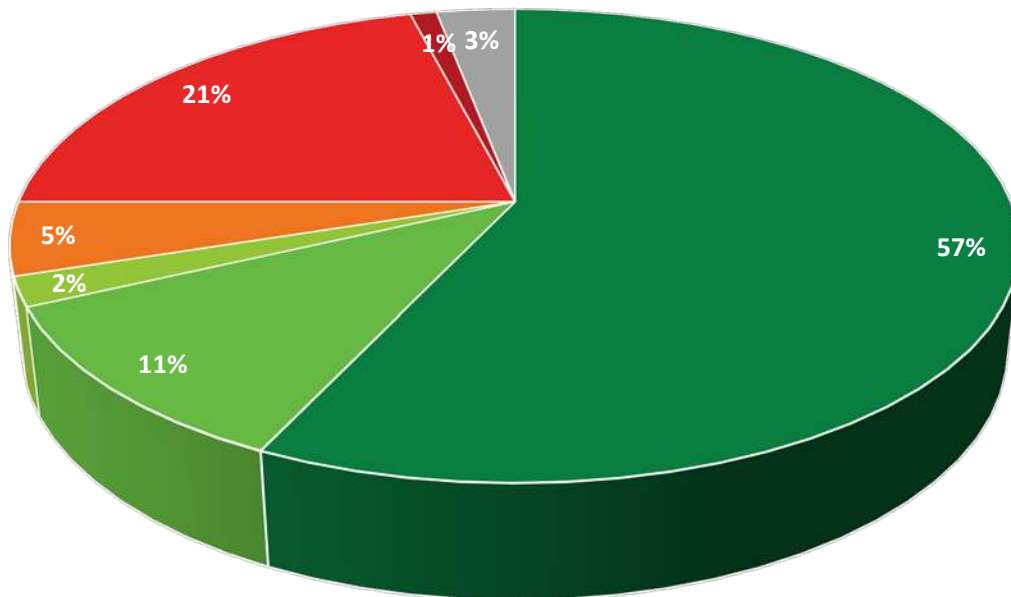
For written responses to 'Other, please specify', refer to Attachment 3.

How supportive are you of allowing new Garden Suites to be built in Toronto?



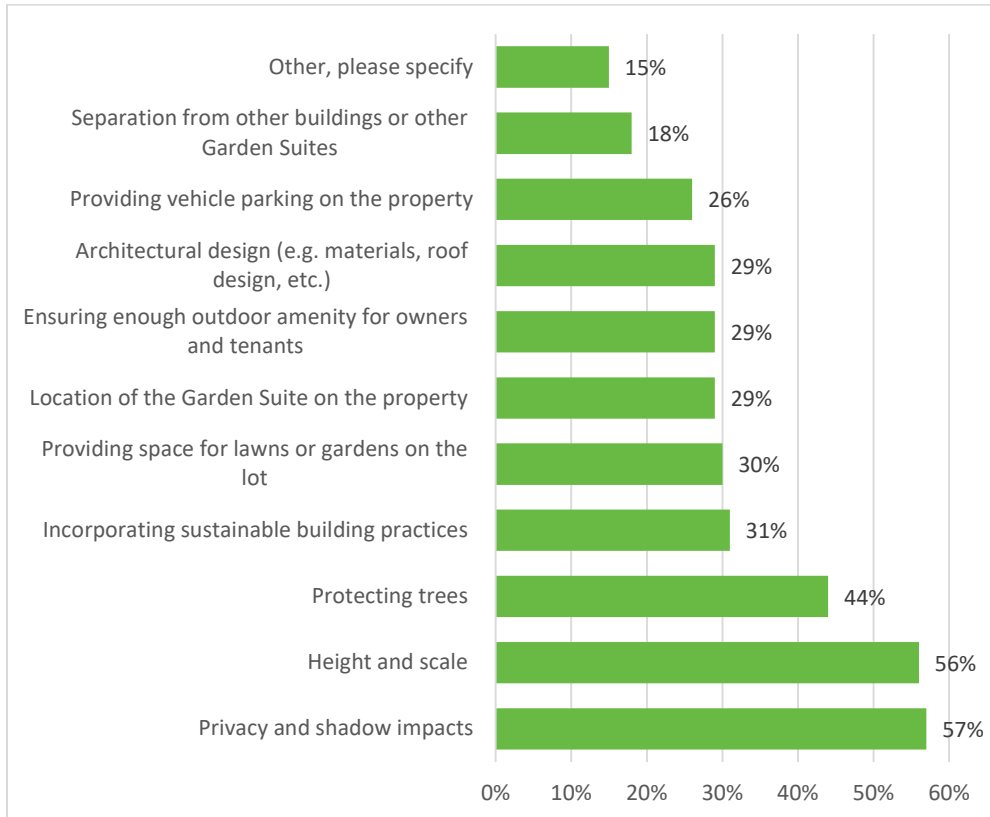
■ Strongly Support
 ■ Somewhat Support
 ■ Neither Oppose or Support
 ■ Somewhat Oppose
 ■ Strongly Oppose
 ■ Other
 ■ Not Sure

Do you support allowing Garden Suites to be built in your own neighbourhood?



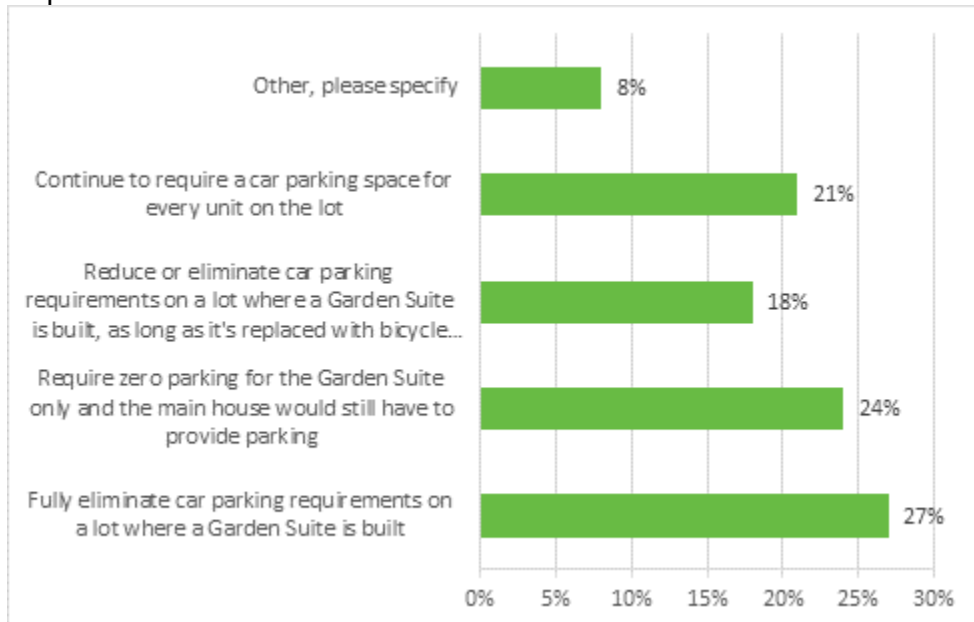
■ Strongly Support
 ■ Somewhat Support
 ■ Neither Oppose or Support
 ■ Somewhat Oppose
 ■ Strongly Oppose
 ■ Other
 ■ Not Sure

What are the most important matters to address in potential policies and regulations for Garden Suites?



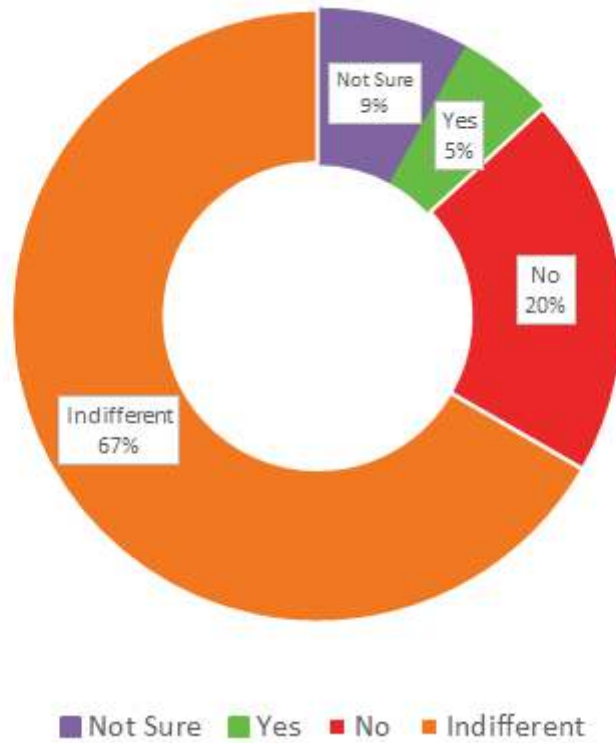
For written responses to 'Other, please specify', refer to Attachment 3.

Which of the below statements most closely reflects your opinion on parking requirements where a Garden Suite is built?

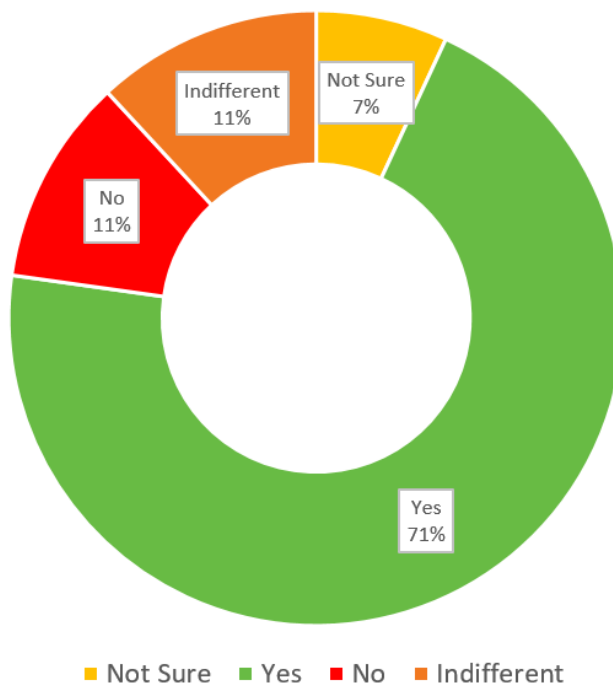


For written responses to 'Other, please specify', refer to Attachment 3.

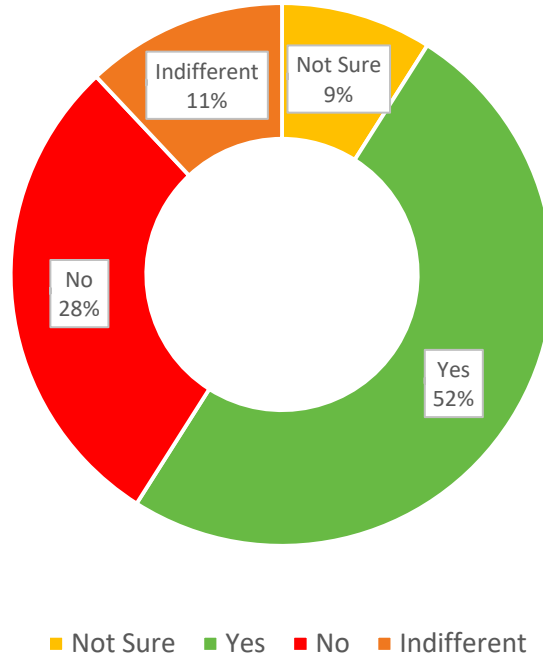
Should a Garden Suite be visible from the street?



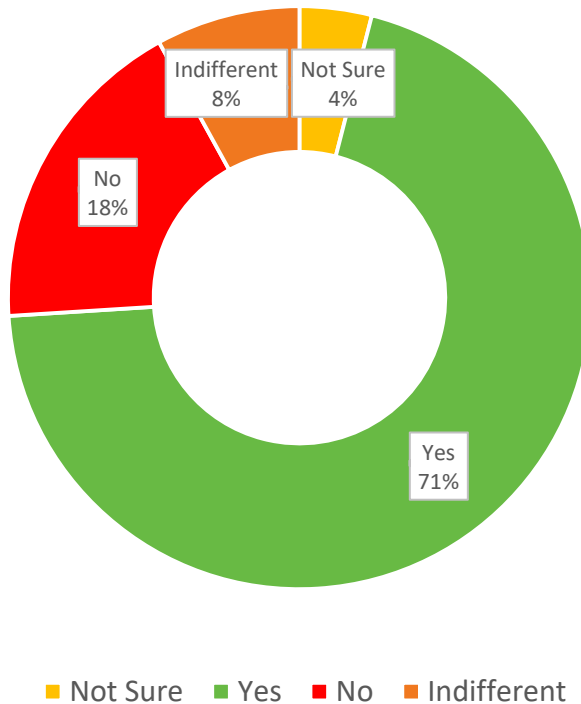
Should flexibility be given in where a Garden Suite can be located in order to protect mature trees?



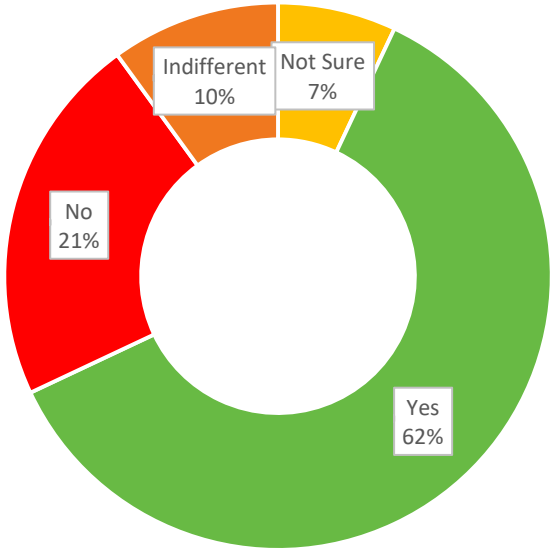
Should there be incentives (e.g. financial, permit fast-tracking, and/or other) for committing to rent a Garden Suite at an affordable rate?



Should there be incentives (e.g. financial, permit fast-tracking, and/or other) for building energy efficient and environmentally sustainable Garden Suites?



Should Garden Suites allow for uses other than living accommodations (e.g. work from home space)?



■ Not Sure ■ Yes ■ No ■ Indifferent

Attachment 3: Garden Suites Survey Written Responses

This attachment will be provided separately.