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Re: regulation of Garden Suites and Secondary Suites (otherwise known as Additional Resident Units or ARU)

Proposed Changes

1. Floor Space Index (FSI) - Proposal by the Province will override all FSI zoning requirements in zoning bylaws if the property will have a basement suite, secondary suite or Garden Suite on the property. No limit to the size of buildings on the lot. **OPPOSE**
2. Building Distance Separation - Proposal by the Province will restrict building distance separation requirements associated with any building containing a ARU to a maximum of 4 metres. i.e. a Garden Suite can be no more than 4 metres away from the main wall of the house. **OPPOSE**
3. Maximum lot coverage - Would allow at least 45% lot coverage for all buildings and structures on properties with basement suites, secondary units or Garden Suites. **OPPOSE**
4. Angular plane - Would override all angular plane requirements in zoning bylaws for Garden Suites. The intent of angular planes are to reduce the shadowing impacts of a building and is appropriate for Garden Suites and other Buildings regardless of whether they have ARUs. **OPPOSE**
5. Minimum lot size - Would override all minimum lot size/ area requirements to support having an ARU. Some lots are just too small. **OPPOSE**

There is no consideration for trees or green space. The Bylaws created by cities when city's were created should be adhered to as they know the topography of the land. Removing much needed green space and trees to absorb water is going to cause havoc to neighbouring properties.

Proper notice of this new regulation has not been afforded to the public. Our conservative MPP, Christine Hogarth did not advise any of the residents of these changes. These changes need to be brought to the Public in a manner that everyone has a chance to voice their opinion. This seems like a backdoor deal and proper consultation has not been done. Does the Clean Water Act have any precedence? Do rules apply or do we live in a world that only developers and their Lawyers have a voice.

Gaby Cordeiro