

Authority: Toronto and East York Community Council  
Item TE29.10, as adopted by City of Toronto Council on  
March 25, 26 and 27, 2026

## CITY OF TORONTO

### Bill 215

### BY-LAW -2026

**To amend Zoning By-law 569-2013, as amended, by adding area specific garden suite regulations for the lands municipally known in the year 2024 as the odd numbered addresses of 91-209 Parkmount Road, and 160 Mountjoy Avenue.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding a new Site Specific Provision (A) to Article 900.2.10 Exception Number 736 so that it reads:

(736) Exception R 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (1) On lands municipally known as the odd numbered addresses of 91-209 Parkmount Road and 160 Mountjoy Avenue, in addition to the requirements of Section 150.7, a **garden suite** must comply with Regulations (i) to (iv) below:
  - (i) Despite regulation 150.7.60.20(3)(B), the required minimum **rear yard setback** for an **ancillary building** containing a **garden suite** is 2.5 metres;
  - (ii) The area between the **ancillary building** containing a **garden suite** and the **lot line** abutting Craven Road, excluding a permitted **driveway**, and a pedestrian walkway which may have a maximum width of 1.5 metres, must be **landscaping**, of which a minimum of 75 percent of the required **landscaping** must be **soft landscaping**;
  - (iii) At least 10 percent of the rear **main wall** of an **ancillary building** containing a **garden suite** facing Craven Road, must contain openings such as doors or windows; and

- (iv) Despite regulation 150.7.60.30(1)(B), if an **ancillary building** containing a **garden suite** has a height greater than 4.0 metres, the **main wall** of the **ancillary building** containing a **garden suite** must be no less than 6.0 metres from the **main wall** of the **residential building** on the same **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Bain Ave., former City of Toronto by-law 372-78;
- (B) On or between the odd numbered addresses of 71-117 Blake St., City of Toronto by-law 136-78;
- (C) On 10 Boulton Ave., former City of Toronto by-law 22936;
- (D) On 66 Boulton Ave., former City of Toronto by-laws 370-77, 458-83 and 742-83;
- (E) On 655 Broadview Ave., former City of Toronto by-law 54-67;
- (F) On 60 Cavell Ave., 97 Cavell Ave., former City of Toronto by-law 299-75;
- (G) On 39 Harcourt Ave., former City of Toronto by-law 356-75;
- (H) On 148 Hazelwood Ave., former City of Toronto by-law 94-0737;
- (I) On 10 Hogarth Ave., former City of Toronto by-law 54-67;
- (J) On 885 Logan Ave., City of Toronto by-law 686-01;
- (K) On 24 Mountjoy Ave., former City of Toronto by-law 226-69;
- (L) On 369 Pape Ave., former City of Toronto by-law 414-78; 555-78;
- (M) On 660 Pape Ave., former City of Toronto by-law 356-75;
- (N) On 662 Pape Ave., City of Toronto by-law 533-01;
- (O) On 720 Rhodes Ave., former City of Toronto by-law 22876;
- (P) On 355 Riverdale Ave., former City of Toronto by-law 154-80;
- (Q) On or between the even numbered addresses of 100-110 Unity Rd., former City of Toronto by-laws 118-82; 474-82, 595-82, 80-84 and 229-84; and
- (R) On or between the odd numbered addresses of 887-903 Woodbine Ave., former City of Toronto by-law 273-93.

Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)