

Authority: Toronto and East York Community Council  
Item TE29.10, as adopted by City of Toronto Council on  
March 25 and 26, 2026  
City Council voted in favour of this by-law on March 26,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 7-2026 dated March 26, 2026

## CITY OF TORONTO

### BY-LAW 214-2026

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

Enacted and passed on March 26, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)