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Oct. 16, 2025

via email [teycc@toronto.ca](mailto:teycc@toronto.ca)

To: Toronto and East York Community Council  
City of Toronto  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Re:

**Item** 2025.TE26.6 - Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report

**Meeting:** Toronto and East York Committee Council Scheduled on Oct 22, 2025

### Letter of Objection

Dear Chair and Members of Committee,

We are writing to express our opposition to the zoning by-law amendment for garden suites on Parkmount Road facing Craven Road (item 2025.TE26.6) As long time residents of Parkmount Road we were disturbed to find out that this proposal was pushed forward with a lot of consultation with Craven Road residents and little to no consultation with Parkmount Road residents. We do not see this as a “win-win” situation as Councillor Fletcher suggested.

The residents on Craven Road simply do not want density increased within their line of vision. If this amendment goes through, we will not be able to ever build garden suites on our properties. This will severely limit affordable places to live in the downtown core; this would be a huge blow to living in the area long term. This would also affect those on the west side of Parkmount Rd, as if this goes through it will make it very easy for all other Garden Suite builds throughout the city to get blocked from getting built. Our property values will likely take a hit in a negative way as well, since potential buyers are limited to what they can put on their properties.

If this ban/amendment passes, this will set a precedent to ban garden suites in through lots across the city. **These cases will then empower other residents across the city to push for**

**banning garden suites in their neighbourhoods** once they see it's possible on Parkmount.

### **Background / Context**

- In October 2023, one of the residents along Parkmount Rd submitted 7 variances to the COA for review to convert an existing garage into a garden suite
- The variances included getting exemptions from the existing, set out guidelines established in the City of Toronto Garden Suite bylaws
- The COA determined the variances were not in alignment with the spirit of the garden suite bylaws and declined the variances.
- **This demonstrates the COA process works by disallowing garden suites that are too large and outside of the existing bylaws.**
- Since the incident, with this victory at the COA, a neighbourhood group has mobilized and pushed Councillor Fletcher for an **outright ban** of garden suites along Parkmount Rd (which backs onto Craven Rd)
- Councillor Fletcher invited a select group of Craven Rd residents to speak at a council meeting in July 2024 regarding a related PH14.3 agenda item in order to set the stage for a ban
- Councillor Fletcher pushed forward a [motion on July 24th, 2024](#) to order a bylaw change to ban garden suites on Craven Rd. without a study
- There was a community consultation held on Sept 19, 2024. This marks the first time the Parkmount residents have been engaged (Parkmount residents were made aware of the issue for the first time Sept 15-17, at least 2 months after Craven residents).
- The "Community Consultation" consisted of the majority of attendees (Parkmount residents, Craven residents, and urban planners) in strong opposition of the ban. Of the at least dozen that voiced opinions, only 2 were in favour of the ban (one of whom Councillor Fletcher invited to the July meeting)
- Any questions directed to City Planning was met with "City Council ordered us to make the bylaw change without a study"
- Councillor Fletcher did not respond to any questions posed to her on the call - defeating the purpose of a "Community Consultation"

That takes us to today

- The Toronto and East York Community Council will vote on this on October 24th before it is brought before the full city council for vote in November
- **We are appealing to you as a City Councillor that believes in expanding housing options within the city to urge you to shut down the ban / order a proper study**

### **Arguments Put Forward by Councillor Fletcher and those supporting the ban**

Here are some of the arguments Paula and the residents of Craven Rd. have been pushing in favour of the ban (along with counter arguments):

- **Craven Rd is not a lane, therefore laneway homes shouldn't be allowed and that garden suites shouldn't be allowed on lots that are not "landlocked":**
  - Paula's argument is that Craven Rd. is not a *lane* (it's a street) so *laneway* homes shouldn't be allowed.
  - We are not in disagreement here. Residents on Parkmount wish to preserve their as-of-right right to construct a **garden suite**, not a *laneway* home

- Paula continues to push this false narrative that Parkmount residents want to preserve the right to a *laneway* suite, when it's that we want to preserve our right to a *garden* suite
- Additionally, Paula doesn't believe Parkmount residents should be allowed a garden suite since it's not landlocked (the backyard of Parkmount homes don't have a back fence) and because Parkmount lots don't back onto another garden, then a garden suite is inappropriate
- However, the City Planners have clarified the definition of a garden is **not** in alignment with how Councillor Fletcher characterizes it and the lots on the Parkmount side would qualify for a **garden suite with a through lot** (e.g., homes that don't have a back fence)
- Garden suites on through lots already have stated in the bylaws that the back setback must be 1.5m and if it's a through lot with parking, it must be 6m (see [Garden Suite Bylaws 150.7.60.20 Setbacks](#) (under 3 & 4 - "Garden Suite on Through Lot - Rear Yard Setback" and "Garden suite containing a Parking Space on Through Lot - Rear Yard Setback"
- Paula's proposed bylaw change is both punishing for Parkmount residents while redundant based on current garden suite bylaws. The bylaws already protect Craven Rd. residents
- **There is only 4.5m between the Craven Rd side and the Parkmount side**
  - This is a narrative that Paula and Craven Rd. residents continue to perpetuate which is factually incorrect
  - The city planners have clarified that the **right-of-way (ROW) is 6.1m** (the road itself is 4.5m)
- **Craven Rd is "unique" filled with "tiny homes" and "tiny bungalows"**
  - Councillor Fletcher and Craven Rd. residents define Craven as "unique" due to the "tiny" homes and the fact there are little setbacks on the Craven Rd homes
  - To date, Councillor Fletcher has not produced any data backing up her claims the homes along Craven in the affected area are "tiny" or "mostly bungalows"
  - Some **Statistics** (based on data compiled from the City of Toronto Property Data, Nov 2023 with some corrections with incorrect/old data):
    - **Number of homes:** 44
    - **Average number of stories:** 1.8 (i.e. *not* mostly bungalows)
    - **Average lot size:** 1,446 sq ft; **Median lot size:** 1,248 sq ft
    - **Average Lot Width:** 18.1 ft; **Median Lot Width:** 17.0 ft
    - **% of homes with 2 or more stories:** 61%
  - As you can see, these are **not** as tiny as Councillor Fletcher would have you believe
    - The average is nearly 2 stories (shooting down her assertion of mostly bungalows)
    - The average lot size (1,446) is equivalent to a semi on a 14.5'x100' lot in Toronto which is pretty common (shooting down the assertion they're mostly tiny)
  - As for setbacks, Craven Rd. used to be called "Erie Terrace LANE". It used to be a lane before it was deemed a street by the city. It is because of this history that Craven Rd. homes are built with no setbacks.
  - Parkmount Rd residents should not be punished given there are nearly no setbacks on the Craven Rd. side of the street given a garden suite on the Parkmount side would require adherence to the setback rules of garden suites on through lots (1.5m setback if no parking; 6.0m setback if there is parking)
  - Along with the existing 6.1m ROW, there is ample room for a garden suite as this

is larger than a lane (even though it's not a laneway suite) and would be similar to a large garage (and garages already exist along this stretch)

- **The Garden Suites would tower over the "single family small homes" characteristic of Craven Rd.**
  - While it is true that historically, many of the homes on Craven Rd. are small, the street is rapidly changing and homes on Craven are getting larger and larger
  - Many homes on Craven, particularly on the southern end of the proposed ban, are almost exclusively all 2 stories or taller (with multiple 3 story homes)
  - Craven Rd. residents want to preserve the character of the neighbourhood by fighting against density on the Parkmount side, but continue to rebuild/modify the existing homes on their side of the street with larger and larger homes
  - This is extremely hypocritical - that Craven Rd. residents can continue to build their homes higher while the Parkmount side is banned from garden suites
- **The Craven Rd. residents don't want to look into/at a garden suite**
  - They're already looking at (old), beat up garages. The difference is they would look at the back of a garden suite. They're looking at a wall either way
  - In fact, encouraging people to rebuild their garages would be a good thing to increase the curb appeal of the neighbourhood
- **There was already an attempt to build a 5-bedroom "laneway" suite and there will be more**
  - The case that started all this was an application to the Committee of Adjustments from 169 Parkmount to build a garden suite over an existing garage.
  - This application had over 7 variances and was ultimately rejected by the COA. **This demonstrates the current process with the COA works.**
  - Arguably, the proposed suite was too large and was (rightfully) rejected by the COA, demonstrating the process and existing bylaws already work
  - **Craven Rd. residents looking to outright ban garden suites on the Parkmount side is both redundant, and unfairly punishes the Parkmount side for those looking to build a garden suite within the existing garden suite bylaws**
- **Craven Rd is "unique" with its narrow street and small homes**
  - Undoubtedly, Craven has its unique characteristics and charm
  - However, the homes along the road are already experiencing rapid transformation, and many of the small homes are being rebuilt/additional floors being added
  - There are no bylaws preserving the density/size of the small homes to preserve the characteristic of the neighbourhood.
  - **If the neighbourhood wishes to preserve the neighbourhood, through banning garden suites on the Parkmount side, they should also not be allowed to add density.** Those homes should all be designated heritage status, preventing major updates without permission

### **Impact to You and Your Constituents**

- Councillor Fletcher has brought into question whether garden suites should be allowed on **through lots**
- While Councillor Fletcher has stated Craven Rd. is "unique" in this way, we have identified several other streets around the city that this could set a precedent for. So a **ban on through-lot garden suites on Parkmount will likely have implications across**

**the city** - first with other properties on through lots and then empowering other groups that believe, like Craven Rd., are “unique” and therefore deserve a special exemption. This will further **bog down development** of alternative housing options, at a time when very few garden & laneway suites are being built (as of Spring 2024, only 6 have been built across the city and a few hundred applications)

- Residents looking to build a garden suite are using it as an alternative housing option to house themselves and their families, freeing up valuable rental stock in the city. More supply everywhere across the city, especially near transit hubs (as this area in question is as it's 300m from Coxwell station) is a net benefit for the **entire** City of Toronto

### **Next Steps / What you Can do**

- Paula Fletcher is planning on bringing this to vote on [October 24th](#) (a meeting which you chair)
- As Paula is not listening to some of her constituents (she's only listening to Craven residents), and if this bylaw gets voted through, this will have **larger city-wide impacts for the future of garden suites**. This issue needs awareness from **ALL** councillors. More residents will demand a ban saying they are "special" like Craven (with the next street being Ashdale targeted for similar reasons as Parkmount)
- Please help in bringing awareness to other councillors and challenging / bringing up the proposed bylaw change in City Council meetings & Toronto & East York Community Council Meetings. **Paula is trying to push this through under the radar which is why me and my neighbours are trying to bring awareness to this issue through other councillors.**
- **Vote NO** to the ban on Parkmount Rd / Craven Rd.

Could you please acknowledge receipt of this and let us know your opinion on the matter.

We are firm believers in expanding housing options and this proposed ban, even with the considerations of the residents of Craven Rd taken into account, are in the wrong step. You, as both my city councillor, and as the Chair on the Toronto and East York Community Council can make a meaningful difference.

We are happy to speak to you anytime to better voice our concerns.

Yours Truly,

*Hilary & Peter Gray  
127 Parkmount Road*