

Toronto and East York Community Council

October 22, 2025 – [TE26.6](#)

Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road

Time: 10:00 AM

Ward: 14 - Toronto - Danforth

Dear Chair and Members of the Toronto and East York Community Council,

**Re: Support for Draft Zoning By-law Amendment for
Garden Suites on Parkmount Road Facing Craven Road,
Planning Application Number 24 198104 SPS 00 OZ**

The City Planners have given a good proposal in their final report, and we the undersigned residents of Craven Road support it. We think it is a reasonable compromise. It is less than what we wanted, since on other streets in the city, all new builds need to stand 6 meters back from a road. However, we want to accept this amendment, because the City has done a lot of work and a lot of research and we appreciate that consideration.

The proposed 2.6-meter setback is reasonable given that – contrary to most local roads in Toronto, where the right-of-way width is 15 to 22 meters – Craven Road has a 6.1-meter right-of-way. Applying a 11 meter house-to-garden-suite distance takes into account the fact that this street is a genuinely rare anomaly in the city. O’Leary Avenue is the only other street that might fit into these criteria, so we are confident that the City Planners’ proposal will not inspire an onslaught of “me too” requests, simply because Craven Road is extremely narrow, a whole street of throughlots is extremely rare, and the proposed extra 1.1-meter setback is extremely minor.

There are lots of changes coming through the Expanding Housing Options in Neighbourhoods (EHON) process, and Craven Road is happy to continue to be part of this densification. It is good to see that the City is willing to look carefully at genuine edge cases, as it makes residents feel heard and ensures that quality of life is maintained while respecting the urgency of the housing crisis. We feel these proposed changes have been crafted in a thoughtful and careful manner.

The 2023 Committee of Adjustment (COA) process that started this whole debate was a huge learning curve for Craven Road residents. We learned all about City planning procedures and attended many planning and housing meetings at City Hall, where we had the opportunity to chat with our Councillor, as any other constituents can do. It took a tremendous amount of time, effort and financial outlay to deal with the Parkmount homeowner’s appeal that was submitted at the Toronto Local Appeal Body (TLAB), and we are cautiously optimistic that this new proposal will give the COA clear guidance regarding future garden suites on the Parkmount Road throughlots. This will save all the residents a lot of effort dealing with applications for variances on a case-by-case basis at the COA.

In addition, we are glad that the City is giving consideration to protecting our urban canopy so that Toronto can reach its goals of a 40% canopy cover by 2050.

We further trust that the City will take steps to ensure that construction of garden suites on the west side of Craven does not unduly block access on this very narrow street. Craven Road is 4.5 meters wide, and a typical construction dumpster is 2.4 meters wide, leaving as little as 2.1 meters width for delivery trucks and emergency vehicles to squeeze by. Attached are some photos of blockages we have experienced in recent years.

We respectfully recommend that the Council adopt this minor but essential proposed amendment, and thank the Council for its consideration, the City Planners for their work, and Councillor Paula Fletcher for helping us find a compromise with our Parkmount Road neighbours.

Yours faithfully,

Claudia Aenishanslin

Craven Road Resident

Attachments: Photos of trucks and construction vehicles blocking Craven Road.







Removal of healthy pine tree over 30 cm in diameter to make way for a planned garden suite:

