



DON MILLS RESIDENTS INC.

May 19th, 2026

City Council
Attention to Sylwia Przewdziecki
Email: councilmeeting@toronto.ca

Item – 2026.NY32.2 - 8 Parmbelle Crescent

Dear Mayor Chow and Members of the City Council:

The Don Mills Residents Inc. (DMRI) strongly supports Motion 1 before the City Council to refuse the above application. This application was refused by the North York Community Council (NYCC) on 29 April 2026 based on the Staff report from the Community Planning North York dated 13 April 2026 based on non-conformity with the Official Plan and compatibility with the established neighbourhood character. Area residents showed up in large numbers at the Community Consultation Meeting and were deputing in writing and in person at the NYCC expressing their concerns about this development.

Preamble

8 Parmbelle Crescent application is in a very stable neighbourhood bounded by Don Mills Road/the Don River along the west, the DVP on the east, York Mills on the north and Lawrence Avenue East on the south. It consists of original single storey bungalows, with renovations and number two to two and half storey new rebuilds. New developments have respectfully preserved the general character of the neighbourhood, with the front yard setbacks and mature tree canopy. The idea of Don Mills Garden City planning with lots of crescents, dead end, winding streets, and lot of green space was implemented here. Consequently, there are many streets which do not have sidewalks and, therefore, during winter months are struggling with tertiary priority for street snow clearing. The access to public transport is limited (an infrequent schedule), a JK-Grade 5 public school is 10 minutes from this location (much longer from other locations), and there are no accessible amenities (corner store, café, services) within 15 minutes walking distance but ample access to parks and green spaces.

Development Application

“Application to Amend the Zoning By-Law to rezone the subject property to permit four three-storey freehold townhouse dwellings”.

The above description indicates a rezoning of the above property for this specific site. The property is currently in an RD zone; hence the application should indicate rezoning to an RT zone, severance to 4 lots to allow freehold dwellings, as well as amendments to many

associated zoning by-laws. This is a request is for the exclusionary zoning for this property. There is no mention of an application for lot severance as a part of ZBA application According to the Draft Zoning By-Law Amendment submitted by the developer's team on August 15, 2025 The Applicant team is requesting to create an exclusionary zone for this specific address, which does not respect current RD zoning for this property, nor those RT zones around the City.

This development does not respect Policy 4.1.5 of the City of Toronto Official Plan for lands that are designated "Neighbourhoods" to respect and reinforce the existing neighbourhood's physical attributes.

Re-zoning

This application seeks to create a site-specific RT zone for a single address within a stable RD-zoned neighbourhood. This represents exclusionary, ad hoc zoning that is inconsistent with the surrounding zoning, the City's broader multiplex framework and strongly opposed by residents.

Approval would create a precedent for hundreds of similar lots in Don Mills, fundamentally altering the neighbourhood's lot fabric, tree canopy, and infrastructure demands.

Not Gentle Intensification and Not Affordable Housing

The proposed four freehold townhouses are expected to sell for \$2-3 million, offering no affordability benefit and no contribution to the City's rental stock. This is not a gentle intensification. It does not contribute to the existing community.

The City's multiplex By-law already provides for alternative, appropriate path to increase density in residential neighbourhoods. This application bypasses that path completely.

Infrastructure and Complete Community

Current infrastructure does not support frequent access to public transit, walkable amenities (shops, cafes, schools, services), missing sidewalks on many streets especially challenging access in winter are demonstrating **limitation of existing services and the City's goals for complete communities.**

Built Form, Massing, and Safety

The proposed development has the following impact on the neighbours:

a. *Driveways*

The lot frontage of 21.9 m has 10.4 m taken by four driveways (2 of width 5.2 m) on the pie-shaped lot, which is potentially a safety problem when reversing into the street bend and parked cars on the street. Due to the location of this property, there may be more than one car per each townhouse which will lead to paved front yard.

Almost 50% of front yard is taken by the driveway exceeding RD permission.

b. *Height of side walls*

The permitted height of the side walls in RD zone is 9 m with the side yard setbacks of 1.8 m increasing by 0.6 m for each floor above the first floor. This proposal has 11.5 m high walls at 1.8 m from side property lines towering over the adjacent properties.

Massing of the proposed development, a box 11.5 high and 18.3 m wide does represent a gentle intensification of this neighbourhood. Proposed balconies at the third level are overlooking neighbours' properties and infringe on their privacy.

Sidewall height of 11.5 m exceeds the permission of side yard setbacks of 1.8 m.

c. *Number of storeys*

The proposed development is more like 4 storeys, with the garage at grade and main (first) floor at 2.0 m above the established grade.

This is four storeys building.

d. *Third floor balconies are overlooking adjacent properties.*

These elements collectively create unacceptable massing, sensitivity to neighbourhood, and safety concerns.

Trees and landscaping

There is a concern about mature front yard trees on either side of this property. Proximity of trees adjacent to number 6 Parmbelle which are just 1m from the paved driveway are of a grave concern because of impact on roots of these trees. Mature front yard trees on either side of this property storage of material and construction waste, and excavation in the vicinity of trees may damage their roots. Front yard access to each of the fourplexes and access from the basement and elevated ground floor decks is further decreasing area for soft landscaping.

The proposal significantly diminishes the front yard green space that defines the Don Mills Garden City plan.

Conclusion

This development does not advance the City's housing objectives, does not provide affordability, and does not respect the established character of the neighbourhood. It introduces significant built form, environmental, and infrastructure impacts and sets a harmful precedent for the broader Don Mills area.

Sincerely,

Vera Straka
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