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DELIVERED BY EMAIL
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City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

[Salutation]

**Re: City Council Meeting – May 20-22, 2026
Agenda Item NY32.2
8 Parmbelle Crescent, Toronto
Letter of Opposition**

We are legal counsel to Stephen and Wendy Cole, the long-time residents and owners of 12 Barnwood Court, Toronto. The Coles' home is located immediately to the south of 8 Parmbelle Crescent, Toronto (“**Property**”) and will be adversely affected by the proposed redevelopment of this Property as contemplated by the subject application.

We write further to our April 24, 2026 letter to North York Community Council to express our clients' opposition to the proposed zoning by-law amendment that would facilitate the redevelopment of 8 Parmbelle Crescent with four, 3-storey freehold townhouses (“**Application**”).

We ask Council to follow North York Community Council's unanimous April 29, 2026 decision to recommend that City Council refuse the Application.

City staff, North York Community Council and our clients' land use planning expert all agree that the Application does not conform with the City of Toronto Official Plan and should be refused.

In support of our clients' position, we previously submitted:

1. a planning opinion from Michael Manett, MCIP, RPP dated April 24, 2026, which provides a detailed rationale that demonstrates how the Application does not have regard for matters of provincial interest set out in s. 2 of the *Planning Act*, is not consistent with the Provincial Planning Statement, 2024 and does not conform with the City of Toronto Official Plan; and

2. a peer review from Ashish Shukla, P. Eng., of C.F. Crozier & Associates Inc. of the Functional Servicing and Stormwater Management Report submitted with the Application, which identifies technical deficiencies with the report and the need for a hydrogeological report.

Both the planning opinion and engineering peer review identify fundamental concerns with the Application that justify its refusal.

Critically, the Application does not conform with the Toronto Official Plan as it fails to respect and reinforce the existing character of the Neighbourhoods designation. In summary, the Application is deficient for the following reasons.

- The proposed townhouse development represents a significant departure from the existing built form and lot pattern of Parmbelle Crescent, which is characterized by detached single-family homes on spacious lots. There is no precedent in the surrounding area for this type of townhouse development.
- The application will significantly alter the existing lot fabric in this neighbourhood by creating four lots where there is now a single lot. There is no comparable lot configuration in the immediate or surrounding area.
- The proposed density and massing are excessive relative to the size and configuration of the lot.
- The application will create unacceptable overlook conditions and will seriously diminish the privacy and character of adjacent properties.
- The application will significantly impact the existing, mature trees on the lot in a manner that will not maintain the character of the neighbourhood.
- The City staff report confirms that a hydrogeological study is required, but has not been submitted.

Conclusion

We respectfully ask that City Council decide to refuse the Application on the basis that it does not conform with the Toronto Official Plan.

Please provide the undersigned with notice of any decisions regarding this item.

Yours truly,

BORDEN LADNER GERVAIS LLP



Lee English

cc Stephen and Wendy Cole
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