

8 Parmbelle Crescent - Zoning Amendment Application – Final Report - Refusal

Date: April 13, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Number: 25 211052 NNY 16 OZ

SUMMARY

This Report recommends refusal of the application to amend the Zoning By-law to permit four three-storey (11.5 metres) townhouse dwelling units with one parking space within an integral garage for each unit at 8 Parmbelle Crescent.

The proposal does not conform with the Toronto Official Plan (2024), as it fails to respect and reinforce the existing character of the Neighbourhoods designation.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council refuse the application for Zoning By-law Amendment (Application No. 25 211052 NNY 16 OZ) for the lands municipally known as 8 Parmbelle Crescent for the reasons identified in this Report.
2. City Council authorize the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal.
3. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation meeting was held on March 11, 2025. The current application was initially submitted on August 15, 2025 and deemed complete on February 9, 2026. A Community Consultation meeting with an expanded notification area was held virtually on April 1, 2026. Community Consultation is summarized in the Comments section of this Report.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located within a neighbourhood predominantly characterized by detached dwellings. It has an area of approximately 1,146 square metres, with a frontage of approximately 22 metres along Parmbelle Crescent and a depth of approximately 33 metres.

Surrounding Uses

- North: Detached dwellings
- East: Detached dwellings
- South: Detached dwellings, Three Valleys Park, Three Valleys School and Church of Our Saviours
- West: Detached dwellings and Donalda Golf Club

THE APPLICATION

Description

The subject site is proposed to be redeveloped with four three-storey townhouse dwellings by demolishing and replacing the existing detached dwelling. The proposed site plan is shown in Attachment 5. Each townhouse would front on to Parmbelle Crescent, with individual frontages and access via a single driveway leading to an integral garage. The development provides one parking space per unit. Lot areas range from 228 m² to 377 m², lot frontages vary between 4.78 m and 6.33 m, and the building height is 11.5m.

Density

The proposal has a density of 0.88 times the area of the lot.

Residential Component

The proposal includes 4 dwelling units which are all three-bedroom units.

Access and Parking

The proposal includes a total of 4 vehicular parking spaces (one for each unit) which are in form of an integral garage. Access to the site is provided through two shared driveways between two townhouse units.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/8ParmbelleCres

Reasons for Application

The applicant has submitted an application to amend Zoning By-law 569-2013 to permit townhouses in the Residential Detached Zone (RD) and to amend performance standards for matters such as: minimum lot frontage, minimum lot area, minimum side yard setback, driveway width and minimum front yard landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 11, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on February 9, 2026 and deemed complete on February 9, 2026 satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/8ParmbelleCres

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates the subject site as Neighbourhood. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Toronto's *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Zoning

The subject site is zoned RD (f21.0; a975; (x70)) - Residential Detached Zone under Zoning By-law 569-2013. The Residential Detached zoning category permits Dwelling Unit, Municipal Shelter and Park are permitted and a Dwelling Unit is permitted in the form of a Detached House, Duplex, Triplex, and Fourplex. See Attachment 4 of this Report for the existing Zoning By-law Map.

The following are the development standards under RD zone and exception 70:

- Minimum Lot Frontage: 21.0 m
- Minimum Lot Area: 975 m²
- Minimum Rear Yard Setback: 7.5 m
- Maximum Building Height: 11.5 m
- Exception 70 establishes a minimum front yard setback of 9.0 m and a minimum side yard setback of 1.8 m for a one-storey building, with an additional 0.6 m required for each additional storey. For a detached dwelling with a flat roof, the maximum permitted building height is 9.5 metres when three storeys are allowed.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On April 1, 2026, a community consultation meeting took place. The meeting was attended by the Ward Councillor, the Applicant, Community Planning staff and approximately 120 members of the public. Following presentations by City staff and the Applicant the following concerns and comments were raised by residents:

- Residents indicated that the proposal represents a significant departure from the existing physical character of the neighbourhood, which is predominantly low-density, single-detached dwellings on wide lots. Concerns were raised that the proposed built form, massing, and lot configuration are incompatible and do not respect or reinforce the established streetscape.
- The proposal constitutes over-intensification on a single lot and does not represent “gentle density.” Residents expressed that approval may set a precedent for similar applications, potentially resulting in broader changes to the neighbourhood character over time.
- Increased vehicular traffic on a low-volume residential street; insufficient on-site parking, with spillover onto the street; driveway design and multiple curb cuts, raising safety concerns; absence of sidewalks, contributing to pedestrian safety risks.
- Questions were raised regarding the capacity of existing infrastructure, including local schools (already at or near capacity), municipal services
- Residents raised concerns regarding loss of privacy, including overlooking from upper-storey windows and balconies, and reduced separation between properties and impacts on backyard amenity areas.
- The proposed height and massing were identified as concerns.
- Residents emphasized the importance of the existing mature tree canopy and landscaped character. Concerns included: potential loss or damage to trees, increased hardscaping (driveways and paved areas), and impacts on the overall green character of the street.
- Residents noted existing drainage challenges in the area and raised concerns that the proposal may: increase surface runoff, contribute to flooding or basement water issues, and place additional pressure on existing stormwater systems.
- Residents questioned how the site would accommodate snow storage and removal, and garbage and recycling collection, given limited frontage and driveway configuration.

- Several residents expressed the view that the proposal does not address “missing middle” housing, noting that the units are anticipated to be high-end and not affordable, and therefore may not meet broader housing needs.
- One participant expressed support for the proposal, noting that the neighbourhood currently lacks attainable housing options for new families. It was suggested that developments of this type could provide more affordable alternatives to large single-detached dwellings.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) (PPS 2024).

Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.

The Provincial Planning Statement (PPS) requires that Official Plans identify provincial interests and establish clear land use designations and policies to guide development to appropriate locations. Planning authorities must ensure that their official plans remain consistent with the PPS and that planning decisions implement these policies.

The proposed developed is located within a Neighbourhoods designation in the Official Plan that allows consideration of a variety of lower scale residential buildings subject to development criteria, consisting of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments that are four storeys or less. The proposal is consistent with the PPS.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

The subject site is designated *Neighbourhoods* in the City of Toronto Official Plan. Policy 2.3.1.1 of the Official Plan requires that development within Neighbourhoods respect and reinforce the existing physical character of the area, including the established pattern of buildings, streetscapes, and open spaces.

Neighbourhoods are considered physically stable low-rise residential areas and development within these areas is required to respect and reinforce the existing physical character of the surrounding geographic neighbourhood. The geographic neighbourhood is characterized by a stable pattern of low-rise detached dwellings within an RD zone. While lot sizes and frontages vary across the area, they generally reflect larger lotting patterns with generous frontages, consistent setbacks, and landscaped front yards. The immediate context, which is of greatest relevance, is zoned RD (f21.0; a975) (x.70), requiring a minimum frontage of 21 metres and a minimum lot area of 975 m², reinforcing the prevailing pattern of spacious lots and low-density built form. The broader context also comprises RD-zoned lands with varying performance standards; however, these similarly maintain relatively large lot area requirements (approximately 550–1,100 m²) and frontages (approximately 15–30 metres), with detached dwellings as the predominant housing type. A two-storey townhouse development located at 52 Three Valleys Drive, further east of the subject site, is situated within a C1 (General Commercial) Zone under former City of North York By-law 7625 and does not represent the prevailing residential character of the geographic neighbourhood.

The proposal seeks to redevelop the property with four 3-storey townhouse dwellings replacing the existing detached dwelling. While townhouses are listed as a permitted housing form in *Neighbourhoods*, development must still satisfy the Official Plan’s policies regarding built form compatibility and neighbourhood character.

Policy 4.1.5 requires that development in established Neighbourhoods respect and reinforce the existing physical character of each geographic neighbourhood, including elements such as:

- prevailing building type
- prevailing lot sizes and configuration
- prevailing building massing and scale
- prevailing setbacks of buildings from streets and neighboring buildings
- prevailing landscaped open space

The surrounding neighbourhood is primarily composed of single detached dwellings on relatively wide lots having a frontage requirement of a minimum of 21 metres and a minimum lot area of 975 square metres. These large lots allow for dwellings with consistent front yard setbacks of approximately 9 metres, landscaped front yards, and a low-density building massing and scale. This established pattern creates a cohesive streetscape characterized by uniform spacing, generous landscaping, and a consistent rhythm along Pambelle Crescent. The following table compares the applicable zoning standards with the proposed development:

	Zoning By-law 569-2013	Proposal
Housing Type	Detached Houses, Duplexes, Triplexes and fourplexes	Townhouses
Lot Area	975 square metres	228 – 377 square metres
Lot Coverage	30%	33.8%
Lot Frontage	21 metres	4.77 – 6.34 metres
Front Yard Setback	Approximately 9 metres	9 metres
Rear Yard Setback	8 metres	9.11 – 13.56 metres

Side Yard Setback	3.6 metres	1.8 metres
Front Yard Soft Landscaping	75%	59%
Height	11.5 metres, 3 Storeys	11.5 metres, 4 Storeys

Alternatively, the proposed development would facilitate the creation of four narrow townhouse with lot frontages of approximately 4.77 metres and a lot area of 228 square metres, introducing a more intensive built form not found within the immediate geographic neighbourhood where the RD zone applies, with minimum lot standards of 975 m² in area and 21 metres of frontage. These narrow lot frontages occupied by mostly driveways would alter the established lot pattern, disrupt the streetscape rhythm, and reduce the landscaped character that currently defines the street.

Although the applicant has described their proposal as a 3-storey townhouse development, Toronto Buildings has reviewed the plans and as per the existing Zoning By-law defines these units as 4-storey townhouses.

In term of housing type, the surrounding area is characterized by single detached dwellings. In contrast, the proposal introduces townhouses as a new housing type that is not existing in this Residential detached zone.

As a whole, this proposal would be proposing a more intensive built form and multiple driveways, altering the established lot pattern and streetscape character. As a result, the proposal does not respect and reinforce the prevailing built form, lot size and configuration, setbacks, and landscaped character of the neighbourhood, and is contrary to Policies 2.3.1.1 and 4.1.5 of the Official Plan.

Servicing

Engineering Review staff have advised that additional technical information is required in order to complete a full assessment of the servicing capacity for the proposed development. In particular, a sanitary servicing analysis has not yet been submitted by the applicant. This analysis is required to determine whether sufficient downstream sanitary sewer capacity exists to accommodate the proposed development.

In addition, staff require the results of a hydrant flow test to demonstrate that adequate water pressure is available within the existing watermain to properly service the development and meet applicable fire protection requirements.

Road Widening

Transportation Services has been advised by the Land and Property Services Group that no road widening is required for the site under the Official Plan. The proposed development is not expected to result in any modifications to the adjacent public road network.

Access and Parking

Access to the site is proposed from two shared driveways between two townhouse units onto Parmbelle Crescent. The driveways are approximately 2.6 metres at the curb and flare to 2.75 metres when entering the garage. Although the driveway access is not a concern from a transportation perspective, and as noted above, lots having a minimum width of 4.77 metres leaves limited opportunity for front yard landscaping.

Parking requirements for the site are governed by Zoning By-law 569-2013, as amended by Zoning By-law 89-2022. Under the applicable provisions, no parking spaces are required. The proposal includes four parking spaces, with one space provided within an enclosed garage for each townhouse unit, which is considered acceptable.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The application proposes the removal of one City-owned tree and injuries to one City-owned tree and one privately owned by-law protected tree.

Urban Forestry has concerns that the proposal does not adequately demonstrate the protection of the two healthy trees located near the proposed driveway, as the driveway is shown less than one metre from the base of the trees and the mitigation measures are not considered satisfactory. Urban Forestry also objects to the removal of these trees for a proposed driveway. In addition, the current driveway configuration does not allow for new tree planting along approximately 18 metres of frontage on Parmbelle Crescent. Street tree planting is a requirement of Toronto Green Standard version 4 EC 1.2, Trees Along Street Frontages.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

The following performance measures are not achieved by the applicant:

- EC1.2 - Trees Along Street Frontage
- AQ 1.3 Electric Vehicle Infrastructure
- SW 1.1 – Waste Collection and Storage
- WQ 1.1 – Erosion & Sediment Control
- WQ 2.1 – Stormwater Balance
- WQ 2.2 – Stormwater Retention & Reuse
- WQ 3.1 – Total Suspended Solids (TSS)

Summary of Issues to be Resolved

Based on the review of the application, the following issues have not been addressed and need to be resolved in order for redevelopment to proceed on the subject site.

- Housing type, lot area, lot frontage and fit of the development within the existing and planned context;
- Front yard landscaping;
- Side yard setbacks and separation distances, including relationships to, and impacts on, adjacent properties;

Further Issues

Should the decision to refuse the application be appealed to the Ontario Land Tribunal, and Staff continue to receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

In the event that the matter is appealed to the Ontario Land Tribunal (OLT), in whole or in part, City Council authorize the City Solicitor to request that the issuance of any Final Order be withheld until such time as the City Solicitor advises that the owner has at its sole cost and expense, to the satisfaction of the appropriate City Officials:

1. Submitted the final form and content of the draft Zoning By-law Amendment;
2. The owner has addressed all outstanding comments as outlined in the Development Engineering memorandum dated March 11, 2026, to the satisfaction of the Director, Engineering Review, Development Review

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the Official Plan. The proposal does not conform to the Toronto Official Plan, particularly as it relates to built form, reinforcing the existing context, and not adversely impacting the stability of the neighbourhood (Policies 2.3.1.1 and 4.1.5).

The proposal fails to respect and reinforce the prevailing lotting pattern, built form, and spatial character of the surrounding area, which is defined by detached dwellings on wide lots with consistent setbacks and landscaped front yards. The introduction of multiple townhouse units on one parcel together with multiple curb cuts and reduced landscaped open space disrupt the established streetscape and existing landscape character, resulting in a form and intensity that is not compatible with the existing context.

The proposal does not represent good planning and is not in the public interest. Staff recommend that Council refuse the application.

CONTACT

Mina Rahimi, Planner
Tel. No.: (416) 392-2533
E-mail: mina.rahimi@toronto.ca

SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 8 PARMBELLE CRESCENT
Date Received: August 15, 2025
Application Number: 25 211052 NNY 16 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Rezoning proposes four freehold 3-storey townhouse dwellings on the Subject Property.

Applicant	Agent	Architect	Owner
MAJID NEJAD			MAJID BAGHER-NEJAD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,146 Frontage (m): 22 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	261		395	395
Residential GFA (sq m):	261		1,018	1,018
Non-Residential GFA (sq m):				
Total GFA (sq m):	261		1,018	1,018
Height - Storeys:	1		3	3
Height - Metres:	3		12	12

Lot Coverage Ratio (%): 34.5 Floor Space Index: 0.89

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,018	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		4	4
Condominium:				
Other:				
Total Units:	1		4	4

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					4
Total Units:					4

Parking and Loading

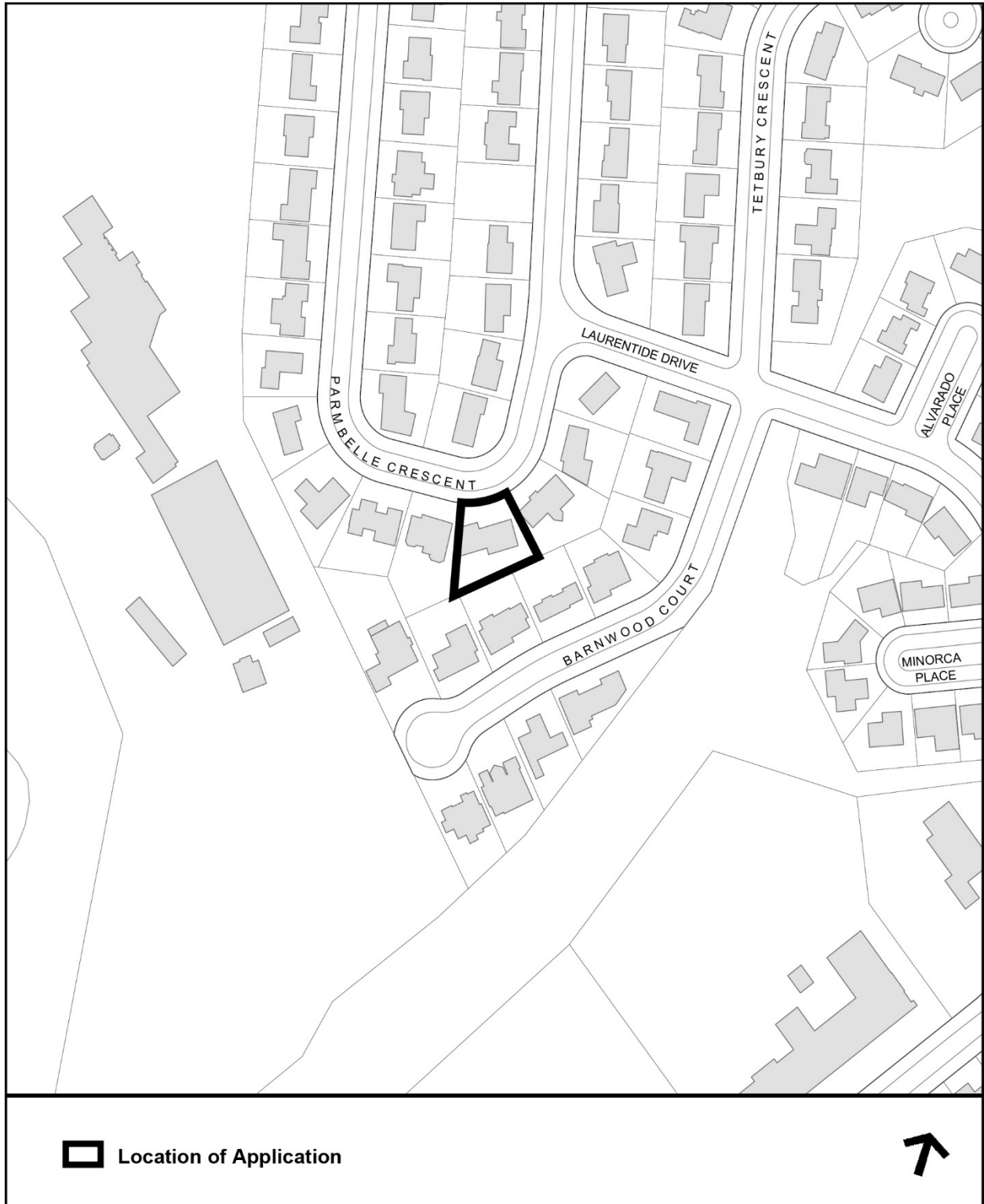
Parking Spaces: 4 Bicycle Parking Spaces: Loading Docks:

CONTACT:

Mina Rahimi, Planner

mina.rahimi@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #19

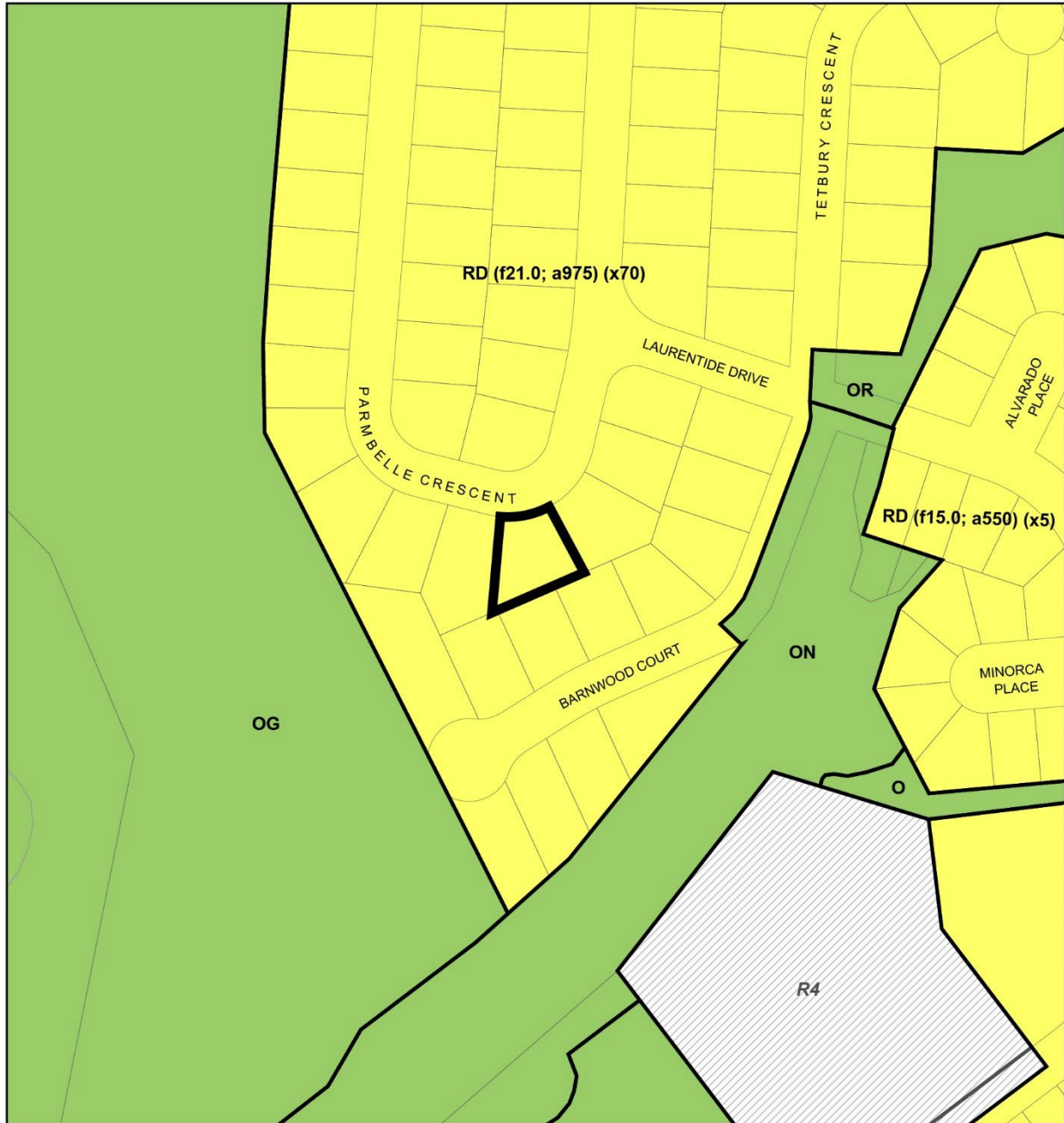
8 Parmbelle Crescent

File # 25 211052 NNY 16 0Z



↑
Not to Scale
Extracted: 08/18/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

8 Parmbelle Crescent

File # 25 211052 NNY 16 0Z

Location of Application

- RD Residential Detached
- O Open Space
- ON Open Space Natural
- OR Open Space Recreation

OG Open Space Golf Course

See Former City of North York By-law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone



Not to Scale
Extracted: 08/18/2025

Attachment 5: Site Plan

