



DON MILLS RESIDENTS INC.

April 27th, 2026

North York Community Council
Attention to Matthew Green
Email: nycc@toronto.ca

RE: NY32.2 - 8 Parmbelle Crescent

Dear Mr. Pasternak and members of the Community Council:

The Don Mills Residents Inc. (DMRI) fully supports local residents who showed up in large numbers at the Community Consultation Meeting expressing their concerns about this development. We agree with the Staff report from the Community Planning North York dated 13 April 2026 to refuse this application.

Preamble

The above development 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. It followed the original idea of Don Mills Garden City planning with lots of crescents, dead end, winding streets, and lot of green space. 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.

The 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 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, it appears that the 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.

The DMRI opposes the proposed rezoning for the following reasons:

1. The DMRI believes that zoning By-Law amendments for an executional zoning should be considered only based on a submission of detailed evidence that local neighbour supports it. The application before you do not support a gentle intensification in deeply residential enclave or an access to more affordable housing or access to transport. According to prices of similar townhouse developments in the area, sale price is from over two to over three million. What is the benefit to the community?
2. The DMRI has been supporting of gentle intensification in our residential neighbourhoods, providing there is an investment in infrastructure (all services, sidewalks), planning for complete communities, and respecting established character of neighbourhoods. There is a limit on how the proposed application if it becomes a precedence for similar applications would impact on the services who currently received and not upgraded?
3. 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.
 - 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.

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.

d. 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. about 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.

Conclusion

This development does not respond to missing middle developments which would allow the first-time buyers or those who seek access to alternate to apartment living in this neighbourhood due to beyond affordable prices. This property could be intensified using the existing multiplex by-law regulations, but the height and density of the structures currently proposed only serve to financially aggrandize the developer, push up the price of nearby housing, and alter the streetscape. It will have a serious impact on the surroundings, tree canopy, and local community.

The decision on the approval of severance of this lot to substandard sizes is an undesirable precedent for hundreds of other lots in Don Mills, thus destroying the very environment which created living values for residents.

Sincerely,

Vera Straka
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