

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

Date: February 12, 2026

To: Toronto and East York Community Council

From: Director, Zoning, City Planning Division and Director, Community Planning,
Toronto and East York District, Development Review Division

Ward: 14 - Toronto Danforth

Planning Application Number: 24 198104 SPS 00 OZ

SUMMARY

In October 2024, Council-directed a review of garden suite zoning permissions for homes on Parkmount Road that back onto Craven Road between Danforth Avenue and Hanson Street. A Final Report from staff titled Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report was considered at the October 22, 2025 meeting of Toronto and East York Council. It presented the findings from the review, feedback from public consultation, and staff's recommended approach to reflect the distinct context of Craven Road, including recommended amendments to the zoning by-law. Community Council postponed consideration of the item to provide additional time for engagement with local residents.

Since October, staff have attended several small group meetings with residents organized by the Ward Councillor and completed additional research and analysis for the study area to support the original review and address feedback. The results of the additional research and analysis were presented to the community at a public meeting on February 10, 2026. This report summarizes the additional work completed by staff since the item was deferred in October 2025.

RECOMMENDATIONS

The Director, Zoning, City Planning Division and the Director, Community Planning, Toronto and East York District, Development Review Division recommend that:

1. This report be received for information.

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

On October 22, 2025, The Toronto and East York Community Council postponed consideration of Item TE26.6 Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report, and deferred the item to the November 27, 2025, meeting.

[Agenda Item History - 2025.TE26.6](#)

At its meeting of November 27, 2025, the Toronto and East York Community Council adjourned the public meeting for TE27.19 Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report until the January 13, 2026 meeting. [Agenda Item History - 2025.TE27.19](#)

Consideration of Item 28.13 Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report was postponed by the Toronto and East York Community Council at its meeting of January 13, 2025. The public meeting was adjourned to the February 19, 2026 meeting. Staff were also directed to report to the February 19, 2026 meeting on through lots and any advantages that occur when through lots end on a city street. [Agenda Item History - 2026.TE28.13](#)

COMMENTS

Since the October 22, 2025, meeting of Toronto and East York Community Council, staff completed additional research and analysis including: 3D modelling to test the existing and proposed zoning standards for garden suites on the Parkmount Road lots, and confirmation of existing hydro infrastructure on Craven Road and how it may impact garden suites on the Parkmount Road properties. Staff also attended several small group meetings with residents organized by the Ward Councillor. The results of the additional research and analysis were presented to the community at a public meeting on February 10, 2026 and are attached as Attachment 1. The Attachment also responds to Community Council direction for information regarding advantages of through lots.

CONTACT

Carola Perez-Book, Project Manager, Zoning Section, City Planning Division, Tel. 416-392-8788, E-mail: Carola.Perez-Book@toronto.ca

Jordan Vanderhoeven, Planner, Zoning Section, City Planning Division, Tel. 416-392-7506, E-mail: Jordan.Vanderhoeven@toronto.ca

SIGNATURE

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning,
City Planning Division

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Staff Presentation from Community Meeting on February 10, 2026