

# Parkmount Road/Craven Road Garden Suite Through Lot Study

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Community Open House  
February 10, 2026



# Parkmount Road/Craven Road Garden Suite Through Lot Study – Chronology

**February 2022:** Council adopts zoning permissions for garden suites city-wide

**September 2024:** Virtual Community Consultation Meeting

**September 2025:** In-person Community Consultation Meeting

**Nov. 2025 - Today:** ongoing consultation with residents

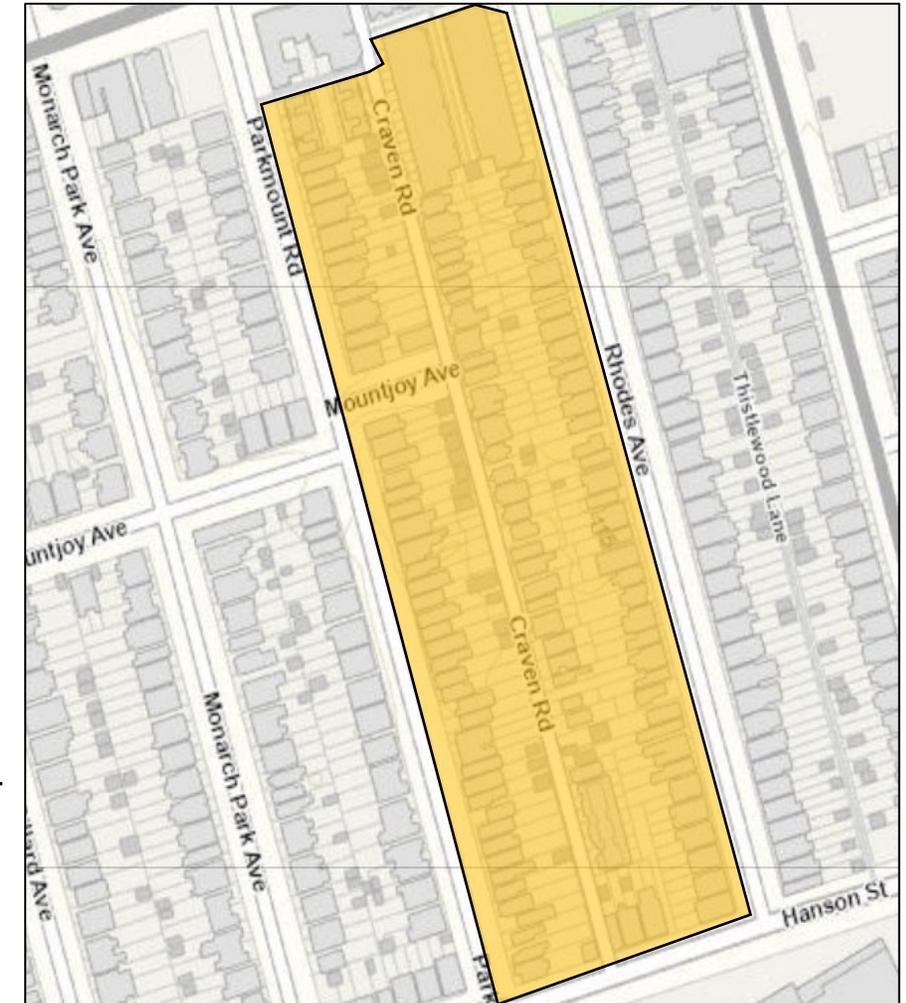
**July 2024:** Council direction to bring a Zoning By-law amendment to TEYCC no later than October 24, 2024, to remove zoning permissions for garden suites

**October 2024:** Council direction to allow more time for a "thorough review" and include other considerations

**November 2025:** Staff recommendations presented to TEYCC. Deferred to allow for more consultation with residents

**Feb. 19, 2026:** Original staff recommendations + Supplementary Report anticipated back at TEYCC

**Study Area**



## Where We Are and Next Steps

- Staff's report to TEYCC in November 2025 recommended two modifications for the zoning by-law for garden suites on the through-lots on Parkmount Road.
- The report was deferred by TEYCC to provide more time for the public to review and understand the proposed recommendations.
- Staff were asked to re-engage with the community to:
  - ○ explain how staff arrived at its recommended approach
  - ○ further study and communicate the implications of the staff recommended approach for residents on both Parkmount Road and Craven Road
- Staff's report and recommended approach will be back before TEYCC on February 19, 2026. Staff will also be preparing a Supplementary Report to report back on this study. Residents will have the opportunity to delegate.
- TEYCC will then consider the staff recommendations and may propose amendments to staff's recommendations.

## Our Goals for this Study

- ✓ Continue to ensure that Parkmount Road through lots can build **viable** garden suites.

AND

- ✓ Create a strong **streetscape** on Craven Road.



*View looking south on Craven Rd, south of Mountjoy Ave*

# Garden Suites

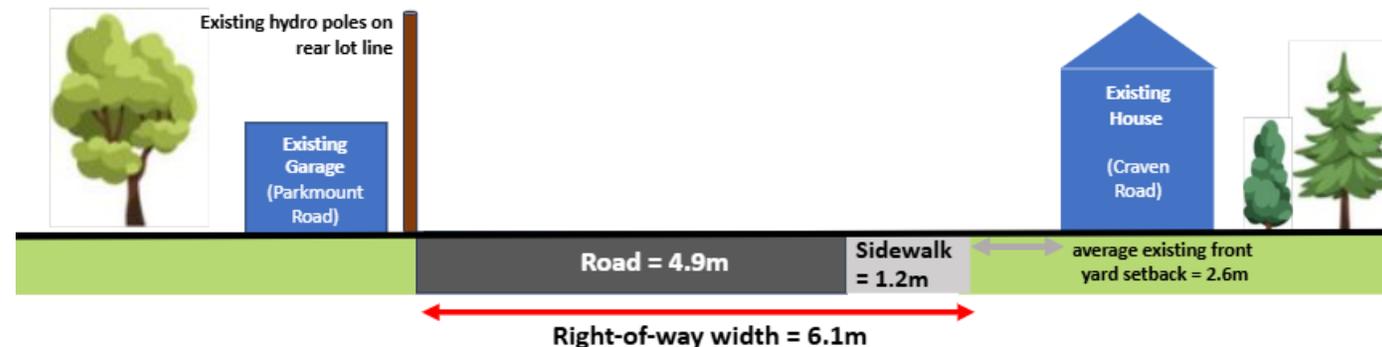
- Garden suites have been permitted on residential properties city-wide since 2022. They are an important part of the City’s strategy for providing for a wide range of housing types.
- In developing the permissions for garden suites back in 2022, the City took into account several important design principles. For example:
  - Ensuring garden suites are “subordinate” in scale to the principal dwelling.
  - Ensuring that the lots on which a garden suite is situated continue to respect and/or reinforce the existing lot pattern.

## Garden Suites on Through Lots

- A garden suite is a secondary dwelling unit at the rear of a property. Typically, a garden suite backs onto another backyard.
- Through lots, such as Parkmount Road, are unique in that garden suites on through lots back onto a public street, rather than onto another backyard. That means the garden suites on through lots have frontage on a public street, and there is strong City interest in creating strong streetscapes. This can create some unique considerations for garden suites.
- ***To address this, City staff have been studying garden suites on through lots.***

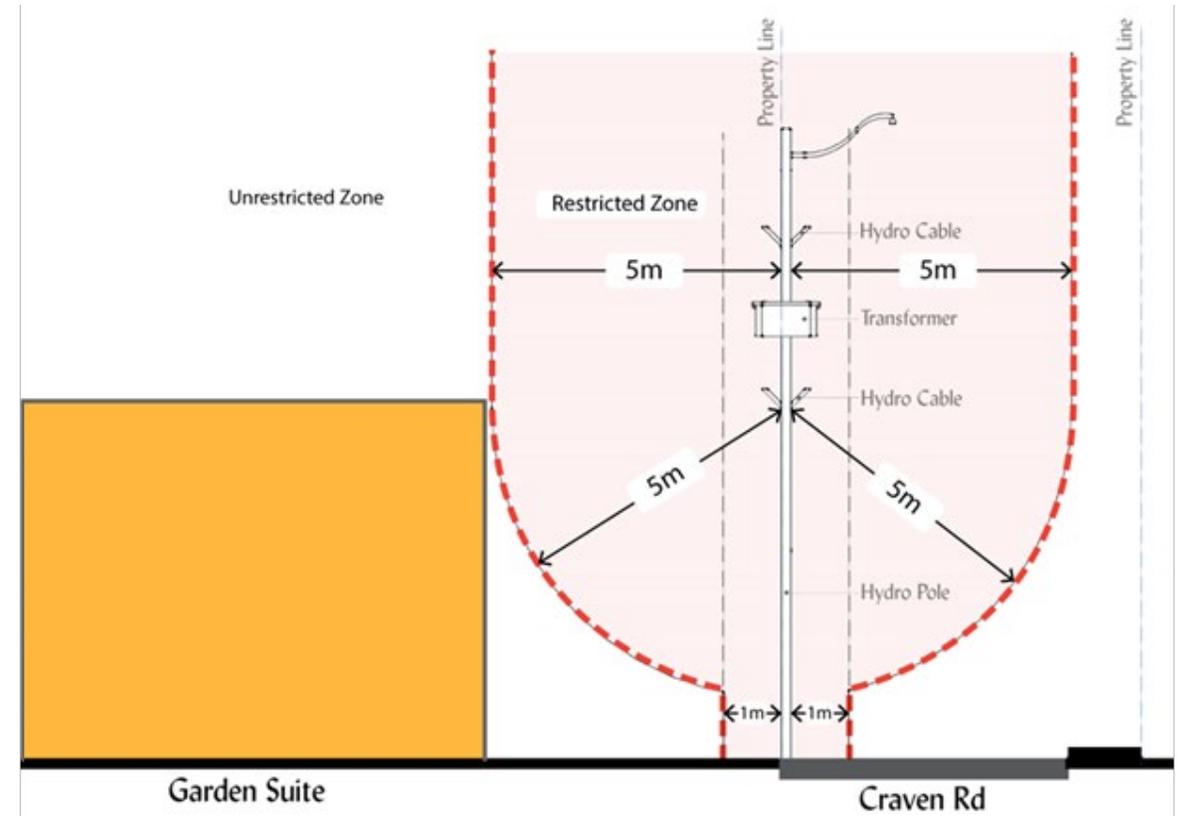
# What is unique about Parkmount Road Through Lots and Craven Road?

- Parkmount Road lots are “through lots” which are unusual in Toronto – less than 1% of the city’s hundreds of thousands of residential lots are through lots.
- The unusual character doesn’t end there. The Parkmount Rd. through lots are unique, even amongst through lots. Staff have identified only one other through lot street condition like this in the City, with similar narrow street characteristics.
  - Most through lots back onto normal-sized streets. Parkmount Rd. lots back onto a **very narrow street** (Craven Rd.) that was once a laneway (it became a street in 1924).
  - The **rear property line** for Parkmount residents is unique. It is generally right at the curb of Craven Road (i.e. no setback, sidewalk or boulevard), meaning any proposed rear setback on Parkmount Road would be measured to the curb, while the Craven Road front yard setbacks are measured to the sidewalk.
  - The “other side” of Craven Road is **front-facing homes**, rather than backyards, and with **very small front yard setbacks**.



# What is unique about Parkmount Road Through Lots and Craven Road?

- The **hydro lines** on the west side of Craven Road, which are primary high voltage cables, may also limit where a garden suite can go.
- Toronto Hydro requires minimum clearances between its infrastructure and any new structures (including garden suites):
  - **Hydro Poles:** Maintain at least a 1.0 m horizontal clearance
  - **Overhead Conductors:** Maintain a clearance of 5.0 m from overhead powerlines
  - **Transformer:** Maintain a clearance of 5.0 m
- Usually, hydro poles and hydro wires are located in public rights-of-way (e.g. within boulevards). Most of the hydro poles and hydro wires on Craven Road are on or near the rear property line of Parkmount Road residents. This condition may impact where a garden suite can be placed, regardless of the City's zoning standards.



## The unique through lot conditions on Parkmount Road provide some advantages for building a garden suite.

- The fact that Parkmount Road consists of through lots creates a number of advantages for accommodating garden suites.
  - ✓ Because a garden suite on a Parkmount Road through lot can be accessed from Craven Road, they do not require the usual sideyard setbacks off of Parkmount Road for emergency access. That means many properties on Parkmount Road can have garden suites who would otherwise not be able to.

(Note: Access to an ancillary building in the rear yard containing a living accommodation requires a barrier free 1.0 m wide x 2.1 m high clearance to enable emergency services.)
  - ✓ Because they face a city street, garden suites on Parkmount Road through lots can provide on-site parking, which is normally not possible for a garden suite.
  - ✓ Having direct access from Craven Road eliminates the need for a garden suite resident to walk through the property of the principal dwelling to access their home.

***What changes have been proposed by Planning staff to the zoning standards for garden suites for Parkmount Road facing Craven Road?***

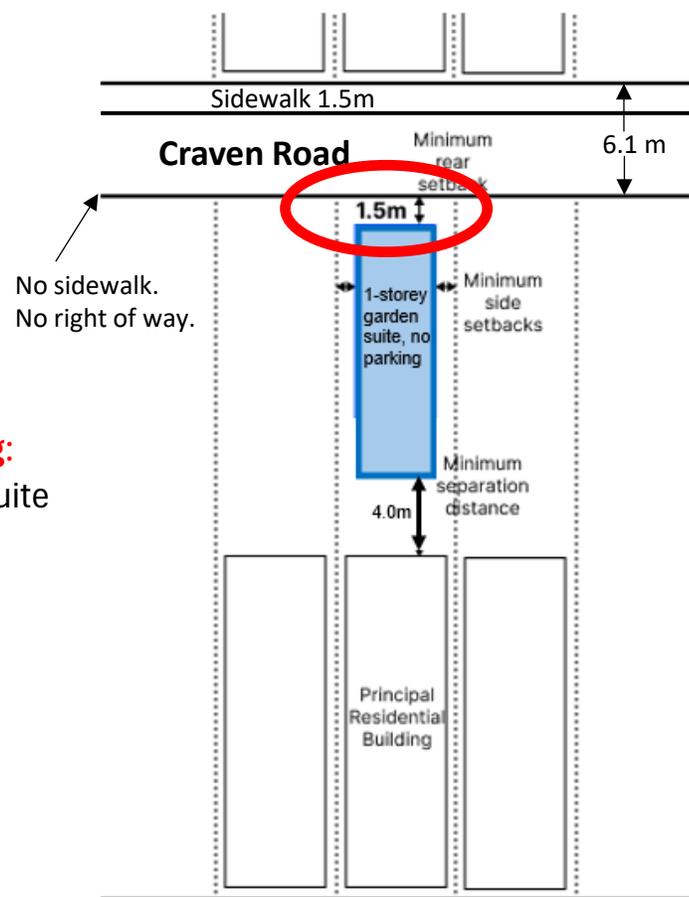
# Staff proposed zoning changes for garden suites on Parkmount Road properties

City Planning staff have proposed two modified zoning standards for garden suites on a Parkmount Road through lot.

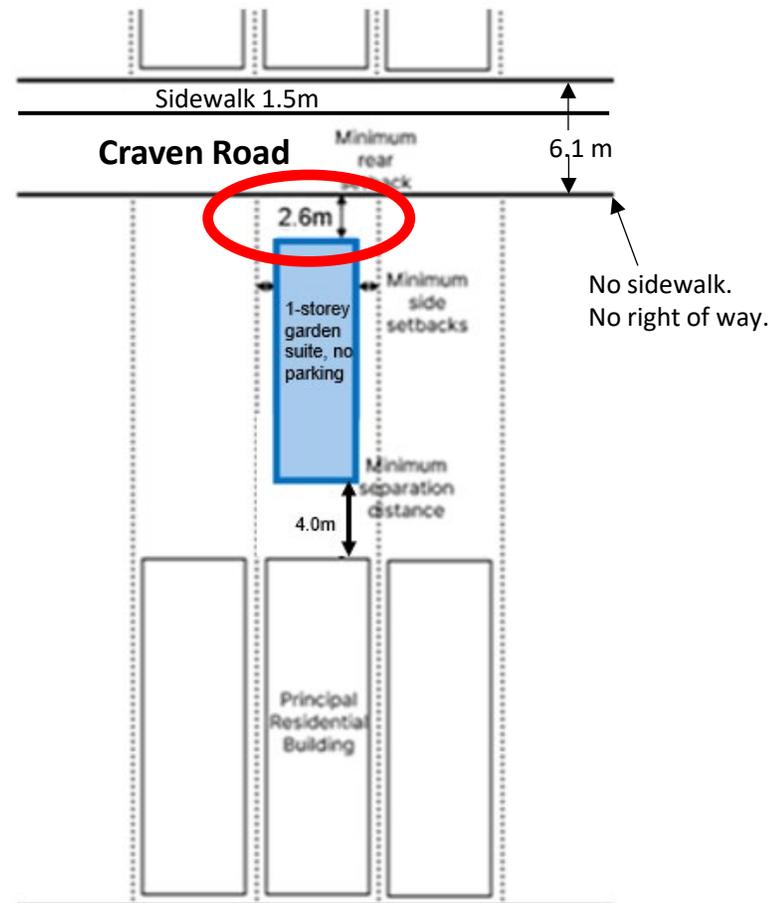
- 1 An increased rear yard setback between the garden suite and the rear property line.
- 2 Enhanced landscape / design requirements for a garden suite

# Staff proposed zoning changes for a one storey garden suite: Increased Rear Yard Setback from 1.5 metres to 2.6 metres

**Existing Zoning:**  
1-storey garden suite

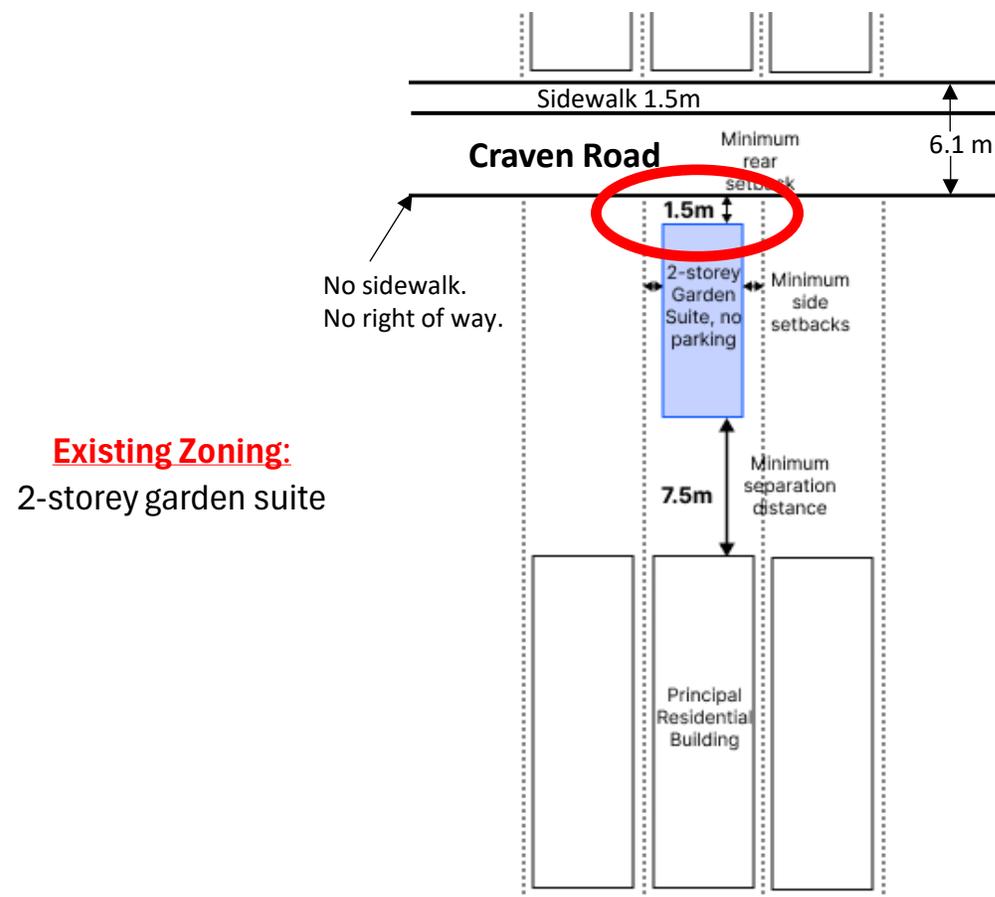


**Proposed Zoning:**  
1-storey garden suite

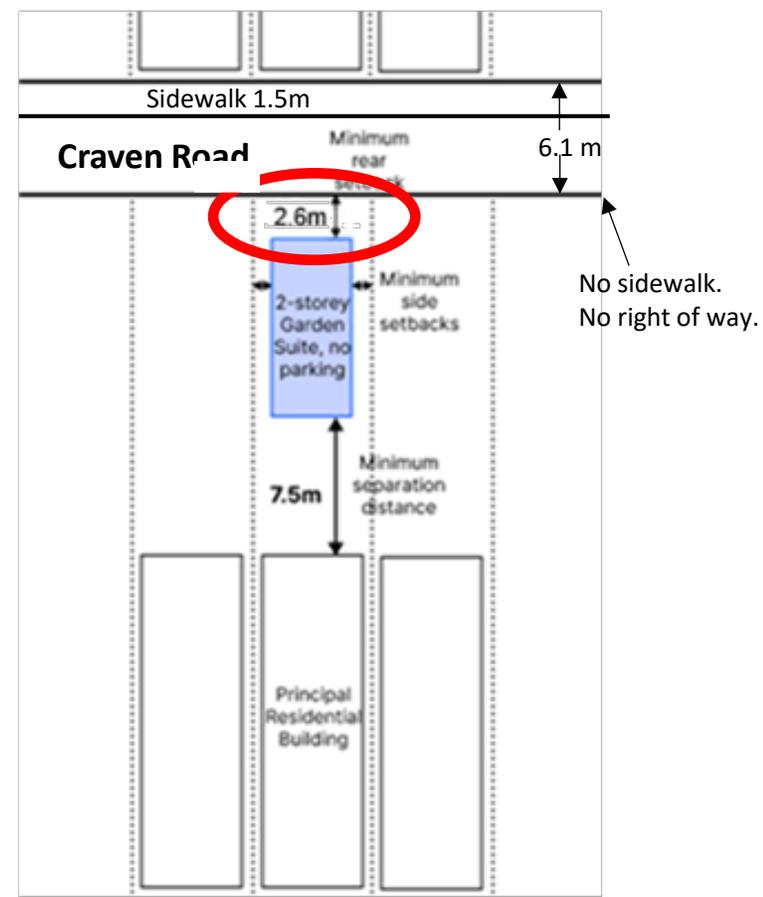


For illustrative purposes only

# Staff proposed zoning changes for a two storey garden suite: Increased Rear Yard Setback from 1.5 metres to 2.6 metres



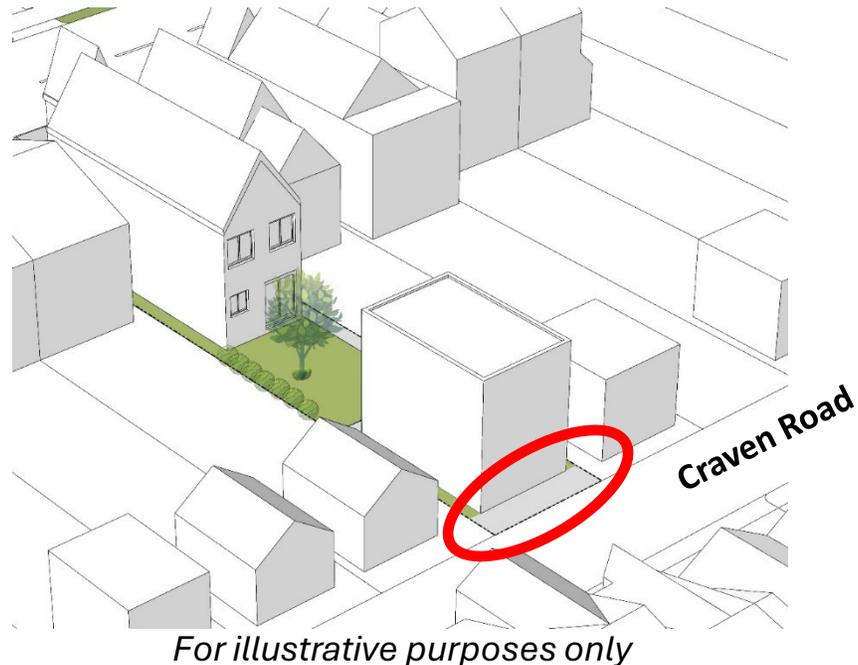
**Existing Zoning:**  
2-storey garden suite



**Proposed Zoning:**  
2-storey garden suite

For illustrative purposes only

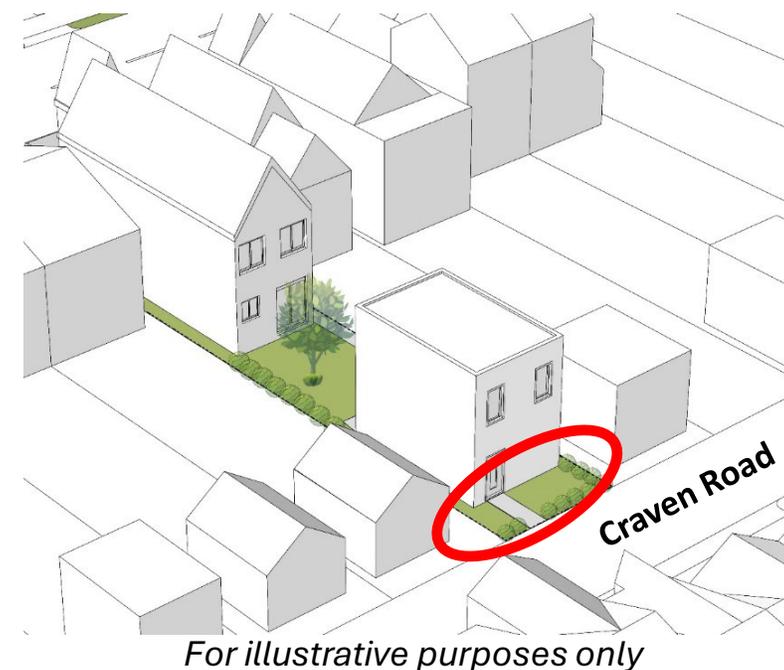
# Staff proposed zoning changes: Landscape / Design requirements for a garden suite



## **Existing zoning permissions**

(with no parking):

- 1.5m rear yard setback
- No openings required in the rear main wall facing Craven Road
- No additional landscaping requirement



## **Proposed zoning permissions**

(with no parking):

- 2.6 m rear yard setback
- Minimum 10% openings in the rear main wall facing Craven Road (shown is approximately 20-30%)
- 75% soft landscaping in the area between the garden suite and Craven Rd.

***As part of this study, City staff looked at every lot in the study area, and have undertaken some “test fit” scenarios to see how the proposed zoning standards could affect the placement of garden suites on Parkmount Road properties ...***

# Garden Suite Test Fit Scenarios: 55 Through Lots on Parkmount Road

## Defining lot sizes

Lot Type	Lot Frontage (m)	Lot Area (m <sup>2</sup> )	Number of Lots
Large lot	6.0 and greater	Greater than 225	34
Medium lot	4.8 to 5.9	200-225	5
Small lot	Less than 4.8	Less than 225	16

Total - 55

- 55 lots total in the study area
- Divided into six scenarios (see next slide) based on size lot of and length of main house
- length of main house is measured from front wall to rear wall

## Defining house sizes

House Type	Building Length	Number of houses
Medium length house	17m and greater	28
Small length house	Less than 17m	27

Total - 55

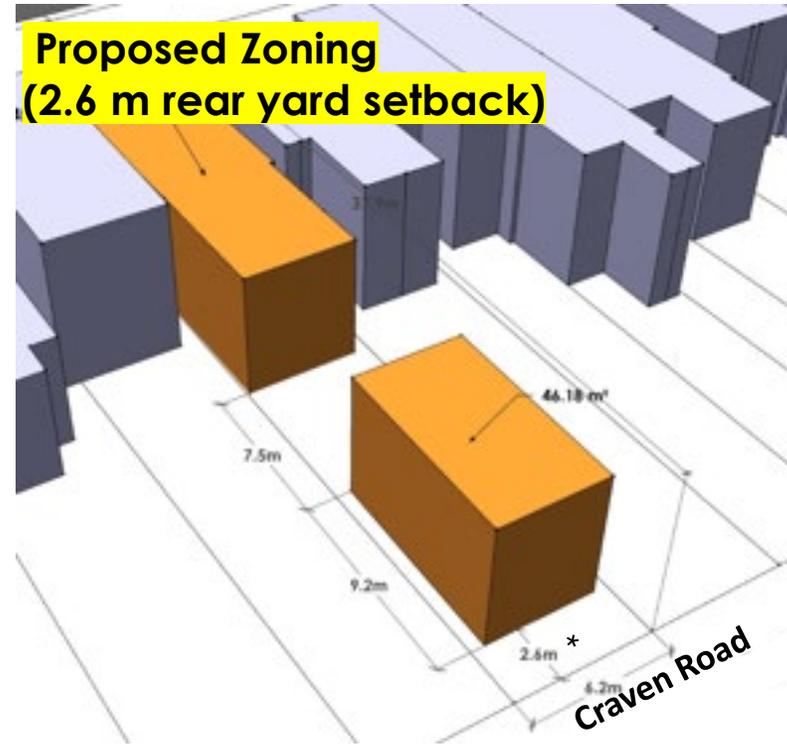
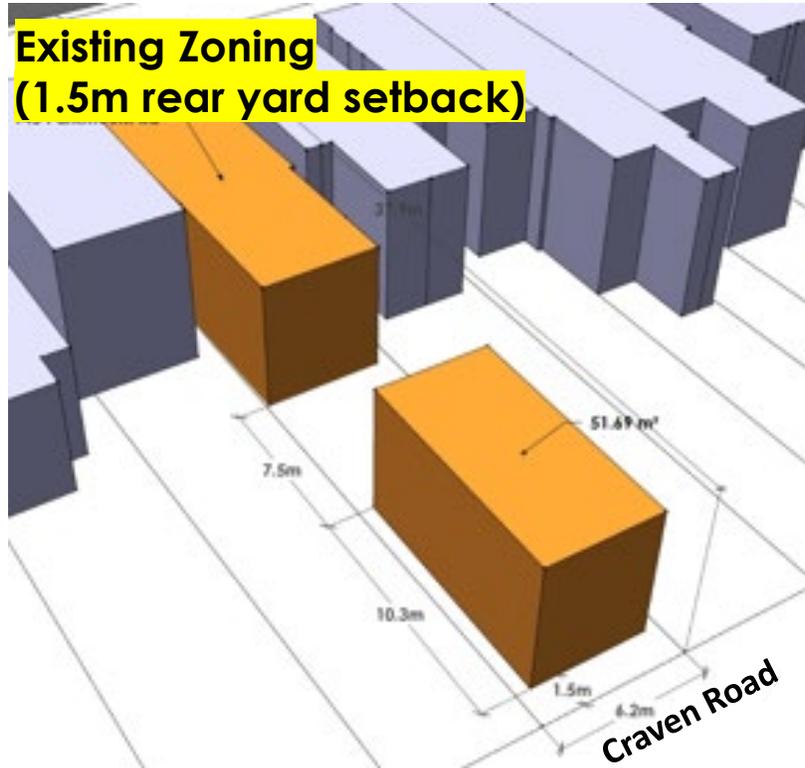
## Garden Suite Test Fit Scenarios: 55 Through Lots on Parkmount Road

Number of lots per scenario

- |   |    |
|---|----|
| 1. Medium length main house on a large lot  | 11 |
| 2. Medium length main house on a medium lot | 4  |
| 3. Medium length main house on a small lot  | 4  |
| 4. Small length main house on a large lot   | 23 |
| 5. Small length main house on a medium lot  | 1  |
| 6. Small length main house on a small lot   | 12 |

Total - 55

# Scenario 1: Medium length main house on a large lot (applies to 11 properties)



## Scenario 1 Lot Dimensions

- Lot width – 6.2m
- Lot depth – 37.9m
- Lot area – 235m<sup>2</sup>
- Length of main house – 18.5m

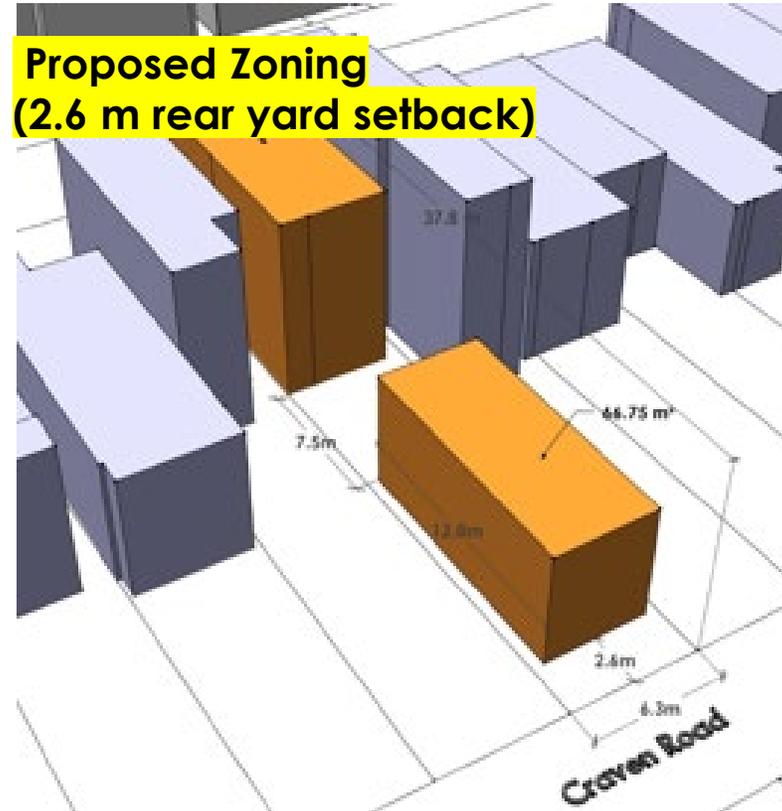
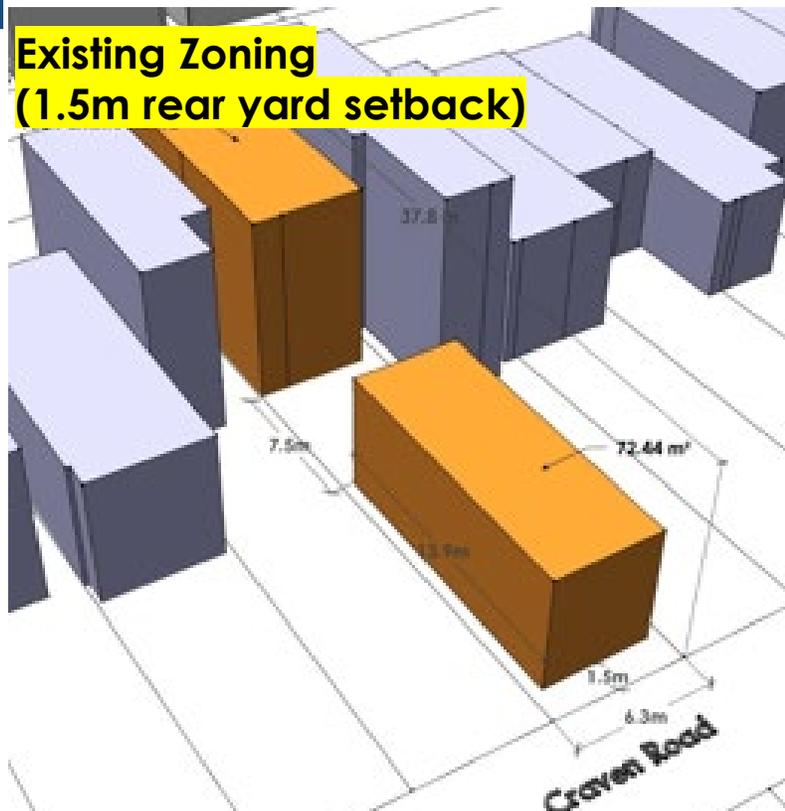
	A: 1.5m rear yard setback (existing)	B: 2.6m rear yard setback (proposed)
Maximum achievable ground floor of garden suite	51.7 m <sup>2</sup> / 557 sqft	46.2 m <sup>2</sup> / 497 sqft
Total floor area if 2 storeys	103.4m <sup>2</sup> / 1113 sqft	92.4 m <sup>2</sup> / 995 sqft
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

\* Two storey garden suite scenario

# Scenario 4: Small length main house on a large lot (applies to 23 properties)



## Dimensions

- Lot width – 6.3m
- Lot depth – 37.8m
- Lot area – 238m<sup>2</sup>
- Length of main house – 13.7m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	72.4 m <sup>2</sup> / 779 sqft	66.8 m <sup>2</sup> / 719 sqft
Total floor area if 2 storeys	144.9 m <sup>2</sup> / 1560 sqft	133.5 m <sup>2</sup> / 1437 sqft
Is a garden suite achievable?	Yes	Yes

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\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

\* Two storey garden suite scenario



***What did we learn?***

## Study findings.

1. The proposed new zoning standards will allow an **improved streetscape** on Craven Road compared to the existing zoning standards.
2. With the proposed new zoning standards, **viable garden suites can still be accommodated** on Parkmount Road through lots.
3. Parkmount Road through lots provide for a **number of advantages** for building a garden suite, including making it possible for several Parkmount Road residents to build a garden suite who would not be able to do so if they were not on through lots.
4. In some cases, the proposed new zoning standards may result in **slightly smaller garden suite sizes** than might otherwise be achievable.
5. Reducing the **“separation distance”** required between the main homes on Parkmount Road and their garden suites was identified as a possible way to address this impact. It may even provide for larger garden suites on Parkmount Road through lots than is possible under the current zoning.
6. The **hydro wires** on Craven Road have a significant impact on what is possible, regardless of the zoning. They limit where garden suites can go and how large they can be. Toronto Hydro’s required setbacks from its hydro wires and poles **may be even greater than the zoning setbacks** that staff are proposing.

## Next Steps.

- We know you have questions!
- We have display panels around the room that address various topics, such as:
  - What if I want a parking space for my garden suite?
  - What if I want to use the footprint of my existing garage?
  - How could the hydro lines on Craven Road impact my ability to build a garden suite?
- Staff are available to answer questions tonight.
- You can also reach out to staff later this week with specific questions about how the proposed zoning changes could affect your property:

Jordan Vanderhoeven, 416-392-7506, [jordan.vanderhoeven@toronto.ca](mailto:jordan.vanderhoeven@toronto.ca)

# ***DISPLAY BOARDS***

## Our Goals for this Study

- ✓ Continue to ensure that Parkmount Road through lots can build **viable** garden suites.

AND

- ✓ Create a strong **streetscape** on Craven Road.



*View looking south on Craven Rd, south of Mountjoy Ave*

# Garden Suites

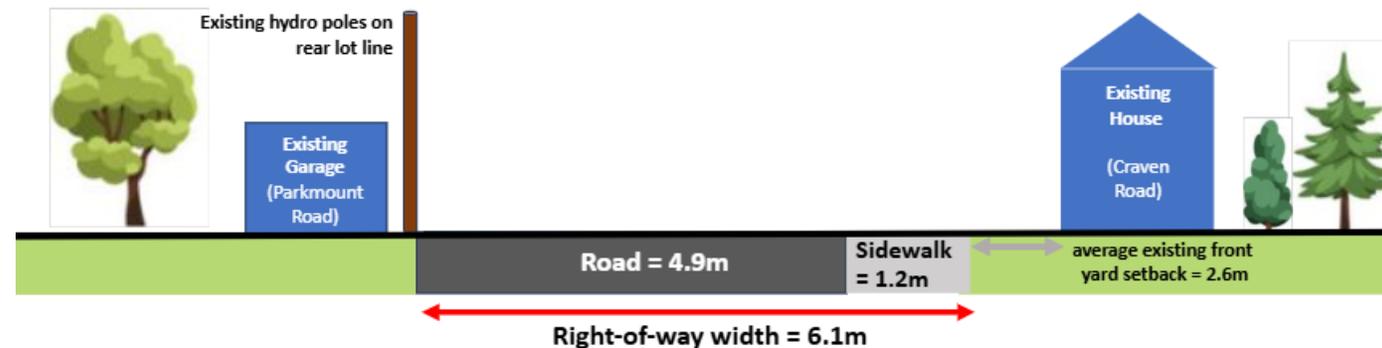
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  - The **rear property line** for Parkmount residents is unique. It is generally right at the curb of Craven Road (i.e. no setback, sidewalk or boulevard).
  - The “other side” of Craven Road is **front-facing homes**, rather than backyards, and with **very small front yard setbacks**.



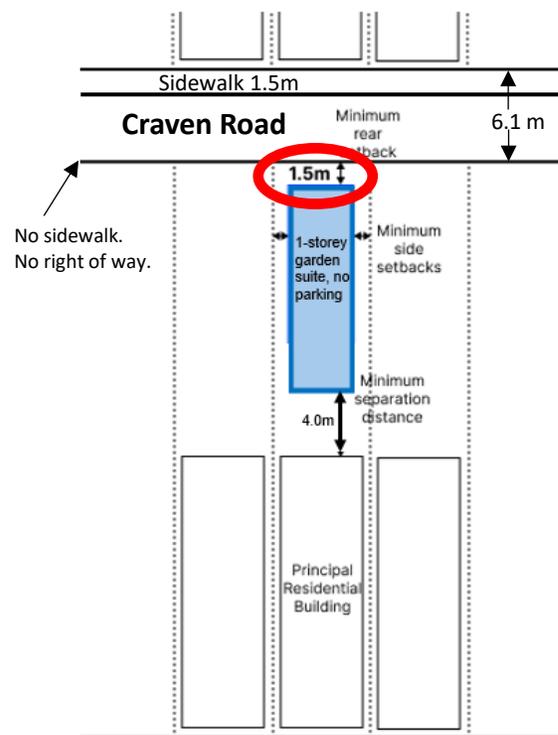
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  - ✓ Because they face a city street, garden suites on Parkmount Road through lots can provide on-site parking, which is normally not possible for a garden suite.
  - ✓ Having direct access from Craven Road eliminates the need for a garden suite resident to walk through the property of the principal dwelling to access their home.

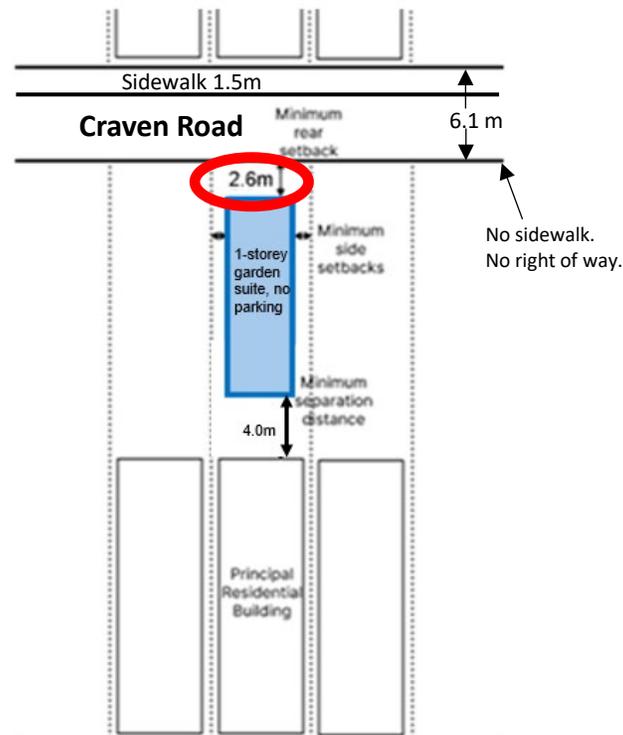
# Staff proposed zoning changes: Increased Rear Yard Setback from 1.5 metres to 2.6 metres

## 1-storey garden suite

### Existing Zoning

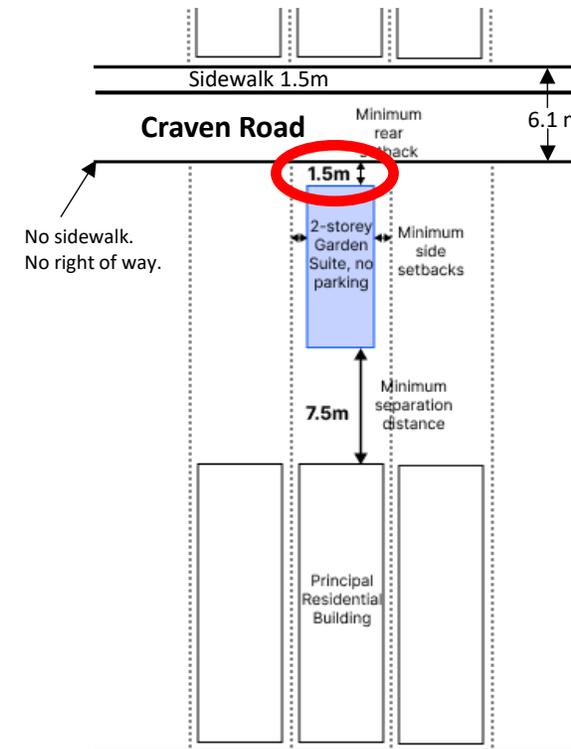


### Proposed Zoning

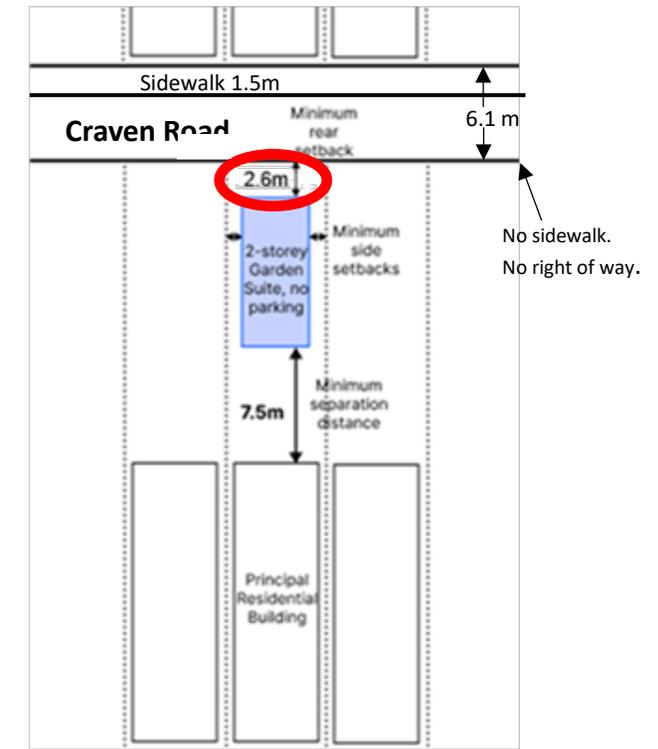


## 2-storey garden suite

### Existing Zoning:

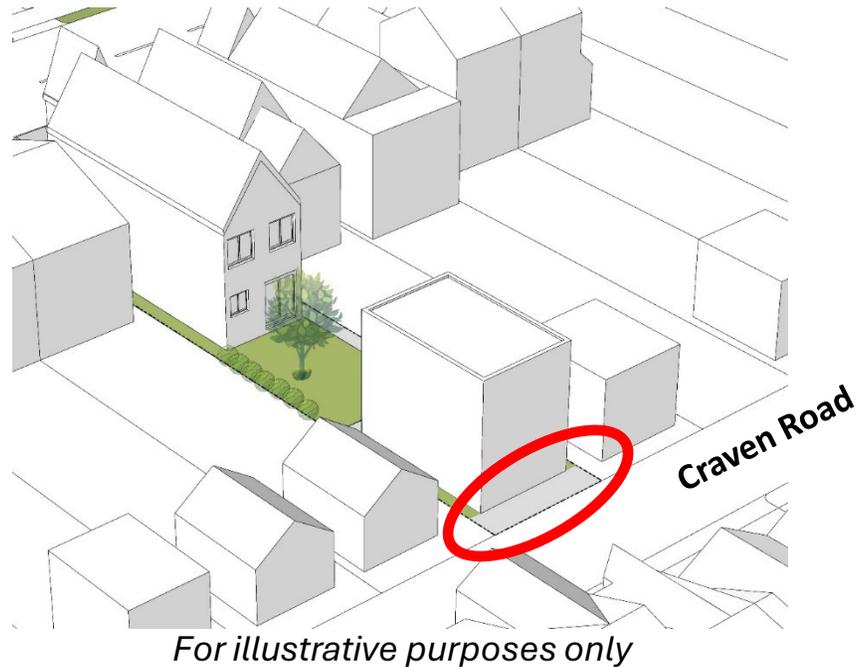


### Proposed Zoning:



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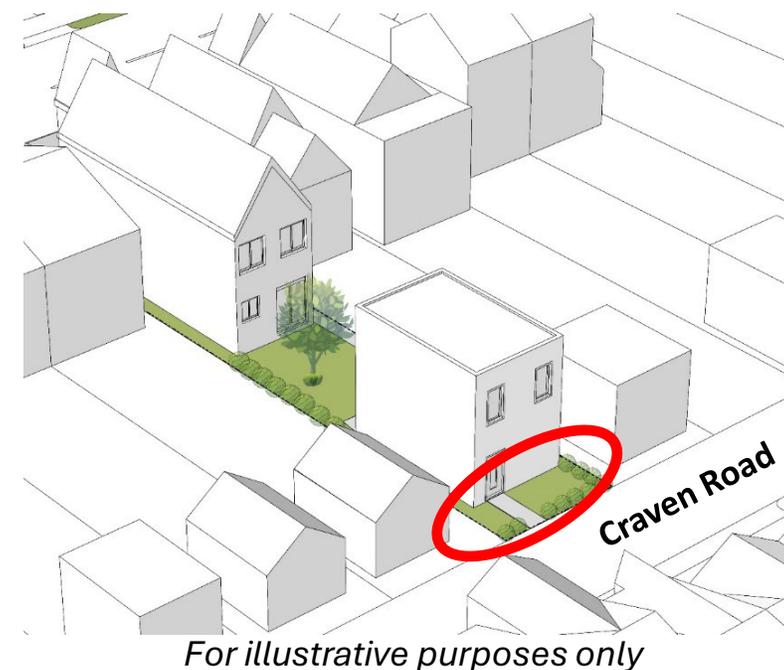
# Staff proposed zoning changes: Landscape / Design requirements for a garden suite



## **Existing zoning permissions**

(with no parking):

- 1.5m rear yard setback
- No minimum % openings in rear main wall required
- No additional landscaping requirement



## **Proposed zoning permissions**

(with no parking):

- 2.6 m rear yard setback
- Minimum 10% openings in rear main wall (shown is approximately 20-30%)
- 75% soft landscaping in the area between the garden suite and Craven Rd.

# What is the typical size of a garden suite?



## Toronto's pre-approved plans for garden suites

- Studio ground floor area – 23.8 m<sup>2</sup> / 256 sqft (47.6m<sup>2</sup> / 512 sqft if two storeys)
- 2-bedroom ground floor area – 53.5 m<sup>2</sup> / 576 sqft (107m<sup>2</sup> / 1152 sqft if two storeys)



## CMHC's national garden suite design catalogue

- One bedroom ground floor area - 59 m<sup>2</sup> / 635 sqft (118m<sup>2</sup> / 1270 sqft if two storeys)

Based on the above, a typical garden suite would have a ground floor area in the range of 24 m<sup>2</sup> to 59 m<sup>2</sup>.

The garden suites monitoring program found an average ground floor area of 41m<sup>2</sup> / 441 sq.ft., and that approximately 70% of applications were for two storey garden suites.

***We want to make sure that Parkmount Road residents can continue to accommodate a garden suite within this typical range.***

# How many garden suites and laneway suites are there?

Ward	Ward Name	Councillor	Total Applications	Permits Issued	Permits Issued		
					Permits issued but construction has not started	Permits Issued and Under Construction	Permits Issued and Closed (Constructed)
9	Davenport	<a href="#">Councillor Alejandra Bravo</a>	357	272	52	100	120
11	University-Rosedale	<a href="#">Councillor Dianne Saxe</a>	246	178	29	78	71
14	Toronto Danforth	<a href="#">Councillor Paula Fletcher</a>	224	165	26	56	83
4	Parkdale High Park	<a href="#">Councillor Gord Perks</a>	184	134	23	63	48
19	Beaches East York	<a href="#">Councillor Brad Bradford</a>	142	108	22	43	43
3	Etobicoke-Lakeshore	<a href="#">Councillor Amber Morley</a>	110	81	19	33	29
12	Toronto-St. Pauls	<a href="#">Councillor Josh Matlow</a>	102	73	12	28	33
5	York-South Weston	<a href="#">Councillor Frances Nunziata</a>	108	72	13	39	20
8	Eglinton-Lawrence	<a href="#">Councillor Mike Colle</a>	71	53	15	19	19
20	Scarborough Southwest	<a href="#">Councillor Parthi Kandavel</a>	90	53	17	23	13
18	Willowdale	<a href="#">Councillor Lily Cheng</a>	79	52	19	19	14
10	Spadina-Fort York	<a href="#">Councillor Ausma Malik</a>	58	40	11	15	14
6	York Centre	<a href="#">Councillor James Pasternak</a>	54	36	18	12	6
15	Don Valley West	<a href="#">Councillor Rachel Chernos Lin</a>	51	31	9	12	10
21	Scarborough Centre	<a href="#">Councillor Michael Thompson</a>	47	30	10	12	8
25	Scarborough-Rouge Park	<a href="#">Ward 25 Office</a>	41	24	4	15	5
2	Etobicoke Center	<a href="#">Councillor Stephen Holyday</a>	32	22	4	9	9
24	Scarborough Guildwood	<a href="#">Councillor Paul Ainslie</a>	35	22	4	14	4
1	Etobicoke North	<a href="#">Councillor Vincent Crisanti</a>	36	19	5	6	8
7	Humber River-Black Creek	<a href="#">Councillor Anthony Perruzza</a>	20	14	3	9	2
22	Scarborough-Agincourt	<a href="#">Councillor Nick Mantas</a>	21	14	4	7	3
13	Toronto Centre	<a href="#">Councillor Chris Moise</a>	18	13	3	2	8
23	Scarborough North	<a href="#">Councillor Jamaal Myers</a>	21	12	2	7	3
16	Don Valley East	<a href="#">Councillor Jon Burnside</a>	16	8	1	6	1
17	Don Valley North	<a href="#">Councillor Shelley Carroll</a>	14	7	2	4	1
	<b>Total</b>		<b>2177</b>	<b>1533</b>	<b>327</b>	<b>631</b>	<b>575</b>

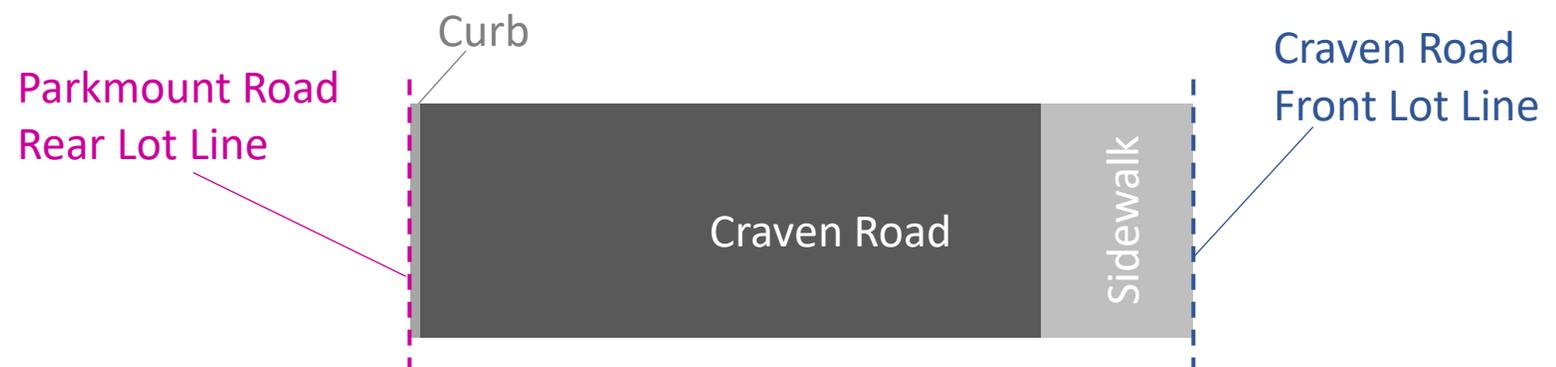
- Laneway Suites permissions were approved for Toronto & East York District in June 2018; city-wide July 2019.
- Garden Suites permissions were approved city-wide in February 2022.
- Since that time, Toronto Danforth has seen the **third-most** number of applications and **second-most** number of built projects.

# Where is the rear lot line for Parkmount Road properties and why does it matter?



Pink marking is the approximate property line

- The location of the rear lot line is important because garden suites must be set back from the rear lot line.
- Parkmount Road is unique in that the rear lot line is generally right at the curb. For most through lots, there is an additional boulevard or sidewalk space between the rear lot line and the curb.
- This means that, based on normal rear yard setbacks, the distance between a garden suite on Parkmount Road and an existing home on Craven Road will be closer together than would normally be the case.



# Where are the hydro lines on Craven Road and why does it matter?



- Toronto Hydro requires minimum clearances between its hydro wires and hydro poles and any new structures (including garden suites).
  - **Hydro Poles:** Maintain at least 1.0 m horizontal clearance from the pole base for accessibility
  - **Overhead Conductors:** Maintain a clearance of 5.0 m from overhead powerlines
  - **Transformer:** Maintain a clearance of 5.0 m
- Usually, hydro poles and hydro wires are located in public rights-of-way (e.g. within boulevards).
- Most of the hydro poles and hydro wires on Craven Road are on or near the rear property line of Parkmount Road residents.
- This condition impacts where a garden suite can be placed, regardless of the City's zoning standards.

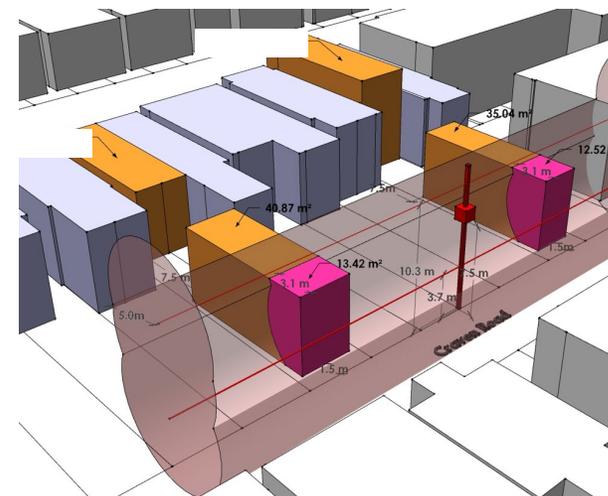
Here's what the Toronto Hydro requirements look like in graphic form.

These are approximations given the information available from Toronto Hydro regarding the height of existing wires.

The area shown in pink would not be available for a garden suite structure in order to comply with the Toronto Hydro requirements for the existing hydro equipment on Craven Road.

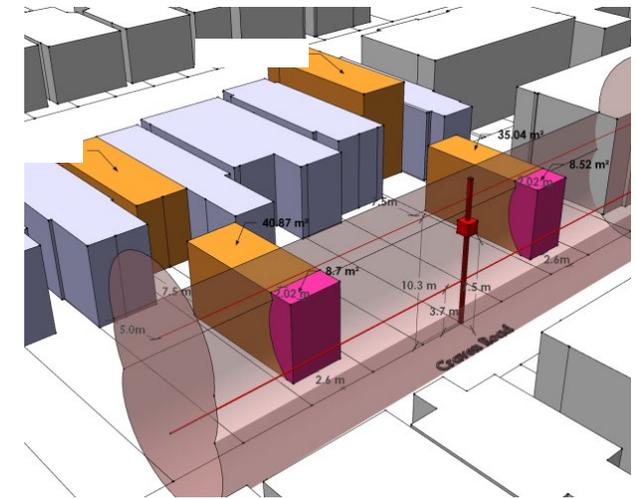


**Existing (1.5m rear yard setback)**



Permissible garden suite building footprints:  
41m<sup>2</sup> / 441sqft and 35m<sup>2</sup> / 235sqft

**Proposed (2.6 m rear yard setback)**



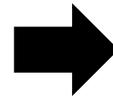
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41m<sup>2</sup> / 441sqft and 35m<sup>2</sup> / 235sqft

Estimation for illustrative purposes only

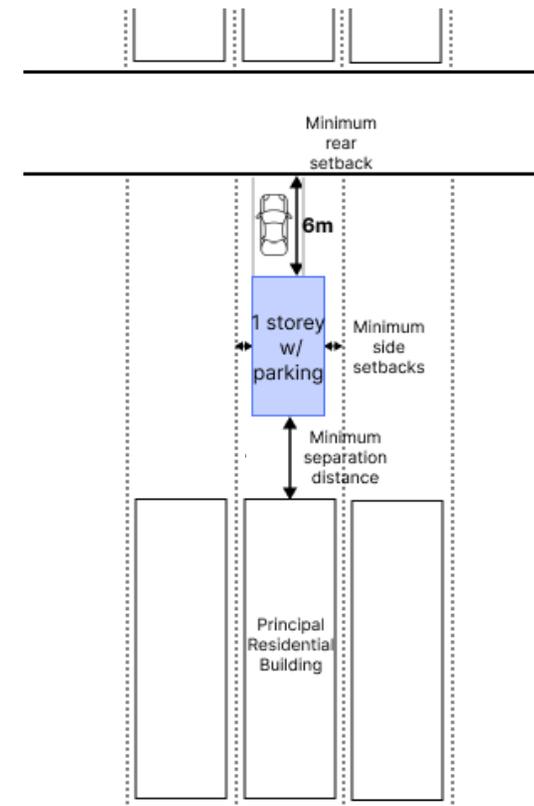
*After taking into account the clearance requirements for the Toronto Hydro poles, pole-mounted transformers and wires on Craven Road, the proposed changes to the rear yard setbacks would likely have no impact on the buildable size of a garden suite on Parkmount Road.*

# What if I want a parking space for my garden suite?

- Any garden suite with parking that backs onto a public street must be set back 6.0 metres.
- This is a city-wide regulation. It is not unique to Craven Road.
- This is to allow for safe access and egress for vehicles between the garden suite and the public street.
- There are no changes proposed to this zoning standard.
- If an existing garage is being renovated and re-used, then in some cases this 6.0 m setback may not apply (see next slide).



1-storey garden suite with parking.



# What if I want to use the footprint of my existing garage?

There are no changes proposed to the existing regulations. For an addition to a lawfully existing garage to be considered a renovation it must:

- Maintain at least 50% of the existing main walls. If more than 50% of the existing main walls are removed the proposal would be considered a new build.
- See zoning regulation 5.10.1.10(4).
- Any addition must comply with the current zoning requirements.

## 5.10.1.10 Interpretation

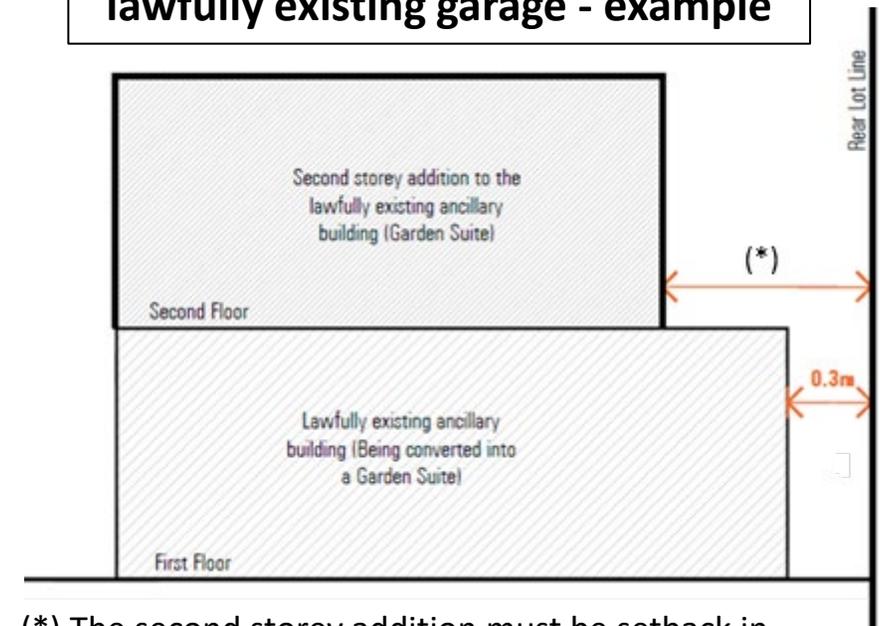
### (4) Substantial Demolition

A **building** is not **lawfully existing** if 50% or more of the **main walls** of the first **storey**, or above, are removed or replaced.



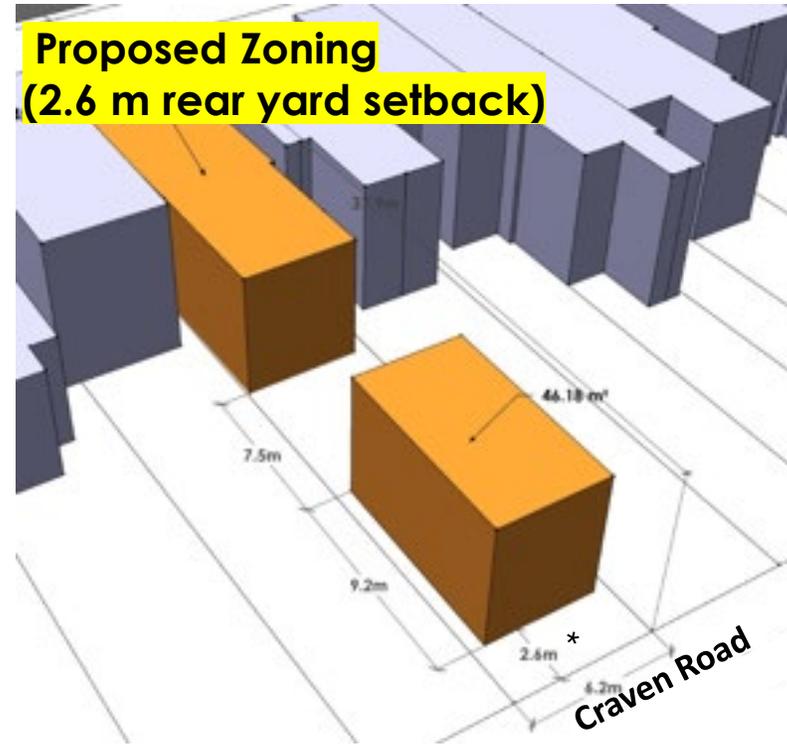
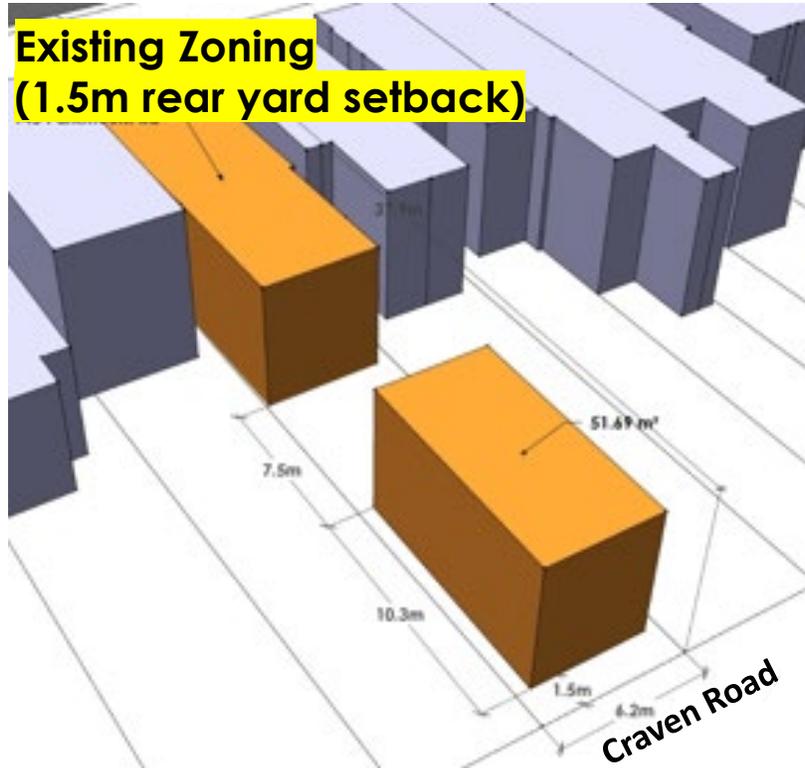
- Main walls remaining
- Main walls removed

## Second storey addition to a lawfully existing garage - example



(\*) The second storey addition must be setback in accordance with the required setback.

# Scenario 1: Medium length main house on a large lot (applies to 11 properties)



## Dimensions

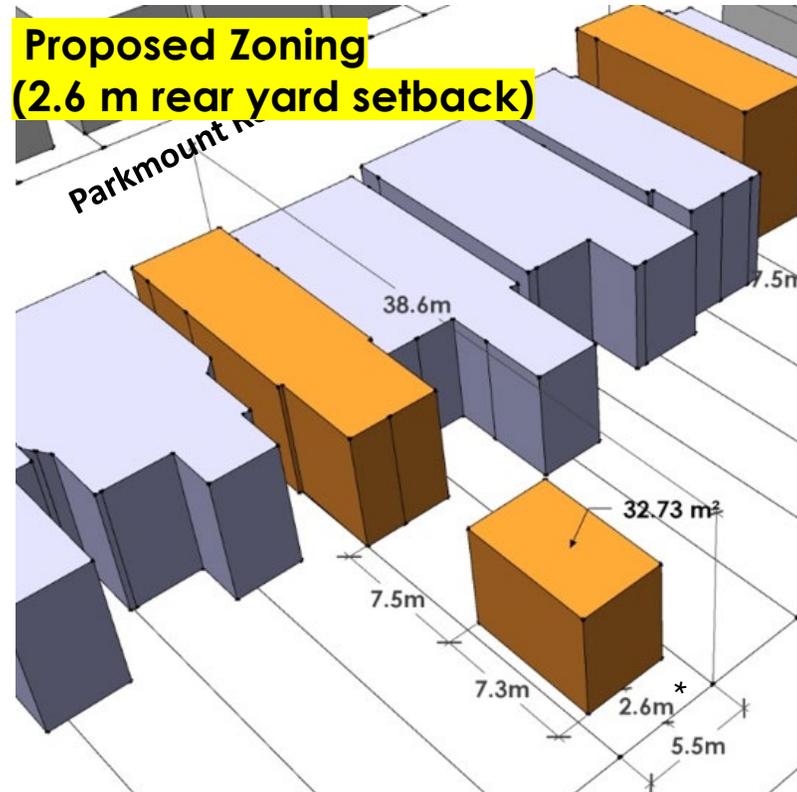
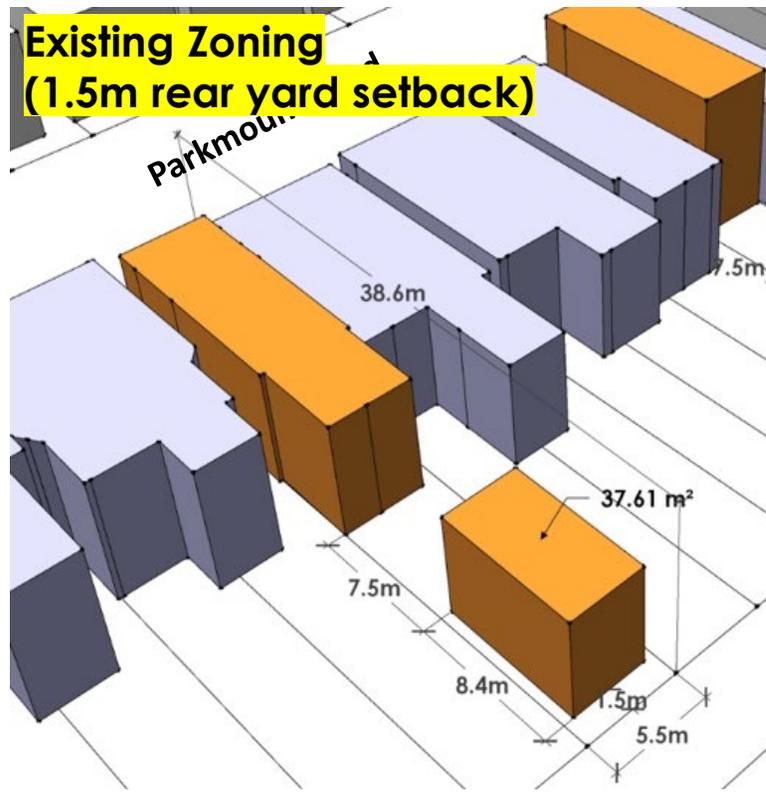
- Lot width – 6.2m
- Lot depth – 37.9m
- Lot area – 235m<sup>2</sup>
- Length of main house – 18.5m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	51.7 m <sup>2</sup> / 557 sqft	46.2 m <sup>2</sup> / 497 sqft
Total floor area if 2 storeys	103.4m <sup>2</sup> / 1113 sqft	92.4 m <sup>2</sup> / 995 sqft
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Scenario 2: Medium length main house on a medium lot (applies to 4 properties)



### Dimensions

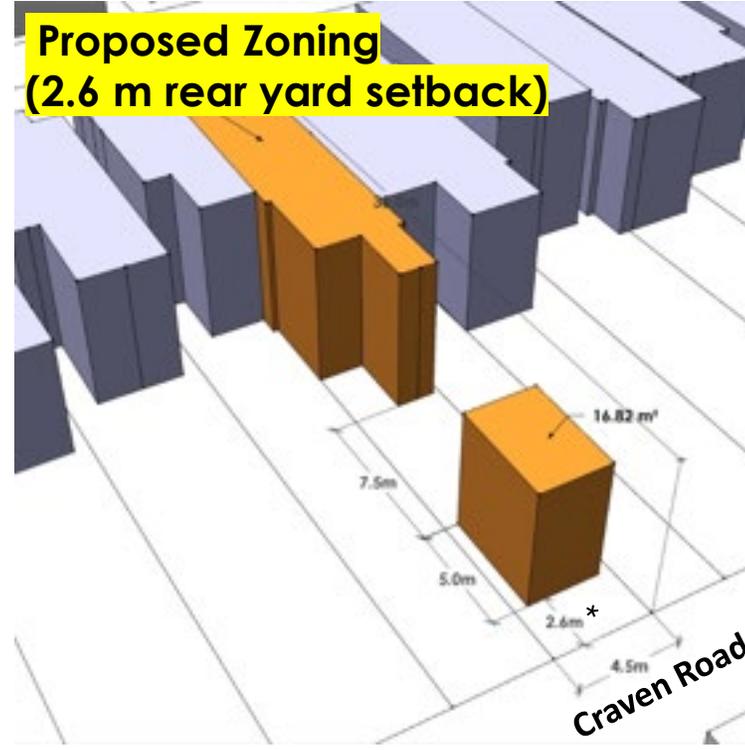
- Lot width - 5.5m
- Lot depth – 38.6m
- Lot area – 212m<sup>2</sup>
- Length of main house – 18.7m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	37.6 m <sup>2</sup> / 405 sqft	32.7 m <sup>2</sup> / 352 sqft
Total floor area if 2 storeys	75.2m <sup>2</sup> (810 sqft)	65.5 m <sup>2</sup> (705 sqft)
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Scenario 3: Medium length main house on a small lot (applies to 4 properties)



## Dimensions

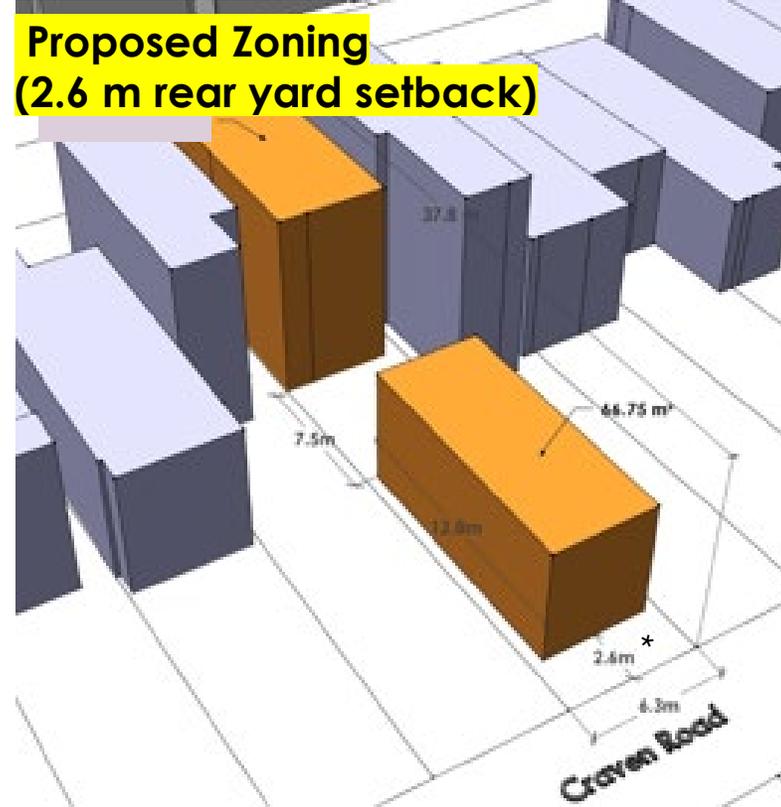
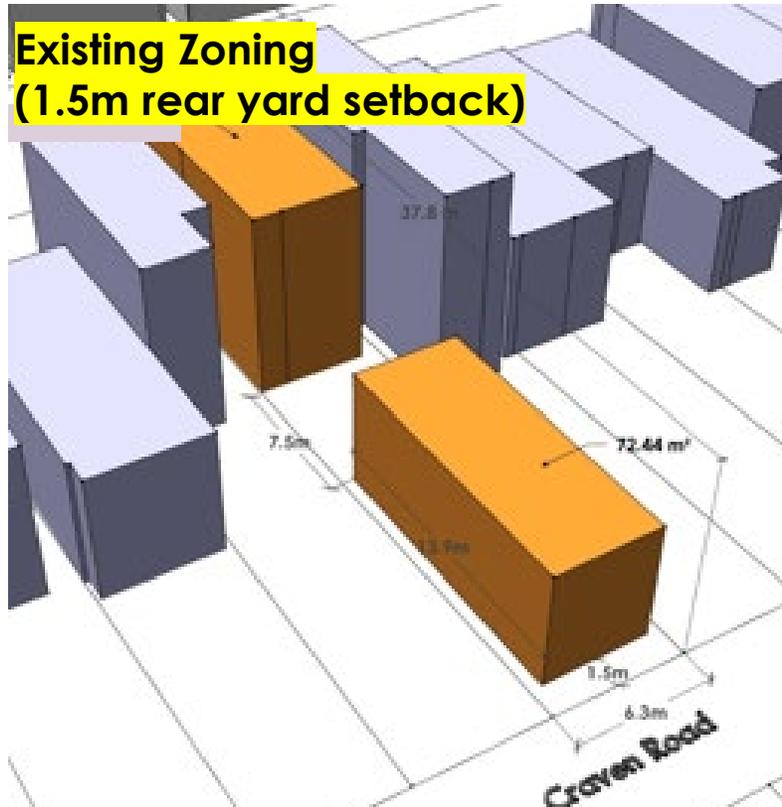
- Lot width - 4.5m
- Lot depth – 38.0m
- Lot area – 171m<sup>2</sup>
- Length of main house – 22.3m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	20.5 m <sup>2</sup> / 221 sqft	16.8 m <sup>2</sup> / 181 sqft
Total floor area if 2 storeys	41.0 m <sup>2</sup> / 441 sqft	33.6 m <sup>2</sup> / 362 sqft
Is a garden suite achievable?	Maybe.	Not likely without variances.

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Scenario 4: Small length main house on a large lot (applies to 23 properties)



## Dimensions

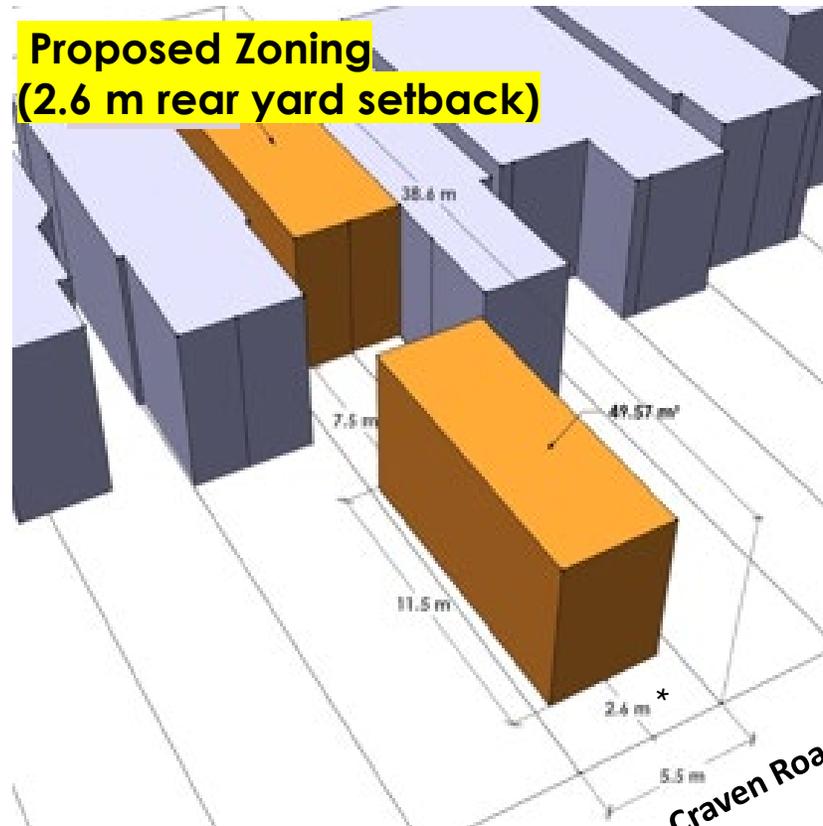
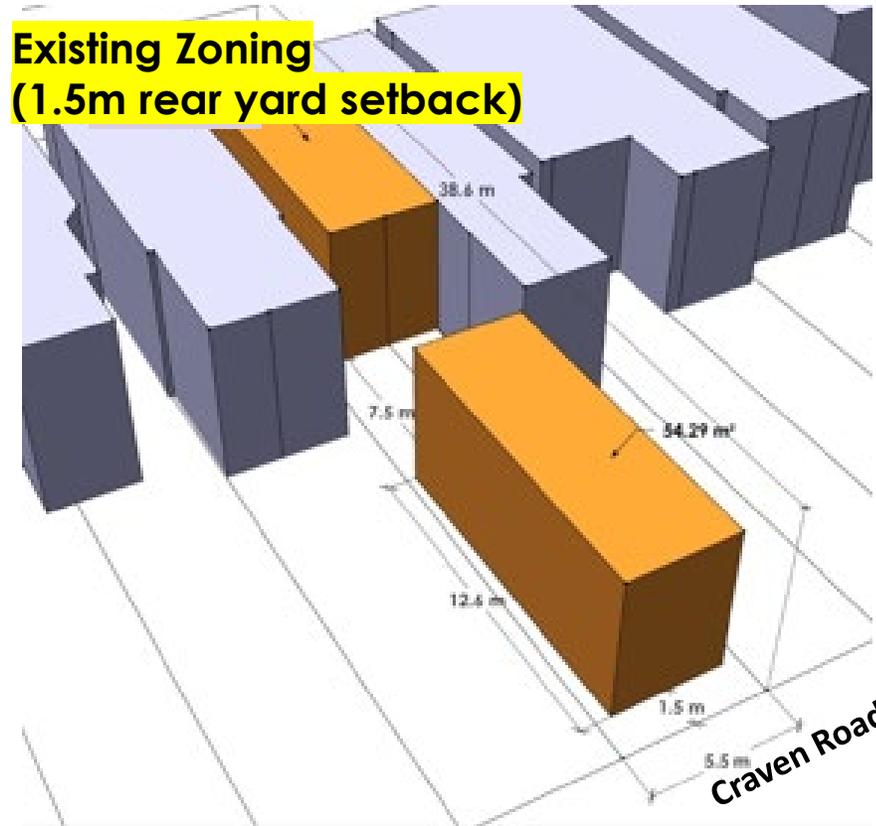
- Lot width – 6.3m
- Lot depth – 37.8m
- Lot area – 238m<sup>2</sup>
- Length of main house – 13.7m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	72.4 m <sup>2</sup> / 779 sqft	66.8 m <sup>2</sup> / 719 sqft
Total floor area if 2 storeys	144.9 m <sup>2</sup> / 1560 sqft	133.5 m <sup>2</sup> / 1437 sqft
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Scenario 5: Small length main house on a medium lot (applies to 1 property)



## Dimensions

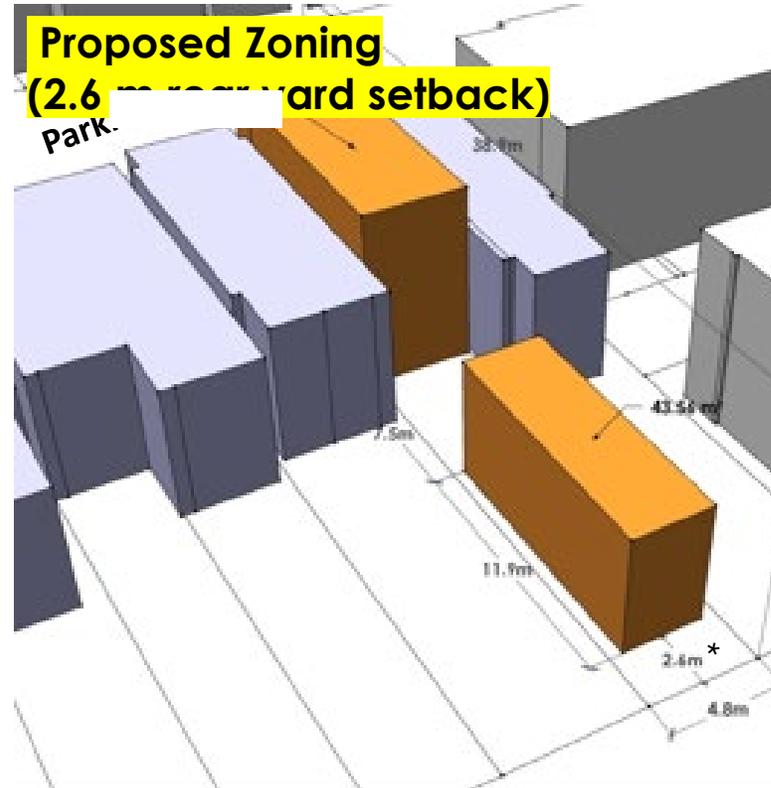
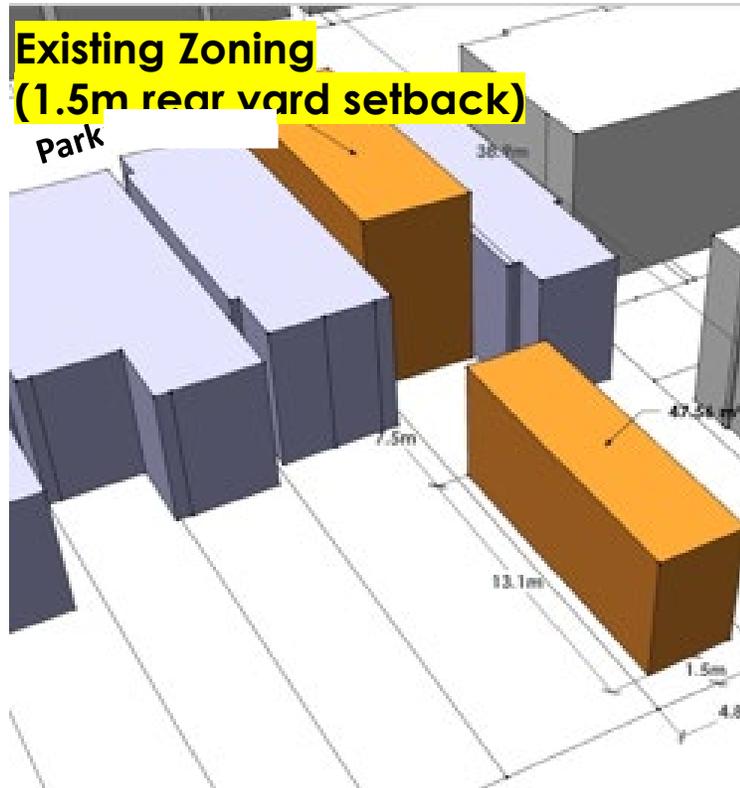
- Lot width - 5.5m
- Lot depth – 38.6m
- Lot area – 212m<sup>2</sup>
- Length of main house – 14.2m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	54.3 m <sup>2</sup> / 585 sqft	49.6 m <sup>2</sup> / 534 sqft
Total floor area if 2 storeys	108.6 m <sup>2</sup> / 1169 sqft	99.1 m <sup>2</sup> / 1067 sqft
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Scenario 6: Small length main house on a small lot (applies to 12 properties)



## Dimensions

- Lot width – 4.8m
- Lot depth – 38.9m
- Lot area – 187m<sup>2</sup>
- Length of main house – 14.0m

	<b>A: 1.5m rear yard setback (existing)</b>	<b>B: 2.6m rear yard setback (proposed)</b>
Maximum achievable ground floor of garden suite	47.6 m <sup>2</sup> / 512 sqft	43.6 m <sup>2</sup> / 469 sqft
Total floor area if 2 storeys	95.1 m <sup>2</sup> / 1024 sqft	87.1 m <sup>2</sup> / 938 sqft
Is a garden suite achievable?	Yes	Yes

\* Estimation for illustrative purposes only

\* May not be achievable due to Toronto Hydro setbacks or other site specific conditions

# Staff proposed zoning changes: Rear Yard Setback, Landscape / Design Requirements

## Two-storey Garden Suite

## One-storey Garden Suite

	2 storey GDN suite without garage	2 storey GDN suite with a lawfully existing garage	2 storey GDN suite with new garage	1 storey GDN suite without garage	1 storey GDN suite with a lawfully existing garage	1 storey GDN suite with new garage
<b>Rear Yard Setback (i.e. Between garden suite and Craven Road) – Existing</b>	1.5m	The lawfully existing setback can be maintained.  Any addition must comply with the current requirements ( <b>6.0m</b> if the parking space is maintained and <b>1.5m</b> if the parking space is removed)	6.0m	1.5m	The lawfully existing setback can be maintained.  Any addition must comply with the current requirements ( <b>6.0m</b> if the parking space is maintained and <b>1.5m</b> if the parking space is removed)	6.0m
<b>Rear Yard Setback (i.e. Between garden suite and Craven Road) – Proposed</b>	2.6 m	The lawfully existing setback can be maintained.  Any additions must comply with the current requirements ( <b>6.0m</b> if the parking space is maintained and <b>2.6m</b> if the parking space is removed)	6.0m	2.6 m	The lawfully existing setback can be maintained.  Any additions must comply with the current requirements ( <b>6.0m</b> if the parking space is maintained and <b>2.6m</b> if the parking space is removed)	6.0m
<b>Landscaping - existing</b>	Lot Frontage greater than 6.0m = 50% of the rear yard must be soft landscaping. Lot Frontage 6.0m or less = 25% of the rear yard for soft landscaping.					
<b>Landscaping - proposed</b>	(1) Lot Frontage greater than 6.0m = 50% of the rear yard must be soft landscaping. Lot Frontage 6.0m or less = 25% of the rear yard for soft landscaping; and (2) 75% of the area between the garden suite and lot line abutting Craven Road (excluding driveways and a 1.5 m walkway) must be soft landscaping.  <i>*note: the soft landscaping contribution required to satisfy (2) also counts toward the soft landscaping requirement in (1).</i>					
<b>Main Wall % opening - proposed</b>	At least 10 percent of the rear main wall of an ancillary building containing a garden suite abutting Craven Road, must contain openings such as doors or windows.					
<b>Max Height</b>	6.3m			4.0m		
<b>Max GFA</b>	120 sqm			60 sqm		
<b>Max Lot Coverage</b>	20%			20%		

The text highlighted in yellow represent the proposed changes that would apply to Parkmount Road properties.