



方卓怡 市議員 **Paula Fletcher**

City Councillor | Ward 14 Toronto-Danforth

February 17, 2026

Toronto and East York Community Council
100 Queen Street West

RE: TE29.10 - Zoning By-law Amendment for Garden Suites on Parkmount Road Facing Craven Road - Final Report

Dear Chair and Members of the Toronto and East York Community Council,

Thank you for your patience while this matter has been studied by City Planning. You will recall that all 55 properties on the east side of Parkmount between Hanson and Danforth are 'through lots' which face a city street, not a neighbour's garden.

City Planning has worked on a study, with input from residents on Parkmount and Craven, reviewing this unique situation to achieve the following goal:

Ensure that viable garden suites can be built on Parkmount Road 'through lots' while at the same time creating a strong streetscape on Craven Road.

I am asking TEYCC to support a recommendation to achieve a front-facing streetscape for a city street (Craven) while not compromising the size of the garden suites for Parkmount residents whose properties are all 'through lots' facing Craven Road.

My recommendation reduces the minimum separation distance from 7.5 to 6.0 metres between the garden suite and the main house and the minimum rear yard setback from 2.6 to 2.5 metres. I would ask for your support for the following:

1. City Council amend Attachment 1 to the report (October 3, 2025) from the Director, Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning and the Director, Community Planning, Toronto and East York District, Development Review by amending Site Specific Provision (1) to Article 900.2.10 Exception Number 736, so that it reads:

Site Specific Provisions:

(1) On lands municipally known as the odd numbered addresses of 91-209 Parkmount Road and 160 Mountjoy Avenue, in addition to the requirements of Section 150.7, a garden suite must comply with Regulations (i) to (iv) below:

(i) Despite regulation 150.7.60.20(3)(B), the required minimum rear yard setback for an ancillary building containing a garden suite is 2.5 metres;

(ii) The area between the ancillary building containing a garden suite and the lot line abutting Craven Road, excluding a permitted driveway, and a pedestrian walkway which may have a maximum width of 1.5 metres, must be landscaping, of which a minimum of 75 percent of the required landscaping must be soft landscaping;

(iii) At least 10 percent of the rear main wall of an ancillary building containing a garden suite facing Craven Road, must contain openings such as doors or windows; and

(iv) Despite regulation 150.7.60.30(1)(B), if an ancillary building containing a garden suite has a height greater than 4.0 metres, the ancillary building containing a garden suite must be no less than 6.0 metres from a residential building on the same lot.

2. City Council determine that pursuant to Subsection 34(17) of the Planning Act, no further notice is required in respect of the changes in Part 1 above.

A very sincere thanks to City Planning staff, including our Chief Planner, and the residents on Parkmount and Craven who spent many hours together on the study which is appended to item TE29.10

Yours truly,



Paula Fletcher
City Councillor Ward 14, Toronto-Danforth