
NOTICE OF PASSING OF ZONING BY-LAW 214-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 214-2026 on March 26, 2026, with respect to modifying performance standards for garden suites on through lots for the properties at 91-209 Parkmount Road (odd addresses only) and 160 Mountjoy Avenue.

An explanation of the purpose and effect of the Zoning By-law and a map showing the study area, are attached. The amendment was processed under file number: 24 198104 SPS 00 OZ.

A statutory public meeting was held on October 22, 2025, November 27, 2025, January 13, 2026, and on February 19, 2026, where the Toronto and East York Community Council considered 33 written submissions and two oral submissions in making the decision. Please see items: 2025.TE26.6: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE26.6>, 2025.TE27.19: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.19>, 2026.TE28.13: <https://secure.toronto.ca/council/agenda-item.do?item=2026.TE28.13> and 2026.TE29.10: <https://secure.toronto.ca/council/agenda-item.do?item=2026.TE29.10>.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON. M5H 2N2, no later than 4:30 p.m. on **April 28, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have received the next business day.

A Notice of Appeal must:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal in the amount of \$1,100.00 for each application appealed payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Who Can File An Appeal:

Only a specified person or public body as defined in the Planning Act that made oral submissions at a public meeting or written submissions to the council before the Zoning By-law was passed, the registered owner of any land to which the Zoning By-law would apply that made oral submissions

at a public meeting or written submissions to the council before the By-law was adopted, and the Minister may appeal the Zoning By-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Zoning By-law was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the Zoning By-law and corresponding background information are available by contacting Carola Perez-Book, Project Manager, by phone at 416-397-8788, or by e-mail at Carola.Perez-Book@toronto.ca, or Jordan Vanderhoeven, Planner, by phone at 416-392-7506, or email at Jordan.Vanderhoeven@toronto.ca

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this April 8, 2026.

John D. Elvidge
City Clerk

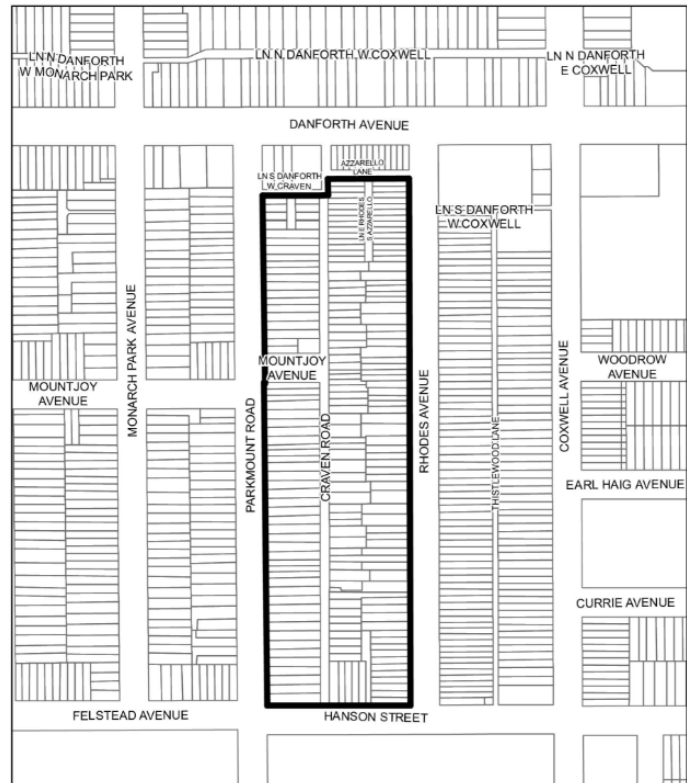
Owner: City-Initiated
Authority: Items TE26.6, TE27.19, TE28.13, TE29.10, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 214-2026

The purpose and effect of Zoning By-law 214-2026 is to modify performance standards for garden suites on through lots for the properties at 91-209 Parkmount Road (odd addresses only) and 160 Mountjoy Avenue. The Zoning By-law is the result of a review of garden suite zoning permissions for homes on Parkmount Road that back onto Craven Road between Danforth Avenue and Hanson Street. The amendment continues to permit garden suites on Parkmount Road in the study area (map attached) while providing minor modifications to performance standards that reflect and address several unique characteristics on Craven Road, including the narrowness of the street, and the through-lot character of Parkmount Road versus the facing condition of the homes fronting onto Craven Road.

Zoning By-law 214-2026 amends Zoning By-law 569-2013 for garden suites on through lots for the properties at 91-209 Parkmount Road (odd addresses only) and 160 Mountjoy Avenue to:

- Amend the rear yard setback for a garden suite to 2.5 metres;
- Add a new requirement that 75% of the area between the garden suite and Craven Road be soft landscaping (with exclusions for driveways and walkways);
- Add a new requirement that a minimum of 10% of the rear main wall of the garden suite must contain openings such as doors or windows; and
- Amend the separation distance between a two-storey garden suite and the main house to 6.0 metres.



Further information may be obtained by contacting Carola Perez-Book, Project Manager, by phone at 416-397-8788, or by e-mail at Carola.Perez-Book@toronto.ca, or Jordan Vanderhoeven, Planner, by phone at 416-392-7506, or email at Jordan.Vanderhoeven@toronto.ca.