

Authority: North York Community Council Item NY28.5,  
as adopted by City of Toronto Council on December 16 and  
17, 2025

**CITY OF TORONTO**

**Bill 212**

**BY-LAW -2026**

**To adopt Official Plan Amendment 863 for the City of Toronto respecting the lands known municipally in the year 2025, as 71 Talara Drive.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 863 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 863 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 71 TALARA DRIVE**

The Official Plan of the City of Toronto is amended as follows:

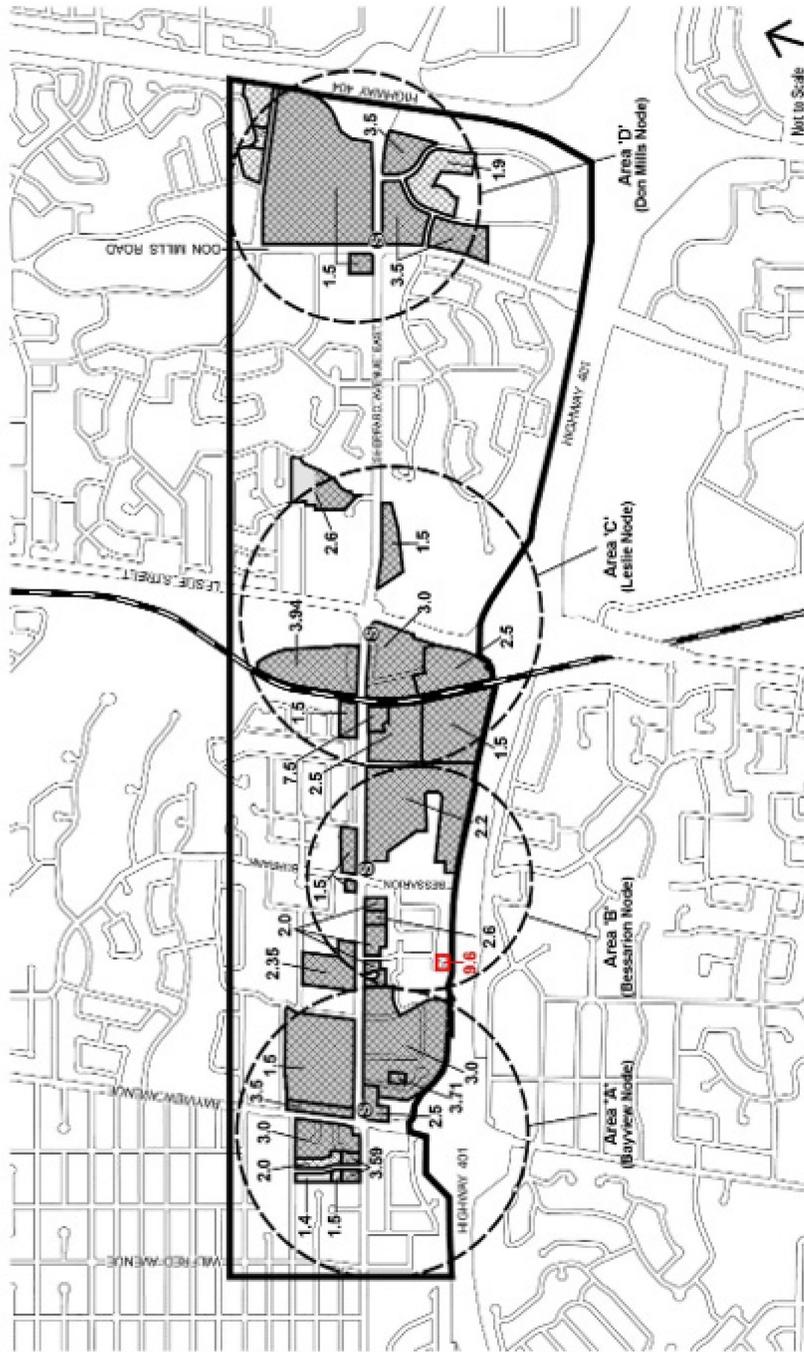
The following text and map constitute Amendment 863 to the City of Toronto Official Plan.

1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Section 4.2.B – Bessarion, subsection 4.2.2.5 – 71 Talara Drive, is amended by deleting 4.2.2.5 – 71 Talara Drive and replacing it with the following:

**4.2.2.5. 71 Talara Drive**

- a) A maximum density of 9.6 times the lot area is permitted; and
  - b) A maximum building height of 36 storeys (109 metres, exclusive the mechanical penthouse) is permitted.
2. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-2, Key Development Areas, is amended to show a density of 9.6 times the lot area for the lands known municipally in 2024 as 71 Talara Drive, as shown on the attached Schedule 1.

Schedule 1  
 Map 9-2



**Toronto** Sheppard East Subway Corridor Secondary Plan  
 MAP 9-2 Key Development Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Density
- Subway Station