

Authority: North York Community Council Item NY23.10,
adopted as amended by City of Toronto Council on May 21
and 22, 2025

City Council voted in favour of this by-law on October 9,
2025

Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1110-2025

To adopt Official Plan Amendment 811 for the City of Toronto respecting the lands known municipally in the year 2024, as 123 and 123A Parkway Forest 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 811 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 811 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 123 AND 123A PARKWAY
FOREST DRIVE**

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

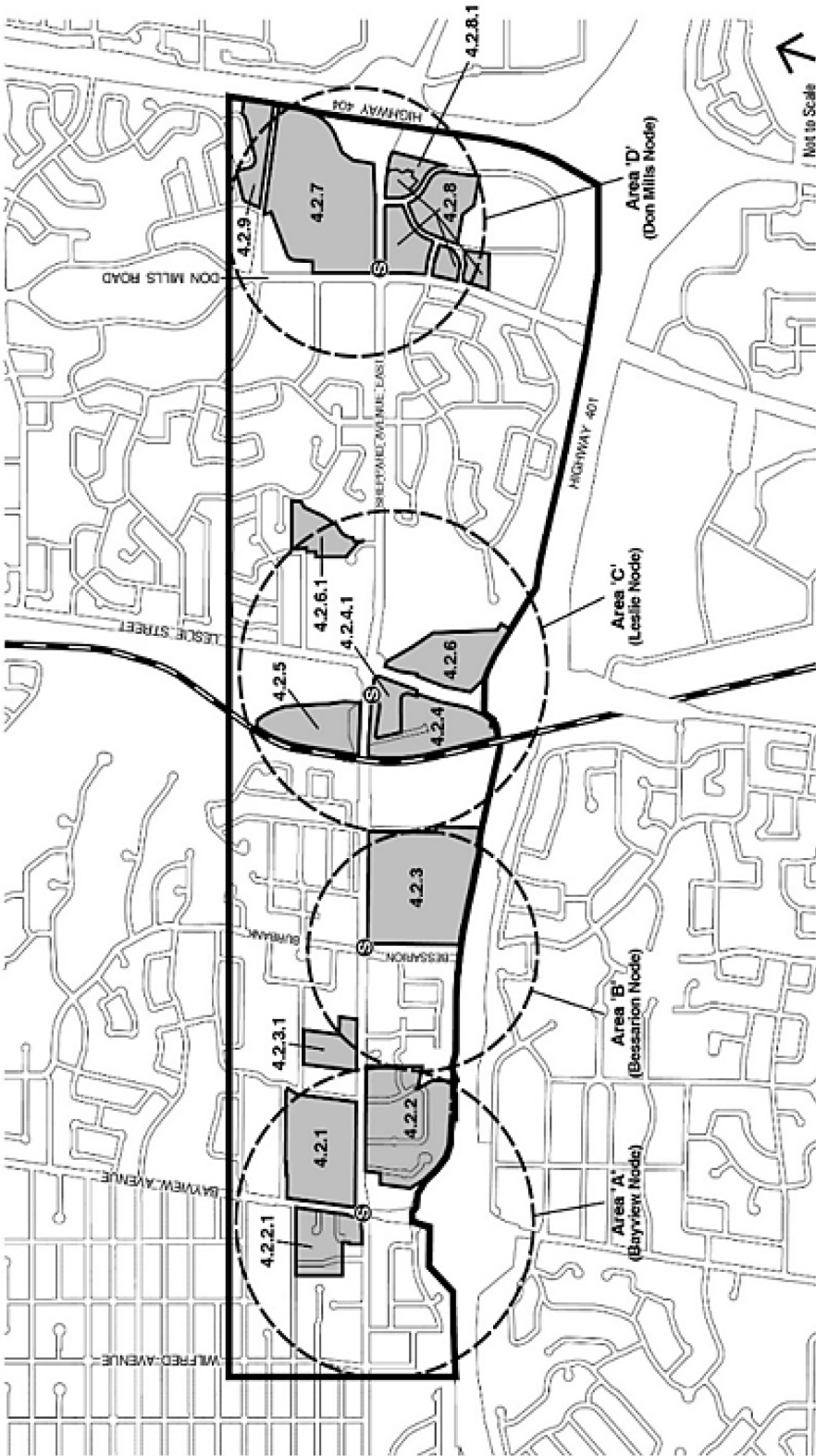
1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding the following subsection to Section 4, Development Policies:

4.2.8.1. 123 and 123A Parkway Forest Drive

Notwithstanding the other policies of this Secondary Plan, for the lands shown as 4.2.8.1 on Map 9-3, a maximum density of 3.74 times the lot area is permitted.

2. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-3, Specific Development Policies, is amended to show the lands known municipally in 2024 as 123 and 123A Parkway Forest Drive as Specific Development Policy Area 4.2.8.1, as shown on the attached Appendix 1.
3. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-2, Key Development Areas, is amended to show a maximum density of 3.74 for the lands known municipally in 2024 as 123 and 123A Parkway Forest Drive, as shown on the attached Appendix 2.

Appendix 1

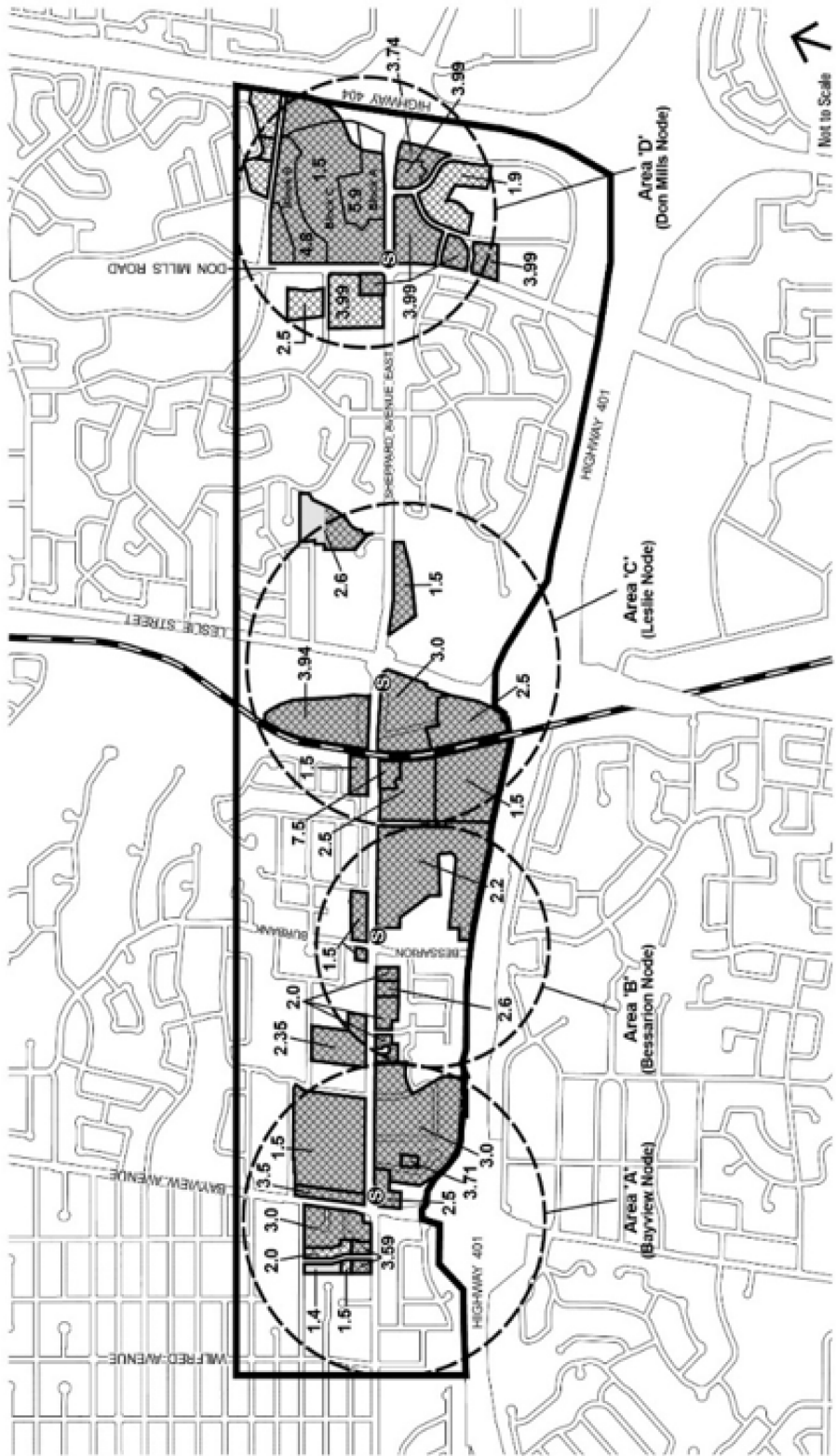


Toronto
City Planning

Sheppard East Subway Corridor Secondary Plan
MAP 9.3 Specific Development Policies

- Secondary Plan Boundary
- Specific Development Policy Areas
- Subway Station

Appendix 2



Toronto
City Planning

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