

123 Parkway Forest Drive– Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications – Preliminary Report

Date: December 4, 2021

To: North York Community Council

From: Director, Community Planning, North York District

Ward 17 - Don Valley North

Planning Application Number: 21 195222 NNY 17 OZ and 21 213522 NNY 17 SB

Related Applications: and 21 195223 NNY 17 RH

Notice of Complete Application Issued: A Notice of Complete Application was issued for the Official Plan and Zoning By-law Amendment application on September 24, 2021. A Notice of Complete Application has not been issued for the Draft Plan of Subdivision at the time of writing of this report.

Current Use on Site: The site is currently occupied by a 19-storey residential building and 10, 3-storey townhouse units.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the proposed planning application for the lands located at 123 Parkway Forest Drive. The applications propose to demolish five of the 10 existing, 3-storey townhouse dwelling units, and redevelop the site with a 29-storey residential building, having an overall building height of 102.55 metres including mechanical penthouse, containing a total of 339 dwelling units. The existing 19-storey residential building would remain. The applicant also proposes a private street as part of this application.

Staff are currently reviewing the application. The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a virtual community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 123 Parkway Forest Drive together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

The lands at 123 Parkway Forest Drive are part of the Parkway Forest community. In 2004, the owners of the lands made Official Plan and Zoning By-law Amendment applications to the City of Toronto to redevelop the lands within the Parkway Forest community. The amendments sought to demolish and replace 332 rental units in a series of buildings and replace them with new residential buildings. Council refused the applications in 2005. The applicant subsequently appealed the refusal to the Ontario Municipal Board (OMB). The OMB approved Official Plan Amendment 579 and Zoning By-law 865-2008.

In 2016, applications to amend the Official Plan and Zoning By-laws to allow an increase in density for the Parkway Forest community, which includes the subject site, were submitted to the City. City Council approved the applications in 2017 which allowed for a density increase from 3.5 times the lot area to 3.99 times the lot area. The Final Report can be accessed via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY25.2>

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law for the property at 123 Parkway Forest Drive to permit the redevelopment of the lands with a 29-storey residential building containing 339 dwelling units. Of the 339 dwelling units, 25 units are proposed as studio units, 193 units are proposed as 1-bedroom units, 87 units are proposed as 2-bedroom units, with the remaining 34 units proposed as 3-bedroom units. The existing 19-storey residential building and 5 townhouses dwelling units will be retained on the site. Five townhouse units are proposed to be demolished in order to allow for the development of this proposal.

The subject site forms part of Block "D" of the Parkway Forest Community Secondary Plan. The overall gross floor area proposed is 22,189 square metres, with a resulting density of 4.23 times the lot area for the entirety of Block "D". A total of 176 vehicular

parking spaces are proposed to be provided in five levels of underground parking. The proposal also includes 255 bicycle parking spaces.

Private roads at the eastern limit of the property, as well as to the west of the proposed building, are proposed as part of this application. The applicant has submitted an application for Draft Plan of Subdivision to allow for the creation of two Blocks in order to facilitate future conveyances of the subject site from the portion of the Block that contains the existing residential buildings.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Three dimensional representations of the project in context can be found in Attachments 1a and 1b. The Site Plan can be found in Attachment 3, and the Draft Plan of Subdivision can be found in Attachment 6.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated Mixed Use Areas on Map 19 of the Official Plan. The Official Plan identifies that Mixed Use Areas are made up of a broad range of commercial, residential, institutional, parks and open space uses and utilities. The Plan contains development criteria for Mixed Use Areas to ensure, among other matters, that the location and massing for new buildings achieves transition between areas of different development intensity and scale, frames the edges of streets and parks with

good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

The Official Plan also contains policies regarding Healthy Neighbourhoods, Built Form and Public Realm, Parks and Open Spaces that will be used in the evaluation of these applications.

Sheppard East Subway Corridor Secondary Plan

The site is subject to the Sheppard East Subway Corridor Secondary Plan as set out in Chapter 6, Section 9 of the Official Plan. The site is located within the Don Mills Node of the Secondary Plan as indicated on Map 9-2 which focuses new development on the Mixed Use Areas designations north of Sheppard Avenue East and other lands relating to Sheppard Avenue East and the Don Mills subway station. Comprehensive re-development is promoted in the 'key development areas' to prevent piece-meal development.

The site is subject to Section 4.2.8 - Parkway Forest Community of the Sheppard East Subway Corridor Secondary Plan. Section 4.2.8 identifies development of these lands is intended predominantly for multiple family residential development in townhouse and apartment building forms with grade-related ancillary convenience retail/commercial uses, grade-related non-profit community space along the Sheppard Avenue frontage, and recreational uses up to a maximum density of 3.5 times the lot area.

The Secondary Plan's urban design objectives include requiring compatible transitions in density, height and scale between development nodes and stable residential areas and generally locating the highest densities closest to the rapid transit stations and to a lesser extent along arterial road frontages. The Secondary Plan also seeks to shape the height and mass of development to a pedestrian scale by framing the street with buildings at a size roughly equivalent to the street width. Building height and massing should also minimize excessive shadowing, wind or snow drifting effects within blocks, along streets and within open space areas.

City of Toronto By-law 143-2018, Official Plan Amendment 99 amended Section 4.2.8 of the Sheppard East Subway Corridor Secondary Plan increasing the maximum density from 3.5 times the lot area to 3.99 times the lot area.

OPA 99 is available on the City's website at: [By-law 143-2018 \(toronto.ca\)](https://www1.toronto.ca/by-law-143-2018)

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at: <http://www1.toronto.ca/planning/9-sheppard-subway-east-corridor.pdf>

Context Plan for Parkway Forest

The Secondary Plan includes an implementation policy that contemplates the use of Context Plans for sites within key development areas to ensure development is coordinated in conformity with the Secondary Plan. Context Plans are generally required for large sites and comprehensive developments. A Context Plan for this area was adopted by City Council in July 2007. While the Secondary Plan provides a vision for the level and form of development along the corridor, the Context Plan helps define the specific pattern and built form characteristics of development in the Parkway Forest community. The Context Plan applies to the subject lands at 123 Parkway Forest Drive and will be used to evaluate and inform the application.

The Context Plan consists of a Block Diagram, Structure Plan, Linkage Diagram and Building Heights Diagram integrating the transportation and open space options for the area as well as urban design guidelines to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the co-ordinated and incremental development of land in this neighbourhood.

Zoning By-laws

The subject site has been subject to a number of Site Specific Zoning By-laws over the years. Site Specific Zoning By-law 865-2008 (OMB) applies to the lands and established performance standards for each of the Blocks within the Parkway Forest community. The subject site at 123 Parkway Forest Drive forms part of Block D. The By-law identifies that the only permitted uses for Block D are apartment house dwellings and uses accessory thereto, including private recreational amenity areas; community agency space and uses accessory thereto; and multiple attached dwellings. The Zoning By-law limits the gross floor area of Block D to 53,080 square metres, and a maximum of 535 dwelling units. The By-law also contains a provision that identifies that increases up to 10% of the maximum gross floor area, are allowed provided the total gross floor area on all of Blocks A, B, C, D and E combined does not exceed 377,431 square metres of gross floor area. The Site Specific Zoning By-law can be found at:

<https://www.toronto.ca/legdocs/bylaws/2008/law0865.pdf>

By-law 342-2015 (OMB) increased the maximum number of dwelling units permitted and gross floor area from each development Block. The permitted uses on Block D, and the maximum gross floor area remain unchanged from By-law 856-2008 (OMB). The number of dwelling units permitted on Block D was increased to 559 dwelling units. The Site Specific Zoning By-law can be found at:

<https://www.toronto.ca/legdocs/bylaws/2015/law0342.pdf>

By-law 144-2018 further revised the maximum residential gross floor area for Block D to 55,375 square metres. The Site Specific Zoning By-law can be found at:

<https://www.toronto.ca/legdocs/bylaws/2018/law0144.pdf>

The lands at 123 Parkway Forest Drive are not subject to Zoning By-law 569-2013.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Tall Buildings Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Bird-Friendly Guidelines
- Percent for Public Art

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan Control has not been submitted.

Rental Housing Demolition and Conversion

The applicant submitted an application on September 19, 2021 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

An amendment to the Sheppard East Secondary Plan is required to allow for the increased density on the site from the permitted 3.99 times lot area, [to a density of 4.23 times the lot area](#).

A Zoning By-law amendment is required in order to permit the increased height and density, and to establish new development standards related to, amongst other things: parking, landscaping and building setbacks/stepbacks.

A Plan of Subdivision application has been submitted in order to create two development blocks.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The PPS and the Growth Plan encourage intensification and redevelopment in urban areas and direct planning authorities to identify appropriate locations for growth. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs.

The Growth Plan identifies that municipalities are obligated to undertake integrated planning to manage forecasted growth to the horizon of the Growth Plan which provides direction for urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact urban form. The guiding principles of the Growth Plan, supports the achievement of complete communities that are designed to support healthy and active living and meet people's daily needs throughout an entire lifetime.

Staff will evaluate this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

The subject lands are designated Mixed Use Areas. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The application proposes to redevelop the lands with residential uses.

Staff will review the proposal against the policies of the Official Plan and the Sheppard East Subway Corridor Secondary Plan and will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the policies for Mixed Use Areas, Built Form and Public Realm policies, as well as the Secondary Plan policies.

Built Form

Staff will evaluate whether the proposal conforms to the Official Plan public realm (Section 3.1.1) , general built form built form (Section 3.1.2) and the built form policies (Section 3.1.3) of the Official Plan.

The Plan identifies that tall buildings play a role in achieving residential and office growth ambitions in parts of the Downtown and Central Waterfront and the Centres, as well as other areas across the city. However, not every site is appropriate for a tall building. Tall buildings should only be considered where they can fit into the existing or planned context, and where the site's size, configuration and context allows for the appropriate design criteria to be met.

Policy 4.5.2 provides development criteria for Mixed Use Areas to ensure, among other matters, that the location and massing for new buildings achieves transitions between

areas of different development and scale, frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in Mixed Use Areas should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks, community centres, libraries and childcare. It should also take advantage of nearby transit services and provide good site access and circulation, as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets.

The proposal will be assessed against the Tall Buildings Guidelines to ensure the proposal has appropriate regard for: the scale of the base buildings, tower stepbacks, tower floorplate size, setbacks from lot lines and proposed public parks, as well as the compatibility and relationship with the surrounding context.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study, and a qualitative pedestrian wind study. Staff will review the shadow and wind impacts of the proposed tower on the site itself, on the surrounding properties and public realm, given the scale and placement of the proposed tall building.

The Secondary Plan identifies that the distribution of densities will provide for the highest densities located closest to the Don Mills Subway Station and to a lesser extent, along the Don Mills Road and Sheppard Avenue frontages. Lower densities are attributed to the lands designated Apartment Neighbourhoods adjacent to the Parkway Forest Park. The Secondary Plan also identifies that new development should be sensitive to the remaining uses and built forms within the Key Development Area and central block. On a preliminary basis, staff have concerns with the proposed built form as proposed. The height proposed by the applicant is proposed to be the tallest building on Block D and will be significantly taller than the towers already located within Block D that front onto Sheppard Avenue East. Preliminary issues include, the proposed building height and location in the interior of the neighbourhood, the building not fronting on an arterial road, and the building is not sensitive to the adjacent built forms and land uses, and its context in its current form.

Staff will evaluate the appropriateness of the proposed density increase beyond the 3.99 times the lot area, in context of other approvals within the Sheppard East Subway Corridor Secondary Plan area, specifically within the Secondary Plan boundaries and the site's proximity to the higher order transit node. Staff will also evaluate the proposed height and density and its impacts on existing infrastructure and servicing of the neighbourhood.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). A total of 13 trees were mapped and assessed as part of the tree inventory. The Arborist Report identifies that 10 trees are recommended for preservation and 3 trees are recommended for removal due to the anticipated construction impacts.

Staff will assess the appropriateness of the applicant's proposed tree protection and replacement measures.

Parkland

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of this proposal is subject to a parkland dedication. Staff are reviewing the application and will determine the parkland dedication requirement as part of this development application.

Housing

The City's Official Plan contains policies that state that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

A Housing Issues Report is required for Official Plan Amendments and Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. A Housing Issues Report has been submitted and is currently under review by City staff.

The Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units). The guidelines also identify that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality. Staff are evaluating the proposal against the Growing Up Guidelines and Council direction, with respect to a full range of housing types, the proposed size of units to allow for a broad range of households, including families with children and the proposed location and suitability of the outdoor and indoor amenity space.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents. In addition, By-law 569-2013 requires that a minimum of 2 square metres per dwelling unit of indoor and outdoor amenity space be provided.

The applicant is proposing to provide 767 square metres of indoor amenity space and 306 square metres of outdoor amenity space. The proposed outdoor amenity space is significantly deficient of the required 2 square metres per unit of outdoor amenity space. Staff will review the amount and location of the proposed indoor and outdoor amenity spaces to ensure that sufficient amenity space is provided in the proposed building as part of the proposal to serve future residents.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities Study has been submitted as part of the application and is currently under review by City staff.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. They will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

School Boards

The application was circulated to both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

The Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits are available here: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Marian Prejel, Senior Planner
Tel. No. (416) 392-9337
E-mail: Marian.Prejel@toronto.ca

SIGNATURE

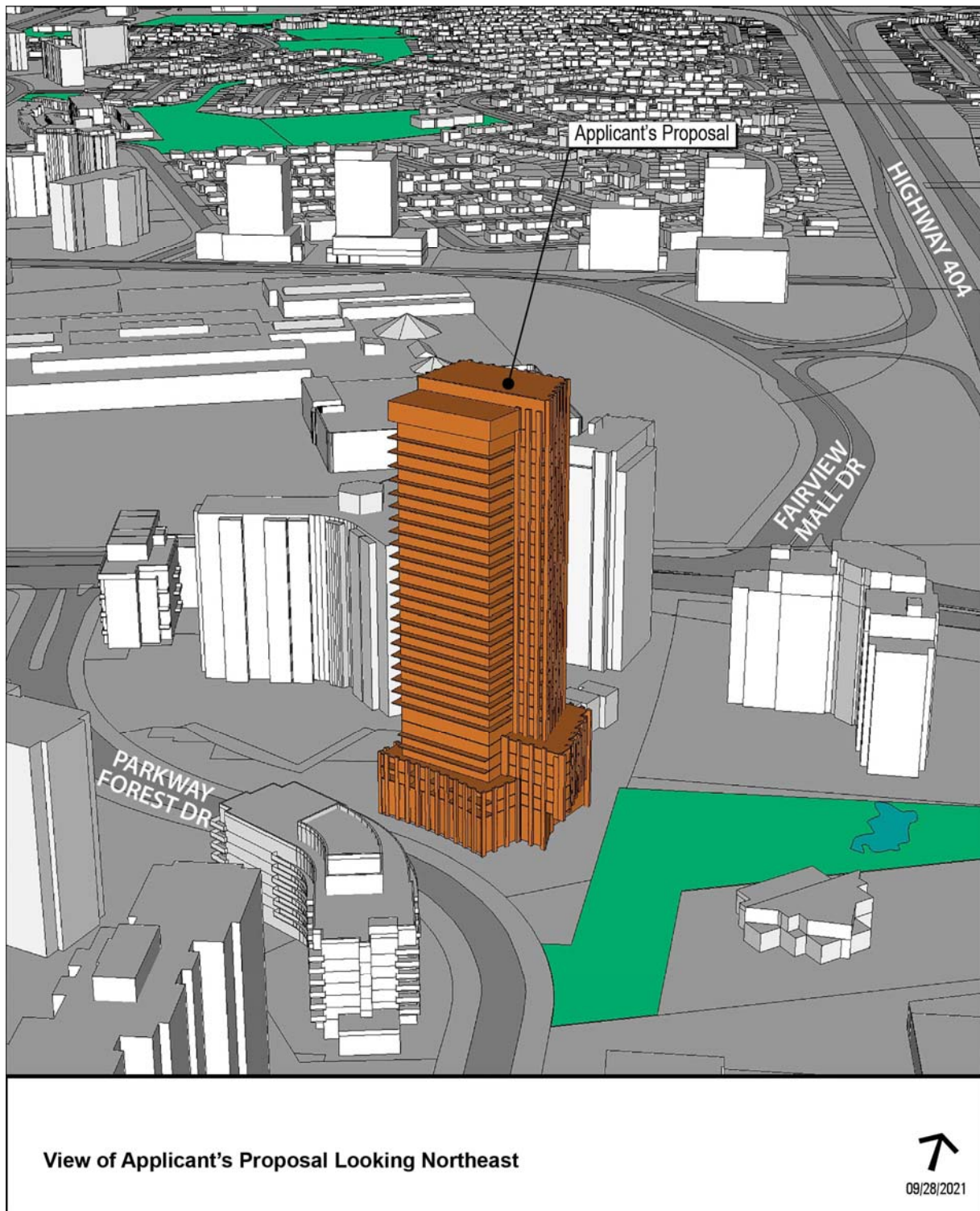
David Sit, MCIP, RPP
Director, Community Planning, North York District

ATTACHMENTS

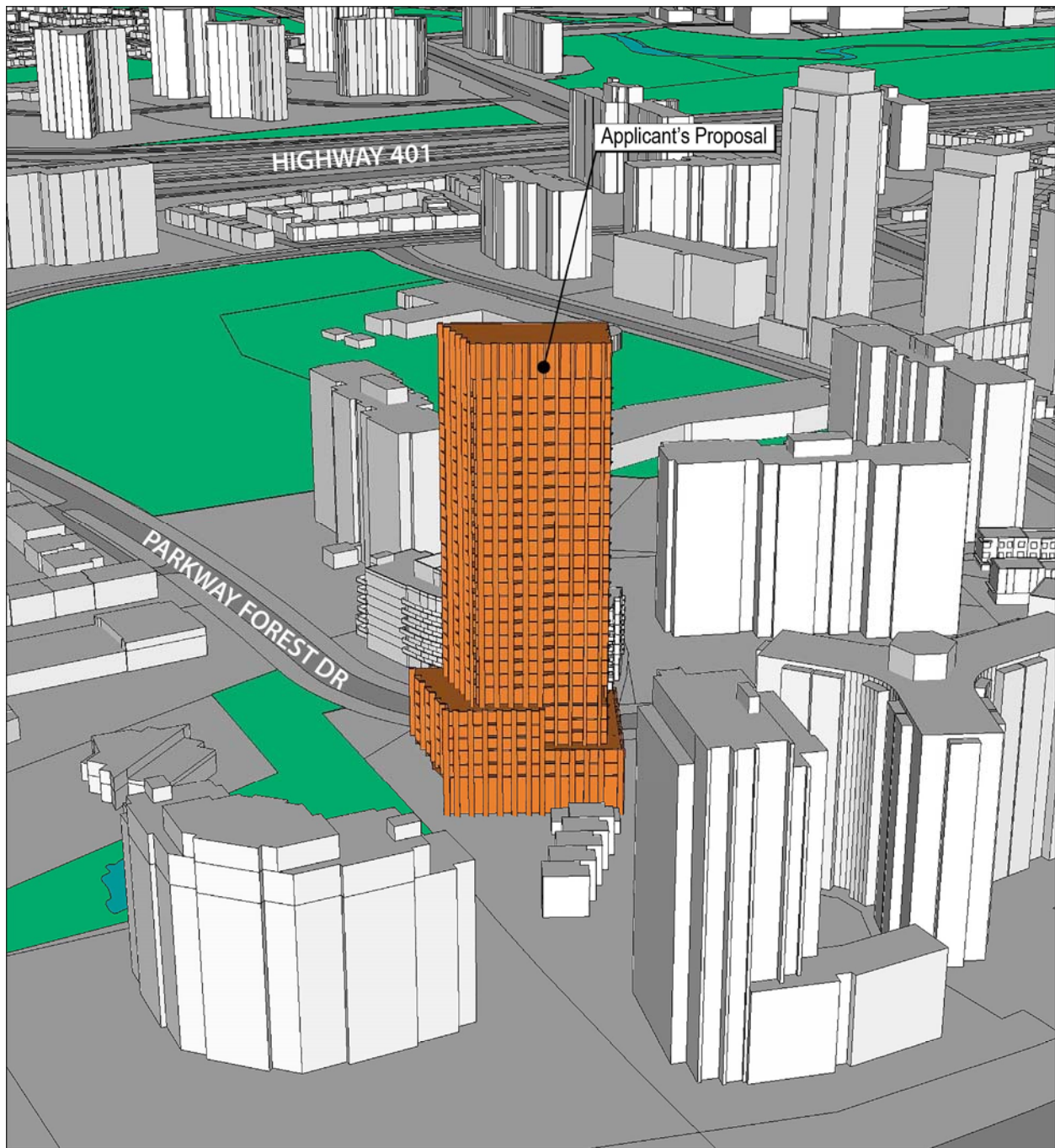
City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context - Northeast
Attachment 1b: 3D Model of Proposal in Context - Southwest
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5a: Zoning By-law 569-2013
Attachment 5b: Zoning By-law 7625, as amended
Attachment 6: Draft Plan of Subdivision

Attachment 1a: 3D Model of Proposal in Context - Northeast



Attachment 1b: 3D Model of Proposal in Context - Southwest



View of Applicant's Proposal Looking Southwest

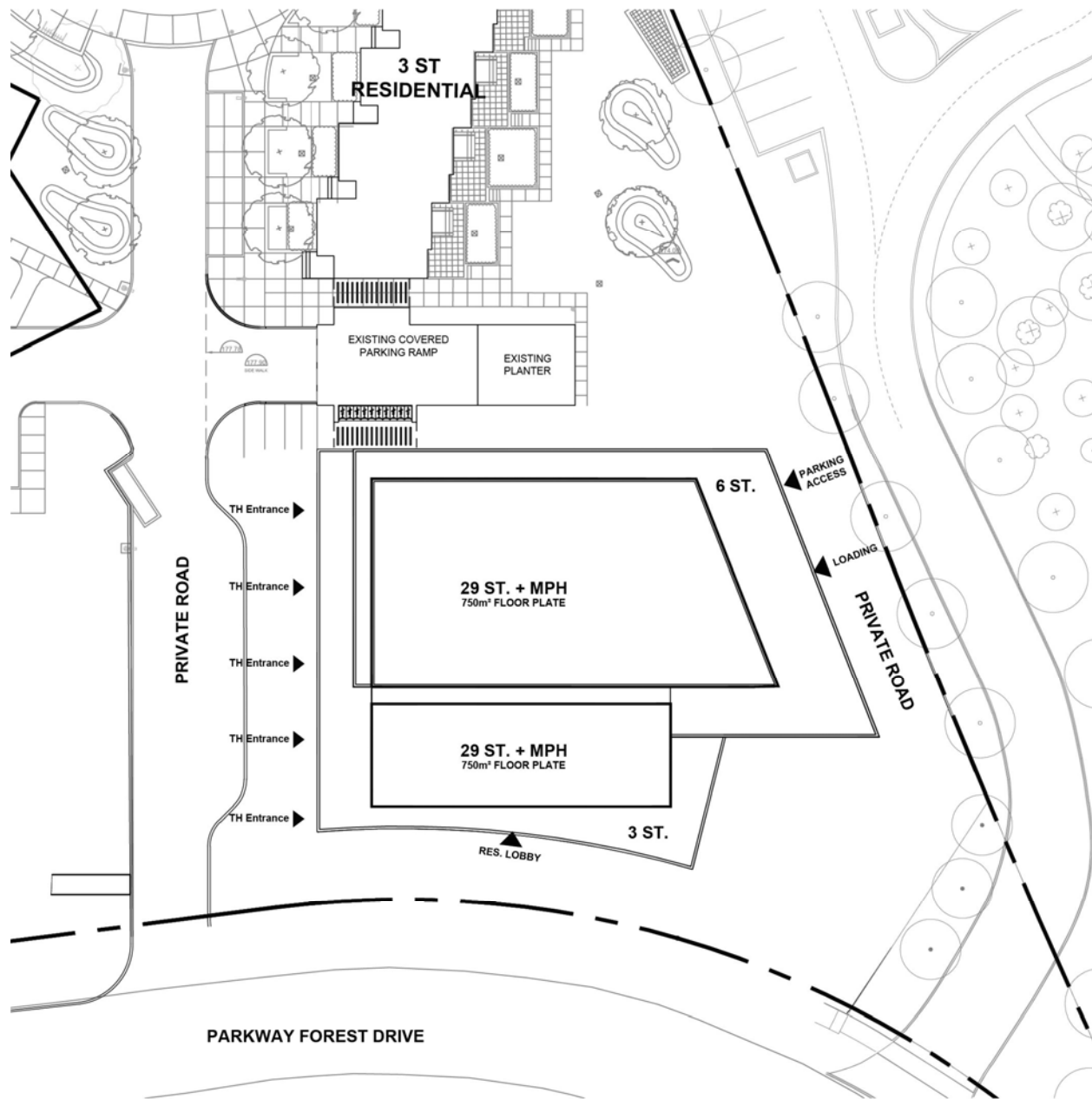


09/28/2021

Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan



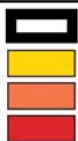
Attachment 4: Official Plan Map



Official Plan Land Use Map #19

123 Parkway Forest Drive

File # 21 195222 NNY 17 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks

General Employment Areas



Not to Scale
Extracted: 08/09/2021

Attachment 5a: Zoning By-law 569-2013



Zoning By-law 569-2013

123 Parkway Forest Drive

File # 21 195222 NNY 17 0Z



Location of Application

RT
RA
OR
UT

Residential Townhouse
Residential Apartment
Open Space Recreation
Utility and Transportation



See Former City of North York By-law No. 7625
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C3 District Shopping Centre Zone
O1 Open Space Zone



Not to Scale
Extracted: 08/09/2021

Attachment 5b: Zoning By-law 7625, as amended



Zoning By-law 7625

123 Parkway Forest Drive

File # 21 195222 NNY 17 0Z



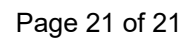
Location of Application

- RM1 Multiple-Family Dwellings First Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- O1 Open Space Zone



Not to Scale
Extracted: 08/09/2021

Staff Report for Action - Preliminary Report - 123 Parkway Forest Dr

Draft Plan of Subdivision 