

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~,  
2025

Enacted by Council: ~, 2025

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW ###**

**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 No. 811 to the Official Plan is hereby adopted pursuant to the  
Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 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:

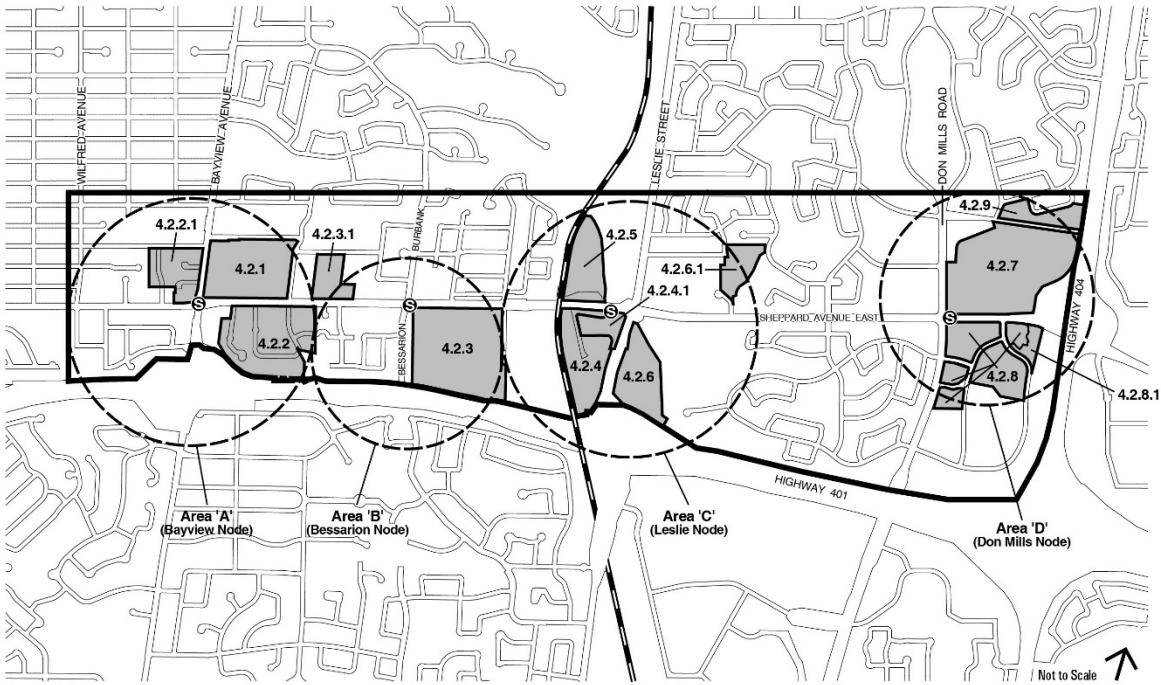
1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding the following subsection to Section 4, Development Policies:

**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



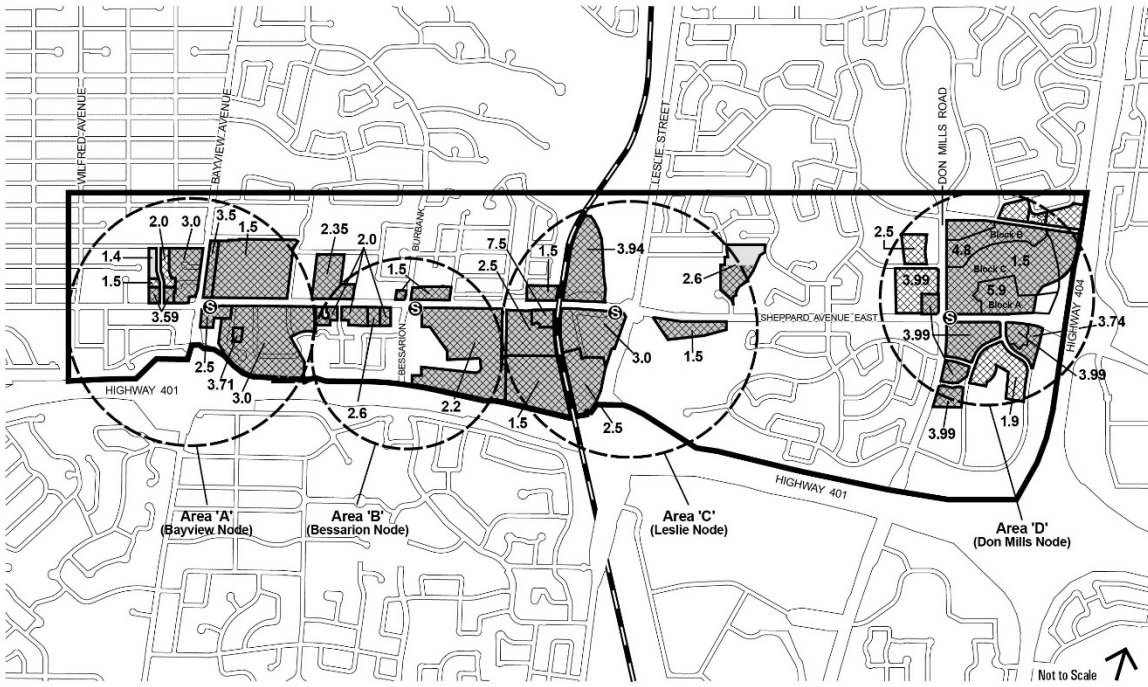
Sheppard East Subway Corridor Secondary Plan

MAP 9-3 Specific Development Policies

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

November 2015

Appendix 2



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
- 1.5 Density
- Subway Station

November 2015