

## **123 and 123A Parkway Forest Drive – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval**

Date: April 10, 2025

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

**Related Planning Application Number:** 21 195223 NNY 17 RH and 21 213522 NNY 17 SB

### **SUMMARY**

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This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit the redevelopment of the lands with a 33-storey (107.2 metres) residential apartment building with 384 rental units, including six (6) affordable rental housing units, at 123 and 123A Parkway Forest Drive.

The lands currently contain a 19-storey residential apartment building with 188 rental units and ten (10) three (3)-storey rental townhouses. The existing 19-storey residential apartment building will be retained. Five (5) of the ten (10) existing rental townhouses will be retained and five (5) will be demolished to accommodate the proposed development. All 193 retained rental units will be secured as rental housing for 20 years.

An associated Rental Housing Demolition application has been submitted to permit the proposed demolition of five (5) of the ten (10) existing rental townhouses. Should City Council approve the Official Plan Amendment and Zoning By-law Amendment application, approval of the Rental Housing Demolition application will be advanced to the Chief Planner or their designate under delegated authority, as less than six (6) rental units are proposed for demolition. A Tenant Relocation and Assistance Plan will be secured to lessen hardship for existing tenants.



## RECOMMENDATIONS

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The Director, Community Planning, North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 123 and 123A Parkway Forest Drive substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 123 and 123A Parkway Forest Drive substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an amended and restated agreement pursuant to the repealed and transitioned subsection 37(1) of the Planning Act to secure the following:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. The owner shall provide and maintain at least six (6) new Affordable Rental Housing Units in the new development on the lands in accordance with the following:
      1. The affordable units will include one (1) studio unit with an average size of at least 35 square metres, three (3) one-bedroom units with an average size of at least 50 square metres, one (1) two-bedroom unit with an average size of at least 64 square metres, and one (1) three-bedroom unit with an average size of at least 81 square metres;
      2. The general configuration, location, and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
      3. Tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development at no extra charge; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
      4. All Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
      5. Tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development;



6. The initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum of 25 years, beginning with the date each such unit is first occupied (the 'Affordability Period'). During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

7. The owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units for the duration of the Affordability Period; the Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

8. The owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and,

9. The Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70 percent) of the new dwelling units erected in the new development on the lands are available and ready for occupancy.

b. As a matter of legal convenience, the following matters will be included in the Section 37 Agreement:

i. The owner shall continue to provide and maintain the 193 retained rental dwelling units on the lands at 123 and 123A Parkway Forest Drive as rental housing for a period of at least 20 years commencing from the date that the Zoning By-laws come into force and effect, with no applications for demolition or conversion from residential rental use during such 20-year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

ii. Prior to Site Plan Approval for the development, the owner agrees to develop a Construction Mitigation Strategy and Tenant Communication Plan to mitigate the impacts of construction on existing tenants, all to the



satisfaction of the Chief Planner and Executive Director, City Planning;  
and,

iii. Details of a Tenant Relocation and Assistance Plan pursuant to Policy 3.2.1.12 of the Official Plan, with such terms to be determined through the Rental Housing Demolition application, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

## **FINANCIAL IMPACT**

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The Development Review 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.

The Chief Financial Officer and Treasurer has reviewed this Report and agrees with the information as presented in the Financial Impact section.

### **Section 37 Benefits**

The lands are subject to a number of Zoning By-law Amendments, including Zoning By-laws 865-2008 (OMB), 342-2015 (OMB), and 144-2018, which include community benefits secured pursuant to a former Section 37 under the Planning Act. As such, a new Section 37 Provision is included in the draft Zoning By-law Amendment (Attachment 6) to support the achievement of affordable rental housing. The affordable rental housing will be secured in a Section 37 Agreement with the City. Of the 384 rental units, at least six (6) will be affordable rental housing units with a mix of unit types and sizes, as outlined under the Recommendations and Affordable Rental Housing sections.

## **DECISION HISTORY**

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The lands are part of the Parkway Forest Community located in the area southeast of Sheppard Avenue East and Don Mills Road. At its meeting on November 7, 8, and 9, 2017, City Council adopted an Official Plan Amendment and a Zoning By-law Amendment for the Parkway Forest Community, including the subject lands. The Final Report, City Council decision, and associated By-law 143-2018 (Official Plan Amendment 99) and Zoning By-law 144-2018 can be found on the City's website at: <https://secure.toronto.ca/council/agenda-item.do?item=2017.NY25.2>.

At its meeting on January 6, 2022, North York Community Council adopted the associated Preliminary Report. The Preliminary Report and North York Community Council decision can be found on the City's website at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.NY29.24>.

## **THE SITE AND SURROUNDING LANDS**

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## **Description**

The site is located south of Sheppard Avenue East and between Don Mills Road and Highway 404 and has a lot area of 11,787 square metres and a lot frontage of 151 metres on Sheppard Avenue East (Attachment 2 - Location Map). The site currently contains a 19-storey residential apartment building with 188 rental units and ten (10) three (3)-storey rental townhouses.

## **Surrounding Uses**

North: North of the lands is Sheppard Avenue East. Further north is CF Fairview Mall at 1800 Sheppard Avenue East, which was subject to an Official Plan Amendment application (22 135661 NNY 17 OZ) to permit the multi-phased redevelopment of the lands around the CF Fairview Mall with 14 buildings ranging in heights between 24 and 52 storeys. The Decision Report - Approval, City Council decision, and associated By-law 1355-2024 (Official Plan Amendment 775) can be found on the City's website at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.NY18.13>.

South: South of the lands is Parkway Forest Drive. Further south are residential apartment buildings ranging in heights between 7 and 17 storeys.

East: East of the lands is a 14-storey residential apartment building and Forest Manor Park. Further east is Highway 404.

West: West of the lands are Parkway Forest Drive and residential apartment buildings ranging in heights between 7 and 17 storeys.

## **THE APPLICATION**

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### **Description**

The Official Plan Amendment and Zoning By-law Amendment application proposes to amend the Sheppard East Subway Corridor Secondary Plan and City of Toronto Zoning By-law to permit the redevelopment of the lands with a 33-storey residential apartment building with 384 rental units, including six (6) affordable rental housing units, at 123 and 123A Parkway Forest Drive. The proposed development would have a height of 107.2 metres (plus a 9.7-metre mechanical penthouse).

The associated Rental Housing Demolition application proposes to demolish five (5) of the ten (10) existing rental townhouses on the lands, with tenant assistance to be provided for eligible tenants. Replacement of the demolished rental units is not proposed.

The associated Draft Plan of Subdivision application proposes to create two (2) development blocks on the lands. If required, the application will be advanced in the future.



The proposed development is subject to Site Plan Control. A Site Plan application has not yet been submitted.

### **Density**

The proposal has a density of approximately 3.74 times the area of the lot.

### **Residential Component**

The proposal includes 384 rental dwelling units, 58 studio (15%), 198 one-bedroom (52%), 81 two-bedroom (21%), and 47 three-bedroom units (12%).

### **Amenity Space**

The proposed development would contain 1,541 square metres of amenity space (4.01 square metres per unit), including 812 square metres of indoor amenity space and 729 square metres of outdoor amenity space.

### **Access, Parking and Loading**

Vehicular access to the proposed development would be via the existing driveway on Parkway Forest Drive, and pedestrian access would be via Parkway Forest Drive and Sheppard Avenue East.

The proposal includes a total of 61 vehicular parking spaces (45 residential parking spaces and 16 visitor parking spaces), a total of 300 bicycle parking spaces (262 long-term bicycle parking spaces and 38 short-term/publicly accessible bicycle parking spaces), and one (1) loading space (Type G).

### **Additional Information**

See the Attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), Site Plan (Attachment 7), Elevations (Attachment 8), and 3D Massing Views (Attachment 9) of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4974261&pid=898263&title=123-PARKWAY-FOREST-DR>.

### **Reasons for Application**

The Official Plan Amendment is required to amend the Sheppard East Subway Corridor Secondary Plan through a Specific Development Policy Area to amend the maximum density to 3.74 times the lot area to permit the proposed development (Attachment 5 - Draft Official Plan Amendment). Of note, the calculation of the density for the draft Official Plan Amendment is based on the definition of Gross Floor Area in City of Toronto Zoning By-law 569-2013, as amended.

As a consequence of this Official Plan Amendment, the maximum density of 3.99 times the lot area in Official Plan Amendment 99 (By-law 143-2018) will be distributed to the



remaining lands in the Parkway Forest Community that are subject to Section 4.2.8 of the Sheppard East Subway Corridor Secondary Plan.

The Zoning By-law Amendment is required to bring the lands to City of Toronto Zoning By-law 569-2013, as amended, with a site-specific 'Commercial Residential (CR)' zone, and implement the proposed development with appropriate standards (Attachment 6 - Draft Zoning By-law Amendment). An amendment to Former City of North York Zoning By-law 7625, as amended, is not required.

## **APPLICATION BACKGROUND**

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The current application was submitted on August 8, 2021, and deemed complete on August 19, 2021, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4974261&pid=898263&title=123-PARKWAY-FOREST-DR>.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate Agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan Amendment and Zoning By-law Amendment.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

### **Official Plan**

The lands are designated 'Mixed Use Areas' as per Map 19 (Land Use Plan) of the Official Plan (Attachment 3 - Official Plan Land Use Map). Policy 4.5.1 of the Official Plan states that '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. Policy 4.5.2 of the Official Plan provides development criteria in 'Mixed Use Areas'.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.



## Secondary Plan

The lands are located within 'Secondary Plan Area 9 - Sheppard East Subway Corridor Secondary Plan' as per Map 35 (Secondary Plan Key Map) of the Official Plan and Map 9-1 (Urban Structure) of the Secondary Plan. The lands are designated 'Mixed Use Areas' and located within Area 'D' (Don Mills Node) with a maximum density of 3.5 times the lot area as per Map 9-2 (Key Development Areas) of the Secondary Plan. The lands are also subject to Section 4.2.8 (Parkway Forest Community) as per Map 9-3 (Specific Development Policies) of the Secondary Plan. The Secondary Plan can be found on the City's website at: <https://www.toronto.ca/wp-content/uploads/2017/11/9805-cp-official-plan-SP-9-SheppardEast.pdf>.

The lands are also subject to Official Plan Amendment 99 (By-law 143-2018) that amended Section 4.2.8 (Parkway Forest Community) by increasing the maximum density of 3.5 times the lot area to 3.99 times the lot area.

## Zoning

The lands are not subject to City of Toronto Zoning By-law 569-2013, as amended. This Zoning By-law can be found on the City's website at: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

The lands are subject to a number of Zoning By-law Amendments, including Zoning By-laws 865-2008 (OMB), 342-2015 (OMB), and 144-2018, that amended Former City of North York Zoning By-law 7625, as amended. The lands are zoned 'Multiple-Family Dwellings Sixth Density (RM6(232)D) as per Former City of North York Zoning By-law 7625, as amended (Attachment 4 - Existing Zoning By-law Map).

## Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines
- Parkway Forest Context Plan (Urban Design Guidelines)

The Design Guidelines can be found on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

## Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are



secured on Site Plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A Community Consultation Meeting was held on February 23, 2022. The Ward Councillor, Community Planning Staff, the applicant's consultant, and approximately twenty (20) members of the public attended the meeting. The following issues were raised:

- Inquiries about affordable housing;
- Concerns about increased density;
- Concerns about insufficient capacity for schools, parks, and community centres;
- Concerns about increased traffic;
- Concerns about insufficient parking spaces; and,
- Inquiries about the need for road widening.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the Statutory Public Meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024). The PPS (2024) provides policy direction on matters of provincial interest related to land use planning and development, and promotes, among others, an appropriate range and mix of housing options and densities, as well as an efficient use of land and resources. The proposed residential intensification would efficiently use the land and resources and increase the City's housing supply, with an appropriate range and mix of housing, including rental housing and affordable rental housing. Staff find the proposal consistent with the PPS (2024).



## Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and Secondary Plan policies, and planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### Land Use

The lands are designated 'Mixed Use Areas' as per Map 19 (Land Use Plan) of the Official Plan (Attachment 3 - Official Plan Land Use Map). Policy 4.5.1 of the Official Plan states that '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. Policy 3.2.1.1 of the Official Plan also states 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.

The lands are designated 'Mixed Use Areas' and located within Area 'D' (Don Mills Node) as per Map 9-2 (Key Development Areas) of the Sheppard East Subway Corridor Secondary Plan. The Secondary Plan encourages development to occur within Key Development Areas which are primarily designated 'Mixed Use Areas'. Section 4.1(c) encourages a mix and variety of residential buildings, among others, within the interior of 'Mixed Use Areas'.

The lands are also subject to Section 4.2.8 (Parkway Forest Community) as per Map 9-3 (Specific Development Policies) of the Secondary Plan. Section 4.2.8 states that 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.

In addition, the lands are located within the Don Mills Major Transit Station Area (MTSA) as identified in the Council-adopted Official Plan Amendment 575 (By-law 846-2022) through Site and Area Specific Policy 731. Existing and permitted development within the Don Mills Major Transit Station Area is planned for a minimum population and employment target of 250 residents and jobs combined per hectare. As of the date of this Report, the Minister of Municipal Affairs and Housing has not yet issued a decision. The Final Report, City Council decision, and associated By-law 846-2022 (Official Plan Amendment 575) can be found on the City's website at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>.

The application proposes the redevelopment of the lands with a 33-storey residential apartment building with 384 rental units, including six (6) affordable rental housing units. The proposed residential intensification would efficiently use the land and resources, increase the City's housing supply, and also contribute towards the minimum population target identified for the Don Mills Major Transit Station Area. The proposed land use is in conformity with the general intent of the Official Plan, including the Sheppard East Subway Corridor Secondary Plan. The proposed land use is appropriate subject to addressing the balance of the comments of this Report.



## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a 33-storey residential apartment building with 384 rental units, including 81 two-bedroom units and 47 three-bedroom units, meeting the Growing Up Guideline unit mix guidelines.

The proposed residential intensification would increase the City's supply of rental housing and affordable rental housing.

In accordance with Policy 3.2.1.5(a) of the Official Plan, the rental tenure of the 193 retained rental units will be secured for a period of 20 years. Improvements are not needed to the retained rental building and townhouses as they were completed in 2018, and remain in good condition.

As part of the recommendations to Council, the applicant will also be required to develop a Construction Mitigation Strategy and Tenant Communication Plan to address construction impacts on existing residents. The development of both plans will be required prior to the issuance of a Statement of Approval for the future Site Plan application.

## **Rental Housing Demolition and Replacement**

This application involves the demolition of five (5) rental units. A Rental Housing Demolition application was submitted on August 8, 2021. Replacement of the demolished rental units is not required, and approval of the Rental Housing Demolition application is delegated to the Chief Planner or their designate, because the proposed redevelopment will result in the demolition of less than six (6) rental units.

A Tenant Consultation Meeting was held on March 10, 2025. Housing Staff, Community Planning Staff, the applicant's agent, and the tenants of two (2) townhouses attended the meeting.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant has agreed to provide a Tenant Relocation and Assistance Plan to lessen hardship for existing tenants. The Tenant Relocation and Assistance Plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner entering into a Section 111 Agreement to secure the Tenant Relocation and Assistance Plan before the Rental Housing Demolition permit is issued.

## **Affordable Rental Housing**

The proposed development includes six (6) affordable rental housing units, which will be secured as a community benefit through a Section 37 Agreement. The affordable rental housing units will include ensuite laundry and air conditioning and have access to all amenities on the same terms and conditions as any other resident of the building. The affordable rental housing units will include:



- One (1) studio unit with an average size of at least 35 square metres;
- Three (3) one-bedroom units with an average size of at least 50 square metres;
- One (1) two-bedroom unit with an average size of at least 64 square metres; and,
- One (1) three-bedroom unit with an average size of at least 81 square metres.

The affordable rental housing units will be secured at Affordable Rent as defined in the Official Plan for a period of at least 25 years. During this period, increases to initial rents charged to tenants occupying any of the affordable rental housing units shall not exceed the Provincial rent guideline. The owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the affordable units.

These affordable rental housing units support the delivery of a range and mix of housing, including affordable housing, and the development of complete communities.

### **Height and Massing**

Section 3.1.3 of the Official Plan provides policies in relation to built form. The lands are also subject to Section 4.2.8 (Parkway Forest Community) as per Map 9-3 (Specific Development Policies) of the Sheppard East Subway Corridor Secondary Plan. Section 4.2.8(a) states 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. Section 4.2.8(g) also states that new development should be sensitive to the remaining uses and built forms within the Key Development Area and central block.

Through the development review process, Staff requested modifications to scale down the height of the proposed building and to adjust the massing to be responsive to the form and scale of neighbouring built forms, uses, and public streets in accordance with the Official Plan, Sheppard East Subway Corridor Secondary Plan, and Parkway Forest Context Plan. In response to Staff's comments, the applicant modified the proposed building from 35 storeys (on a one (1)-storey podium) with a height of 110.85 metres (plus a 9.9-metre mechanical penthouse) to 33 storeys with a height of 107.2 metres (plus a 9.7-metre mechanical penthouse), which provides a better transition to neighbouring properties with no adverse shadow impacts.

The base building of five (5) storeys with a height of 21.6 metres is designed to create a street wall that fits the existing context and scale of the street, as well as ensure active street engagement, with the indoor amenity area facing the street to provide 'eyes on the street'. Setbacks of 3.3 metres on the south, 2.4 metres on the east, and 7.5 metres on the north have been provided to ensure a comfortable pedestrian environment and adequate separation from the neighbouring properties.

The proposed building floorplate is 790 square metres. Although the building's floorplate exceeds the 750-square metre standard of the Tall Building Guidelines, given the standalone location of the subject site, there is ample separation to the neighbouring buildings.



The proposed development, with the height, setback and massing revisions, is considered an appropriate form of residential intensification, while fitting in the Parkway Forest Community. Further detailed design elements will be addressed as part of the future Site Plan application.

## **Public Realm**

Section 3.1.1 of the Official Plan provides policies in relation to public realm.

To provide animation along Parkway Forest Drive, the ground-floor indoor amenity area was enhanced to increase glazed areas, improving natural daylight penetration and strengthening the visual connection to the public realm, in line with the intent to enhance street-level activation. Softscape coverage was increased through the review of the application contributing to the park-like character of the area, which is a principle of the Parkway Forest Context Plan.

To ensure enhanced pedestrian-friendly access, Staff will actively seek improvements for pedestrian walkways, crossings, and the building entrance's treatment, aiming for seamless integration with the sidewalk. Staff will also actively pursue the following enhancements as part of the future Site Plan application: safe pedestrian connections from the surface parking lot to the building entrance, improved pick-up/drop-off area design, increased tree planting and softscape coverage, and enhanced outdoor amenity areas.

## **Shadow Impact**

A Sun/Shadow Study was submitted in support of the application to evaluate the impact of shadows cast by the proposed development on the site and the surrounding area.

Staff have reviewed the study and determined that the shadow impacts from the proposed development are acceptable and will not cause undue adverse effects on the surrounding public realm or neighbouring properties. Throughout the year, there will be minor shadow impacts on the entrances and driveways leading to the existing developments to the north, northeast, and northwest of the site. These impacts are considered minor due to the temporary nature of the shadows, which move quickly.

Notably, the applicant's modifications to reduce the building height from 35 storeys to 33 storeys has contributed positively to minimizing shadowing, particularly during the spring and fall equinoxes. This reduction has resulted in minimal shadowing on Forest Manor Park, located to the east of the site.

## **Wind Impact**

A Pedestrian Wind Study was submitted in support of the application to evaluate the wind impact of the proposed development on the site and the surrounding area. The study indicates that the public realm and surrounding areas, including building entrances, walkways, and existing playgrounds, generally meet the desired wind comfort levels for their intended uses throughout the year, with conditions suitable for sitting or standing.



However, the study identified that the outdoor amenity terrace at Level 6 experiences varying wind conditions depending on the distance from the building across all seasons. Specifically, wind conditions close to the building are generally comfortable for sitting, but worsen in usage quality, becoming more suitable for standing or even walking, as one moves away from the building. Critically, the wind safety criteria are exceeded on the terrace as one moves away from the building, indicating potentially unsafe conditions.

To mitigate these wind comfort and safety concerns and ensure the terrace's usability, the study recommends the implementation of vertical screens (minimum 2.2-metre tall) around the perimeter of the terrace, as well as horizontal elements such as trellises or pergolas throughout the space. As part of the future Site Plan application, the applicant will be required to conduct a quantitative analysis (wind tunnel study) to confirm these findings and incorporate the recommended mitigation measures to ensure acceptable wind conditions, particularly on the amenity terrace. This approach will ensure the amenity spaces are usable and safe for residents throughout the year.

### **Servicing**

A Functional Servicing and Stormwater Management Report and a Hydrological Investigation Report were submitted in support of the application to evaluate the water, wastewater, and stormwater management servicing infrastructure of the site and identify whether new servicing infrastructure and/or improvements/upgrades to the existing servicing infrastructure would be required to service the proposed development. Staff have reviewed the reports and have no outstanding comments on the application.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Parkway Forest Drive, a 1.4-metre road widening dedication (on the north limit) and a 3.2-metre road widening dedication (on the south limit) along the Parkway Forest Drive frontage of the site are required and are proposed to be conveyed to the City. The required road widening dedication will be conveyed to the City as part of the future Site Plan application.

### **Traffic Impact**

A Transportation Impact Study was submitted in support of the application to evaluate the transportation impact of the proposed development. The study estimates that the proposed development would generate approximately 40 and 60 two (2)-way trips during the AM and PM peak hours, respectively. Staff have reviewed the study and have no outstanding comments on the application. Further comments will be addressed as part of the future Site Plan application.

### **Access, Vehicular and Bicycle Parking and Loading**

Vehicular access to the proposed development would be via the existing driveway on Parkway Forest Drive, and pedestrian access would be via Parkway Forest Drive and Sheppard Avenue East.



The proposal includes a total of 61 vehicular parking spaces (45 residential parking spaces and 16 visitor parking spaces), a total of 300 bicycle parking spaces (262 long-term bicycle parking spaces and 38 short-term/publicly accessible bicycle parking spaces), and one (1) loading space (Type G).

A total of 61 vehicular parking spaces (45 residential parking spaces and 16 visitor parking spaces) are proposed:

- Surface Parking: 0 residential parking space and 10 visitor parking spaces; and,
- Underground Parking: 45 residential parking spaces (of which 8 are accessible) and 6 visitor parking spaces (of which 1 is accessible).

Staff have reviewed the materials and have no outstanding comments on the application. Further comments will be addressed as part of the future Site Plan application.

### **Travel Demand Management (TDM)**

A Travel Demand Management (TDM) Plan, as part of the Transportation Impact Study, was submitted in support of the application. Staff have reviewed the study and have not yet accepted the TDM Plan. A revised TDM Plan will be required for review for the future Site Plan application to the satisfaction of the City Planning and Development Review Division.

### **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Archaeological Assessment**

The lands are located within an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan (<https://Map.Toronto.ca/TorontoMaps/>). As such, a Stage 1 Archaeological Assessment was submitted in support of the application, which recommends that the lands be considered free of further archaeological concerns. Staff have reviewed the Stage 1 Archaeological Assessment and concur with its findings that no further archaeological assessment is required.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article III (Private Tree By-law). The applicant proposes to remove 41 private trees. An Arborist Report and a Tree Protection Plan were submitted in support of the application to evaluate the tree and vegetation impacts of the proposed



development. Staff have reviewed the report and plan and have no outstanding comments on the application.

Staff require the planting of 43 new trees to replace the 41 private trees proposed for removal. At this time, the applicant is proposing to plant 18 new trees; therefore, the outstanding tree planting requirement will be satisfied through cash-in-lieu. Further comments will be addressed as part of the future Site Plan application.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **CONTACT**

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Leila Mirriahi, Planner, Community Planning, Tel. No. 416-338-1327, E-mail:  
[Leila.Mirriahi@toronto.ca](mailto:Leila.Mirriahi@toronto.ca)

### **SIGNATURE**

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

### **ATTACHMENTS**

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#### **City of Toronto Information/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

#### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Views



## Attachment 1: Application Data Sheet

Municipal Address: 123 AND 123A PARKWAY FOREST DRIVE Date Received: August 8, 2021

Application Number: 21 195222 NNY 17 OZ

Application Type: OPA & Rezoning

Project Description: An Official Plan Amendment and Zoning By-law Amendment application to permit the redevelopment of the lands with a 33-storey residential apartment building with 384 rental units, including six (6) affordable rental housing units, at 123 and 123A Parkway Forest Drive.  
The existing 19-storey residential apartment building with 188 rental units will be retained. Five (5) of the ten (10) existing three (3)-storey rental townhouses will be retained and five (5) will be demolished to accommodate the proposed development.

Applicant	Agent	Architect	Owner
EMERALD LIMITED PARTNERSHIP, by its general partner, EMERALD GP INC.	CPH MASTER LIMITED PARTNERSHIP, by its general partner, CPH MASTER GP TRUST, by its sole trustee, CPH MASTER GP TRUST INC.	GH3	EMERALD LIMITED PARTNERSHIP, by its general partner, EMERALD GP INC.

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: RM6(232)D Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 11,787 Frontage (m): 151 Depth (m): 149

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,546	1,269	1,255	2,524
Residential GFA (sq m):	18,109	17,279	25,724	43,003



Non-Residential GFA (sq m):

Total GFA (sq m):	18,109	17,279	25,724	43,003
Height - Storeys:	19	19	33	33
Height - Metres:	53	53	107	107

Lot Coverage Ratio (%)	21.4	Floor Space Index:	3.65
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	42,938	65

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	198	193	384	577
Freehold:				
Condominium:				
Other:				
Total Units:	198	193	384	577

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			38	145	10
Proposed:		58	198	81	47
Total Units:		58	236	226	57

Parking and Loading

Parking Spaces:	61	Bicycle Parking Spaces:	300	Loading Docks:	1
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CONTACT:

Leila Mirriahi, Planner, Community Planning

416-338-1327

[Leila.Mirriahi@toronto.ca](mailto:Leila.Mirriahi@toronto.ca)



## Attachment 2: Location Map





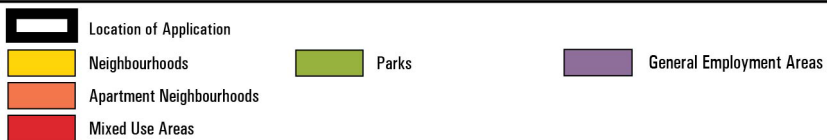
# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #19

123 & 123A Parkway Forest Drive

File # 21 195222 NNY 17 0Z



  
 Not to Scale  
 Extracted: 03/13/2025



## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 7625**

**123 & 123A 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: 03/13/2021



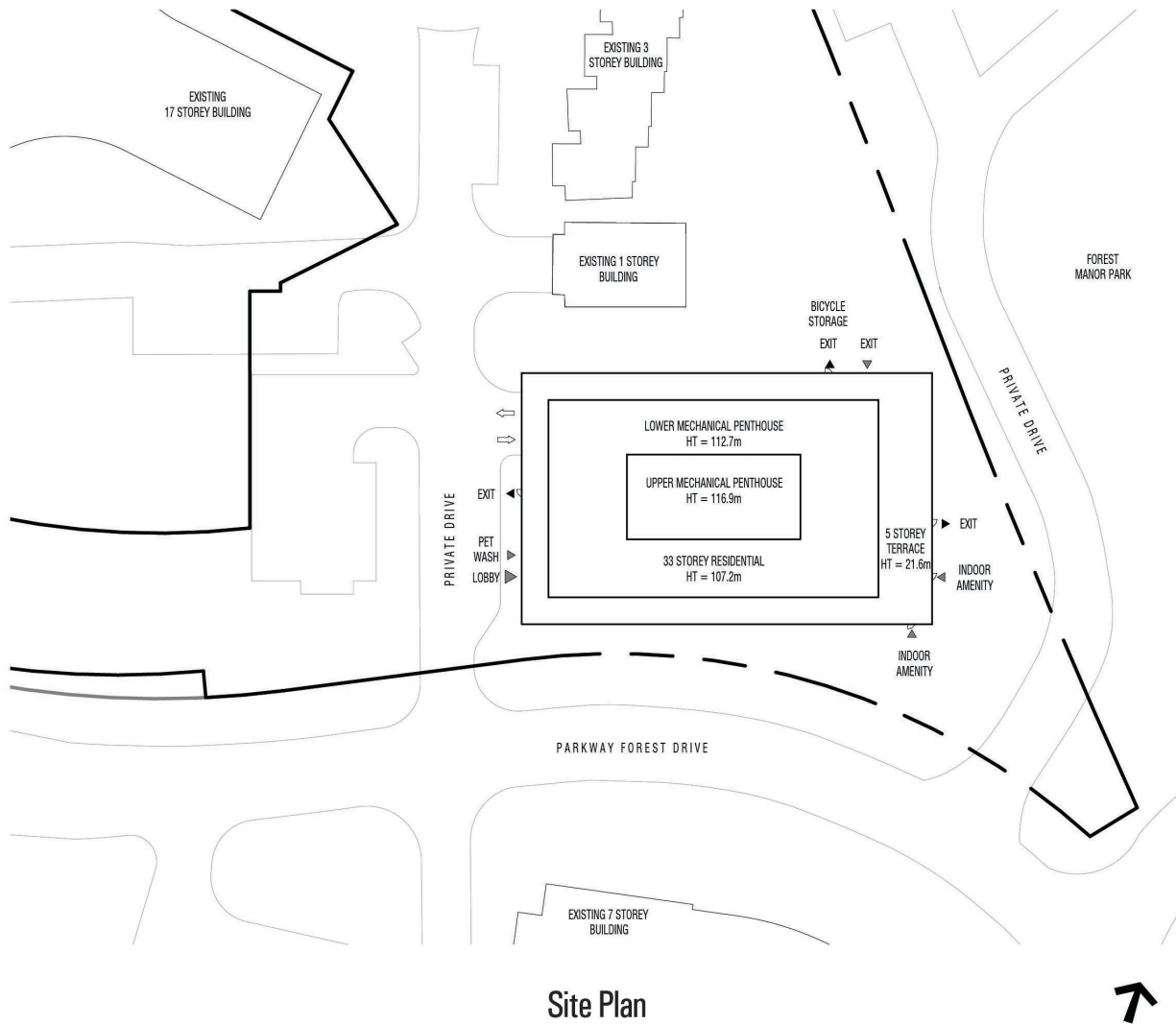
## Attachment 5: Draft Official Plan Amendment



## Attachment 6: Draft Zoning By-law Amendment

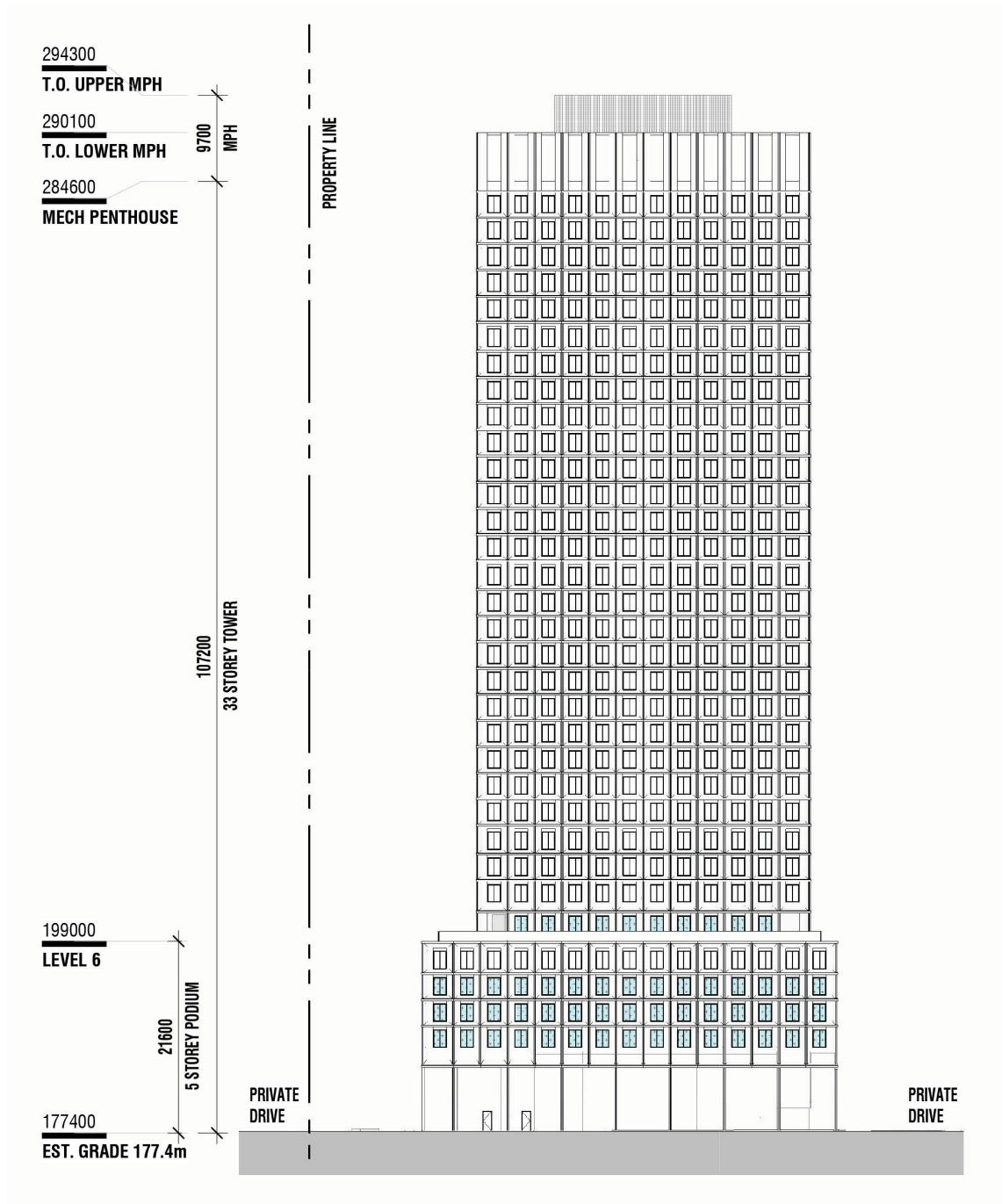


## Attachment 7: Site Plan





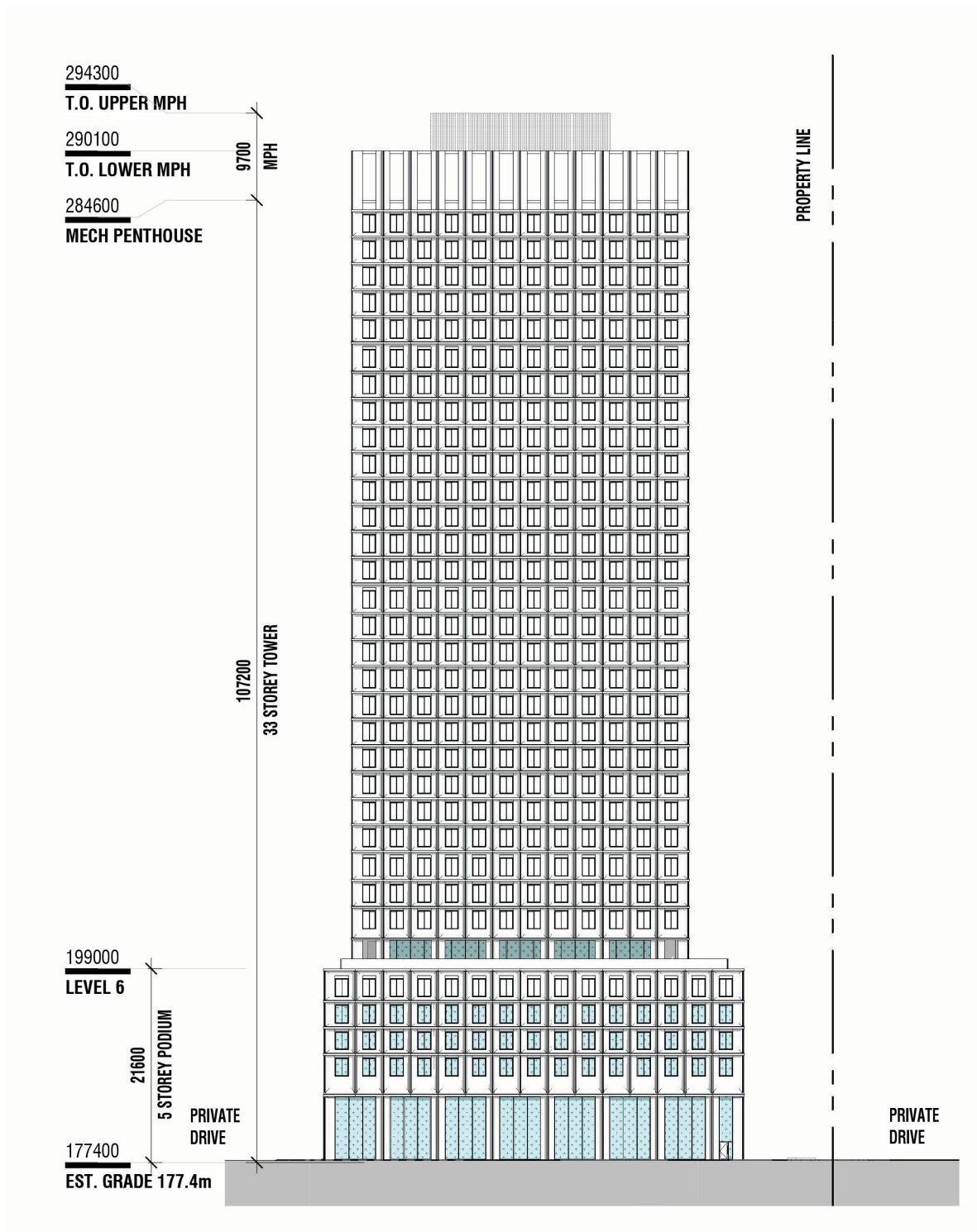
## Attachment 8A: Elevations - North



North Elevation



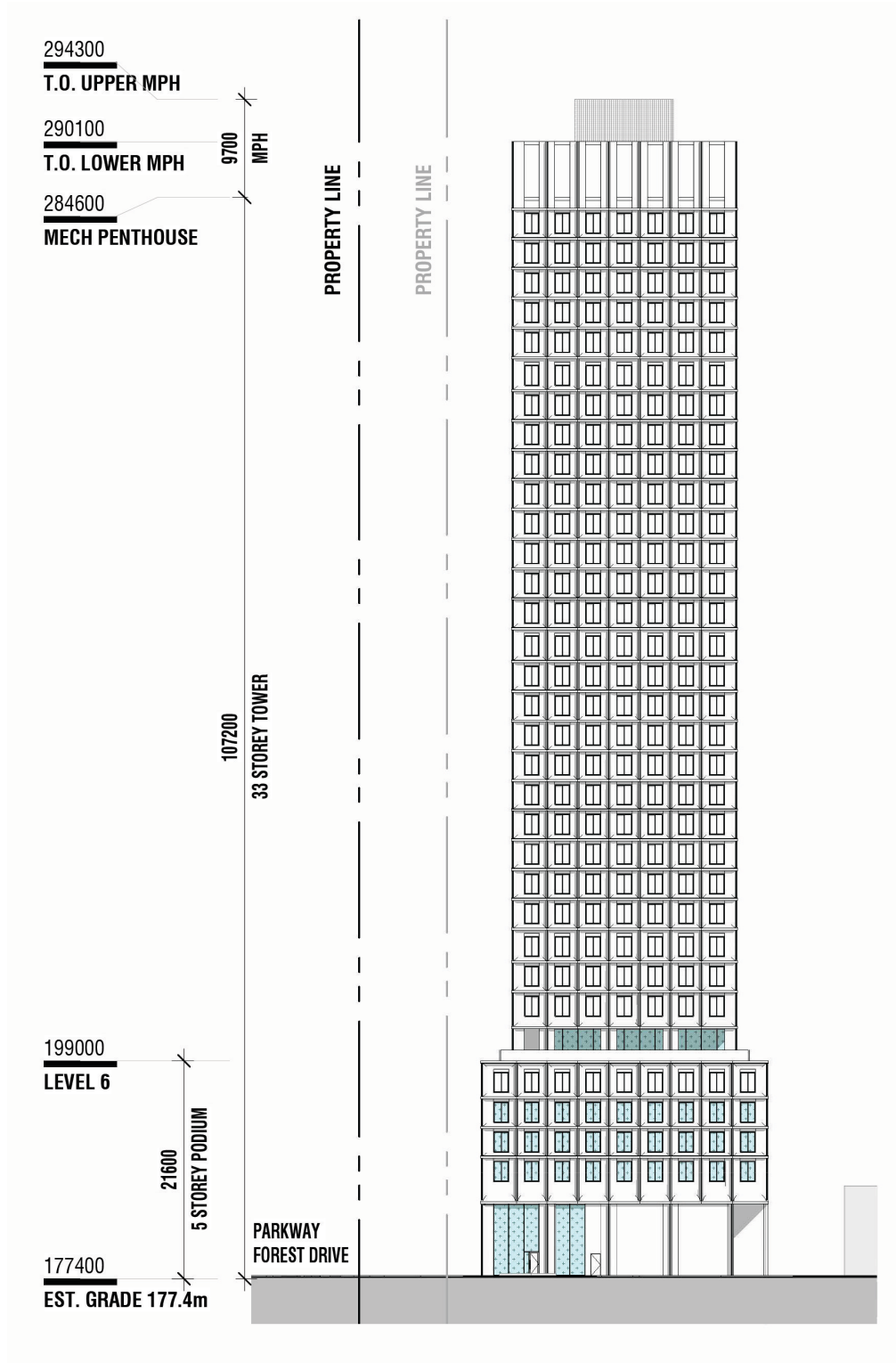
## Attachment 8B: Elevations - South



South Elevation



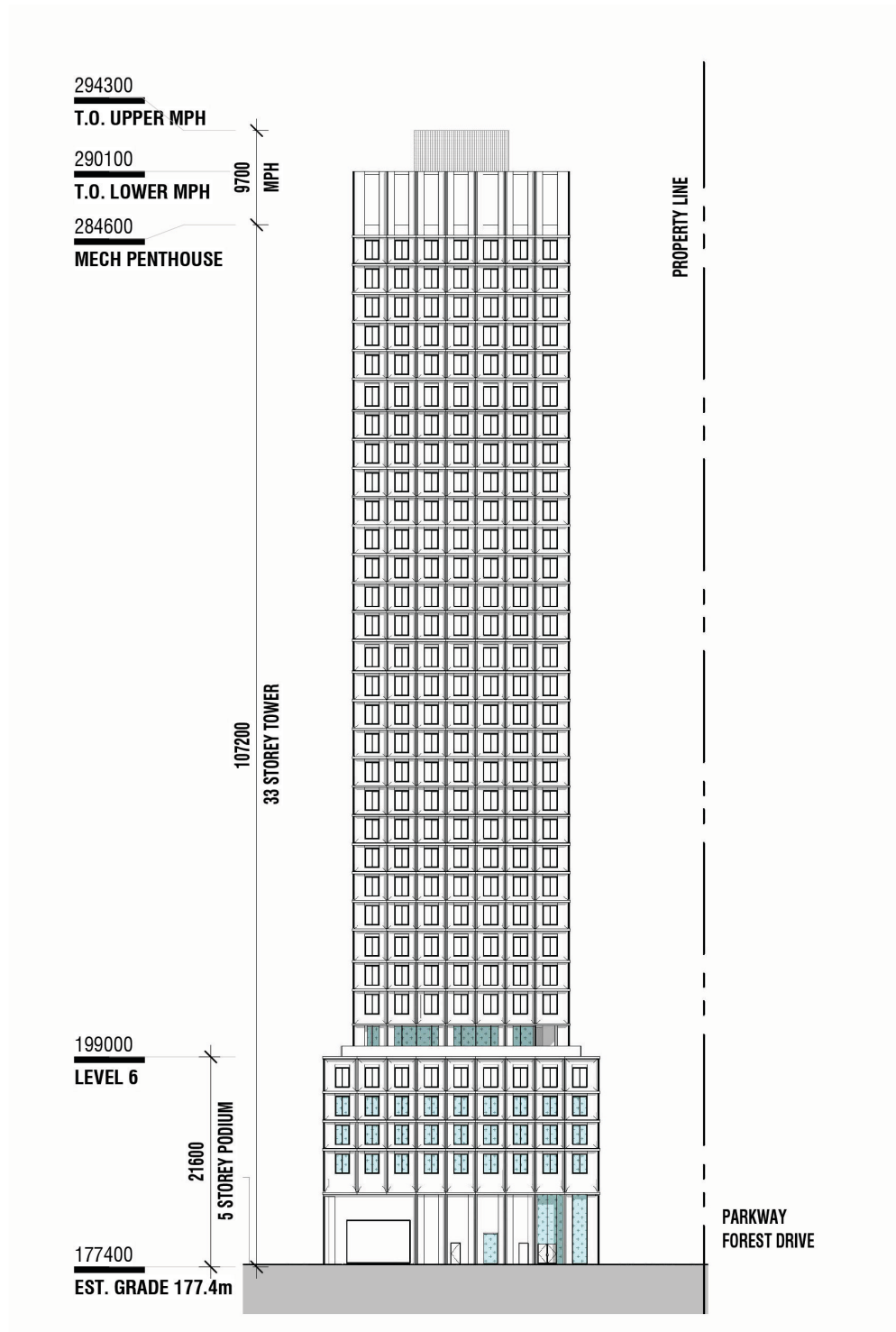
## Attachment 8C: Elevations - East



East Elevation



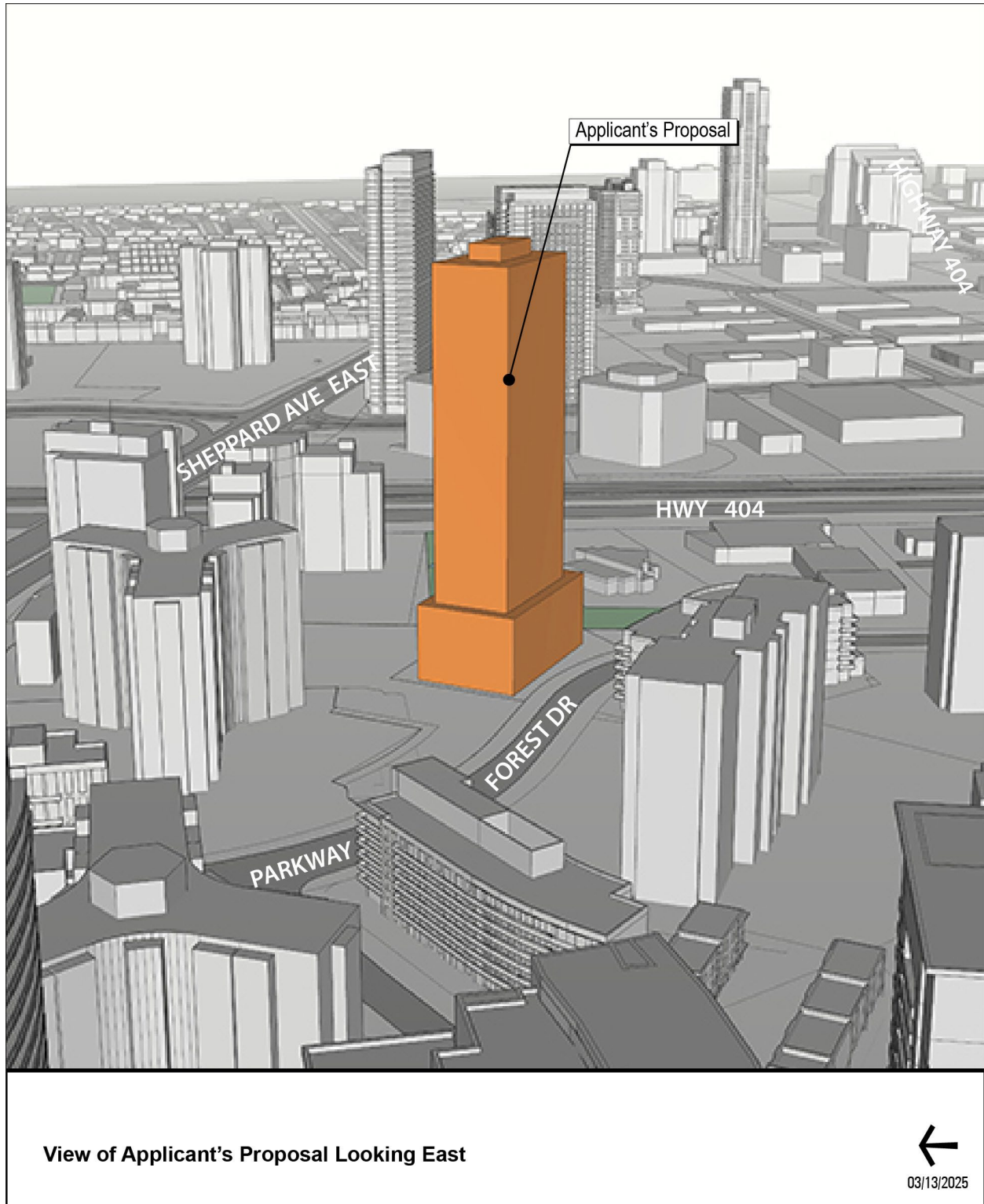
## Attachment 8D: Elevations - West



West Elevation



Attachment 9A: 3D Massing Views - East





Attachment 9B: 3D Massing Views - West

