

Authority: North York Community Council Item NY7.8,
adopted as amended, by City of Toronto Council on
September 7, 2023

CITY OF TORONTO

Bill 860

BY-LAW -2023

To adopt Amendment 681 to the Official Plan of the City of Toronto with respect to the lands known municipally in the year 2023 as 1 Greenbriar Road and 635 Sheppard Avenue East

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

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 as follows:

1. The attached Amendment 681 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on October , 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 681 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 1 GREENBRIAR
ROAD AND 635 SHEPPARD AVENUE EAST**

The following text and map constitute Amendment 681 to the City of Toronto Official Plan.

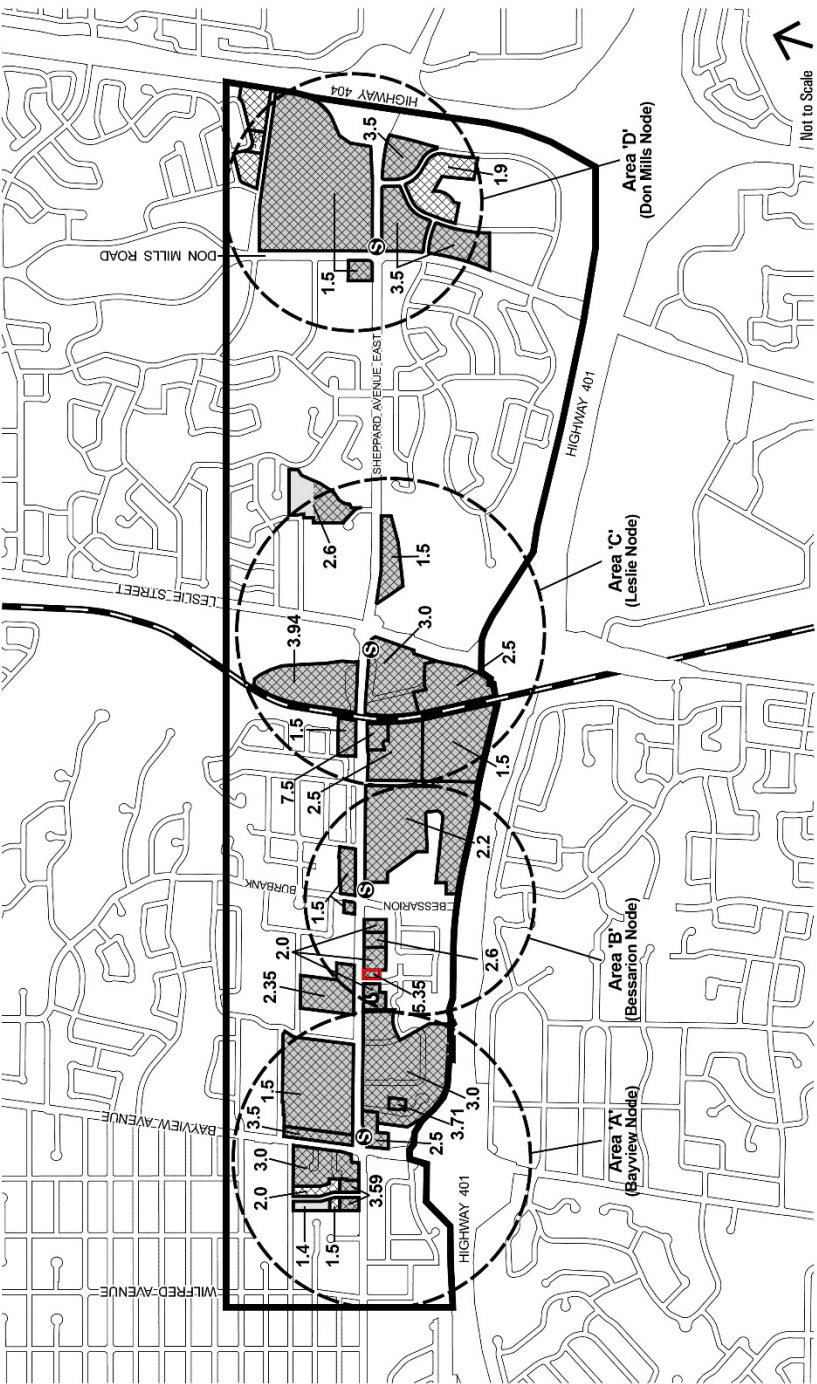
1. The Official Plan of the City of Toronto is amended as follows:

- (a) Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan), is amended by adding a site specific policy to Section 4.2 (Development Nodes), Subsection B - Bessarion Node for lands municipally known as 1 Greenbriar Road & Sheppard Avenue East with the following text:

"4.2.B.7 1 Greenbriar Road & 635 Sheppard Avenue East

The Secondary Plan assigns a maximum density of 5.35 times the lot area and a maximum building height of 12-storeys to the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Map 9-2".

- (b) Map 9-2, Key Development Areas, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to permit a density of 5.35 times the lot area for the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Schedule 1.
- (c) Map 9-3, Specific Development Policies, of Chapter 6, Section 9 (Sheppard East Subway Corridor Secondary Plan) is amended to establish Specific Development Policy 4.2.B.7 for the lands municipally known as 1 Greenbriar Road & 635 Sheppard Avenue East as shown on Schedule 2.



1 Greenbriar Road & 635 Sheppard Avenue East
File # 21 204643 NNY 17 0Z
MAP 9-2 Key Development Areas

Toronto
Official Plan Amendment #681 - Schedule 1

Secondary Plan Boundary

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas

Parks

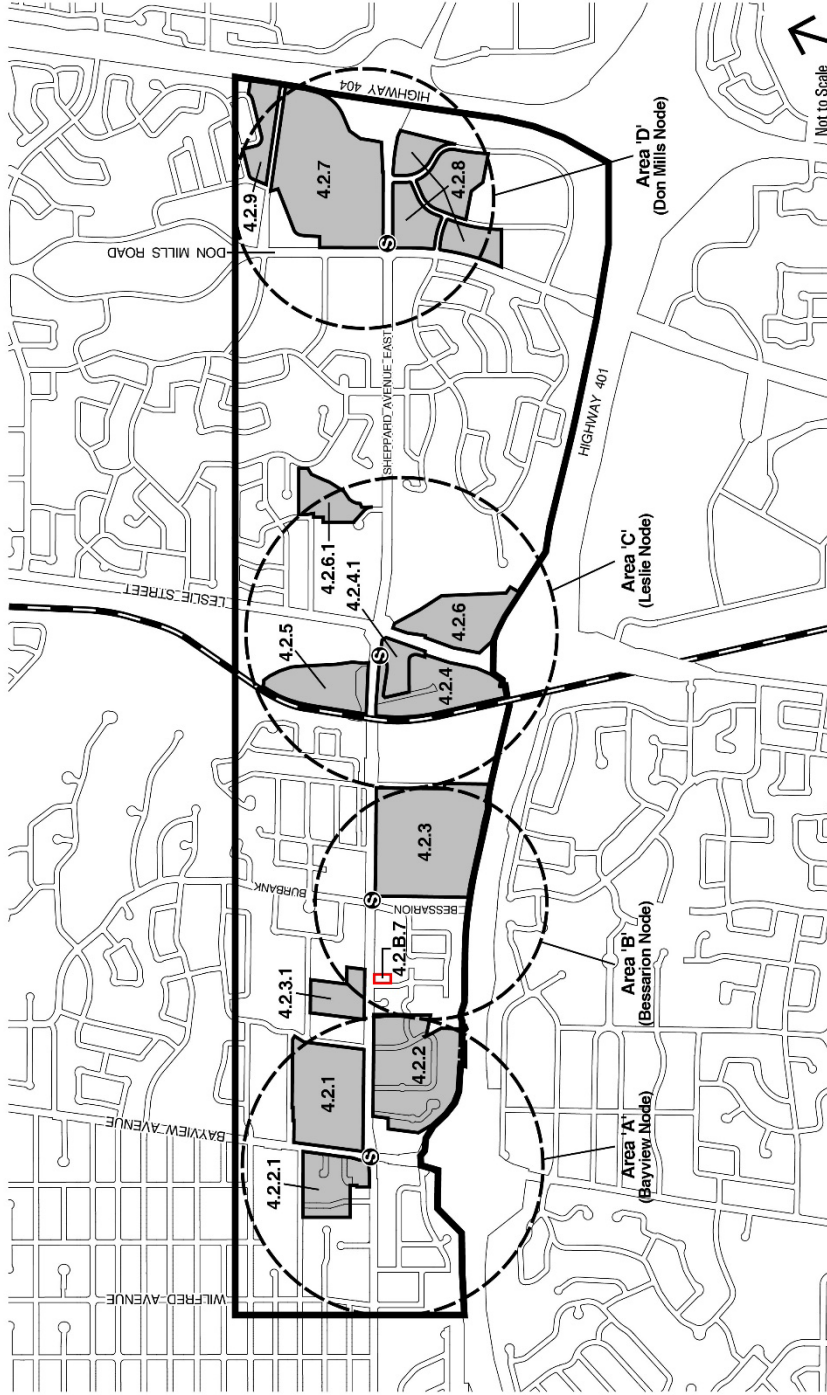
1.5 Density

Subway Station

Site

Map 9-2, Key Development Areas of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by permitting a maximum density of 5.35 times the lot area for lands municipally known as 635 Sheppard Avenue East & 1 Greenbriar Road.

November 2015



1 Greenbriar Road & 635 Sheppard Avenue East

File # 21 204643 NNY 17 0Z

Official Plan Amendment #681 - Schedule 2

MAP 9-3 Specific Development Policies

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

Map 9-3, Specific Development Policies, of Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding Specific Development Policy Area 4.2.B.7 for land municipality known as 635 Sheppard Avenue East & 1 Greenbriar Road.

November 2015