

Authority: Local Planning Appeal Tribunal Decision
issued January 23, 2019 and Order issued January 27, 2020
in Tribunal File PL161113

CITY OF TORONTO

BY-LAW 256-2020(LPAT)

To adopt Amendment 484 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2018 as 625 and 627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road.

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

The Official Plan of the City of Toronto, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

1. The text and map attached to Amendment 484 is hereby adopted as an amendment to the Official Plan for the City of Toronto.

Local Planning Appeal Tribunal Decision issued January 23, 2019 and Order issued January 27, 2020 in Tribunal File PL161113.

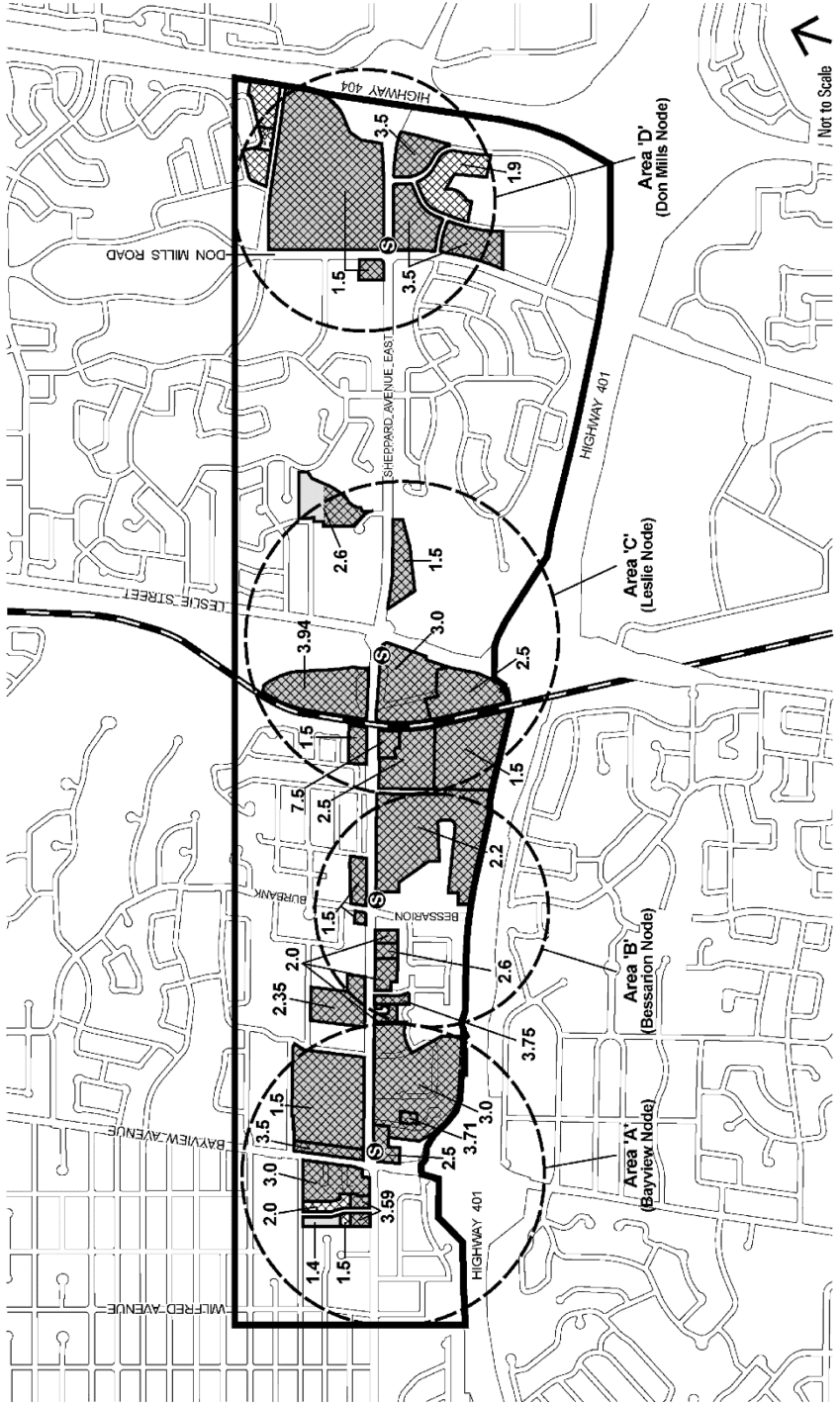
AMENDMENT 484 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 625 and 627 SHEPPARD AVENUE EAST, and 6, 8, 10 and 12 GREENBRIAR ROAD

The following text and map constitute Amendment 484 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 to allow a density of 3.75 times the lot area for the lands municipally known as 625 and 627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road, by adding Section 4.2.2.2 – "Greenbriar Road/Sheppard Avenue Area", after Section B. Bessarion Node, with the following text:

"The Secondary Plan assigns a Mixed Use Areas designation, and a density of 3.75 times the lot area, to the lands municipally known as 625 and 627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road as shown on Map 9-2, in anticipation of redevelopment. A maximum building height of 10 storeys is permitted."
 - 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 3.75 times the lot area for the lands municipally known as 625 and 627 Sheppard Avenue East, and 6, 8, 10 and 12 Greenbriar Road as shown on Schedule "1".



Toronto
Official Plan Amendment #484
625 & 627 Sheppard Avenue East and 6, 8, 10 & 12 Greenbriar Road
File # 16 118618 NNY 24 0Z

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 3.75 times the lot area for the lands municipally known as 625 & 627 Sheppard Avenue East and 6, 8, 10 & 12 Greenbriar Road.

- Secondary Plan Boundary
- 1.5 Density
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- ⊕ Subway Station

11/28/2019