

Authority: North York Community Council Item NY23.11,
adopted as amended by City of Toronto Council on May 21
and 22, 2025
City Council voted in favour of this by-law on May 22,
2025
Written approval of this by-law was given by Mayoral
Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 433-2025

To adopt Official Plan Amendment 803 for the City of Toronto respecting the lands known municipally in the year 2024 as 23, 25, 27, 29 Greenbriar Road.

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. 803 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT NO. 803 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
23, 25, 27, 29 GREENBRIAR ROAD**

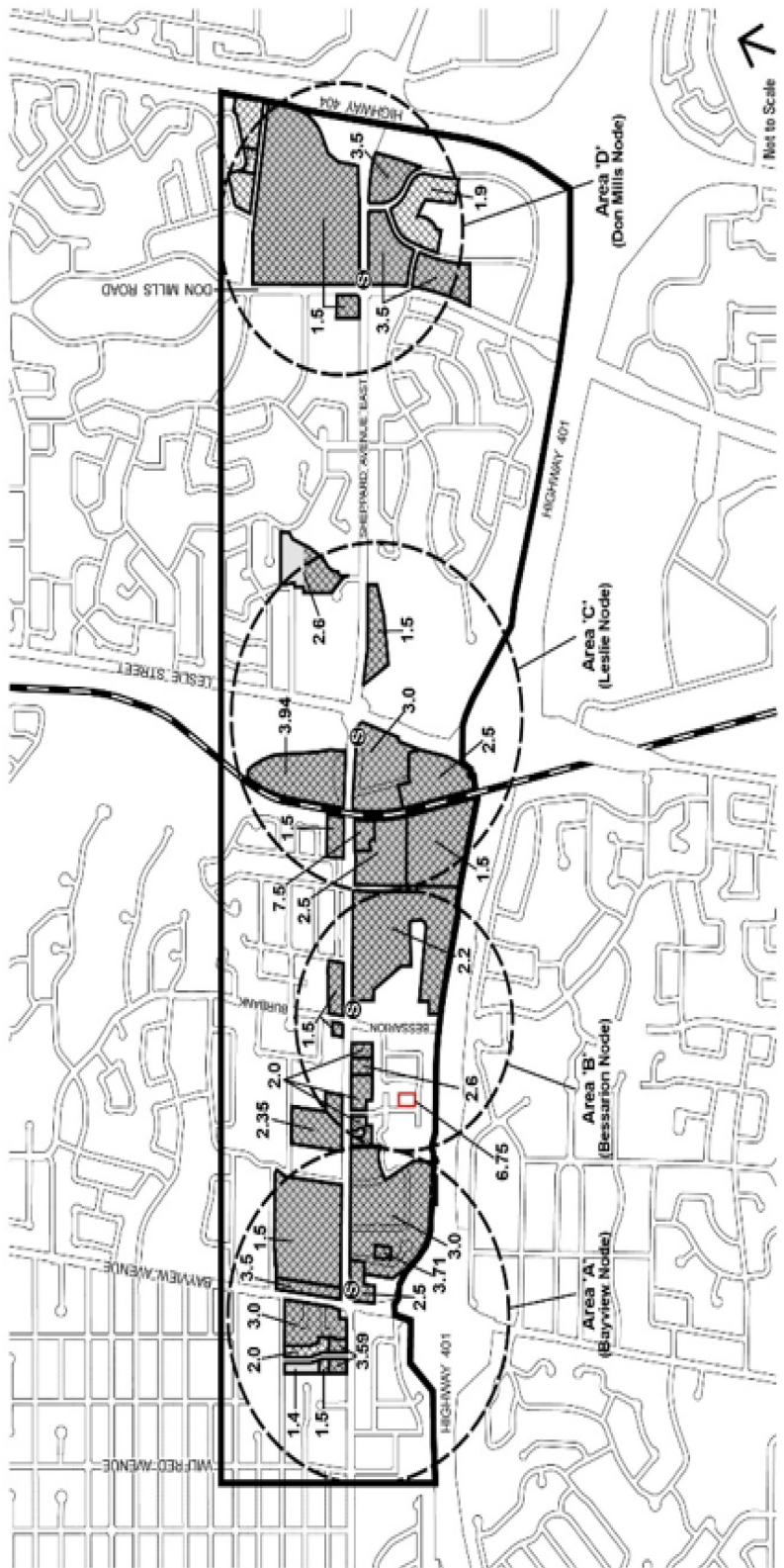
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding the following subsection to Section 4.2 Development Nodes, Subsection B – Bessarion Node:

4.2.B.10. 23, 25, 27, and 29 Greenbriar Road

A maximum density of 6.75 times the lot area and a maximum building height of 25-storeys is permitted.
2. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-2, Key Development Areas, is amended to show a density of 6.75 times the lot area for the lands municipally known as 23, 25, 27, 29 Greenbriar Road as shown on Appendix 1.
3. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-3, Specific Development Policies, is amended to show the lands municipally known in 2024 as 23, 25, 27, 29 Greenbriar Road as Specific Development Policy Area 4.2.B.10, as shown on Appendix 2.

Appendix 1



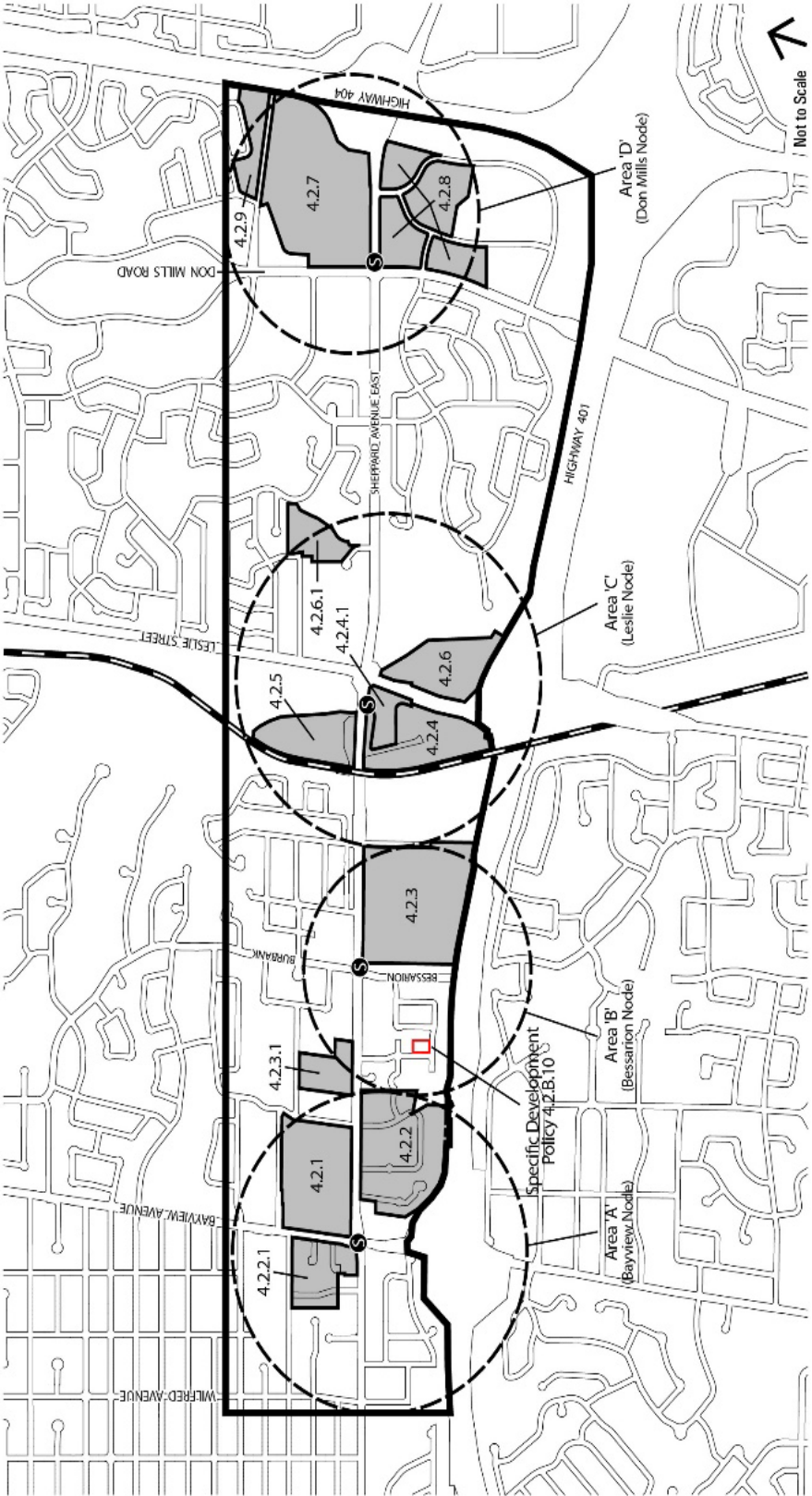
Toronto
City Planning

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
- Density**
- 1.5
- Subway Station**
- S

November 2015

Appendix 2



Sheppard East Subway Corridor Secondary Plan

MAP 9.3 Specific Development Policies

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