

# NORTH YORK COMMUNITY COUNCIL MEETING

635 Sheppard Avenue East & 1 Greenbriar Road  
City of Toronto

Zoning By law & Official Plan Amendment  
(21 204643 NNY 17 OZ)

September 7, 2023

Webex

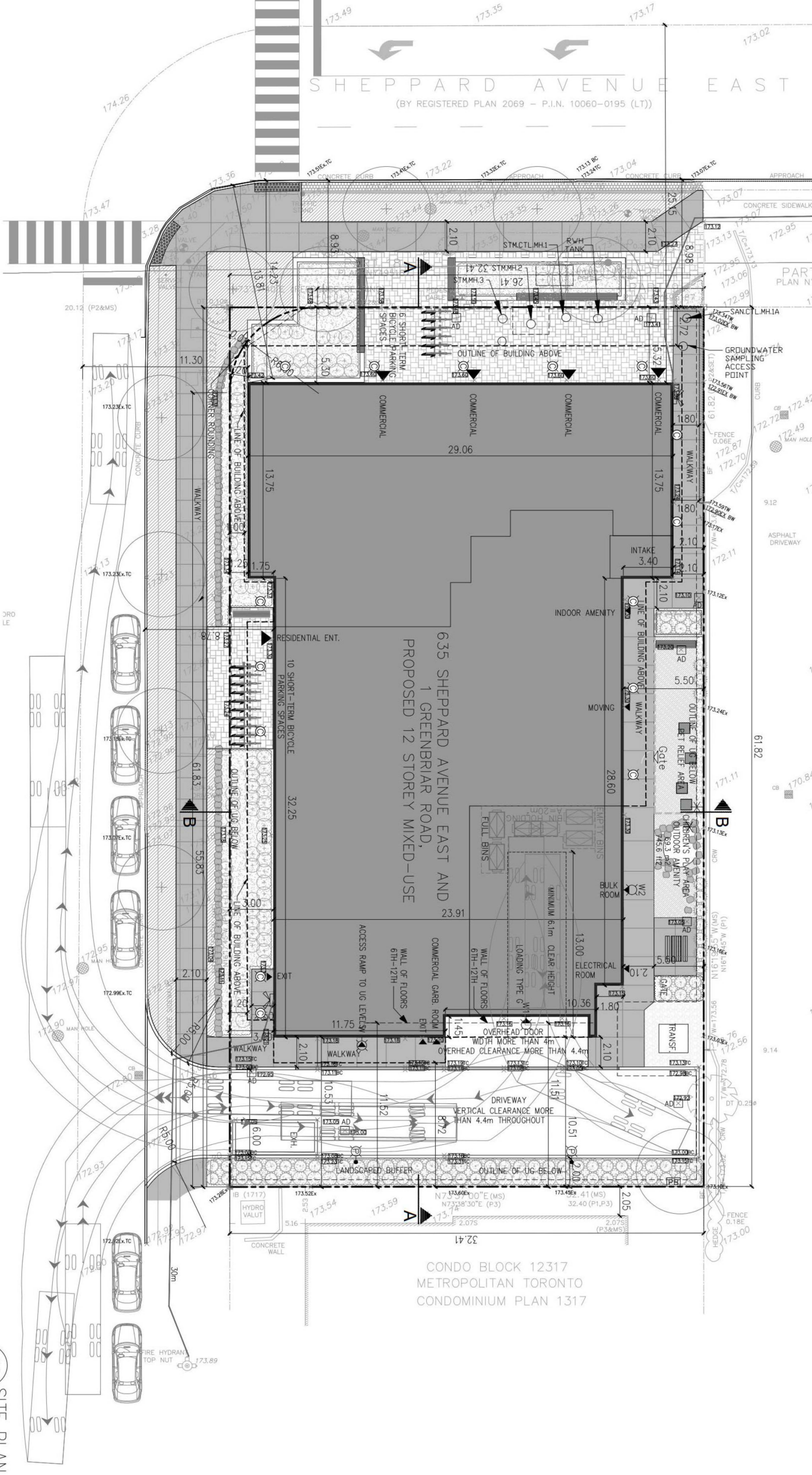
**WESTON**  
CONSULTING





# SHEPPARD AVENUE EAST

(BY REGISTERED PLAN 2069 - P.I.N. 10060-0195 (LT))



635 SHEPPARD AVENUE EAST AND  
1 GREENBRIAR ROAD,  
PROPOSED 12 STOREY MIXED-USE

CONDO BLOCK 12317  
METROPOLITAN TORONTO  
CONDOMINIUM PLAN 1317

SHEPPARD AVENUE EAST

2 STY.  
BRICK BUILDING  
No. 671

FOOTPRINT OF GROUND FLOOR

PROPERTY LINE

4 STOREY RESIDENTIAL AND  
1 STOREY COMMERCIAL-RESIDENTIAL  
LEVEL 1-5 HT: 17.10

▶ COMMERCIAL ENT.

BALC.

▶ COMMERCIAL ENT.

▶ COMMERCIAL ENT.

▶ COMMERCIAL ENT.

MECHANICAL PENTHOUSE  
HT: 5.7m

1 STOREY RESIDENTIAL  
LEVEL 12 HT: 3.45m

ACCESS RAMP TO UG LEVELS

2 STOREY RESIDENTIAL  
LEVELS 10&11 HT: 6.20m

4 STOREY RESIDENTIAL  
LEVELS 6-9 HT: 12.45m

5 STOREY RESIDENTIAL LEVELS 1-5

RESIDENTIAL ENT.

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METROPOLITAN TORONTO  
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GREENBRIAR ROAD





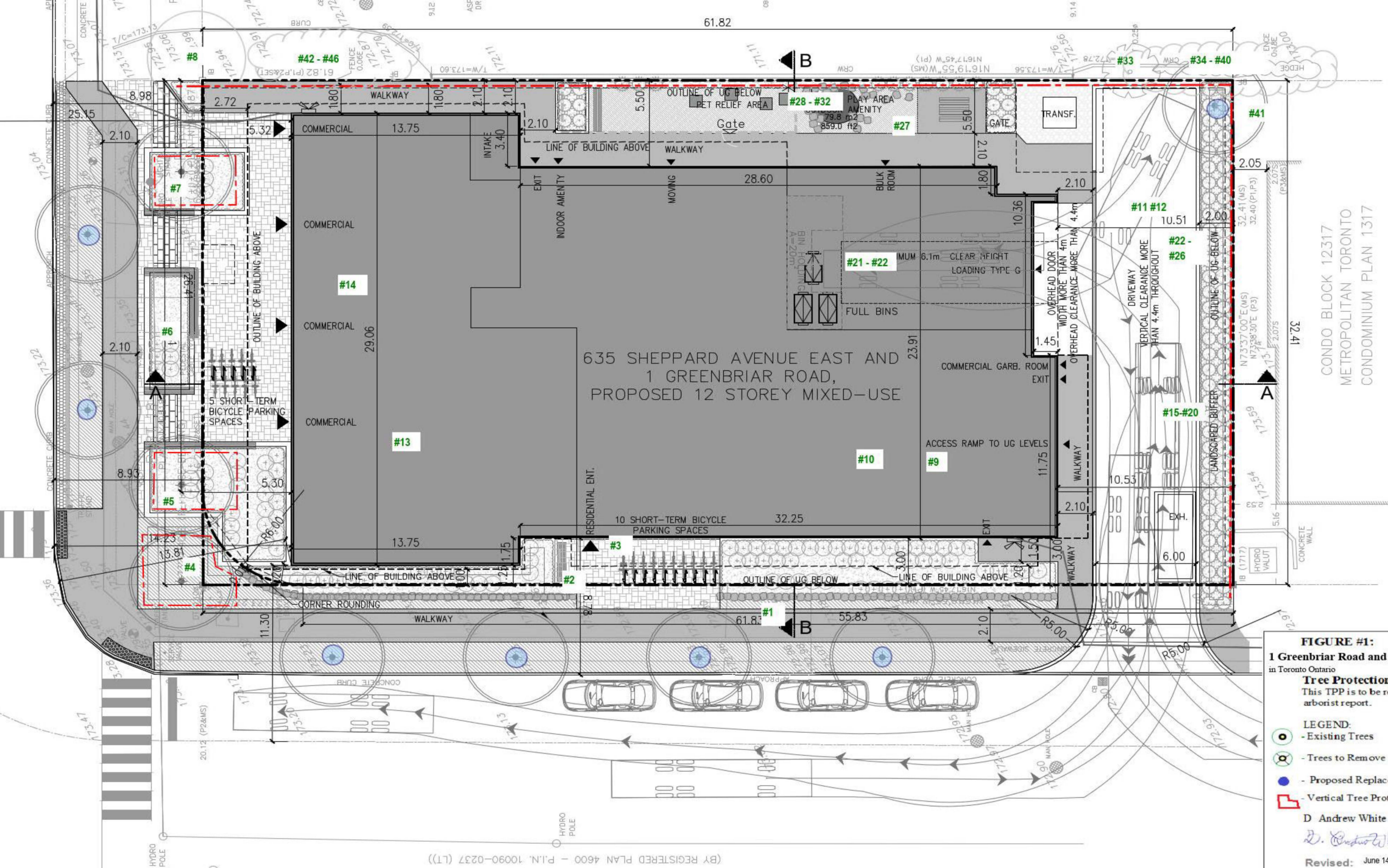












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**FIGURE #1:**  
1 Greenbriar Road and 635 Sheppard Avenue East,  
in Toronto Ontario

**Tree Protection Plan (TPP)**  
This TPP is to be reviewed in conjunction with the  
arborist report.

**LEGEND:**  
 ● - Existing Trees  
 ⊗ - Trees to Remove  
 ● - Proposed Replacement Trees  
 □ - Vertical Tree Protection Barrier

D. Andrew White arborist ISA 0734 ON  
*D. Andrew White*  
 Revised: June 14, 2022 July 14, 2022