

23 - 29 Greenbriar Road – Official Plan Amendment and Zoning By-law Amendment Applications – Supplementary Report

Date: May 20, 2025
To: City Council
From: Executive Director, Development Review
Ward: 17 - Don Valley North

Planning Application Number: 22 113864 NNY 17 OZ

SUMMARY

This Supplementary Report provides an update to the report titled, 23 - 29 Greenbriar Road – Official Plan and Zoning Amendment – Decision – Approval from the Director, Community Planning, North York District (Item NY23.11). The report recommends approval of a draft Zoning By-law and Official Plan Amendment for the proposed 25-storey residential building.

The draft Zoning By-law attached to the staff report contained a Holding provision which is no longer required. This Supplementary Report deletes and replaces the recommendations to remove a Holding Provision. This Report also deletes and replaces the recommendation related to the draft Official Plan Amendment, for clarity, because the reference date in the original recommendation was incorrect.

RECOMMENDATIONS

The Executive Director, Development Review, recommends that:

1. City Council delete North York Community Council Recommendation 1 from the report and replace it with the following:

City Council amend the Official Plan for the lands municipally known as 23-29 Greenbriar Road substantially in accordance with the draft Official Plan Amendment included as Attachment 1 to the Supplementary Report dated May 15, 2025 from the Executive Director, Development Review.

2. City Council delete North York Community Council Recommendation 2 and replace it with the following:

City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 2 to the Supplementary Report dated May 15, 2025 from the Executive Director, Development Review.

3. City Council determine that pursuant to Subsection 34(17) of the Planning Act no further notice is required.

FINANCIAL IMPACT

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.

DECISION HISTORY

A Decision Report - Approval from the Director, Community Planning recommending approval of a 25-storey residential building was considered by North York Community Council on April 30, 2025. The Report and North York Community Council's direction can be found here: [Agenda Item History - 2025.NY23.11](#)

COMMENTS

The draft Zoning By-law in the staff report that was considered by North York Community Council on April 30, 2025 contained a Holding provision requiring an updated Functional Servicing and Stormwater Management Report, Transportation Impact Study, and Transportation Demand Management (TDM) Plan.

On April 22, 2025 and May 1, 2025, the applicant submitted revised materials addressing the outstanding matters. Staff reviewed and accepted the revised materials and determined that no Holding provision is required in the Zoning By-law.

This Report also deletes and replaces the recommendation related to the draft Official Plan Amendment, for clarity, because the reference date in the original recommendation was incorrect.

CONTACT

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SIGNATURE

Valesa Faria
Executive Director
Development Review

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Zoning By-law Amendment