

Authority: North York Community Council Report No. 7, Clause No. 28, as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003; and Notice of Motion J(54), moved by Councillor Filion, seconded by Councillor Jenkins, as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 732-2004

To adopt Amendment No. 14 to the Official Plan for the City of Toronto with respect to lands known municipally as 134, 136 and 138 Finch Avenue West, the rear portions of 16, 18 and 18A Altamont Road and part of Lot 23, Registered Plan 2056.

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

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS the Council of the City of Toronto, at its meeting of September 22, 23, 24 and 25, 2003, determined to amend the Official Plan for the City of Toronto, which Official Plan was adopted by By-law No. 1082-2002;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 14 to the Official Plan, consisting of the attached text and map designated as Schedule A is hereby adopted.

ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 14 TO THE OFFICIAL PLAN**BERKLEY HOMES (FINCH) INC.****134, 136 AND 138 FINCH AVENUE WEST; REAR PORTIONS OF 16, 18 AND 18A ALTAMONT ROAD; AND PART OF LOT 23, REGISTERED PLAN 2056.**

The following Text and Map, designated as Schedule A, constitute Amendment No. 14 to the City of Toronto Official Plan (being an amendment to the provisions of the Official Plan, Chapter 6, Central Finch Area Secondary Plan).

The sections headed "Purpose and Location" and "Basis" are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This amendment concerns the lands located on the north side of Finch Avenue West between Altamont Road and Carney Road. The lands are described as 134, 136 and 138 Finch Avenue West; the rear portions of 16, 18 and 18A Altamont Road; and part of Lot 23, Registered Plan 2056.

The purpose of this amendment to Chapter 6, Central Finch Area Secondary Plan, is to allow, for the portion of the site within the Neighbourhood 'B' designation, increases in density and height, a decrease in side yard setbacks from adjacent residential lots, and an exemption from the angular plane height provision. The amendment also includes in the Central Finch Area Secondary Plan additional lands in the northeast portion of the site, with an approximate area of 89 m², as a boundary adjustment.

BASIS:

The amendment provides site-specific standards for the Neighbourhood 'B' designated portion of the subject site (the rear portion of the site), namely: an increase in maximum permitted density from 1.0 FSI to 1.1 FSI; a decrease in minimum side yard setbacks from 9.5 m to 6.0 m and 2.0 m for the northernmost townhouse block; an increase in maximum permitted height from the lesser of 3 storeys or 10 m to the lesser of 3.5 storeys or 10 m; and an exemption from the angular plane height provision, thereby allowing angular planes that exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that coincides with the boundaries of the Secondary Plan area.

The proposed townhouse use and form of development are consistent with the intent of the Secondary Plan in terms of providing an appropriate infill housing development along a major transit route (Finch Avenue West) while minimizing impacts on nearby low density residential uses. The increase in density and height, the decrease in the side yard setback for the northernmost townhouse block, and the increase in angular planes are necessary to implement a project that, on balance, achieves the objectives of the Official Plan and is consistent with other City standards and guidelines.

OFFICIAL PLAN AMENDMENT:

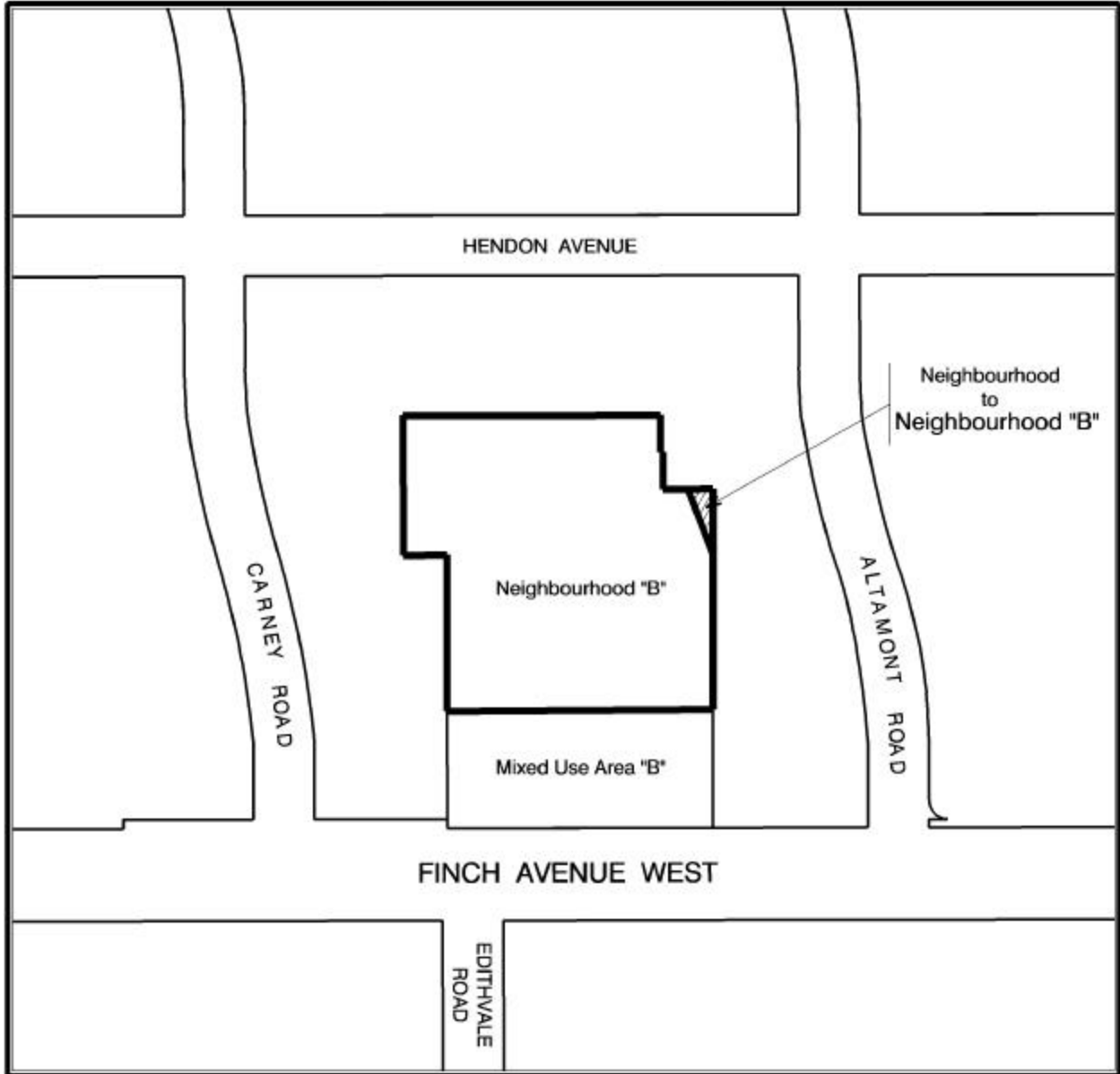
1. Map 25, Secondary Plan Key Map, is amended by including the lands indicated (in shading) on Schedule A attached hereto as part of Secondary Plan Area 22, the Central Finch Area Secondary Plan.
2. Map 22-1, Land Use Areas, of Chapter 6, Central Finch Area Secondary Plan, is amended by including the lands indicated (in shading) on Schedule A attached hereto as part of the Central Finch Area Secondary Plan and designating these lands *Neighbourhood – ‘B’*.
3. Map 22-1, Land Use Areas, of Chapter 6, Central Finch Area Secondary Plan, is amended by adding site specific policy 3.6.8, identified as “8” thereon.
4. Chapter 6, Central Finch Area Secondary Plan, is amended by adding the following to Section 3:

“3.6.8 Lands located on the north side of Finch Avenue West, between Altamont Road and Carney Road, described as 134, 136 and 138 Finch Avenue West; the rear portions of 16, 18 and 18A Altamont Road; and part of Lot 23, Registered Plan 2056.

Despite the *Neighbourhood ‘B’* designation respecting the lands shown as “8” on Map 22-1, and despite the maximum density, minimum setbacks, maximum building height, and angular plane requirements set out in Section 3 of this Secondary Plan, by-laws may be passed respecting such lands permitting the following:

- (i) a maximum density of 1.1 FSI;
- (ii) minimum west side yard setback of 6.0 m and minimum east side yard setback of 2.0 m to the adjacent residential lots for the northernmost townhouse block;
- (iii) a maximum building height of 3.5 storeys or 10 metres, whichever is the lesser; and
- (iv) angular planes that exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that coincides with the boundaries of the Secondary Plan area.”




Schedule " A "
(Amendment No. 14)



LAND USE MAP

File No. <small>TR 234, 2002 0011 & TR 57C 2003 0001</small>
Prepared by: A.A.
Approved by: C.C.
Date: Aug. 25, 2003
Filename: OPA548

Neighbourhood
to
Neighbourhood "B"

 <small>City Planning Division North Office</small>	
SCALE: N.T.S.	
 SUBJECT PROPERTY	

Location: All of Lots 9 & 10 & Part of Lots 23 & 26, R.P. 2056, City of Toronto
Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.
 Street lines represent street dedications / road allowances and do not represent actual as built curb lines of streets.