

Authority: North York Community Council Item 16.33,
as adopted by City of Toronto Council on June 23 and 24, 2008
Enacted by Council: June 24, 2008

CITY OF TORONTO

BY-LAW No. 597-2008

To adopt Amendment No. 22 to the Official Plan for the City of Toronto with respect to lands municipally known as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East.

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 the Council for the City of Toronto, at its meeting of June 23 and 24, 2008, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002;

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

1. Amendment No. 22 to the Official Plan for the City of Toronto, consisting of the attached text and schedule is hereby adopted.
2. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this 24th day of June, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 22****TO THE OFFICIAL PLAN OF THE****CITY OF TORONTO****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands known municipally as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East.

EFFECTS OF THE AMENDMENT

The site is designated as *Neighbourhood 'A'* in the Central Finch Area Secondary Plan. The amendment application 05-120022 NNY 23 OZ proposes a development of 28 townhouse units divided into 4 individual blocks with two internal roads having access from Finch Avenue East.

The effect of this amendment would be to permit the most southerly portion of the development with a minimum horizontal setback of 9.5 metres from the residential property line that coincides with the boundaries of the Secondary Plan.

The amendment would also permit the development with a maximum building height of 4 storeys and 10 metres.

PUBLIC MEETINGS

A public meeting to consider this amendment application was held by the North York Community Council after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. This application was considered by North York Community Council on June 10, 2008.

AMENDMENT NO. 22

TO THE TORONTO OFFICIAL PLAN

The following text and schedule constitutes Amendment No. 22 to the Official Plan for the City of Toronto.

Item 1

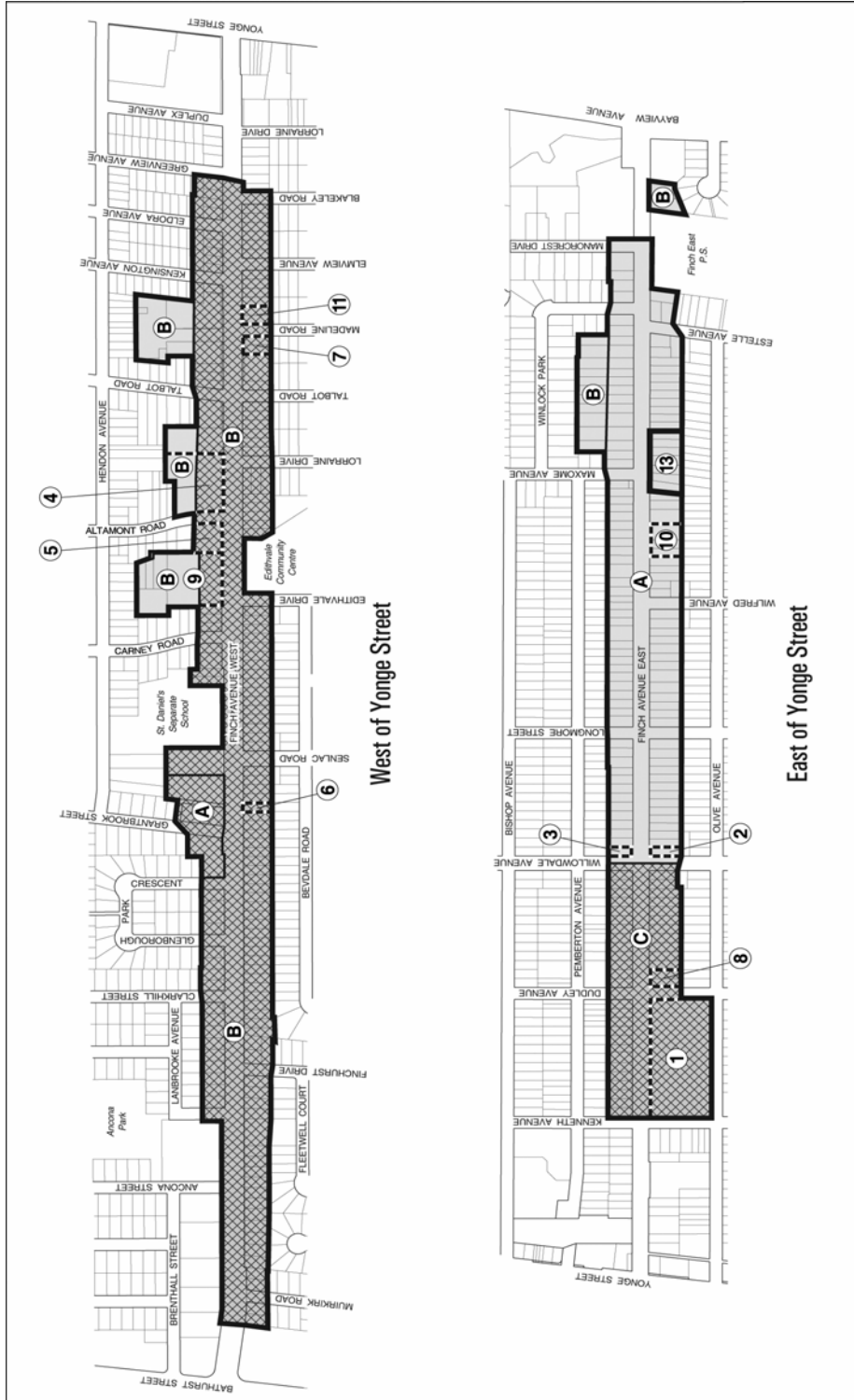
Clause 1

Chapter 6, Section 22, Central Finch Area Secondary Plan is amended by adding the following subsection to Section 3.6, Site and Area Specific Polices:

“3.6.13 On the lands known municipally in 2008 as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East, (Part of Lot 28, Registered Plan 2399 and Lot 1 and Part of Lot 2, Registered Plan 3691) (shown as 13 on Map 22-1), despite Section 3.1, a maximum building height of 4 storeys and 10 metres is permitted for a townhouse development set back a minimum of 9.5 metres from the most southerly property line, except for the most southerly unit of each block which will have a minimum building height of 3 storeys and 8.4 metres.

Clause 2

Map 22-1, Central Finch Area Secondary Plan, Land Use Areas, is amended as shown on attached Schedule A to show the lands known municipally in 2008 as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East (Part of Lot 28, Registered Plan 2399 and Lot 1 and Part of Lot 2, Registered Plan 3691) as Site and Area Specific Policy Area Number 13.



Toronto City Planning
Official Plan Amendment #22 - Schedule A

225-239 Finch Avenue West
 File # 05_120022

Site Location - Map 22-1, Central Finch Area Secondary Plan is amended by adding Site and Area Specific Policy Area 13
 Neighbourhoods
 Mixed Use Areas
 Site and Area Specific Policy Areas

Not to Scale
 04/02/2008