

Authority: Scarborough Community Council Item 37.30, adopted as amended,
by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1055-2010

**To adopt Amendment No. 130 to the Official Plan for the City of Toronto with respect to
lands within the Finch Warden Revitalization Study Area.**

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 HEREBY ENACTS as follows:

1. The attached Amendment No. 130 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.
2. This is Official Plan Amendment No. 130.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

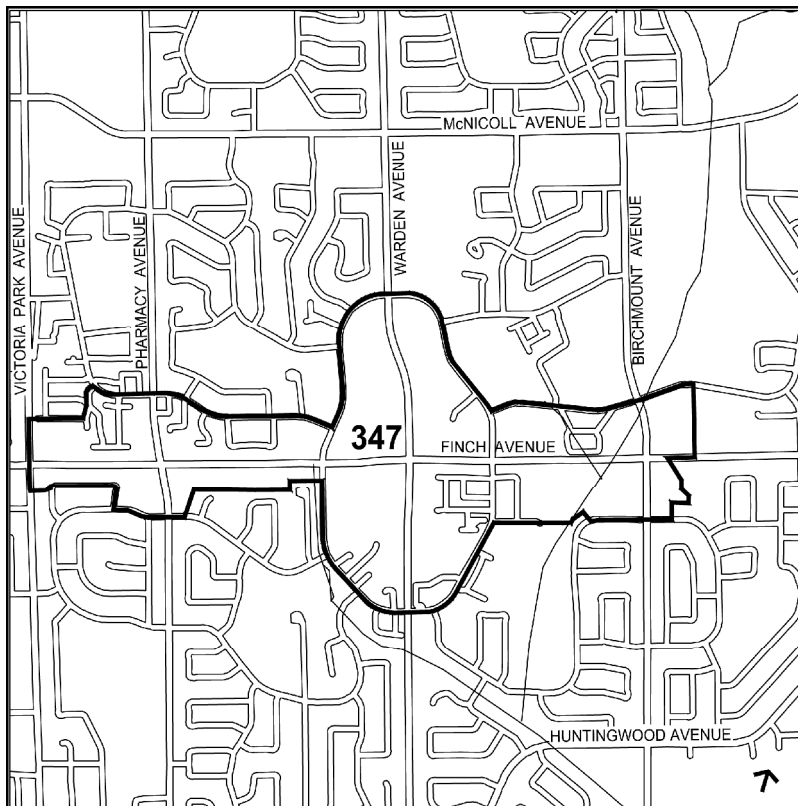
ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 130**TO THE OFFICIAL PLAN OF THE CITY OF TORONTO****Finch Warden Revitalization Study Area**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 347 as follows:

347. Finch Warden Revitalization Study Area

The Finch Warden Revitalization Study Area includes sites fronting on, or in close proximity to, Finch Avenue East between Victoria Park Avenue and Birchmount Avenue which are designated Mixed Use Areas and have the potential for redevelopment or intensification. The Revitalization Area is comprised of existing commercial, and higher density residential uses, surrounded by established residential neighbourhoods areas.

This site and area specific policy establishes the planning framework to guide the revitalization of the area, and the consideration of individual redevelopment proposals. The intent of this site and area specific policy is to support private and public investment in the renewal of the area.

Public Square

The establishment of a publicly accessible square, designed to be a focal point of the Revitalization Area and visible and easily accessible from the arterial roads, will be pursued as a priority.

Parks and Open Space Initiatives

Pedestrian connections to, and within, local parks and open spaces will be improved. Improvements to the parks and recreation facilities serving the Revitalization Area are a priority. Tree plantings along Finch Avenue East will be encouraged.

Community Services & Facilities and Housing

The provision of additional or enhanced community services and facilities and affordable housing oriented towards seniors is a priority within the Revitalization Area. The provision of, or contributions towards, community services, facilities and affordable housing oriented towards seniors will be pursued as a priority when determining appropriate contributions pursuant to Section 37 of the *Planning Act*. It is a priority to achieve this objective through the establishment or enhancement of facilities at locations in or convenient to the Revitalization Area.

Urban Design Guidelines

Urban Design Guidelines contained within Chapter 5 of the Finch Warden Revitalization Study have been adopted by Council to provide detailed guidance on the design and organization of the built environment with the Revitalization Area. They include specific recommendations on site planning, building massing and design as well as public realm improvements. Consideration will be given to these guidelines during the preparation and review of development applications within this site and area specific policy area.

2. Map 30, Site and Area Specific Policies, is modified by adding the lands within the Finch Warden Revitalization Area, as shown on the map above as Site and Area Specific Policy No. 347.