

Authority: North York Community Council Item 12.51,  
as adopted by City of Toronto Council on February 6 and 7, 2012  
Enacted by Council: February 7, 2012

**CITY OF TORONTO**

**BY-LAW No. 205-2012**

**To adopt Amendment No. 178 to the Official Plan for the City of Toronto for the lands  
located within the Central Finch Area Secondary Plan.**

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 text attached hereto as Schedule "A" is adopted as Amendment No. 178 to the Official Plan for the City of Toronto.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 7th day of February, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE "A"**

**AMENDMENT NO. 178  
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

**FOR THE LANDS LOCATED WITHIN  
THE CENTRAL FINCH AREA SECONDARY PLAN**

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

1. Chapter Six, Section 22 (Central Finch Area Secondary Plan) is amended by adding the following to clause 3 thereof:

"3.1.1 Calculation of Density

The *gross floor area* of a building consists of the total area of all of the floors in the building above or below grade measured from the outside of the exterior walls of the building but excluding motor vehicle areas within the building.

3.1.2 Commercial and Mixed Use Development

For commercial and mixed use development within *Mixed Use Areas* 'A', 'B' and 'C', the gross floor area of below grade spaces designed and intended solely for storage and mechanical purposes within a commercial building, or within a mixed use building the ground floor of which is primarily commercial, may be exempted from the density limits specified in Sections 3.2 and 3.3 of this Secondary Plan provided that the ground floor is entirely at or near grade and all of the following requirements are met:

- (a) the gross floor area of all above grade spaces complies with the density limits of this Secondary Plan, without amendment thereto;
- (b) the built form complies with both the height and angular plane limits of this Secondary Plan, without amendment thereto; and
- (c) the City's urban design objectives are satisfied.

Nothing herein will be interpreted or applied so as to encourage, facilitate or justify any other density exemption or increase in density or height beyond the limits specified in this Secondary Plan for any building regardless of use.