

Authority: Planning and Housing Committee  
Item PH19.1, adopted as amended, by City of Toronto  
Council on December 16, 17 and 18, 2020

**CITY OF TORONTO**

**BY-LAW 1148-2020**

**To adopt Amendment 482 to the Official Plan for the City of Toronto respecting lands generally bounded by Black Creek Valley to the west, the Finch Hydro Corridor and The Pond Road east of Keele Street to the north, the rail corridor, Alexdon Road and Ceramic Road to the east, and Ashwarren Road, Derrydown Road, Killamarsh Drive, Madron Crescent, Mantello Drive, and Dundee Drive to the south.**

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 authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; 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 section 17 the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 482 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 18, 2020.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

**AMENDMENT 482 TO THE OFFICIAL PLAN****LANDS GENERALLY BOUNDED BY BLACK CREEK VALLEY TO THE WEST, THE FINCH HYDRO CORRIDOR AND THE POND ROAD EAST OF KEELE STREET TO THE NORTH, THE RAIL CORRIDOR, ALEXDON ROAD AND CERAMIC ROAD TO THE EAST, AND ASHWARREN ROAD, DERRYDOWN ROAD, KILLAMARSH DRIVE, MADRON CRESCENT, MANTELLO DRIVE, AND DUNDEE DRIVE TO THE SOUTH**

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

1. Map 16, Land Use Plan, is amended by re-designating lands shown on Schedule "1" generally described as follows:
  - a. lands on the south side of Finch Avenue West generally between Sentinel Road to Keele Street to the north side of Paulvale Crescent and Romfield Drive, and lands on the west side of Keele Street from Finch Avenue West to Catford Road to the east side of Villata Gardens and Council Crescent from *Neighbourhoods* to *Mixed Use Areas*;
  - b. lands on the south side of Finch Avenue West generally between Sentinel Road and Black Creek Valley to the north side of Derrydown Road from *Neighbourhoods* to *Apartment Neighbourhoods*;
  - c. lands on the east and west sides of Sentinel Road generally from the Finch Hydro Corridor south to Derrydown Road, and lands on the west side of Keele Street from the Finch Hydro Corridor south to Finch Avenue West from *Apartment Neighbourhoods* to *Mixed Use Areas*;
  - d. certain lands west of Keele Street, south of Catford Road, north of Broadoaks Drive and east of Derrydown Road from: *Apartment Neighbourhoods* to *Mixed Use Areas*, *Apartment Neighbourhoods* to *Other Open Space Areas*, and *Other Open Space Areas* to *Mixed Use Areas* and *Apartment Neighbourhoods*;
  - e. a portion of the lands on the south side of Finch Avenue West, west of the rail corridor and generally east of Alexdon Road from *General Employment Areas* to *Core Employment Areas*;
  - f. lands on the north side of Finch Avenue West east of Fountainhead Park from *Apartment Neighbourhoods* to *Parks and Open Space Areas – Parks*; and
  - g. lands abutting the Black Creek Valley, from the Finch Hydro Corridor south to Finch Avenue West, and lands on the west side of Keele Street and generally east of Loomis Court from *Apartment Neighbourhoods* to *Parks and Open Space Areas – Natural Areas*.

2. Chapter 7, Site and Area Specific Policies, is amended by:
  - a. adding a Site and Area Specific Policy 584 as included in Schedule "2"; and
  - b. adding a Site and Area Specific Policy 585 as included in Schedule "3".
3. Map 27, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 584 and Site and Area Specific Policy 585 in accordance with 2(a) and 2(b).

Schedule "1" to Amendment 482



Schedule "1"

OPA 482 - Amendments to Official Plan Map 16 - Land Use Plan

- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Spaces
- Core Employment Areas
- Land Use Designations per Map 16

Not to Scale  
February 2020



**Schedule "2" to Amendment 482****SASP 584. Protected Major Transit Station Areas – Finch West Transit Station Area****a) Protected Major Transit Station Area Delineation**

- i. The area surrounding and including the existing Finch West Subway Station is a protected major transit station area shown as the Finch West Transit Station Area on Map 1.

**b) Residents and Jobs per Hectare**

- i. Existing and new development within the *Finch West Transit Station Area* is planned to collectively achieve the minimum population and employment target of 200 residents and jobs combined per hectare.
- ii. The minimum population and employment target will be achieved based on all existing uses and new development over the long-term. Individual developments within a protected major transit station area are not required to meet the minimum population and employment target.

**c) Authorized Uses of Land**

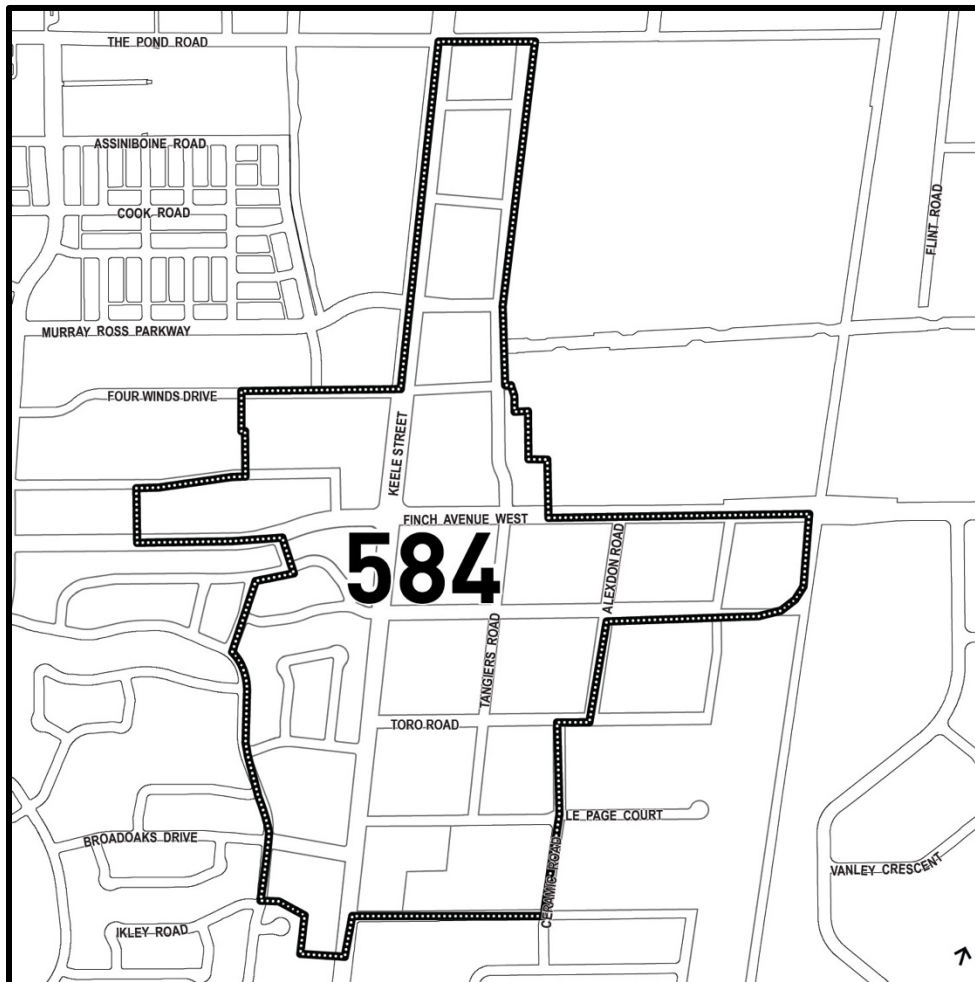
- i. The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan.
- ii. Any detailed land use designations and permissions in any applicable Secondary Plan will align with the land use designations on Map 16 and also apply.

**d) Minimum Densities**

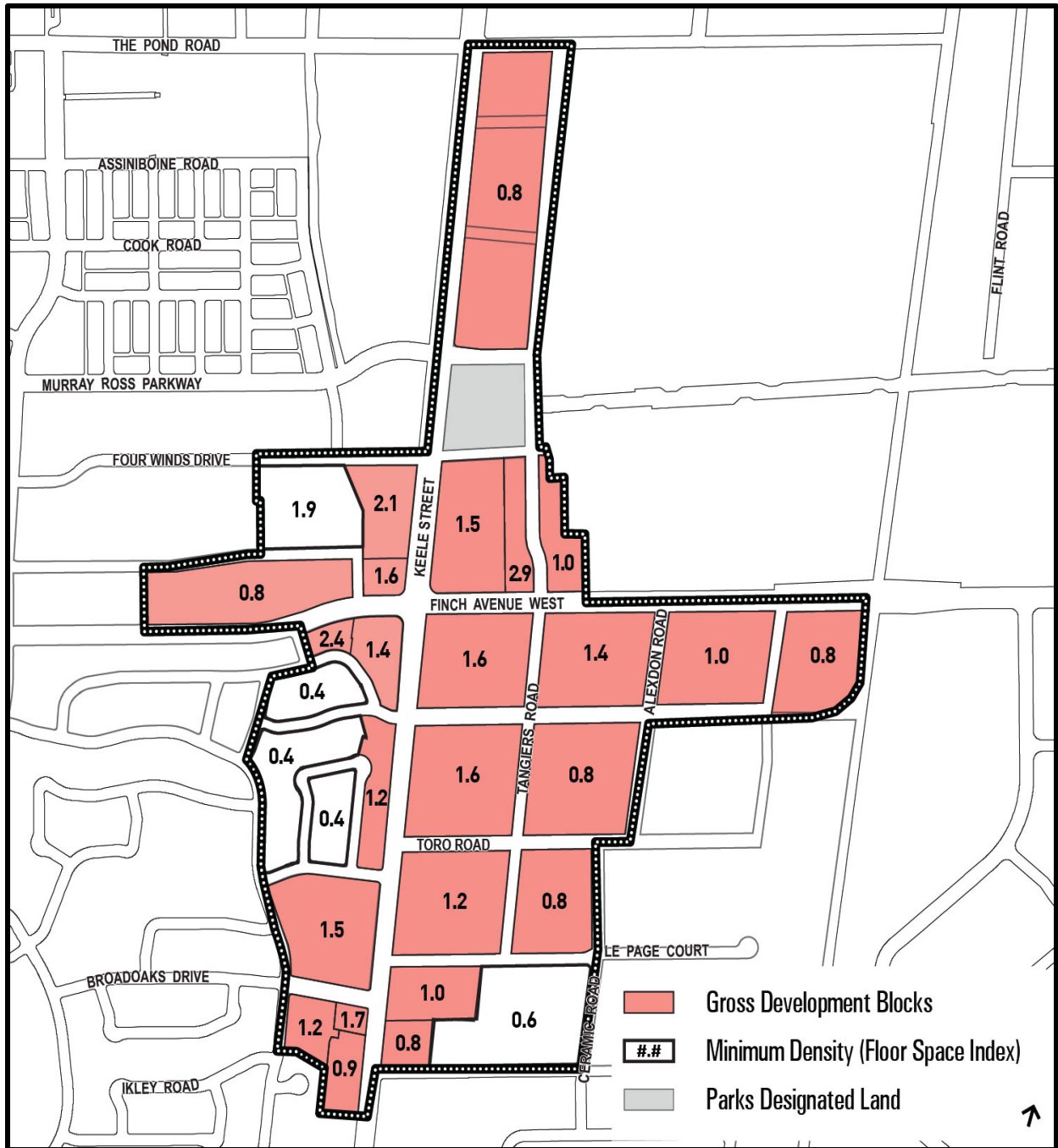
- i. Minimum density requirements are shown on Map 2, represented in Floor Space Index. For areas within a gross development block, the area used for the calculation of density requirements is based on the gross development block areas delineated on Map 2, with the objective of cumulatively achieving the minimum density requirement across all sites within the development block. For areas outside of a gross development block, the area used for the calculation of density requirements is on an individual lot basis.
- ii. Each site in a gross development block is not necessarily required to provide the minimum density requirement identified on Map 2 in recognition there are multiple land owners or sites within a gross development block and sites will redevelop at different times. Each development application submitted within a gross development block will be required to demonstrate, through the submission of a Block Context Plan, that the minimum density requirement across the block can be achieved. The Block Context Plan should be made in consultation with adjacent property owners.

- iii. Where minimum densities apply to lands designated *Neighbourhoods*, new development will achieve the minimum density identified on Map 2. Building additions and extensions to lawfully existing buildings will not be required to meet the minimum density.
- e) **Amendment to Site and Area Specific Policy 584**
- i. Any amendment to the delineation of this transit station area, the land use designations on Map 16 of the Official Plan within the delineated area on Map 1, or the policies of this Site and Area Specific Policy will require the approval of the Minister (as defined under the *Planning Act*, as amended) in accordance with Section 16(18) of the *Planning Act*, as amended.

**Map 1 – Finch West Transit Station Area**



Map 2 – Minimum Densities, Finch West Transit Station Area



**Schedule "3" to Amendment 482****SASP 585. Protected Major Transit Station Areas – Sentinel Transit Station Area****a) Protected Major Transit Station Area Delineation**

- i. The area surrounding and including the planned Sentinel Road LRT Station is a protected major transit station area shown as the *Sentinel Transit Station Area* on Map 1.

**b) Residents and Jobs per Hectare**

- i. Existing and new development within the *Sentinel Transit Station Area* is planned to collectively achieve the minimum population and employment target of 160 residents and jobs combined per hectare.
- ii. The minimum population and employment target will be achieved based on all existing uses and new development over the long-term. Individual developments within a protected major transit station area are not required to meet the minimum population and employment target.

**c) Authorized Uses of Land**

- i. The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan.
- ii. Any detailed land use designations and permissions in any applicable Secondary Plan will align with the land use designations on Map 16, and also apply.

**d) Minimum Densities**

- i. Minimum density requirements are shown on Map 2, represented in Floor Space Index. For areas within a gross development block, the area used for the calculation of density requirements is based on the gross development block areas delineated on Map 2, with the objective of cumulatively achieving the minimum density requirement across all sites within the development block. For areas outside of a gross development block, the area used for the calculation of density requirements is on an individual lot basis.
- ii. Each site in a gross development block is not necessarily required to provide the minimum density requirement identified on Map 2 in recognition there are multiple land owners or sites within a gross development block and sites will redevelop at different times. Each development application submitted within a gross development block will be required to demonstrate, through the submission of a Block Context Plan, that the minimum density requirement across the block can be achieved. The Block Context Plan should be made in consultation with adjacent property owners.

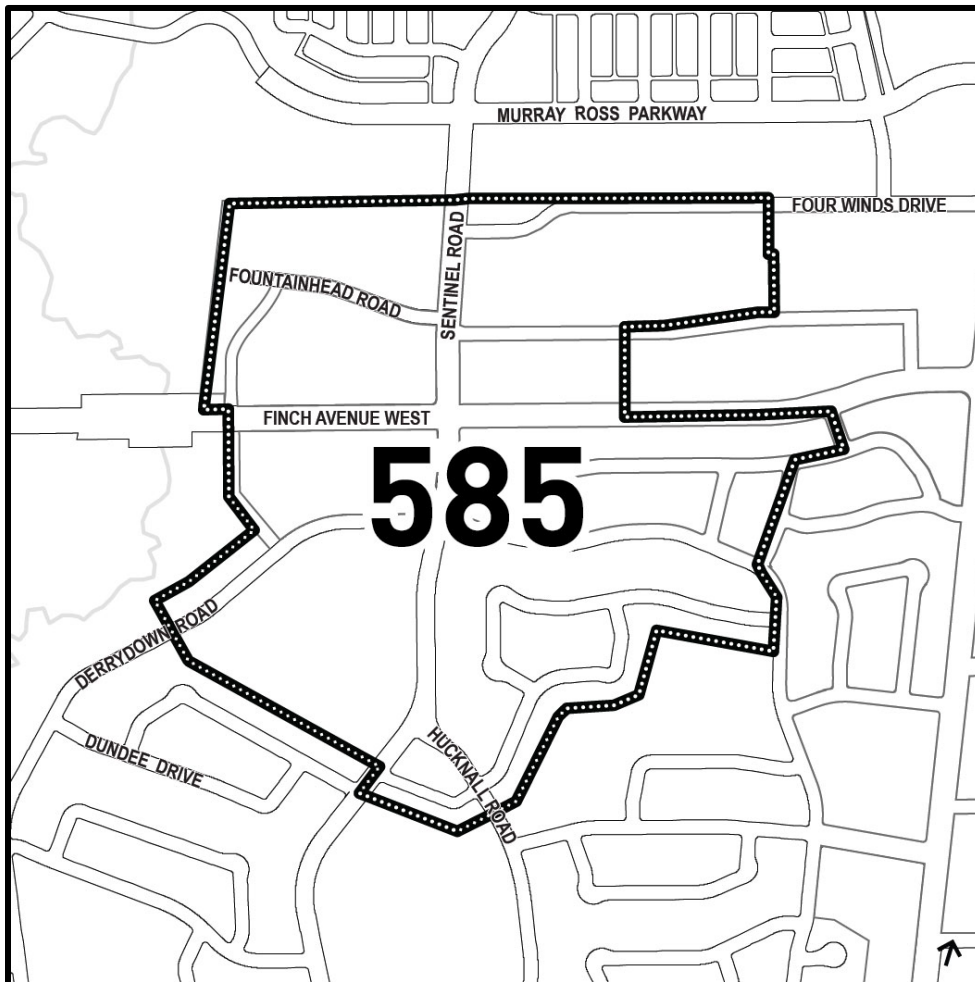


- iii. Where minimum densities apply to lands designated *Neighbourhoods*, new development will achieve the minimum density identified on Map 2. Building additions and extensions to legally existing buildings will not be required to meet the minimum density.

e) **Amendment to Site and Area Specific Policy 585**

- i. Any amendment to the delineation of this transit station area, the land use designations on Map 16 of the Official Plan within the delineated area on Map 1, or the policies of this Site and Area Specific Policy will require the approval of the Minister (as defined under the *Planning Act*, as amended) in accordance with Section 16(18) of the *Planning Act*, as amended.

**Map 1 – Sentinel Transit Station Area**



Map 2 – Minimum Densities, Sentinel Transit Station Area

