

Authority: North York Community Council Item 28.30,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 439-2014

To adopt Amendment No. 233 to the Official Plan for the City of Toronto respecting the lands known municipally as 238, 240, 242, 244, 250, 252, 254, 256 and 258 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 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 enacts:

1. The attached Amendment No. 233 to the Official Plan is hereby adopted.

Enacted and passed on May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

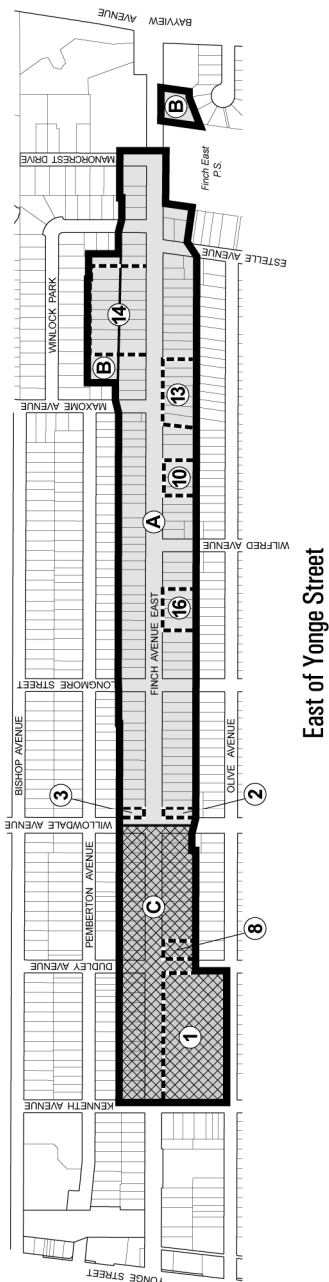
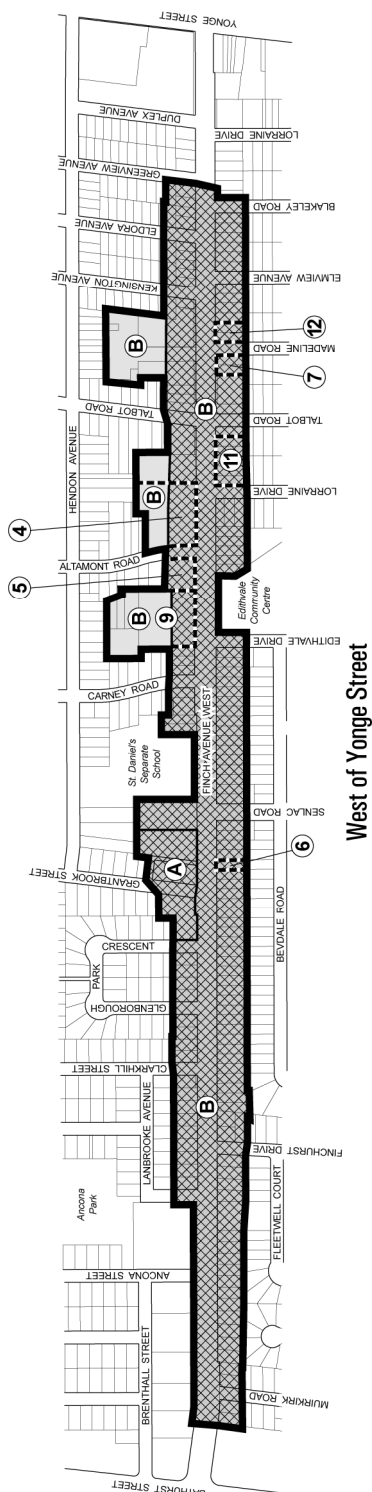
(Seal of the City)

AMENDMENT NO. 233 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS
238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Avenue East**

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

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 Policies:
 - 3.6.14 On lands, known municipally as 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Ave East, despite the Neighbourhood 'B' designation respecting the the lands (shown as 14 on Map 22-1), and despite the angular plane requirements set out in Section 3.1 of the Central Finch Area Secondary Plan and the height restrictions set out in Sections 3.4 and 3.5 of the Secondary Plan, By-laws may be passed respecting such lands permitting:
 - a) The maximum building height shall be 4 storeys and/or 10 metres, whichever is the lesser.
 - b) An angular plane may exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line, while maintaining the required 9.5 metre setback that coincides with the boundaries of the Secondary Plan area. The angular plane will not exceed 45 degrees and shall be measured from the property line that coincides with the *Neighbourhood 'B'* boundary of the Secondary Plan area.
 - c) Notwithstanding (b) above, in Block 3, a minimum 7.5 metre setback to the main rear wall shall be permitted from a multiple attached dwelling to the easterly 21.3 metre portion of the northerly property line, which coincides with the *Neighbourhood 'B'* boundary of the Secondary Plan area. In Block 4, a minimum 6.5 metre setback to the main rear wall shall be permitted from a multiple attached dwelling to the easterly property line.
2. Map 22-1, Central Finch Area Secondary Plan, Land Use Areas, is amended to show the lands known municipally in 2013 as 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Avenue East as Site and Area Specific Policy Area Number 14, as shown on the attached Schedule A.



Official Plan Amendment #233 – Schedule A

238-258 Finch Avenue East

File # 12 243614 NNY 24 02

- Secondary Plan Boundary
- Neighbourhoods
- Site and Area Specific Policy Areas
- Mixed Use Areas

Map 22.1, Central Finch Area Secondary Plan Land Use Areas Map of Chapter 6, Secondary Plans,
22. Central Finch Area Secondary Plan is amended by adding Site and Area Specific Policy Area 14

October 2013