

Authority: North York Community Council Item NY33.8,  
as adopted by City of Toronto Council on July 19, 20, 21  
and 22, 2022

**CITY OF TORONTO**

**BY-LAW 894-2022**

**To adopt Amendment 593 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 31 Finch Avenue East and 32, 36 and 38 Olive Avenue.**

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 593 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 593 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 31 FINCH AVENUE EAST  
AND 32, 36 AND 38 OLIVE AVENUE**

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

**Clause 1**

Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre North Site Specific Policies", is amended in accordance with Schedule 1 attached to create Site Specific Policy Area "20".

**Clause 2**

Maps 8-8a and 8-8b of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Maximum Height Limits", are amended in accordance with Schedule 2 and Schedule 3 attached to replace a maximum height of 87 metres above grade and 70 percent of the horizontal distance from the RRPL with a maximum height of 93 metres above grade for the lands.

**Clause 3**

Chapter Six, Section 8 (North York Centre Secondary Plan) is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy:

**20. 31 Finch Avenue East and 32, 36 and 38 Olive Avenue**

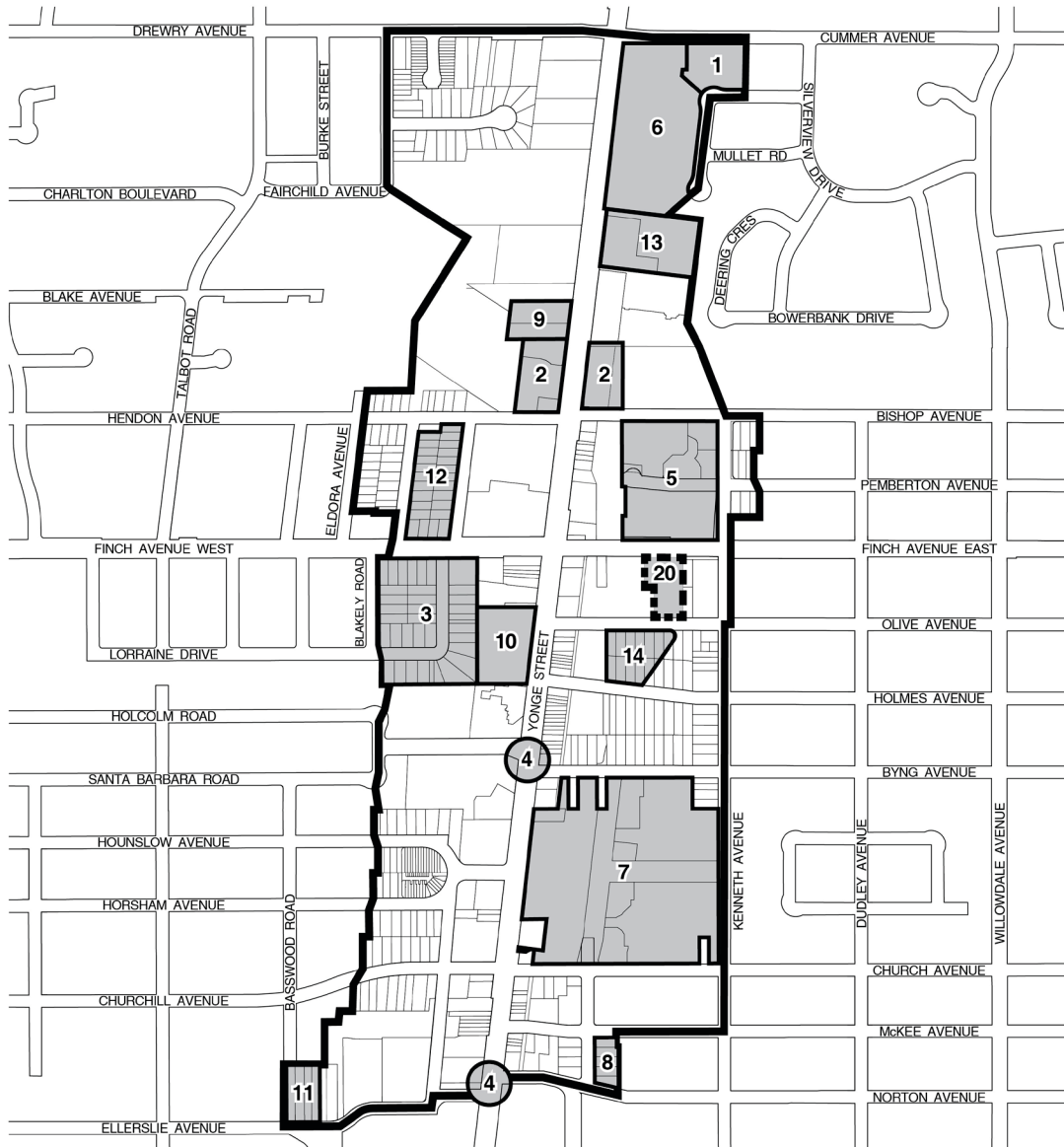
- (a) Pursuant to Section 5.3.5 of this Secondary Plan, buildings along Olive Avenue will not exceed a height of 16 metres at the street frontage.
- (b) Notwithstanding the provisions of Section 4.6.1(b), and/or Appendix 1, the following shall apply:
  - i. vehicular parking shall be provided as follows:
    - 1. a minimum rate of 0.27 resident parking spaces for each dwelling unit;
    - 2. a minimum rate of 0.05 visitor parking spaces for each dwelling unit; and
    - 3. no parking spaces are required for the telephone switching centre.
- (c) Notwithstanding the provisions of Section 4.6.1(f) and/or Appendix 1(a), the required bicycle parking spaces may be provided below grade.

- (d) Notwithstanding Section 6.7 of this Secondary Plan, the Private Outdoor Recreational Space Requirements for Residential Development on the Lands shall be as follows:
- i. the private outdoor recreational space may be located above-grade.

**Clause 4**




Notwithstanding Section 3.3(b) of this Secondary Plan, the Owner shall make an upwardly indexed financial contribution to the City of \$1,740,611.13 to be allocated to local area improvements within the vicinity of the subject site, to the satisfaction of the Chief Planner and Executive Director City Planning, in consultation with the local Ward Councillor.

Schedule 1



North York Centre Secondary Plan

MAP 8-13 North York Centre North Site Specific Policies

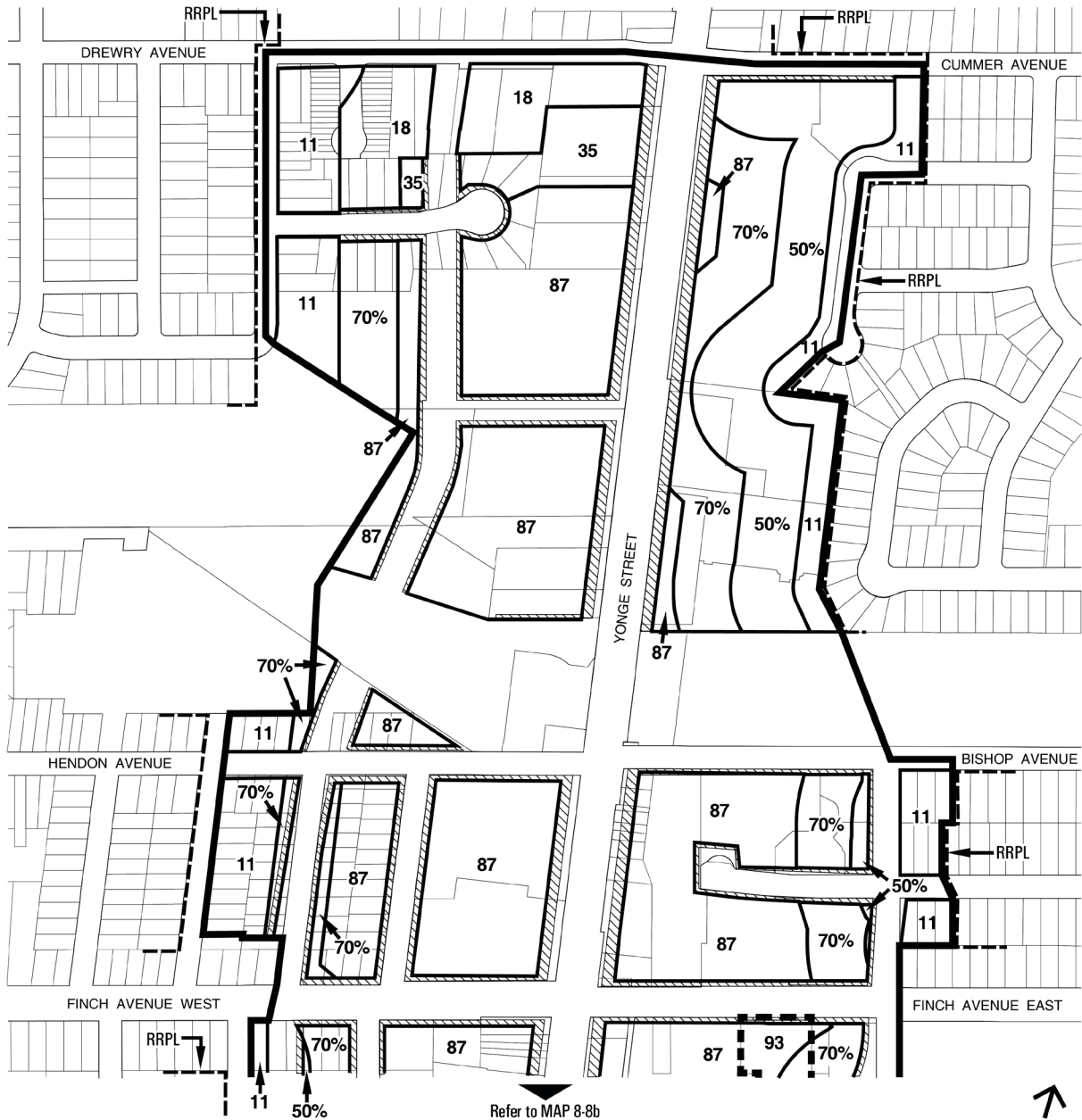
-  Secondary Plan Boundary
-  Site Specific Policy Areas\*
-  Subject Site

\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.



Schedule 2



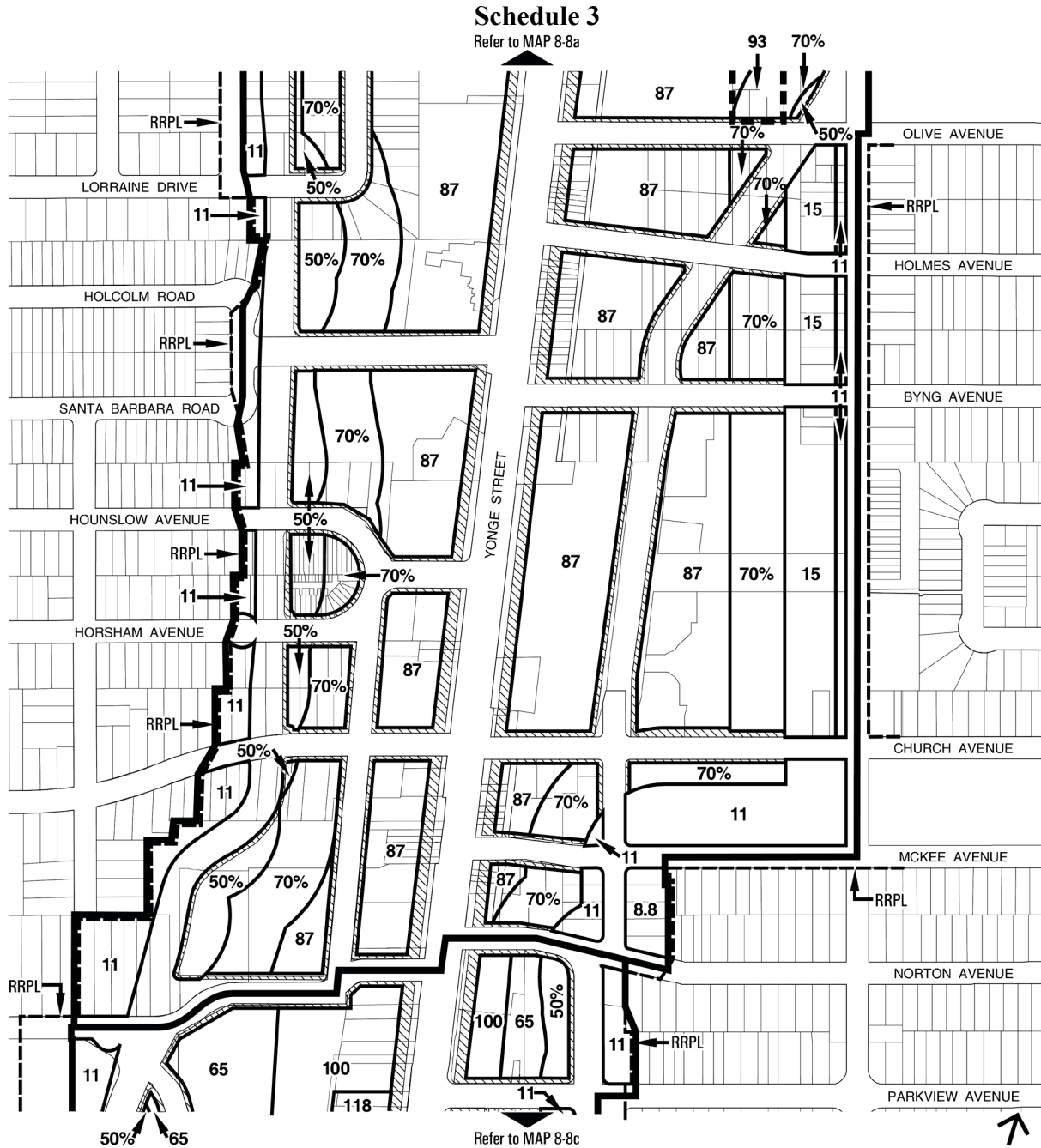
North York Centre Secondary Plan

MAP 8-8a Maximum Height Limits

- Secondary Plan Boundary
- The Lesser of 11m or 3 Storeys
- The Lesser of 18m or 6 Storeys
- The Lesser of 35m or 12 Storeys
- Maximum 87m Above Grade
- Maximum 50% Horizontal Distance from RRPL
- Maximum 70% Horizontal Distance from RRPL
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)
- Subject Site



June 2006



## North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

**—** Secondary Plan Boundary

**8.8** The Lesser of 8.8m or 2 Storeys

**11** The Lesser of 11m or 3 Storeys

**15** The Lesser of 15m or 4 Storeys

**65** Maximum 65m Above Grade

**87** Maximum 87m Above Grade

**100** Maximum 100m Above Grade

**50%** Maximum 50% Horizontal Distance from RRPL

**70%** Maximum 70% Horizontal Distance from RRPL

**▨** Street Facade Limit as per Section 5.3 of this Secondary Plan

**- - -** Relevant Residential Property Line (RRPL)

**⋮** Subject Site

