

Authority: Item CC12.13, adopted as amended, by City of Toronto Council on November 8 and 9, 2023  
City Council voted in favour of this by-law on November 9, 2023  
Written approval of this by-law was given by Mayoral Decision 23-2023 dated November 9, 2023

## **CITY OF TORONTO**

### **BY-LAW 1162-2023**

#### **To adopt Amendment 692 to the Official Plan for the City of Toronto with respect to 2450 Finch Avenue West.**

Whereas authority is given to the City of Toronto 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 information to the public, and held an open house and special public meeting in accordance with the requirements of Sections 17 and 26 of the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 692 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

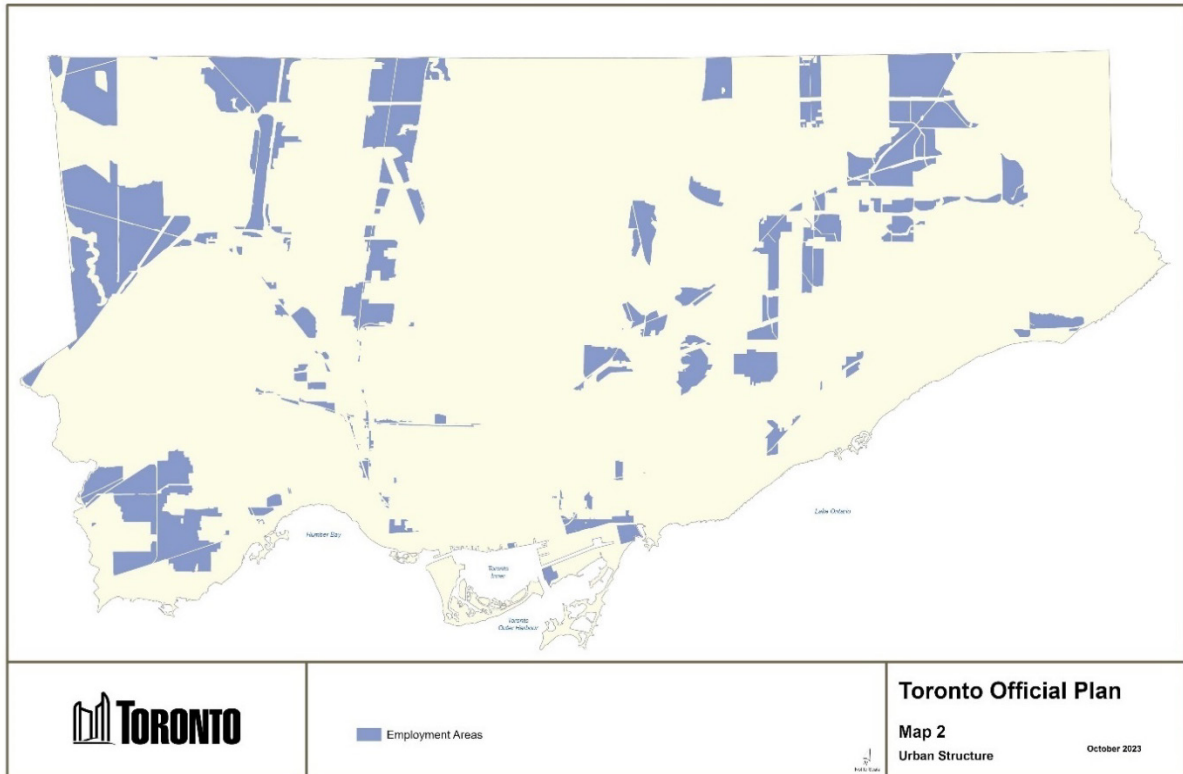
John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 692 TO THE OFFICIAL PLAN**

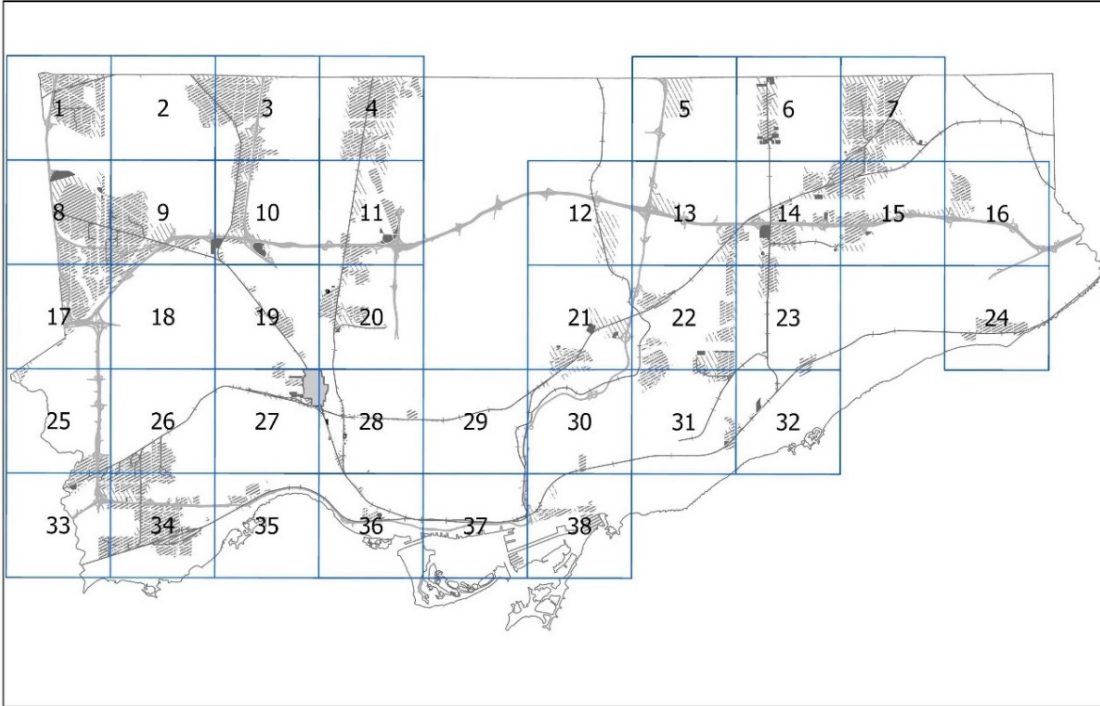
The Official Plan of the City of Toronto is amended as follows:

1. Map 2, Urban Structure, is amended by deleting *Employment Areas* from the lands known municipally in 2022 as 2450 Finch Avenue West, as shown below.



- 2. Map 13, Land Use Plan, is amended by re-designating the lands known municipally in 2022 as 2450 Finch Avenue West from *General Employment Areas* to *Regeneration Areas*, as shown below.

**TORONTO City Wide Tile Index**



**TORONTO Official Plan Land Use Designations**



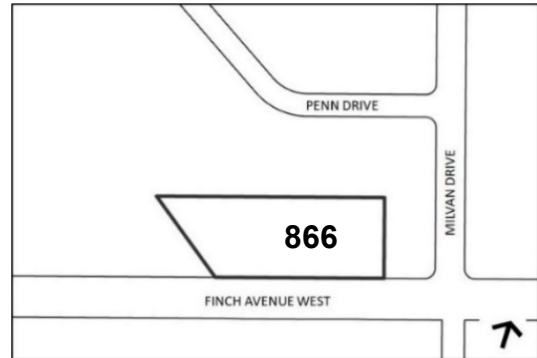
Employment Area Land Uses	OPA692 Land Use Amendment
General Employment Areas	Regeneration Areas
Core Employment Areas	

Tile 2

3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 866 and the associated map below, for the lands known municipally in 2022 as 2450 Finch Avenue West, as follows:

**'866. 2450 Finch Avenue West**

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designations, including interim uses, with the exception of residential uses, overnight accommodations, and live-work uses, are permitted on the lands prior to the completion of a local area study that results in a Site and Area Specific Policy.



- b) Residential uses and/or live-work uses are not permitted on the lands prior to the adoption of a Site and Area Specific Policy that includes a framework for new development on the lands.
- c) A minimum of 20 percent of the total gross floor area to be developed on the lands at full build out will be employment gross floor area. The minimum employment gross floor area will be:
- i) comprised of uses permitted within *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses as determined through a Compatibility/Mitigation Study; and
  - ii) developed on the lands prior to, or concurrent with, any residential uses;
- d) Should development of the lands be phased, the first phase of development will include 50 percent or greater of the minimum employment gross floor area. The framework for new development on the lands to be set out in a Site and Area Specific Policy will follow a local area study. The area study leading to the Site and Area Specific Policy will:
- (i) include a Land Use Plan that:
    - (A) provides for the redesignation of *Regeneration Areas* lands to *Mixed Use Areas*, *General Employment Areas*, or other designation(s) as appropriate;
    - (B) ensures appropriate land uses are located in proximity to lands designated as *Core Employment Areas* and *General Employment Areas*; and

- (C) informs building heights and densities across the lands to be included within the Site and Area Specific Policy;
  - (ii) require a Community Services and Facilities Study to identify services and facility needs in the study area and to inform the type(s), location(s) and amount(s) of facility space to be developed on the lands, including an appropriate location and size for a child care centre; and
  - (iii) require an Economic Development Strategy/Study to identify opportunities for sustained employment and non-residential investment and recommend actions and policies to attract businesses and support employment growth.
- e) The framework for new development on the lands that is set out in a Site and Area Specific Policy will also include a Housing Plan where new development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
  - i) if a condominium development is proposed, a minimum of 10 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 8 percent of the total new residential gross floor area shall be secured as affordable rental housing;
  - ii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 25 years from the date of first residential occupancy of the unit;
  - iii) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families; and
  - iv) if a purpose-built rental development is proposed there is no requirement for affordable rental housing.
- f) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy e) i) will increase by 1.5 percent per year until January 1, 2030. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- g) The provision of affordable housing required by Policy e) and Policy f) shall be secured through one or more agreements with the City.
- h) Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:

- i) entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) the submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- i) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy c) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy e) and Policy f) above.
- j) As part of a complete Zoning By-law Amendment application for the lands or for part of the lands, a Compatibility/Mitigation Study will be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede:
- i) the continuation of and the expansion of existing employment uses; and
  - ii) any new employment uses within the surrounding *Core Employment Areas* and *General Employment Areas*.'
4. Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are amended as shown in the table below.

<b>Conversion Request</b>	<b>Municipal Address/Location</b>	<b>SASP</b>	<b>SASP Key Map</b>	<b>SASP Key Map Change</b>
104	2450 Finch Avenue West	866	24	Add lands