

Authority: Etobicoke York Community Council Item
EY16.1 as adopted by City of Toronto Council on
October 9 and 10, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1045-2024

To adopt Amendment 761 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 3400 Weston Road and 2405 Finch Avenue West.

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

Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 761 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 3400 WESTON ROAD AND
2405 FINCH AVENUE WEST**

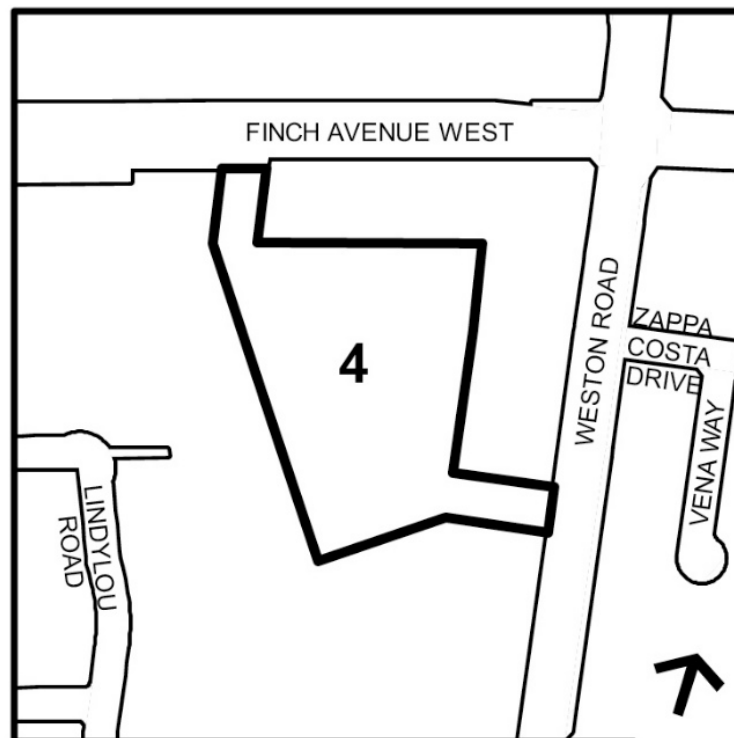
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 26, Emery Village Secondary Plan is amended by adding the following subsection to Section 13, Site and Area Specific Policies for lands municipally known in 2023 as 3400 Weston Road and 2405 Finch Avenue West:

"13.4. 3400 Weston Road and 2405 Finch Avenue West

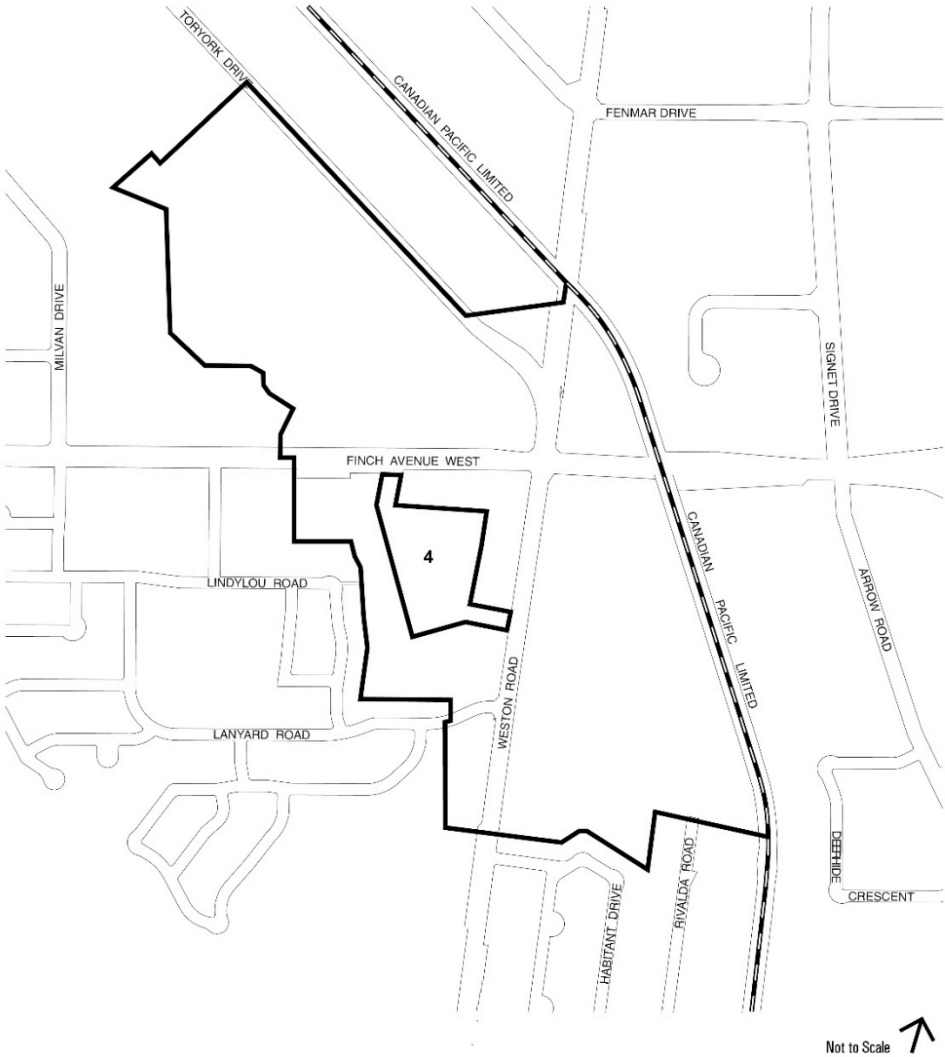
13.4.1 For the lands shown as 4 on Map 26-3, a new apartment building with a maximum height of 30 storeys is permitted provided:

- a) the new apartment building contains a minimum of 550 square metres of gross floor area for a social facility; and
- b) the total gross floor area of the two existing apartment buildings and new apartment building combined does not exceed 83,400 square metres."



2. Map 26-3, Emery Village Secondary Plan, Site and Area Specific Policies, is amended to show the lands known municipally in 2023 as 3400 Weston Road and 2405 Finch Avenue West as Site and Area Specific Policy Area Number 4, as shown on the attached Schedule 1.

Schedule 1



Emery Village Secondary Plan
MAP 26-3 Site and Area Specific Policies

- Secondary Plan Boundary
- 1 Site and Area Specific Policies