

Authority: North York Community Council Item NY21.2,  
adopted as amended by City of Toronto Council on  
March 26 and 27, 2025  
City Council voted in favour of this by-law on March 27,  
2025

## **CITY OF TORONTO**

### **BY-LAW 257-2025**

**To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 104, 110, 112 and 114 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 793 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March 31, 2025.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

**AMENDMENT 793 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 104, 110, 112 AND 114  
FINCH AVENUE EAST**

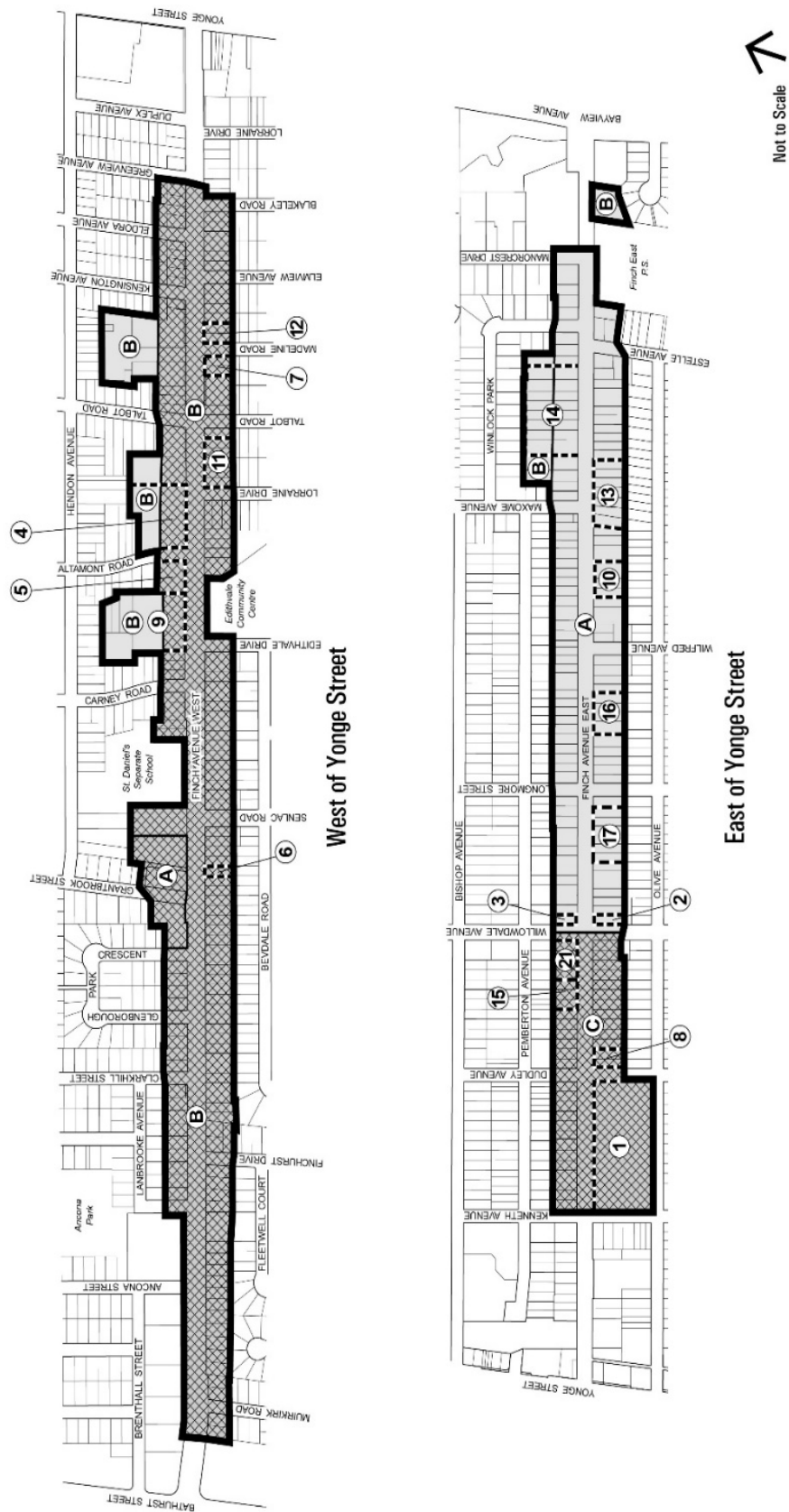
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 22, Central Finch Area Secondary Plan, Policy 3.6.15 is amended by deleting the addresses "104, 110, 112 and 114 Finch Avenue East" so that it reads as follows:

3.6.15 On lands municipally known as 98, 100 and 102 Finch Avenue East, despite Section 3.3.3, where the use is residential and commercial, the maximum building height will be 4 storeys and 13.39 metres and the maximum density will be 1.92 times the lot area for a mixed-use building. Despite the lands' designation of *Mixed Use Area 'C'* in the Central Finch Area Secondary Plan, retail uses shall be permitted.
2. 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 for lands municipally known as 104, 110, 112 and 114 Finch Avenue East:

3.6.21 On lands municipally known as 104, 110, 112 and 114 Finch Avenue East (shown as 21 on Map 22-1), the maximum building height will be 11 storeys and 36.0 metres, the maximum density will be 5.72 times the lot area for a mixed-use building, and retail and service commercial uses are permitted.
3. Chapter 6, Section 22, Central Finch Area Secondary Plan, Map 22-1 Land Use Areas, is amended to show the lands municipally known as 104, 110, 112 and 114 Finch Avenue East as Site and Area Specific Policy Area 21, as shown on Appendix "A".

Appendix A



**Toronto**  
Official Plan Amendment #793

**Central Finch Area Secondary Plan**  
MAP 22-1 Land Use Areas

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