

Authority: North York Community Council Item NY24.4,
adopted as amended by City of Toronto Council on July 23
and 24, 2025
City Council voted in favour of this by-law on July 24,
2025
Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 853-2025

To adopt an amendment to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2024 as 221, 223, 225, 227, 229, 231, 235 and 237 Finch Avenue West and 43 Finchurst Drive.

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, as amended;

The Council of the City of Toronto enacts:

1. The attached Amendment 819 to the Official Plan of the City of Toronto is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 819 TO THE OFFICIAL PLAN

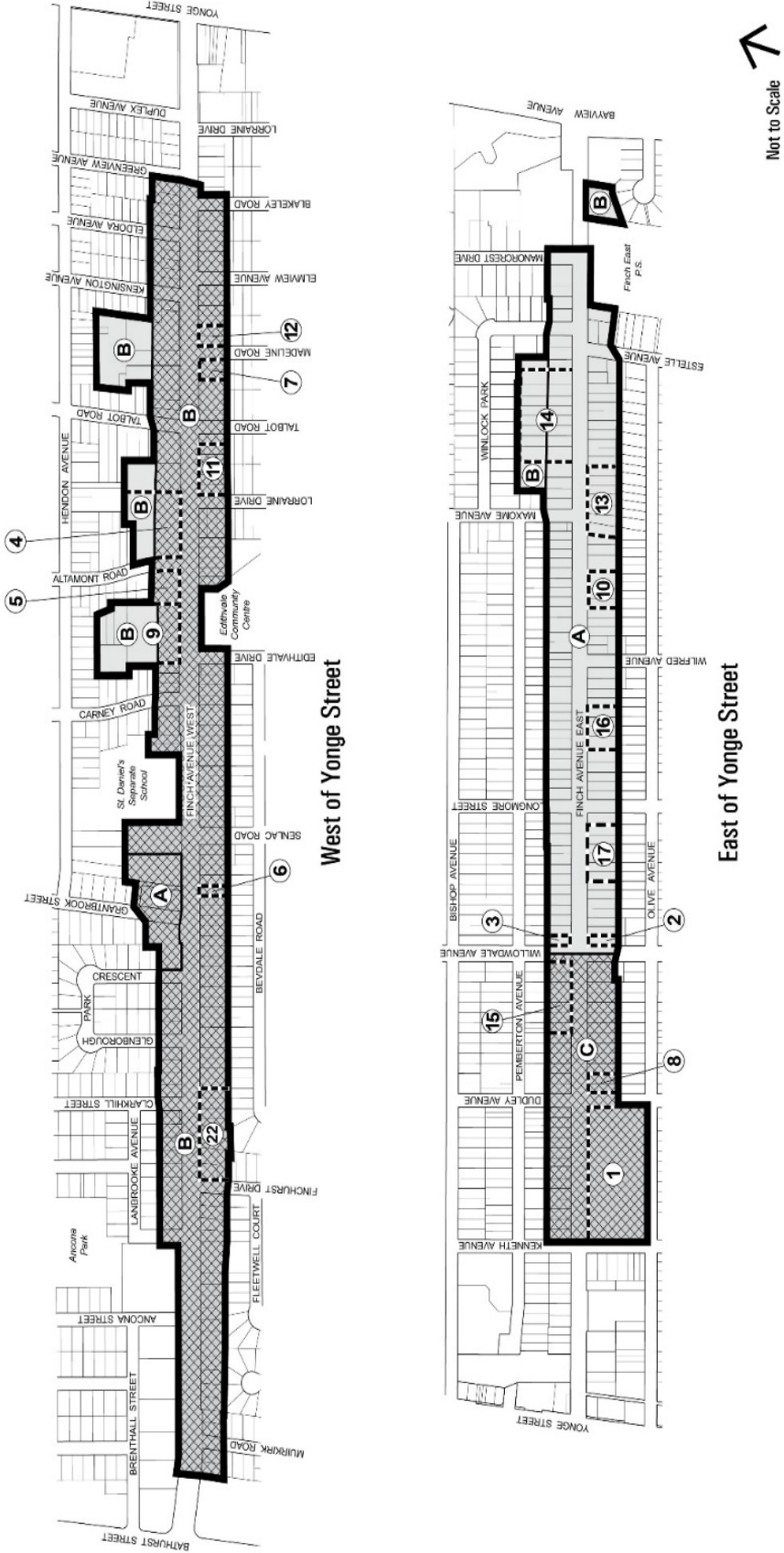
**MUNICIPALLY KNOWN IN THE YEAR 2024 AS 221, 223, 225, 227, 229, 231, 235 and
237 FINCH AVENUE WEST AND 43 FINCHURST DRIVE**

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 for lands municipally known as 221, 223, 225, 227, 229, 231, 235 and 237 Finch Avenue West and 43 Finchurst Drive as follows:

3.6.22 On lands municipally known as 221, 223, 225, 227, 229, 231, 235 and 237 Finch Avenue West and 43 Finchurst Drive (shown as 22 on Map 22-1), the maximum building height will be 11 storeys and 37.3 metres and the maximum density will be 6.2 times the lot area for a mixed-use building.
2. Chapter 6, Section 22 (Central Finch Area Secondary Plan), Map 22-1, Land Use Areas, is amended to show the lands municipally known as 221, 223, 225, 227, 229, 231, 235 and 237 Finch Avenue West and 43 Finchurst Drive as Site and Area Specific Policy Area 22, as shown on attached Appendix "A".

Appendix A



TORONTO
Official Plan Amendment #819

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