

# Planning and Housing Committee

**Item PH5.3 - Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report**

**5 July 2023**



**2450 Finch Avenue West**



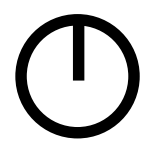
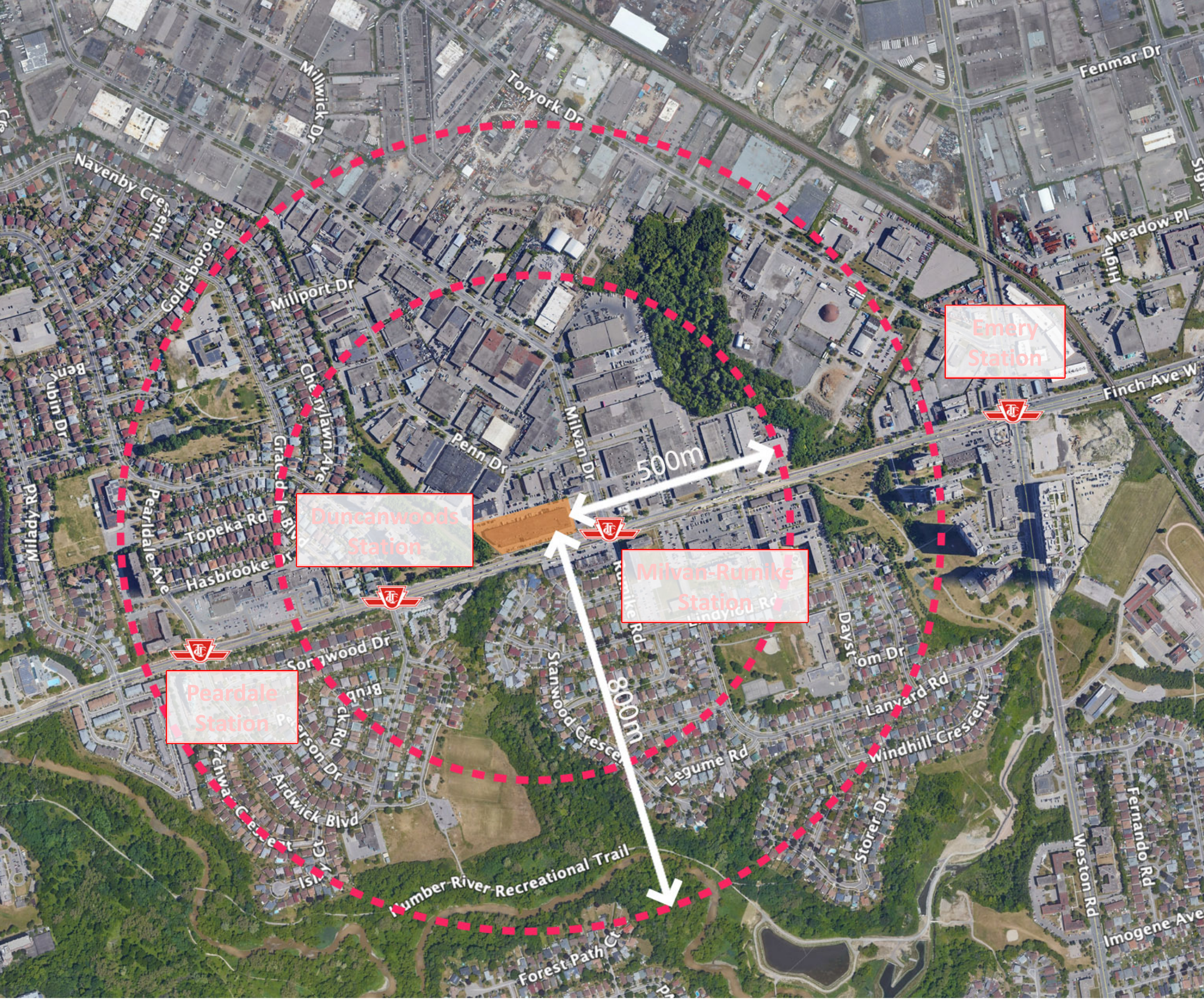
# CONTEXT MAP



Subject Site



TTC Stations

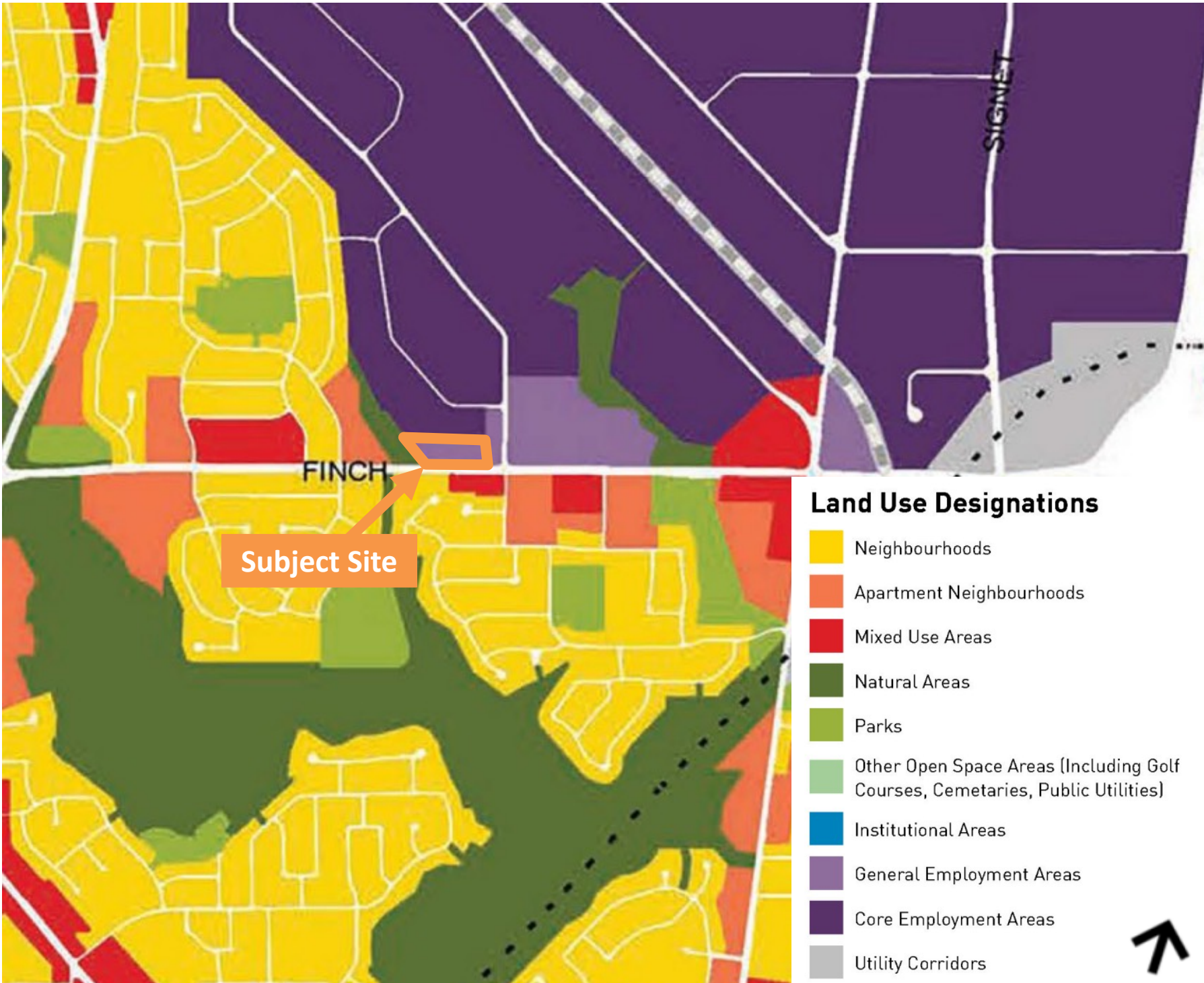




# CITY OF TORONTO OFFICIAL PLAN

## MAP 13 - LAND USE PLAN

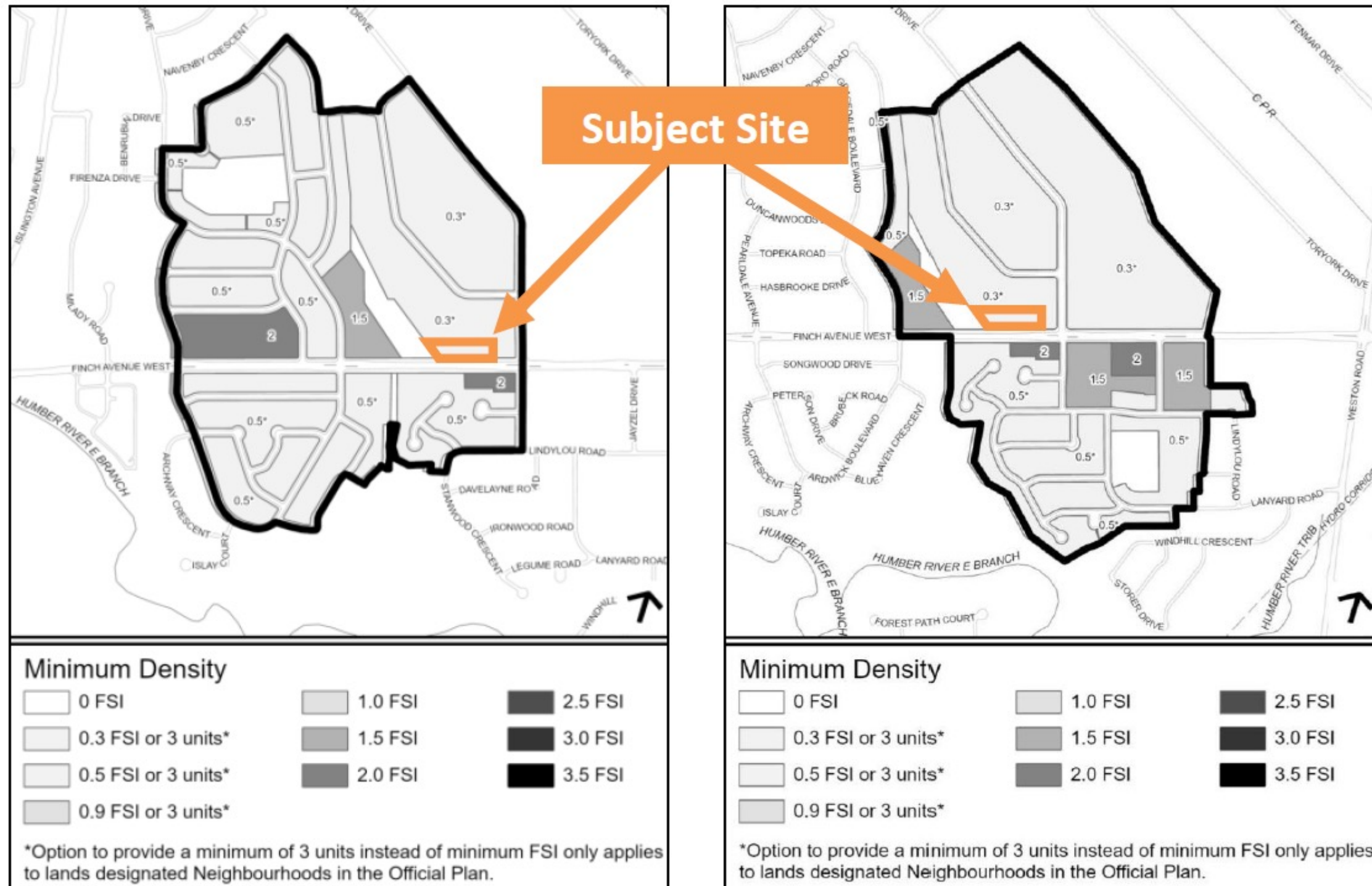
- This General Employment Area has direct adjacency to Mixed Use Areas, Neighbourhoods, and Apartment Neighbourhoods.
- The proposed conversion will not affect the integrity of the interior of the Employment Area.





# Protected Major Transit Station Areas

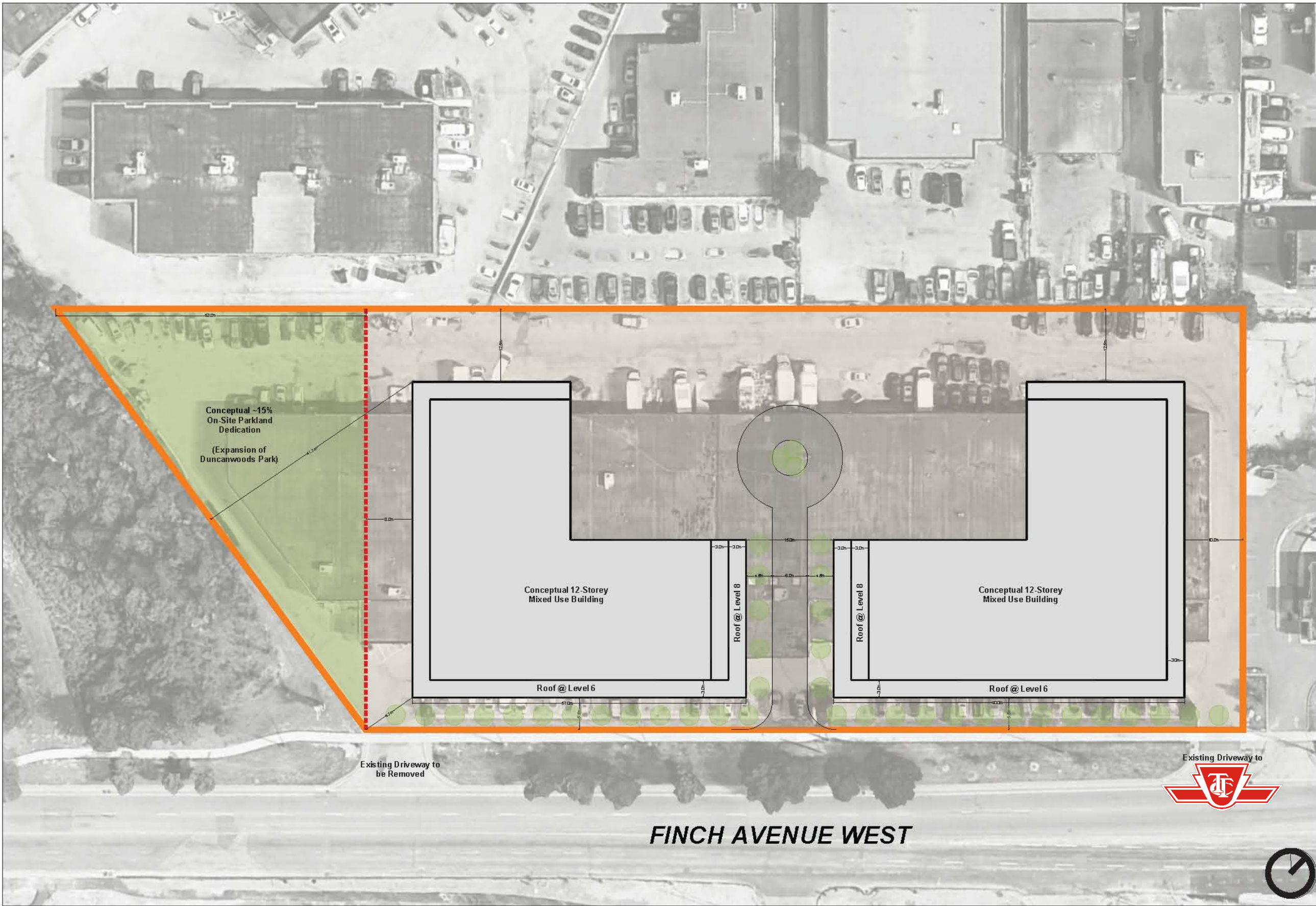
DUNCANWOODS (SASP 703) (LEFT) & MILVAN-RUMIKE (SASP 702) (RIGHT)





# CONCEPTUAL SITE PLAN

2450 Finch Avenue West  
City of Toronto



## LEGEND




-  SUBJECT SITE
-  AREA OF BUILDING
-  CONCEPTUAL 15% ON-SITE PARKLAND DEDICATION
-  FUTURE FINCH AVENUE WEST LRT STATION

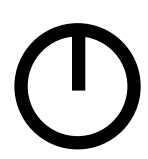


**3765-3777 Keele Street and 10 Lepage Court**



# CONTEXT MAP

-  Subject Site
-  TTC Stations
-  GO Transit Stations

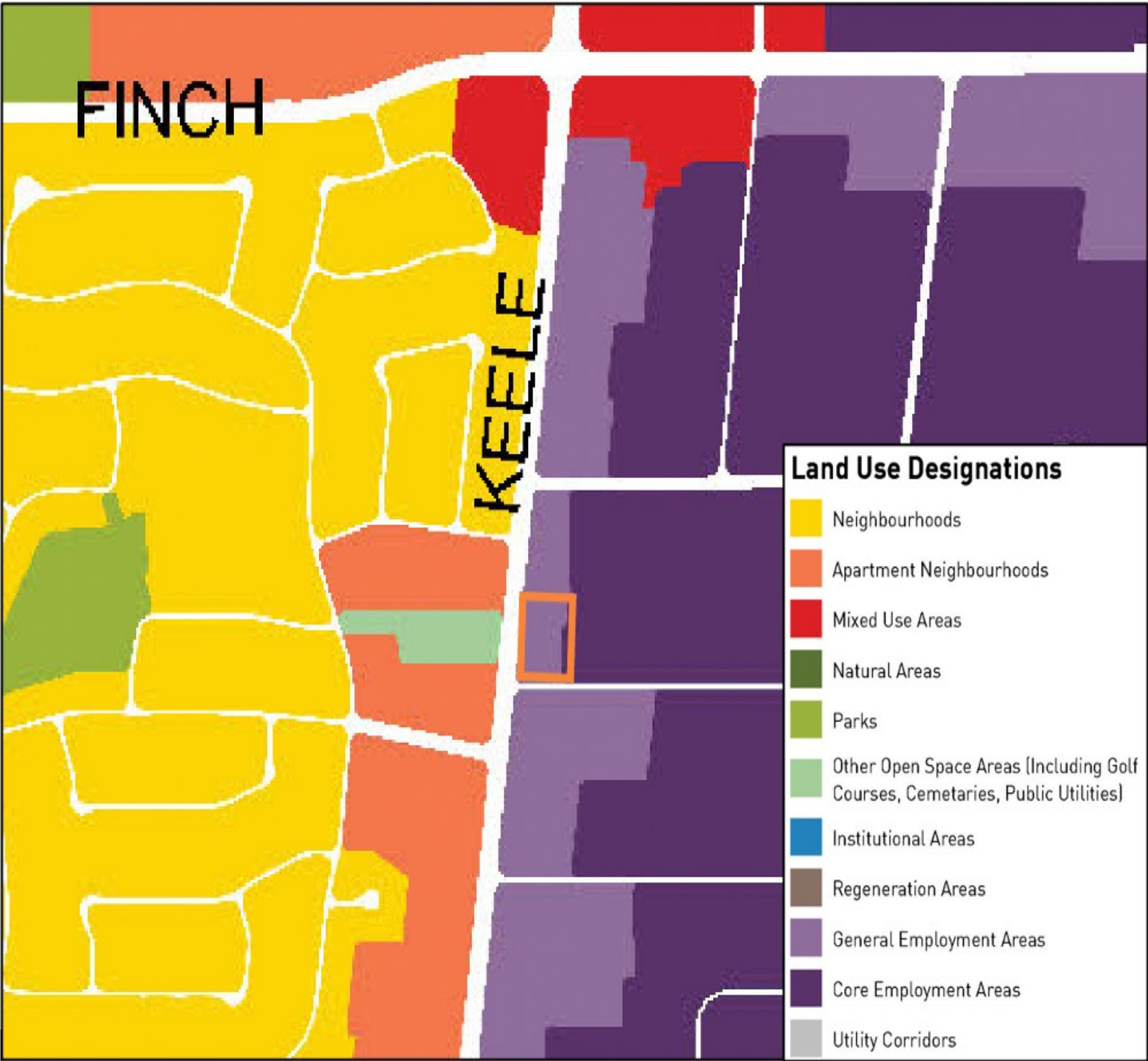




# CITY OF TORONTO OFFICIAL PLAN

## MAP 16 - LAND USE PLAN

- This General and Core Employment Area has direct adjacency to Neighbourhood, Apartment Neighbourhood, and Mixed Use Areas.
- The proposed conversion will not affect the integrity of the interior of the Employment Area.

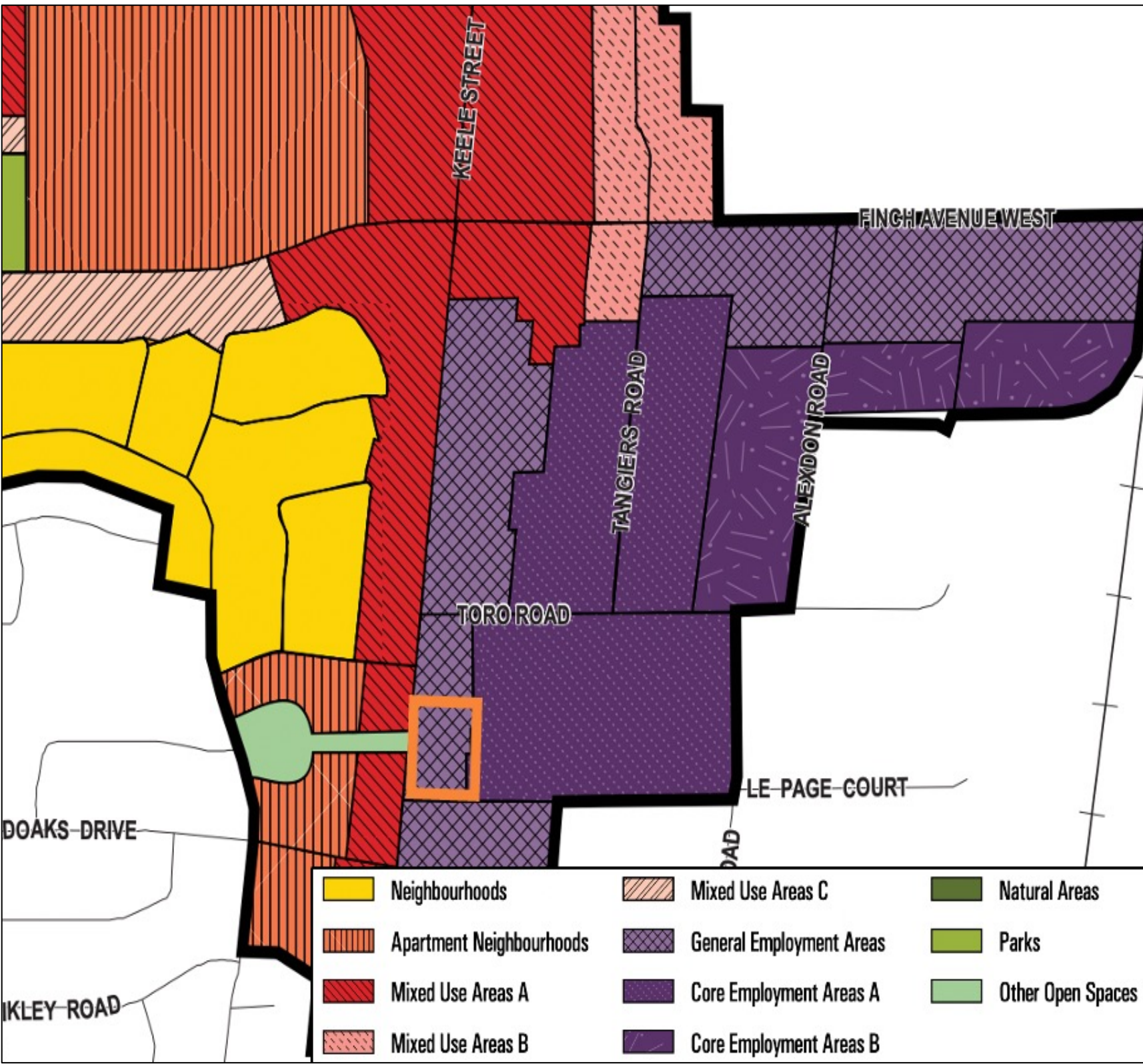




# KEELE FINCH SECONDARY PLAN (OPA 483)

## MAP 3 – LAND USE

- This General and Core Employment Area has direct adjacency to new Mixed Use Areas A, Mixed Use Areas B, and Mixed Use Areas C designated lands.
- The proposed conversion will correspond with the new mixed uses proposed along the Keele Street corridor and will not affect the integrity of the interior of the Employment Area.

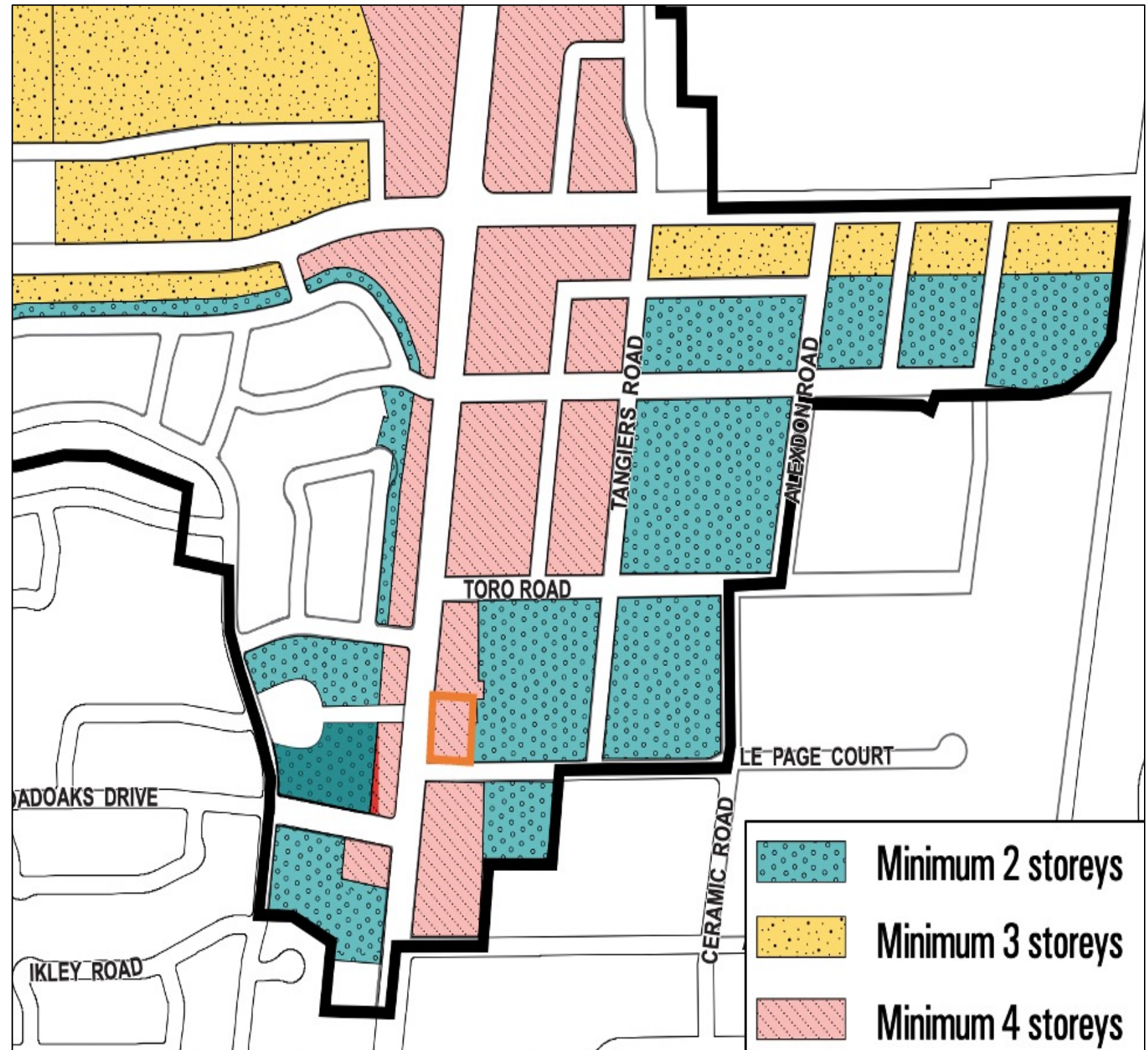




# KEELE FINCH SECONDARY PLAN (OPA 483)

## MAP 8 – MINIMUM HEIGHTS

- The Secondary Plan requires a minimum of 4 storeys, to ensure building heights will contribute towards a compact urban form, an efficient use of land, and enable buildings to be adaptable for different uses.

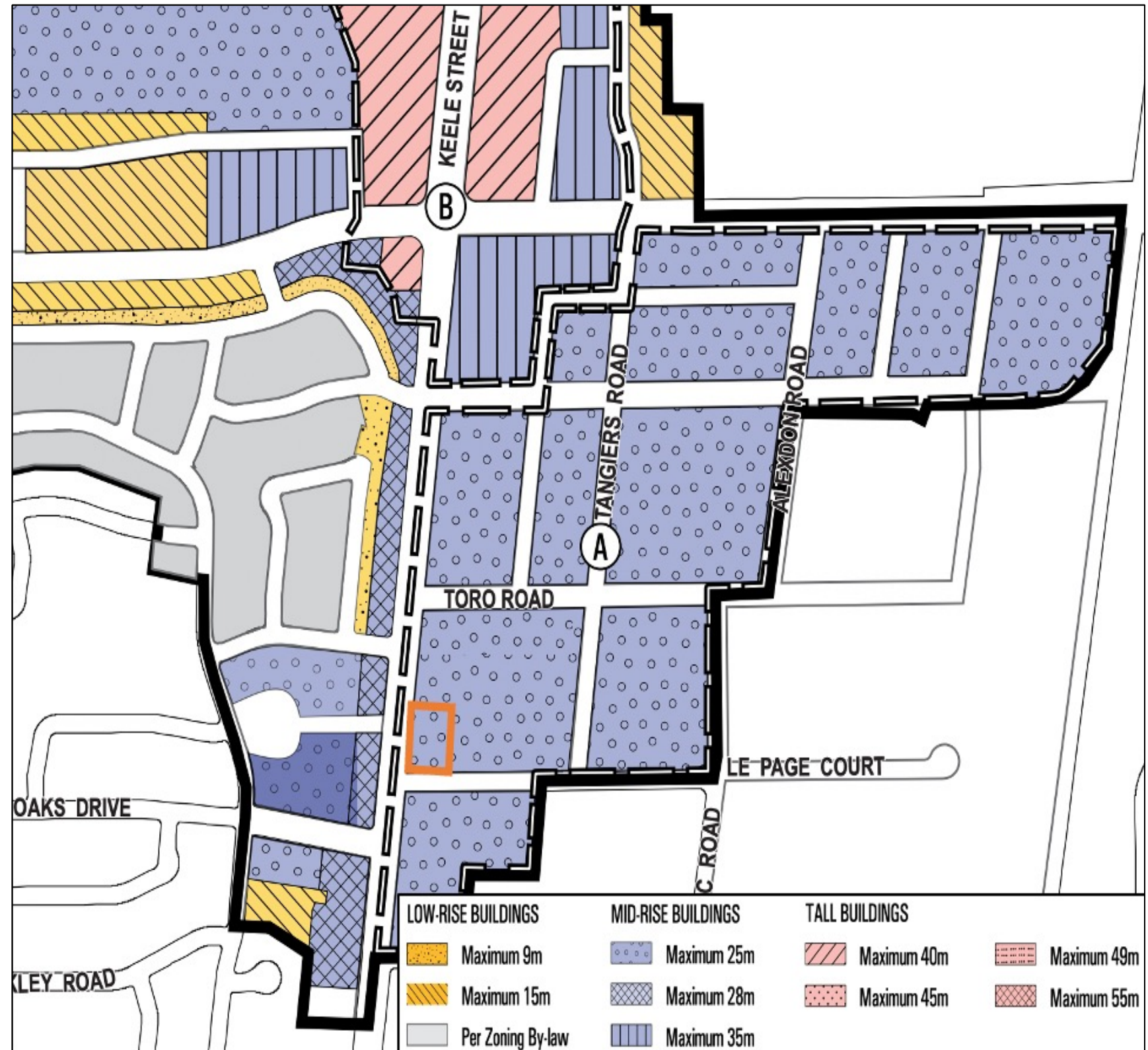




# KEELE FINCH SECONDARY PLAN (OPA 483)

## MAP 9 – MAXIMUM HEIGHT LIMITS

- Allows for a mid-rise building with a maximum height of 25 metres (approximately 6 office storeys).
- As the Subject Site belongs to the Potential Additional Height Zone A, the maximum permitted building heights may be exceeded by an additional 2 stories (approximately 8 metres) which could facilitate an 8-storey (33 metre) office building (or the equivalent height of an approximately 10- storey mixed use building).





# CONCEPTUAL SITE PLAN

3765-3777 Keele Street and  
10 Lepage Court  
City of Toronto



## SITE STATISTICS

◦ <u>Gross Site Area</u>	.....	± 7,662.8 sq.m
◦ <u>GCA</u>		
• Proposed GCA	.....	± 39,513 sq.m
◦ <u>Gross FSI</u>	.....	± 5.34
◦ <u>Commercial GCA</u>	.....	± 1214 sq.m
◦ <u>Residential GCA</u>	.....	± 38,299 sq.m
◦ <u>Number Of Units</u>	.....	± 550

## LEGEND

- SUBJECT SITE
- BUILDING AREA
- OUTDOOR AMENITY
- DRIVEWAYS





**Thank You**