

Attachment 6: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on  
~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW XXX**

**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;

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 No. 793 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 793 TO THE OFFICIAL PLAN**

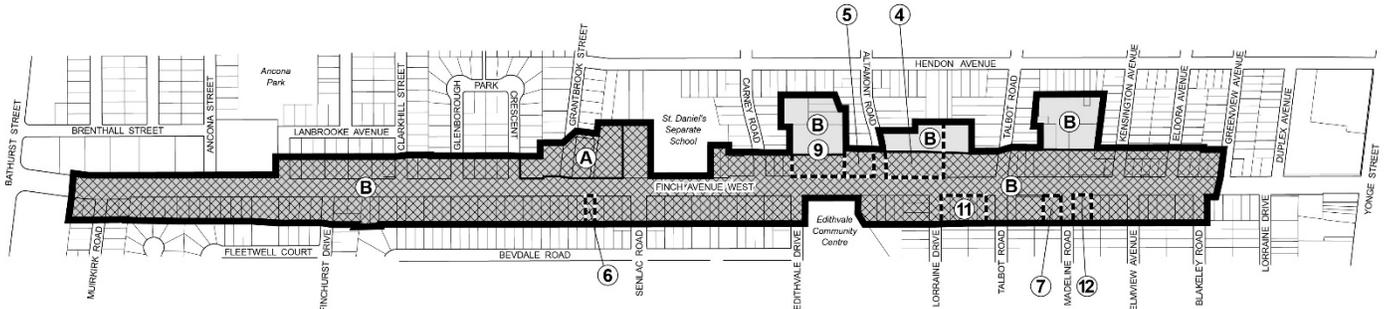
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS  
104, 110, 112 AND 114 FINCH AVENUE EAST**

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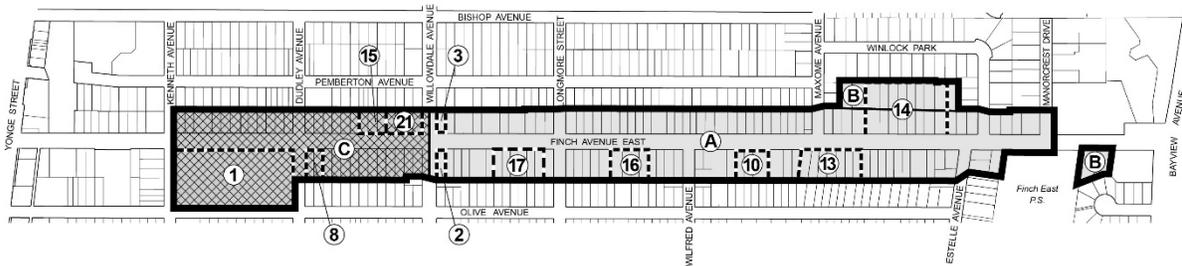
The Official Plan of the City of Toronto is amended as follows:

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



West of Yonge Street



East of Yonge Street

Not to Scale 

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