

## **240-242 Finch Avenue West – Zoning By-law Amendment Application – Decision Report – Approval**

Date: June 12, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

**Planning Application Number:** 16 260867 NNY 23 OZ

### **SUMMARY**

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This Report recommends approval of the application to amend the North York Zoning By-law 7625 to permit a 4-storey purpose-built rental apartment building containing 41 dwelling units. The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the Official Plan and the Central Finch Area Secondary Plan.

### **RECOMMENDATIONS**

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The Director, Community Planning North York District, recommends that:

1. City Council amend North York Zoning By-law 7625 for the lands municipally known as 240-242 Finch Avenue West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## DECISION HISTORY

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On February 22, 2017, North York Community Council adopted a Preliminary Report for the Zoning By-law Amendment application to direct Community Planning staff to hold a community consultation meeting together with the Ward Councillor. The report also provided information on the proposal. At that time, the proposal was for six 3-storey freehold townhouses. The report and decision can be found here: [NY20.33 - Preliminary Report - Zoning By-law Amendment Application - 240 and 242 Finch Avenue West](#).

On April 24, 2019, North York Community Council adopted a second Preliminary Report for the Zoning By-law Amendment application to direct staff to undertake another community consultation meeting following changes to the proposed development. The application was amended to propose 19 3-storey stacked townhouses. North York Community Council also directed that, should City Council approve the proposal at 240-242 Finch Avenue West in some form, the site specific by-law will be placed exclusively within North York Zoning By-law 7625. The staff report and decision can be found here: [NY5.6 - Preliminary Report - Zoning By-law Amendment Application - 240 and 242 Finch Avenue West](#).

## THE SITE AND SURROUNDING LANDS

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### Description

The site is a consolidation of two properties located on the north side of Finch Avenue West, approximately 500 metres east of Bathurst Street. The site has an area of approximately 1,333 square metres, with 39.6 metres of frontage along Finch Avenue West and a lot depth of 33.7 metres. There are currently two vacant detached houses occupying the site. See Attachment 2 for the Location Map.

### Surrounding Uses

North: To the north of the site is a low-rise residential neighbourhood, including Ancona Park. Further to the north is the Finch Hydro Corridor.

South: Detached dwellings are currently located to the south of the site, on the south side of Finch Avenue West. The properties located at 221-237 Finch Avenue West and 43 Finchurst Drive are the subject of a development application to permit an 11-storey residential building with ground floor retail (Application No. 24 200736 NNY 18 OZ).

East: To the east are detached dwellings and a 4-storey mixed use building.

West: Directly to the west of the site is a 2-storey optometry office building. Further to the west is the Associated Hebrew Schools of Toronto, and a number of 4-storey apartment buildings on the west side of Ancona Street.

## THE APPLICATION

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### Description

The proposed development is a 4-storey (12.64 metres, not including mechanical penthouse) residential rental apartment building.

### Density

The proposal has a density of 2.0 times the area of the lot.

### Residential Component

The proposal includes 41 rental dwelling units, 5 studio (12%), 29 one-bedroom (71%), and 7 two-bedroom (17%).

### Non-Residential Component

The proposal does not include any non-residential uses.

### Access, Parking and Loading

The proposal includes a total of 17 vehicular parking spaces in one level of underground parking, including 4 visitor parking spaces. In addition to that, there is 1 pick-up drop-off space proposed. The proposal also includes a total of 31 bike parking spaces, including 28 long-term spaces and 3 short-term spaces. There is one Type 'C' loading space proposed to be located in the underground garage. Vehicle access is provided from Finch Avenue West.

### Additional Information

See the Attachments of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/240FinchAveW](http://www.toronto.ca/240FinchAveW).

### Reasons for Application

The Zoning By-law Amendment application is required to rezone the site under North York Zoning By-law 7625 to a zone that permits low-rise apartment buildings, and establish other site-specific development standards related to height, setbacks, coverage, parking and landscaping.

## APPLICATION BACKGROUND

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The application was submitted on and deemed complete as of December 6, 2016, satisfying the City's minimum application requirements. A resubmission for the revised

proposal of a 4-storey apartment building was filed on July 27, 2020. The reports and studies submitted in support of this application are available on the Application Information Centre [www.toronto.ca/240FinchAveW](http://www.toronto.ca/240FinchAveW).

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The [Official Plan](#) Urban Structure Map 2 locates the site along an *Avenue*, and Land Use Map 16 designates the site as *Mixed Use Areas*. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan directs growth to the Centres, Avenues, Employment Areas and the Downtown as shown on Urban Structure Map 2 to achieve an array of planning objectives including a mix of uses, efficient use of land, infrastructure, and services, and to concentrate jobs and people in areas well served by surface transit and higher-order transit stations. Surface Transit Priority Network Official Plan Map 5 identifies Finch Avenue as a *Transit Priority Segment*.

The *Mixed Use Areas* designation permits a broad range of residential uses, institutional uses, offices, retail and services, entertainment, recreation, and parks and open space. The Official Plan anticipates *Mixed Use Areas* to absorb the majority of growth within the City. The mix of uses is expected to vary widely among areas, and designated *Avenues* are anticipated to have a residential emphasis.

### **Secondary Plan**

The [Central Finch Area Secondary Plan](#) identifies the site as *Mixed Use Area B*, which permits detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational facilities, and institutional uses. A maximum height of 4 storeys or 13 metres and a maximum density of 2.0 times the lot area is permitted.

The objective of the Secondary Plan is to form a mixed use area between Bathurst Street and Willowdale Avenue, primarily accommodating small office, commercial and multiple-unit residential buildings fronting onto Finch Avenue. A vibrant, interesting and active street frontage is to be achieved through the provision of a mix of commercial and residential uses addressing the street. See Attachment 4 of this Report for the Central Finch Area Secondary Plan Land Use Map.

## **Zoning**

The site is zoned One-Family Detached Dwelling Fourth Density (R4) under North York Zoning By-law 7625. The R4 zoning category permits residential uses in the form of single-detached dwellings. See Attachment 5 of this Report for the existing Zoning By-law Map. The site is not zoned under City of Toronto Zoning By-law 569-2013.

## **Design Guidelines**

The following [design guidelines](#) have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A community consultation meeting for the original proposal of six townhouse units took place on March 21, 2017. A second community consultation meeting took place May 1, 2019 following revisions to the application to propose a stacked townhouse development.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## COMMENTS

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### Provincial Planning Statement

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### Land Use

The proposed residential land use is appropriate and is permitted by the site's current designation in the Central Finch Area Secondary Plan.

### Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a rental apartment building with 41 units. The building is proposed to comprise a mix of studio, one-bedroom and two-bedroom units.

### Density, Height, Massing

The proposed development conforms with the height and density policies of the Central Finch Area Secondary Plan. The application proposes a height of 4 storeys (12.64 metres) and a density of 2.0 times the lot area, whereas a maximum height of 4 storeys (13 metres) and a density of 2.0 times the lot area is permitted.

The proposed building is massed to provide an appropriate transition to the residential neighbourhood to the north of the site, through the use of stepbacks that provide for a 35 degree angular plane measured from the rear property line. The proposed massing minimizes shadow impacts and privacy/overlook concerns on the adjacent properties.

The application proposes similar setbacks and heights as the existing optometry building located adjacent to the subject site at 244 Finch Avenue West to establish a continuous building façade and streetscape on the north side of Finch Avenue West along this segment of the avenue.

### Public Realm

The proposed building is oriented along Finch Avenue West to frame the streetscape, with uses such as the main lobby, residential amenity and residential units fronting the street to activate the public realm. The proposed building height of 4 storeys maintains a

building to streetscape ratio in line with the objective for Finch Avenue West as envisioned by the Central Finch Area Secondary Plan.

The public boulevard is proposed to be landscaped with soft landscaping elements including shrub plantings, deciduous street trees and sod. It also includes a 2.1 metre public sidewalk, which is connected to a pathway leading to the proposed building entrance which fronts Finch Avenue West. The singular curb cut on the eastern edge of the site minimizes impact on the public realm, and the underground parking access and ramp is contained within the proposed building so that it is not visible from the public realm.

### **Servicing**

The Capital Works sewer upgrades to the sanitary sewer system along Finch Avenue West (between Senlac Road and Edithvale Drive) and Tamworth Road (between Holcolm Road and Ellerslie Avenue) has been completed. Development Engineering Review staff confirm that sufficient capacity exists for the proposed development and no holding provision is required.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 36-metre right-of-way for this segment of Finch Avenue West, a 2.76 metre road widening dedication along the Finch Avenue West frontage of the site is required and is proposed to be conveyed to the City.

### **Traffic Impact**

The applicant submitted a Transportation Impact Study in support of the proposed development. The study finds that the proposed development is expected to generate 9 automobile trips in the AM peak hour and 11 automobile trips in the PM peak hours. The study concludes that the proposed development can be adequately accommodated by the existing transportation network with negligible impact to the adjacent public roadways. Transportation Review staff find the traffic assessment acceptable.

### **Access, Vehicular and Bicycle Parking and Loading**

The proposed access to the site from Finch Avenue West is acceptable to staff. The proposed development includes 17 vehicle parking spaces. The parking requirements for the site are governed by the parking provisions contained in North York Zoning By-law 7625. Considering By-law 89-2022, which removes minimum resident parking space rates City-wide for applications submitted after February 3, 2022, the application has proposed a reduced parking rate which is acceptable to Transportation Review staff and is secured in the proposed site-specific Zoning By-law Amendment.

Solid Waste has confirmed that waste collection will occur via curbside pick-up along Finch Avenue West. The application has included the submission of a loading management plan to demonstrate how the curbside waste pick-up and loading activities are proposed to function with minimal impact on the public right-of-way. The loading

management plan also demonstrates the function of the proposed Type C loading space for residential moving activities. The plan is acceptable to Transportation Review staff.

### **Parkland**

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Tree Preservation**

The applicant is to submit a tree planting deposit to ensure the planting and survival of four new City trees. In addition, Staff require the planting of three new trees to replace the six private trees proposed for removal.

Subsurface utility investigation has revealed there are no utility conflicts that would prevent the street trees from being planting in the boulevard as proposed, maintaining a clearance of 3 metres from the proposed building face to allow for mature tree canopy growth.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **CONTACT**

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### **SIGNATURE**

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David Sit, MCIP, RPP  
Director, Community Planning  
North York District



## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Central Finch Area Secondary Plan Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 240-242 FINCH AVE W      **Date Received:** December 6, 2016

**Application Number:** 16 260867 NNY 23 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning by-law amendment application to permit a 4-storey residential apartment building with 41 residential units and 2,666.4 square metres of residential GFA. The application also proposes 17 vehicular parking spaces, and 31 bicycle parking spaces. 82 square metres of indoor amenity space is proposed as well as 82 square metres of outdoor amenity space.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
M BEHAR PLANNING AND DESIGN INC			

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas      Site Specific Provision:

Zoning: R4      Heritage Designation:

Height Limit (m): 8.8      Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,333      Frontage (m): 40      Depth (m): 34

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			874	<b>874</b>
Residential GFA (sq m):	241	0	2,667	<b>2,667</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>241</b>	<b>0</b>	<b>2,667</b>	<b>2,667</b>
Height - Storeys:	2		4	<b>4</b>
Height - Metres:			13	<b>13</b>

Lot Coverage Ratio (%): 65.71      Floor Space Index: 2.0

**Floor Area Breakdown      Above Grade (sq m)      Below Grade (sq m)**

Residential GFA: 2,667

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			41	<b>41</b>
Freehold:	2	0		
Condominium:				
Other:				
<b>Total Units:</b>	<b>2</b>	<b>0</b>	<b>41</b>	<b>41</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		5	29	7	
<b>Total Units:</b>		<b>5</b>	<b>29</b>	<b>7</b>	

**Parking and Loading**

Parking Spaces: 17      Bicycle Parking Spaces: 31      Loading Docks: 1

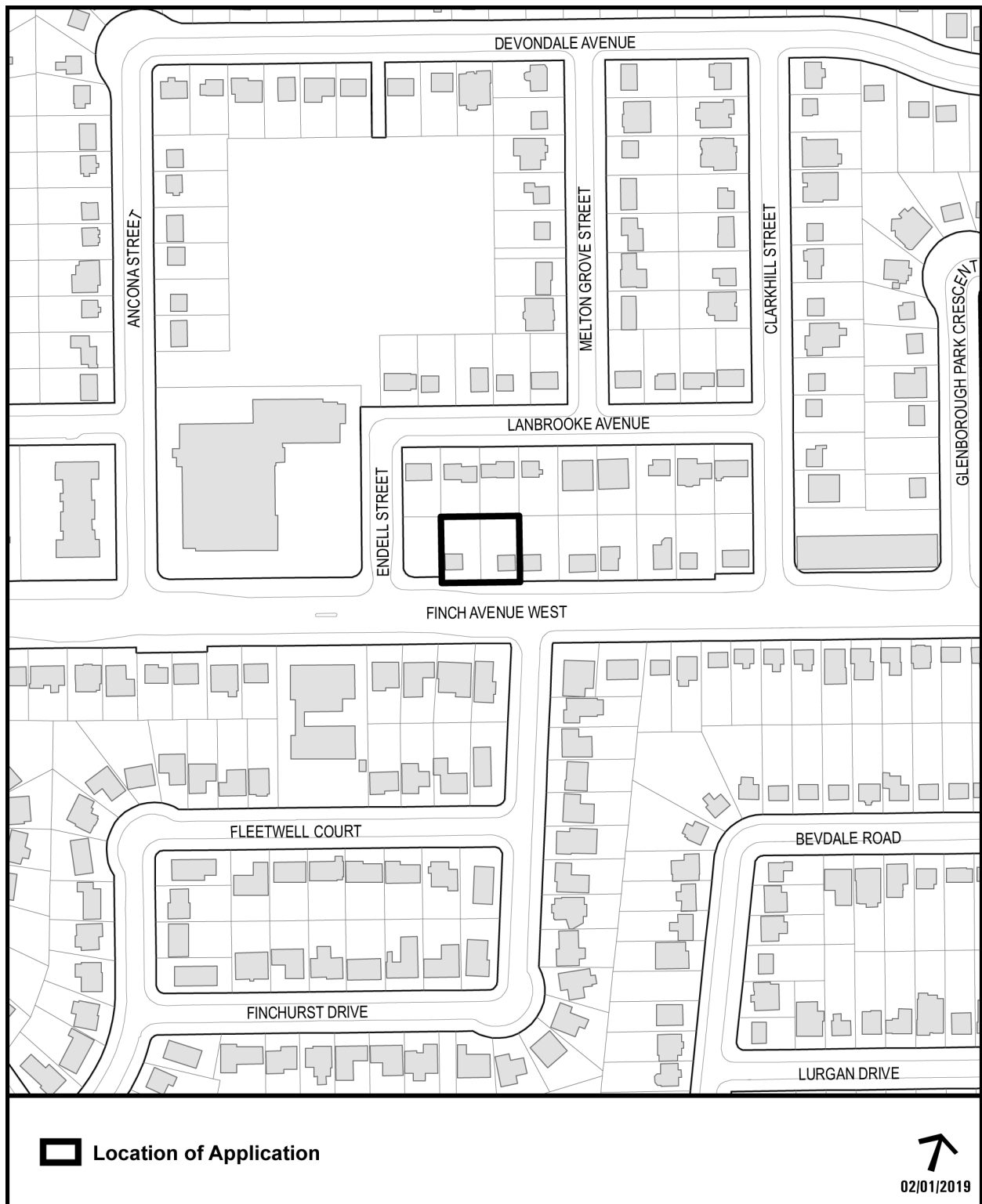
**CONTACT:**

Heather Au, Planner, Community Planning

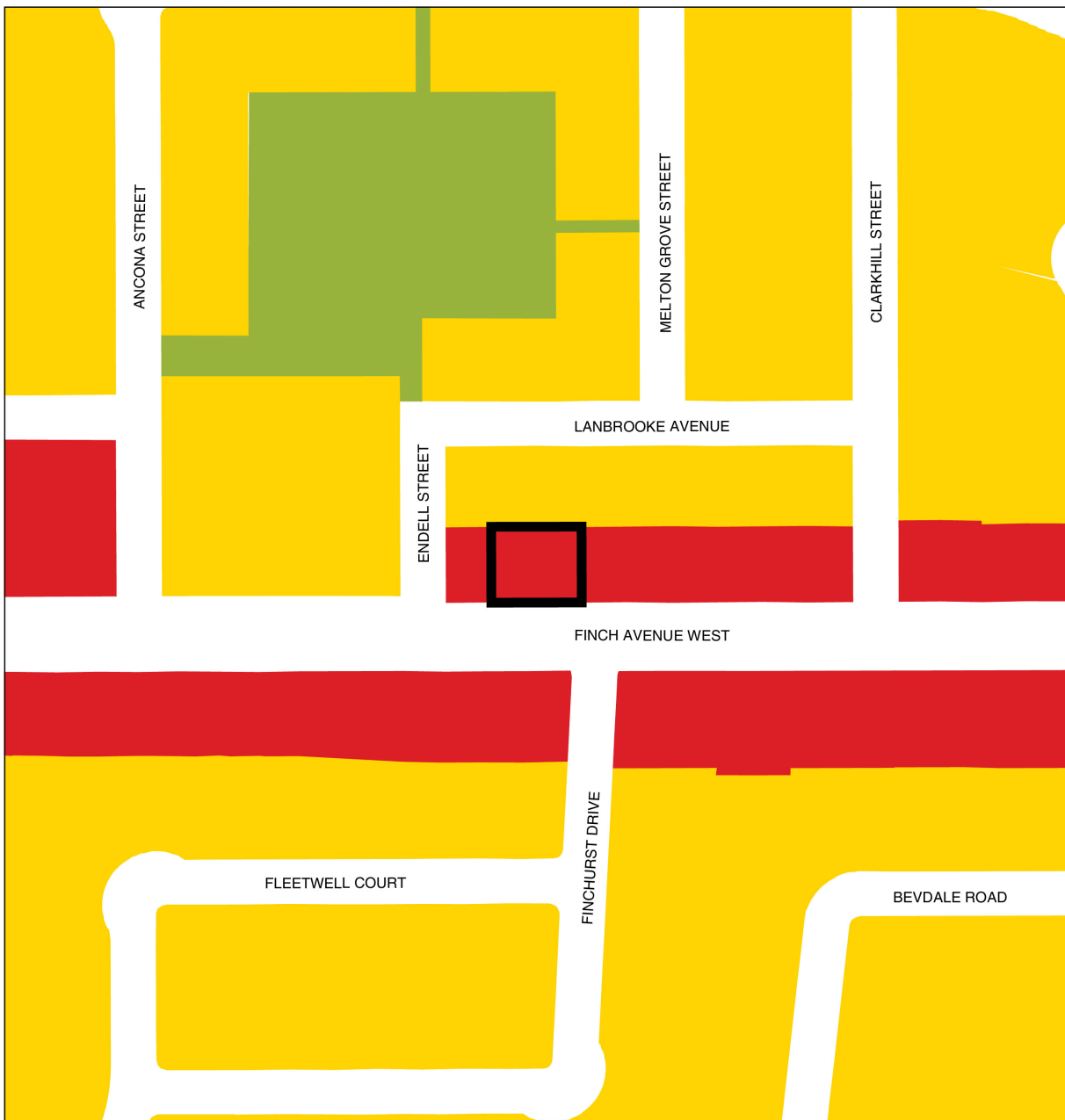
(416) 396-5570

Heather.Au@toronto.ca

## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

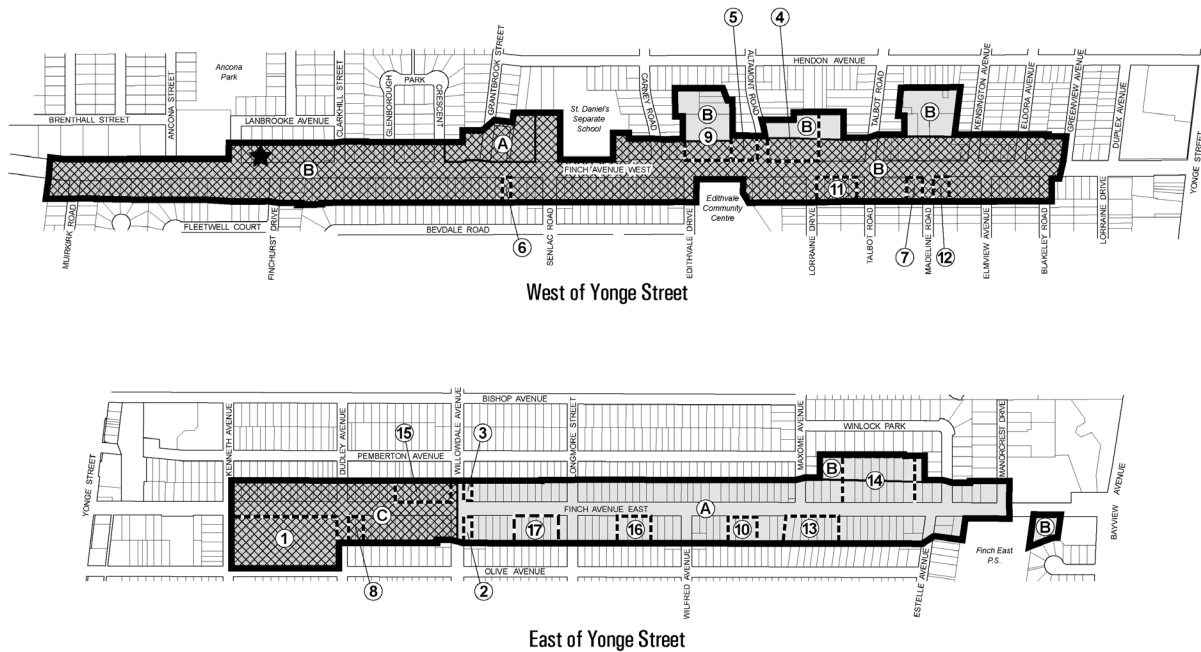
240 & 242 Finch Avenue West

File # 16 260867 NNY 23 02



Not to Scale  
Extracted: 06/02/2025

## Attachment 4: Central Finch Area Secondary Plan Land Use Map



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

240 & 242 Finch Avenue West

Not to Scale  
01/04/2017



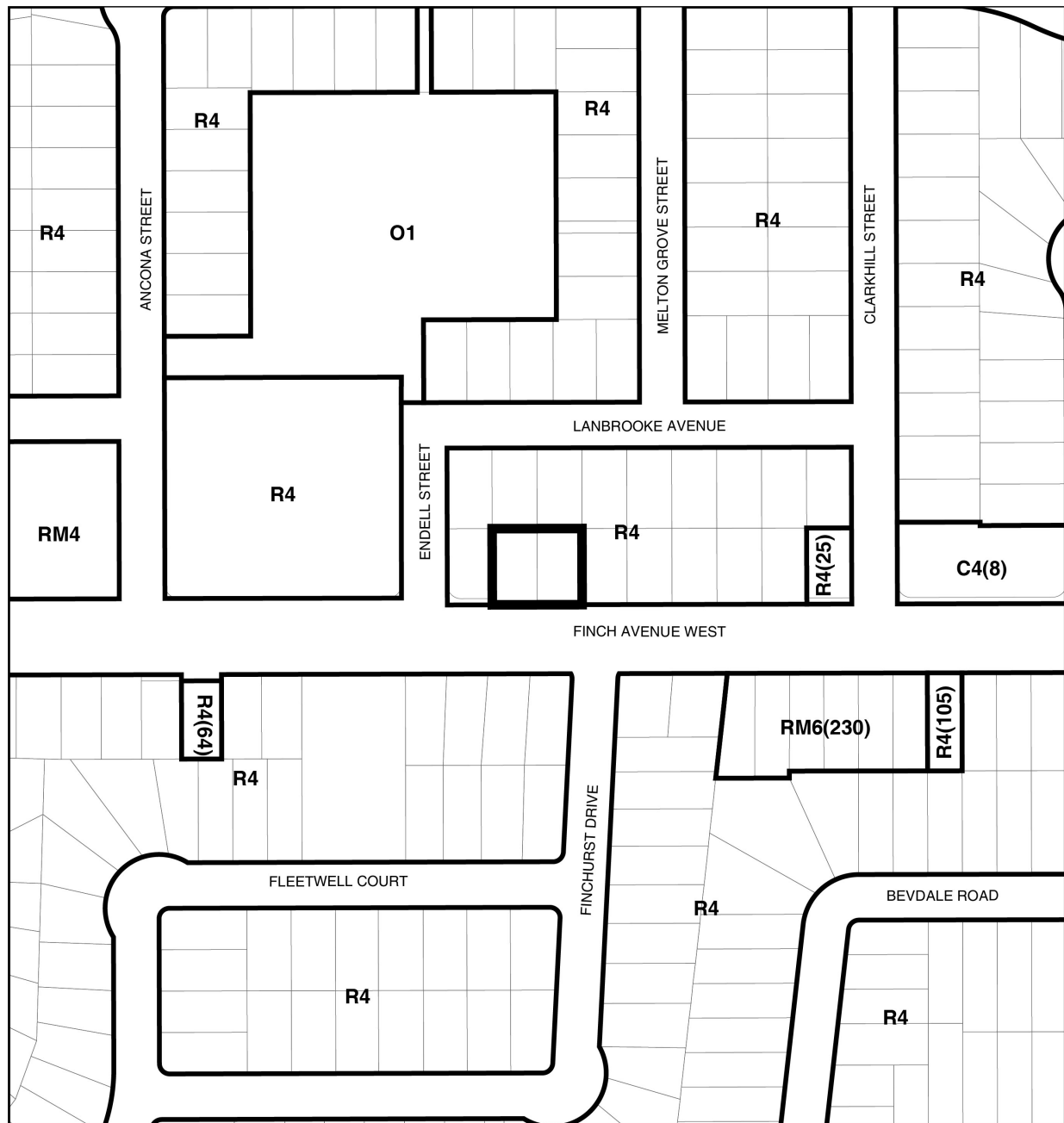
Secondary Plan Boundary  
Neighbourhoods

Mixed Use Areas  
Site and Area Specific Policy Areas

★ Subject Site

File # 16 260867 NNY 23 0Z

## Attachment 5: Existing Zoning By-law Map



**Zoning By-law 7625**

**240 & 242 Finch Avenue West**

File # 16 260867 NNY 23 0Z



Location of Application

- R4** One-Family Detached Dwelling Fourth Density Zone
- RM4** Multiple-Family Dwellings Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C4** Mixed Use Commercial Zone
- O1** Open Space Zone
- O3** Semi-Public Open Space Zone



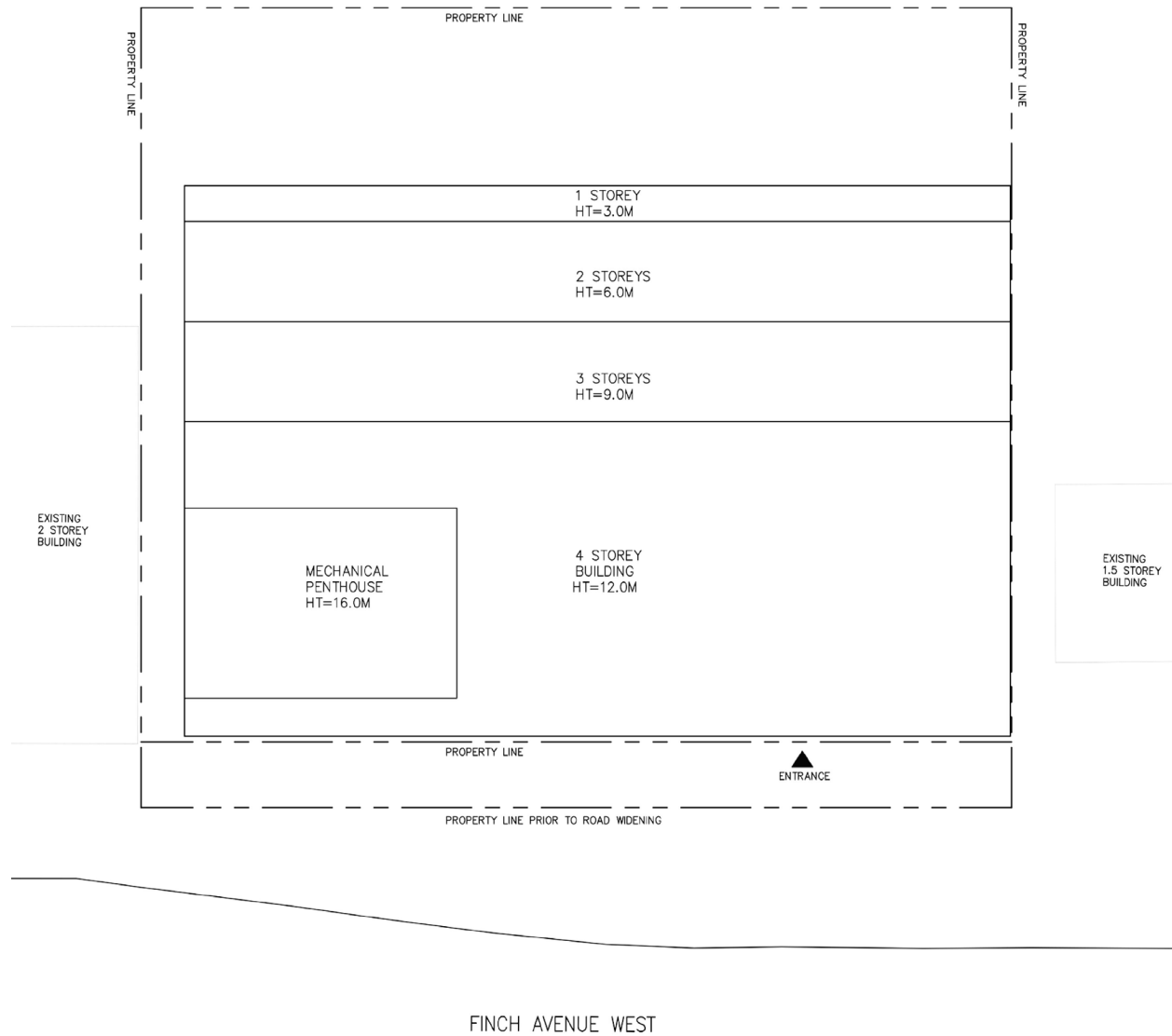
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Attachment 6: Draft Zoning By-law Amendment

(to be provided prior to July 3, 2025 North York Community Council)



## Attachment 7: Site Plan



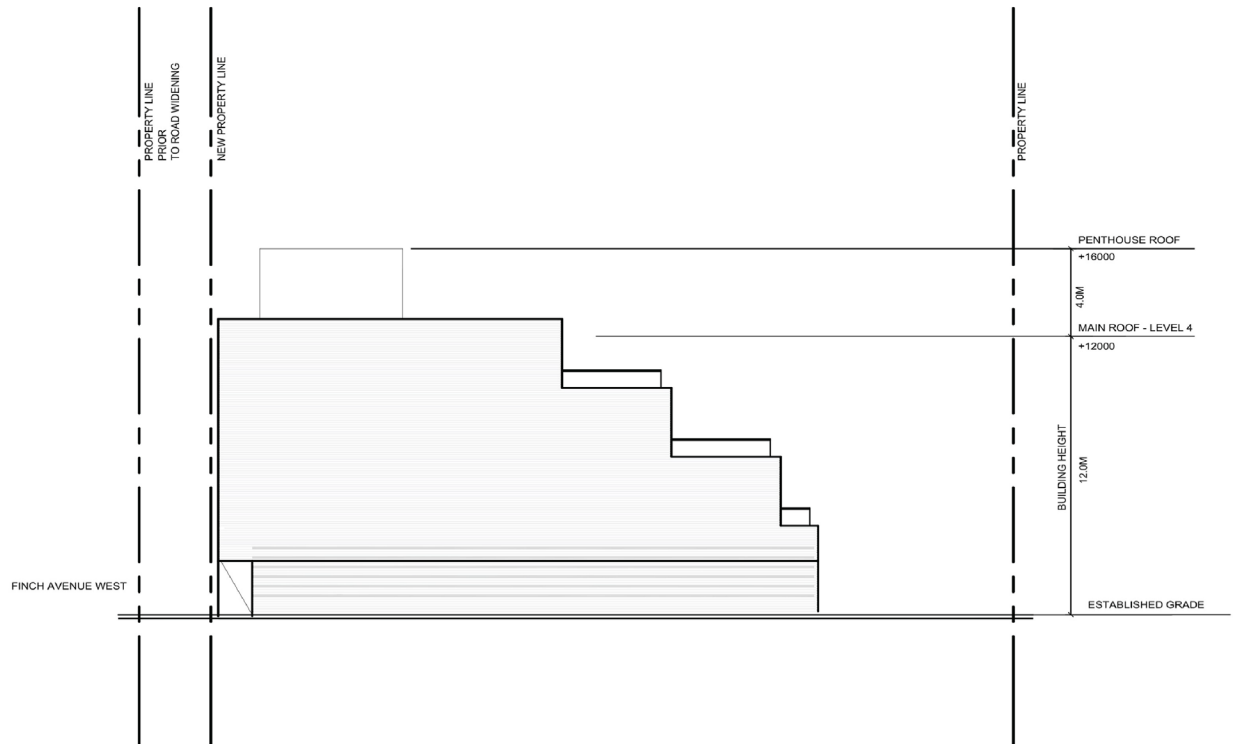
Site Plan



Attachment 8: Elevations



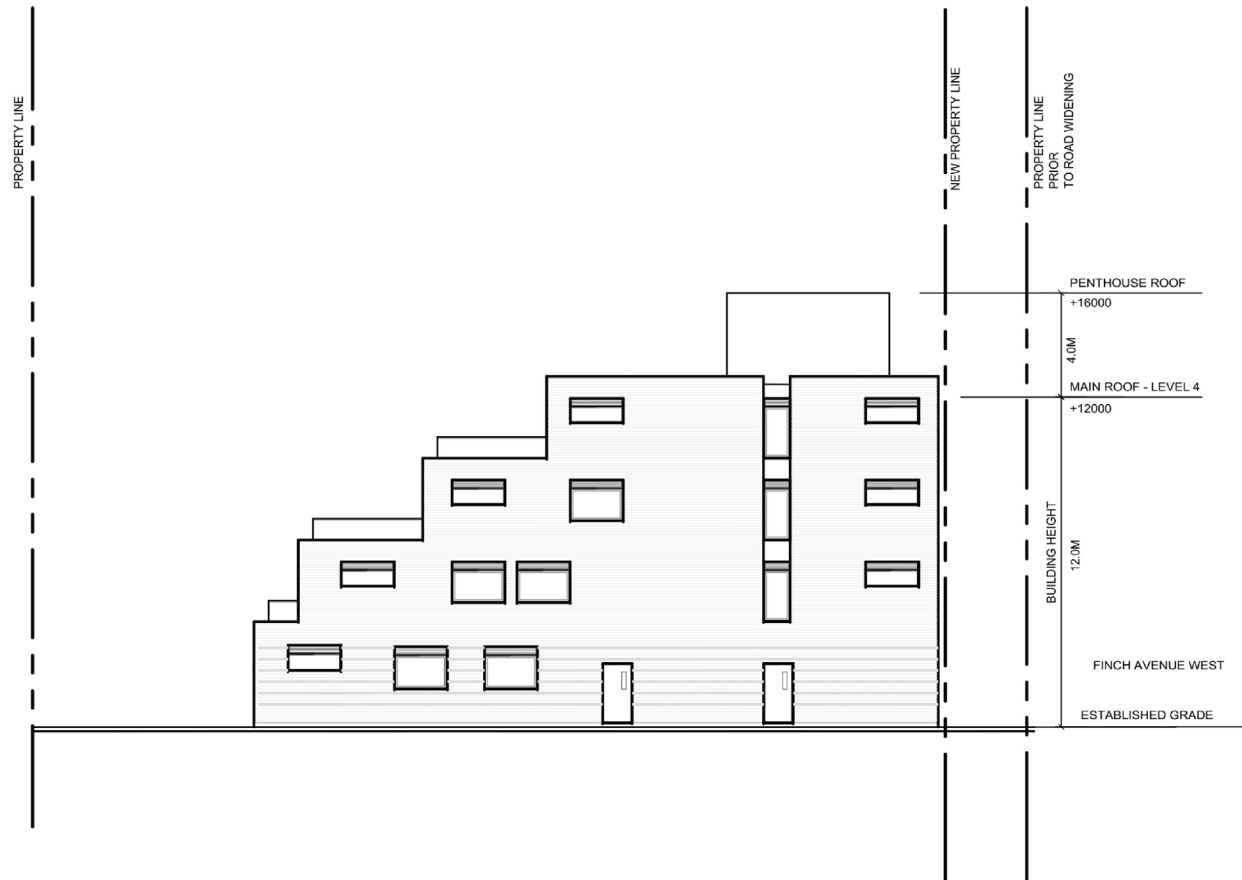
North Elevation



East Elevation

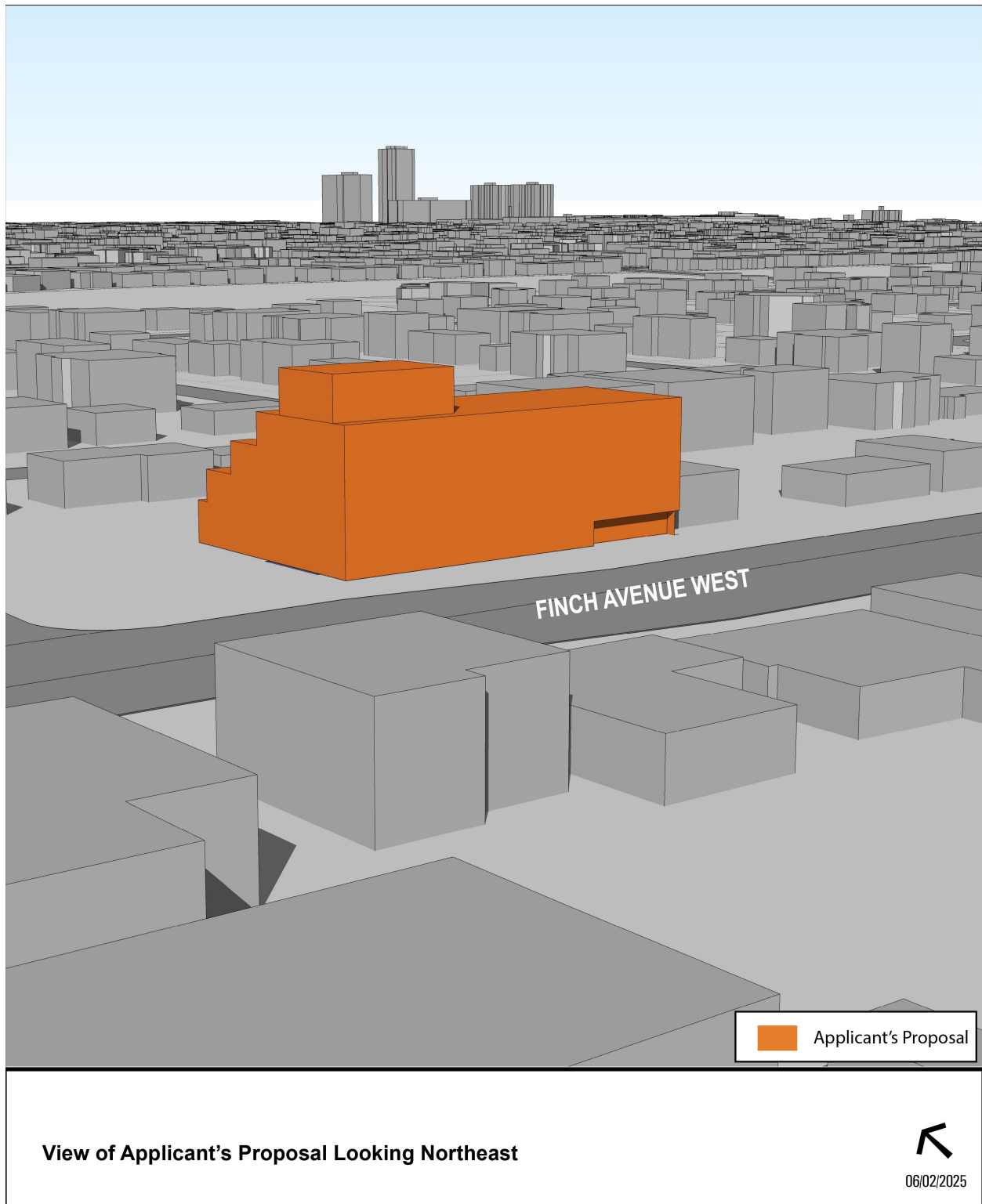


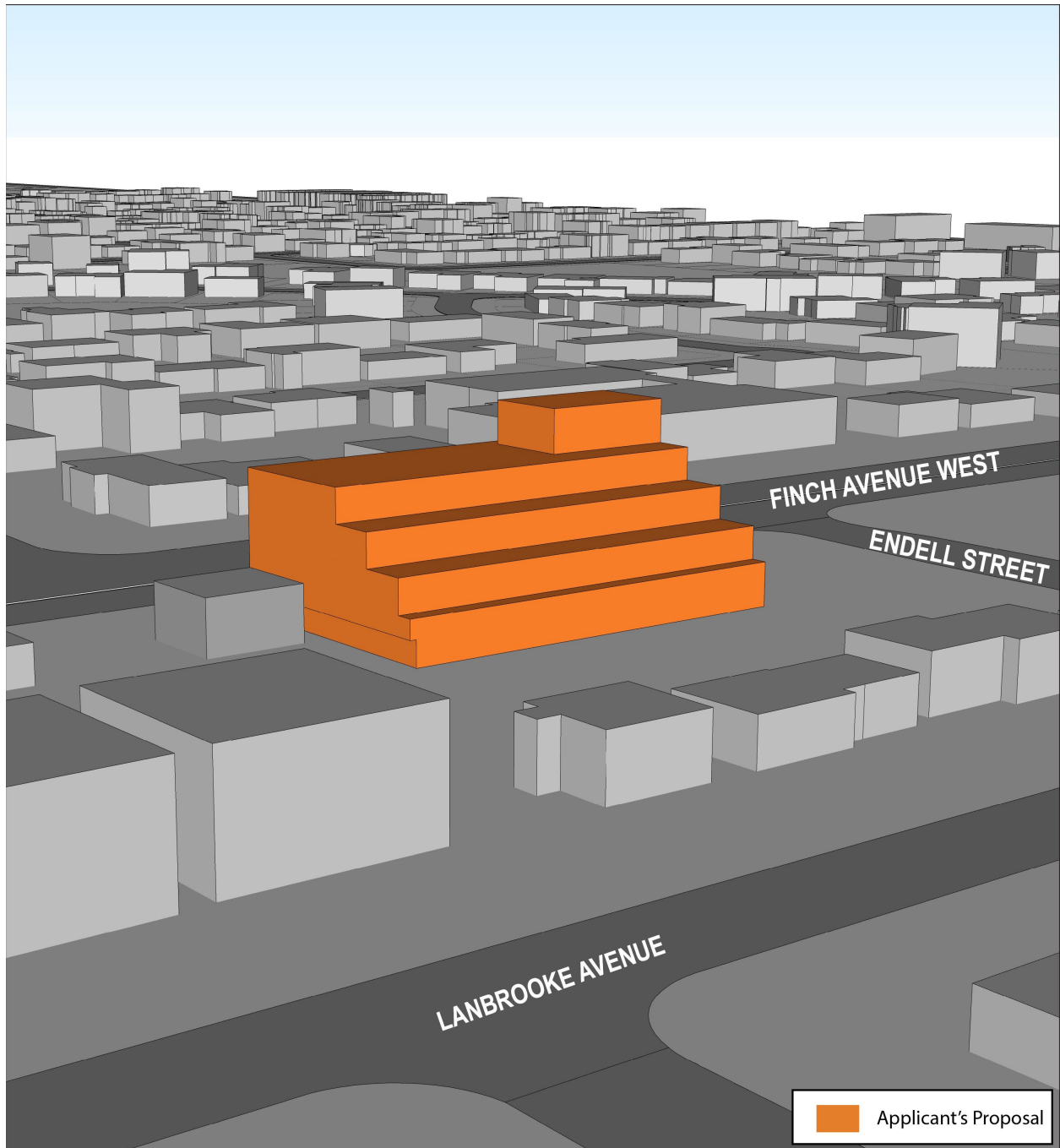
**South Elevation**



West Elevation

## Attachment 9: 3D Massing Model





**View of Applicant's Proposal Looking Southwest**



06/02/2025