

2950 Birchmount Road and 3600 Finch Avenue East Zoning By-law Amendment – Decision Report – Approval

Date: August 29, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 22 222351 ESC 22 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit a 12-storey mixed-use building with a total gross floor area of 27,179 square metres consisting of 3,150 square metres of non-residential floor area and 356 dwelling units at 2950 Birchmount Road and 3600 Finch Avenue East.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

The L-shaped mid-rise building proposed is appropriately scaled for the site and surrounding area. The proposed new mixed-use building would provide adequate separation from West Highland Creek and appropriate setbacks from Birchmount Road and Finch Avenue East. It would also provide an appropriate mix of unit sizes including larger residential units suitable for families. The proposal would include improvements to the public realm and provide a range of uses within the Finch-Warden Revitalization Area.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2950 Birchmount Road and 3600 Finch Avenue East 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

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

No decision of City Council for the subject lands or this development application has been made in the past 5 years.

THE SITE AND SURROUNDING LANDS

Description

The subject site is an irregularly shaped parcel bordered by Finch Avenue East to the south, Birchmount Road to the east, and the West Highland Creek to the northwest. The site is currently occupied by a 1-storey commercial plaza and a 2-storey commercial building with associated surface parking spaces. The westerly portion of the subject site is currently vacant and was previously used for a gas station that was demolished in 2015.

Surrounding Uses

North: North of the West Highland Creek is L'Amoreaux Drive fronted by two-storey detached and semi-detached houses, and the Scarborough Health Network Birchmount Hospital.

South: South of Finch Avenue East is a townhouse complex consisting of 2-storey townhouse buildings.

East: East of Birchmount Road are two 19-storey apartment buildings and further east at 65 Silver Springs Boulevard a 22-storey apartment building.

West: West of West Highland Creek is a townhouse complex consisting of 2-storey townhouse buildings.

THE APPLICATION

Description

The application proposes a 12-storey (45.2 metres including the mechanical penthouse) mixed-use building, with a total gross floor area (GFA) of 27,179 square metres containing 356 dwelling units and 3,150 square metres of non-residential floor area

(office and retail) deployed at-grade and on the second storey. Two levels of underground parking are proposed with access from Birchmount Road.

Density

The proposal has a density of 2.57 times the area of the lot.

Residential Component

The proposal includes 356 dwelling units, consisting of: 248 one-bedroom (69.7%); 66 two-bedroom (18.5%); and 42 three-bedroom units (11.8%).

Amenity Space

A total of 1,424 square metres of amenity space is proposed, of which 712 square metres is proposed as indoor amenity space (2.0 sq.m./unit) and 712 square metres is proposed as outdoor amenity space (2.0 sq.m./unit). The proposed residential indoor amenity area would be located on the ground floor and second floor of the proposed building.

Non-Residential Component

The proposal includes 3,150 square metres of commercial space, with 1,839 square metres of retail located at-grade and 1,311 square metres of office space located on the second storey.

Access, Parking and Loading

The proposed vehicular access is provided from Birchmount Road. No vehicular access is provided from Finch Avenue East. The proposal includes 363 vehicular parking spaces located in two levels of an underground parking garage, consisting of 303 residential spaces and 60 non-residential spaces. The proposal includes 286 bicycle parking spaces consisting of 38 short-term and 248 long term spaces. One Type “G”, one Type “B” and one Type “C” loading spaces are proposed to service the development. Pedestrian access to the site is available from Birchmount Road and Finch Avenue East.

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: [Application Details – City of Toronto](#)

Reasons for Application

An amendment to the Zoning By-law is required as the proposed residential use is not permitted, the density exceeds the maximum gross floor area, and the resulting massing would not comply with current setback provisions. New development standards

are required to be established for: residential uses, setbacks and stepbacks, vehicular parking, bicycle parking, landscaping and amenity space.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on November 24, 2020. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on December 2, 2022 and deemed complete on January 3, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre [Application Details – City of Toronto](#).

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 amendment.

POLICY & REGULATION CONSIDERATIONS

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 identifies the site along an identified *Avenue*, and designated *Mixed Use Areas* on Land Use Map 19 See Attachment 3 of this Report for the Land Use Map. 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.

Official Plan Amendment 778 – New Avenues Policies

On February 5, 2025, City Council adopted Official Plan Amendment 778 (OPA 778). OPA 778 comprehensively updates the *Avenues* policies of the Official Plan, including the addition of 283 km of *Avenues* to Map 2. OPA 778 was appealed to the Ontario Land Tribunal (OLT) and did not come into effect immediately.

On July 24, 2025, the OLT scoped appeals to site-specific issues and confirmed all other portions of Official Plan Amendment 778 (OPA 778) came into effect as of March

14, 2025. The subject site is identified as part of the *Avenues*. In cases where policies conflict, the site and area specific policy will prevail.

Site and Area Specific Policy 347 – Finch Warden Revitalization Study Area

The site is subject to Site and Area Specific Policy (SASP) 347 - Finch Warden Revitalization Study Area. SASP 347 is an outcome of the Finch Warden Revitalization Study completed in 2010 with an intent to support private and public investment in the renewal of the study area. The SASP outlines a community vision and establishes parameters for redevelopment and intensification within the study area which includes sites fronting on or near to Finch Avenue East between Victoria Park Avenue and Birchmount Avenue. See Attachment 4 of this Report for the Finch Warden Revitalization Study Area Map. In addition to SASP 347, City Council adopted Urban Design Guidelines to support the implementation of the policies. The decision of City Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.SC37.30>.

Zoning

The subject site is zoned Commercial Residential (CR 0.4 (c0.4; r0.0) SS3 (x552) and CR 0.4 (c0.4; r0.0) SS3 (x1184)) under Zoning By-law 569-2013. The CR zoning category generally permits various commercial and residential uses. However, the site specific provisions do not allow for residential uses. See Attachment 5 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Finch-Warden Revitalization Study Urban Design Guidelines
- Mid-Rise Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design 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.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted at the time of this report.

PUBLIC ENGAGEMENT

Community Consultation

On November 1, 2023, a virtual community consultation meeting took place and was attended by approximately 13 members of the public, City staff, the Ward Councillor, and the applicant's team. Feedback, questions, and concerns relating to the application that were raised by the community included:

- Concerns regarding building massing and overall height;
- Concerns on traffic impacts, including the scope of the TIS, and the increased parking on site to accommodate future residents and persons using the non-residential uses;
- Concerns on vehicular access from Birchmount Road;
- The need for the provision of affordable housing;
- Concerns on retail replacement as the site is operating as a strip plaza; and
- Concerns on construction-related impacts to the nearby community.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

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).

Land Use

The subject property is designated *Mixed Use Areas* and is a corner lot abutting two major streets on Map 3 of the Toronto Official Plan. *Mixed Use Areas* are expected to absorb much of Toronto's anticipated growth, including a range of housing options. A

mid-rise built form is encouraged for this site in the Finch-Warden Urban Design Guidelines.

The site is currently occupied by a strip plaza containing approximately 2,559 square metres of commercial space while the proposed development would include 3150 square meters of non-residential space. deployed as follows:

- 1,839 square metres of at-grade commercial space fronting onto Birchmount Road and Finch Avenue East providing active uses at grade to enliven the public realm; and
- 1,311 square metres of office space on the second storey.

The proposed development is consistent with the planned context for the subject property and the surrounding area. The proposal represents an appropriate intensification of the subject property in accordance with the relevant policies and guidelines, including the newly in-force *Avenues* policies.

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 condominium units, with a unit mix that meets the intent of the Growing Up Guidelines. The proposal includes 18.5% two-bedroom and 11.8% three-bedroom units.

Density, Height, Massing

This application has been reviewed against the Official Plan policies, planning studies and design guidelines described in the Policy Considerations section of this report.

The proposed 12 storeys height is massed at an appropriate scale that frames Birchmount Road (east) and Finch Avenue East (south) of the subject site. At a building height of 40.2 metres (excluding the mechanical penthouse) and a Floor Space Index (FSI) of 2.57, the proposed development fits appropriately on the site and surrounding area.

The proposed front yard (Finch Avenue East) setback ranges from 5.8 to 7.0 metres. As the lands are generally flat, this will create an opportunity for an active public realm, appropriate streetscaping and there will be a Toronto Transit Commission (TTC) bus layby area along Finch Avenue East close to where commercial uses will be located. A one-storey podium is proposed fronting on Finch Avenue East and Birchmount Road. Step-backs starting after the first storey are proposed along the Finch Avenue East and Birchmount Road frontage of the building, which is acceptable in this context.

The proposed rear yard setback along West Highland Creek is a minimum 10 metres in addition to the 10 metre setback from the ravine and natural feature protection area limit, which is appropriate for mixed-use developments under the City-wide Zoning By-law 569-2013.

The proposal's density, height and overall massing complies with the Mid-rise Guidelines and the Finch-Warden Revitalization Study Design Guidelines.

Public Realm

The proposal would result in widened sidewalks along Birchmount Road and Finch Avenue East to a minimum of 2.1 metres. Additional tree plantings and landscaped areas are also proposed within both rights-of-way.

A proposed cycle track is planned to be located within the existing right-of-way along Finch Avenue East. The Toronto Transit Commission requested a layby area for TTC vehicles on Finch Avenue East that has been accommodated for on the proposed site plan drawings.

The owner is to ensure minimum separation between utilities and the proposed underground structures to minimize conflict with the planting areas for existing and proposed trees, as well as minimum vertical clearance from the proposed building will be met. Trees are proposed to be planted within the property and the City will be seeking trees in the public right-of-way along Birchmount Road and Finch Avenue East as well wherever possible. Minimum soil volumes are being met on the proposed site as indicated on the provided landscape plans.

Further opportunities for public realm improvements, including tree plantings along Birchmount Road and Finch Avenue East will be explored through the Site Plan Control process.

Shadow and Wind

This application has been reviewed against the Official Plan policies and design guidelines related to sun, shadow and wind.

The Sun/Shadow Study prepared by WZMH Architects dated July 6, 2022 indicates that the resulting conditions from the proposal will adequately limit shadow impact adjacent streets and open spaces.

A Pedestrian Level Wind Study was prepared by Theakston Environmental dated October 20, 2023. A localised uncomfortable rating was noted in the spring proximate to the northeast corner of the proposed development along Birchmount Road. Consideration of architectural design details of the building and additional landscape features will result in more comfortable conditions. Additional mitigation is recommended for the retail commercial entrances located within the north portion of the Birchmount Road. In both cases, staff will continue to work with the applicant through the Site Plan Control process to secure appropriate wind mitigation features.

Amenity Space

A total of 712 square metres of outdoor amenity space, at a rate of 2 square metres per dwelling unit is provided at the south-west corner of the site predominantly behind the building. An equal area of indoor amenity space, at a rate of 2 square metres per

dwelling unit, is provided throughout the building. Staff finds the amount of amenity space is appropriate.

Servicing

A Functional Service Report prepared by SCS Consulting Group dated July, 2025, was submitted in support of the application. The report indicates: the proposed development can be serviced by full municipal services (storm, sanitary, and water); the stormwater management criteria can be achieved; and the proposed development can be graded in a manner which satisfies the City of Toronto grading criteria and the stormwater management requirements for this development. Engineering Review staff have reviewed and accepted the findings of the submitted study.

Traffic Impact

A Traffic Impact Assessment was prepared by BA Group dated July 10, 2025. Based on the analysis conducted, the forecasted vehicle traffic generated by the proposed development is expected to have minimal impacts on the overall operation of the network's signalized and unsignalized intersections. The study area's signalized and unsignalized intersections can acceptably accommodate site-related traffic activity and will continue to operate within the capacity and at acceptable levels of service.

Staff will continue to work with the applicant through the Site Plan Control process to ensure that vehicular access from Birchmount Road will function appropriately. Similarly, measures within the proposed Transportation Demand Management (TDM) plan will be further reviewed and secured in the subsequent Site Plan Control process.

Access, Vehicular and Bicycle Parking and Loading

The proposed vehicular access is to be provided from Birchmount Road. No vehicular access is provided from Finch Avenue East. A consolidated access from Birchmount Road is appropriate given the transit functions being protected for along the Finch Avenue East frontage. Pedestrian access to the site is available from Birchmount Road and Finch Avenue East.

The proposal includes 363 vehicular parking spaces located in two levels of an underground parking garage, consisting of 303 residential spaces and 60 non-residential spaces.

The proposal includes 286 bicycle parking spaces, consisting of 248 long term spaces and 38 short-term spaces for both residential and commercial use. Short-term bicycle parking is provided at-grade adjacent to the building at four separate locations surrounding the building. All long-term bicycle parking are located on the first underground level.

Three loading areas are proposed, consisting of: one Type "G"; one Type "B" and one Type "C" loading spaces are proposed to service the development and be shared between the residential and commercial / office uses.

There is a 0.3 metre wide reserve along the Birchmount Road frontage. The lifting of the reserve in order to allow vehicular access will be processed through the subsequent Site Plan Control process.

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.

Natural Heritage Protection and Ravine Protection

The subject site is partially within the Natural Heritage System as identified on Map 9 of the Official Plan.

A Natural Heritage Impact Study, prepared by Terrapex dated February 21, 2025, was submitted for review to the City. The subject site is located within the Highland Creek Watershed, one of the most urbanized of the nine watersheds within the Toronto and Region Conservation Authority's (TRCA) jurisdiction. The proposed building and associated underground parking facility will be constructed entirely within the identified development footprint that consists of portions of the subject site located east of the limit of development. A 0.30 hectare portion of the subject site located west of the development footprint is to be conveyed to the City of Toronto and ultimately be restored to natural cover that will exceed the minimum requirements for landscaping adjacent to natural features.

Ravine & Natural Feature Protection staff do not object to the proposed application subject to the buffer being zoned to Open Space and the proposed development being setback a minimum of 10 metres from top of bank or top of slope. Both matters form part of the recommended Zoning By-law Amendment.

Toronto and Region Conservation Authority

The subject site is located within an area that is regulated by the TRCA under Ontario Regulation 166/06, as amended. As such, the proposed development is subject to a TRCA permit, prior to the start of works (at a minimum including site alteration, filling, regrading, construction of buildings, etc.) within the Regulated Area.

TRCA staff has been working with the applicant under the Concept Development application (CFN 60761.08) process to establish the limits of development outside of the Natural System identified as being a 10-metre buffer from the greater of the long-term stable top of slope/bank, stable toe of slope, Regulatory floodplain, meander belt, and any contiguous natural features/areas along the West Highland Creek ravine.

TRCA staff recommends that the lands within the 10-metre buffer to be re-zoned with an Open Space/Hazard Land Zoning category and be re-naturalized with native trees

and shrubs. The setback and land use change have been incorporated into the Draft Zoning By-law Amendment, and the re-naturalization will be secured through the Site Plan Control approval process.

Tree Preservation

The submitted Tree Inventory & Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated February 5, 2025, indicates the removal of one by-law protected privately owned trees and six City Street trees located on the city road allowances, as well as the injury to two city trees. The owner will be required to plant one replacement tree for each by-law protected City Street tree that is removed. As proposed, the applicant is satisfying this requirement. In addition, tree loss amenity and tree protection guarantee will be applied on all required assets.

Urban Forestry staff strongly encourage that buildings and structures should be designed and built with sufficient setbacks from the property lines, proposed and existing public roads to allow for the satisfactory planting of large growing shade trees on private and/or city land as per the City of Toronto specifications. The locations of utilities and services are to be planned and coordinated with planting plans early in the development process, to ensure that sufficient tree planting can be accommodated, and that new and existing utilities will not conflict with tree planting areas.

Urban Forestry staff is not opposed in principle to development of this site. However, staff notes further revisions through the Site Plan Control process may be required to clarify information to demonstrate full compliance with the Toronto Green Standard and ensuring objectives relating to tree canopy are met.

School Boards

The Toronto District School Board (TDSB) has determined that there may be insufficient capacity to accommodate students from new residential developments at Brookmill Boulevard Junior Public School and Sir Ernest MacMillan Senior Public School by the time this development is occupied. To address accommodation challenges that may arise, the TDSB may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others.

The Toronto Catholic District School Board (TCDSB) have determined that sufficient capacity at the local schools is anticipated. The local schools are St. Aidan Catholic School, Mary Ward Catholic Secondary School, and Francis Libermann Catholic High School.

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.

The Zoning By-law Amendment will secure the following performance measures:

- On-site stormwater management and water quality protection in accordance with the Wet Weather Flow Management Guidelines; and
- Natural Heritage Protection through setbacks and buffer areas from Highland Creek to the west as described in the Natural Heritage Protection and Ravine Protection section of this report.

Conclusion

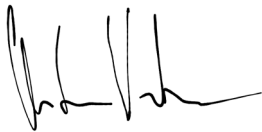
The proposal has been reviewed against the policies of the PPS (2024), the Toronto Official Plan, and the applicable urban design guidelines. Staff are of the opinion that the proposal is consistent with the PPS (2024) and conforms to the Official Plan, including the newly in-force *Avenues* policies. Staff worked with the applicant and the community to address and resolve key concerns and improve the application, particularly related to access from Birchmount Road, increased setbacks for the building and underground structure from the West Highland Creek ravine, increased landscaping, parking, and improvements to the public realm.

Staff recommend the site-specific Zoning By-law be approved to properly secure the setbacks, height, and other built form adjustments necessary to implement this development and at-grade commercial / retail and second storey medical office spaces.

CONTACT

Laura Dainard, Senior Planner, Community Planning, Scarborough District, Tel. No. (416) 396-7023, E-mail: Laura.Dainard@toronto.ca

SIGNATURE



Christian Ventresca, M.Sc.Pl, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

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

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: North Elevation

Attachment 9: East Elevation

Attachment 10: South Elevation

Attachment 11: West Elevation

Attachment 12: 3D Massing Model Looking Northwest

Attachment 13: 3D Massing Model Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3600 FINCH AVE E **Date Received:** October 26, 2022

Application Number: 22 222351 ESC 22 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Rezoning for proposed a 12-storey mixed-use building. The proposal includes a total of 356 residential units, with 3,150 square metres of office and retail residential gross floor area.

Applicant	Agent	Architect	Owner
DAVID WANG			BIRCHWOOD PROPERTY INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 0.4 (c0.4; r0.0) SS3 (x1184)	Heritage Designation:
Height Limit (m):	11	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 10,555 Frontage (m): 135 Depth (m): 121

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,571	2,571
Residential GFA (sq m):			24,029	24,029
Non-Residential GFA (sq m):	2,463		3,150	3,150
Total GFA (sq m):	2,463		27,179	27,179
Height - Storeys:	2		12	12
Height - Metres:			40	40

Lot Coverage Ratio (%): 34.63 Floor Space Index: 2.57

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,029	130
Retail GFA:	1,797	
Office GFA:	1,353	26
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			356	356
Other:				
Total Units:			356	356

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			248	66	42
Total Units:			248	66	42

Parking and Loading

Parking Spaces: 363 Bicycle Parking Spaces: 286 Loading Docks: 3

CONTACT:

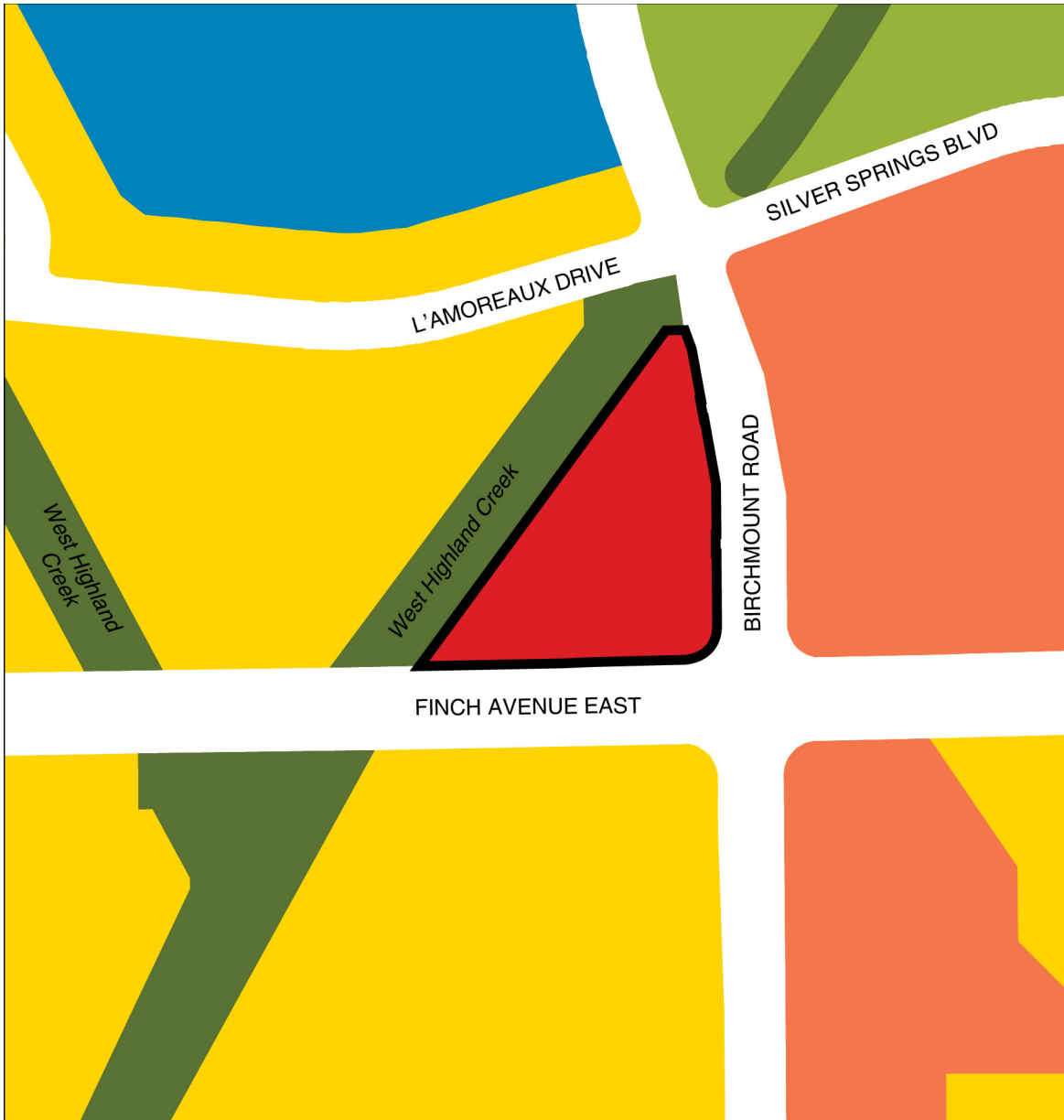
Laura Dainard, Senior Planner, Community Planning
(416) 396-7023

Laura.Dainard@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 19

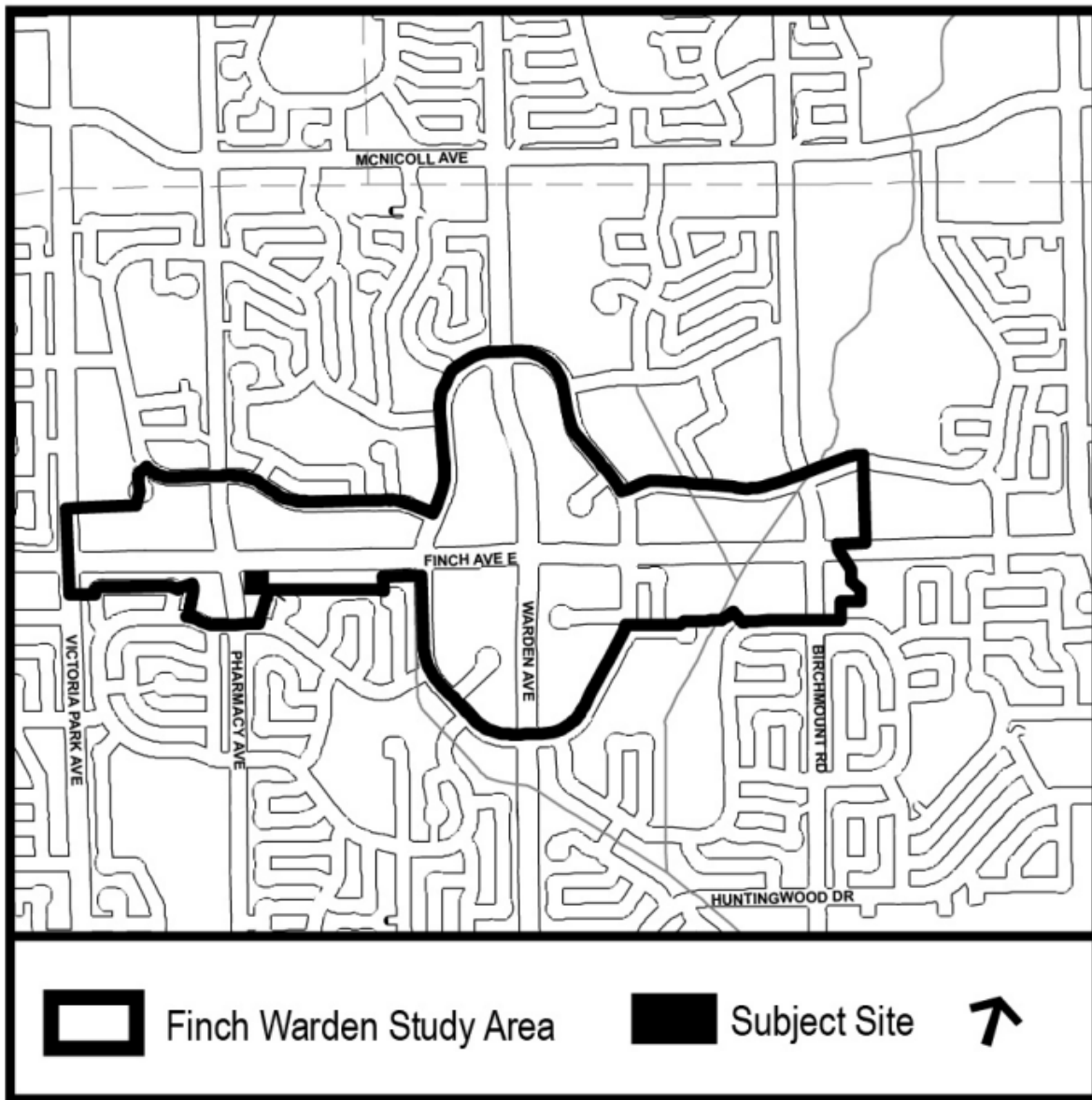
3600 Finch Avenue East

File # 22 222351 ESC 22 02

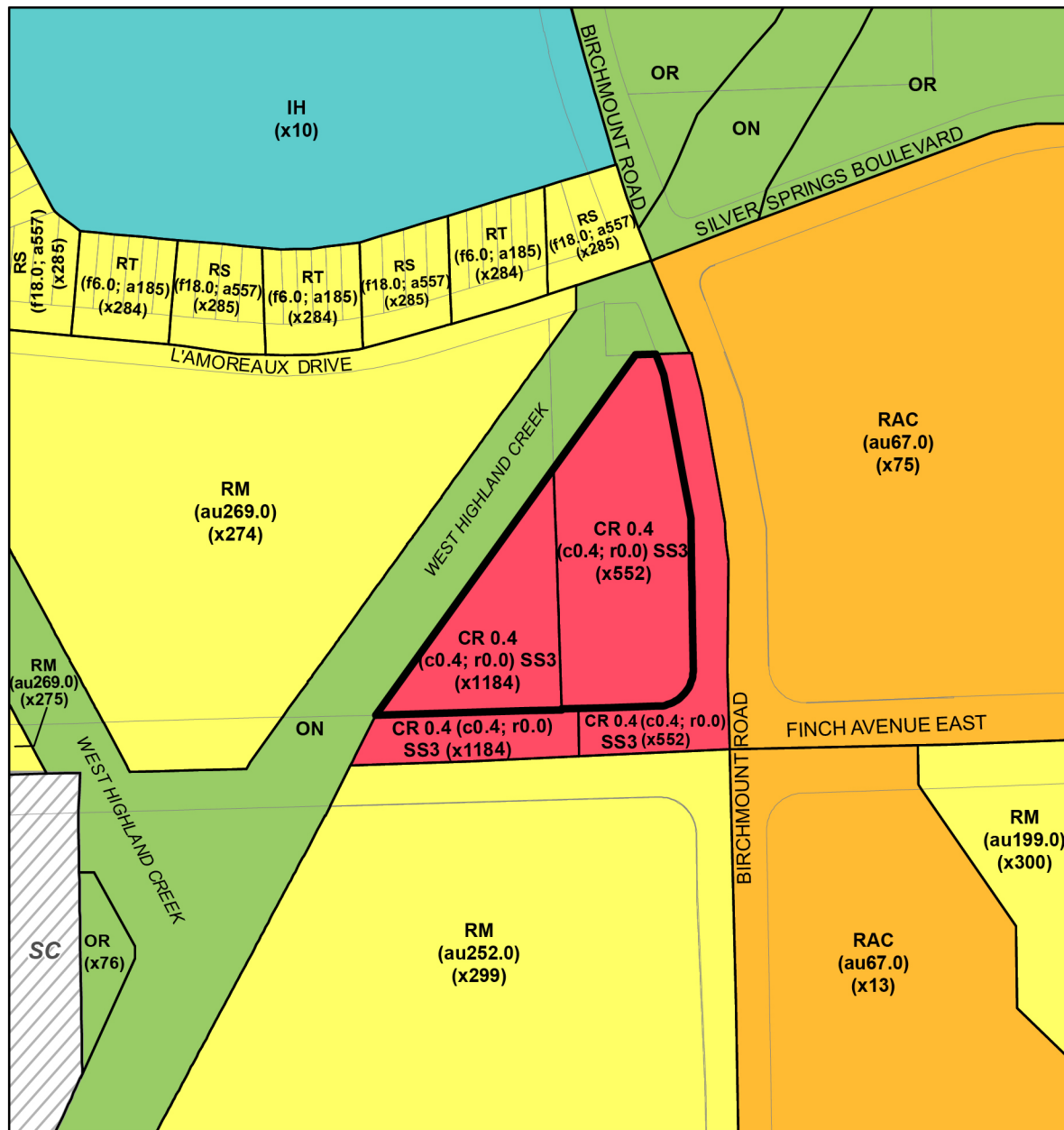



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Attachment 4: Finch Warden Revitalization Study Area Map



Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

3600 Finch Avenue East

File # 22 222351 ESC 22 0Z

Location of Application

RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RAC Residential Apartment Commercial

CR Commercial Residential
IH Institutional Hospital
ON Open Space Natural
OR Open Space Recreation



See Former City of Scarborough L'Amoreaux Community
 By-law No. 12466

SC School

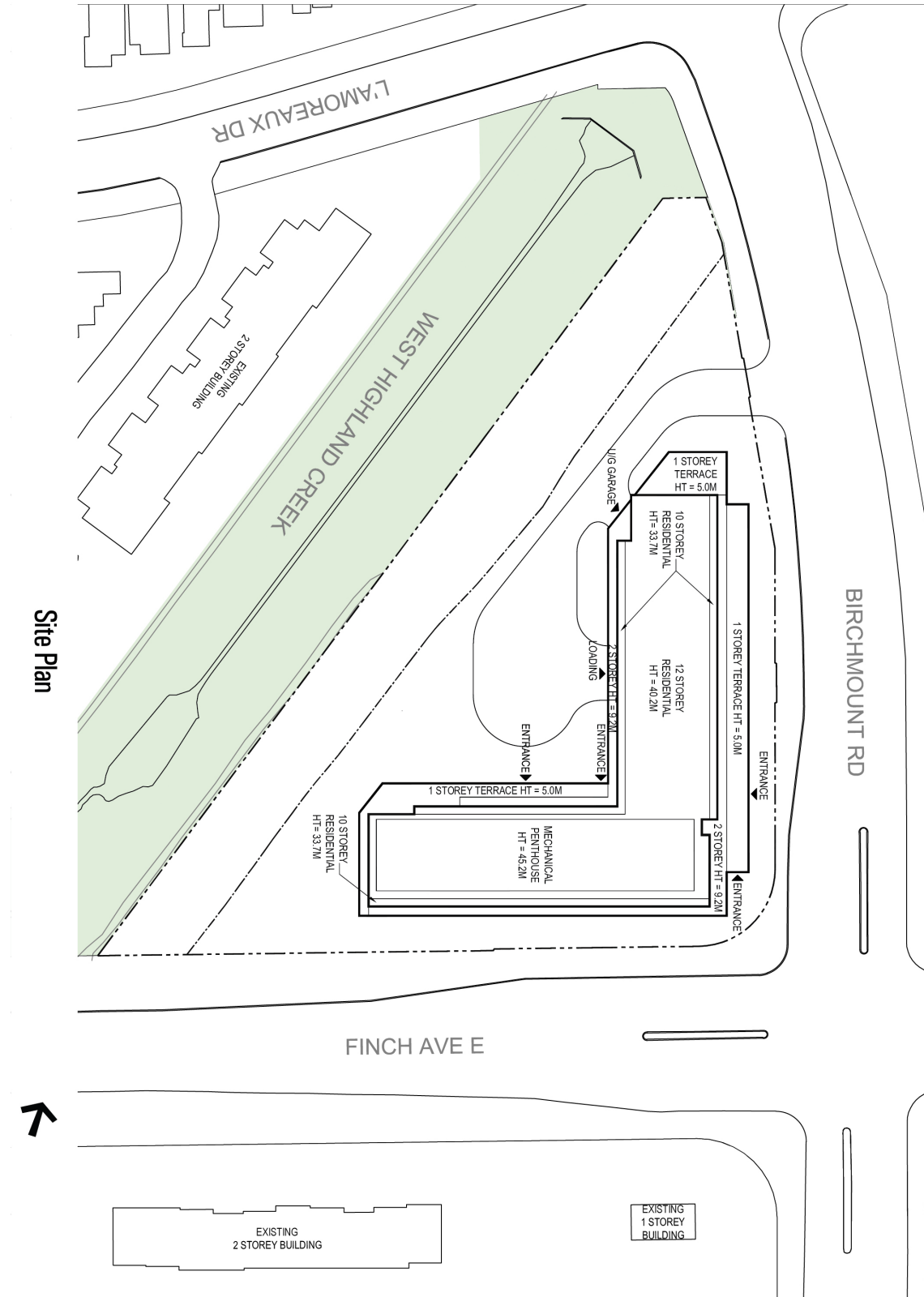


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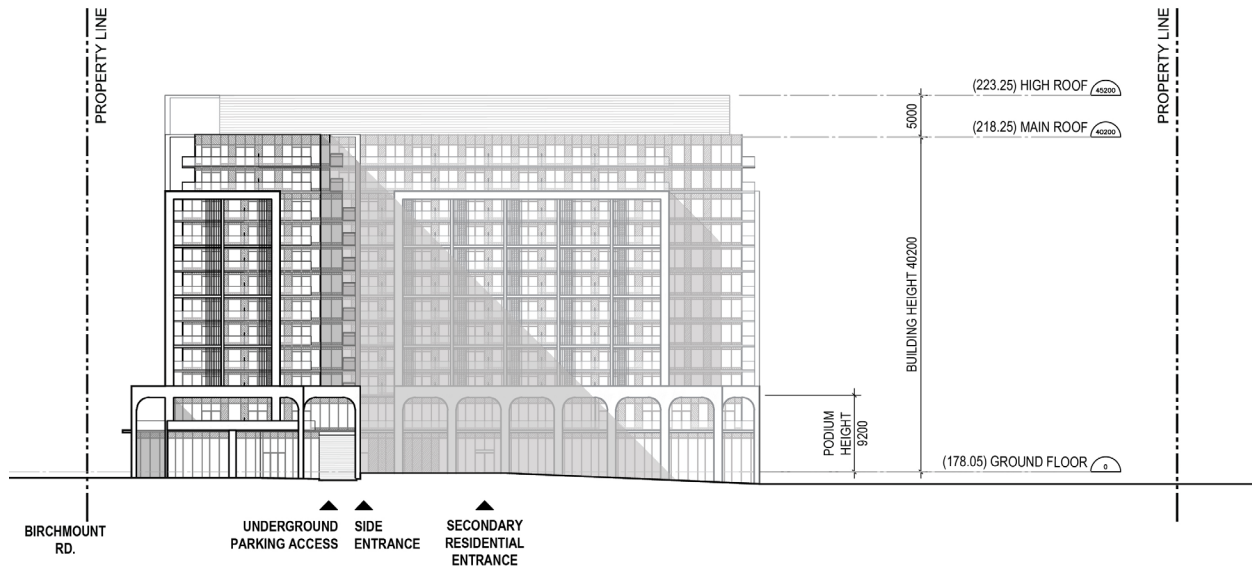
Attachment 6: Draft Zoning By-law Amendment

(PDF attached separately to this report)

Attachment 7: Site Plan

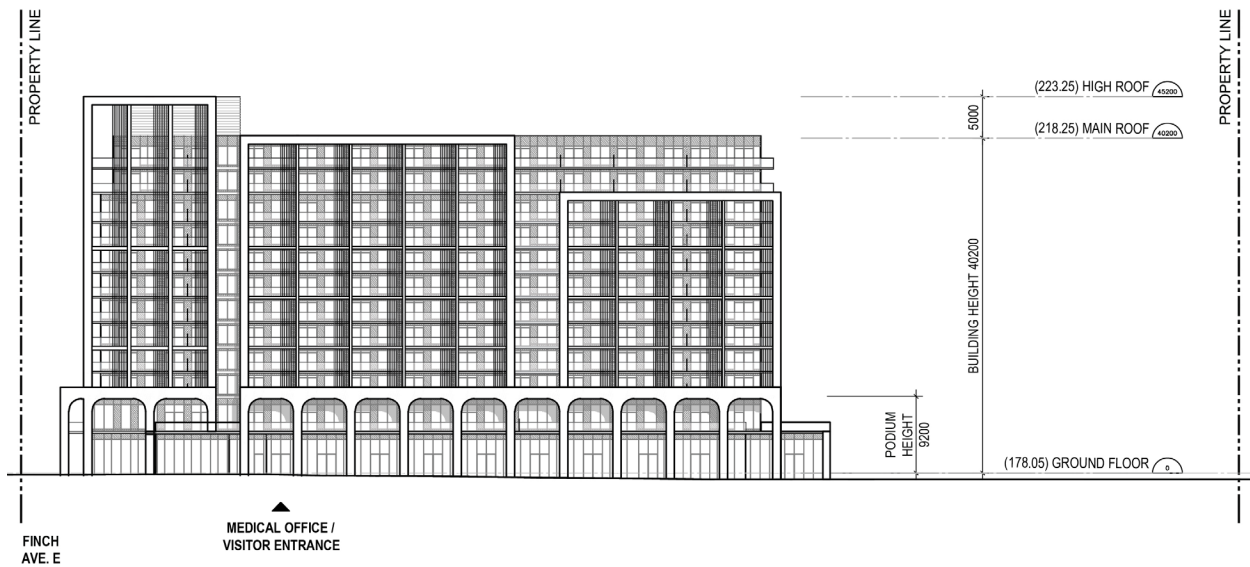


Attachment 8: North Elevation



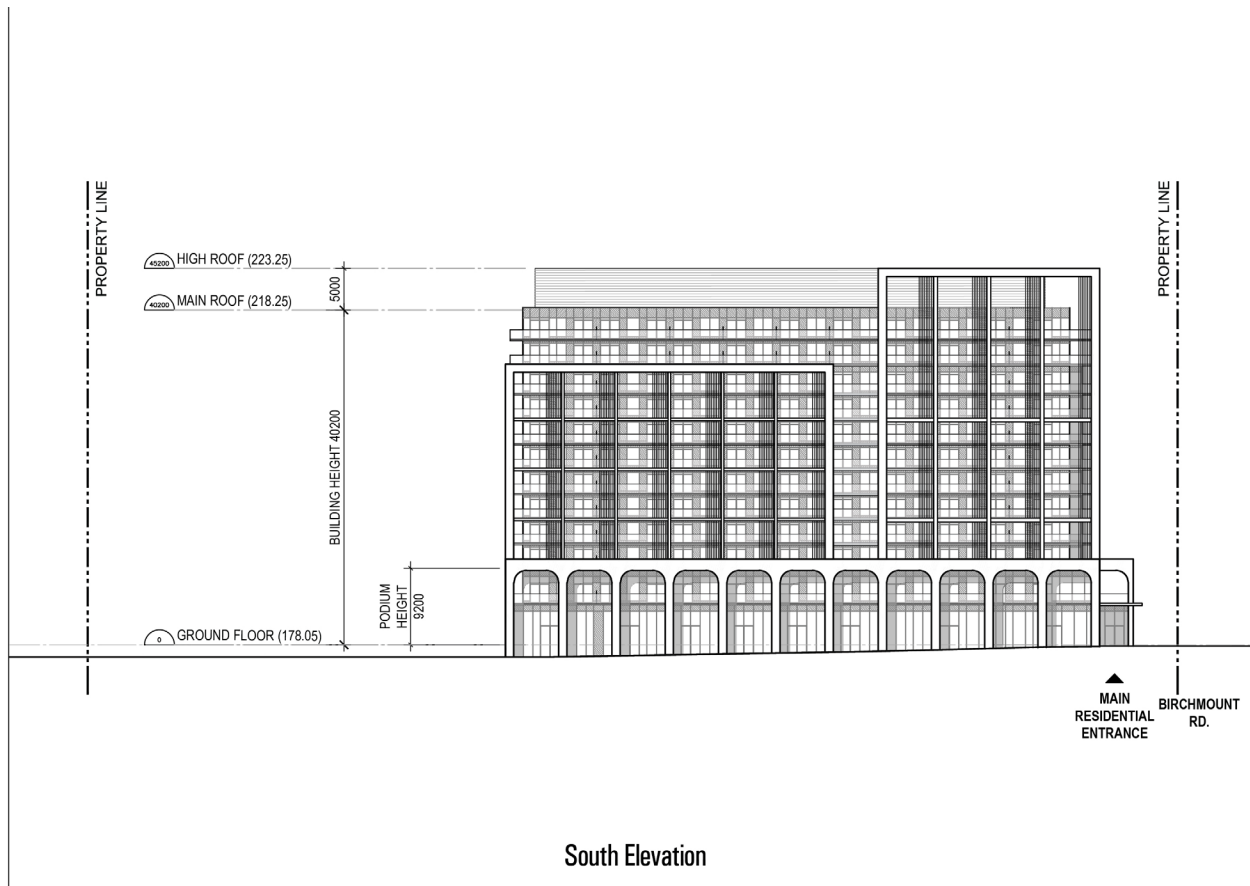
North Elevation

Attachment 9: East Elevation

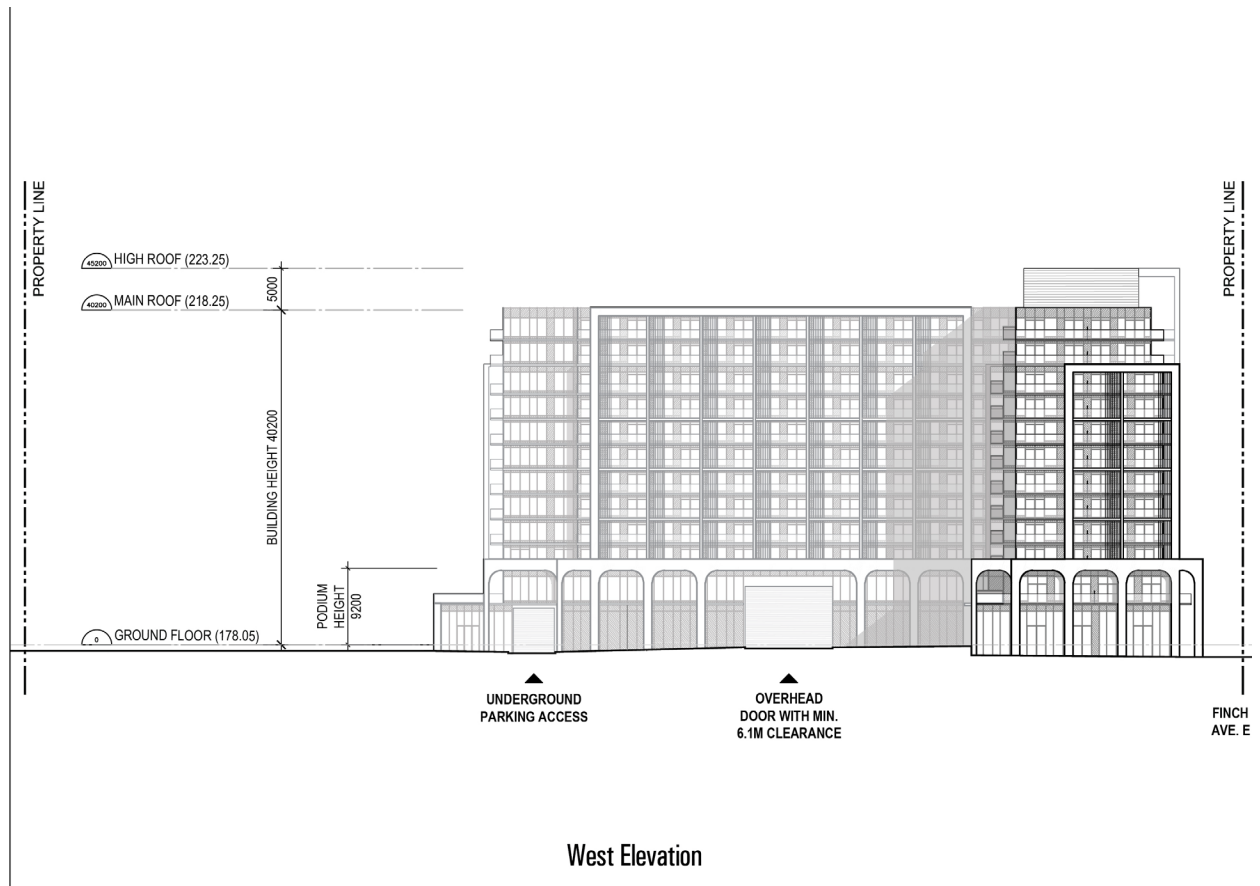


East Elevation

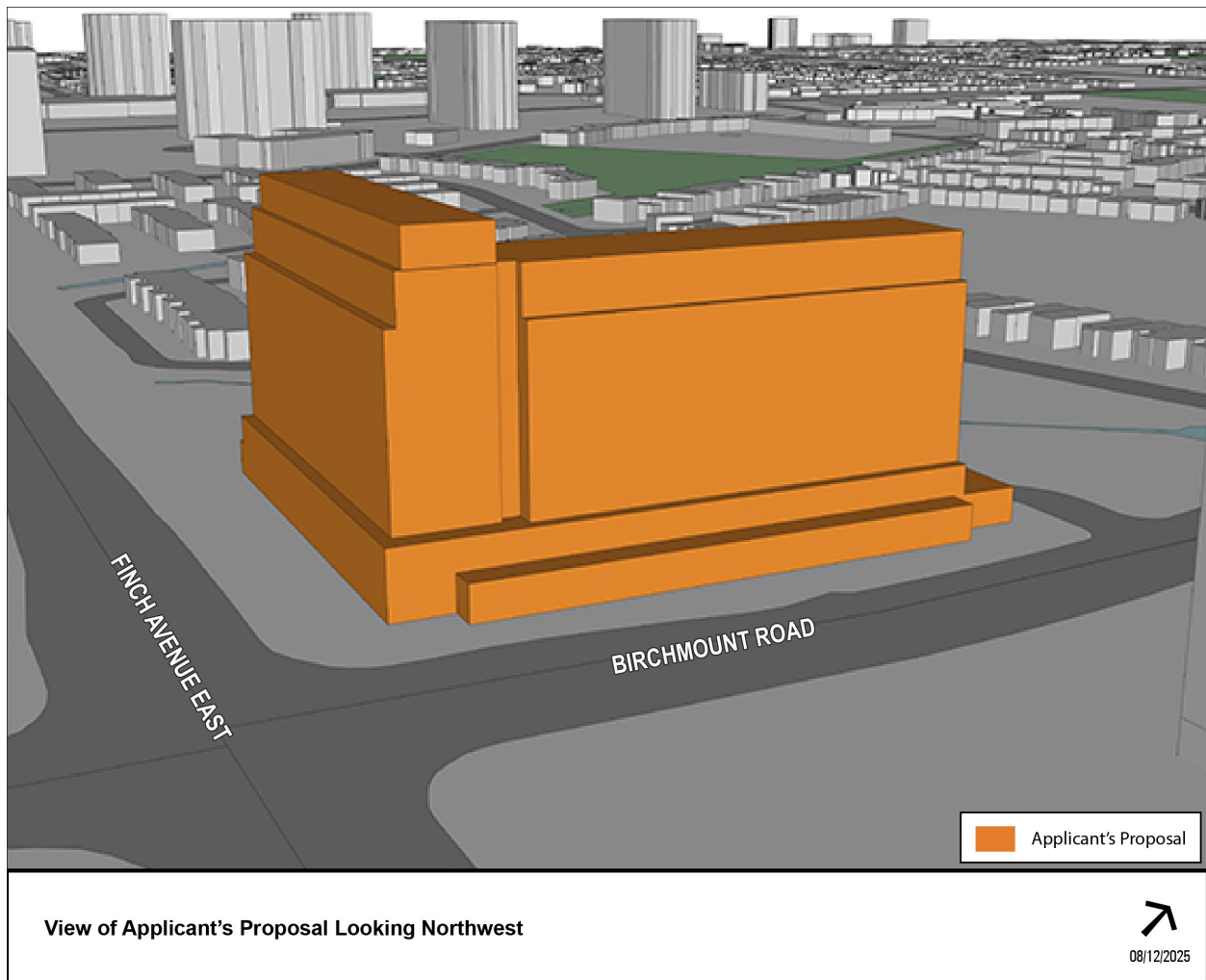
Attachment 10: South Elevation



Attachment 11: West Elevation



Attachment 12: 3D Massing Model Looking Northwest



Attachment 13: 3D Massing Model Looking Southeast

