

179 & 181 Finch Ave East – Official Plan Amendment & Zoning Amendment Application – Approval

Date: April 10, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 25 166552 NNY 18 OZ

SUMMARY

This application proposes to amend the Official Plan and zoning by-law to permit a 7-storey (24.0 metres including mechanical space) mixed-use apartment building at 179-181 Finch Avenue East. The proposed building would have a total gross floor area of 3,806.6 square metres including 40 square metres of retail space, 40 residential dwelling units and 22 vehicular parking spaces. The proposal also includes 101 square metres of outdoor amenity space and 348 square metres of indoor amenity space.

The proposed development is consistent with the Provincial Planning Statement (2024). It will provide housing options in an appropriate built form, intensifying an underutilized site along a major street in a way that is transit supportive and respectful of both the existing and planned context.

A Hold is being proposed for the Zoning by-law in order to address various matters identified by Engineering Review.

RECOMMENDATIONS

The Director, Community Planning North York recommends that:

1. City Council amend the Official Plan, for the lands at 179-181 Finch Avenue East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 179-181 Finch Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and 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

Approval is in place for 7 townhouse units oriented perpendicular to Finch Avenue East which is implemented by Official Plan Amendment (OPA) 565 which amended the Central Finch Secondary Plan to permit the increased height and density. In addition, a site-specific zoning by-law amendment (ZBA) is in place to permit the townhouse development. The Subject Lands are zoned 'Residential Townhouse ("RT")', subject to exception 347 by City of Toronto Zoning By-law 569-2013. The site-specific provisions include reduced building setbacks, a gross floor area of 1,280 square metres, and a maximum height of 4-storeys, stepping back to 3-storeys, and then 2-storeys towards the rear lot line. The OPA and ZBA were adopted by Council on March 9th, 2022. The decision of City Council can be found here: [Agenda Item History - 2022.NY30.2](#)

THE SITE AND SURROUNDING LANDS

Description

The site has a 43.0 metres frontage on Finch Avenue East, a depth of 48.7 metres and a (gross) area of 1,278.2 square metres. The site is an assembly of 2 properties. The grade of the site is generally flat, with some gentle sloping to the south. There are some existing trees on site.

Existing Uses

There is a 2-storey detached dwelling at 179 Finch Avenue East and a 1.5-storey detached dwelling at 181 Finch Avenue East.

Surrounding Uses

North: 1 to 2-storey detached dwellings and semi-detached dwellings on Finch Avenue East.

South: 1 to 2-storey detached dwellings on Olive Avenue.

East: 1 to 2-storey detached dwellings on Finch Avenue East.

West: 3.5-storey townhouses and 1 to 2-storey detached dwellings on Finch Avenue East.

THE APPLICATION

Description

The application proposes to amend Site and Area Specific Policy Area 20 of the Central Finch Secondary Plan and to amend Site Specific Zoning By-law 203-2022 to permit the construction of a 7-storey (24.0 metres) mixed-use apartment building; a 40 square metres retail space is proposed on the ground floor. Zoning By-law amendments are required for height, density, setbacks and to create other development standards to implement the proposed building.

Density

The proposal has a total gross floor area (GFA) of 3,806.6 square metres with a floor space index (FSI) of 2.99. The retail component is 40 square metres.

Residential Component

The proposal includes 40 residential dwelling units, comprised of 25 two-bedroom (62%), and 15 three-bedroom units (38%).

Access, Parking and Loading

Vehicle access to the site is proposed from a 6-metre wide private driveway from Finch Avenue East. The driveway provides access to an interior parking area for 16 parking spaces with 4 additional outdoor parking spaces to the rear of the development at-grade. The 20 proposed parking spaces include 1 for accessible parking and all 20 parking spaces will be capable of charging electric vehicles. 3 visitor parking spaces and 1 pick-up/drop-off spaces are proposed. A total of 32 bicycle parking spaces will be provided including 29 long-term bike parking spaces and 3 short-term bike parking spaces; 5 bicycle parking spaces will be capable of charging electric bicycles.

One Type "C" loading space will be provided on the site to support residents' general usage. Waste storage will be accommodated internally, and garbage, recycling and organic waste collection is proposed to be done curbside. This is supportive of small-scale apartment developments along major streets, where site area is limited and accommodating traditional loading spaces is challenging. Property management will place the bins at curbside for pick-up, and remove them back to the interior storage area once collection has taken place.

Amenity Space

The proposal includes 348 square metres (8.7 square metres/unit) of indoor amenity space and 101 square metres (2.50 square metres/unit) of outdoor amenity space, both located on the 7th floor of the building along with the mechanical penthouse. The outdoor amenity space would be located along the north portion of the roof facing 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: www.toronto.ca//179FinchAveE

Reasons for Application

An Official Plan Amendment is required to amend the existing, in-force Site and Area Specific Policy 20 in the Central Finch Secondary Plan; Site Specific Policy 20 permits townhouses with a maximum building height of 4 stories and 10 metres on the site. The amendment would delete the current permissions and allow a 7-storey mixed-use apartment building. Site and Area Specific Policy 20 was the outcome of the site-specific Official Plan Amendment and Zoning Bylaw Amendment application approved by the Toronto City council in 2022. A Zoning-Bylaw Amendment is required to vary performance standards including but not limited to: height, parking, setbacks and built form.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on May 16, 2024 to provide initial feedback and provide the applicant with a complete application checklist.

The current application was submitted on June 18, 2025 and deemed complete on September 18, 2025. The reports and studies submitted in support of this application can be found on the City's Application Information Centre: www.toronto.ca//179FinchAveE

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 Official Plan amendments and Zoning By-law amendments.

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 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 can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

This portion of Finch Avenue East is identified as an *Avenue* on Map 2 of the Official Plan. *Avenues* are areas that are well served by public transit and are expected to change and grow in order to provide a full range of housing options and contribute to Toronto's fabric of complete communities. It is important to activate the ground floor along *Avenues* to provide access to amenities that serve the daily needs of all residents.

The subject lands are designated *Neighbourhoods* on Land Use Map 16, and front onto Finch Avenue East, which is identified as a *major street* with a planned right-of-way of 36 metres, as shown on the Map 3 of the Official Plan. The Official Plan Land Use Map is provided in Attachment 3 of this report. *Neighbourhoods* policies contemplate a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less, except along *major streets* where apartments may be no higher than six storeys. Development criteria are included in Policies 4.1.12 and 4.1.13 to guide development which proposes intensification beyond the prevailing building type.

The *Neighbourhoods* policies state that where a more intense form of development is approved on a *major street* in a *Neighbourhood* it will not be considered when reviewing prevailing building types on the interior of the *Neighbourhood*.

Central Finch Area Secondary Plan

The objective of the Central Finch Area Secondary Plan is to encourage development and redevelopment within the Central Finch Area, which will form a mixed use area between Bathurst Street and Willowdale Avenue, and an area accommodating multiple unit residential buildings east of Willowdale Avenue, fronting onto Finch Avenue East.

The Secondary Plan requires that new buildings be setback from the existing street-line to protect the function of Finch Avenue and encourages the consolidation of lots and reduction of the number of private driveways accessing Finch Avenue.

New development is also required to minimize the potential for adverse impact on the land use characteristics of low density residential lands which do not abut Finch Avenue and ensure that development takes place in a manner that protects and enhances the residential neighbourhoods.

The site is within Neighbourhood 'A' of the Central Finch Area Secondary Plan, which permits a maximum FSI of 1.0 times the lot area and a maximum height of 3 storeys or 10.0 metres, whichever is the lesser. All properties subject to the Secondary Plan along Finch Avenue East are required to have a rear yard setback of no less than 9.5 metres, and shall fall below a 35 degree angular plane, measured from the rear lot line.

Site and Area Specific Policy 20 within the Secondary Plan permits a maximum building height of 4 storeys and 10.0 metres for a townhouse development on the site that is setback a minimum of 9.5 metres from the south property line and the height of no part of a building (except accessory structures) shall exceed a height equal to 70 per cent of the horizontal distance separating that part of the building from the south property line.

The Central Finch Area Secondary Plan, including Site and Area Specific Policy 20 can be found here:

[22- Secondary Plan Central Finch Area](#)

Expanding Housing Options in Neighbourhoods – Major Streets Study

Expanding Housing Options in Neighbourhoods ("EHON") is a set of planning initiatives and strategies to introduce land use permissions and low rise "missing middle" buildings within *Neighbourhoods* to increase housing options in areas where land use permissions have limited intensification. The EHON Major Streets study examined opportunities to add permissions such as townhouses and small-scale apartment buildings along the City's *major streets*, as identified on Map 3 of the Official Plan. This stretch of Finch Avenue East is identified as a *major street*.

In May 2024, City Council approved modifications to the *Neighbourhoods* policies contained within Chapter 4 of the Official Plan, and associated modifications to Zoning By-law 569-2013 in order to implement the City's EHON initiative. These modifications were enacted as Official Plan Amendment (OPA) 727 and By-law 608-2024, as amended by By-law 1062-2025. Amongst other matters contemplated by these amendments, relevant issues to the subject application and its planned context include:

- Permitting residential buildings up to a maximum of 6 stories and 60 units along *Major Streets*;
- Permissions to intensify in *Neighbourhoods* designated lands on *Major Streets* beyond the prevailing building type;
- Encouraging a diverse mix of housing types and sizes;

- Not requiring any loading space, visitor parking or pick-up/drop-off spaces on-site; and
- Adding development criteria policies to address built form of *Neighbourhoods* designated lands on *Major Streets*.

OPA 727 and Bylaw 608-2024 were appealed to the Ontario Land Tribunal on July 25, 2024. As of September 11, 2025, the appeals have been resolved with minor modifications to OPA 727. The modifications were to add flexibility to setbacks and servicing screening requirements, delete policies related to tree preservation and building orientation (Policies 12(i) and 13(b)), and strengthen active frontage requirements. Technical and stylistic amendments were made to By-law 608-2024 through By-law 1062-2025(OLT).

Zoning

The sites at 179 and 181 Finch Avenue East are zoned Residential Townhouse Zone RT (x347) under Zoning By law 569-2013, as amended by site-specific By-law 203-2022 permitting a height on the site of 4 storeys and 10 metres.

The RT zone generally permits residential building types such as detached house, semi-detached house, townhouse, duplex, triplex and fourplex. Apartment buildings are not permitted in the RT zone except if they are abutting a Major Street, as per By-law 608-2024. This portion of Finch Avenue East is a Major Street in By-law 569-2013.

By-law 608-2024 – the EHON Major Streets initiative – resulted in zoning permission amendments to both the “RT” and the “RD” zones to permit increased height permissions and apartment buildings along Major Streets. For an apartment building, a maximum height of 6-storeys and 19 metres is permitted. Further, By-law 569-2013, as amended by By-laws 608-2024 and 1062-2025(OLT), in the RT zone requires a minimum rear yard setback of 7.5 metres and a minimum side yard setback of 2.4 metres for a wall with no primary windows for an apartment building.

See Attachment 4 of this report for the existing Zoning By-law Map. Zoning By-law 569-2013 is available here: www.toronto.ca/zoning.

Design Guidelines

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

- Mid-Rise Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities

Information on the City's design guidelines are available here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Mid-Rise Building Design Guidelines

On December 4, 2024, the Planning and Housing Committee adopted the recommendations in the staff report titled Housing Action Plan: Mid-Rise Building Design Guidelines. The Guidelines apply city-wide and are intended to help implement the policies in the Official Plan by achieving the appropriate design for current and new mid-rise building applications. The Mid-Rise Building Design Guidelines (2024) replaced the Mid-Rise Building Performance Standards (2010) and Addendum (2016).

The report presented updated Mid-Rise Building Design Guidelines and recommended that the updated guidelines be applied by staff in the evaluation of mid-rise development applications. The updated guidelines are the result of an initiative by the City to remove barriers and facilitate mid-rise developments across the city, and in particular along *Avenues*, in a manner that is compatible with the adjacent neighborhoods through appropriately scaled and massed mid-rise buildings.

The updated guidelines presented to the Planning and Housing Committee include key changes to the performance standards for mid-rise buildings including height increases of up to 14 storeys (45 metres) in height proportional to the adjacent right-of-way width, removing the front and rear angular plane requirements, new setback/step-back requirements, to result in a simplified built form that facilitates increased gross floor area and additional residential units.

A copy of the report, including the updated guidelines, can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.10>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments 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.

PUBLIC ENGAGEMENT

Community Consultation

On November 25, 2025, an in-person community consultation meeting took place and was attended by approximately 40 members of the public, the Ward Councillor, Community Planning staff, the applicant and project architect. Comments and questions raised at the consultation were related to the following matters:

- Increased traffic along Finch Avenue East;
- Lack of visitor parking available within the development;
- Potential spillover on-street parking in the area;
- Appropriateness and fit of the proposed height and density;

- The design and materiality of the proposed development;
- The layout of interior units;
- Impacts of the proposed solid waste removal along Finch Avenue East;
- Negative impact of increased traffic on local roads;
- Privacy concerns on the adjacent properties to the east and west on Finch Avenue East; and along Olive Avenue to the south;
- Too much building height and density;
- Concerns regarding noise, construction vehicle parking location, traffic; and
- hazard impacts during construction.

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 regarding the proposed Official Plan and Zoning By-law Amendments. Other issues may be addressed through the Site Plan process.

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

Provincial Policy 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 have reviewed the current proposal for consistency with the PPS (2024). The proposed development represents appropriate intensification as the site is located on an *Avenue* and a *major street* which permit apartment buildings up to 6 storeys within the *Neighbourhoods* designation. Additionally, the proposal adds to the range and mix of housing options in the area in accordance with Provincial Policy. 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, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this report.

Building Type

The subject site is designated as *Neighborhoods* in the City of Toronto Official Plan. The proposal is for a 7-storey mixed-use apartment building containing 40 units and 20 parking spaces. The site fronts onto Finch Avenue East, a designated *major street* on Map 3 of the Official Plan and is supported by transit. OPA 727 (EHON Major Streets) Decision Report - Approval - 179 & 181 Finch Avenue East

permits a more intense form of development such as residential buildings up to a maximum of 6-stories in height along *major streets*.

While the proposed building is in excess of the six storeys permitted in the Official Plan, the seventh storey only contains amenity and mechanical space, with the outdoor amenity space at the north end of the building fronting Finch Avenue East. The seventh floor would be 12.5 metres from the rear lot line, minimizing any privacy and overlook concerns with respect to the stable residential area to the south.

Inclusion of a forty square metres retail space allows for animation of the public realm and an opportunity to provide local service amenities to residents and the general public.

Staff are of the opinion that the proposed 7-storey mixed-use apartment building is an acceptable form of modest intensification in a location that is appropriate for intensification and aligns with the intent of the Official Plan policy direction for *major streets*.

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 unit mix that meets the intent of the Growing Up Guidelines and is appropriate. The proposal consists of approximately 62% two-bedroom and 38% three-bedroom units.

Density, Height, Massing

This application proposes 3,815 square metres of gross floor area, resulting in a floor space index of 2.99. In addition, the applicant has proposed a total of 40 dwelling units, which is within the permitted maximum of 60 dwelling units for an apartment building located on a Major Street under Zoning By-law 569-2013, as amended by By-laws 608-2024 and 1062-2025(OLT) (EHON).

The Official Plan permits apartment buildings up to 6 stories along *major streets* within *Neighbourhoods* designated areas. This policy direction supports the development of the subject site at the proposed height and would allow adjacent properties designated *Neighbourhoods* along Finch Avenue East to be developed at a similar scale. The 7-storey residential building proposes a maximum height of 24.0 metres to the top of mechanical penthouse and amenity space whereas the Zoning By-law permits a maximum height of 19 metres. The building is categorized as a mid-rise building in the Official Plan as it is below the 36-metre planned right-of-way width of Finch Avenue East. Given the scale of development relative to the zoning permissions and the width of Finch Avenue East, staff find the additional height appropriate.

The proposal consolidates two parcels along a *major street* to create a larger lot that can accommodate a more intense built form. The building massing has been broken up with a 0.5-metre setback above the fourth floor along the Finch Avenue East frontage and on the rear of the building - which reflects the current built form context to the west.

The building also steps back 3.5-metres above the 6th-storey along Finch Avenue East and steps back 5.5-metres above the 6th storey on the rear of the building. These setbacks help to maintain privacy, reduce overlook into the rear yards and provide an adequate transition to the *Neighbourhoods* designated area to the south.

The four storey streetwall provides an appropriately scaled massing along the public realm on Finch Avenue East. No balconies project from the building reinforcing the setback and streetwall condition. The 0.5 metre stepback above the fourth storey on the north and south sides help reinforce the streetwall condition. These stepbacks align with the Mid-Rise Guidelines.

Staff are recommending a front yard setback of 2 metres at grade and 2.5 metres above the 4th-storey. These setbacks provide for a 7.5-metre rear-yard setback to the south. The draft zoning by-law amendment requires a 2.4-metre side yard setback to the east in conformity with the by-law requirements of By-law 1062-2025(OLT). The draft zoning bylaw amendment also requires a 2.0 metre setback to the west. The proposal reflects the intent of the recent policy changes to permit apartment buildings on major streets in *Neighbourhoods*, as well as the 2024 Mid-Rise Design Guidelines by promoting a mid-rise built form that accommodates intensification through flexible massing while maintaining access to sunlight, sky views, and pedestrian comfort.

The mechanical space is integrated into the building's overall massing to minimize the visual impact from the street and adjacent properties.

No balconies project from the entirety of the building footprint and the front stepbacks reduce the building's mass along the street, creating a more pedestrian-friendly scale. These stepbacks generally align with the Mid-Rise Guidelines, which recommend stepping back building mass above the streetwall to mitigate perceived height, create a more comfortable streetscape, and minimize shadow impacts on the public realm.

In addition, along the east and west facades, transom windows will be provided. These windows are to be rectangular in shape installed lengthways along the facades of the building. These will not be primary windows and will allow light into the units but are not intended for viewing into or out of the building. This will help address privacy concerns identified by the residents.

Staff have reviewed this application against the applicable Official Plan policies with respect to built form and massing and the overall intent of the Mid-Rise Building Design Guidelines. It is the opinion of staff that the proposal is acceptable as it implements the current vision of City Council contained in the Official Plan for these sites along *major streets* and implement the Mid-Rise Building Design Guidelines.

Tree Preservation

The applicant submitted an Arborist Report and Tree Protection Plan in support of the application. Tree compensation is required for the removal of private trees with a diameter of 30 cm or more, as well as for the removal of all trees within the City's road allowance. A compensation ratio of 3:1 applies, resulting in the requirement of 21 compensation trees for removals on private property and 6 compensation trees for

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removals within the public right-of-way. Staff will work with the applicant at the Site Plan approval stage to ensure as many trees can be planted on-site. For trees that cannot be replanted, the applicant will be required to pay cash-in-lieu. Outstanding comments from Urban Forestry will be addressed through the Site Plan Control process.

Sun/Shadow Impact

Shadow impacts affect thermal comfort and the enjoyment of being outside as well as the provision of adequate light. Shadows are impacted by the size and shape of building footprints, building height, building setbacks, as well as the time of year and angle of the sun. The Official Plan contains a number of built form policies related to appropriate sun and shadow impacts, which seek to secure adequate light and limited shadows on public streets and open spaces. Shadowing impacts may be considered when assessing the appropriateness of a proposed development.

The City of Toronto's Terms of Reference requires a Shadow Impact Study for buildings above 20 metres in height; The proposed building is 24.0 metres. The submitted shadow study demonstrates that the proposal would have limited shadow impacts on the adjacent public realm as the shadows would be off the north sidewalk of Finch Avenue by 11:18am and off the south boulevard by 2:18pm during the spring and fall equinoxes. These shadow impacts are limited and meet the Official Plan's intent with respect to access to sunlight and solar performance.

Wind Impact

Official Plan Policy 4.2.2 (c) identifies that new buildings will be located and massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

A Pedestrian Level Wind Study was provided in support of the application. The Study concludes that the proposed development is not expected to significantly affect the wind conditions of the surrounding areas in pedestrian sensitive locations. Should further mitigation measures be required, staff will ensure that those measures are implemented and explored at the Site Plan approval stage.

Servicing

Engineering Review staff have reviewed the submitted materials and recommends that the zoning by-law for the lands include a Holding provision (H) and that an amending by-law to remove the Holding symbol be enacted when the following are fulfilled:

- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and

(ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

(a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; and

(c) the comments provided in the latest memorandum issued by Development Engineering have been addressed to the satisfaction of the Director, Engineering Review, Development Review.

Solid Waste Management will provide curb-side garbage, recycling, and organic collection services to the development. Management of the building will be responsible for ensuring bins are brought to the curb on collection day and for returning them to their internal storage area within the development once they are emptied. The required staging pad for these bins will be located within the public right-of-way and will be secured through the Site Plan Control process. Collection of waste materials from this development will be in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re Developments" and Chapter 844, Solid Waste of the Municipal Code.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metres wide right-of-way for this segment of Finch Avenue East, a 4.90 metre road widening dedication along the Finch Avenue East frontage is required. The required conveyance to the City is detailed on the applicant's site plan drawing and will be secured through the Site Plan process.

Traffic Impact

A revised Traffic Impact Study (TIS) was prepared by Frontop Engineering Limited in support of the proposal. The report estimates that the project will generate approximately 22 two-way vehicle trips during the weekday a.m. peak hour and 31 two-way vehicle trips during the p.m. peak hour. The consultant concludes that the proposed development is expected to have minimal to small impacts on the road network operations in the surrounding area. All movements will remain within capacity, with minimal change from future background conditions. Transportation Review have reviewed the TIS report and find this acceptable.

Access, Vehicular and Bicycle Parking and Loading

Site access is from a 6-metres wide private driveway onto Finch Avenue East. The proposal includes one level of parking at grade with a total of 20 vehicle parking spaces (which includes 1 accessible spot and 3 visitor spots). 1 pick-up and drop-off spot will also be provided. 3 short-term and 29 long-term bicycle parking spaces including 5 electric bicycle parking spaces are included. Garbage storage is fully contained within the building and screened from the public real, however a Type C loading spot will be provided to allow for future residents to have move in/move out access.

The Transportation Impact Study (TIS) prepared by Frontop Engineering Limited confirms that the proposed parking supply will not negatively affect traffic operations in the area.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that they anticipate capacity and plan to accommodate the additional students from the development as proposed. The Catholic schools serving this area are Blessed Trinity, St Joseph Morrow Park Catholic Secondary School and Brebeuf College Catholic Secondary School.

The Toronto District School Board (TDSB) schools currently assigned to this development are Finch Public School and Cummer Valley Middle School. TDSB staff have determined there is insufficient capacity at the local secondary school to accommodate students anticipated from this development, due to the cumulative impact of residential intensification in this area. Therefore, students from new residential developments in this area are being directed to Georges Vanier Secondary School, located at 3000 Don Mills Road.

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.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. 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. Performance measures for Tier 1 development features secured through the zoning by-law process include parking and cycling

infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The application has been reviewed against the policies of the PPS (2024), the Official Plan, and applicable City guidelines intended to implement Official Plan policies. Staff are of the opinion that the proposal is consistent with the PPS (2024) and meets the intent of the Official Plan. The proposed built form conforms to the Mid-Rise Building Design Guidelines and the intent of the EHON Major Streets policies. Staff recommend that Council approve the Official Plan and Zoning By-law Amendments required to implement the proposal, as the development represents appropriate intensification, supports City objectives for growth along *Avenues* and *major streets*, and contributes to a compatible built form within the surrounding context

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 179& 181 FINCH AVE E Date Received: May 28, 2025

Application Number: 25 166552 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: Application proposes the development of a 7-storey residential building. The building will provide a total of 40 residential units, being a mix of 2-bedroom and 3-bedroom. A paved access from Finch Ave East will be provided, leading to 1 level of at-grade parking, providing a total of 22 parking spaces; as well as 29 bicycle parking spaces. The proposed development provides a total GFA of 3806.60 square metres and a FSI of 2.99. Additionally, the proposed development provides 348 square metres of indoor amenity space and 101 square metres of rooftop outdoor amenity space.

Applicant	Agent	Architect	Owner
MARSHALL SMITH			GRACESTAR DEVELOPMENTS LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	RT (x347)	Heritage Designation:	N
Height Limit (m):	4 storeys and 10 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,278 Frontage (m): 26 Depth (m): 49

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	221	0	745	745
Residential GFA (sq m):	325	0	3,807	3,807
Non-Residential GFA (sq m):				
Total GFA (sq m):	325	0	3,807	3,807
Height - Storeys:	2		7	7
Height - Metres:			24	24

Lot Coverage Ratio (%): 58.31 Floor Space Index: 2.99

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,807	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5	0	40	40
Freehold:				
Condominium:				
Other:				
Total Units:	5	0	40	40

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				25	15
Total Units:				25	15

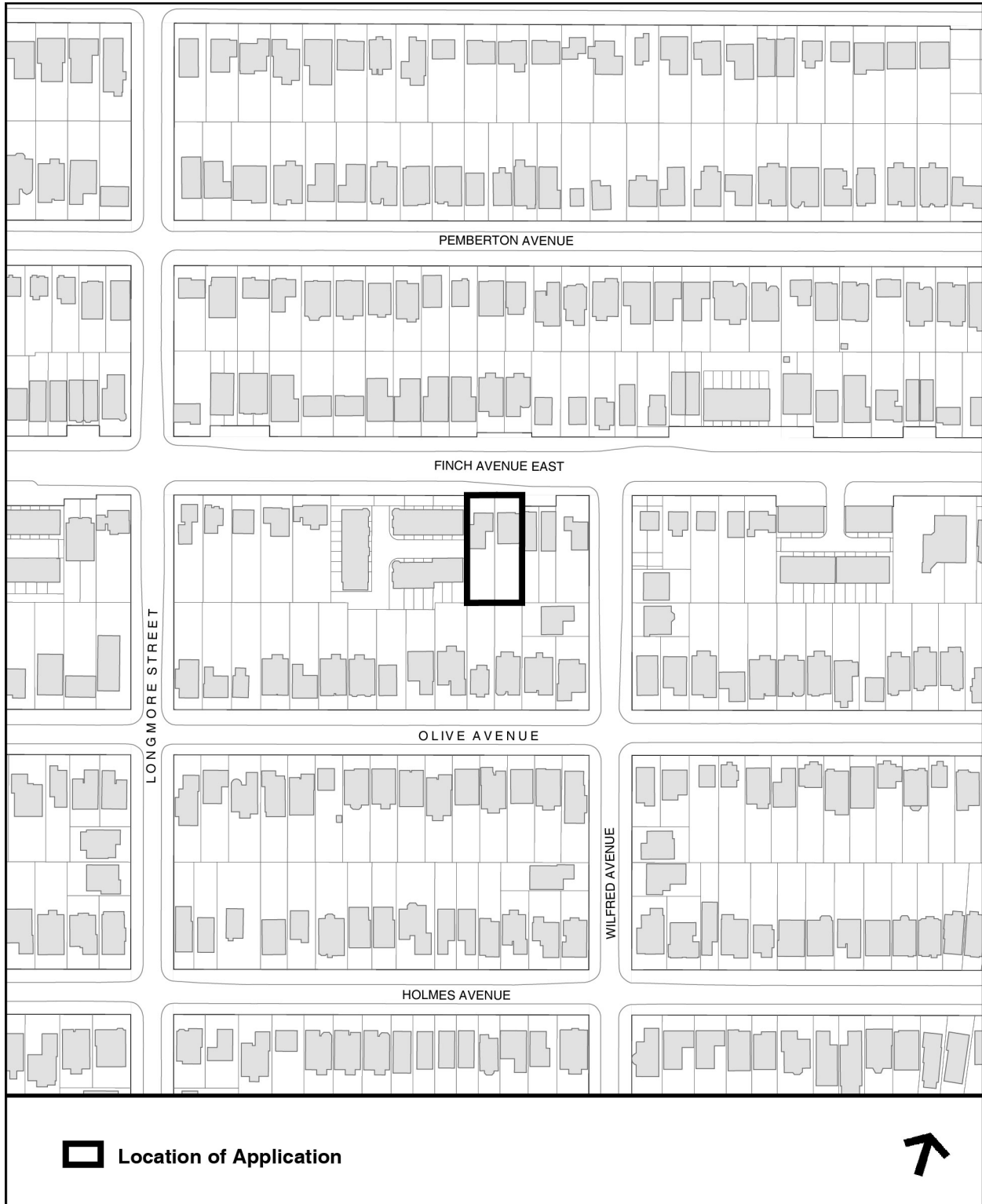
Parking and Loading

Parking Spaces:	20	Bicycle Parking Spaces:	32	Loading Docks:	1
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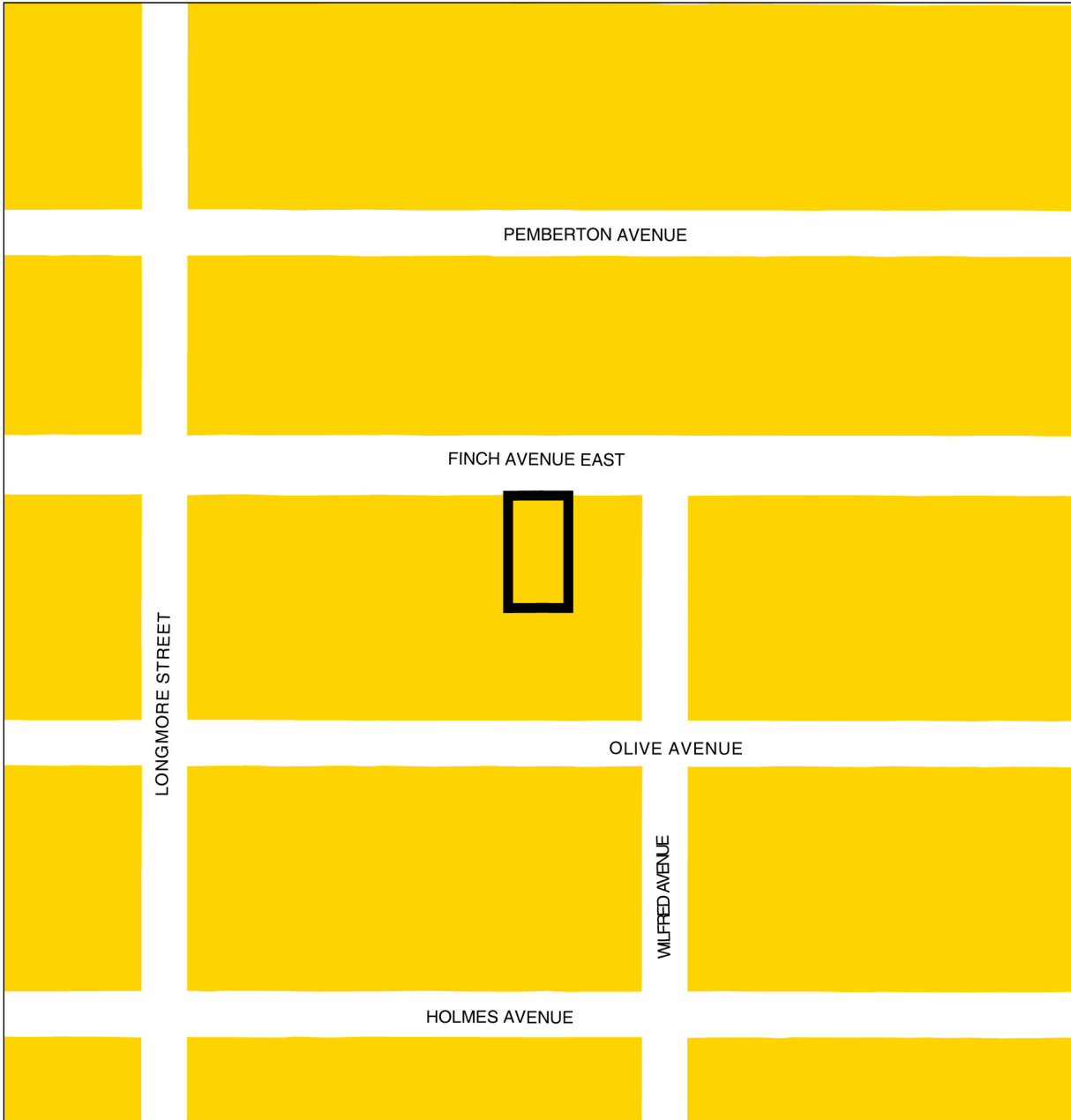
CONTACT:

Kelly Snow, Planner, Community Planning
(416) 395-7124
Kelly.Snow@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

179-181 Finch Avenue East

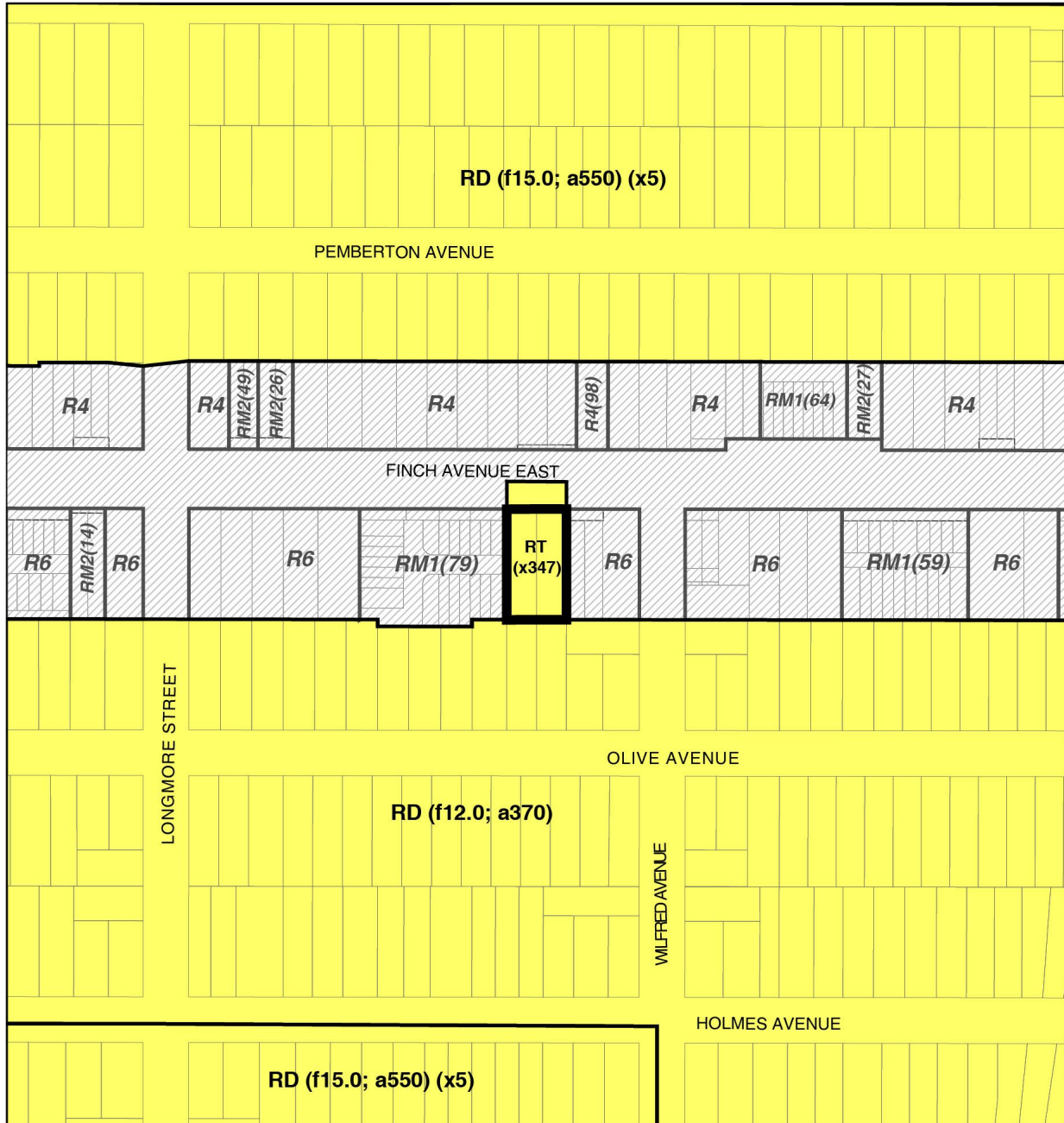
File # 25 166552 NNY 18 0Z

-  Location of Application
-  Neighbourhoods



Not to Scale
Extracted: 06/02/2025




Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

179-181 Finch Avenue East

File # 25 166552 NNY 18 0Z

-  Location of Application
-  RD Residential Detached
-  RT Residential Townhouse

-  See Former City of North York By-law No. 7625
- R4* One-Family Detached Dwelling Fourth Density Zone
- R6* One-Family Detached Dwelling Sixth Density Zone
- RM1* Multiple-Family Dwellings First Density Zone
- RM2* Multiple-Family Dwellings Second Density Zone



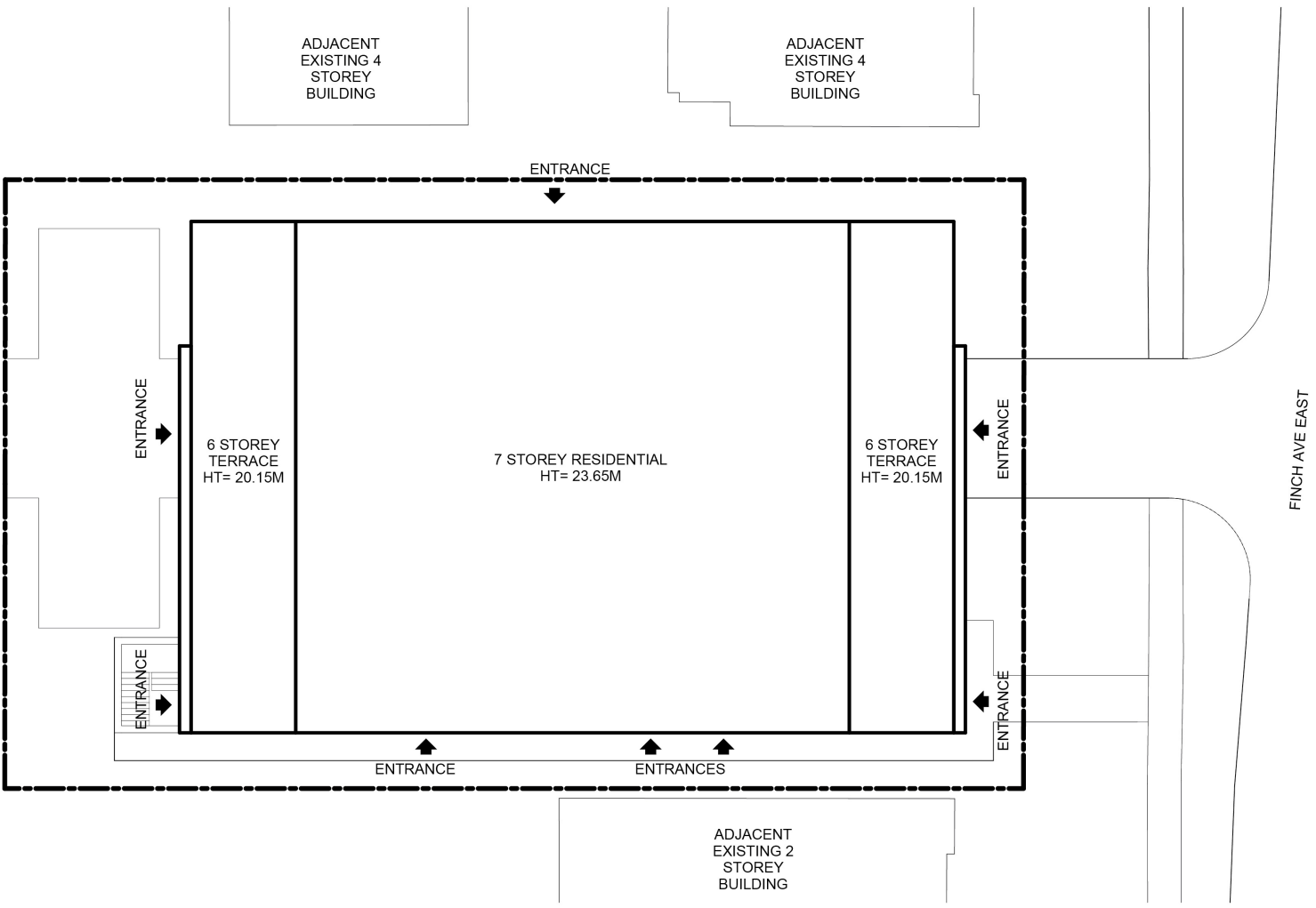
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Attachment 5: Draft Official Plan Amendment

To be available prior to the April 29, 2026 North York Community Council Meeting.

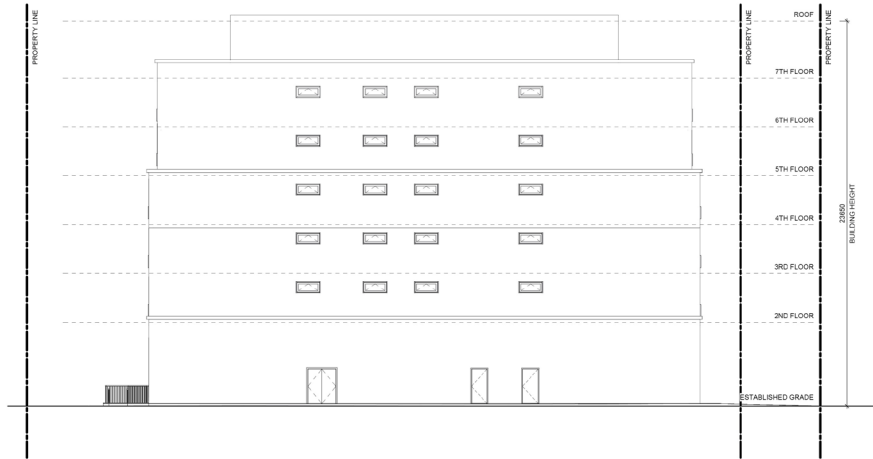
Attachment 6: Draft Zoning By-law Amendment

To be available prior to the April 29, 2026 North York Community Council Meeting.

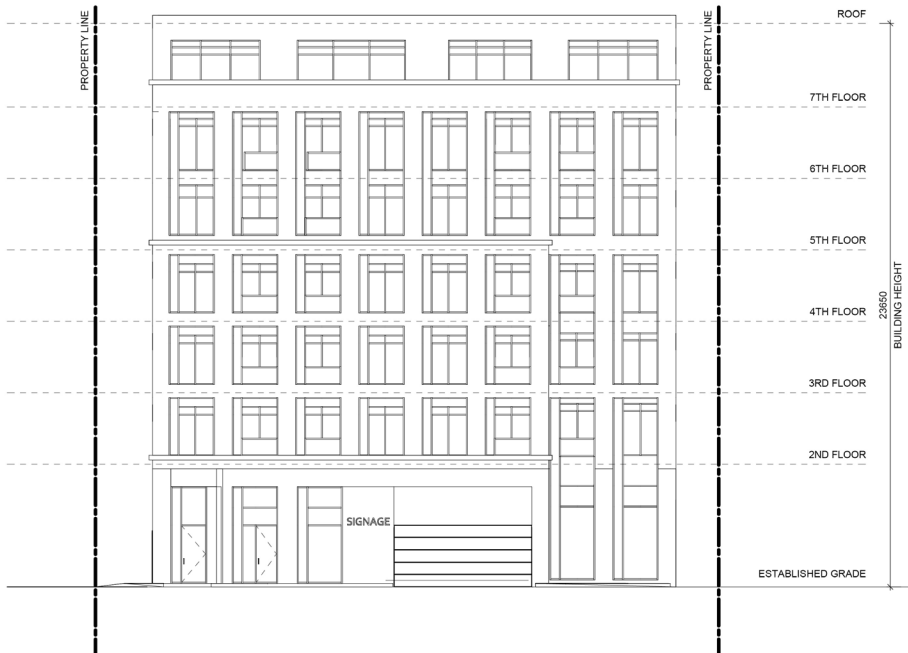


Site Plan →

Attachment 8: Elevations



East Elevation

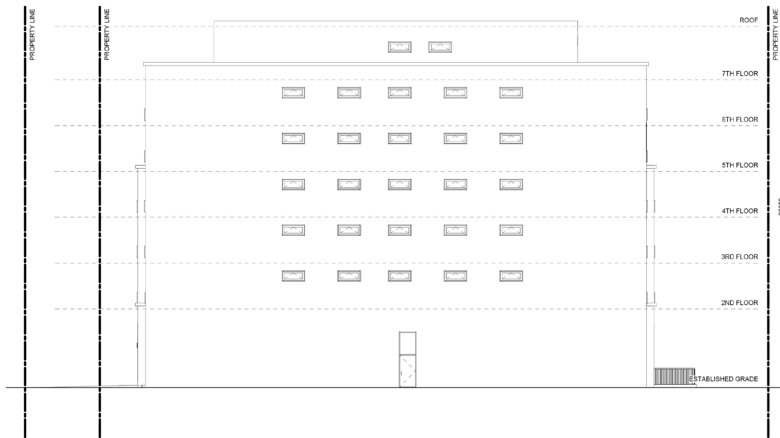


North Elevation

Attachment 8: Elevations



South Elevation



West Elevation