

INVESTOR PACKAGE
2370 FINCH AVENUE WEST, TORONTO
Mixed-Use Development Opportunity

Executive Summary

A rare, transit-oriented development opportunity located in Toronto's Emery Village Secondary Plan area. This OLT-approved mid-rise project features two connected towers with residential and commercial components, supporting the Province and City's growth strategies for intensification. Positioned near the future Metrolinx Finch West LRT, this site offers strong long-term upside.

Project Overview

Address: 2370 Finch Avenue West, Toronto

Developer: HS4 Investments Inc.

Approval Status: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) approved by Ontario Land Tribunal (OLT), August 2022

Current Status: Not yet site plan approved; zoning remains under Holding Provision (H)

Development Snapshot

- **Total Gross Floor Area (GFA):** 14,655 m² / 157,723 ft²
 - Residential: 14,445 m²
 - Commercial (Ground Floor): 210 m²
- **Residential Units:** 192 total
 - Minimum 34.9% 2-bedroom
 - Minimum 10% 3-bedroom
- **Building Heights:** 11 storeys and 6 storeys, connected by a 3-storey podium
- **FSI (Floor Space Index):** 3.72
- **Parking:** 196 car spaces (underground), 151 bicycle spaces
- **Amenity Space:** 5,272 ft² indoor, 5,233 ft² outdoor including rooftop

- **Green Standards:** Tier 1 compliance (Tier 2 encouraged)
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Access & Connectivity

- Adjacent to **Finch West LRT** line
 - Future public road access at rear
 - Excellent access to Highway 400, Weston Rd, and public transit
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Planning & Legal Highlights

- **Official Plan & Zoning Approved** (OLT Case OLT-21-001283)
 - **Holding Provision** must be lifted prior to construction:
 - Peer-reviewed Noise and Vibration Study
 - Executed Section 37 Agreement and \$750,000 community contribution (indexed)
 - Mitigation measures from Wind and Gas Studies, School Board notices, and site service access plans
 - **Site Plan Approval (SPA)** and **Condo Approval (if applicable)** pending
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What Has Been Completed

- OLT Approval for OPA and ZBLA
- Architectural concept by ICON Architects
- Preliminary design supports 192 units and retail space

What Still Needs to Be Done

1. Site Plan Application and Approval
 2. Removal of Holding Provision (H):
 - Peer-reviewed technical studies
 - Fulfillment of Section 37 obligations
 3. Building Permit submission
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Marketing Position & Investment Potential

Ideal For: - Institutional investors or REITs seeking high-density urban infill - JV development partners - Builder-developers seeking pre-approved land in growth zones

Key Value Drivers: - Strong policy alignment for density and transit support - Growth corridor location with LRT integration - Rare approved GFA with design flexibility pre-SPA

Contact

For further details, site tours, or pro forma requests, please contact:

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The Fine Estates Team | Revel Realty Inc.

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