



302 Finch Avenue

Pickering ON, ON | **For Sale**

Address	302 Finch Avenue	Legal Description	PT LTS 2 & 3 PL 506 AS IN D9613 (SCHEDULE 56 & 57) EXCEPT PT 1, 40R2542 ; PICKERING
Main Intersection	Altona Road	Envision Durham Regional Official Plan (EDROP)	Adopted January 1, 2025: Community Areas
Municipality	Pickering	Zoning	Urban Reserve
Acreage	+ 0.54 ac.	MLS#	E12613436
Finch Ave Frontage	+ 93 ft.		
Altona Rd Frontage	+ 131 ft.		
PIN	263700119		

ASKING PRICE: \$1,100,000

NOTE: THIS SITE IS BEING SOLD STRICTLY ON AN AS-IS, WHERE-IS BASIS WITH NO REPRESENTATIONS OR WARRANTIES BY THE SELLER WHATSOEVER. BUYER IS TO CONDUCT THEIR OWN DUE DILIGENCE AND INDEPENDENTLY CONFIRM WITH RELEVANT AUTHORITIES.



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POLICY SUPPORTIVE OF DEVELOPMENT

Envision Durham Regional Official Plan

Envision Durham is the new Durham Regional Official Plan (EDROP) which was adopted by Regional Council on May 17, 2023. According to the EDROP, the Site is located within the Region's Urban Boundary/Settlement Area in the City of Pickering and is designated as Community Areas. Community Areas are meant to develop as complete communities and are comprised of housing, commercial uses such as retail shopping and personal service use, offices, institutional uses, community uses, and public service facilities such as schools, libraries, and hospitals, as well as an array of cultural and recreational uses.

City of Pickering Official Plan

The City of Pickering Official Plan, Edition 9 (OP), designates the subject site as Low-Density Areas, which is considered an Urban Residential Area. Urban Residential Areas are to be used primarily for housing and related uses.

Rouge Neighbourhood Development Guidelines

The Site has also been identified for intensification as per the Rouge Neighbourhood Development Guidelines (RNDG). Within the RNCG, Goal 1 has identified Finch as the 'Backbone' of the Neighbourhood. Development adjacent to this primary road should establish a strong visual and physical relationship with the street, a relationship which is evident through the Neighbourhood.

LOCATION OVERVIEW

