

Authority: North York Community Council Report No. 7, Clause No. 18,  
as adopted by City of Toronto Council on June 18, 19 and 20, 2002  
Enacted by Council: February 7, 2003

**CITY OF TORONTO**

**BY-LAW No. 91-2003**

**To adopt Amendment No. 526 of the Official Plan for the former City of North York in  
respect of lands municipally known as 45-75 Four Winds Drive.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,  
to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has  
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 526 to the Official Plan of the City of North York, consisting of the attached  
text and schedules, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**PREFACE AND EXPLANATORY NOTES**  
**TO AMENDMENT NO. 526 TO THE OFFICIAL PLAN**  
**OF THE CITY OF NORTH YORK**

**LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns lands located on the south side of Four Winds Drive, west of Sentinel Road. The current municipal description is 45-75 Four Winds Drive.

**EFFECT OF AMENDMENT**

The effect of this amendment would be to redesignate the eastern portion of these lands from Commercial (COM) to Residential Density Four (RD-4) at a density of 2.0 FSI and to permit residential uses on the COM designated parcel up to four storeys in height.

**PUBLIC MEETINGS**

The North York Community Council considered this amendment at a statutory public meeting held on June 5, 2002, after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. It was the Community Council's decision to recommend approval of this application.

A meeting to consider this matter was held by City Council on June 18, 19 and 20, 2002.

On February 7, 2003, Council enacted By-law No. 91-2003.

**AMENDMENT NO. 526**  
**TO THE OFFICIAL PLAN**  
**FOR THE CITY OF NORTH YORK**

The following text and schedule constitute Amendment No. 526 to the Official Plan for the City of North York.

**ITEM 1**

Map C.1 - Land Use Plan - of the Official Plan is amended in accordance with Schedule “A” attached hereto.

**ITEM 2**

Part C.9 - Specific Development - of the Official Plan is amended by adding the following:

“9.238.0       LANDS ON THE SOUTH SIDE OF FOUR WINDS DRIVE, WEST OF  
SENTINEL ROAD

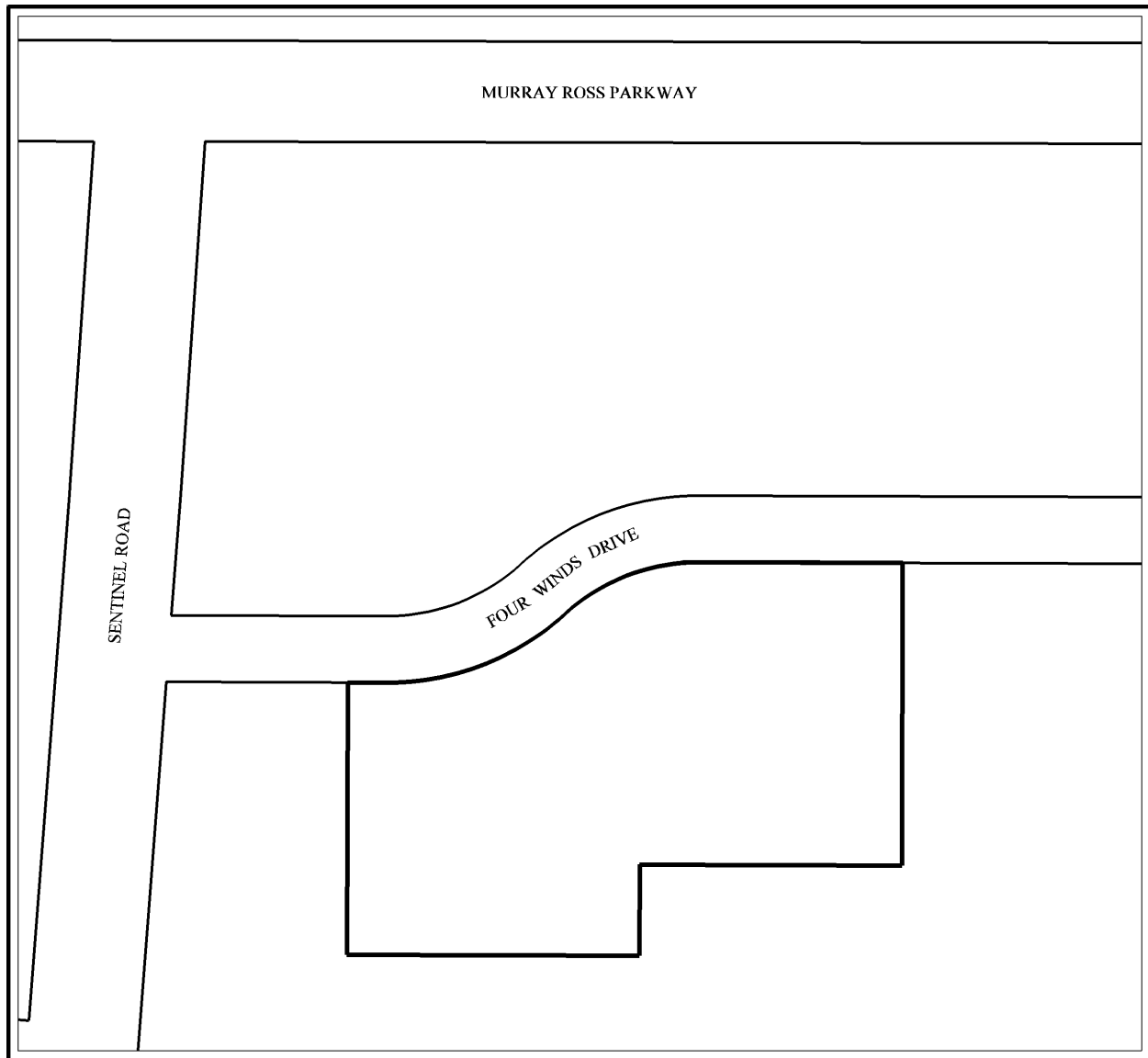
For the part of the subject lands designated as RD-4, Council may permit residential uses at a maximum density of 2.0 FSI.

For the part of the subject lands designated as COM, Council may permit residential uses on the ground floor and a maximum height of four storeys”.

**ITEM 3**

Part C.9 - Specific Development - of the Official Plan is amended by adding Map C.9.238 attached hereto.

<b>Schedule "A"</b> (Amendment No. 526)			
<b>LAND USE MAP</b>  <b>Amendment to Map C.1.</b>			
File No. TB CMB 2001 0015	Prepared by: A.K.	Approved by: A.M.	Date: January 30, 2003
Filename: OPA526		Location: Part of Block F, Registered Plan M-1299, City of Toronto	
Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto			
Street line agreement used delineation/road allowance and lot line approved within 10 days of date of map.		(Blank only)	

**MAP C.9.238****SUBJECT AREA**

FILE NAME : OPA526

DATE : May 14, 2002



Source: Lot Line, Street Line and Street Name Data - City of Toronto  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.