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, ULLI S. WATKISS
Deputy Mayor 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.

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

Schedule "A"
(Amendment No. 526)

LAND USE MAP
Amendment to Map C.1.

Location: Part of Block F, Registered Plan M-1299, City of Toronto

File No.: TL-CM-2001-015
Prepared by: A.K.
Approved by: A.K.
Date: January 30, 2001
Page: 4

Source: Official Plan By-Law 1-2000, City of Toronto

Scale: N.T.S.