

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. 92-2003**

#### **To amend City of North York By-law No. 7625 and By-law No. 22134 and to repeal City of North York By-law No. 31896 in respect of lands municipally known as 45-75 Four Winds Drive.**

WHEREAS authority is given to Council by Section 34 of 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. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64.24 of By-law No. 7625 is amended by adding the following subsection:

**“64.24(12) C2(12)**

#### **PERMITTED USES**

- (a) In addition to the uses permitted in the C2 zone, apartment house dwellings and multiple attached dwellings are also permitted.
- (b) The only permitted uses in Building A shall be the commercial uses in the C2 zone.
- (c) No billiard parlour shall be permitted.

#### **EXCEPTION REGULATIONS**

- (d) The maximum lot coverage shall be 41%.
- (e) The maximum density shall be 0.77 FSI.
- (f) Gross Floor Area
  - (i) The maximum gross floor area of the building shown as Building A on Schedule “C2(12)” shall be 1,670 m<sup>2</sup>.

- (ii) A maximum of 485 m<sup>2</sup> of floor area, located in the basement or cellar area of the building shown as Building A on Schedule “C2(12)”, which may only be used for storage and mechanical equipment shall be excluded from gross floor area and from the calculation of parking requirements.

(g) Number and Size of Dwelling Units

The maximum number of dwelling units shall be 76, of which 19 shall be provided as follows:

- (i) The maximum floor area for each one bedroom dwelling unit shall be 70 m<sup>2</sup>.
- (ii) The maximum floor area for each two bedroom dwelling unit shall be 80 m<sup>2</sup>.

(h) Parking and Loading

- (i) A minimum of 1.3 parking spaces per dwelling unit, including 0.25 parking spaces per dwelling unit for visitor use shall be provided on the land.
- (ii) A minimum of 1 parking space per 74 m<sup>2</sup> of gross floor area for the building shown as Building A on Schedule “C2(12)”, shall be provided on the land.
- (iii) Notwithstanding clause (i), above, of the minimum required parking spaces for Building A:
  - (A) A maximum of nine required commercial parking spaces may also count for 0.05 parking spaces per dwelling unit of the required visitor parking spaces for the C2(12) uses.
  - (B) A maximum of nine required commercial parking spaces may also count for 0.05 parking spaces per dwelling unit of the required visitor parking spaces for the adjacent RM6(117) property.
- (iv) Notwithstanding Section 6A(16)(c)(i), the loading space required for Building B shall not be required to abut the building.

(i) Yard Setbacks

Notwithstanding the yards shown on Block “F” on Schedule B of By-law No. 22134 of the former City of North York, the minimum front, side and rear yard setbacks and building separation distances shall be as shown on Schedule “C2(12)”.

(j) Building Height

The maximum building heights shall be as follows:

- (i) Building B - 14.8 m.
    - (ii) Building C - 13.8 m.
    - (iii) Building D - 11.9 m.
  - (k) Landscaped Open Space
    - (i) 2,779 m<sup>2</sup> of landscaped open space shall be provided.
    - (ii) For the purposes of this exception, landscaped open space may include fire routes with collapsible bollards and landscaping on top of parking structures.
    - (iii) A 3.5 m landscaped strip is required along Four Winds Drive, except for the driveway and loading area adjacent to the west driveway as shown on Schedule “C2(12)”.
  - (l) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands”.
3. Section 64.24 of By-law No. 7625 is amended by adding Schedule “C2(12)”, attached to this by-law.
4. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

**“64.20-A(117) RM6(117)**

**PERMITTED USES**

- (a) The only permitted use shall be apartment house dwellings.
- (b) For the purposes of this exception, “apartment house dwelling” means a building containing more than four dwelling units where each unit has access from an internal corridor or an external corridor.

**EXCEPTION REGULATIONS**

- (c) The maximum density shall be 2.0 FSI.
- (d) There shall be no lot coverage requirements.
- (e) The maximum building heights shall be 14.3 m.
- (f) Number and Size of Dwelling Units

The maximum number of dwelling units shall be 112, of which 28 shall be provided

as follows:

- (i) The maximum floor area for each one bedroom dwelling unit shall be 70 m<sup>2</sup>.
    - (ii) The maximum floor area for each two bedroom dwelling unit shall be 80 m<sup>2</sup>.
  - (g) Parking
    - (i) A minimum of 1.3 parking spaces per dwelling unit, including 0.25 parking spaces per dwelling unit for visitor use shall be provided on the land.
    - (ii) Notwithstanding clause (i), above, 0.05 parking spaces per dwelling unit of the required visitor parking may be located on adjacent C2(12) lands.
  - (h) Yard Setbacks
    - (i) Notwithstanding the yards shown on Block “F” on Schedule B of By-law No. 22134 of the former City of North York, the minimum front, side and rear yard setbacks and building separation distances shall be as shown on Schedule “RM6(117)”.
    - (ii) Balconies are not permitted to project into the required side yard setbacks.
  - (i) Landscaping
    - (i) Notwithstanding Section 15.8, 2012 m<sup>2</sup> of landscaped open space is required.
    - (ii) For the purposes of this exception, landscaped open space may include fire routes with collapsible bollards and portions of the parking structure, which may be located above grade.
  - (j) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands”.
- 5.** Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(117)”, attached to this by-law.
- 6.** (a) Section 7 of By-law No. 22134 of the former City of North York is hereby deleted.
- (b) All other provisions of By-law No. 22134, as amended, shall continue in full force and effect.
- 7.** By-law No. 31896 of the former City of North York is hereby repealed.

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

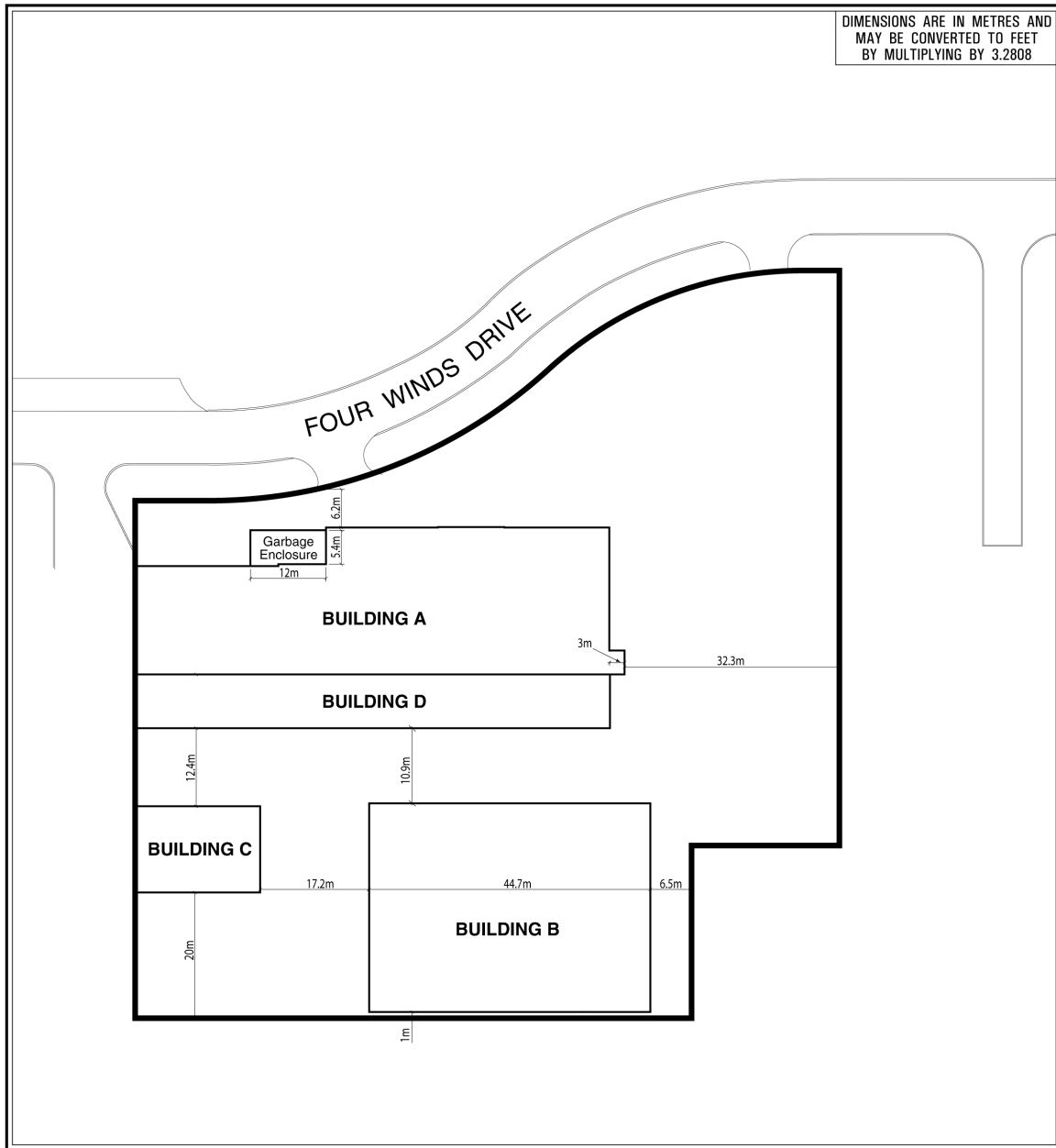
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## SCHEDULE "1"

<p style="text-align: center;">SENTINEL ROAD</p> <p style="text-align: center;">YORK CONDOMINIUM PLAN 112</p> <p style="text-align: center;">C2 to C2(12)</p> <p style="text-align: center;">C2 to RM6(117)</p> <p style="text-align: center;">FOUR WINDS DRIVE</p> <p style="text-align: center;">YORK CONDOMINIUM PLAN 54</p> <p style="text-align: center;">PT. BLK. E</p> <p style="text-align: center;">PT. BLK. F</p> <p style="text-align: center;">N 16° 51' 30" W 82.25m</p> <p style="text-align: center;">N 16° 51' 30" W 11.82m</p> <p style="text-align: center;">N 16° 51' 30" W 91.39m</p> <p style="text-align: center;">N 16° 51' 30" W 91.39m</p> <p style="text-align: center;">N 73° 08' 30" E 57.56m</p> <p style="text-align: center;">N 73° 08' 30" E 57.56m</p> <p style="text-align: center;">N 73° 08' 30" E 21.72m</p> <p style="text-align: center;">N 16° 51' 30" W 27.43m</p> <p style="text-align: center;">R=59.80 A=44.27 C=43.27 N 51° 55' 50" E</p> <p style="text-align: center;">R=79.91 A=59.17 C=57.63 N 51° 55' 50" E</p> <p style="text-align: center;">N 73° 08' 30" E 4.09m</p> <p style="text-align: center;">N 73° 08' 30" E 57.56m</p> <p style="text-align: center;">PTL 21 CON 4 WYS</p> <p style="text-align: center;">DIMENSIONS ARE IN METRES &amp; MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.</p>		<p style="text-align: center;"><b>Toronto</b> City Planning Division Subject Property</p> <p style="text-align: center;">SUBJECT PROPERTY</p> <p style="text-align: center;">This is Schedule " 1 " to By-Law _____, passed the _____ day of _____, 20____</p> <p style="text-align: center;">(Sgd.) (Sgd.) MAYOR</p> <p style="text-align: center;">CLERK</p> <p style="text-align: center;">Location: Part of Block F, Registered Plan M-1299, City of Toronto</p> <p style="text-align: center;">Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/ road allowances and do not represent actual as-built curb lines of streets.</p>
<p>File No. TB CMB 2001 0015</p> <p>Prepared by: A.K.</p> <p>Approved by: A.M.</p> <p>Date: Jan. 28, 2003</p> <p>Filename: C2(12) RM6(117)</p>		

**SCHEDULE "C2(12)"**

This is Schedule " C2(12)" to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR



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

File No. TB CMB 2001 0015

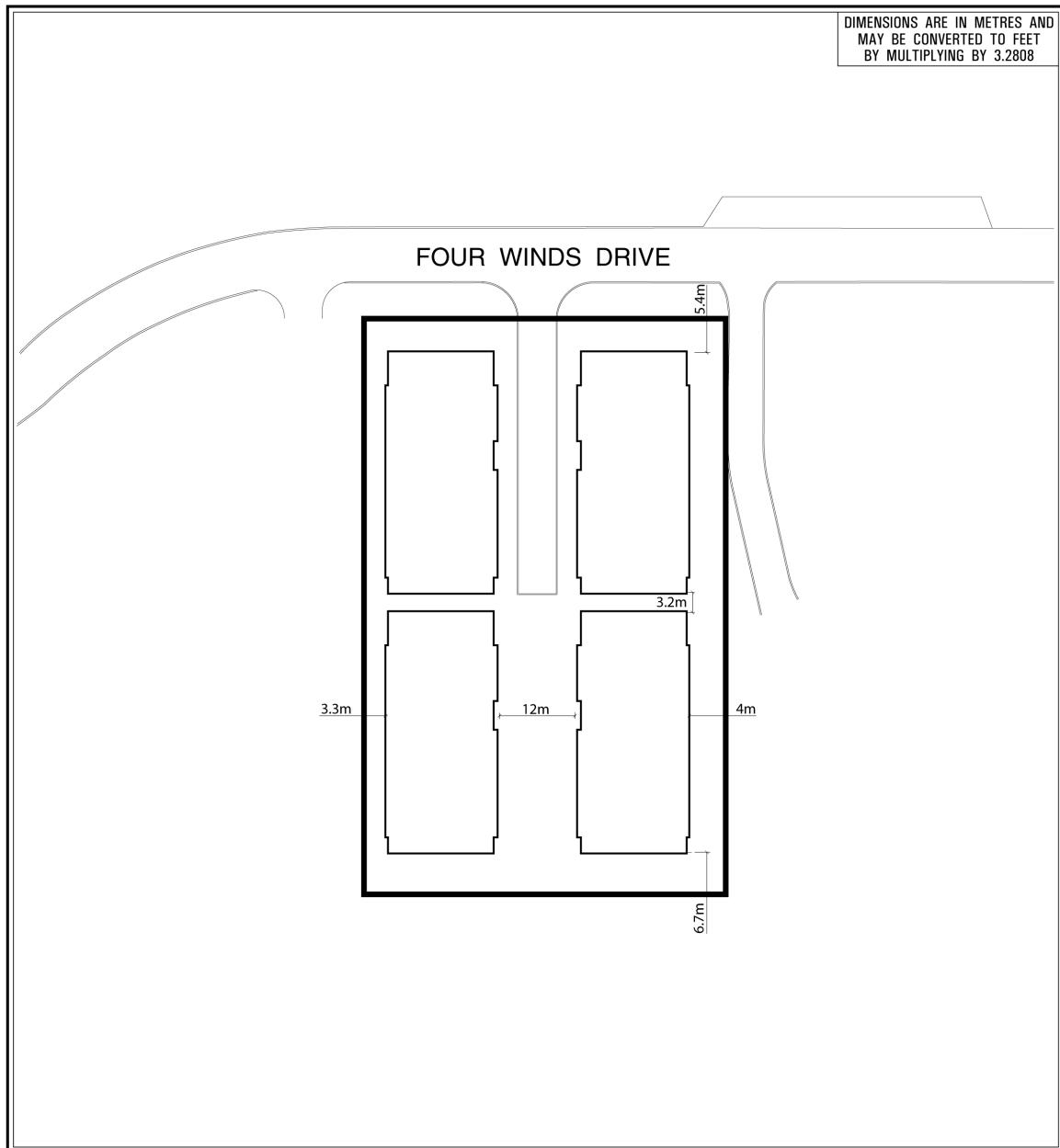
Prepared by: A.K.

Approved by: A.M.

Date: Feb. 3, 2003

Filename: C2(12).ai

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

**SCHEDULE "RM6(117)"**

**This is Schedule " RM6(117)" to By-Law \_\_\_\_\_**  
**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_**

(Sgd.)

CLERK

(Sgd.)

MAYOR



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

**File No. TB CMB 2001 0015**

**Prepared by: A.K.**

**Approved by: A.M.**

**Date: Jan. 31, 2003**

**Filename: RM6(117).ai**

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