

CITY OF TORONTO

BY-LAW 615-2020

To amend former City of North York By-law 22134, being a by-law to amend former City of North York Zoning By-law 7625, as amended, respecting the lands municipally known as 11 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 enacts:

1. By-law 22134, as it pertains to Section 64.14-A of former City of North York Zoning By-law 7625, is amended by amending Section 9, so that it reads:
 9. THAT notwithstanding the provisions of Sections 15.9, 20-A.2.2, 20-A.2.3, 20-A.2.4, 20-A.2.4.1, 20-A.2.5 and 20-A.2.6 of By-law 7625, as amended, the lands designated as Block H on Schedule B may be used for the purpose of three high-rise apartment buildings, six low-rise apartment buildings and public transit uses, in accordance with the following provisions:
 - (a) the said apartment buildings shall be erected in the locations shown on the said Schedule B;
 - (b) that the total lot coverage of the said buildings shall not exceed 21.75 percent of the lot area;
 - (c) that the minimum front, rear and side yards of the said buildings shall be as shown on the said Schedule B;
 - (d) that the total gross floor area of the said buildings shall not exceed 740,565 square feet, not including the areas of all floors below grade;
 - (e) that the said apartment buildings shall contain a total of not more than 548 dwelling units;
 - (f) that the building height of the three high-rise apartment buildings shall not exceed 100 feet;
 - (g) that the building height of the six low-rise apartment buildings shall not exceed four storeys;

- (h) that provisions (b), (c), and (d) shall not prevent the use of the land for a public transit use; and
- (i) that all other provisions of By-law 7625, as amended, are complied with.

Enacted and passed on July 29, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)