

CITY OF TORONTO

BY-LAW 824-2021

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2020 as 3072, 3078, and 3080 Bayview Avenue.

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. Schedules "B" and "C" of By-law 7625, as amended, of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.12 of By-law 7625 of the former City of North York, as amended, is further amended by adding the following new subsection:

64.12 (25) R3 (25)

DEFINITIONS

- (a) For the purpose of this exception, "Private School" shall mean the premises used for elementary or secondary education regulated under the Education Act, R.S.O. 1990, c. E.2, as amended, but not publicly funded under the Act.

PERMITTED USES

- (b) In addition to the uses identified in Section 12.1 (Permitted Uses), the following uses shall be permitted on the lands identified on Schedule 1:
 - (i) A private school; and
 - (ii) A day nursery shall be permitted in a standalone building.

PARKING

- (c) Parking spaces on the lands identified on Schedule 1 shall be provided in accordance with the following minimum requirements:
 - (i) A day nursery shall provide 1.0 parking spaces for each 100 square metres of gross floor area;

- (ii) A private school shall provide 1.5 parking spaces for each 100 square metres of gross floor area;
- (iii) A place of worship shall provide the greater of:
 - a. 23.0 parking spaces for each 100 square metres of worship area if there is permanent or fixed seating; or
 - b. 27.0 parking spaces for each 100 square metres of worship area if there is no seating or variable seating.

LANDSCAPING

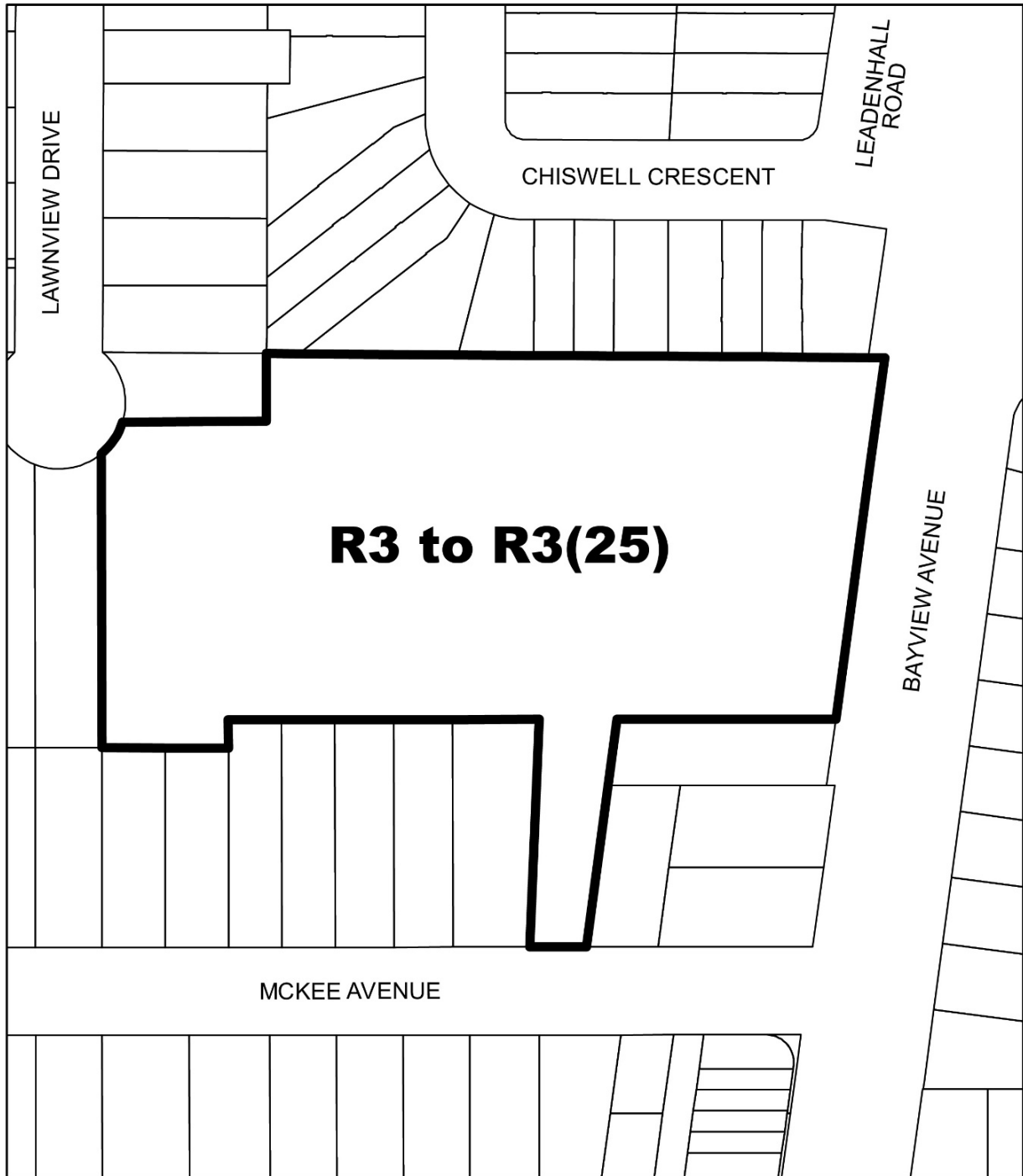
- (d) The minimum required soft landscaping shall be provided in accordance with the areas identified on Schedule R3 (25) of this By-law.
 - (e) A privacy fence 1.8 metres in height shall be provided in accordance with the areas identified on Schedule R3 (25) of this By-law.
- 3.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

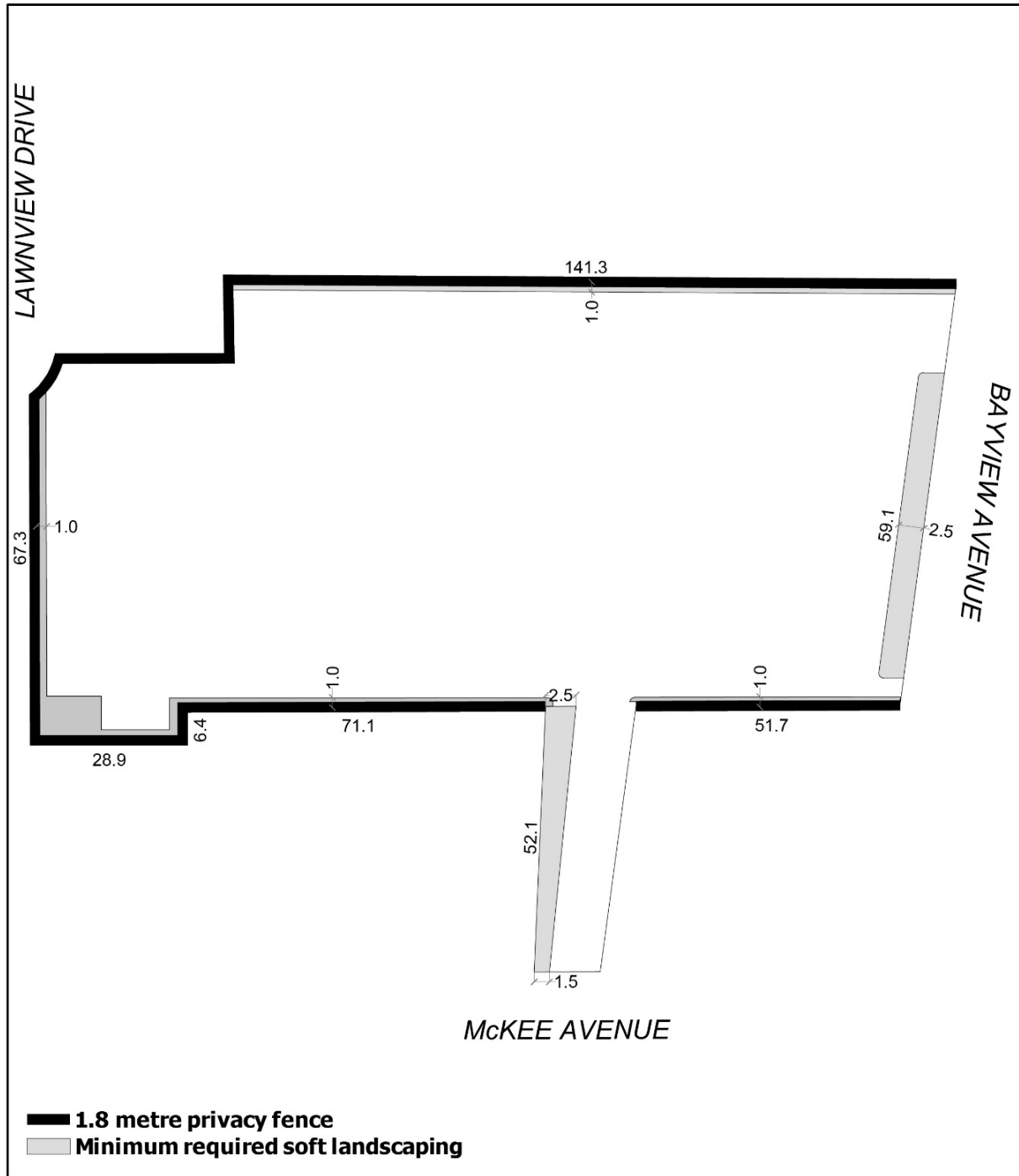
Enacted and passed on October 4, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





 **TORONTO**
Schedule R3(25)

3072, 3078, 3080 Bayview Avenue

File # 17 215053 NNY 23 0Z


Former City of North York By-law 7625
Not to Scale
08/03/2021