

Authority: North York Community Council Item NY11.4,
as adopted by City of Toronto Council on March 20 and 21,
2024
City Council voted in favour of this by-law on April 18,
2024
Written approval of this by-law was given by Mayoral
Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 401-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 2.5 (c2.0; r2.5) SS2 (x2418) and R (d0.6) (x930) to a zone label of CR 2.5 (c2.0; r2.5) SS2 (x951), and R (d0.6) (x188) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 951 so that it reads:

(951) Exception CR 951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 405 & 415 Mount Pleasant Road, if the requirements of By-law 401-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulation (B) below;

- (B) Despite regulation 200.15.10.10(1) and Table 200.15.10.5, no accessible **parking spaces** are required for a **recreation use** that is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 188 so that it reads:

(188) Exception R 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These premises must comply with the Site Specific Provisions of Regulation 900.2.10(930);
- (B) On lands municipally known as 323, 323R, 325, 327 & 329 Balliol Street, if the requirements of By-law 401-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (C) to (E) below;
- (C) In addition to the permitted uses with conditions listed in Regulation 10.10.20.20(1), the following additional uses with conditions are permitted:
- (i) **recreation use**, provided it is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road;
- (D) Despite regulations 10.10.40.70(1), (2) and (3)(C), and regulation 150.48.60.20(1)(A), **buildings** and **structures ancillary** to a **private school** or **recreation use** are subject to the following:
- (i) the total permitted maximum **gross floor area** is 100 square metres;
- (ii) the permitted maximum height is 5.0 metres;
- (iii) the required minimum **setbacks** are as follows:

- (a) 30 metres from a **lot line** abutting Mount Pleasant Road or Balliol Street.
- (b) 5 metres from the eastern **side lot line**.
- (c) 1.0 metres from a **rear lot line**.
- (E) Despite regulation 200.15.10.10(1) and Table 200.15.10.5, no accessible **parking spaces** are required for a **recreation use** that is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.

Prevailing By-laws and Prevailing Sections:

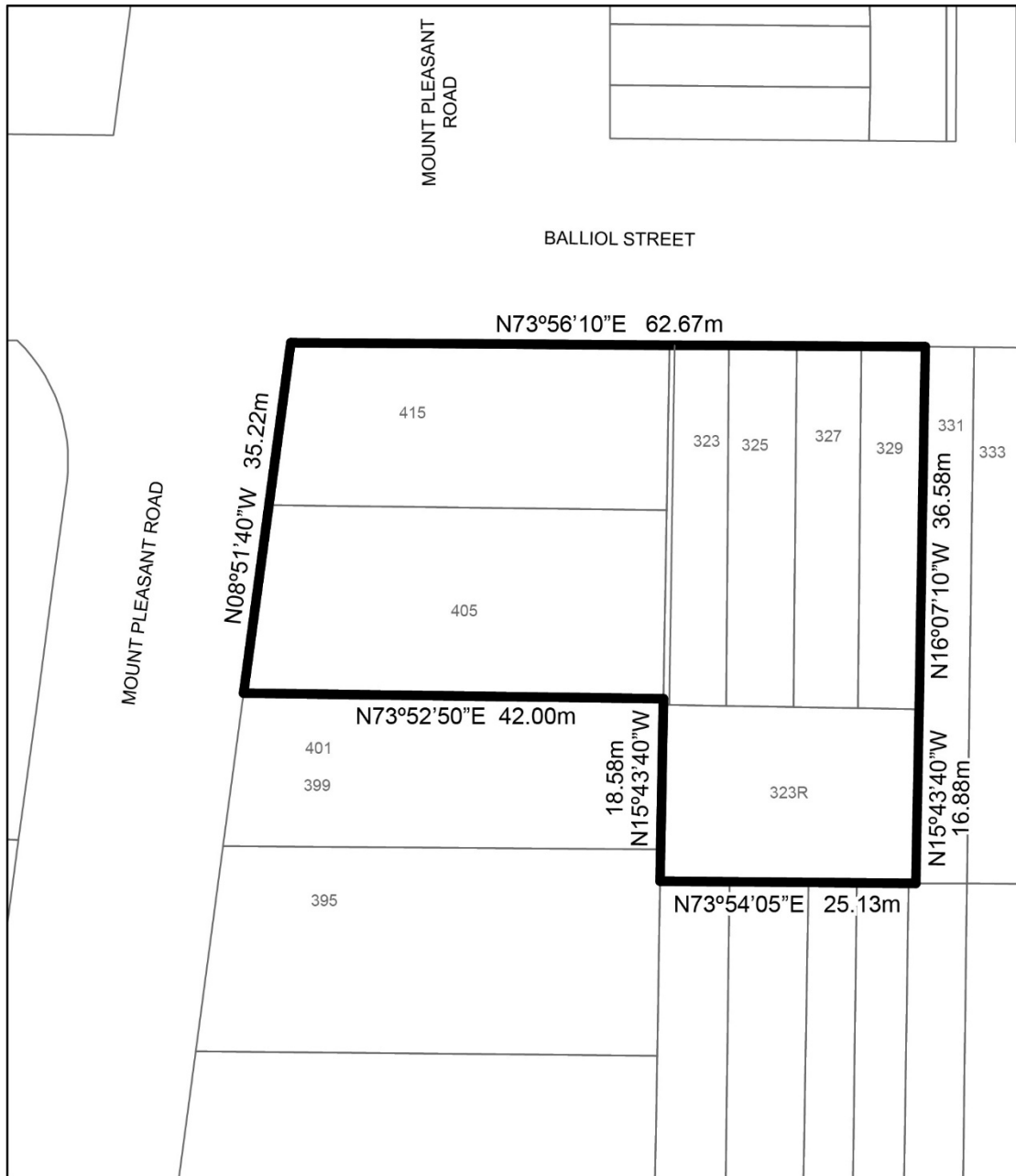
- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

Enacted and passed on April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

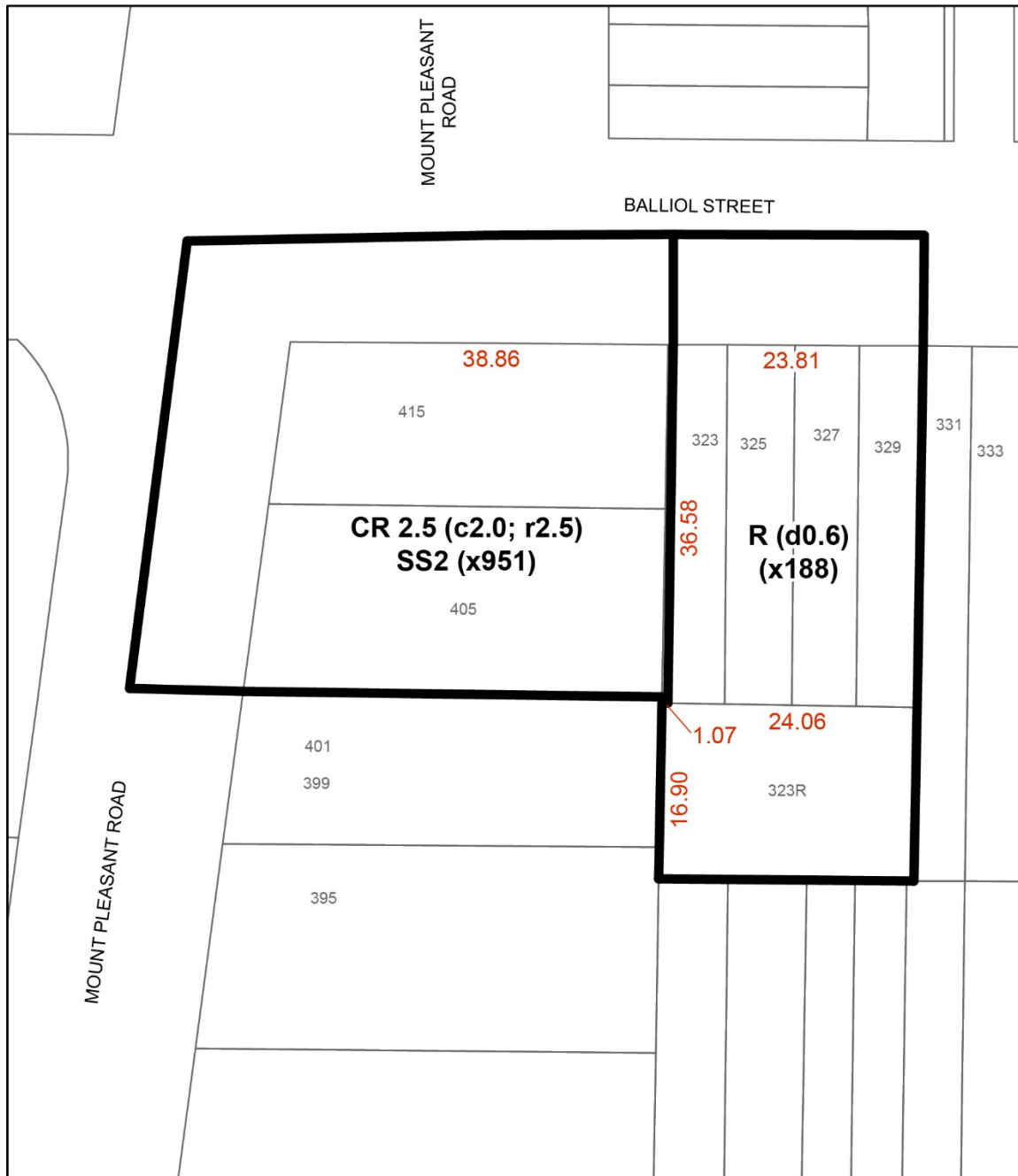
Diagram 1

 **TORONTO**
Diagram 1

**405 & 415 Mount Pleasant Road and
323, 323R, 325, 327 & 329 Balliol Street**

File # 23 140195 NNY 15 02

Diagram 2



Toronto
Diagram 2

**405 & 415 Mount Pleasant Road and
323, 323R, 325, 327 & 329 Balliol Street**

File # 23 140195 NNY 15 0Z