

Authority: North York Community Council Item NY18.9,
as adopted by City of Toronto Council on November 13
and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1211-2024

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 99 and 109 Cartwright Avenue and 130 Bentworth 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; and

Whereas the Official Plan for the City of Toronto contains site and area specific policy (SASP 452) as it pertains to 99 & 109 Cartwright Avenue and 130 Bentworth Avenue to permit a school use with conditions in the Zoning By-law;

The Council of the City of Toronto enacts:

1. Schedule "B" and "C" of By-law 7625 of the former City of North York are amended by amending "MC(H) to M1 (40)" in accordance with Schedule 1 of this By-law.
2. Schedule "B" and "C" of By-law 7625 of the former City of North York are amended by amending "M1 to M1 (40)" in accordance with Schedule 1 of this By-law.
3. Section 64.30 –**EXCEPTIONS TO M1 ZONE (INDUSTRIAL ZONE ONE)** of By-law 7625 is amended by adding the following subsection:

64.30 (40) M1(40)

DEFINITIONS

- (a) For the purposes of this exception, the following definitions apply:
 - (i) 'Established Grade' means the geodetic elevation of 183.5 metres above sea level.
 - (ii) 'Elementary school' means an institution providing primary education for children, generally up to grade 8.

PERMITTED USES

- (b) For the purposes of this exception, the only permitted use on the lot is an elementary school.

EXCEPTION REGULATIONS

LOT

- (c) For the purposes of this exception, the lot shall consist of 99, 109 Cartwright Avenue and 130 Bentworth Avenue as shown on **Schedule 1** of this By-law.

FLOOR SPACE INDEX

- (d) Notwithstanding Section 30(5) (a), the maximum floor space index is 1.3.

YARD SETBACKS

- (e) The minimum yard setbacks for a school addition are indicated on **Schedule 2** of this By-law.

MAXIMUM BUILDING HEIGHT

- (f) Notwithstanding Section 30(8) (b), within 20.0 metres of a lot line that abuts an R zone, no part of a building or structure shall exceed a height of 15.0 metres above established grade for a permitted school use.

PARKING

- (g) Notwithstanding Section 6A(2) regarding on-site vehicular parking for school, the following shall apply:
 - (i) Parking spaces shall be provided at a minimum rate of 1.5 parking spaces per classroom and office; and
 - (ii) A minimum of 5 accessible parking spaces plus 1 accessible parking space for every 50 parking spaces in excess of 100 parking spaces are required.
- (h) Barrier-free parking spaces must have the following minimum dimensions:
 - (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres; and
 - (iii) Vertical clearance of 2.0 metres.

- (i) The entire length of a barrier-free parking space must be adjacent to a 1.5 metre wide accessible barrier-free aisle or path.
- (j) Section 6A(10) shall not apply to the lands being used for an elementary school.

LOADING SPACE

- (k) Notwithstanding Section 6A(12), a minimum of 2 loading spaces are required in accordance with the following minimum requirements:
 - (i) Length of 11.0 metres;
 - (ii) Width of 3.6 metres; and
 - (iii) Vertical clearance of 4.2 metres.

BICYCLE PARKING

- (l) The minimum number of Required Off-Street Bicycle Space Rate shall be provided in accordance with the following:
 - (i) 0.06 spaces per 100 square metres of gross floor area; and
 - (ii) 3 spaces plus 0.06 spaces per 100 square metres of gross floor area.

LANDSCAPING

- (m) A minimum of 45 percent of the lot area shown on **Schedule 1** to this By-law shall be for landscaping, where a minimum of 13,660 square metres shall be provided as soft landscaped open space.

SEVERANCE

- (n) The provisions of this exception shall apply collectively to the lot notwithstanding the future severance, partition, or division of the lot.

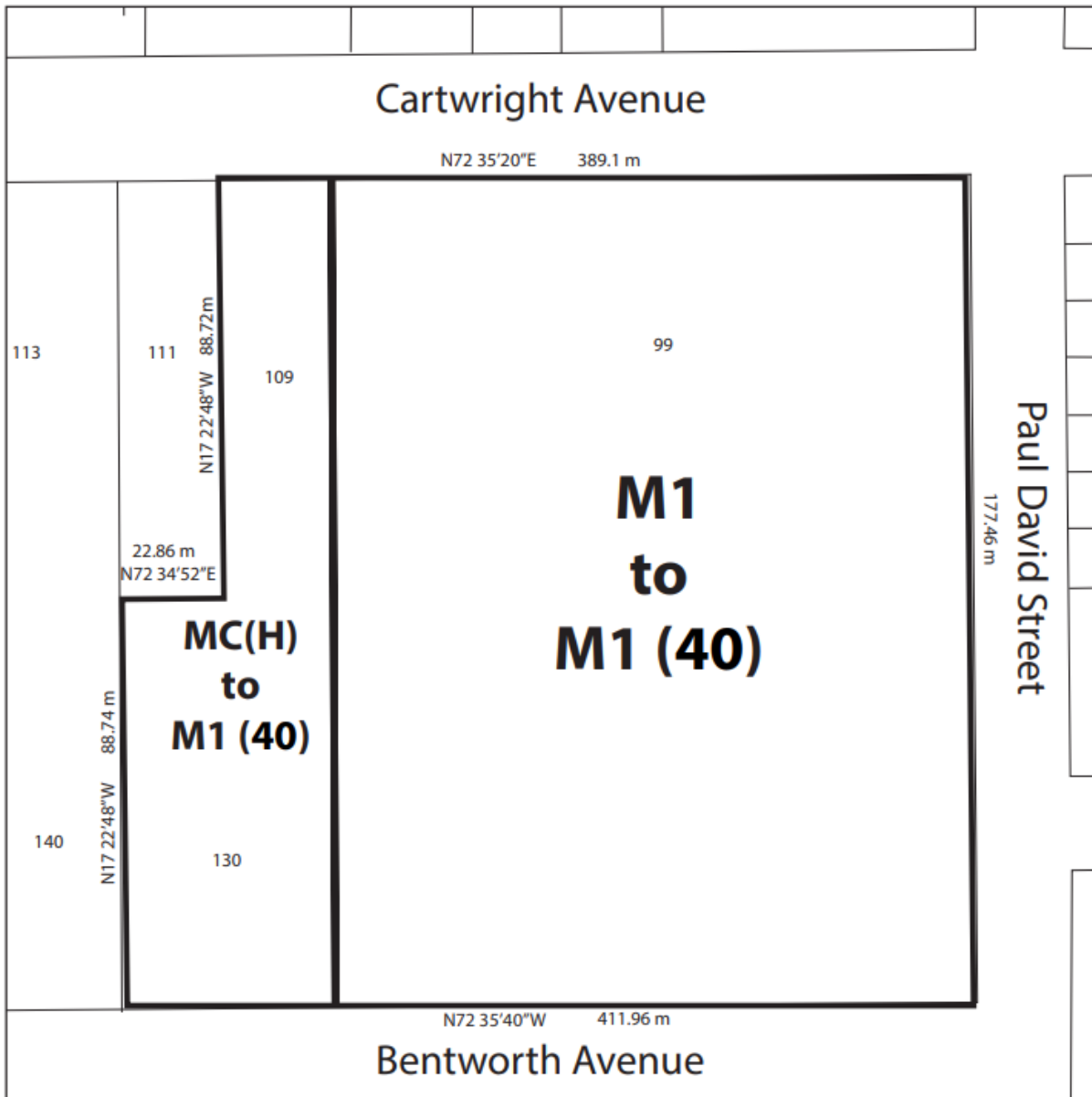
Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



99, 109 Cartwright Avenue and 130 Bentworth Avenue

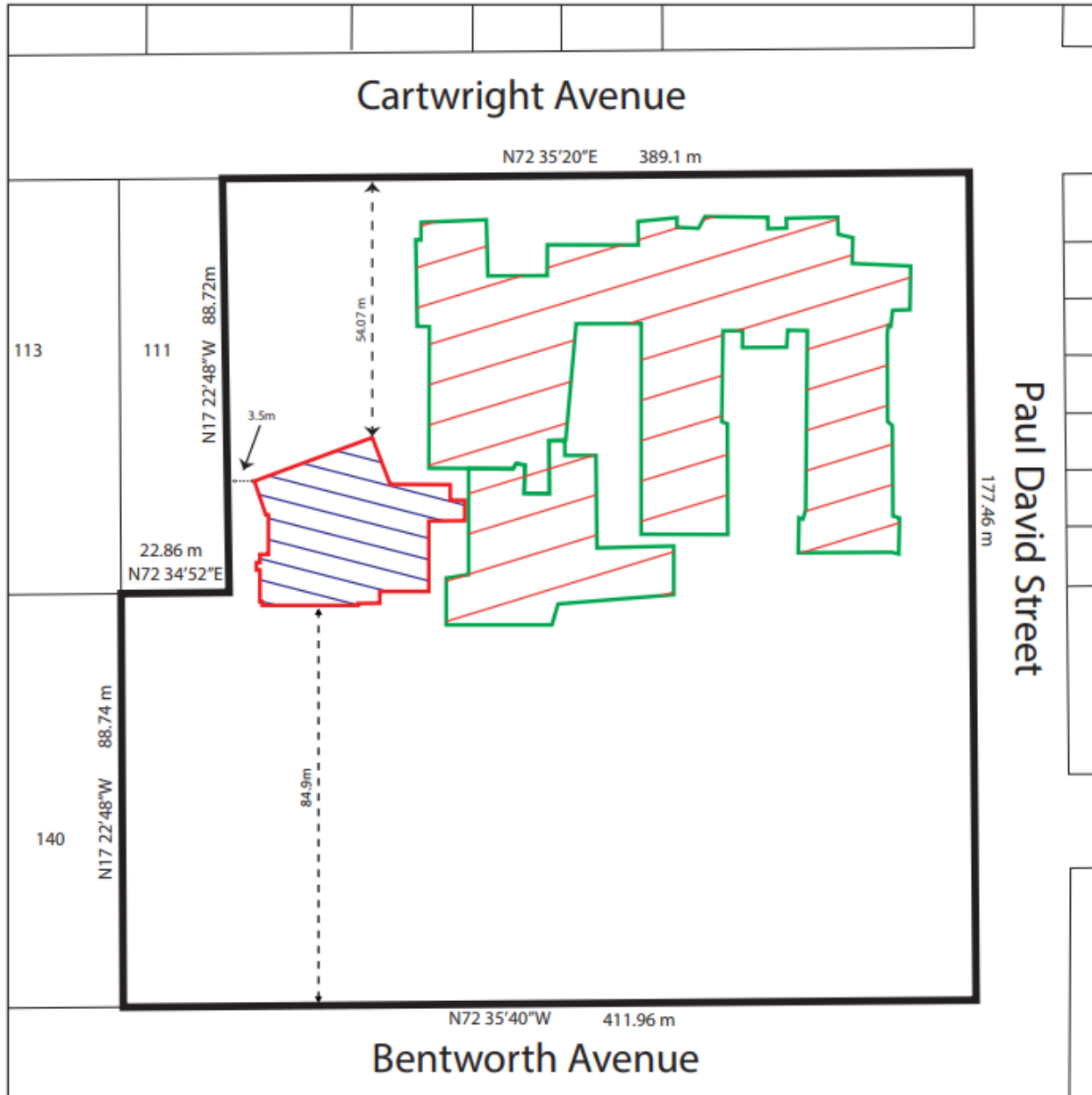
Schedule 1

File # XXX-XXXX-XXX-XXX



Former City of North York By-law 7625
Not to Scale
November 2024

Schedule 2



99, 109 Cartwright Avenue and 130 Bentworth Avenue

Schedule 2

File # XXX-XXXX-XXX-XXX

-  Existing building
-  Proposed building



Former City of North York By-law 7625
Not to Scale
July 2024