



SENT BY E-MAIL

September 10, 2021

Councillor James Pasternak, Chair and Members of North York Community Council
Attention: Administrator, North York Community Council
c/o City Hall, 100 Queen Street West,
Toronto, ON, M5H 2N2
Email: nycc@toronto.ca

Dear Chair Pasternak and Members of North York Community Council:

Re: Zoning By-law Amendment Application submitted by Bousfields Inc. on behalf of Beth Tikvah Synagogue - 3072, 3078, 3080 Bayview Avenue and 7 Lawnview Drive (the "Beth Tikvah Zoning Amendment");

Planning Application Number 17 215053 NNY 23 OZ

I am writing on behalf of Beth Tikvah Synagogue ("Beth Tikvah") the owner of the lands located at 3072, 3078, 3080 Bayview Avenue and 7 Lawnview Drive (the "Site") that are the subject of the above-referenced Zoning By-law Amendment Application that has been made on behalf of Beth Tikvah by its planning consultant, Bousfields Inc. (the "Beth Tikvah Zoning Amendment").

Beth Tikvah has reviewed the August 23, 2021, Report from the Acting Director, Community Planning, North York District (the "City Planning Report") that recommends approval of the Beth Tikvah Zoning Amendment. Beth Tikvah is pleased to support the recommendations of the City Planning Report to amend the former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 to permit an as of right private school and a day nursery on the Site. Beth Tikvah extends its thanks and appreciation to all City staff and officials and members of the community who have participated in this review.

Beth Tikvah has served as a place of worship for the local Jewish community in Willowdale since the mid-1960's. For many years, a private Jewish parochial school legally operated in the existing building on the Site. The existing day nursery that serves the local community has operated in a standalone building on the Site since 2011. These institutional uses have performed an important function in supporting the local community and have contributed to the financial sustainability of the Synagogue. In the context of the current pandemic, it is particularly important to ensure that the existing buildings on the Site that are available to accommodate a school and day nursery are not underutilized but can continue to be made available to support community needs.

As noted in the City Planning Report, the Beth Tikvah Zoning Amendment will simply legalize and permit a private school as of right, rather than as currently permitted under Zoning By-law 569-2013 as a lawfully existing legal non-conforming use (as confirmed by the Preliminary Project Review (Reference Number 20-182707- ZZU 00 ZR) issued by Toronto Building on August 25, 2020.) A private school use is also permitted under R3 zoning of the former City of North York Zoning By-law 7625 that applies to the Site. The Beth Tikvah Zoning Amendment is also necessary to legalize the continued use of the day nursery in its current standalone building, and not restricted to a building with another use on the Site.

It is important to emphasize that both the private school and the day nursery will be entirely accommodated within the existing buildings on the Site. No new construction or intensification will take place.

Beth Tikvah has made efforts to engage with the local community with respect to the Beth Tikvah Zoning Amendment and other community concerns. Beth Tikvah appreciates concerns raised in the past with respect to the operations of the former commercial high school that has since vacated the Site and which will remain a prohibited use under Beth Tikvah Zoning Amendment. The Beth Tikvah Zoning Amendment also contains conditions respecting landscaping and fencing that are acceptable. Beth Tikvah undertakes to continue to cooperate with the local community and has indicated its willingness to participate in a formalized community liaison committee.

Beth Tikvah accordingly requests that members of Community Council adopt the recommendations of the City Planning Report that recommend approval of the Beth Tikvah Zoning Amendment. In addition to its planning consultant, Tony Volpentesta of Bousfields Inc., Beth Tikvah will be represented at the Community Council meeting by Board and Executive Member Michael Bowman who will be pleased to answer any questions.

Thank you for your consideration and support of the Beth Tikvah Zoning Amendment.

Yours very truly

A handwritten signature in black ink, appearing to be 'DM', with a long horizontal flourish extending to the right.

Douglas Millstone, President, Board of Governors, Beth Tikvah Synagogue

c. Tony Volpentesta, Bousfields inc.

c. Michael Bowman