

*Draft Zoning By-law Amendment (July 18 2024)*

**CITY OF TORONTO BY-LAW No. ~20~**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 99 & 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 HEREBY ENACTS as follows:

1. Schedule “B” and “C” of By-law No. 7625 of the former City of North York are amended by amending “MC(H) to M1 (###)” in accordance with Schedule 1 of this By-law.
2. Schedule “B” and “C” of By-law No. 7625 of the former City of North York are amended by amending “M1 to M1 (###)” in accordance with Schedule 1 of this By-law.
3. Section 64.30 –**EXCEPTIONS TO M1 ZONE (INDUSTRIAL ZONE ONE)** of By-law No. 7625 is amended by adding the following subsection:

**64.30 (###) M1(###)**

**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.

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### 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.

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**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 m<sup>2</sup> of gross floor area; and
  - (ii) 3 spaces plus 0.06 spaces per 100 m<sup>2</sup> of gross floor area.

**LANDSCAPING**

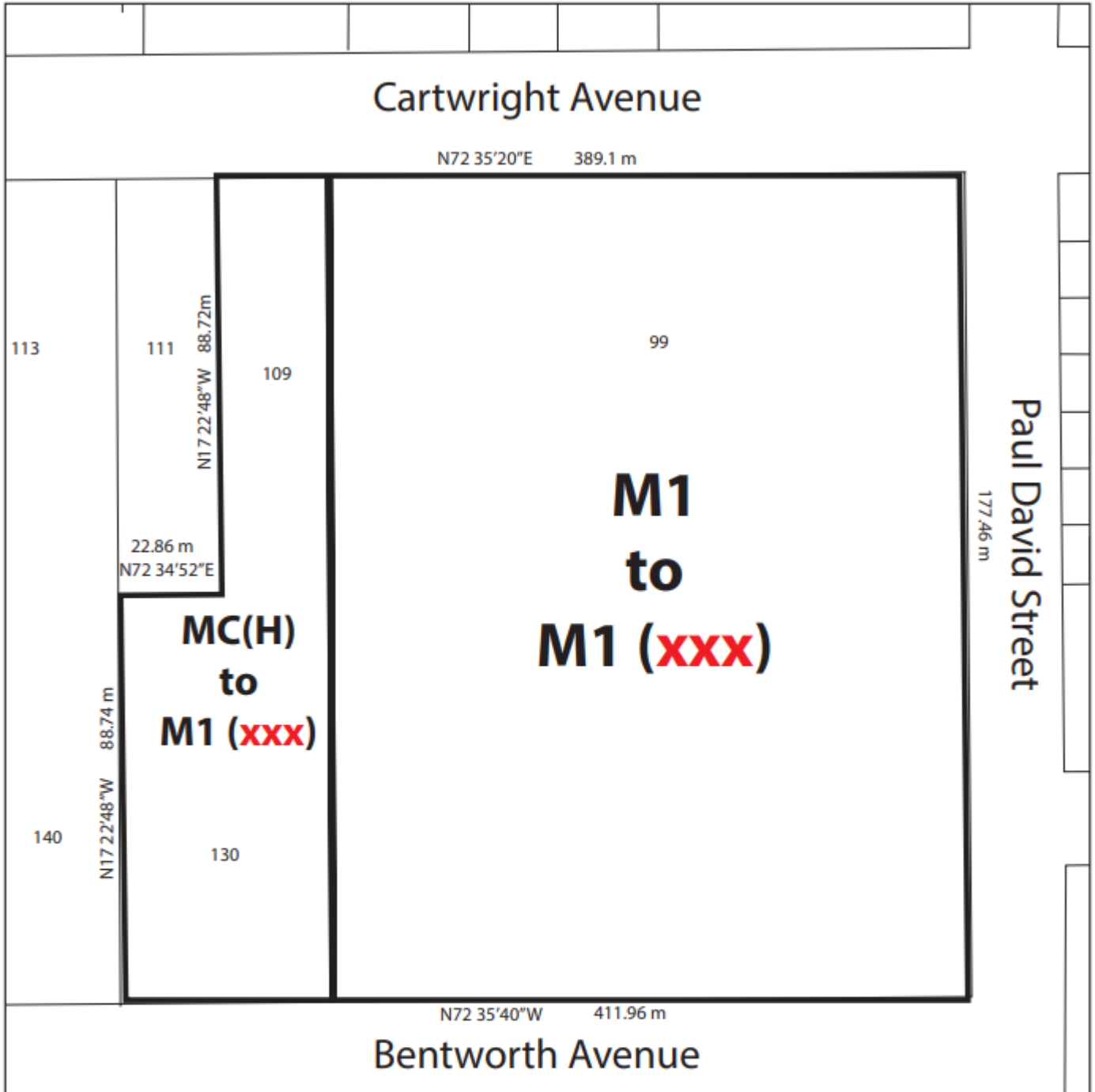
- (m) A minimum of 45% of the lot area shown on **Schedule 1** to this By-law shall be for landscaping, where a minimum of 13,660 square metres shall be provided as soft landscaped open space.

**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 this\_ day of\_\_\_\_\_, 2024.

Mayor\_\_\_\_\_City Clerk  
(Corporate Seal)

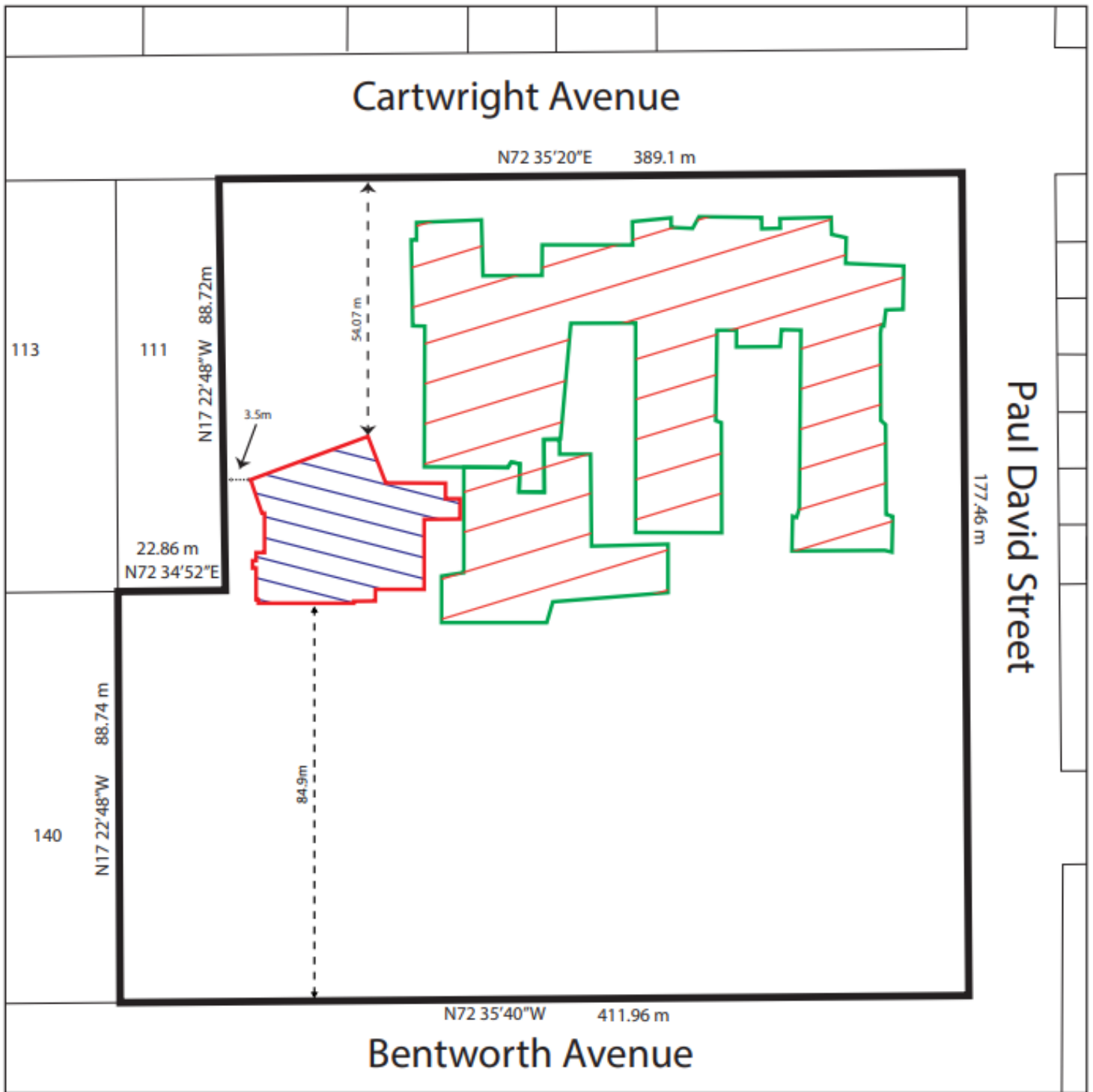


Schedule 1

99, 109 Cartwright Avenue and 130 Bentworth Avenue

File # XXX-XXXX-XXX-XXX





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