

Authority: Local Planning Appeal Tribunal Decision/Order issued on July 23, 2019 and Ontario Land Tribunal Decision/Order issued on November 22, 2021, with respect to Case PL170651

## **CITY OF TORONTO**

### **BY-LAW 483-2022(OLT)**

**To amend former North York Zoning By-law 7625, as amended, with respect to the lands known municipally in the year 2019 as 11 Newton Drive.**

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on July 23, 2019, and the Ontario Land Tribunal, by its Decision and Order issued on November 22, 2021 with respect to Tribunal Case PL170651, approved amendments to Zoning By-law 7625, as amended, with respect to the lands; and

Whereas the Ontario Land Tribunal 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

The Ontario Land Tribunal hereby amends Zoning By-law 7625 as follows:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.14-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.14-A (26) R6 (26)**

#### **DEFINITIONS**

- (a) For the purpose of this exception, "Type C Loading Space" shall mean a loading space that has a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 4.0 metres.

#### **PERMITTED USES**

- (b) Notwithstanding the uses permitted within the R6 Zone, the following use is permitted subject to the Exception Regulations below:
  - i. Professional medical office.

#### **EXCEPTION REGULATIONS**

- (a) **Gross Floor Area**
  - i. The maximum gross floor area permitted shall not exceed 585 square metres with the remainder used for storage purposes.

**(b) Yard Setbacks**

- i. The minimum front yard setback shall be 5.12 metres.
- ii. The minimum rear yard setback shall be 15.58 metres.
- iii. The minimum west side yard setback shall be 6.09 metres and the minimum east side yard setback shall be 1.73 metres.

**(c) Building Height**

- i. The maximum permitted building height is 10.0 metres and 2 storeys.

**(d) Parking and Loading**

- i. An accessory parking area is permitted to be located in the rear yard.
- ii. A minimum of ten (10) vehicle parking spaces shall be required.
- iii. A minimum of one Type C loading space is required.

**OTHER REGULATIONS**

- (a) Notwithstanding any conveyance, severance, partition, or division of the lot, as shown on Schedule 1, the provisions of this by-law shall apply to the whole of the lot as if no conveyance, severance, partition or division occurred.

Pursuant to the Local Planning Appeal Tribunal Decision/Order issued on July 23, 2019, and Ontario Land Tribunal Decision/Order issued on November 22, 2021, with respect to Tribunal Case PL170651.

