

Authority: North York Community Council Item NY13.9,  
as adopted by City of Toronto Council on May 22 and 23,  
2024  
City Council voted in favour of this by-law on May 23,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 13-2024 dated May 23, 2024

## **CITY OF TORONTO**

### **BY-LAW 501-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 298 Newton Drive.**

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;

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, 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 990.10 respecting the lands outlined by heavy black lines to RT (x371) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law from a lot coverage label of 30 percent to 57 percent, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law from a height label of HT 10.0, ST2 to HT 11.7, ST3, as shown on Diagram 5 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 371 so that it reads:

(371) Exception RT 371

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 298 Newton Drive, a **building, structure**, addition or enlargement may be constructed in compliance with regulations (B) to (L) below:
- (B) Despite regulation 10.60.30.10(1)(C), the required minimum **lot area** is 760 square metres;
- (C) Despite regulation 10.60.30.20(1)(B)(iii), the required minimum **lot frontage** is 26.6 metres or 4.2 metres for each **dwelling unit** for a **lot** with a **townhouse** with every **dwelling unit** fronting directly on a **street**:
- (D) Despite regulation 10.60.40.70(1), Clause 10.60.40.70 and regulation 10.60.40.80(1), the required minimum **building setbacks** and **main wall** separations are shown on Diagram 3 of By-law 501-2024;
- (E) For the purpose of this exception, **established grade** means the Canadian geodetic elevation of 156.95 metres;
- (F) For the purpose of this exception, **first floor** means the floor of the **building**, other than an area used for a **parking space** and an area adjacent to a **parking space** within an attached garage used for waste and recyclable material storage, that is closest to **established grade**;
- (G) Despite regulation 5.10.30.20.(1), for the purpose of this exception, the **front lot line** is the **lot line** abutting Bayview Avenue;
- (H) Despite regulation 970.10.15.5(5) and Table 970.10.15.1, a minimum of one **parking space** must be provided for each **dwelling unit** for residential occupants;
- (I) Despite regulation 970.10.15.5(5) and Table 970.10.15.1, no residential visitor **parking spaces** are required;
- (J) Despite regulation 970.10.15.5(11), accessible **parking spaces** are not required;
- (K) Despite Clause 10.5.50.10, a minimum of 190 square metres of **landscaping** must be provided on the **lot**, of which 150 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (L) **Soft landscaping** buffers, which can be included as part of the required **soft landscaping** in (K) above, must be provided as shown on Diagram 3 attached to By-law 501-2024.

Prevailing By-laws and Prevailing Sections: (None Apply)

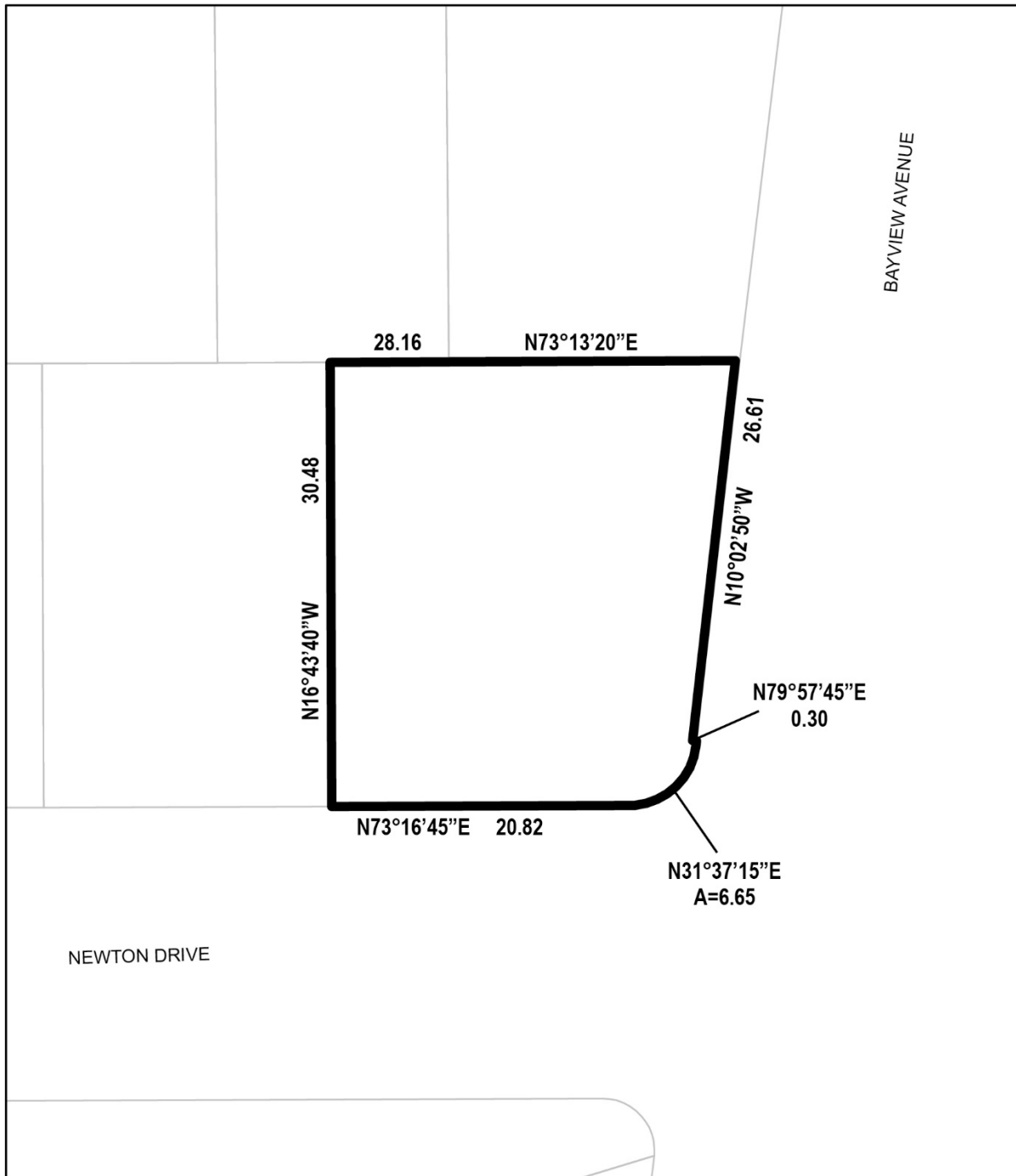
Enacted and passed on May 23, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**TORONTO**  
Diagram 1

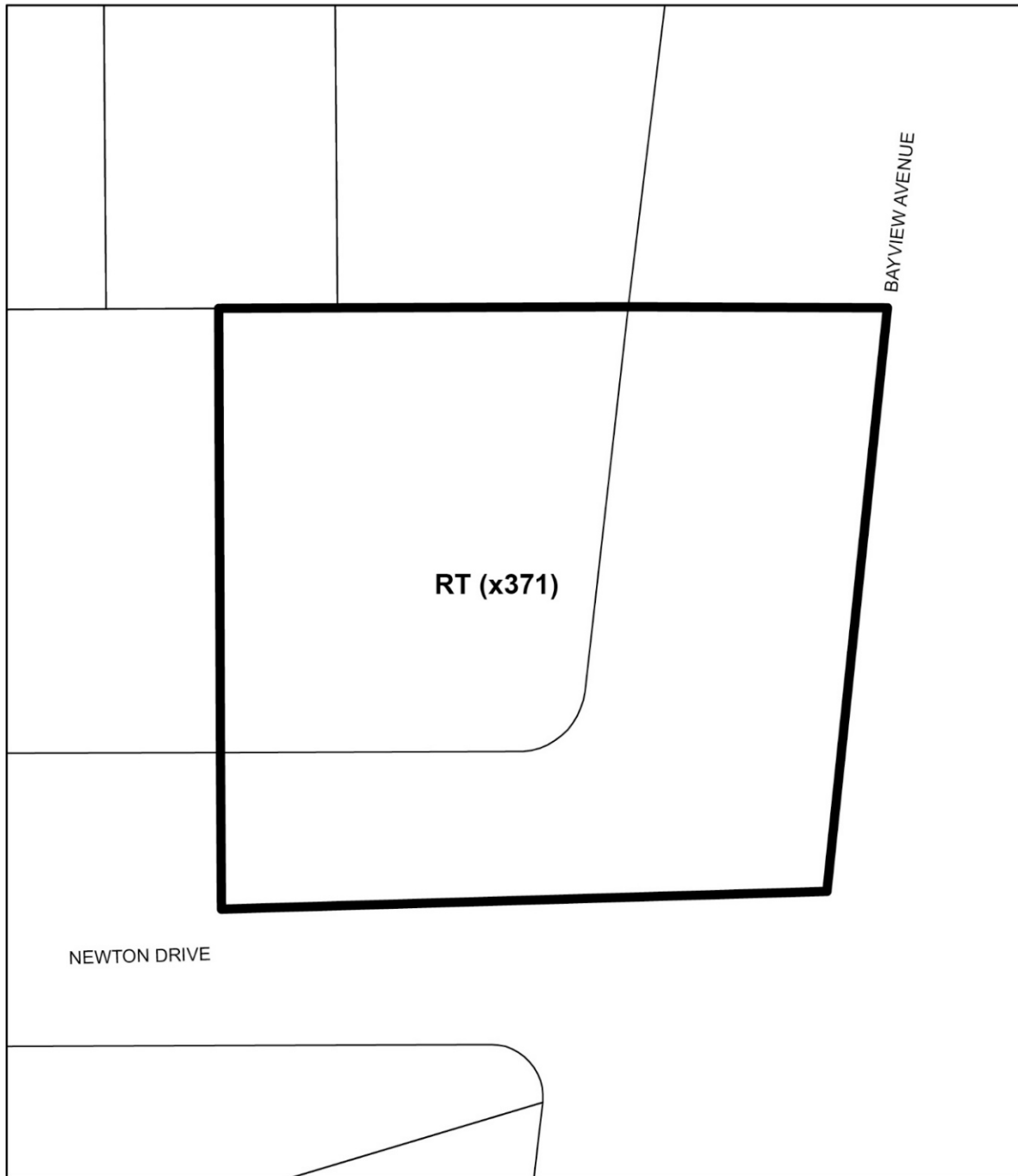
298 Newton Drive

File #: 19 238309 NNY 18 0Z



City of Toronto By-law 569-2013  
Not to Scale  
12/18/2023

**Diagram 2**



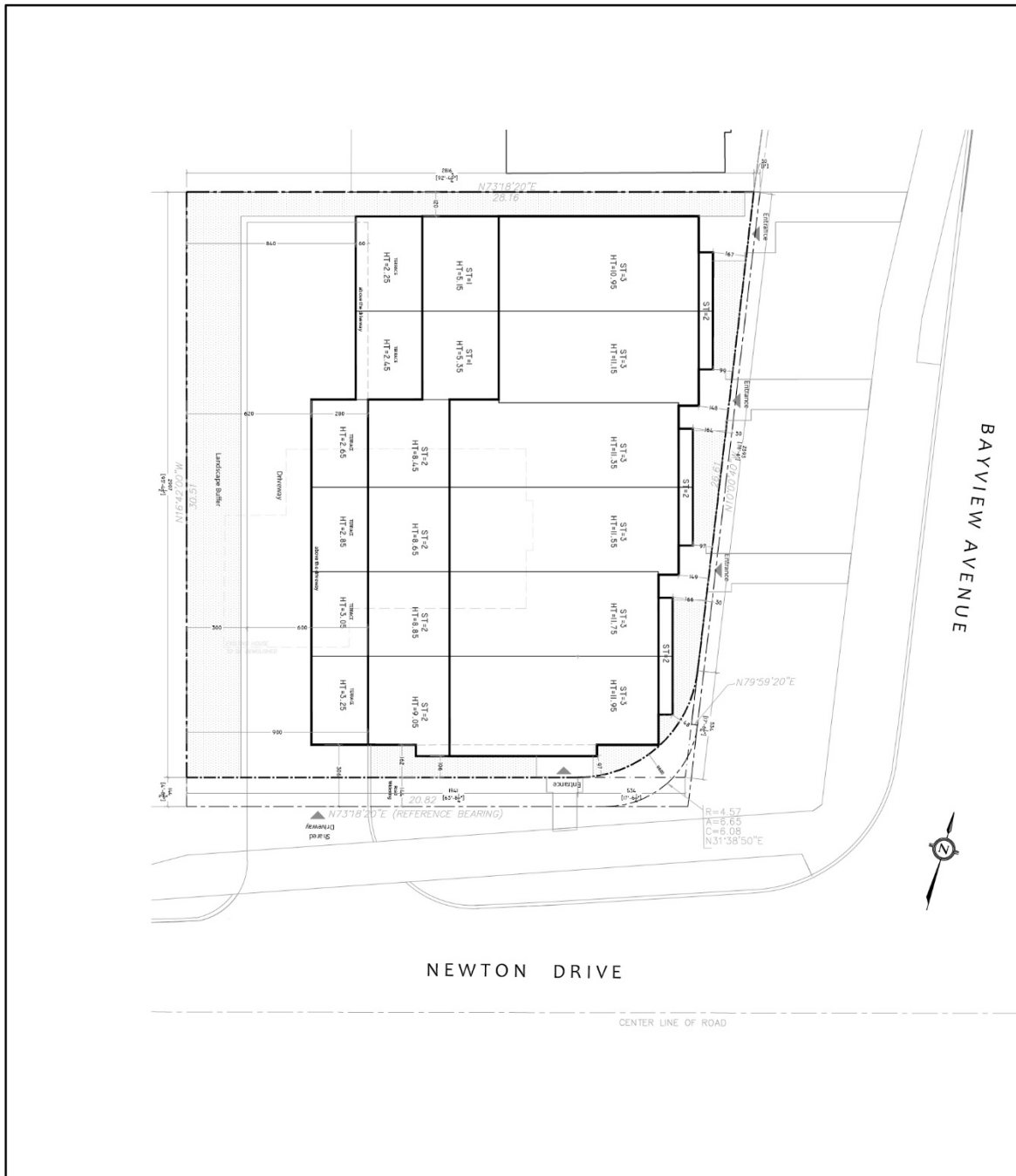
 **TORONTO**  
Diagram 2

**298 Newton Drive**

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Diagram 3

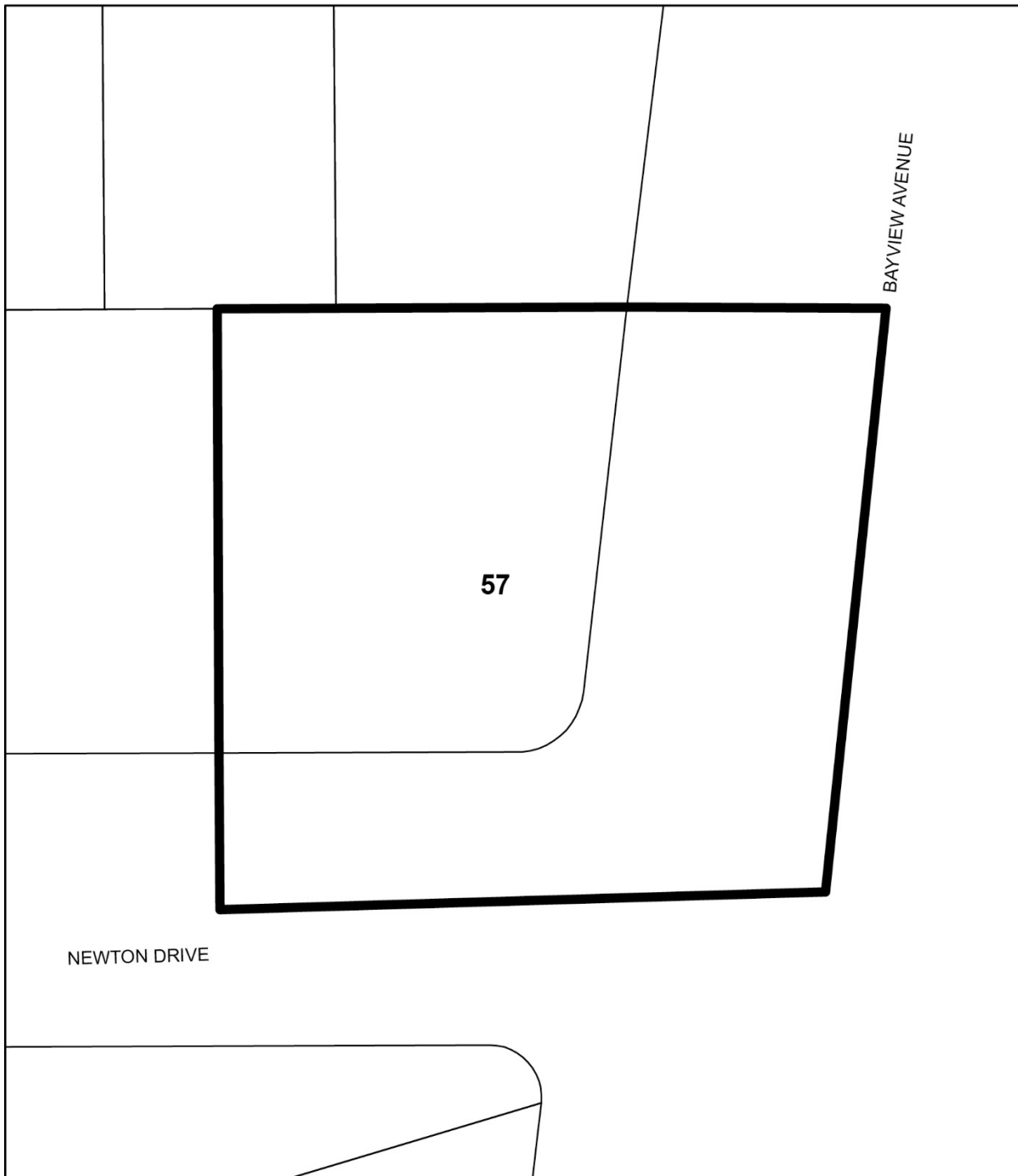


 **Toronto**  
Diagram 3

298 Newton Drive

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**Diagram 4**



 **TORONTO**  
Diagram 4

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**Diagram 5**

