

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX- 2024

To amend Zoning By-law No. 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*; and

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; and
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions; and
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; and
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

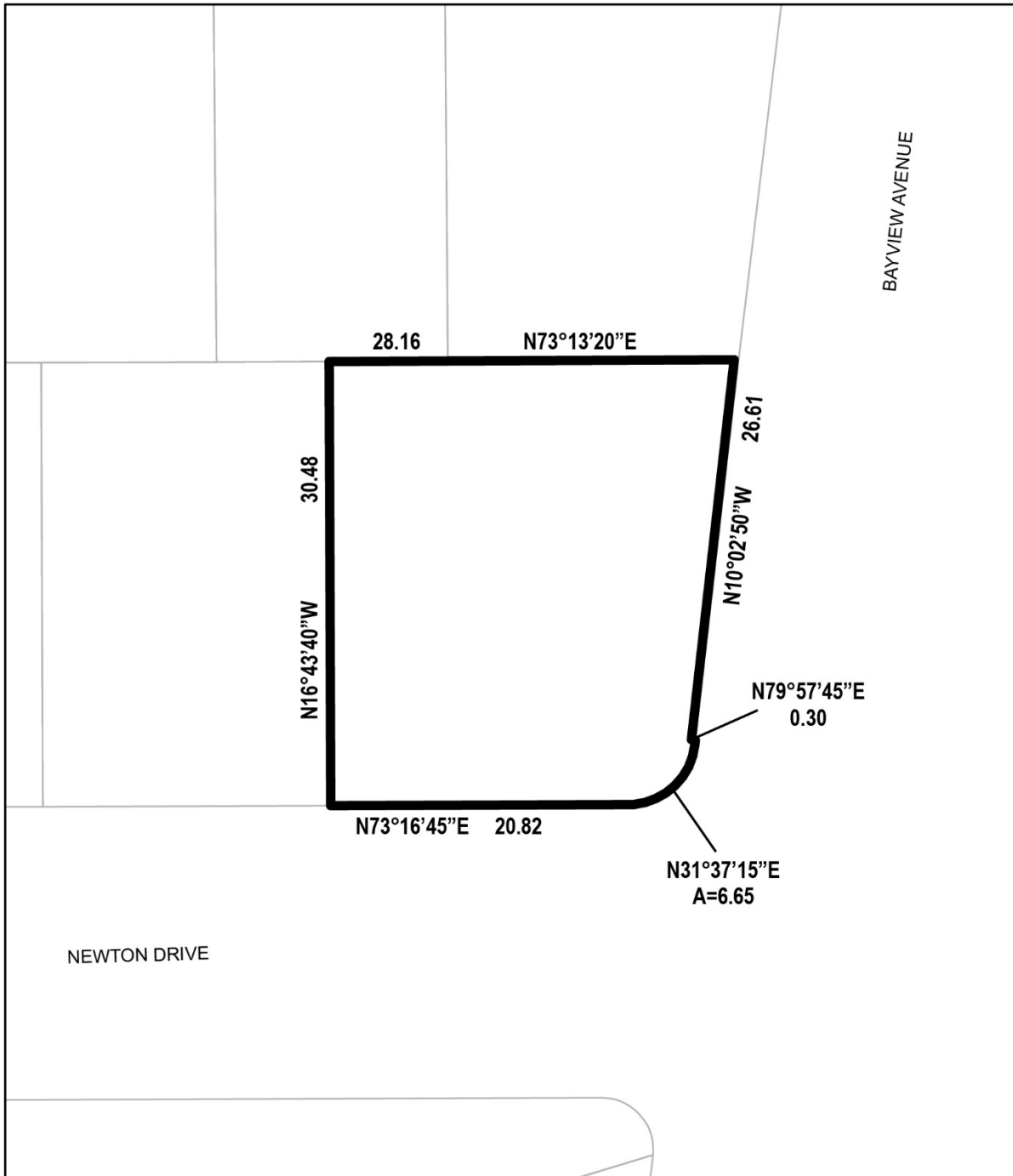
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

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 XXX-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 Diagram 3 attached to By-law XXX.

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



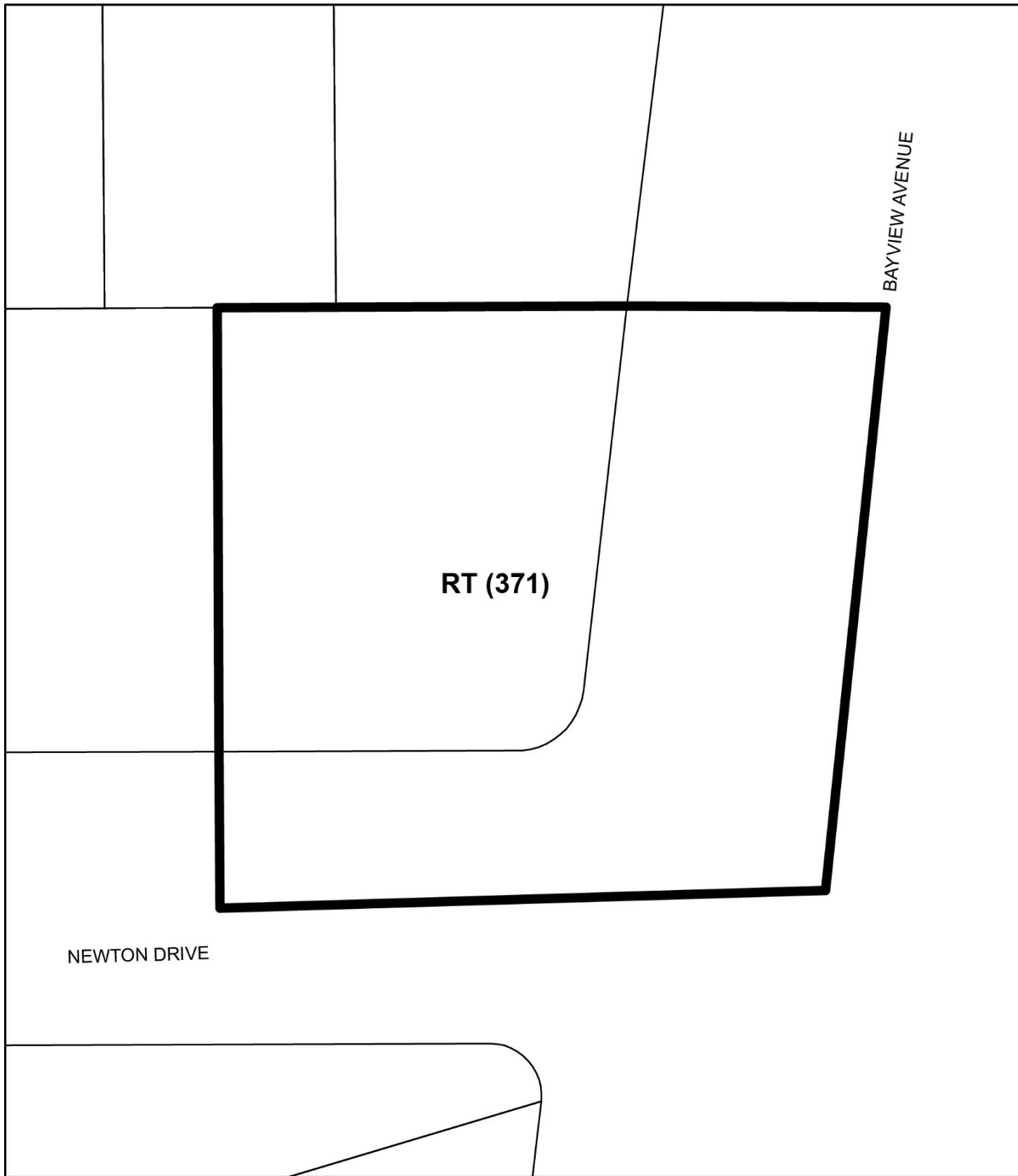
 **Toronto**
Diagram 1

298 Newton Drive

File #: 19 238309 NNY 18 0Z



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



 **TORONTO**
Diagram 2

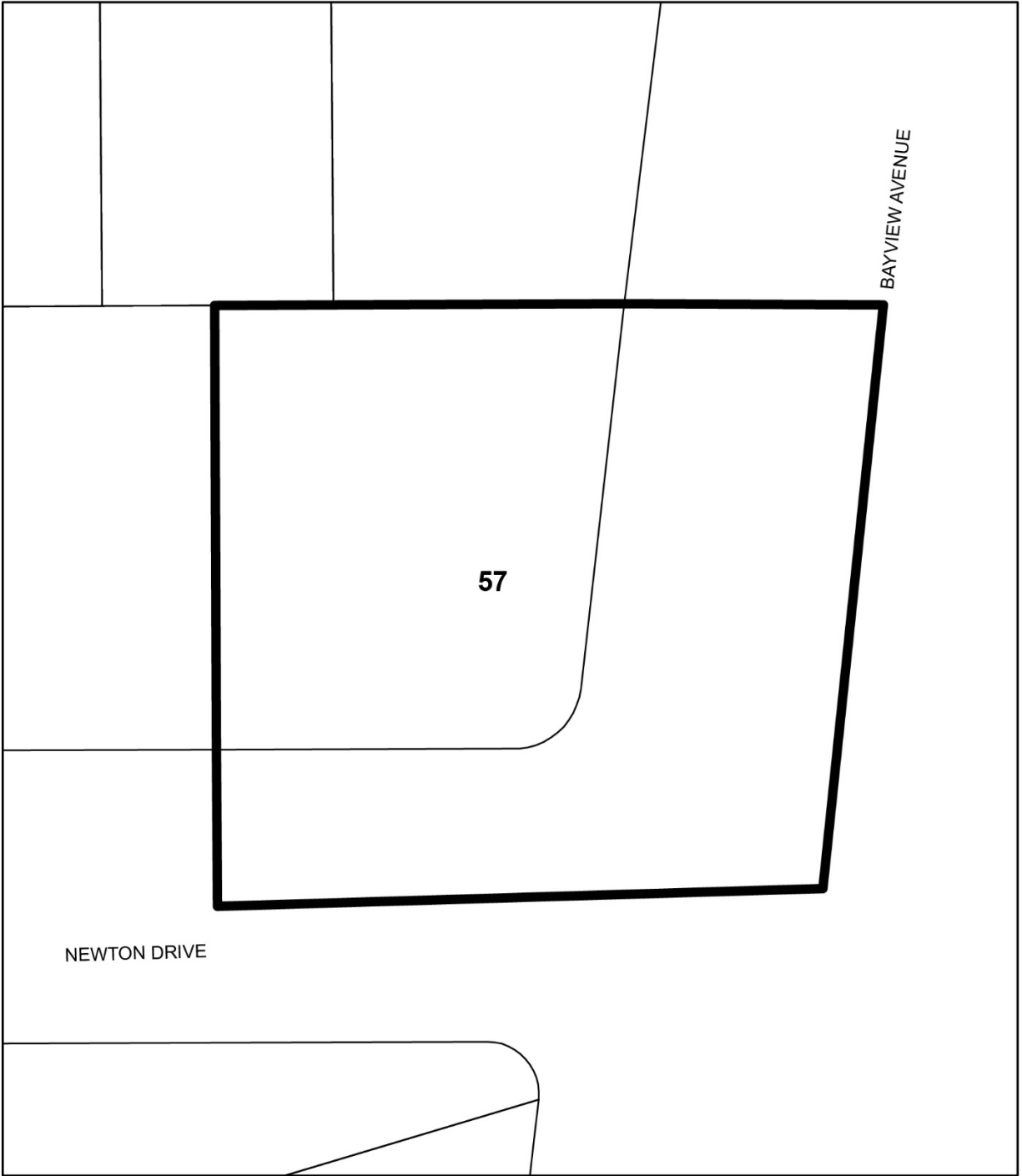
298 Newton Drive

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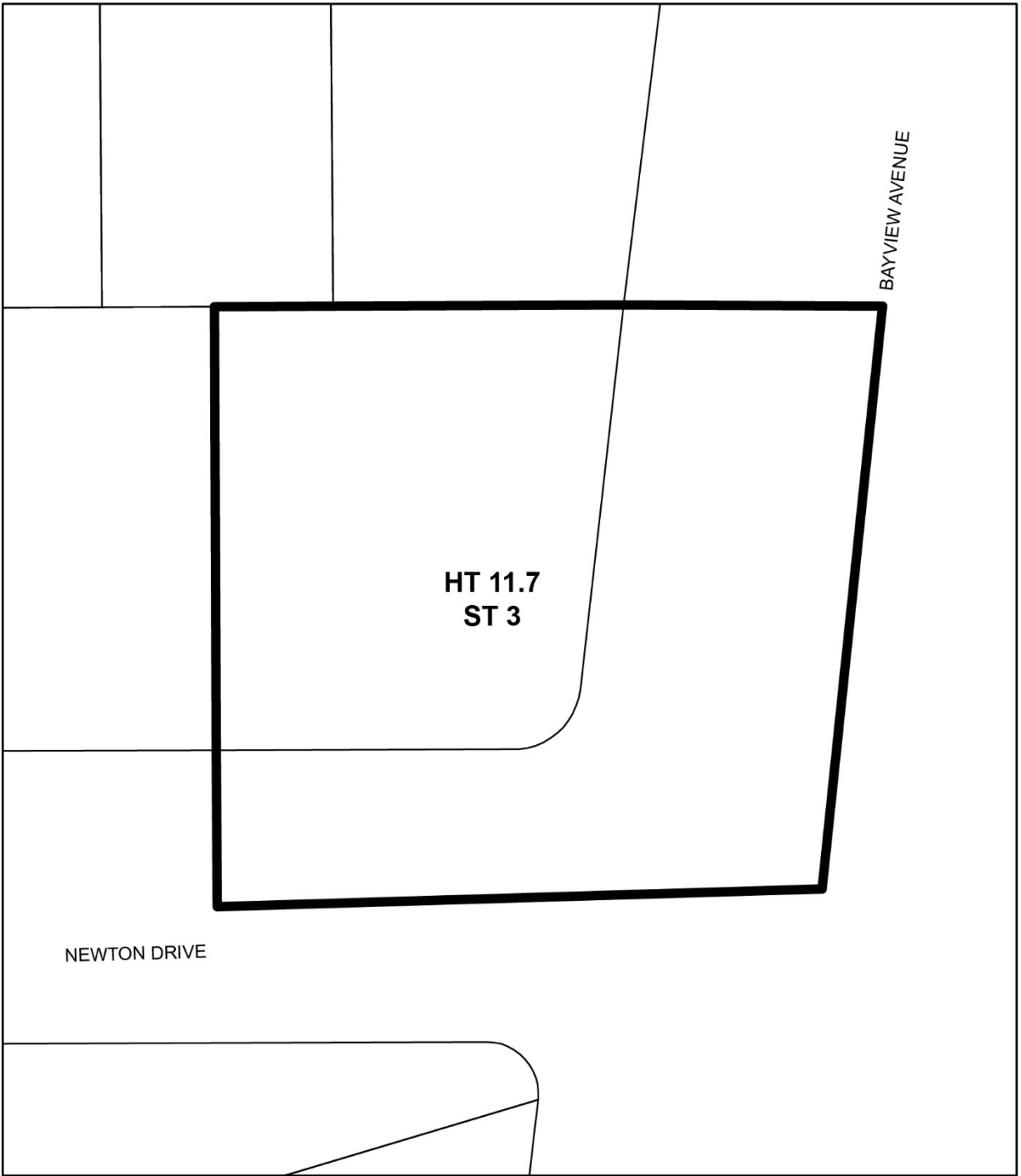
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Diagram 4

298 Newton Drive

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 **TORONTO**
Diagram 5

298 Newton Drive

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