

Authority: Local Planning Appeal Tribunal Decision
issued May 17, 2017 and Order issued August 27, 2019 in
Tribunal File PL160390

CITY OF TORONTO

BY-LAW 259-2020(LPAT)

To amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 11, 13, 15 and 19 Altamont Road.

Whereas the Local Planning and Appeal Tribunal by its Decision issued May 17, 2017 and Order issued August 27, 2019 in Tribunal File PL160390 approved amendments to Zoning By-law 7625, as amended, with respect to the lands known municipally as 11, 13, 15, and 19 Altamont Road; and

Whereas the Local Planning and Appeal 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

Pursuant to the Order of the Local Planning Appeal Tribunal, Zoning By-law 7625, as amended, is further amended as follows:

1. Schedules "B" and "C" of By-law 7625 are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law 7625 of the former City of North York is amended by adding the following subsection:

"64.16 (x118) RM1 (x118)

DEFINITIONS

- (a) For the purpose of this exception "established grade" shall mean 185.15 metres Canadian Geodetic Datum.
- (b) For the purpose of this exception, "lot" shall mean the area identified within the heavy black lines on Schedule 1 of this By-law, known as Part of Lot 7 and all of Lot 27, Registered Plan 2056, City of Toronto (formerly City of North York).
- (c) For the purpose of this exception, "residential gross floor area" shall mean the gross floor area of a residential building, other than an apartment building, which may be reduced by:
 - i. the floor area of the basement;
 - ii. the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum gross floor area for the building; and

- iii. the area of required parking spaces in the building.

PERMITTED USES

- (d) The only permitted uses on the lot shall be Multiple Attached Dwelling units and accessory uses therein including but not limited to an underground parking garage, and a temporary sales centre for the purpose of the sale of the first dwelling units.

EXCEPTION REGULATIONS

LOT COVERAGE

- (e) The maximum lot coverage shall be 33 percent.

DWELLING UNITS

- (f) A maximum of 26 dwelling units shall be permitted on the lot.

YARD SETBACKS

- (g) Notwithstanding Section 13.2.3 Yard Setbacks, the minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM1(x118).
- (h) Notwithstanding the building envelopes shown on Schedule RM1(x118), architectural finishes, awnings, balconies, canopies, cornices, eaves, eaves troughs, fire shutter, garbage enclosure systems, gates, guards, intake and exhaust grills, lighting fixtures, landscape features, paved surfaces, porches, railings, rain water leaders and downspouts, ramps, retaining walls, stairs and stairwells, walls of an underground garage, window sills and wells, and other minor architectural projections are permitted to project into the minimum yard setbacks.

GROSS FLOOR AREA

- (i) A maximum residential gross floor area of 4,650 square metres shall be permitted on the lot.

BUILDING HEIGHT

- (j) The maximum height of any building and structure erected on the lot shall be as shown on Schedule RM1(x118) in metres above established grade; and
- (k) A parapet wall, fence, safety railing, landscaping, mechanical equipment, mechanical penthouse, mechanical room, stair, roof terrace access, elevator overrun, terrace, trellis or privacy screen may project up to 4.0 metres beyond the height shown on Schedule RM1(x118).

VEHICLE PARKING

- (l) A minimum of 1.34 parking spaces per dwelling unit shall be provided for the use of residents; and
- (m) A minimum of 0.23 parking spaces per dwelling unit shall be provided for the use of visitors.

BICYCLE PARKING

- (n) A minimum of 0.92 long-term bicycle parking spaces per unit shall be provided.
- (o) A minimum of 0.11 short-term bicycle parking spaces per unit shall be provided.

EXCLUSIONS

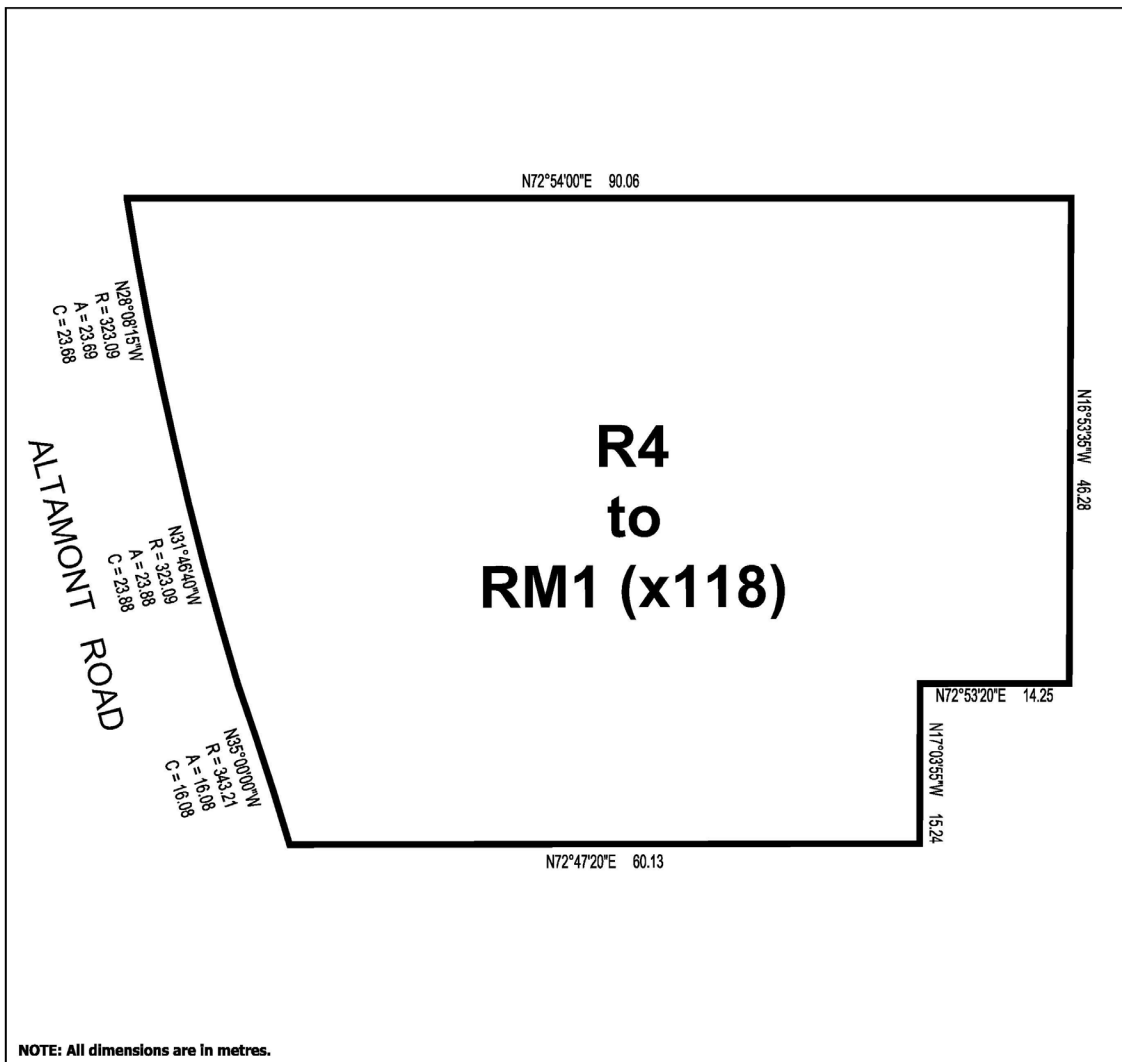
- (p) Section 6(A), Section 15 General Provisions for Multiple-Family Dwelling Zones (RM) and Section 16 Multiple-Family Dwellings First Density Zone (RM1) shall not apply to the lot.

LAND DIVISION

- (q) Notwithstanding any severance, partition or division of the lot, the regulations of this exception shall continue to apply to the whole of said lot as if no severance, partition or division has occurred.
- 3.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the provisions are complied with:
- (a) all new public roads have been constructed to a minimum base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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SCHEDULE 1



SCHEDULE RM1 (x118)

