

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 260-2020(LPAT)

**To amend Zoning By-law 569-2013, 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 569-2013, 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;

Pursuant to the Order of the Local Planning Appeal Tribunal, Zoning By-law 569-2013, as amended, is further amended as follows:

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 Zoning By-law Map in Section 990.10, respecting the lands outlined by heavy black lines to RM (x78) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6 Exception Number RM (x78) so that it reads:

#### **Exception RM (x78)**

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) Despite regulation 10.80.30.10(1)(C), the required minimum **lot area** is 4,500 square metres;
- (B) Despite regulation 10.80.30.20(B), the required minimum **lot frontage** is 45.0 metres;
- (C) Despite regulation 10.80.30.40(1)(A), the permitted maximum **lot coverage** is 33 percent;

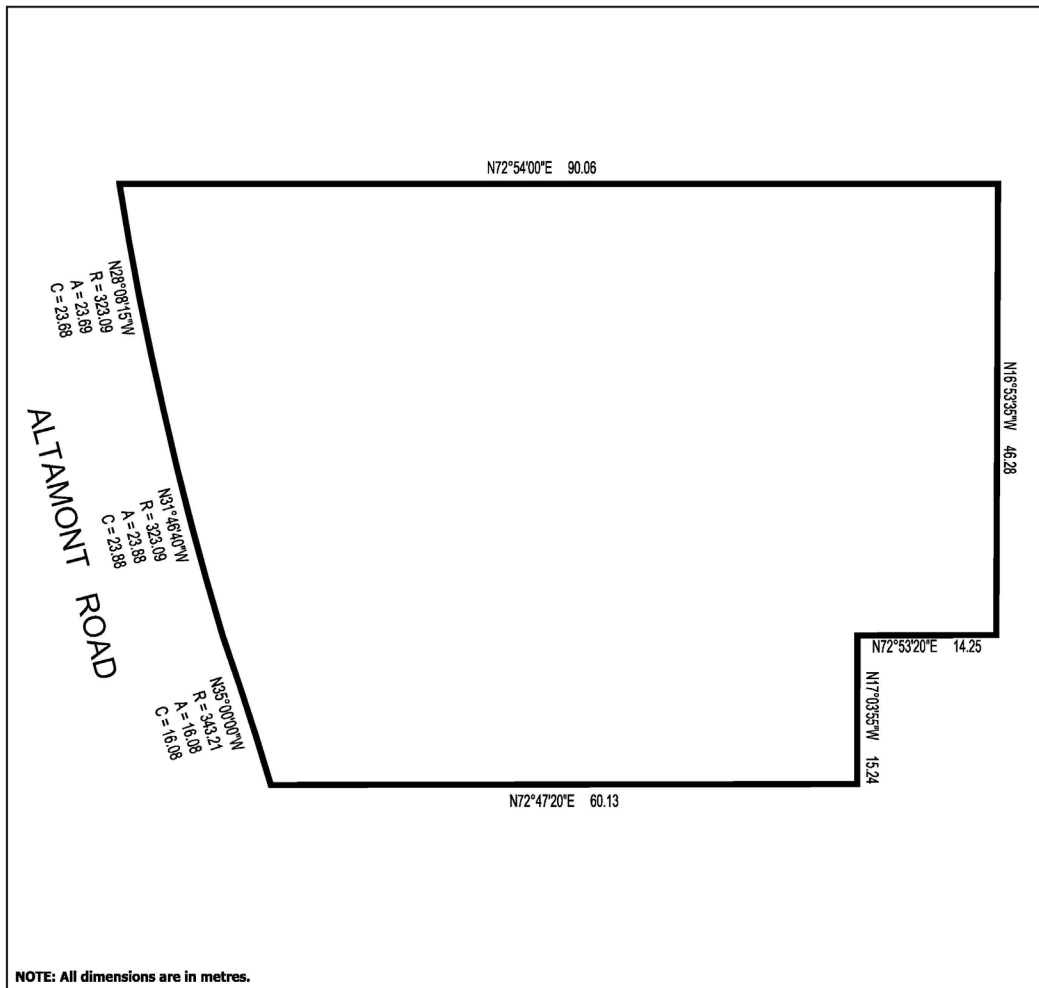
- (D) The maximum permitted number of **dwelling units** is 26;
- (E) Despite regulation 10.80.40.40, the permitted maximum **gross floor area** of all **buildings** is 4,650 square metres;
- (F) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 185.15 metres and the highest point of a **building**;
- (G) Despite regulation 10.80.40.10(1), the permitted maximum height is shown in metres by the numbers following the symbol "HT" as shown on Diagram 3 attached to By-law 260-2020(LPAT);
- (H) Despite regulations 10.5.40.10(2), (3) and (4) the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 260-2020(LPAT):
- (i) a parapet wall, fence, safety railing, mechanical equipment, mechanical penthouse, stair, roof terrace access, terrace, trellis or privacy screen a maximum of 4.0 metres;
- (I) Despite Clause 10.80.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 attached to of By-law 260-2020(LPAT);
- (J) Despite Clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 260-2020(LPAT):
- (i) architectural finishes, awnings, balconies, canopies, cornices, eaves, eaves troughs, fire shutter, garbage enclosure systems, gates, guards, intake and exhaust grills, lighting fixtures, porches, railings, rain water leaders and downspouts, ramps, retaining walls, stairs and stairwells, window sills and wells a maximum of 2.0 metres.
- (K) Despite regulation 10.5.50.10(1) on a **lot** with a **townhouse**, a minimum of 68 percent of the required **front yard landscaping** must be **soft landscaping**;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained below ground as follows:
- (i) A minimum of 35 **parking spaces** must be provided for the residents of the **dwelling units**; and
  - (ii) A minimum of 6 parking **spaces** must be provided for the visitors of the **dwelling units**.
- (M) Despite 200.15.10, the required minimum number of **accessible parking spaces** is 1.

- (N) Despite regulation 230.5.10.1(5), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 24 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 3 short-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
5. Despite regulation 200.15.10(1), on the lands outlined in Diagram 1 attached to By-law 260-2020(LPAT), a temporary sales office is permitted on the **lot**, for the purpose of the marketing and sale of the **dwelling units** on these lands located in one of the **dwelling units** or within a temporary structure such as a trailer or building, for a period of three years from the date this by-law comes into full force and effect.

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



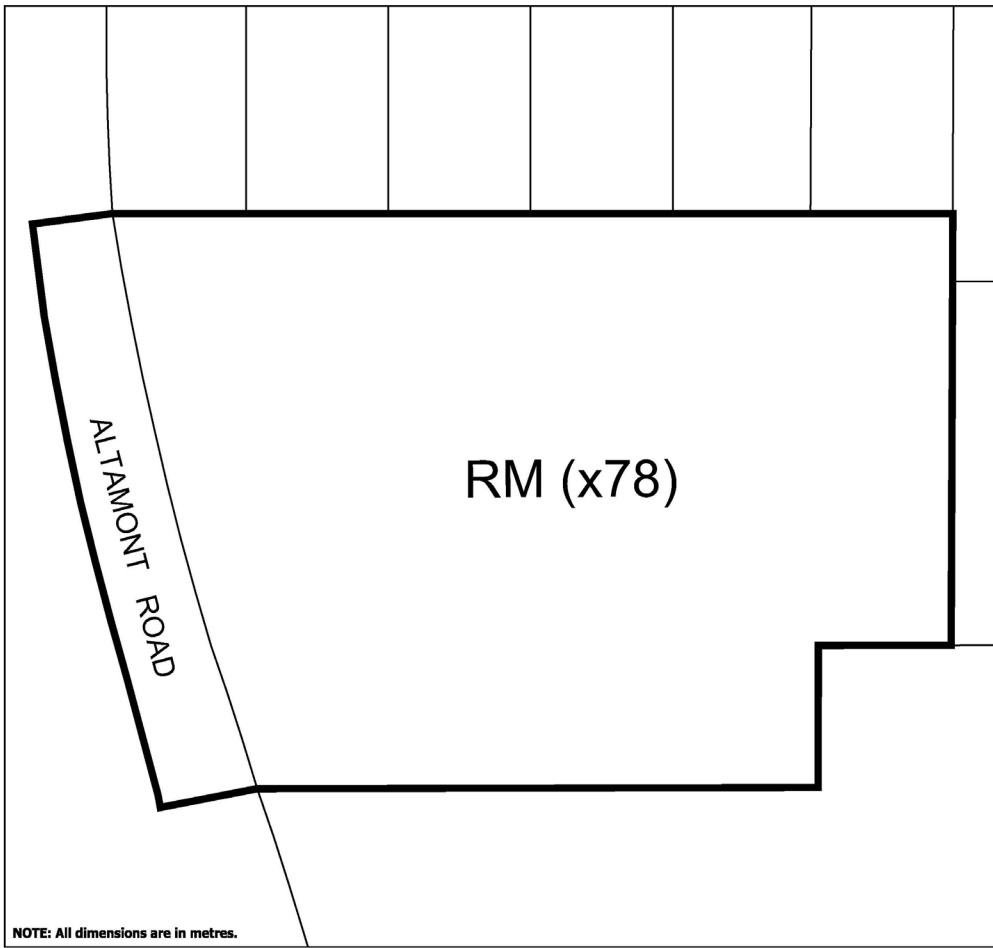
**11-19 Altamont Road, Toronto**

**Diagram 1**

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Not to Scale



 **TORONTO** City Planning Division

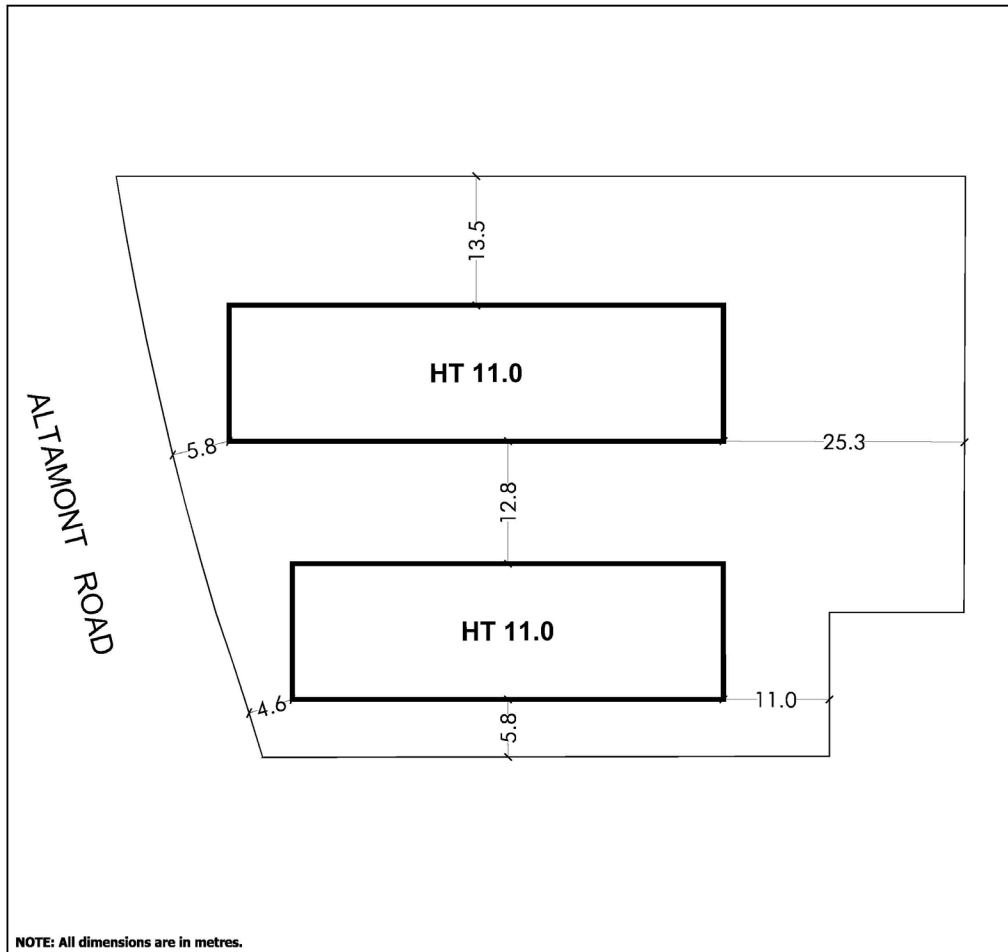
**11-19 Altamont Road, Toronto**

**Diagram 2**

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11-19 Altamont Road, Toronto

Diagram 3

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