

Authority: Scarborough Community Council Item SC7.23, as adopted by City of Toronto Council on July 7, 8 and 9, 2015

**CITY OF TORONTO**

**BY-LAW No. 791-2015**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 197, 199 and 201 Galloway Road and 4097 Lawrence Avenue East.**

Whereas authority is given to Council by 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 in heavy dark lines to CR 1.5 (c0.0; r1.5) (x433), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 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 height and storey labels of HT 11, and HT 9, ST 3 to HT 13.5, ST 4 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 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 40 percent to 43 percent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by:
  - (i) deleting Article 900.11.10 Exception Number 436; and
  - (ii) replacing Article 900.11.10 Exception Number 433 with the following:

**Exception CR 433**

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 regulations 40.10.20.10 (1) and 40.10.20.20 (1), only the following uses are permitted:
  - (i) **Dwelling Unit** in a permitted **building** type in regulation 40.10.20.40.(1); and
  - (ii) **Home Occupation** that complies with the specific use regulations in Section 150.5.
- B. The maximum number of **dwelling units** permitted is 37.
- C. Regulation 40.10.40.1 (3) does not apply.
- D. Regulation 40.10.40.10 (5) does not apply.
- E. Despite regulation 40.10.40.70 (4), the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 4.0 metres for a **building** with front entrances facing Galloway Road; and
  - (ii) 3.0 metres in all other cases.
- F. The minimum **building setback** from a **lot line** is:
  - (i) 0.9 metres from a lot line that abuts a lot in the Residential Zone category;
  - (ii) 1.5 metres from a lot line that abuts a lot in the Commercial Residential Zone category.
- G. Despite regulation 40.10.50.10 (3), a minimum 0.9 metres wide strip of **landscaping** must be provided along the part of a **lot line** abutting a **lot** in the Residential Zone category or Institutional Zone category.
- H. A **bicycle parking space** may be combined with a **parking space** for a vehicle.

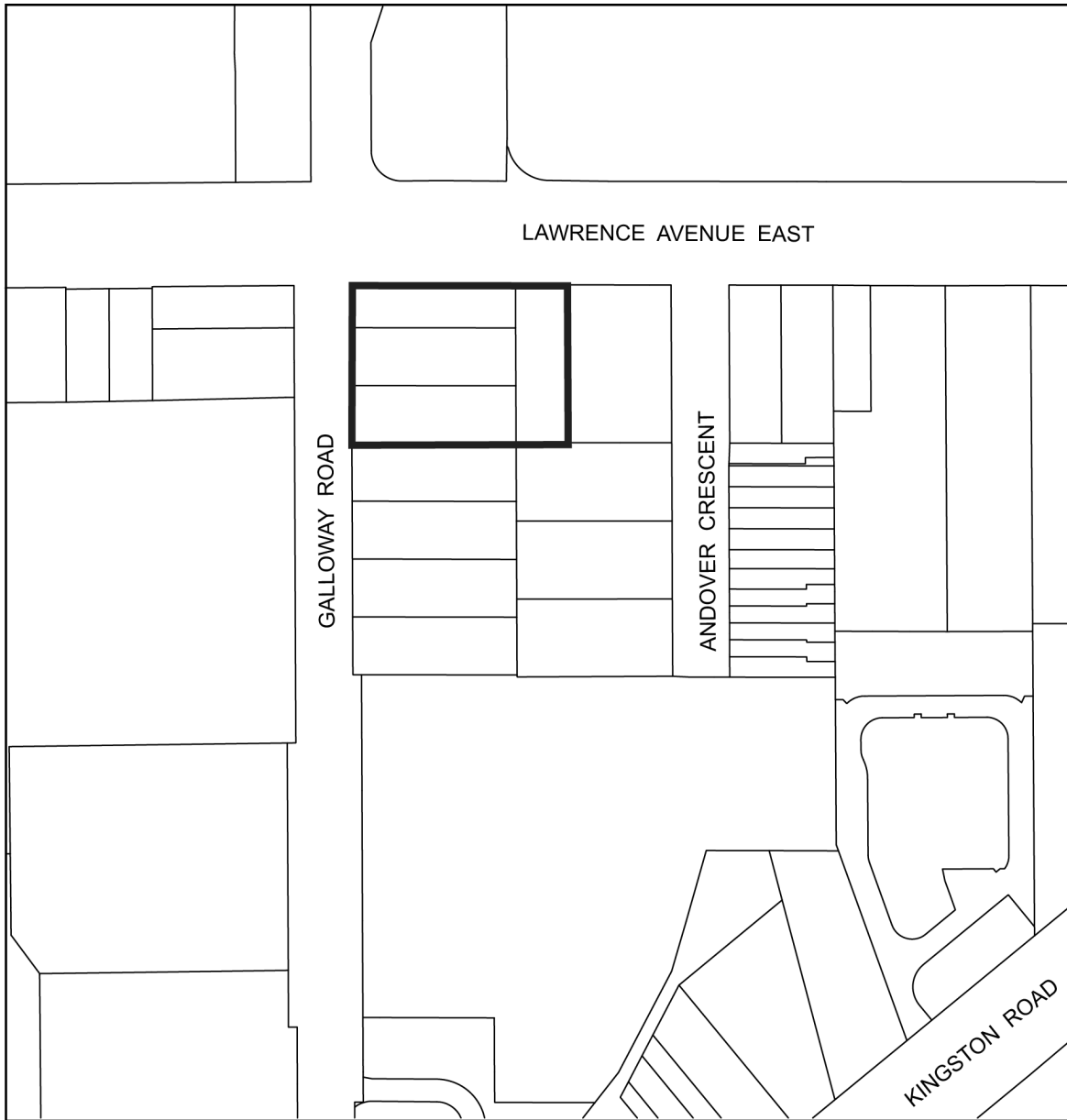
Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on July 9, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)

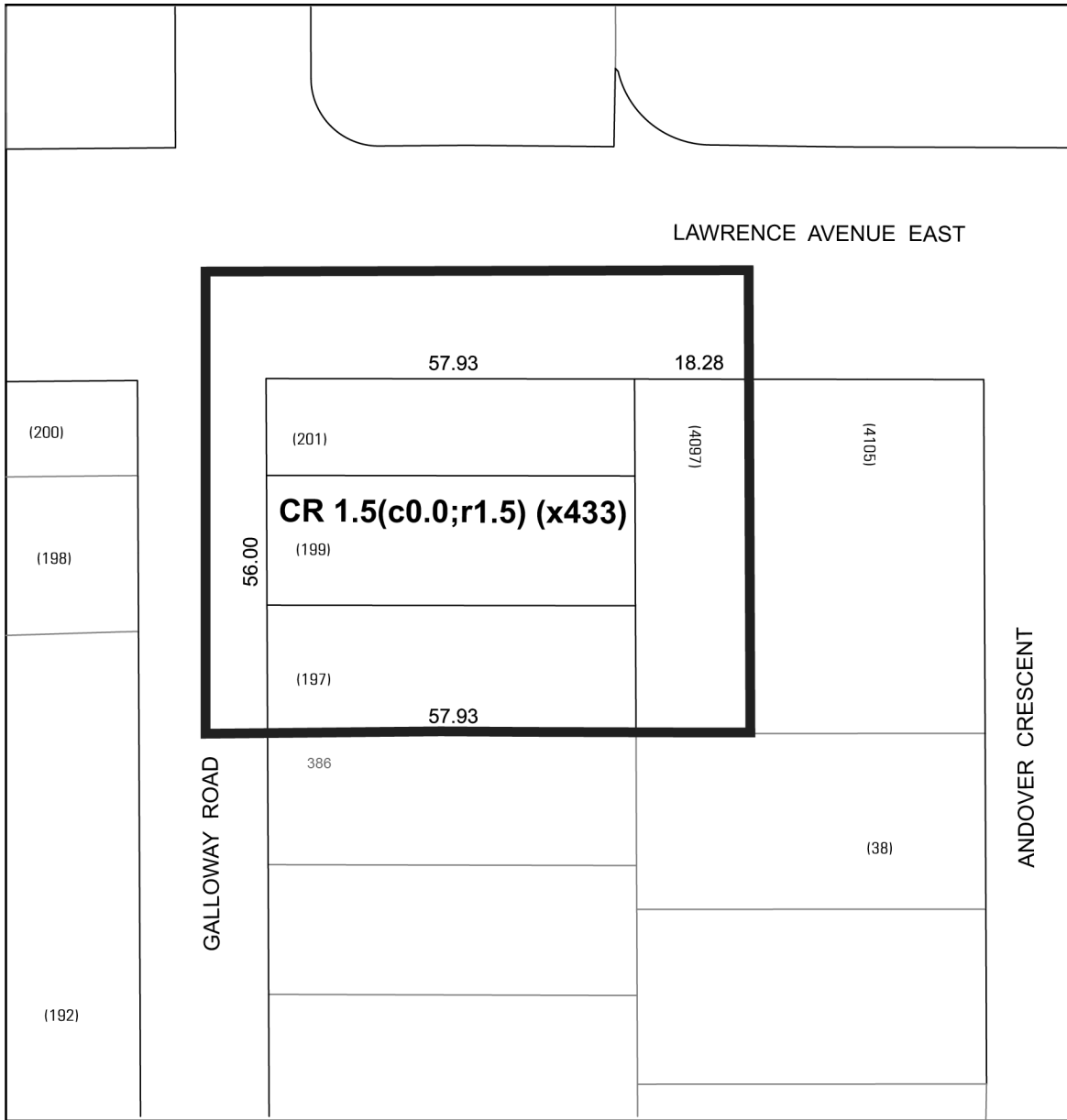


 **TORONTO** City Planning  
**Diagram 1**

**197,199,201 Galloway Road &  
4097 Lawrence Avenue East**  
File # 13 265839 ESC 43 0Z

Approved by: Tom Schwerdtfeger

  
City of Toronto By-Law 569-2013  
Not to Scale  
15/05/2015

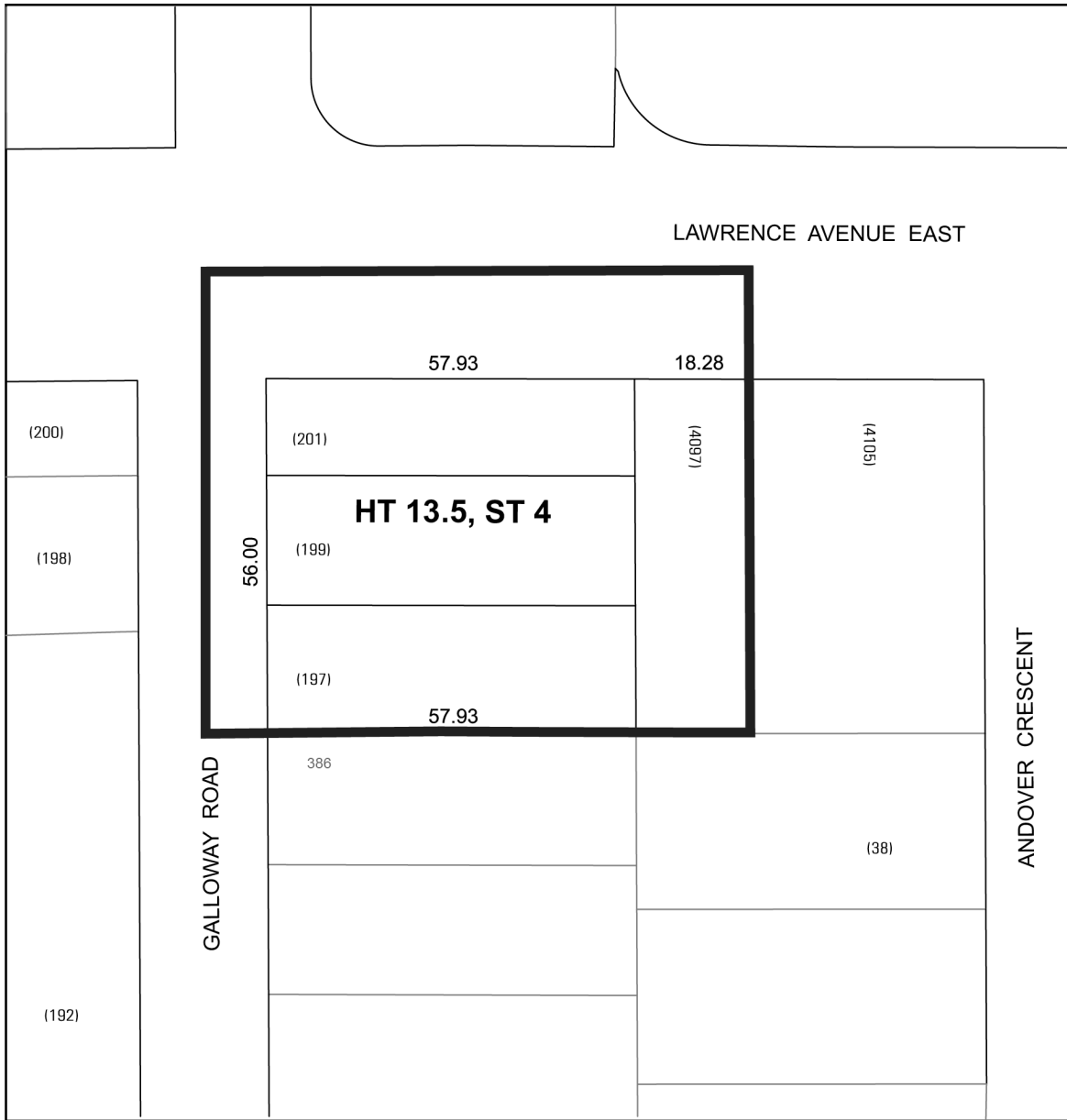


**TORONTO** City Planning  
**Diagram 2**

**197,199,201 Galloway Road &  
 4097 Lawrence Avenue East**  
 File # 13 265839 ESC 43 0Z

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City of Toronto By-Law 569-2013  
 Not to Scale  
 15/05/2015

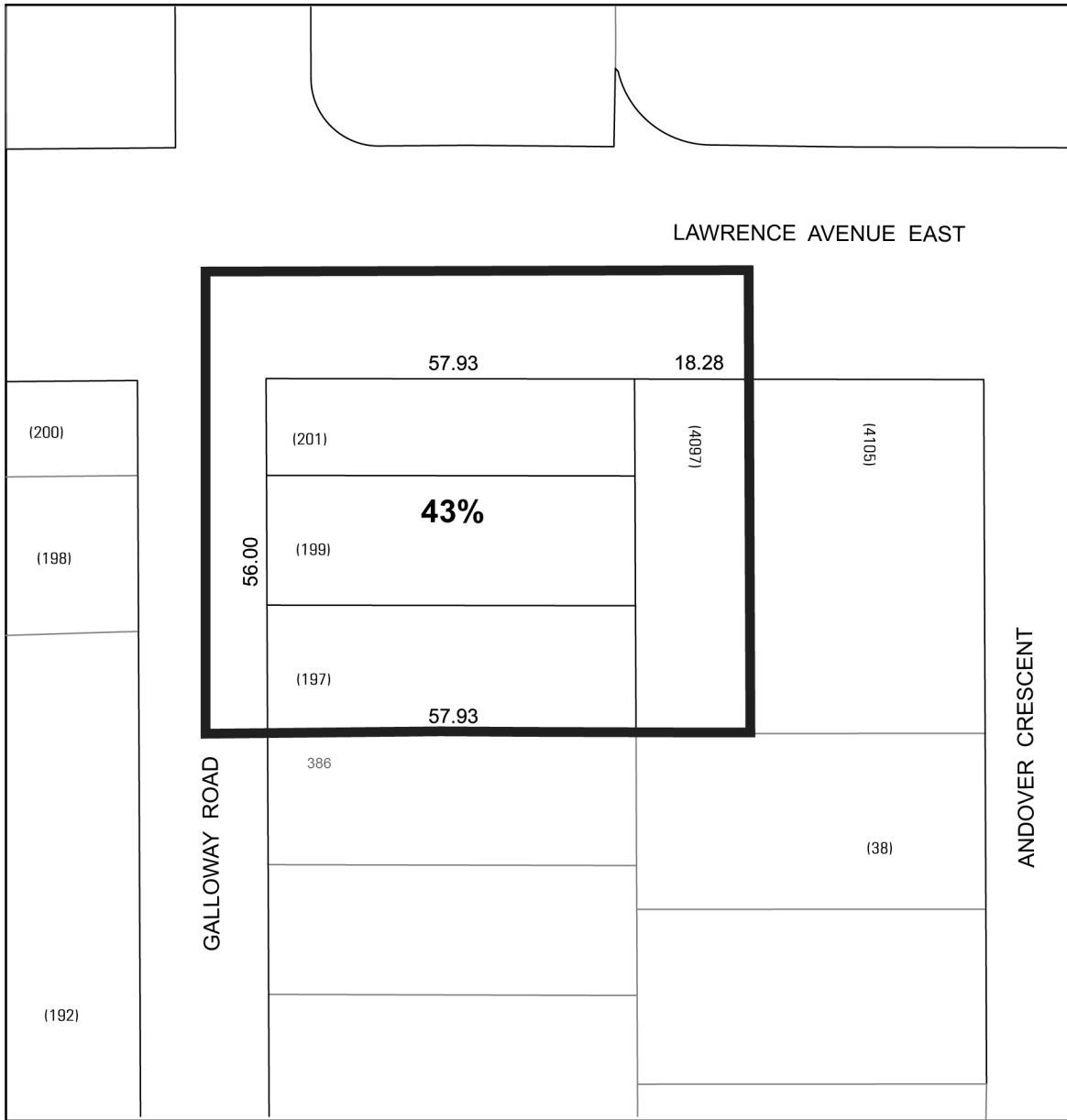


 **TORONTO** City Planning  
**Diagram 3**

**197,199,201 Galloway Road &  
4097 Lawrence Avenue East**  
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City of Toronto By-Law 569-2013  
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 **TORONTO** City Planning  
**Diagram 4**

**197,199,201 Galloway Road &  
4097 Lawrence Avenue East**  
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City of Toronto By-Law 569:2013  
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