



STAFF REPORT ACTION REQUIRED

197-201 Galloway Road & 4097 Lawrence Avenue – Zoning Amendment – Final Report

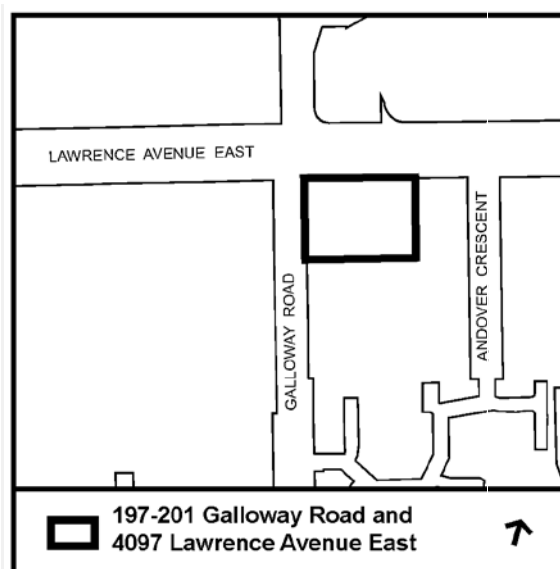
Date:	May 29, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	13 265839 ESC 43 OZ

SUMMARY

The rezoning application proposes a townhouse development consisting of 37 units in four, four-storey building blocks. Each unit will have a front door access facing the street or an internal outdoor common amenity area. A total of 45 parking spaces will be provided in a combination of rear integral garages and surface parking spaces, as well as 47 bicycle parking spaces. Above the first floor the dwelling units will be arranged in a back to back format. Two of the blocks will front the south side of Lawrence Avenue East, one block will front Galloway Road and the remaining block will be internal to the site with pedestrian access from both Lawrence Avenue and Galloway Road. The project will be serviced by a private street accessed from Galloway Road. The project will also include an outdoor common amenity area with children's play structure.

This proposal represents an appropriate residential infill with townhouse units. The proposed townhouses will continue the pattern of development to the south of the site. The proposal conforms to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, and is considered appropriate development for the area.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the West Hill Community Zoning By-law 10327, for the lands at 197 – 201 Galloway Road and 4097 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5, to report dated May 29, 2015.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 197 – 201 Galloway Road and 4097 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6, to report dated May 29, 2015.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council requires the owner to resolve any outstanding concerns with the City's Engineering and Construction Services Division including:
 - a) verification of available capacity in existing local and trunk sanitary sewer systems and identification of any infrastructure improvements or upgrades that may be necessary to accommodate the proposed development at the owners expense and to the satisfaction of the Executive Director, Engineering and Construction Services;
 - b) water demand analysis with hydrant testing; and
 - c) any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades to such infrastructure is required to support the development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In March 1987, an application to rezone the property at 4097 Lawrence Avenue East from a Single-Family Residential (S) zone to an Office Uses (OU) zone was approved to permit business and professional office uses and a beauty salon.

In March 1989, an application to rezone the adjacent property at 201 Galloway Road from a Single-Family Residential (S) zone to an Office Uses (OU) zone was approved to permit business and professional office uses.

In July 2005, an application to rezone the property at 4097 Lawrence Avenue East was submitted to facilitate the construction of a four-storey, 32-unit apartment building. Three consent applications were also submitted to sever the rear of the lots at 197, 199 and 201 Galloway Road

Staff report for action – Final Report – 197 Galloway Rd
V.03/15

so that the severed parcels could be added to the lot at 4097 Lawrence Avenue East. After remaining inactive for more than six months, the rezoning file was ultimately closed in January 2012, and the property retained its original Office Uses (OU) zoning. The three consent applications have likewise been closed.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 18, 2013 to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the number and width of the proposed units, the configuration of the townhouse blocks and associated private driveway, the number and location of parking spaces, the size and location of outdoor amenity space, potential built form and solid waste storage locations.

ISSUE BACKGROUND

Proposal

The application proposes to redevelop the four lots totalling 0.43 hectares with a total of 37 townhouse units arranged in four blocks (see Attachment 1: Site Plan and Attachment 2: Elevations). Fronting onto Lawrence Avenue will be two blocks with 20 four-storey back to back townhouse units. A third block fronting onto Galloway Road will contain 8 four-storey back to back townhouse units, while 9 four-storey townhouse units (8 back to back and 1 through unit) will be constructed in a block that is internal to the site.

While the dwelling units will be configured back to back above the first floor, each dwelling unit will include an integral garage at the rear of the first floor and a pedestrian front door access facing the street or the outdoor common amenity area. Pedestrian access for the internal block will be provided from both Lawrence Avenue and Galloway Road via a private walkway. The common outdoor amenity area will be 239 m² (2,574 ft²) in size and will be located at the centre of the development. Additional information is presented in Attachment 4: Application Data Sheet.

One parking space is proposed for each of the dwelling units and will be provided by means of the integral, at-grade garages at the rear of the buildings with the exception of one unit, for which parking will be provided on a surface parking lot. Eight visitor parking spaces are also proposed on the surface parking lot, which will be located adjacent to the outdoor common amenity area. In addition to the vehicle parking, the development will provide for bicycle parking in each unit as well as 6 visitor bicycle parking spaces, to be located adjacent to the outdoor common amenity area. Vehicular access to the development will be via a private, 8 metre wide street off the east side of Galloway Road, which would be maintained by a common element condominium.

Site and Surrounding Area

The subject lands are relatively flat, and are located at the southeast corner of Galloway Road and Lawrence Avenue East. 4097 Lawrence Avenue East contained a detached dwelling until 1991, at which time the dwelling was demolished. The site is currently vacant. The lot at 199

Galloway Road has also been vacant for at least the past 15 years. The lots at 197 and 201 Galloway Road are each occupied by a detached dwelling.

Abutting uses include:

- North: Two 11-storey apartment buildings on the north side of Lawrence Avenue East.
- South: A townhouse development with three storey buildings fronting Galloway Road and four storey buildings located internally to the site.
- East: A day care centre immediately adjacent to the site, with small to medium scale commercial uses beyond including detached homes converted to office uses.
- West: detached dwellings on the west side of Galloway Road and Galloway Public School to the south of these dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. In *Mixed Use Areas*, development will create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community. New buildings will be located and massed to provide a transition between areas of different development intensity and scale, and to frame the edges of streets and parks with good proportion and provide an attractive, comfortable and safe pedestrian environment. Such development will also take advantage of nearby transit services.

Zoning

197 and 199 Galloway Road are zoned Single-Family Residential (S) in the West Hill Community Zoning By-law No. 10327, as amended. This zone permits single-family dwellings, group homes and correctional group homes. These lots are also zoned Residential Detached (RD) in the City-Wide Zoning By-law No. 569-2013, as amended, which was enacted by City Council on May 9, 2013 (see Attachment 3: Zoning). This zone permits detached dwellings and parks.

201 Galloway Road and 4097 Lawrence Avenue East are zoned Office Uses (OU) in the West Hill Community Zoning By-law No. 10327, as amended, which permits banks, day nurseries, educational facilities, personal and business services, places of entertainment, assembly and recreation, restaurants and retail uses. They are also zoned Commercial-Residential (CR) in the City-Wide Zoning By-law No. 569-2013, as amended, which permits a wide variety of commercial, institutional, office and residential uses. However, no residential density is currently permitted.

Site Plan Control

The applicant has also submitted a site plan control application (13 265841 ESC 43 SA), which is currently being reviewed by staff.

Reasons for Application

The Single-Family Residential (S) and Office Uses (OU) zones in the West Hill Community Zoning By-law No. 10327, as amended, and the Residential Detached (RD) zone in the City-Wide Zoning By-law No. 569-2013 do not permit multiple-unit residential uses.

Community Consultation

A public meeting was held on March 27, 2014 at St. Margaret's Public School. The meeting was attended by the Ward Councillor, the applicant, City Planning staff, and 12 members of the public. A summary of the issues raised included:

- Concern regarding the number of trees to be removed;
- Improving the public realm along Lawrence Avenue;
- On-site vehicular circulation; and
- Location of the private outdoor amenity space.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement, 2014. The PPS seeks to create strong healthy communities, and promotes the use of active transportation, transit and transit supportive development. The PPS also stipulates that transportation and land use considerations shall be integrated at all stages of the planning process.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan encourages development of complete communities which include the provision of options for safe non-motorized travel, and by offering a balance of transportation options that reduces reliance upon any single mode and promotes transit, cycling and walking.

Land Use

The *Mixed Use Areas* designation in the Official Plan intends that a broad range of uses can be combined in single use or mixed use buildings. These are the areas where much of the anticipated increased growth in retail, office and service employment and housing will occur, and as such, appropriate intensification is encouraged. The scale of intensification will vary depending on the location and the context of the site.

The proposed residential townhouses are compatible with the existing fabric of the surrounding area which includes a townhouse development adjacent and to the south, a three-storey walk-up apartment building to the southeast on Andover Crescent, commercial developments, and single detached dwellings; some of which have been converted to commercial uses. The proposed four-storey townhouses fronting onto Galloway Road will continue the built form existing on the lands immediately south of the site. Redeveloping four single family dwelling lots, two of which are presently vacant, with multiple-family residential zoning represents a more efficient use of the lands.

Consistent with the *Mixed Use Areas* policies of the official plan, the proposal will contribute to a diverse mix of dwelling unit types and will contribute to an attractive, safe and comfortable pedestrian environment.

Density, Height, Massing

The proposed 37 back to back townhouse units will have setbacks, heights, coverage and massing that are compatible with the existing built form in the surrounding neighbourhood. The proposed floor space index is 1.43 with a lot coverage of 43%. This is similar to the density and massing of the existing adjacent townhouse development to the south of the subject site.

The four-storey townhouse units will have a maximum height of 13.5 metres (44.3 ft), which is compatible with the 15 metres (49 ft) approved for the neighbouring townhouse development to the south.

The massing of the proposed buildings is considered acceptable for the site and surrounding context and is consistent with the built form policies of the Official Plan which requires, among other things, that new development be located, organized and designed to fit harmoniously into its existing and/or planned context.

The proposed development will anchor this corner of Lawrence Avenue and Galloway Road and staff continues to work with the applicant to ensure the buildings and streetscape features will achieve a high quality of design.

Streetscape and Amenity Space

The proposed development was reviewed under, and is consistent with, the Infill Townhouse Design Guidelines. Although the building design arranges the units in a back to back fashion, the first floor design will allow both front and back facing units to have front entrances facing the street and a parking entrance taken from the rear of the building. The internal block (Block D) will have front entrances taken from the outdoor common amenity area with rear parking entrances and pedestrian access to both Lawrence Avenue and Galloway Road.

The blocks will be placed close enough to the street and sidewalk to frame the street, while still allowing for the placement of street trees in the front yard. Three existing street trees will be retained and protected during construction of the development and 13 additional street trees are proposed. The street trees will contribute to the urban forest and will provide shade to the sidewalk during summer months. The combination of shaded public sidewalk with overhead tree canopy and building placement close to the street is expected to result in a pedestrian friendly, safe and comfortable public streetscape experience.

A 239 m² (2,574 ft²) outdoor common amenity space is proposed internally to the site. The space will be located centrally and will feature a play structure with rubber matting underneath, a sod area and bench seating. It will be lined with shrubs and trees, and will benefit from passive surveillance of units on three sides. Adjacent to the amenity space will be the visitor vehicle and bicycle parking facilities, as well as the dwelling units of Block D. Private outdoor amenity space will be provided by way of rooftop terraces for each dwelling unit.

Traffic Impact, Access, Parking and Transit

Vehicular access to the development will be taken from Galloway Road at a point 20 metres south of Lawrence Avenue. Access will be provided via an 8 metre private street bordered by a 1.7 metre public walkway that extends from the street to the front of the internal Block D. The private street will run the length of the development and will provide access to the integral garages for each unit located at the rear of each townhouse block. Engineering and Construction Services has confirmed that the private driveway will be adequate to allow emergency vehicles to access and exit the site.

One parking space will be provided for 36 of 37 dwelling units in the integral garages. However, as unit 1 at the corner of Lawrence Avenue and Galloway Road will be located close to the driveway off Galloway Road, its assigned parking space will be on a small surface parking lot in the interior of the site. The parking lot will also provide for eight visitor parking spaces including one accessible parking space.

Each unit will contain a storage room that will accommodate a bicycle parking space. Units facing the street will also include a utility room at ground level where bicycles may be stored. Alternatively bicycles may be parked in the integral garages. In addition a visitor bicycle parking area will be provided adjacent to the outdoor common amenity area.

The site is well served by transit, including 24 hour Blue Night service along Lawrence Avenue East. For cyclists there are several existing connections to trail systems as well as shared roadways. Galloway Road is a shared vehicle and bicycle roadway that forms part of a cycling route.

Servicing

A Functional Servicing Report has been submitted that addresses servicing, grading and stormwater management. The report is under review by Engineering and Construction Services with comments focussing on an analysis of the existing sanitary system.

The sanitary line on Galloway Road currently runs north from Kingston Road and terminates in front of 197 Galloway Road. This line will be extended such that it aligns with the driveway entrance to the development.

Storm runoff from the site will be released to the storm sewers at a reduced rate and can be handled by the existing storm sewer system under normal operating conditions. Under large storm events runoff from the site will still be restricted and stored on-site.

Before introducing the necessary Bills to City Council for enactment, the owner will be required to resolve any outstanding servicing concerns with the City's Engineering and Construction Services Division. These issues include finalization of a water demand analysis with hydrant testing, verification of available capacity in the existing local and trunk sanitary sewer systems and identification of any infrastructure improvements or upgrades that may be necessary to accommodate the proposed development, as detailed through a Functional Servicing Report. The report and its components must be finalized to the satisfaction of the Executive Director, Engineering and Construction Services.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded, Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 + 2.99 hectares of local parkland per 1,000 people. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.0507 hectares (507 m²), which equates to 11.8% of the site. However, a cap of 10% applies and hence the parkland dedication would be 0.0427 hectares (427 m²).

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

Tree Preservation

The arborist report indicates the development proposes the removal of twenty-three (23) trees within the property and will injure three (3) city-owned trees. Applications to Urban Forestry for permission to remove or injure these trees will be required. Based on the standard replacement requirement of 3:1, Urban Forestry requires a minimum of sixty-nine (69) new trees on private property to replace the twenty-three (23) private trees to be removed. The landscape plan submitted identifies twenty-three (23) new trees to be planted as part of the development. Urban Forestry indicates that it will accept cash-in-lieu for the balance of required trees.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives.

Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. These performance measures will be secured through the site plan approval process, and include: urban heat island reduction, stormwater retention balance, minimum soil volume for trees, bicycle parking facilities and the use of cool roofing materials.

Conclusion

The lands bounded by Lawrence Avenue, Galloway Road and Kingston Road are designated *Mixed Use Areas* in the Official Plan. The proposed townhouse development is consistent with the Official Plan and reflects the development pattern in the area. Staff are of the opinion that the proposed development is consistent, and does not conflict, with the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe.

The recommended amendments to zoning provisions for the site will enable a development that will shape the streetscape in the area and anchor the southeast corner of Galloway Road and Lawrence Avenue East. Site plan, elevation, and landscape details will be secured through the site plan process. Staff will bring forward a final report on the expected future condominium application.

CONTACT

Tom Schwerdtfeger, Planner
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Fax No. 416 396-4265
E-mail: tschwer@toronto.ca

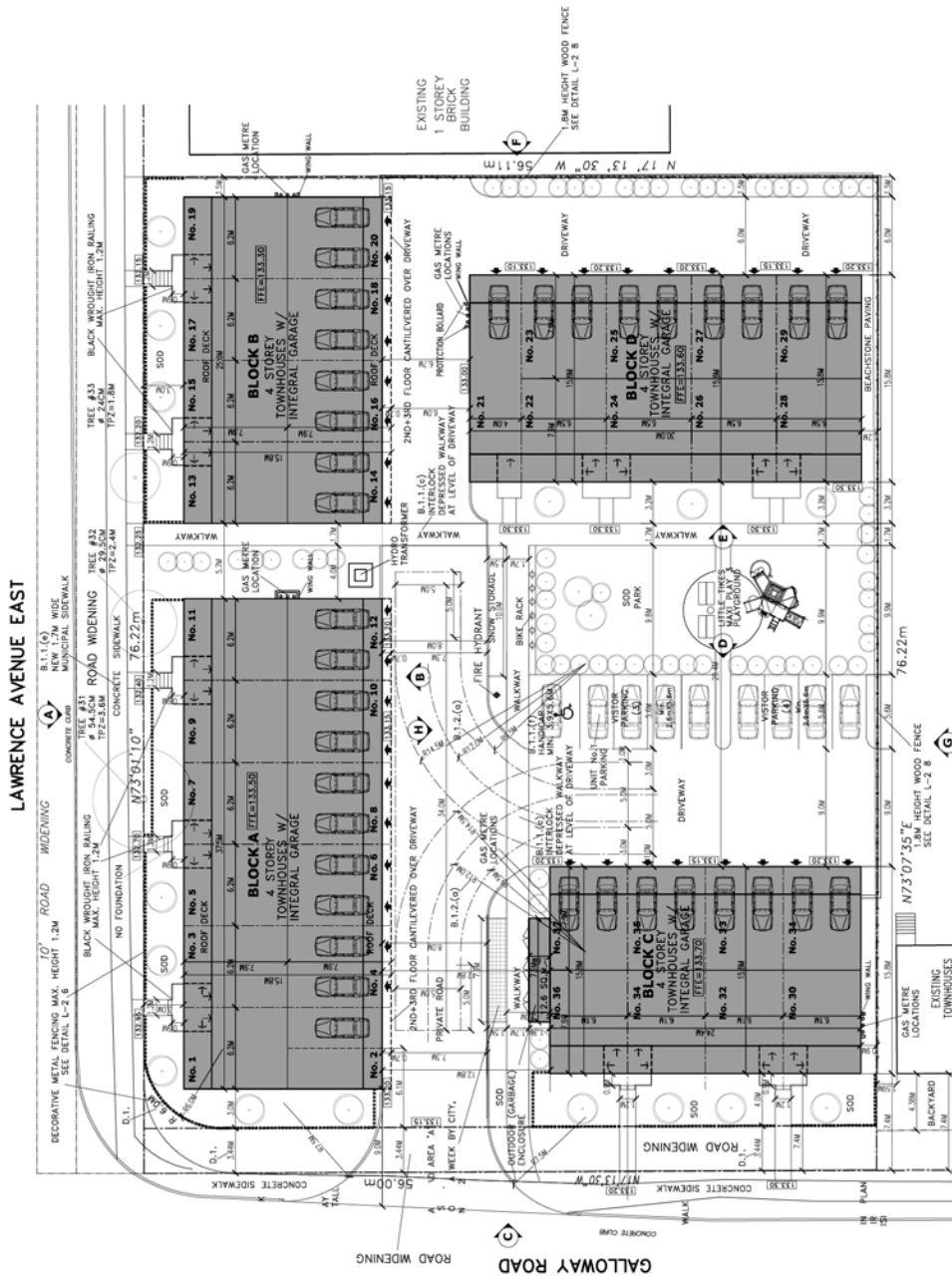
SIGNATURE

Joe Nanos, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Current Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft West Hill Zoning By-law Amendment
Attachment 6: Draft City of Toronto Zoning By-law Amendment

Attachment 1: Site Plan

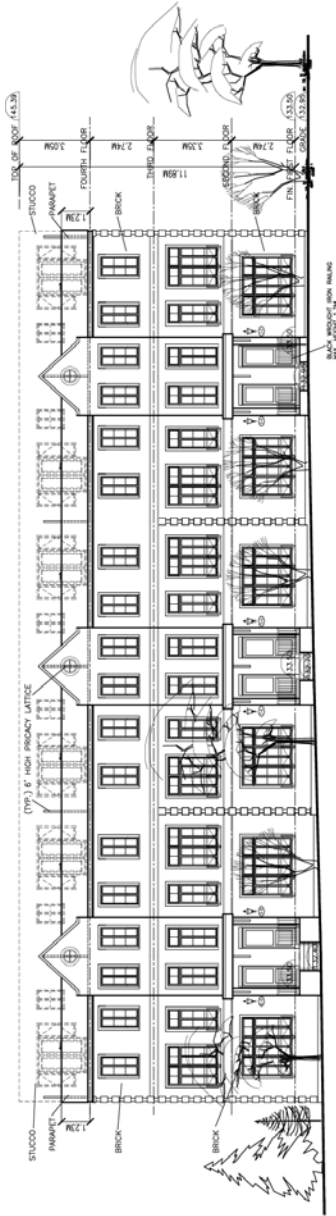


197-201 Galloway Rd & 4097 Lawrence Avenue East

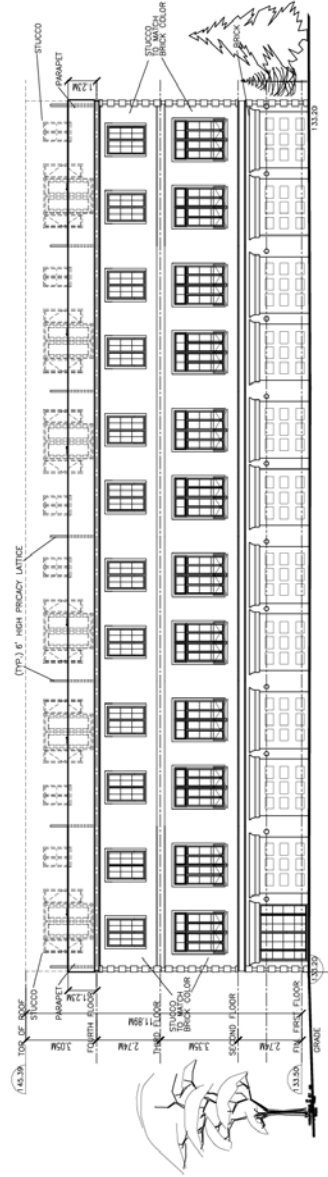
Site Plan
Applicant's Submitted Drawing
Not to Scale
05/19/15

File # 13 265839 ESC 43 OZ, 13 265841 ESC 43 SA

Attachment 2: Elevations



North Elevation - Units 1 - 12 (Lawrence Avenue)



South Elevation - Units 1 - 12 (Internal to Site)

Elevations

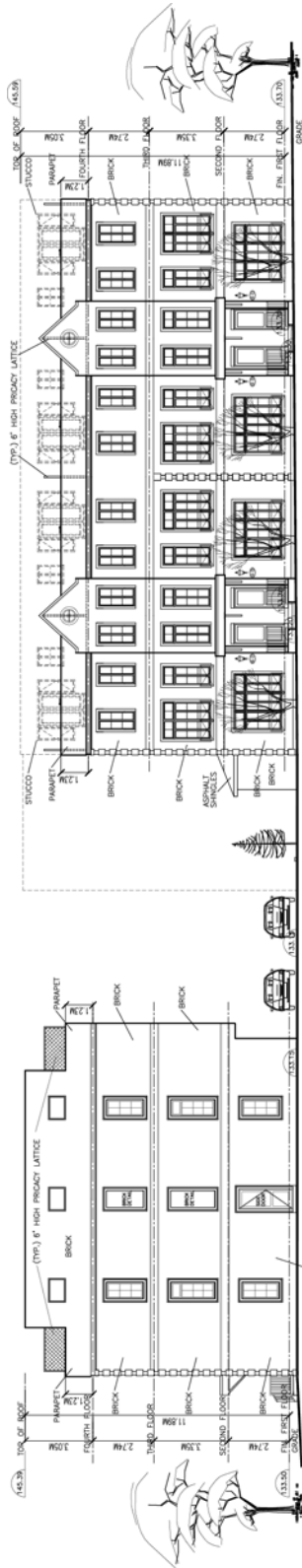
Applicant's Submitted Drawing

Not to Scale
05/19/15

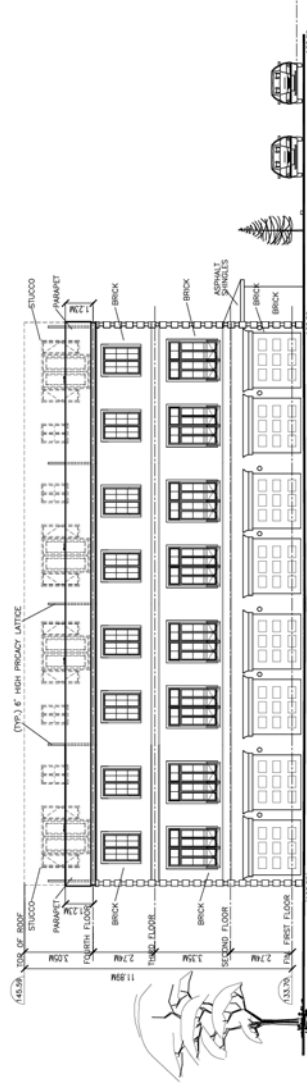
197-201 Galloway Road & 4097 Lawrence Avenue East

File # 13 265839 ESC 43 OZ, 13 265841 ESC 43 SA

Attachment 2: Elevations



West Elevation - Units 30 - 37 (Galloway Road)



East Elevation - Units 30 - 37 (Internal to site)

Elevations

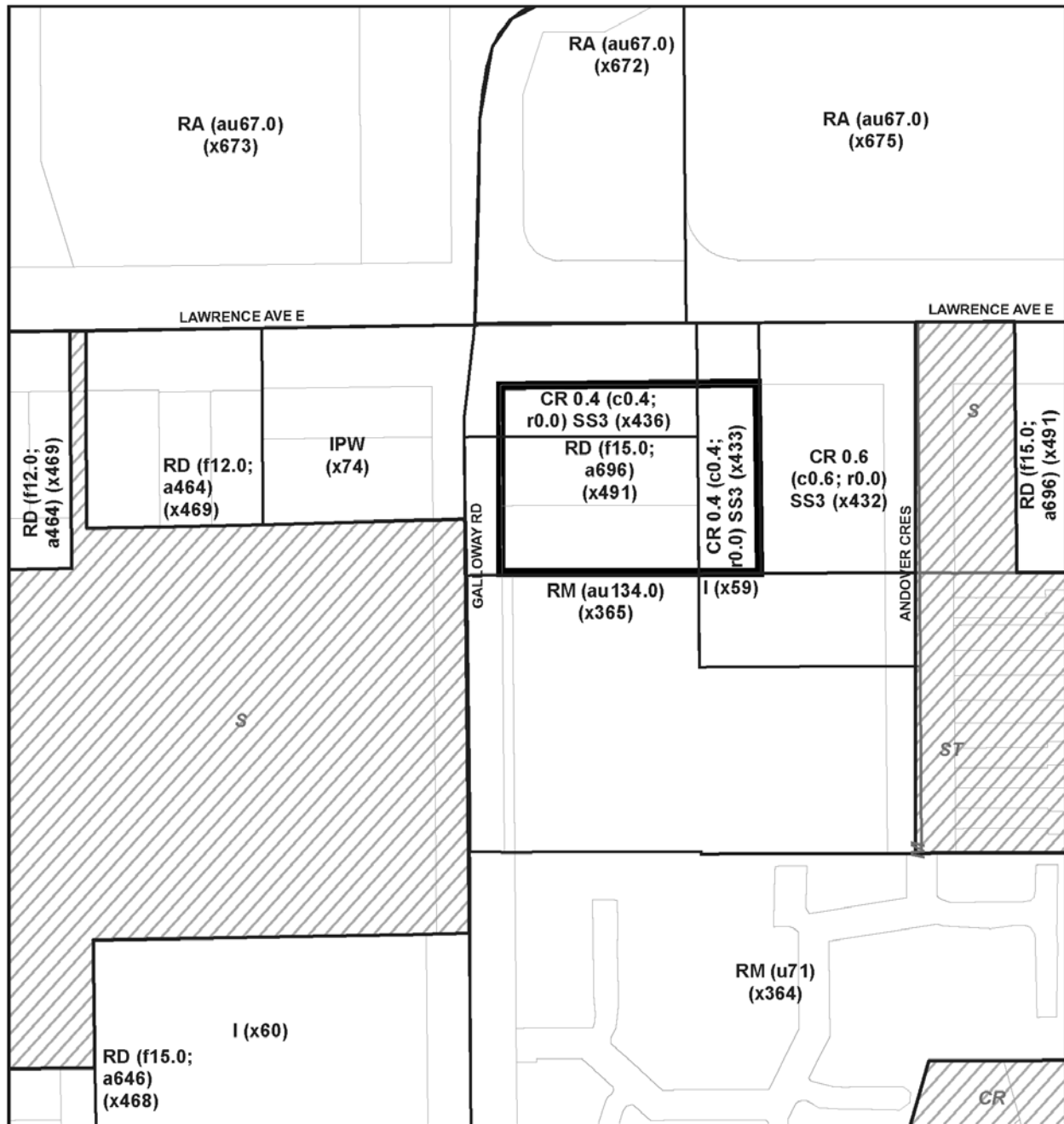
Applicant's Submitted Drawing

Not to Scale
05/19/15

197-201 Galloway Road & 4097 Lawrence Avenue East

File # 13 265839 ESC 43 0Z, 13 265841 ESC 43 SA

Attachment 3: Current Zoning



Zoning By-law 569-2013

197-201 Galloway Rd & 4097 Lawrence Ave E

File # 13 265839 ESC 43 OZ, 13 265841 ESC SA



Location of Application

RD
RA
RM

Residential Detached
Residential Apartment
Residential Multiple

CR
I
IPW

Commercial Residential
Institutional
Institutional Place of Worship



See Former City of Scarborough West Hill Community Bylaw No 10327

S
ST
CR

Single-Family Residential
Street Townhouse Residential
Commercial-Residential



Not to Scale
Extracted 11/25/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 265839 ESC 43 OZ
Details	Rezoning, Standard	Application Date:	November 15, 2013

Municipal Address:	197 GALLOWAY RD
Location Description:	PLAN M600 LOT 3 **GRID E4306
Project Description:	37 proposed stacked townhouse units fronting onto Lawrence Avenue East and Galloway Road.

Applicant:	Agent:	Architect:	Owner:
ALEX BOROS			ROWSHONARA NASIRUDDIN

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	S & OU, CR & RD	Historical Status:
Height Limit (m):	9 & 11	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4273	Height:	Storeys:	4	
Frontage (m):	76.2		Metres:	13.5	
Depth (m):	56.1				
Total Ground Floor Area (sq. m):	1069				Total
Total Residential GFA (sq. m):	5998		Parking Spaces:	45	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	5998				
Lot Coverage Ratio (%):	25				
Floor Space Index:	1.4				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	5998	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	37	Institutional/Other GFA (sq. m):	0	0
Total Units:	37			

CONTACT:	PLANNER NAME:	Tom Schwerdtfeger, Planner
	TELEPHONE:	(416) 396-7034

Attachment 5: Draft West Hill Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 2015
Enacted by Council: ~, 2015

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

**To amend the West Hill Zoning By-law No. 10327, as amended,
with respect to the lands municipally known as,
197, 199, 201 Galloway Road and 4097 Lawrence Avenue**

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 HEREBY ENACTS as follows:

1. **SCHEDULE "A"** is amended by deleting the existing Single-Family Residential (S) and Office Uses (OU) zoning and replacing it with a Commercial Residential (CR) zone so that the amended zoning shown on Schedule '1' reads as follows:

CR-44-146-179-329-330-383-400-511-614-623-624-625-626

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART** of the former City of Scarborough West Hill Zoning By-law No. 10327, as amended, is amended by adding Performance Standards Numbers 329, 330, 511, 623, 624, 625 and 626 as follows:

PARKING

329. A minimum of one parking space per **dwelling unit** shall be provided. Thirty-six (36) in enclosed garages and one (1) on an on-site surface parking lot.

330. A minimum of 8 visitor **parking spaces** shall be provided.

INTENSITY OF USE

511. Maximum number of **dwelling units**: 37.

MISCELLANEOUS

623. Maximum building **height**: 13.5 m.

624. A 1.5 m wide strip of **landscaping** shall be provided from the east lot line.

625. Maximum building **coverage**: 43% of the lot area.

626. Notwithstanding Performance Standard 400, the minimum setback for buildings with front entrances facing Galloway Road shall be 4.0 m.

3. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception No. 75 to those lands known municipally as 197, 199, 201 Galloway Road and 4097 Lawrence Avenue East, as shown on Schedule '2'.
4. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by deleting and replacing Exception No. 75 with the following:
 75. On those lands identified as Exception No. 75 on the accompanying Schedule "C" map, the following provision shall apply:
 - a) Only the following uses are permitted:
 - Residential uses.
5. **SCHEDULE "C", EXCEPTIONS LIST** and **EXCEPTIONS MAP**, is amended by deleting Exception No. 79, as shown on Schedule '2'.

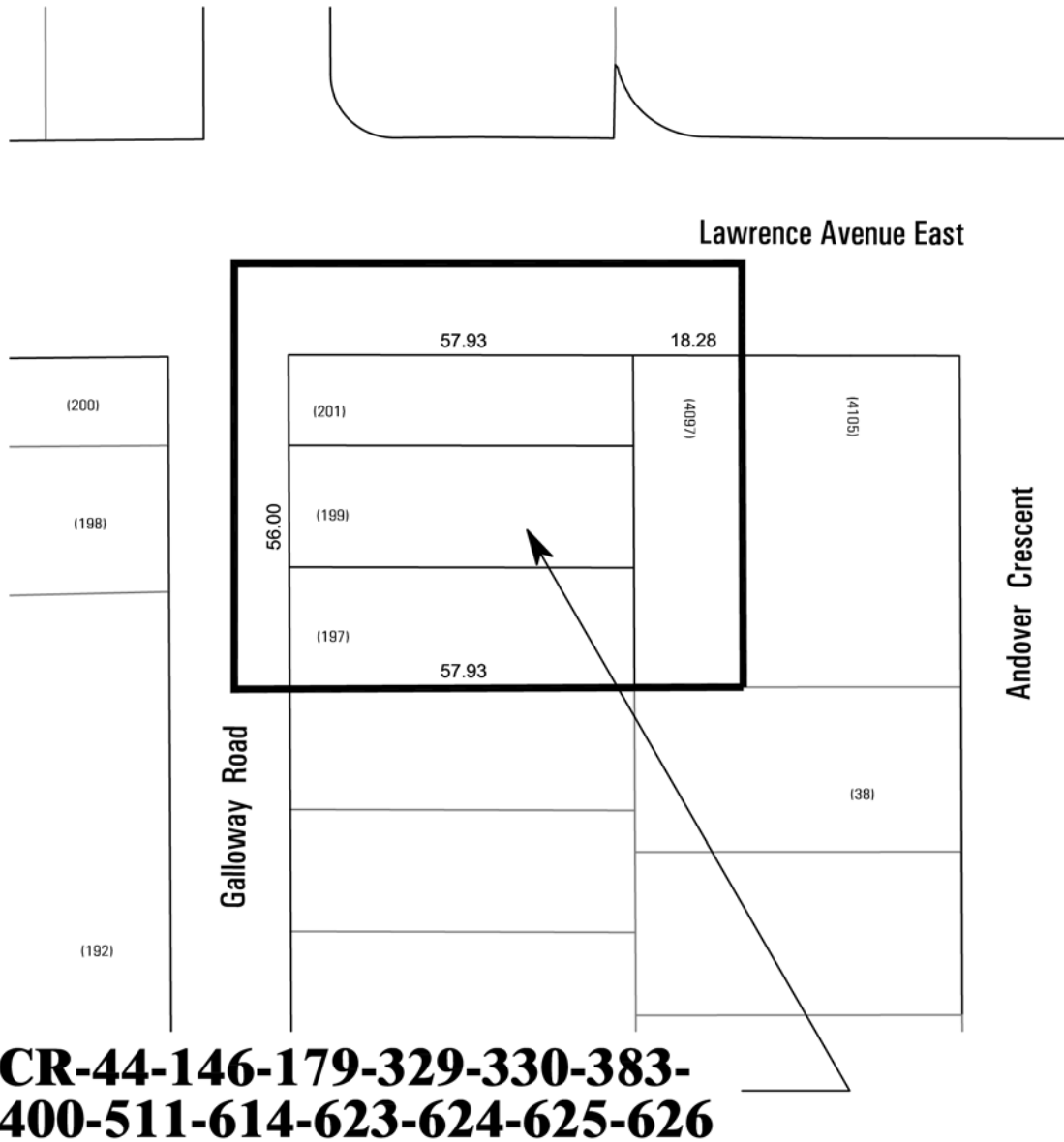
ENACTED AND PASSED this ~ day of ~, A.D. 2015.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

197,199,201 Galloway Road & 4097 Lawrence Avenue East

File # 13 265839 ESC 43 OZ

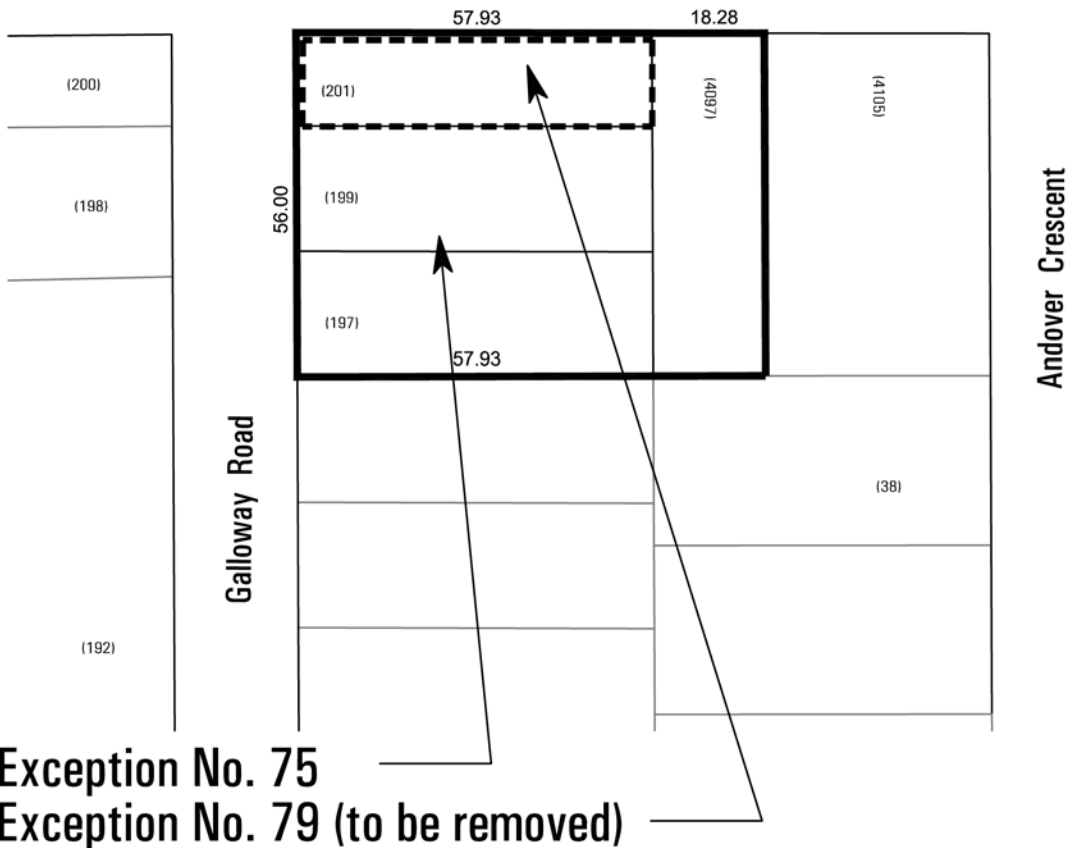
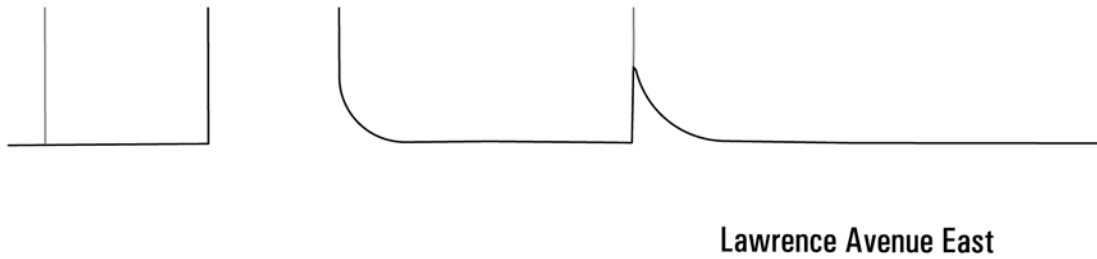


Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
5/20/15



Schedule '2'



Zoning By-Law Amendment

197,199,201 Galloway Road & 4097 Lawrence Avenue East

File # 13 265839 ESC 43 OZ



Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
5/20/15



Attachment 6: Draft City of Toronto Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 2015

Enacted by Council: ~, 2015

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

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With respect to the lands municipally known as
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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 HEREBY ENACTS 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 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% to 43% 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:
 - (a) **Dwelling Unit** in a permitted **building** type in regulation 40.10.20.40.(1); and
 - (b) **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 metre 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.

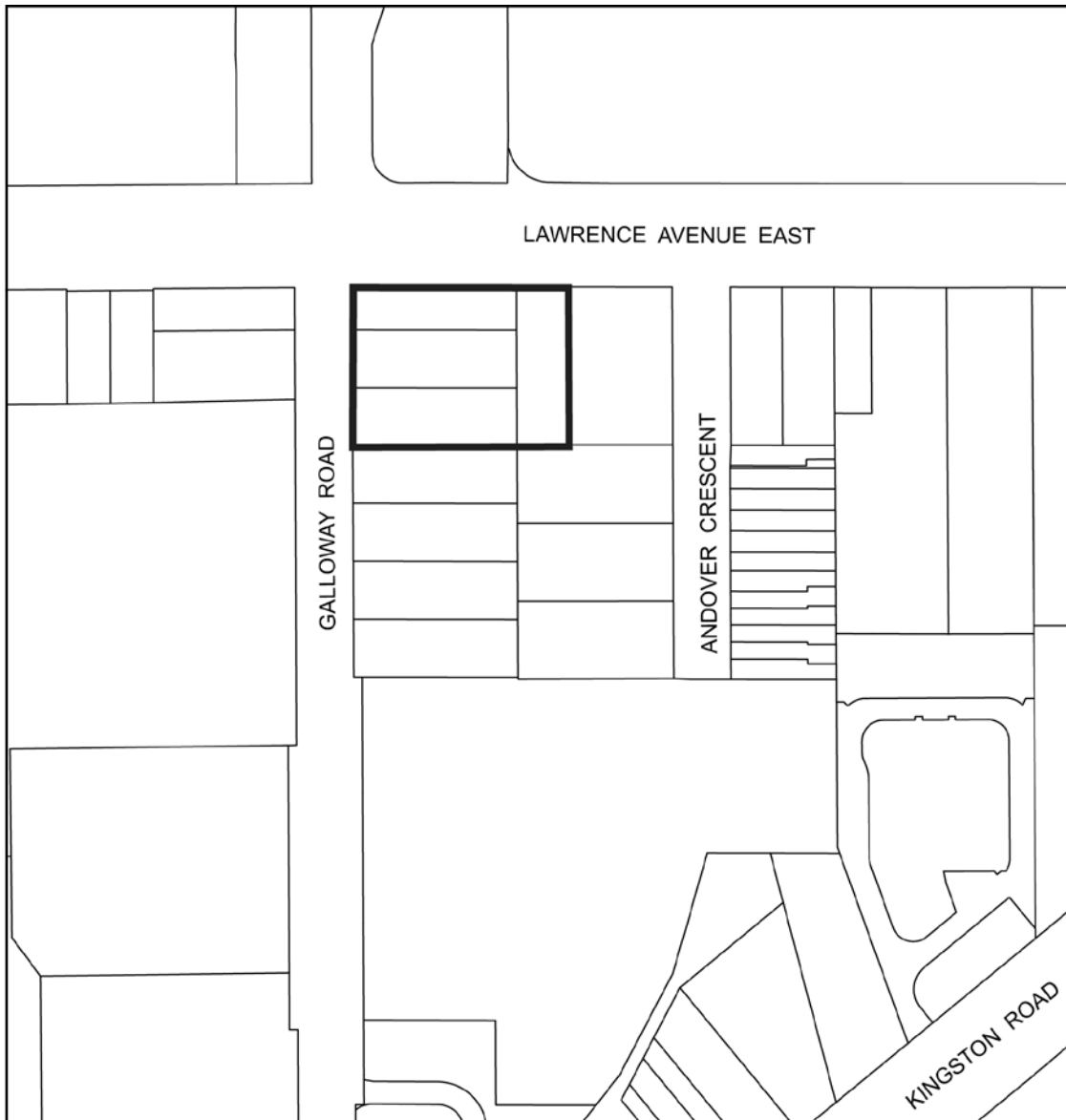
Prevailing By-laws and Prevailing Sections: (None Apply).

ENACTED AND PASSED this ~ day of ~, A.D. 2015.

JOHN TORY,
Mayor

(Corporate Seal)

ULLI S. WATKISS,
City Clerk

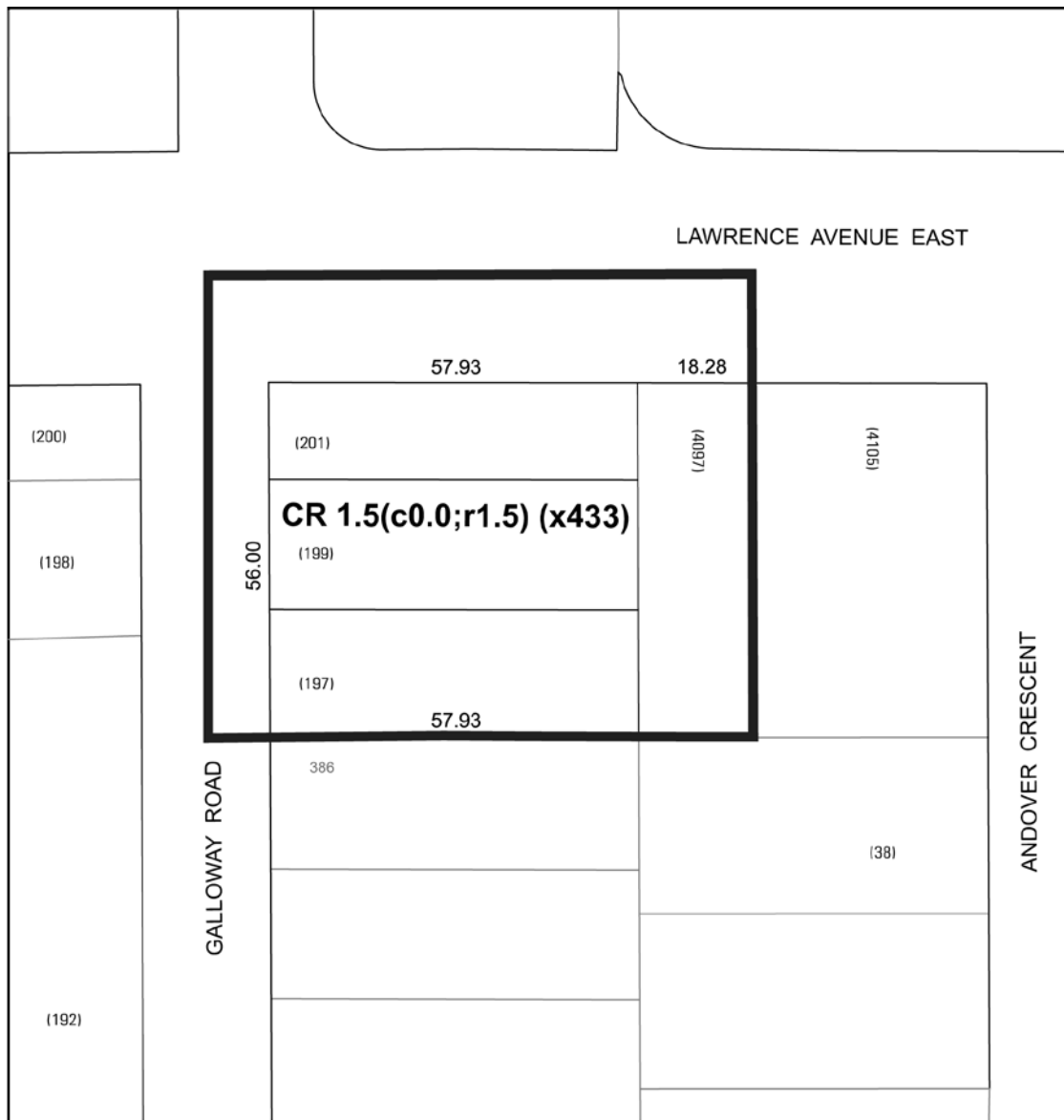


Toronto City Planning
Diagram 1

**197,199,201 Galloway Road &
4097 Lawrence Avenue East**
File # 13 265839 ESC 43 02

Approved by: Tom Schwerdtfeger

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

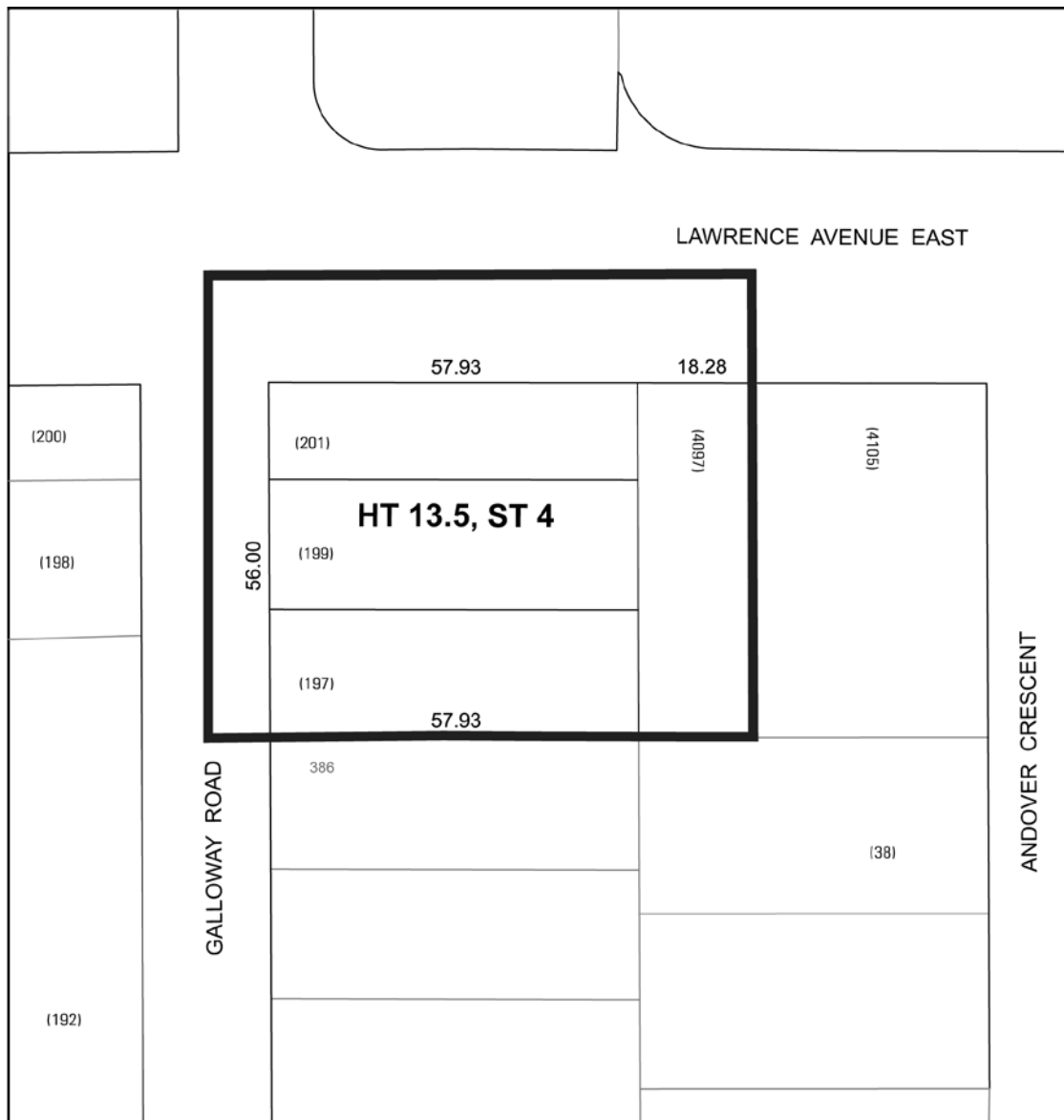


Toronto City Planning
Diagram 2

197,199,201 Galloway Road &
4097 Lawrence Avenue East
File # 13 265839 ESC 43 02

Approved by: Tom Schwerdtfeger

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

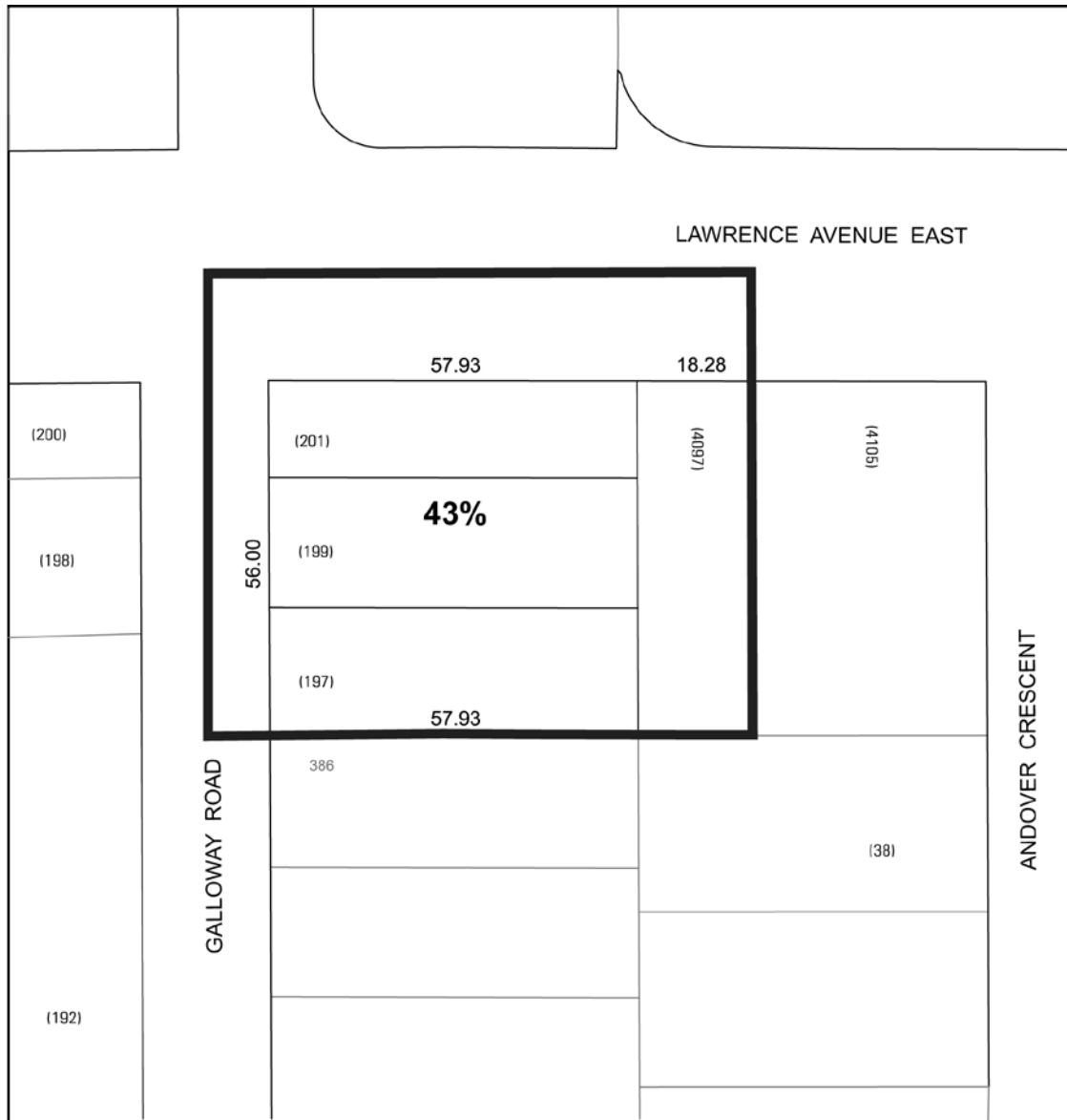


Toronto City Planning
Diagram 3

**197,199,201 Galloway Road &
4097 Lawrence Avenue East**
File # 13 265839 ESC 43 02

Approved by: Tom Schwerdtfeger

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



Toronto City Planning
Diagram 4

197,199,201 Galloway Road &
4097 Lawrence Avenue East
File # 13 265839 ESC 43 02

Approved by: Tom Schwerdtfeger

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