CITY OF TORONTO

BY-LAW No. 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 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 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:

(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; and

   (ii) 1.5 metres from a lot line that abuts a lot in the Commercial Residential Zone category.

E. 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.

F. 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 12, 2015.

Frances Nunziata,  
Speaker  

Ulli S. Watkiss,  
City Clerk  

(Seal of the City)
City of Toronto By-law No. 2015

Diagram 2

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

File # 13 265839 ESC 43 OZ

Approved by: Tom Schwerdtfeger

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