CITY OF TORONTO

Bill No. 803

BY-LAW No. -2015

To amend former City of Scarborough West Hill Community Zoning By-law No. 10327, 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. 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:


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


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

   625. Maximum building coverage: 43 percent of the lot area.

   626. Notwithstanding Performance Standard 400, the minimum setback for buildings with front entrances facing Galloway Road shall be 4.0 metres.
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 on July , 2015.

Frances Nunziata, 
Speaker 

Ulli S. Watkiss, 
City Clerk 

(Seal of the City)
Schedule '1'

Lawrence Avenue East

Exception No. 75
Exception No. 79 (to be removed)

197,199,201 Galloway Road & 4097 Lawrence Avenue East
Zoning By-Law Amendment
File # 13 265839 ESC 43 OZ

Area Affected By This By-Law