

Authority: Scarborough Community Council Item SC30.2, as adopted by City of Toronto Council on March 9, 2022, and MM6.39, by Councillor Paul Ainslie, seconded by Deputy Mayor Jennifer McKelvie, as adopted by City of Toronto Council on May 10, 11 and 12, 2023

## CITY OF TORONTO

### Bill 438

### BY-LAW -2023

**To amend By-law 251-2022, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 197, 199 and 201 Galloway Road and 4097 Lawrence Avenue East.**

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the City of Toronto has determined pursuant to Section 34(17) of the Planning Act that no further public notice is required; and

Whereas City Planning has determined that technical amendments must be made to the performances standards to reflect the plans and drawings approved by City Council;

The Council of the City of Toronto enacts:

1. Paragraph 5 of By-law 251-2022 is amended to delete Regulation (J) to "(463) Exception CR 463" and is replaced with the following:
  - (J) Despite Regulation 40.5.40.10(4), 40.10.40.10(6) and (I) above, the permitted maximum height of a building is the number following the symbol "HT", and the permitted maximum number of storeys is the number following the letters "ST" as shown on Diagram 4 of By-law 251-2022; subject to the following height exceptions:
    - i. bollards, parapets, privacy screens, wind screens, safety railings, and structures and elements related to outdoor flooring and roofing assembly may extend a maximum of 2.0 metres above the heights shown on the attached Diagram 4 of By-law 251-2022;
    - ii. equipment and structures located on the roof of a building may exceed the permitted maximum height as shown on Diagram 4 of the By-law 251-2022 to a maximum of 3.0 metres, or 4.0 metres in the case of elevator overrun and elevator associated equipment and structures;
2. Paragraph 5 of By-law 251-2022 is amended to delete Regulation (M) to "(463) Exception CR 463" and is replaced as follows:
  - (M) Despite Regulation 40.10.40.80(2)(A), the required minimum above-ground distance between two main walls with windows is 4.9 metres;

3. Paragraph 5 of By-law 251-2022 is amended to add Regulations (T) to (U) to "(463) Exception CR 463" as follows:
- (Q) Despite Regulation 40.10.40.80(2)(B), the required minimum above-ground distance between a main wall of the building that has windows facing another main wall on the same lot which does not have windows is 2.0 metres.
  - (R) Despite Regulation 40.10.50.10.(1), the required minimum strip of soft landscaping, may include an air ventilation shaft, transformer and a gas meter to a maximum of 15 percent of the required soft landscaping strip.
  - (S) Despite Regulation 200.5.1(3), the minimum required width for a two lane drive aisle is 6.0 metres.
  - (T) Despite Regulation 200.15.1(1)(2)(3)(4), the minimum dimensions for an accessible parking space is a length of 5.6 metres, a width of 3.4 metres and a vertical clearance of 2.1 metres.
  - (U) Despite Regulation 230.5.1.10(4)(A) and (B), the minimum width of a bicycle parking space is 0.43 metres.

Enacted and passed on May , 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)