

Authority: Scarborough Community Council Item 4.33,
as adopted by City of Toronto Council on April 23 and 24, 2007
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 333-2007

To amend former City of Scarborough Zoning By-law No. 10327, as amended, with respect to lands municipally known as 4274 Kingston Road and 165, 171, 175 and 177 Galloway Road.

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’** of the West Hill Community Zoning By-law is amended by deleting the current Commercial/Residential (CR) and Single-Family Residential (S) zoning, and replacing them so that the amended zoning shall read as follows as shown on Schedule ‘1’:

CR – 374 – 400 – 453 – 507 – 552 – 604 – 608 – 610 – 611 – 612 – 614

M – 374 – 400 – 454 – 508 – 604 – 609 – 611 – 612 – 613 – 614 – 615

2. **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 453, 454, 507, 508, 552, 608, 609, 610, 611, 612, 613, 614 and 615 as follows:

FLOOR AREA

453. Maximum **floor area** per **dwelling** unit 123 m².

454. Maximum **floor area** per **dwelling** unit 133 m² for units providing only 1 parking space.

INTENSITY OF USE

507. Maximum number of **dwelling units** permitted – 13.

508. Maximum number of **dwelling units** permitted – 36.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

552. Minimum 1 m setback for all end units of a building to a property line.

MISCELLANEOUS

608. Maximum building **height** of 11 metres.
609. Maximum building **height** of 10 metres for a **dwelling** fronting on to a public street and a maximum height of 11 m for dwellings fronting on to an access lane or private street.
610. Minimum separation between buildings shall be 2.4 m.
611. All unenclosed parking spaces shall be a minimum of 2.7 m in width by 5.7 m in length.
612. The provisions of this By-law shall apply collectively to the land encompassed by the zoning boundary, notwithstanding its future division into additional parcels.
613. Notwithstanding the provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 4. Frontage on a Street**, a maximum of 13 units having a minimum **dwelling unit** width of 5 m may be permitted fronting on to an 8 m wide private street/access lane.
614. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
615. A garage attached to a **dwelling unit** shall have minimum inside dimensions of 3m by 6m.
3. Schedule “C”, **EXCEPTIONS MAP**, is amended by adding Exception No. 100 as shown on Schedule ‘2’.
- Schedule “C”, **EXCEPTIONS LIST**, is amended by adding Exception No. 100 as follows:
100. On those lands identified as Exception No. 100 on the accompanying Schedule ‘2’ map, the following provisions shall apply:
- (a) Minimum of 8 visitor parking spaces shall be provided.
 - (b) A minimum of two parking spaces per **dwelling unit** shall be provided on those lands identified as Exception 100 – Part A.

- (c) Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1. General Parking Requirements**, Sub-Section 1.4 Location, on those lands identified as Exception 100 – Part D, a **dwelling unit** located within the end unit of a building with frontage on both Galloway Road and Kingston Road, may be permitted to have one required **parking space** to be located on another parcel of land, within Part A of Exception 100.
- (d) Notwithstanding the Permitted Uses within the **Multiple-Family Residential (M) Zone** and **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, on those lands identified as Exception 100 – Part A, a **parking space** may be permitted on lands adjacent to the end unit of a building and adjacent to the southern most exception boundary of Part A, and must be setback a minimum of 3 m from a **street** line.
- (e) Notwithstanding the Permitted Uses within the **Multiple-Family Residential (M) Zone, Street Townhouse Dwellings** shall be permitted, on those lands identified as Exception 100 – Part A and Part B.
- (f) Notwithstanding the Permitted Uses in the **Commercial/Residential Zone (CR)**, only Residential Uses shall be permitted on those lands identified as Exception 100 – Part D.
- (g) On those lands identified as Exception 100 – Part B, a minimum building setback of 6 m shall be provided to the northern boundary of Part B, except the end unit of a building shall be setback a minimum of 1.2 m from the northern boundary of Part B, and the end unit of a building shall be setback a minimum of 1.2 m from the eastern boundary of Part B.
- (h) On those lands identified as Exception 100 – Part C, a minimum building setback of 6 m shall be provided to the south easterly boundary of Part C, and a minimum building setback of 2.7 metres shall be provided to the northern boundary of Part C.

- (i) The definition of **Height** contained within **CLAUSE V - INTERPRETATION, Section (f) Definitions** shall not apply to the lands encompassed by Exception 100. Instead the following definition of Height shall apply:

Height - shall mean the vertical distance measured from the average grade at the front **main wall** of the **dwelling unit** to the highest point of the building excluding chimneys, skylights, vents, antennae, elevator machine rooms and parapet walls.

ENACTED AND PASSED this 24th day of April, A.D. 2007.

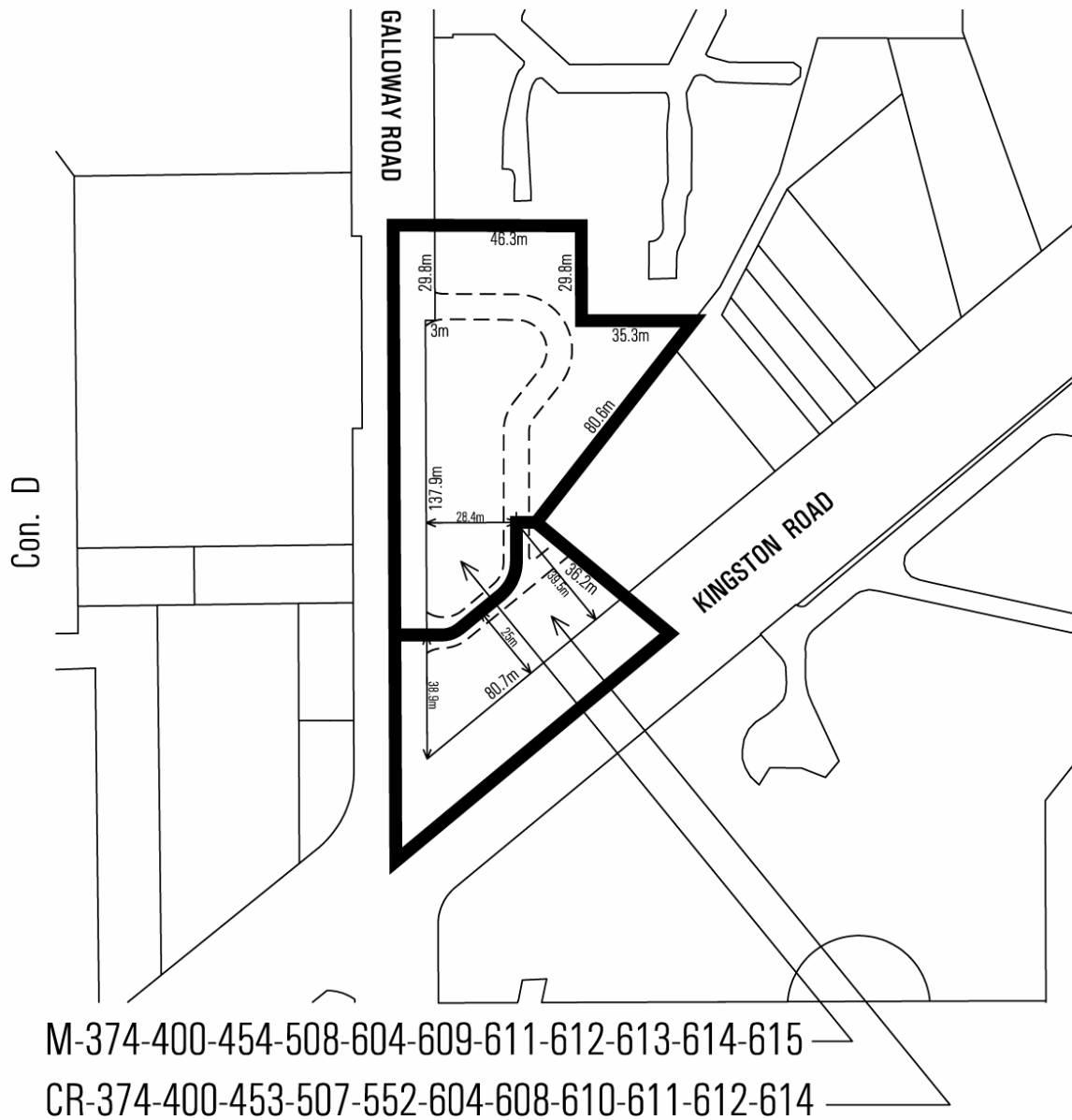
GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 12



Zoning By-Law Amendment

4274 Kingston Rd; 165-177 Galloway Rd

File # 06-125734 02



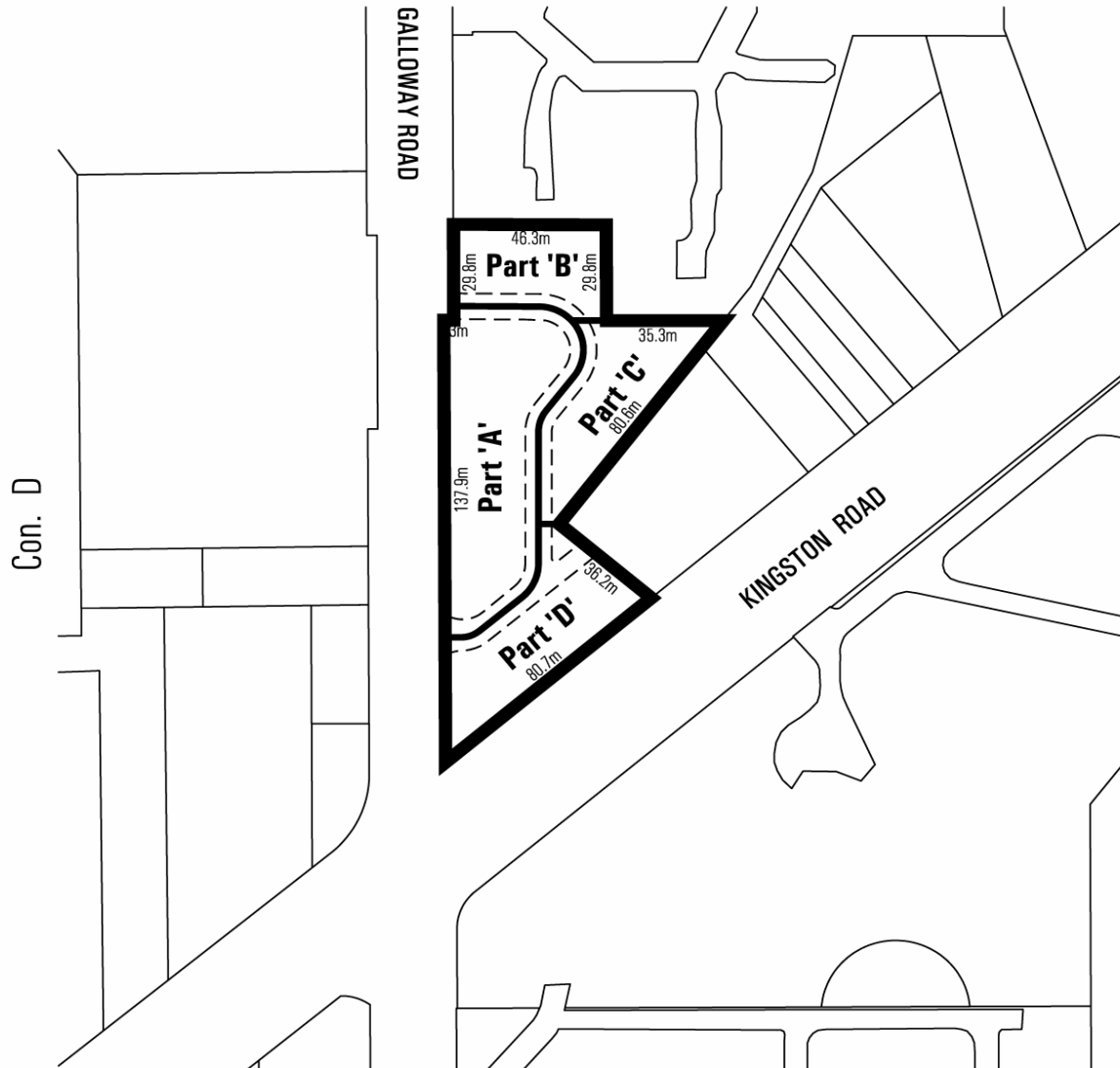
Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
03/13/07



Schedule '2'

Lot 12

**Exception No.100****Zoning By-Law Amendment**

4274 Kingston Rd; 165-177 Galloway Rd

File # 06-125734 OZ



Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
03/12/07

