

Authority: Scarborough Community Council Item SC7.23, as adopted by City of Toronto Council on July 7, 8 and 9, 2015

## **CITY OF TORONTO**

### **BY-LAW No. 792-2015**

**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:

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 metres.
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'.

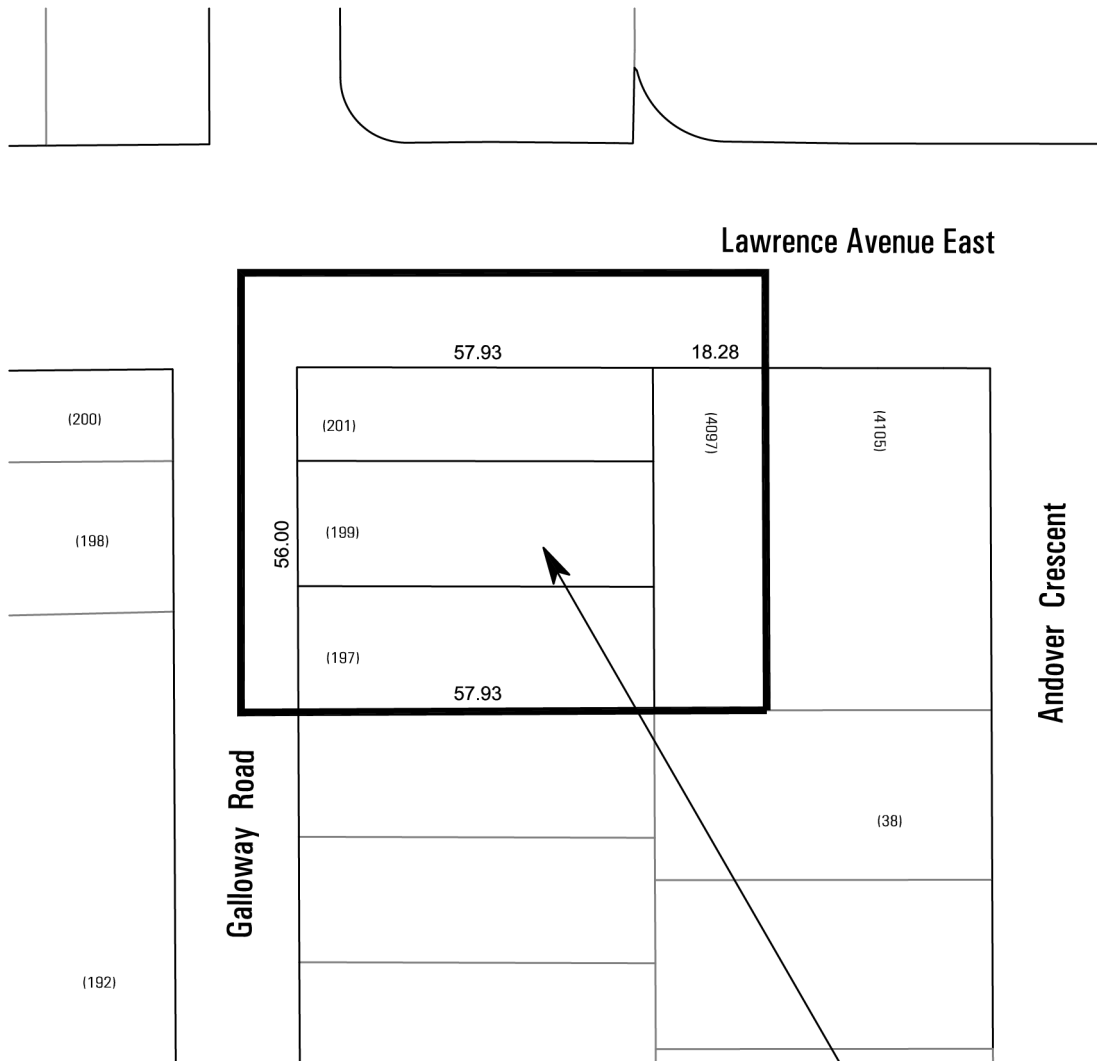
Enacted and passed on July 9, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## Schedule '1'



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



**Zoning By-Law Amendment**

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

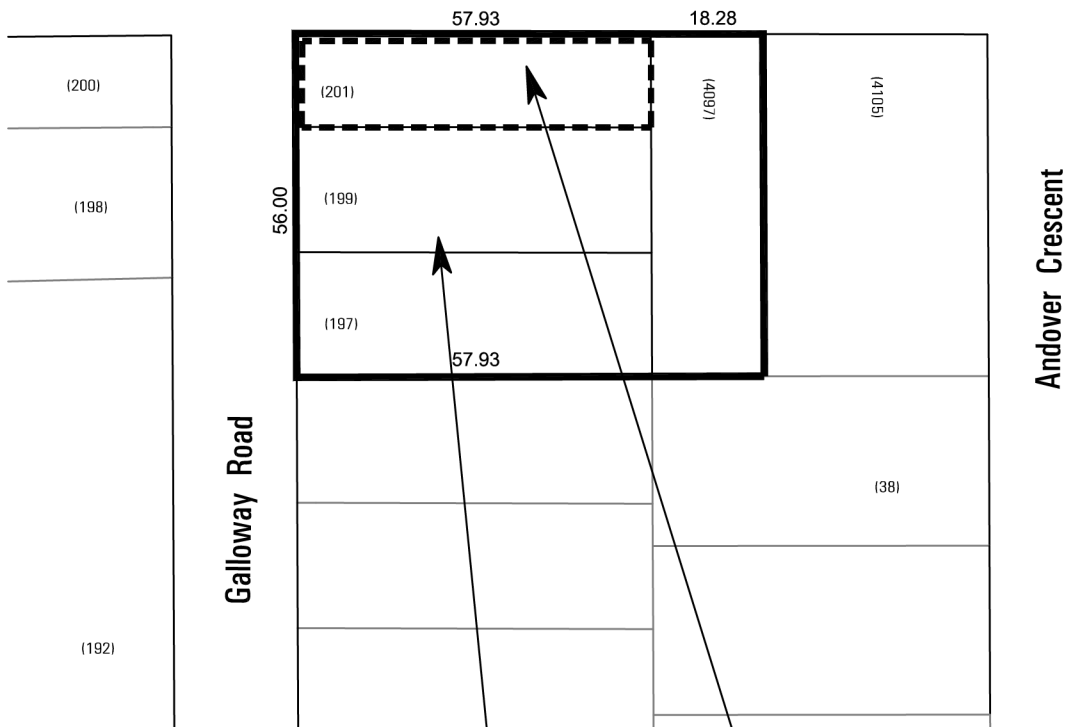
File # 13 265839 ESC 43 OZ



Area Affected By This By-Law

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



**Schedule '2'****Lawrence Avenue East**

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

**Zoning By-Law Amendment**

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

File # 13 265839 ESC 43 0Z



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