

Authority: Etobicoke Community Council Report No. 9, Clause No. 13,
as adopted by City of Toronto Council on October 1 and 2, 1998
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 868-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the south west corner of Lavington Drive and Celestine Drive, municipally known as 5 Lavington Drive.

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 held at least one public meeting in accordance with the Planning Act; and

WHEREAS the matters herein set out are in conformity with the Official Plan for the City of Etobicoke Planning Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The zoning of the lands shown as outlined by a heavy black line on Schedule "A" attached hereto (hereinafter referred to as the Lands) is reaffirmed as Planned Commercial Local (CPL) Zone subject to the following:

- (a) Notwithstanding the provisions of Section 320-99A of the Etobicoke Zoning Code, a maximum of 12 residential apartment units may be permitted above the existing grade-related commercial units.
- (b) Notwithstanding the provisions of Section 320-99F of the Etobicoke Zoning Code, a minimum of one parking space shall be provided for each residential apartment unit and a minimum of 3 parking spaces shall be provided for each 93 square metres of commercial uses.
- (c) Notwithstanding the provisions of Section 320-100E of the Etobicoke Zoning Code, no landscaping strip is required between the parking area and the south property line.
- (d) The minimum floor area of each of each residential apartment unit shall be 60.4 square metres.

2. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

3. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE DESCRIPTION OF PROPERTY PURPOSE OF BY-LAW

868-2000 October 5, 2000	Lands located on the south west corner of Lavington Drive and Celestine Drive	To permit a maximum of 12 apartment units in conjunction with an existing plaza zoned Planned Commercial Local
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ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW Number _____



PART OF LOT 21, CONCESSION 1, F.T.H.R.

Applicant's Name:	LAVINGTON PROPERTIES		
Assessment Map: F14	Zoning Code Map/s: F14 north		
File No: 2-2250	Drawing No: 89-2-10		

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_____ **Mayor**

_____ **Clerk**

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