

Authority: Etobicoke York Community Council Report 1, Clause 1,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 75-2006

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to lands municipally known as 15 Primrose Avenue.

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 the matters herein set out are in conformity with Official Plan Amendment No. 140-2005 as adopted by the Council of the City of Toronto; 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*;

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

1. That the Etobicoke Zoning Code, Division D, Town of Mimico, Section 340-27 be amended with respect to the lands shown on Schedule 'A' attached to this By-law to include a public parking lot as a permitted use for those lands, and Section 340-31.A. be amended to include site specific development standards for that public parking lot listed in this By-law as follows:
 - (a) A maximum 10-space public parking lot shall be a permitted use.
 - (b) The parking spaces shall be maintained at a 60 degree angle to the west side lot line, and shall have a minimum length of 5.4 metres.
 - (c) The access to each parking space shall be provided at a minimum width of 1.45 metres on-site, and shall be accessible from the adjacent public lane.
 - (d) A solid board privacy fence having a height of 2.4 metres shall be maintained along the west side lot line, measured 3 metres from the front lot line to the rear lot line. The fencing requirement is in connection to a public parking lot use on the property only.
 - (e) A minimum landscaped front yard of 3 metres shall be maintained along the entire front yard, with the exception of ingress and egress areas.
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 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 342-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
75-2006 February 2, 2006	Lands located on the north side of Primrose Avenue, municipally known as 15 Primrose Avenue.	To add the use of a public parking lot to the list of uses permitted in the R2 Zone on this site.

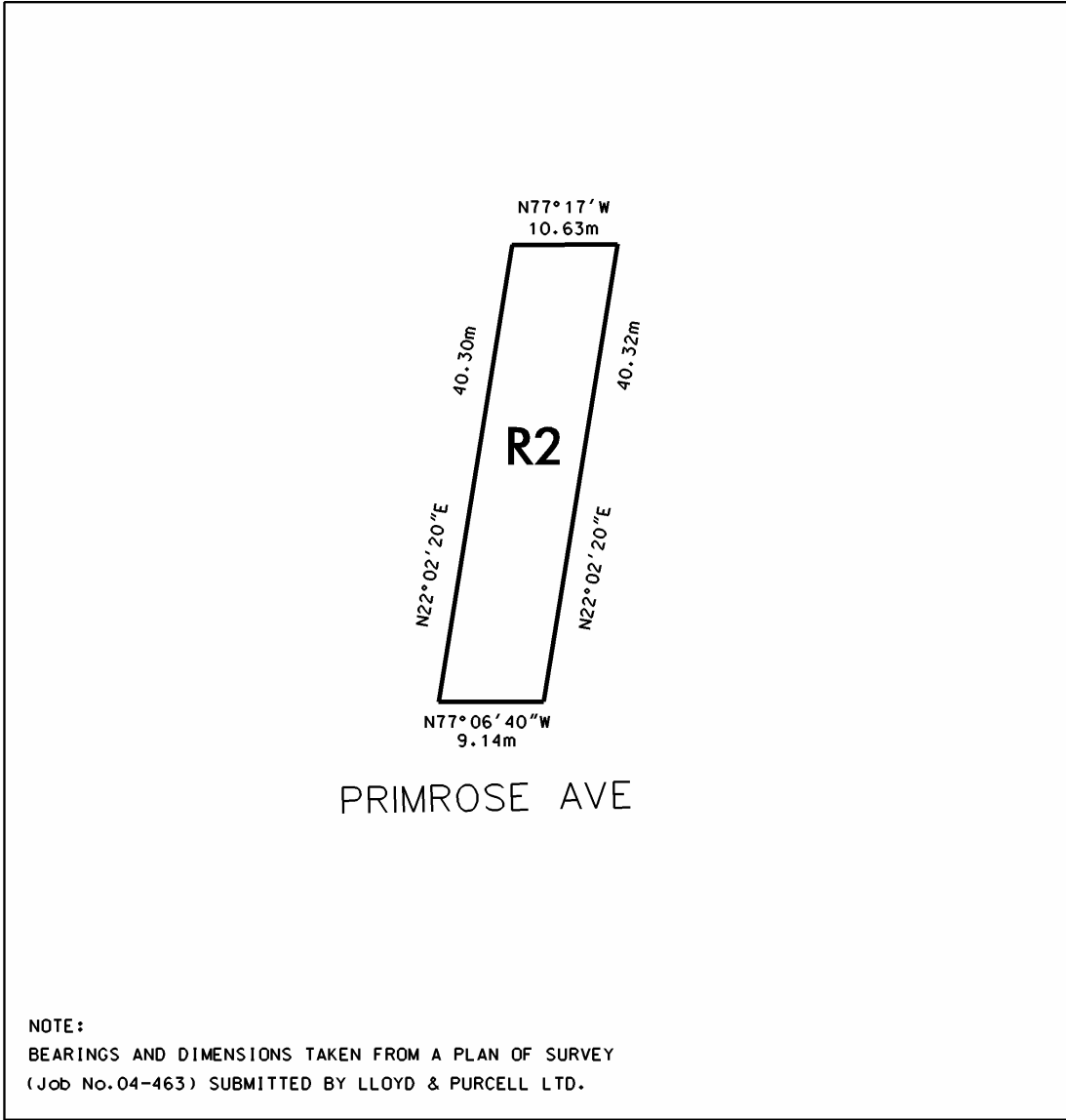
ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Toronto Schedule 'A' BY-LAW



PRIMROSE AVE

NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (Job No.04-463) SUBMITTED BY LLOYD & PURCELL LTD.

**PART OF LOT 370 REGISTERED PLAN M-77
 CITY OF TORONTO**

Applicant's Name:		TORONTO PARKING AUTHORITY	
Assessment Map MIMICO	Zoning Code Map/s MIMICO N	scale:  m	
File No. 05_136576	Drawing No. 05_136576_dz1		