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 DESCRIPTION OF PROPERTY

<table>
<thead>
<tr>
<th>By-law Number</th>
<th>Description of Property</th>
<th>Purpose of By-law</th>
</tr>
</thead>
<tbody>
<tr>
<td>868-2000</td>
<td>Lands located on the south west corner of Lavington Drive and Celestine Drive</td>
<td>To permit a maximum of 12 apartment units in conjunction with an existing plaza zoned Planned Commercial Local</td>
</tr>
</tbody>
</table>

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES, NOVINA WONG,  
Deputy Mayor, City Clerk  
(Corporate Seal)
City of Toronto By-law No. 868-2000

NOTE:
Bearings and dimensions taken from registered plan 5086

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

LAVINGTON PROPERTIES

Applicant's Name

Assessment Map F 14
File No. 2-855D

Zoning Code Map 1 F 14 re vest
Drawing No. 1993-10

Mayor

Clerk