

Authority: Etobicoke York Community Council Item EY8.4, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW 105-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 108 Vine Avenue and 162 Vine Avenue.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EL 2.0 (x3), as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.21.10 Exception 3 so that it reads:

Exception 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses listed in Article 60.10.20, **retail store** is a permitted use only if it is a grocery store;
- (B) The maximum **gross floor area** permitted for **retail store** use for the **building** located on the land municipally known as 108 Vine Avenue is 2,000 square metres;
- (C) The required **loading space** for 108 Vine Avenue must be located on the west side of the **building**;
- (D) Despite Regulation 60.5.80.10(3), parking for **retail store** use located on 108 Vine Avenue will be located on 162 Vine Avenue; and

- (E) Despite Regulation 200.5.10.1(1), the required minimum **parking space** rate is:
- (i) 2.9 **parking spaces** for each 100 square metres of grocery store use; and
 - (ii) 1.7 **parking spaces** for each 100 square metres of office use.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO** City Planning
Diagram 1

108 and 162 Vine Avenue

File # 14 118564 WET 13 0Z

Approved by: D.W.


City of Toronto By-Law 569-2013
Not to Scale
07/31/2015

