

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 104-2017

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 108 Vine Avenue and 162 Vine Avenue.

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws; 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. None of the provisions of Section 2 with respect to the definitions of *lot* and *commercial parking*, and Sections 4(4)(b), 4(13)(a)(c), 9(1)(e)(ii), and 9(1)(f)(b)(iv) of By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a grocery store and commercial parking lot on the lots delineated by heavy black line on the attached Map 1, provided that:
 - (a) The lots upon which the proposed grocery store and commercial parking lot are to be located comprise the lands delineated by heavy line on Map 1, attached to and forming part of this By-law;
 - (b) A grocery store shall be a permitted use at 108 Vine Avenue;
 - (c) The maximum retail gross floor area for 108 Vine Avenue shall be 2,000 square metres;
 - (d) A parking lot shall be a permitted use at 162 Vine Avenue;
 - (e) A maximum of 70 parking spaces shall be provided and maintained on the 162 Vine Avenue lot;
 - (f) Of the 70 parking spaces referenced in 1(e) above, a maximum of 3 parking spaces shall be handicap and a maximum of 3 parking spaces shall be designated for a car-share program;
 - (g) One existing Type A loading space shall be provided and maintained on the 108 Vine Avenue lot, abutting the western side of the building;
 - (h) The required parking to be used by the grocery store shall be located at the parking lot municipally known as 162 Vine Avenue, as shown on Map 2; and

- (i) The parking rate shall be a minimum of 2.9 spaces for each 100 square metres of grocery store space and 1.7 spaces for each 100 square metres of office space.

2. For the purposes of this By-law:

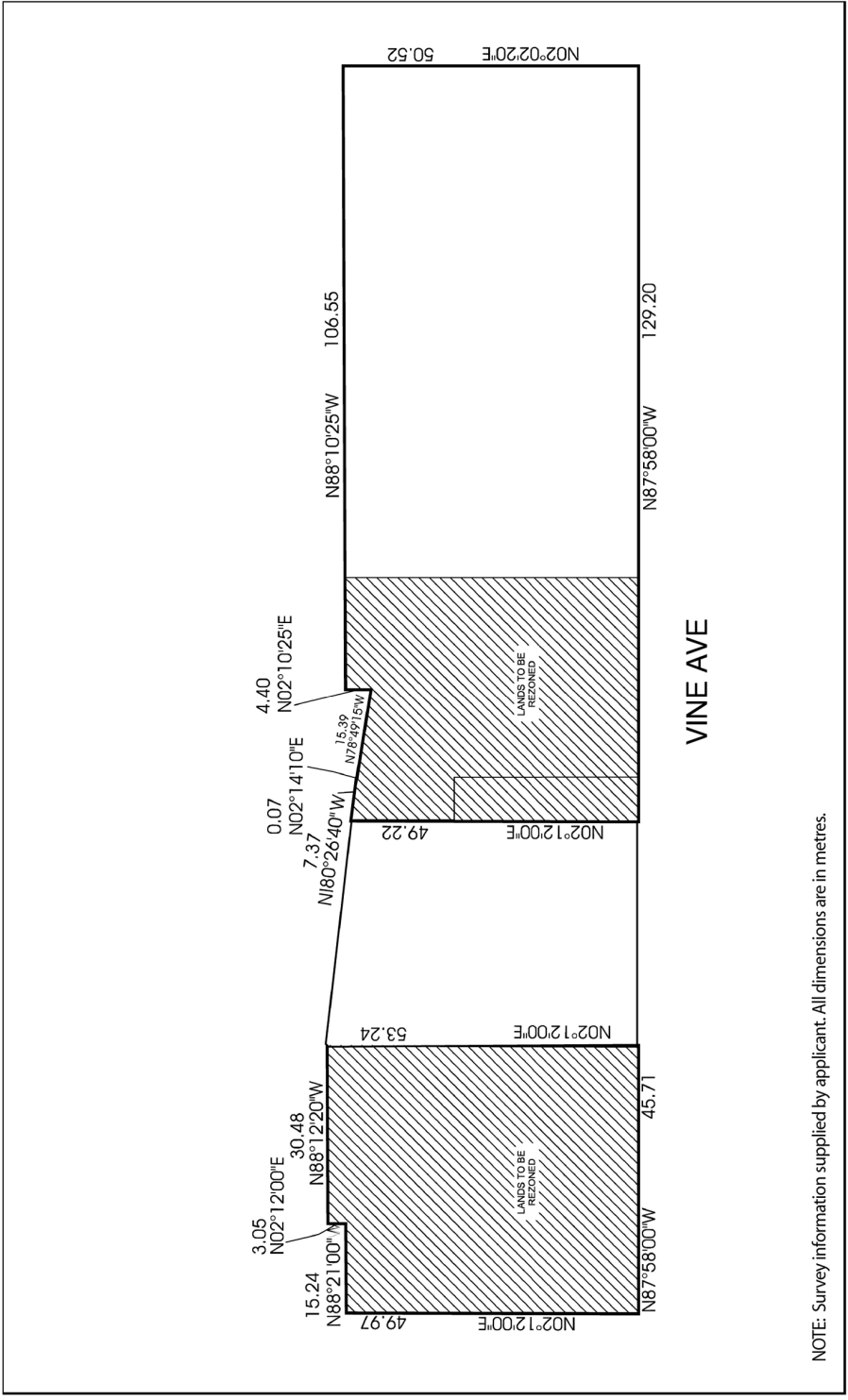
- (a) "*Lots*" shall refer to 162 Vine Avenue and the partial building of 108 Vine Avenue with maximum gross floor area of 2,000 square metres; and
- (b) "*Parking*" shall refer to the parking at 162 Vine Avenue.

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



NOTE: Survey information supplied by applicant. All dimensions are in metres.



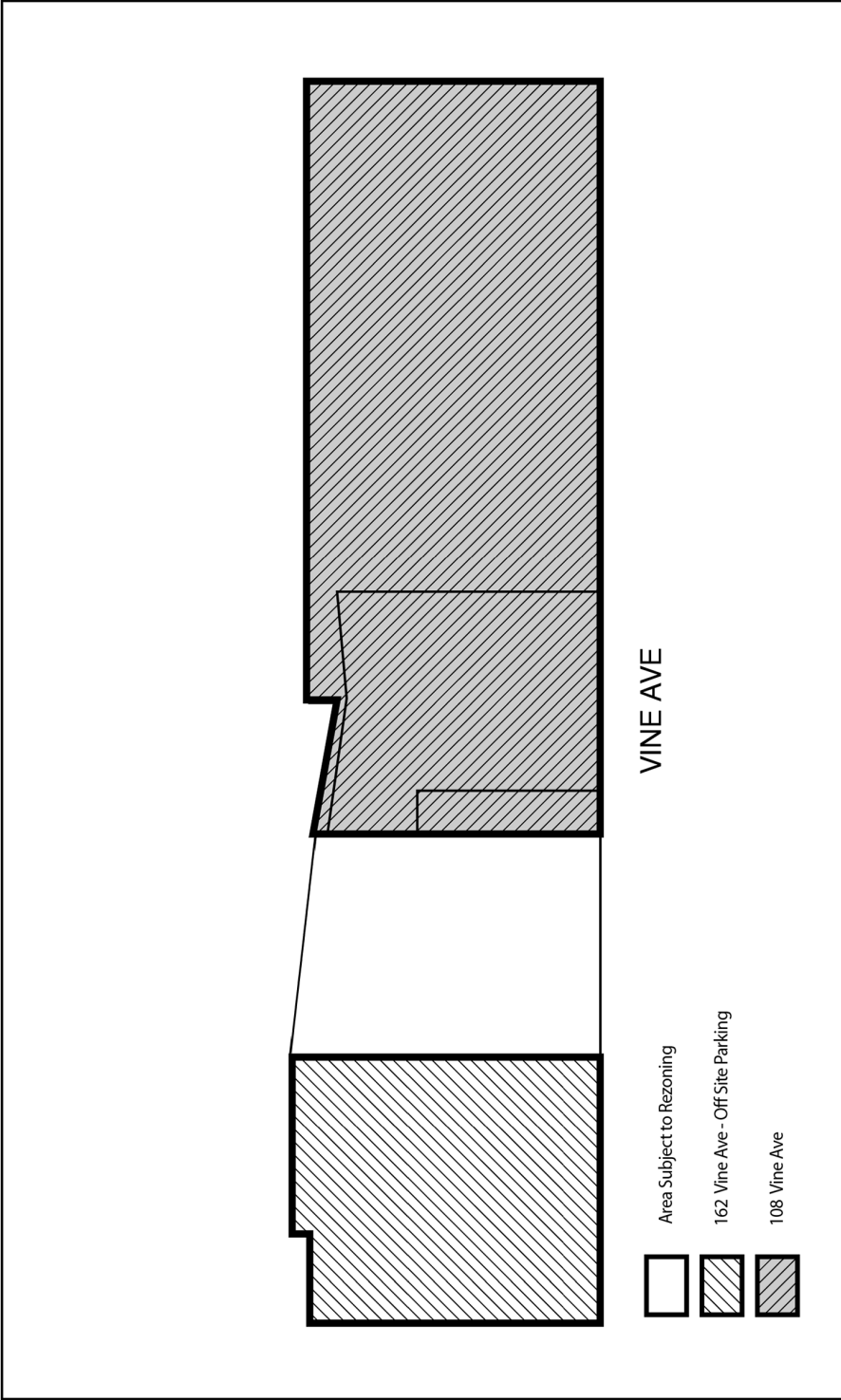
108 & 162 Vine Avenue

Map 1

File # 14 18564 WET 13 0Z



Not to Scale
01/09/2017



Map 2

108 & 162 Vine Avenue

File # 14 118564 WET 13 0Z



Not to Scale
01/09/2017