

Authority: Local Planning Appeal Tribunal Decisions/Orders issued October 26, 2018 and January 30, 2019 in Case File PL171472

## CITY OF TORONTO

### BY-LAW 274-2019(LPAT)

**To amend former Borough of East York Zoning By-law 1916(Leaside), as amended, with respect to the lands municipally known in the year 2018 as 105 and 109 Vanderhoof Avenue.**

Whereas the Local Planning Appeal Tribunal Decisions and Orders issued October 26, 2018 and January 30, 2019 in Tribunal File PL171472 have the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Local Planning Appeal Tribunal Orders:

1. Schedule A of By-law 1916, as amended, of the former Town of Leaside is amended in accordance with Schedule A of this By-law by adding a new site specific M1(16) Zone.
2. Zoning By-law 1916, as amended, is further amended by adding the following subsection 8.2.3(n) immediately after Section 8.2.3(m) as follows:

"8.2.3(n) 105 and 109 Vanderhoof Avenue and 10 Brentcliffe Road (M1(16) Zone).

(i) Area Restricted

The provisions of this section 8.2.3(n) shall only apply to the lands zoned M1(16) as shown on Schedule A attached to and forming part of By-law 274-2019(LPAT); and

(ii) General Provisions

Notwithstanding Sections 5.17, 5.18, 8.1.5, 8.2.1 and 8.2.2 of this Bylaw, on those lands referred to in Section 8.2.3(n) of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building or Structure or land, or part thereof, except in accordance with the following provisions:

(1) Definitions

(a) For the purpose of this exception the following definitions will apply:

(i) "Artist Studio" shall mean a premises used for creating art or craft;

(ii) "Art Gallery" shall mean a premises used for the exhibition, collection or preservation of works of art for public viewing;

- (iii) "Caterer's Shop" shall mean a building or portion of a building used for the cooking, preparation and sale of meals and food directly to the public for consumption off the premises in which no seating for customers is provided and which may include portions of a building used for incidental retail sales provided that it shall not contain a mechanical or electronic game machine to be used for the purpose of gambling;
- (iv) "Education Use" shall mean the use of premises for education or training, other than: a post secondary school; a school regulated under the Education Act, R.S.O. 1990, c. E.2, as amended; or a religious education use;
- (v) "Performing Arts Studio" shall mean a premises used for the rehearsal of performing arts, such as music, dance or theatre; and
- (vi) "Production Studio" shall mean a premises used for producing live broadcasts, motion pictures, or audio or video recordings or transmissions. The mass reproduction of film or recordings is not a Production Studio.

(2) Permitted Uses

- (a) In addition to the uses permitted in the M1 zone, the following uses are also permitted:
  - (i) Printing Shop
  - (ii) Courier Shop
  - (iii) Retail Store
  - (iv) Interior Design Supplies Store and Showroom
  - (v) Sample or Showroom
  - (vi) Artist Studio
  - (vii) Art Gallery
  - (viii) Caterer's Shop
  - (ix) Production Studio
  - (x) Performing Arts Studio
  - (xi) Education Use
  - (xii) Restaurants
  - (xiii) Take out Restaurants
  - (xiv) Financial Institutions
  - (xv) Personal Service Shop
  - (xvi) Custom Workshop
  - (xvii) Service Shop
- (b) An Education Use may be permitted for a period of not more than three years of the date of this By-law coming into force and effect.

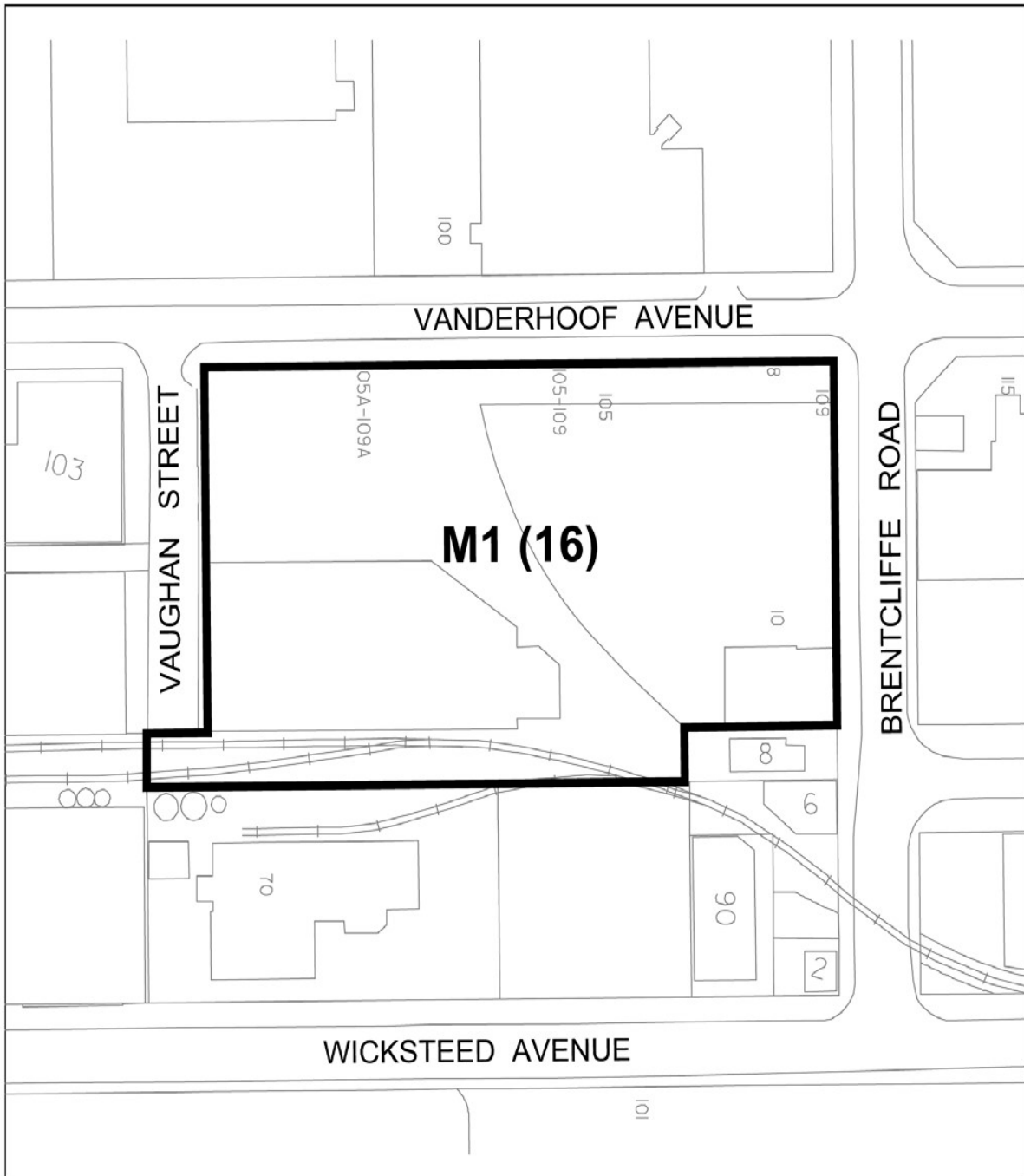
(3) General Development Requirements

- (a) The permitted maximum gross floor area for a Retail Store is 6,000 square metres;
- (b) The permitted setbacks shall be the setbacks of the lawfully existing building(s) as of the date of this By-law;
- (c) Parking and Loading
  - (i) A minimum of 157 parking spaces is required;
  - (ii) Despite 5.19, no loading space shall be required; and
  - (iii) The minimum dimension of a parking space shall be 5.25 metres in length and 2.6 metres in width.
- (d) Landscaping

Section 8.1.5(a) shall not apply.

3. Notwithstanding anything else contained in By-law 274-2019(LPAT), the provisions of Section 8.2.3 shall continue to apply collectively to all of the lands identified on Schedule A, notwithstanding any future division of the lands into two or more parcels of land.

Local Planning Appeal Tribunal Decisions/Orders issued October 26, 2018 and January 30, 2019 in Tribunal Case File PL171472



 **TORONTO** 10 Brentcliffe Road and 105 & 109 Vanderhoof Avenue  
Schedule A

File # 13 129869 NNY 26 0Z