

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

CITY OF TORONTO

BY-LAW 275-2019(LPAT)

To amend Zoning By-law 569-2013, 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; and

Whereas pursuant to Section 39 of the Planning Act, the Local Planning Appeal Tribunal may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law;

The Local Planning Appeal Tribunal Orders:

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to EL 0.75 (x8), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.21.10 Exception Number 8 so that it reads:

Exception EL 8

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) Despite regulation 60.10.20.10(1), the following additional uses are permitted:

Art Gallery
Personal Service Shop
Pet Services
Retail Service
Wellness Centre

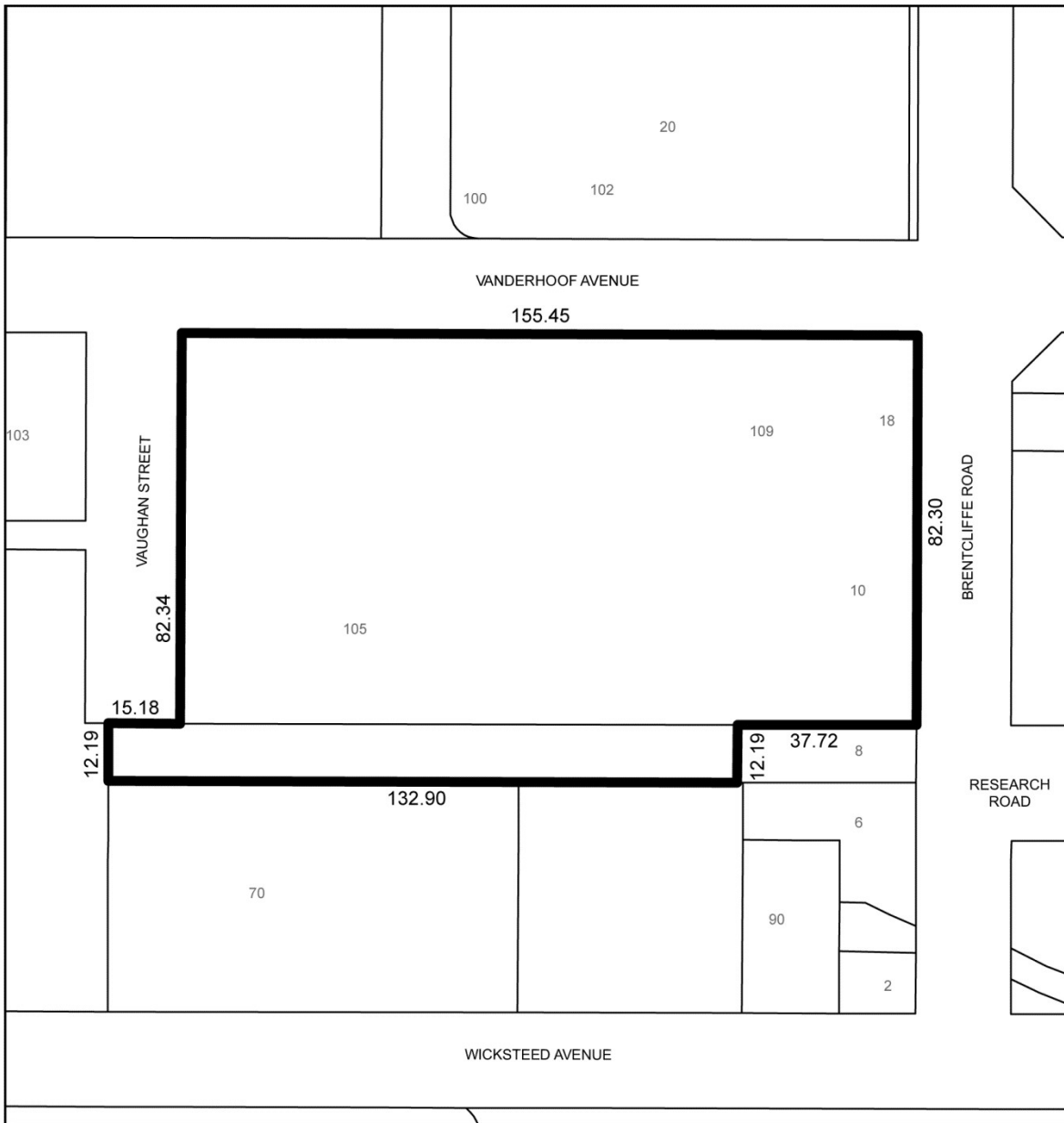
- (B) Despite regulation 60.10.20.100(5) in the EL zone, a **retail store** is not required to be associated with a permitted **manufacturing use** and the **gross floor area** of a **retail store** on a **lot** may not exceed 6,000 square metres;

- (C) Regulations 60.10.20.100(5) and 60.10.20.100(14) regarding conditions for an **eating establishment** and **take-out eating establishment** do not apply;
- (D) Despite regulation 60.5.100.1(1), a **driveway** may have a minimum width of 5.5 metres;
- (E) Despite regulation 60.10.50.10(1), a **soft landscaping** strip is not required;
- (F) Despite regulation 200.5.1.10(2), a **parking space** may have the following minimum dimensions:
 - (i) length of 5.25 metres;
- (G) Despite regulation 200.5.10.1(1), the minimum number of **parking spaces** is 157 spaces; and
- (H) Despite clause 220.5.10.1, no **loading spaces** are required.

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

5. On the lands outlined in Diagram 1 attached to this by-law, a temporary **education use** is permitted for a period of three years from the date the by-law comes into full force and effect.

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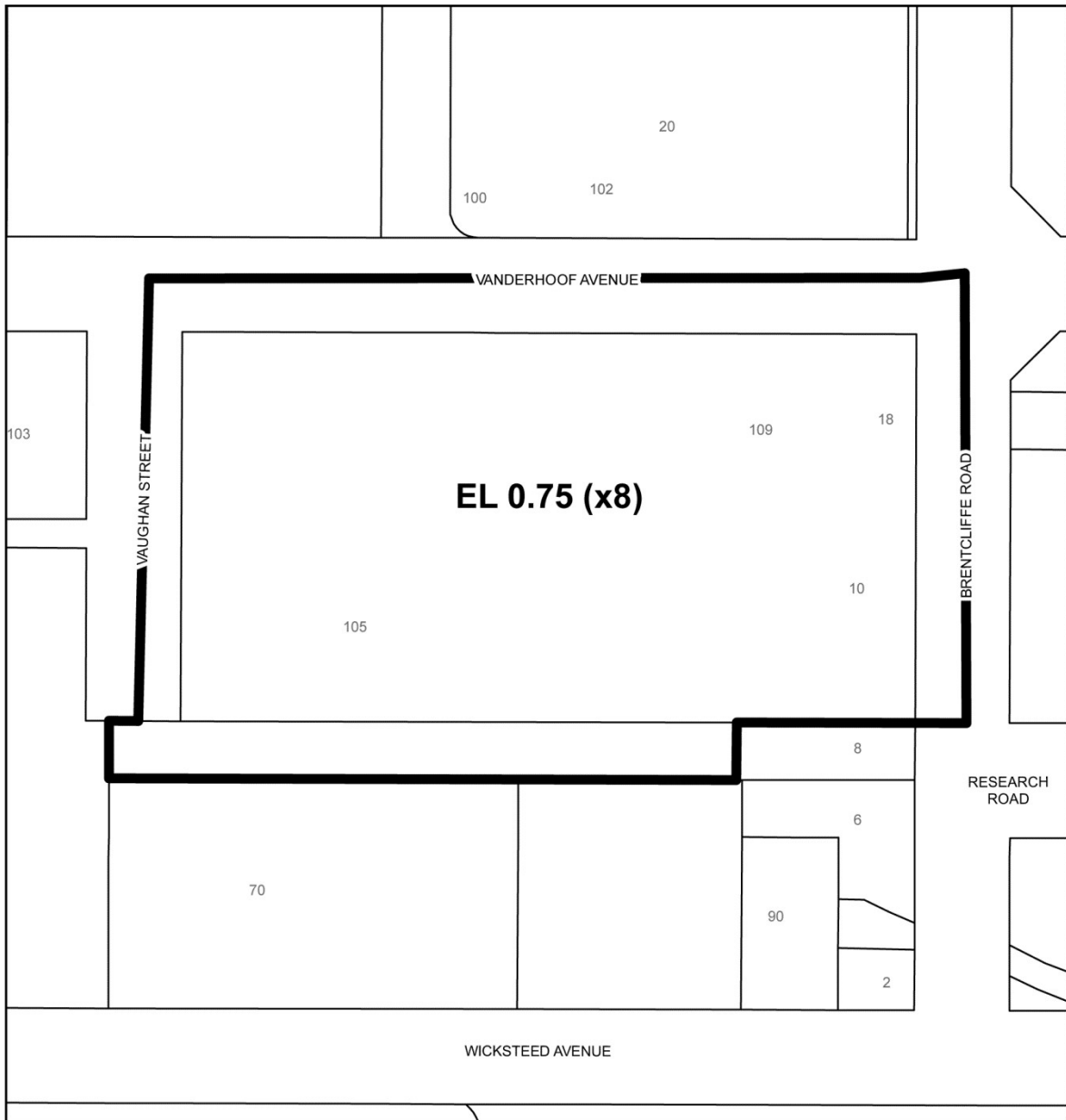
 **TORONTO**
Diagram 1

**10 Brentcliffe Road and
105 & 109 Vanderhoof Avenue**

File # 13 129869 NNY 26 0Z



City of Toronto By-Law 569-2013
Not to Scale
10/10/2018



 **TORONTO**
Diagram 2

**10 Brentcliffe Road and
105 & 109 Vanderhoof Avenue**

File # 13 129869 NNY 26 0Z



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