

108 Vine Avenue (Western Portion) - Zoning By-law Amendment Application - Preliminary Report

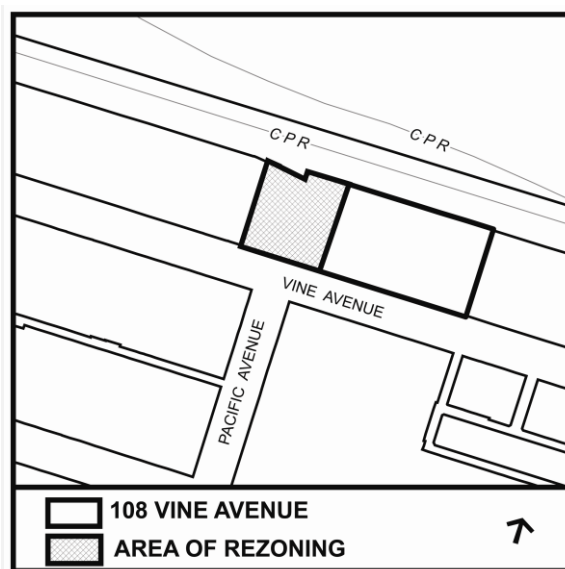
Date:	April 10, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14040 14 118564 WET 13 OZ

SUMMARY

This application proposes to amend former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 for the western portion of 108 Vine Avenue to permit a 1,670 m² grocery store use in part of the existing building.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on further processing of the application and on the community consultation process.

This report recommends that the Chief Planner schedule a community consultation meeting and submit the Final Report for the western portion of 108 Vine Avenue to Planning and Growth Management Committee after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment (OPA) 231, subject to the applicant submitting all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the western portion of the lands at 108 Vine Avenue together with the Ward Councillor after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment 231.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. The Chief Planner and Executive Director, City Planning be directed to submit the Final Report on the western portion of 108 Vine Avenue to Planning and Growth Management Committee after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment 231.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Official Plan Amendment (OPA) 231

At its meeting of December 16, 17 and 18, 2013, City Council considered a request to permit a retail use on the subject property that would not exceed 2,000 m² in retail gross floor area as part of the Municipal Comprehensive Review. Under Section 2.2.6.5 of the Provincial Growth Plan for the Greater Golden Horseshoe, the City may convert employment lands for non-employment uses only through such a Municipal Comprehensive Review. At the same meeting, City Council adopted Official Plan Amendment (OPA) 231 which designated the subject lands as *Core Employment Areas*, but also approved Site and Area Specific Policy No. 442 permitting a retail development on the site with specific conditions. As such, Council has recently determined these lands should be retained for employment purposes, with conditions attached to any proposed retail developments.

In January 2014, the City submitted OPA 231 to the Minister of Municipal Affairs and Housing for approval. The Minister has 180 days to issue a decision on the Official Plan Amendment. The decision of City Council and OPA 231 can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

<http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held June 4, 2013 with the applicant to discuss the proposed introduction of a grocery store into an existing building on the western portion of 108 Vine Avenue. The applicant was advised the lands were designated *Employment Areas* and that the City was undertaking a Municipal Comprehensive Review to assess to what extent, if any, *Employment Areas* lands should be retained for permitted employment uses.

ISSUE BACKGROUND

Proposal

This application proposes to amend former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 to permit a 1,670 m² grocery store within a portion of an existing building. More specifically, 108 Vine Avenue has two existing buildings, the majority (being 1,670 m²) of the western building with a legal and municipal address of 108 Vine Avenue is proposed to accommodate the grocery store. The relevant project information is outlined in Attachment 4: Application Data Sheet.

The eastern portion of the 108 Vine Avenue building is not part of this application and is presently used as office space. The eastern building, with a legal address of 108 Vine Avenue and municipal address of 100 Vine Avenue is not part of this application, but is under the same ownership. Parking is proposed at an existing off-site parking lot located 40 m to the west being 162 Vine Avenue, which is also under the same ownership as the subject lands.

Site and Surrounding Area

The portion of the site which is subject to this application is square shaped with an existing one storey building encompassing the majority of the site. There is a notch along a portion of the west side of the building for an existing loading space. The portion of the property to be rezoned has approximately 41 m frontage along Vine Avenue and a depth of 51 m. The building area subject to this application is 1,670 m².

Lands surrounding the portion of the property subject to this application include:

North: Canadian Pacific Railway Line and shunting yard;

South: Vine Avenue, with two storey semi-detached residential buildings fronting the south side of Vine Avenue;

West: Two storey industrial building with an existing surface parking lot further to the west at 162 Vine Avenue, which is under the same ownership as the subject lands;
and

East: Two storey office/industrial building with a 100 Vine Avenue municipal address but being the eastern portion of the 108 Vine Avenue legal address, which is under the same ownership.

Provincial Policy Statement and Provincial Plans

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The Growth Plan allows municipalities to permit conversion of lands within employment areas to non-employment uses only through a 'municipal comprehensive review' where key criteria have been met. A Municipal Comprehensive Review is an Official Plan review initiated by a municipality that comprehensively applies the Growth Plan policies.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe

Official Plan

The subject lands are designated *Employment Areas* on Land Use Map 17.

Employment Areas are places of business and economic activity. Policy 4.6.1 provides for uses that support this function consisting of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Policy 4.6.6 sets out Development Criteria for *Employment Areas*. The objective of these criteria is to ensure that development contributes to the creation of competitive, attractive and highly functional *Employment Areas* including the creation of comfortable streets and landscaped streetscapes to attract business.

Official Plan Amendment 231 / Site and Area Specific Policy 442

The original request for 108 and 162 Vine Avenue through the Municipal Comprehensive Review was to permit residential uses on the site. Staff's recommendation was to retain the lands as *Employment Areas*.

Official Plan Amendment 231 retains the lands for employment purposes and designates the property as *Core Employment Areas*. Uses permitted under a *Core Employment*

Areas designation range from offices to manufacturing. OPA 231 adds Site and Area Specific Policy 442 for the site that specifically includes the following policy:

- a) Retail developments are permitted by way of a Zoning By-law Amendment and supported by a satisfactory transportation impact assessment provided they do not exceed 2,000 m² of retail gross floor area.

This Site and Area Specific Policy ensures that the transportation implications of a grocery store are appropriately reviewed through a Zoning By-law Amendment application.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. The property is zoned Employment Industrial (EL 2.0) under Zoning By-law 569-2013. This zoning permits a range of light industrial and office uses and permits accessory retail uses conditional upon them being associated with a permitted manufacturing use.

Under former City of Toronto Zoning By-law 438-86, the lands are zoned Industrial District (I1 D2). This zoning permits a range of industrial and commercial uses but does not permit retail uses.

Site Plan Control

The proposed development is subject to Site Plan Approval. A Site Plan application has not been submitted.

Reasons for the Application

An amendment to the Zoning By-law is required to permit a grocery store as this is not a permitted use in the current zoning. A Zoning By-law Amendment is also required to establish appropriate development standards such as parking and loading space requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standard Checklist;
- Functional Servicing Brief; and
- Traffic Impact Study.

A Notification of Incomplete Application issued on March 14, 2014 identifies the outstanding material required for a complete application submission as follows:

- Landscape Plan and Details and
- Draft Zoning By-law Amendment.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

City Planning staff have reviewed the submitted material and circulated the plans, studies and reports to appropriate City Divisions and agencies for comment. Staff identified, on a preliminary basis, the following issues to be resolved:

- Traffic impacts on the existing road network and intersections.
- Appropriate number of parking spaces and the location of the parking area.
- Adequacy of the proposed loading area.
- Appropriate tree and landscaping requirements.
- Utilization of the portions of the building not subject to this application.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

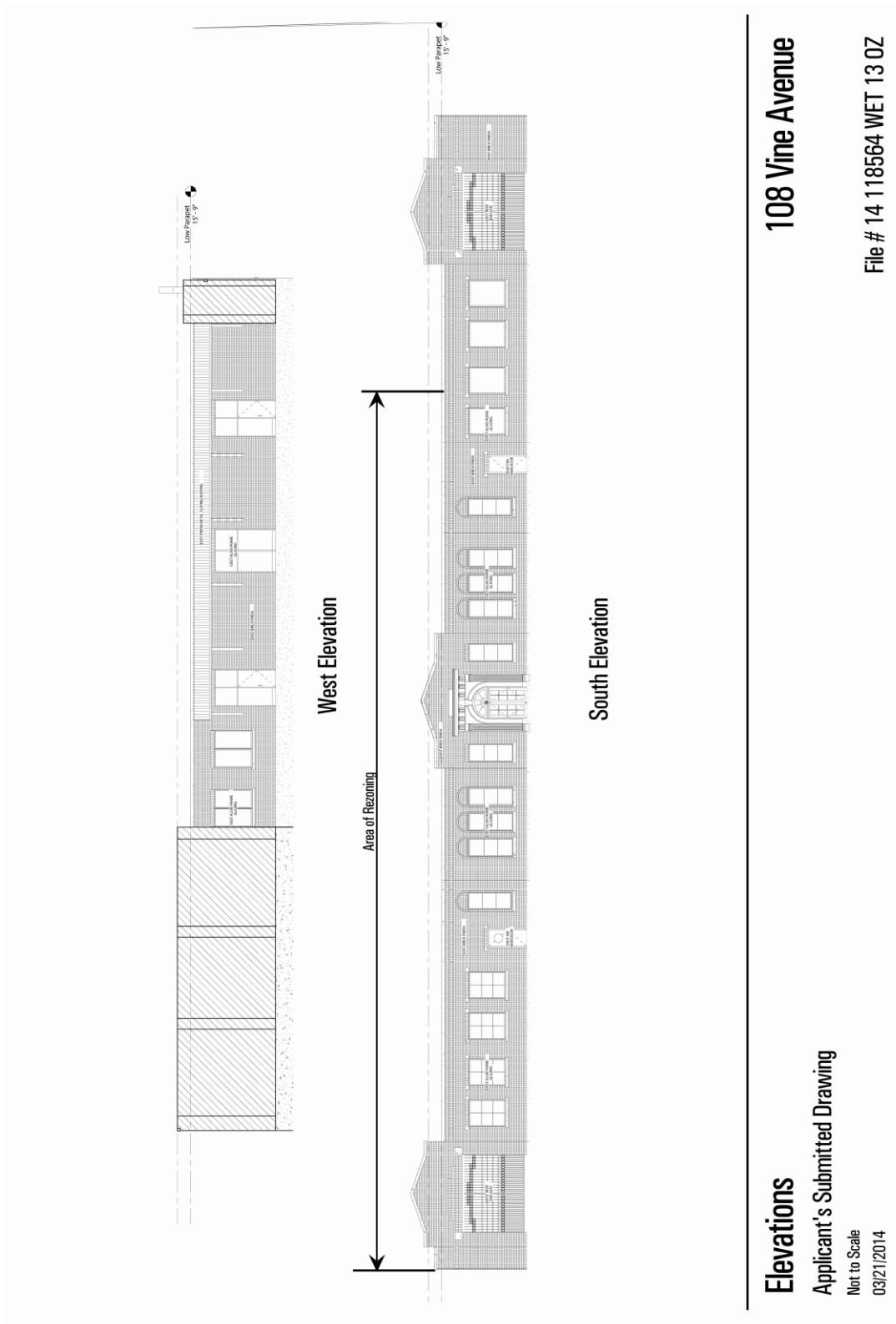
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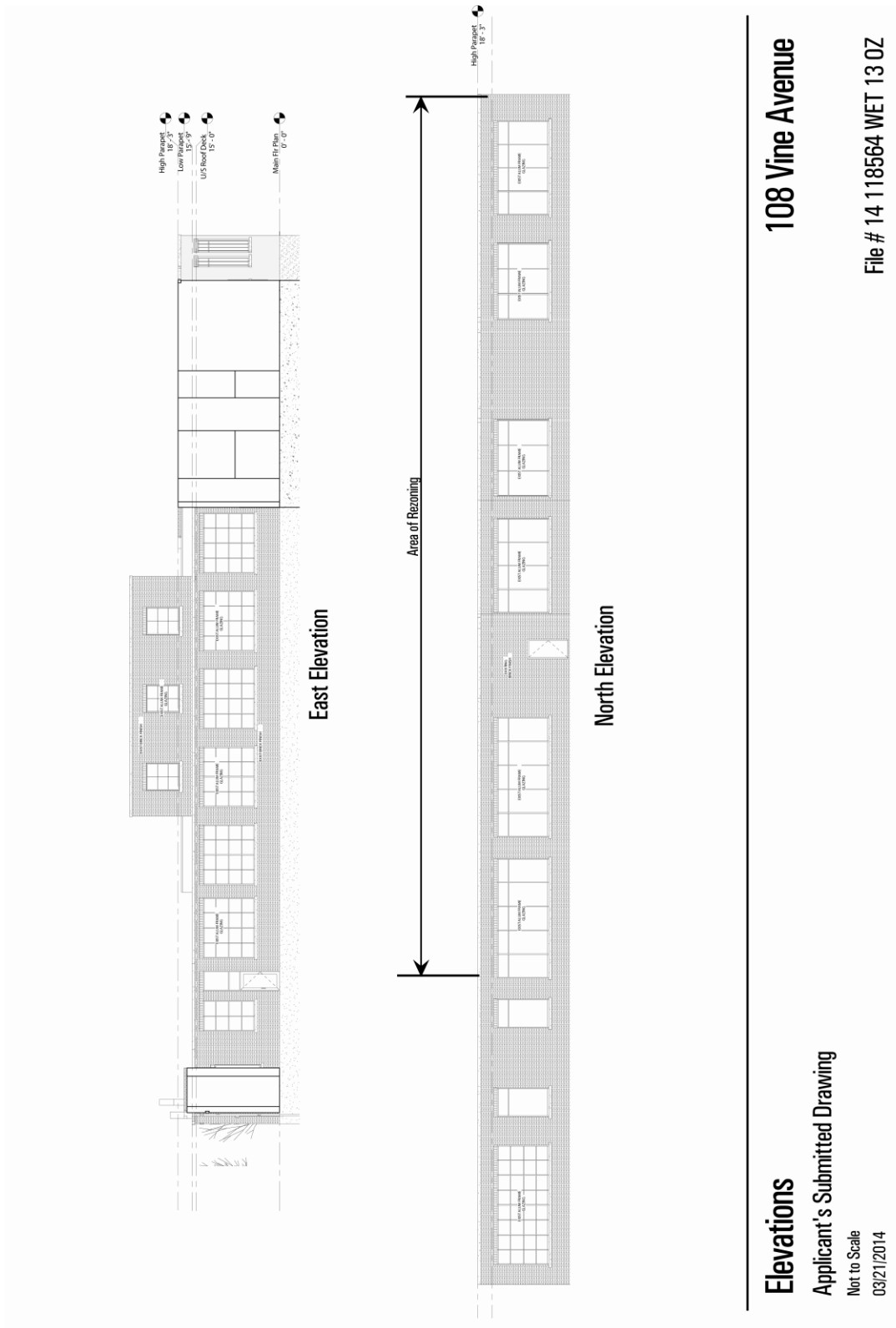
Site Plan

Applicant's Submitted Drawing



Attachment 2: Elevations





Elevations

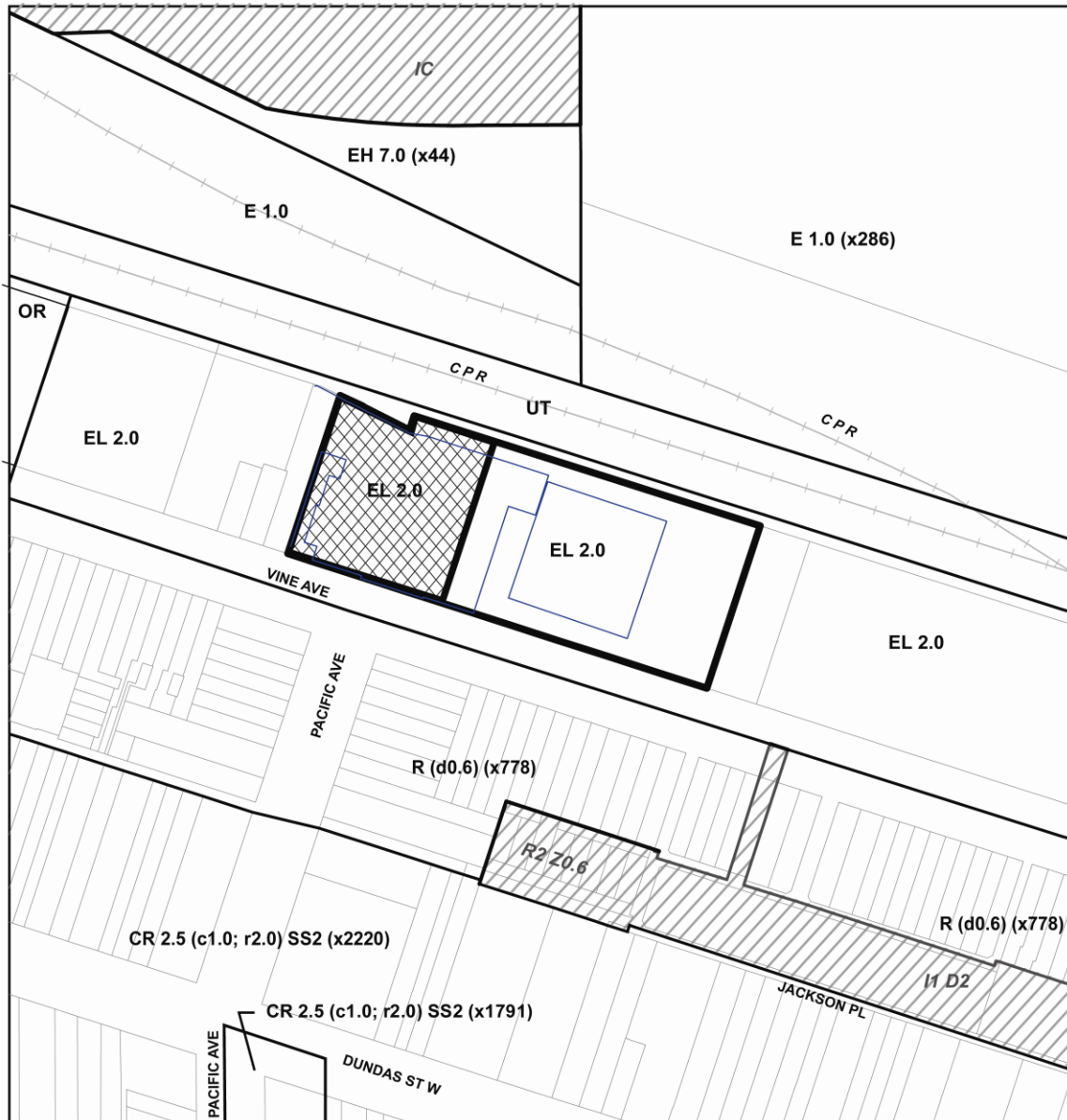
Applicant's Submitted Drawing

Not to Scale
03/21/2014

108 Vine Avenue

File # 14 118564 WET 13 0Z

Attachment 3: Zoning



Toronto City Planning
Zoning By-law 569-2013

108 Vine Avenue
File # 14 118564 WET 13 0Z

	Location of Property		Area of Rezoning		See Former City of Toronto By-law No. 438-86
R	Residential	EH	Employment Heavy Industrial	R2	Residential District
CR	Commercial Residential	UT	Utility and Transportation	IC	Industrial District
E	Employment Industrial	OR	Open Space Recreation	I1	Industrial District
EL	Employment Light Industrial				

Not to Scale
Extracted 03/21/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 118564 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 18, 2014

Municipal Address:	108 VINE AVENUE (western portion)
Location Description:	PLAN 603 PT LOTS 11 TO 15 **GRID W1304
Project Description:	Proposed amendments to the Zoning By-law to permit the development of a 1,670 m ² grocery store (The Sweet Potato) in the westerly portion of the 108 Vine Avenue building.

Applicant:	Agent:	Architect:	Owner:
GROUNDSWELL URBAN PLANNERS INC			VINE AVENUE HOLDINGS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	EL 2.0	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	2047	Height:	Storeys:	1	
Frontage (m):	41		Metres:	4.8 m	
Depth (m):	51				
Total Ground Floor Area (sq. m):	1670				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	1670		Loading Docks	1	
Total GFA (sq. m):	1670				
Lot Coverage Ratio (%):	82				
Floor Space Index:	0.82				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	1,670	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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