



STAFF REPORT ACTION REQUIRED

108 Vine Avenue (Western Portion) and 162 Vine Avenue – Zoning By-law Amendment Application – Final Report

Date:	August 18, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	14 118564 WET 13 OZ

SUMMARY

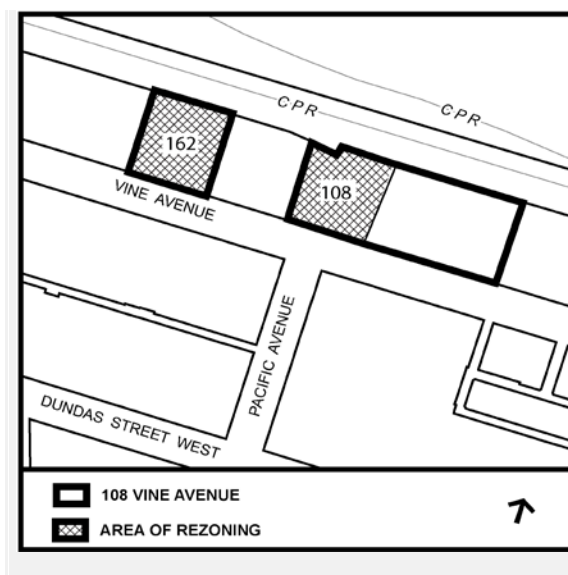
This application proposes to amend former City of Toronto Zoning By-law No. 438-86 and City of Toronto Zoning By-law 569-2013 for the western portion of 108 Vine Avenue to permit a 1,670 m² grocery store use in part of the existing building. This application also proposes to amend former City of Toronto Zoning By-law No. 438-86 and City of Toronto Zoning By-law 569-2013 for 162 Vine Avenue to permit a parking lot which would be used as off-site parking for the proposed grocery store.

The proposed development was reviewed in the context of Official Plan Amendment 231 (OPA 231) and Site and Area Specific Policy 442 (SASP 442). This policy framework recommended the lands be re-zoned to permit the proposed use contingent on a satisfactory transportation impact assessment. The transportation analysis was undertaken and staff have confirmed that the impacts are acceptable.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:



Staff report for action – Final Report – 108 Vine Avenue (western portion) and 162 Vine Avenue

1. City Council amend former City of Toronto Zoning By-law No. 438-86, for the lands at 108 Vine Avenue (western portion) and 162 Vine Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report from the Director of Community Planning, Etobicoke York District dated August 18, 2015.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 108 Vine Avenue (western portion) and 162 Vine Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report from the Director of Community Planning, Etobicoke York District dated August 18, 2015.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act* for the proposed parking lot at 162 Vine Avenue and the grocery store at 108 Vine Avenue.
5. Before introducing the necessary Bills to City Council for enactment, require the applicant to submit a Stormwater Management Report for the property at 162 Vine Avenue to the satisfaction of the Director, Engineering and Construction Services.

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 Five Year Official Plan and Municipal Comprehensive Reviews. 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 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. City Council's decision and OPA 231 can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2> and
<http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf>

Staff report for action – Final Report – 108 Vine Avenue (western portion) and 162 Vine Avenue

On July 9, 2014, the Ministry of Municipal Affairs and Housing issued a decision that approved the majority of OPA 231 with minor modifications. The Ontario Municipal Board (OMB) received 178 appeals, including an appeal from the applicant. On June 22, 2015, the OMB issued an order partially approving OPA 231, including Site and Area Specific Policy 442, which was appealed by the applicant. With the partial approval of OPA 231, the applicant withdrew the appeal on June 24, 2015. As such, the site and area specific policy for the subject properties is now in effect.

ISSUE BACKGROUND

Proposal

This application proposes to amend former City of Toronto Zoning By-law No. 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 area located 40 m to the west being 162 Vine Avenue, which is also under the same ownership as 108 Vine Avenue.

Site and Surrounding Area

There are two non-contiguous properties which are subject to this application; the western portion of 108 Vine Avenue and 162 Vine Avenue.

The western portion of 108 Vine Avenue 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 western portion of 108 Vine Avenue 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; 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.

The property at 162 Vine Avenue is a square shaped parking area. Lands surrounding 162 Vine Avenue include:

North: Canadian Pacific Railway line and shunting yard;

South: Vine Avenue, with two storey townhouse and semi-detached units fronting the south side of Vine Avenue;

West: Vine Avenue Playground (public park); and

East: Two storey office/industrial building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, 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 Staff report for action – Final Report – 108 Vine Avenue (western portion) and 162 Vine Avenue

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 heavy manufacturing. OPA 231 adds Site and Area Specific Policy 442 for both 108 and 162 Vine Avenue 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 properties are 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 No. 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 at 108 Vine Avenue is subject to Site Plan Approval. A Site Plan application has not been submitted. A Site Plan application may also be required for the development of the parking lot at 162 Vine Avenue.

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. It was also determined that the proposed off-site parking at 162 Vine Avenue would require an amendment to the Zoning By-law in order for it be used as an off-site parking area for the proposed grocery store. The application was subsequently revised to include 162 Vine Avenue.

Community Consultation

A community consultation meeting was held July 3, 2014 at the West Toronto Baptist Church with approximately 70 members of the public in attendance. Issues and concerns related to the zoning component of the application are summarized as follows:

Land Use

- concern over the safety of children and livability for residents;
- questions about the number of jobs/economic impacts with the proposed development;
- general agreement the existing Sweet Potato store on Dundas Street is good for neighbourhood; and
- some industrial uses presently permitted by the zoning may be a preferable use compared to a retail store.

Traffic

- impact on traffic circulation on Vine Avenue;
- potential for excessive traffic if the store is successful;
- potential for traffic lights at the intersection of Vine Avenue and Keele Street;
- request for an updated traffic study for the neighbourhood; and
- need for traffic calming measures.

Parking and loading

- concern people will park on the street as the parking lot at 162 Vine Avenue is too far from the store;
- if parking is at 162 Vine Avenue, ensure it is secured for the future and monitored; and
- concern the loading area is inadequate and concern with loading frequency and times of delivery.

Land Use, traffic, parking and loading issues are addressed in the Comments section below.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposed 1,670 m² grocery store is consistent with the PPS (2014), given that the subject lands would continue to be retained for employment purposes, while at the same time providing for a use that is more compatible with the abutting residential neighbourhood than what would otherwise be permitted on employment lands. Preserving and protecting lands for employment purposes ensures that long-term employment needs can be accommodated.

The proposed grocery store conforms and does not conflict with the Growth Plan for the Greater

Golden Horseshoe given that it provides an appropriate balance of ensuring an adequate supply of employment lands and providing an intermediary use between the existing and active rail corridor and the established residential neighbourhood.

Land Use

OPA 231 retains the lands for employment purposes and designates the property as *Core Employment Areas*. Uses permitted under the *Core Employment Areas* designation range from offices to heavy manufacturing. OPA 231 adds Site and Area Specific Policy 442 for the site that would permit a maximum 2,000 m² retail development by way of a Zoning By-law Amendment conditional upon a satisfactory transportation impact assessment. The applicant has submitted a Traffic Impact Study by JD Northcote Engineering (dated: February 6, 2014 and updated: July 17, 2014) which assesses traffic impacts and outlines how parking and loading would be provided.

Traffic Impact

The transportation and traffic analysis indicates the proposed development is projected to generate 180 two-way automobile trips (94 inbound and 86 outbound) during the p.m. peak hour and 250 two-way automobile trips (127 inbound and 122 outbound) during the Saturday midday peak hour.

Using existing travel survey data, the transportation consultant estimates that 40% of these new vehicular trips will come from the north (travelling southbound on Keele Street); 40% will come from the west (travelling eastbound on Dundas Street West); 13% will come from the south (travelling northbound on Pacific Avenue or Keele Street); and 7% will come from the east (travelling westbound on Dundas Street West).

The impact of traffic generated by the proposed development to the signalized intersection of Dundas Street West and Pacific Avenue is marginal as all traffic approaches are projected to operate at a level of service C or better during both the weekday p.m. and Saturday midday peak hours. The same holds true for the unsignalized intersection of Vine Avenue and Pacific Avenue (which is immediately adjacent to the proposed development) with all traffic approaches projected to operate at a level of service B or better during both the weekday p.m. and Saturday midday peak hours.

Transportation Services staff are of the opinion that the transportation and traffic impacts are acceptable.

Parking and Loading

Transportation Services staff have reviewed the proposed parking and loading arrangement. The applicant proposes off-site parking to be located at 162 Vine Avenue and for a Type 'A' loading space to be located at 108 Vine Avenue. The loading space would be for the proposed grocery store. Transportation Services staff are of the opinion that this arrangement is acceptable contingent on:

Staff report for action – Final Report – 108 Vine Avenue (western portion) and 162 Vine Avenue

- the parking rate being a minimum of 2.9 spaces for each 100m² of grocery store space and 1.7 spaces for each 100m² of office space; and
- the proposed parking and loading complying with existing Zoning By-law 569-2013 dimensions and provisions.

The proposed Draft Zoning By-laws appended to this report reflect the recommended minimum parking rates.

Servicing

Engineering and Construction Services staff have reviewed the proposed application and supporting documents and have advised that a Stormwater Management Report is required to the satisfaction of the Director, Engineering and Construction Services to assess the proposed parking lot at 162 Vine Avenue. Staff are recommending that approval of the application be conditional upon the applicant submitting a satisfactory stormwater management report prior to introducing the necessary Bills to City Council for enactment.

Open Space/Parkland

The non-residential use is subject to a 2% parkland dedication as per Chapter 415, Article III, of the Toronto Municipal Code. The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication would not be of a useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Parks, Forestry and Recreation staff also advise they require a planting buffer along the west property line of 162 Vine Avenue, adjacent to Vine Avenue Park, to be approved to the satisfaction of the General Manager of Parks, Forestry and Recreation. The planting buffer would be secured through the site plan approval process.

Landscaping and Forestry

The applicant has proposed landscape improvements along the street frontage of the proposed grocery store at 108 Vine Avenue. These proposed improvements would be secured through the site plan approval process.

CP Railway has also advised that a 1.83 m high chain-link fence is required adjacent to the rail corridor; this would also be secured through the site plan approval process. CP Railway has not yet commented on the parking lot component of the application, therefore there may be a subsequent requirement for the vehicular parking area to be further setback from the rail corridor and/or a requirement for adequate buffering. These matters would similarly be secured through the site plan approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Applicable TGS performance measures would be secured through the site plan approval process.

Conclusion

The site is designated *Employment Areas* and more specifically 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 which would permit the development of a retail store to a maximum of 2,000m². The proposed grocery store within a portion of the existing building and off-site parking would result in the repurposing of an existing building that is consistent with the policies of the Official Plan and is appropriate for the surrounding context. Staff are therefore recommending that the application to amend the Zoning By-law be approved by City Council.

To ensure any potential impacts from the proposed development are satisfactorily addressed, it is recommended this approval be conditional on the applicant receiving site plan approval for the development and more specifically on satisfactory arrangements being made to address issues of drainage, landscaping and buffering as noted in this report.

CONTACT

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E-mail: dwaltho@toronto.ca

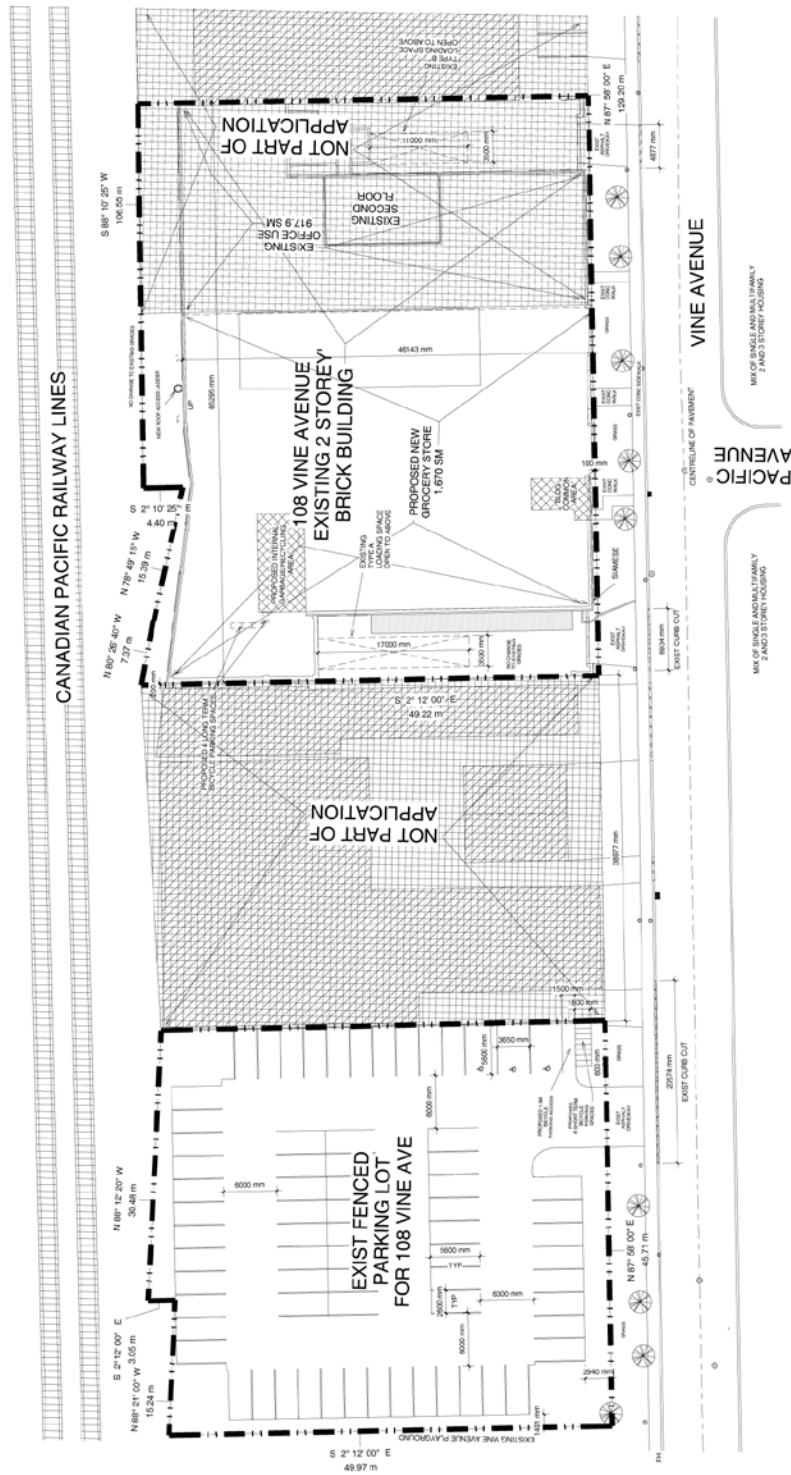
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: West and South Elevations
Attachment 2b: East and North Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment to City of Toronto Zoning By-law 569-2013
Attachment 6: Draft Zoning By-law Amendment to Former City of Toronto Zoning By-law No.
438-86

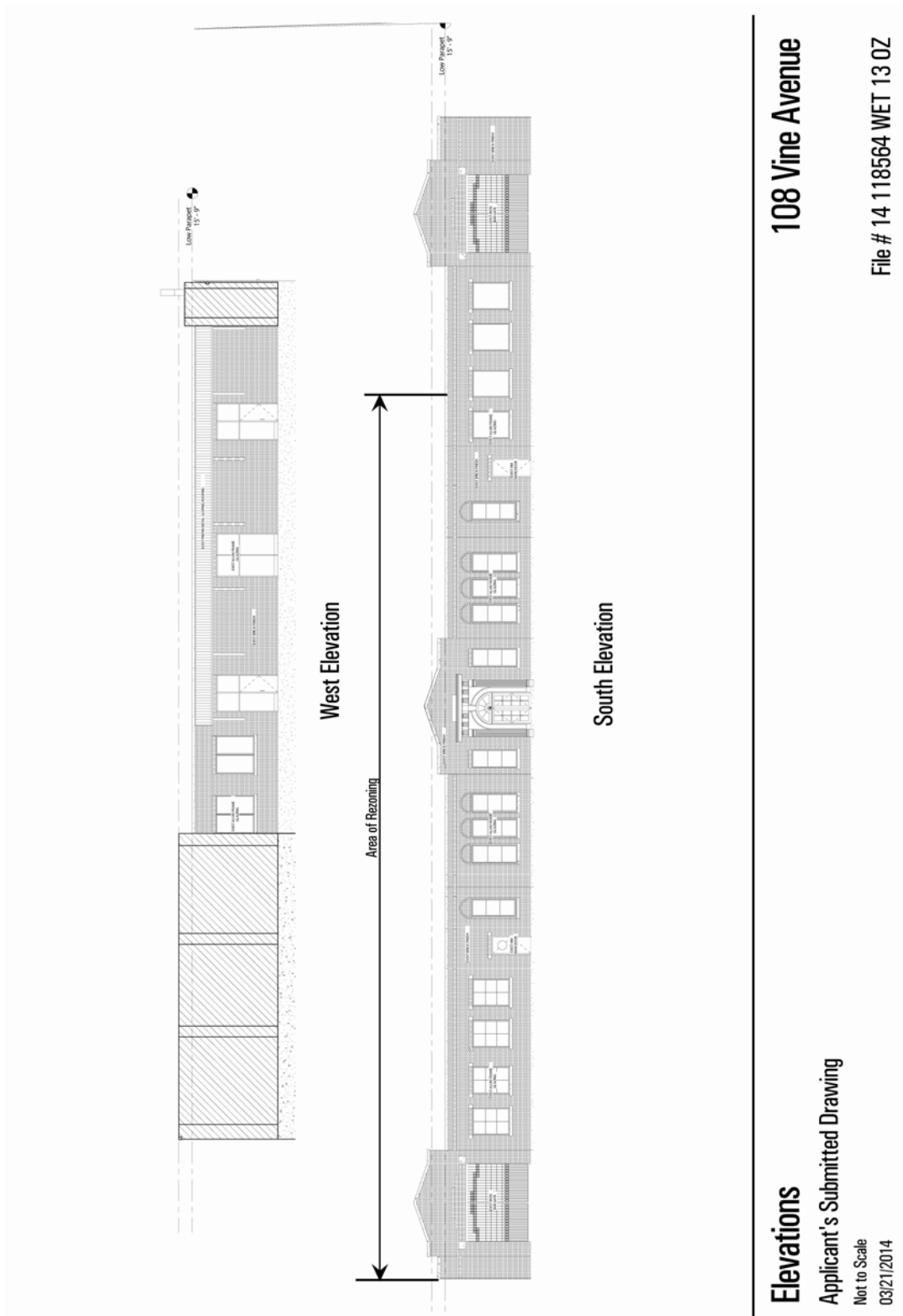
Attachment 1: Site Plan



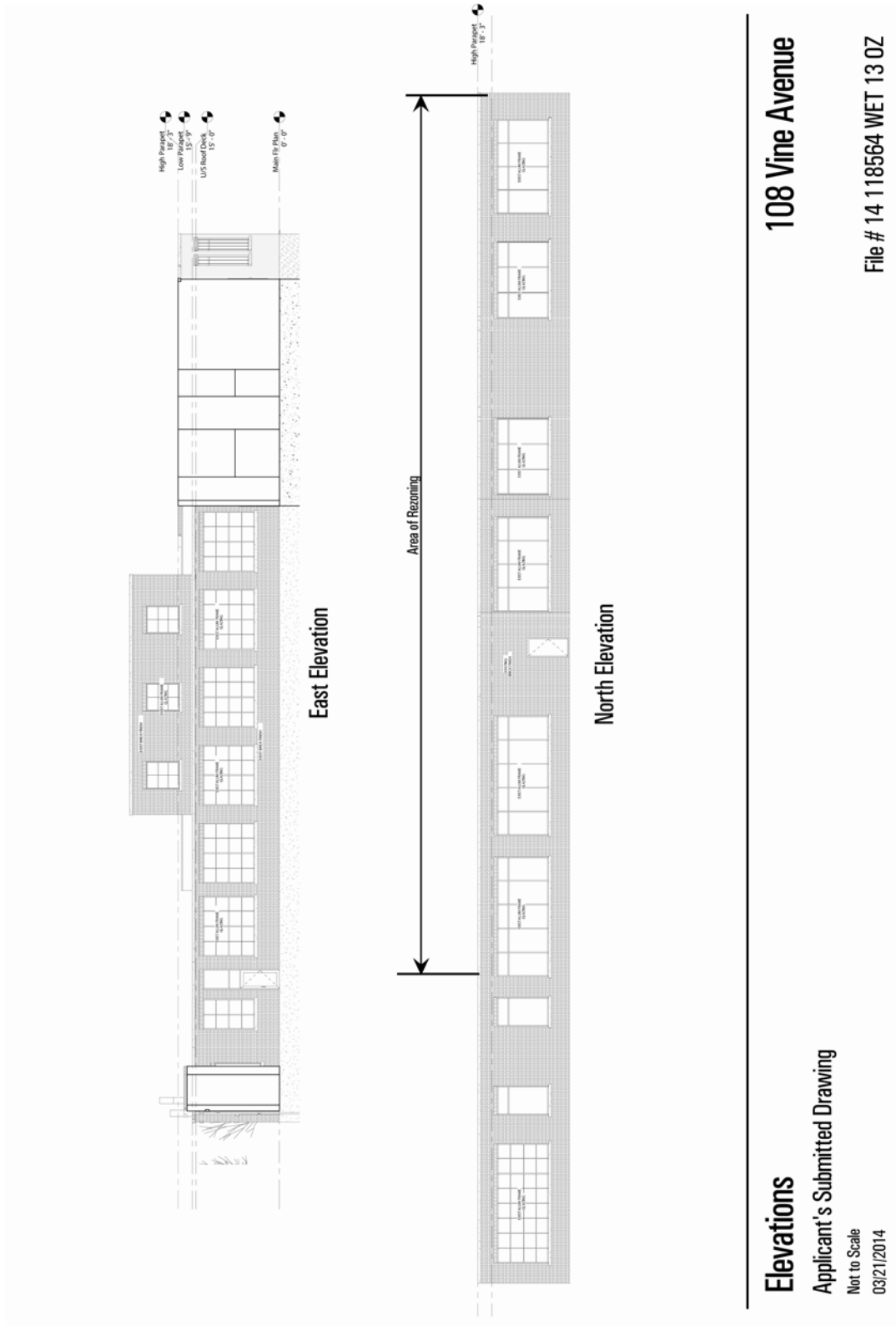
108 Vine Avenue and
162 Vine Avenue
File # 14 118564 WET 13 0Z

Site Plan
Applicant's Submitted Drawing
Not to Scale
07/24/2015

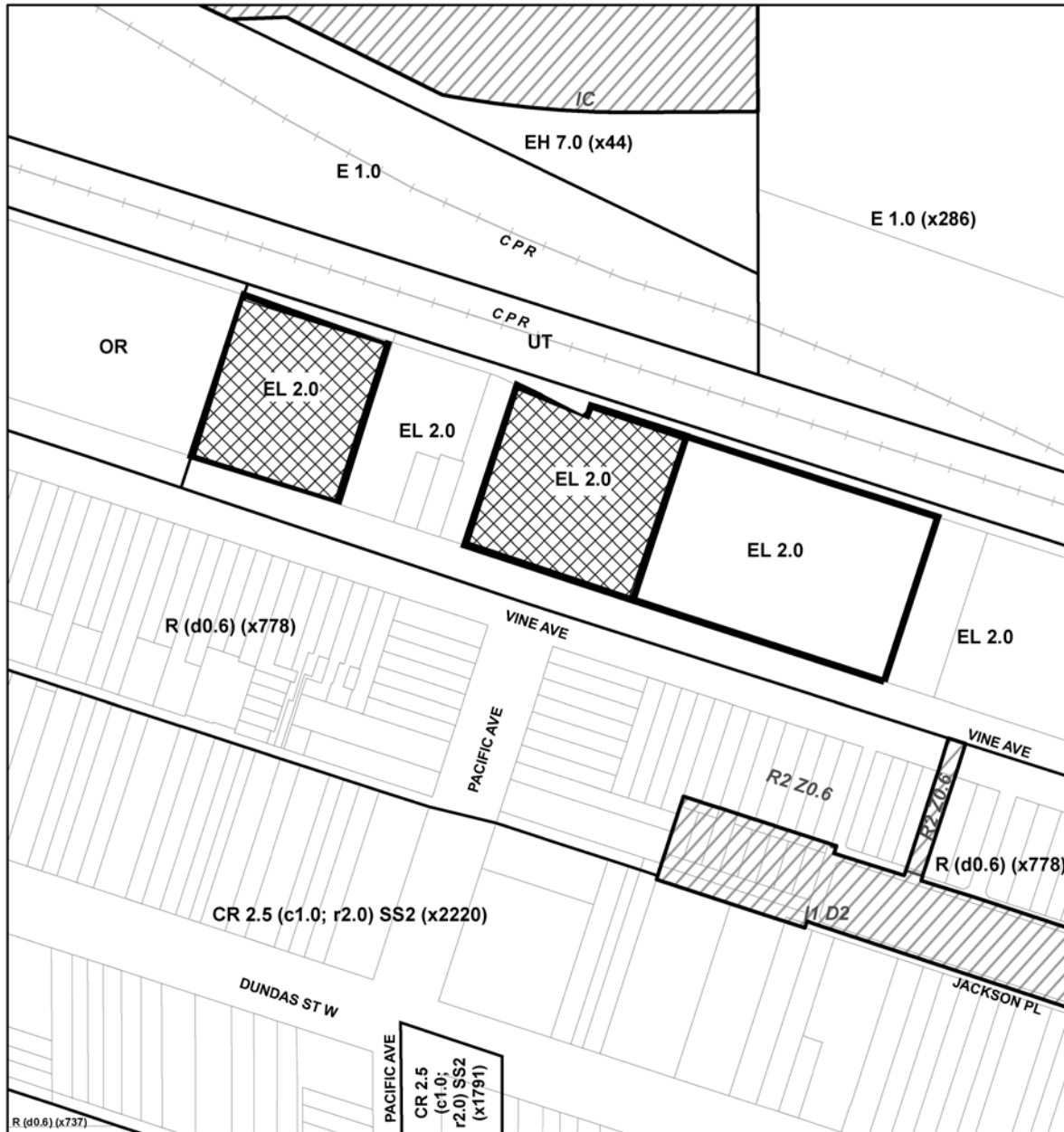
Attachment 2a: West and South Elevations



Attachment 2b: East and North Elevations



Attachment 3: Zoning



Toronto City Planning

Zoning By-law 569-2013

108 Vine Avenue & 162 Vine Avenue

File # 14 118564 WET 13 02

Location of Property

R Residential
CR Commercial Residential
E Employment Industrial
EL Employment Light Industrial

Area of Rezoning

EH Employment Heavy Industrial
UT Utility and Transportation
OR Open Space Recreation

See Former City of Toronto By-law No. 438-86

R2 Residential District
IC Industrial District
I1 Industrial District

Not to Scale
Extracted 07/28/2015

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 (westerly portion) and 162 VINE AVENUE
Location Description:	PLAN 603 PT LOTS 11 TO 19 **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 and to permit off-site parking at 162 Vine Avenue.

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

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	SASP 442
Zoning:	EL 2.0	Historical Status:	None
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	2142 (west portion of 108 Vine)	Height:	Storeys:	2	
	2425 (162 Vine)				
Frontage (m):			Metres:	8.2 m	
Total Ground Floor Area (sq. m):	1670				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	70 (162 Vine)	
Total Non-Res GFA (sq. m):	1670		Loading Docks	1 (west portion of 108 Vine)	
Total GFA (sq. m):	1670				
Lot Coverage Ratio (%):	0.8				
Floor Space Index:	0.8				

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):	1670	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			

CONTACT:	PLANNER NAME:	Derek Waltho, Planner
	TELEPHONE:	416-392-0412

Attachment 5:
Draft Zoning By-law Amendment to City of Toronto By-law 569-2013

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

To amend the Zoning By-law for the City of Toronto, being By-law 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 108 Vine Avenue and 162 Vine Avenue.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Map 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 Article 900.21.10 Exception EL 2.0 (x3) so that it reads:

(x) Exception EL 2.0 Exception (x3)

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 use is a permitted use only if it is a grocery store;
- (b) The maximum gross floor area permitted for retail 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 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 this ~ day of ~, A.D. 20~.

Name,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Toronto City Planning
Diagram 1

108 and 162 Vine Avenue

File # 14 118564 WET 13 02

Approved by: D.W.



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



Toronto City Planning
Diagram 2

108 and 162 Vine Avenue

File # 14 118564 WET 13 02

Approved by: D.W.

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



**Attachment 6:
Draft Zoning By-law Amendment to
Former City of Toronto Zoning By-law No. 438-86**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto
Council on ~, 2015
Enacted by Council: ~, 2015

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

**To amend By-law No. 438-86, as amended, of the former City of Toronto
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;

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*;

WHEREAS Council of the City of Toronto, at its meeting on _____, 2015, determined to amend Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2015 as 108 Vine Avenue and 162 Vine Avenue;

The Council of the City of Toronto HEREBY ENACTS as follows:

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 No. 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 2,000m².
 - (d) A parking lot shall be a permitted use at 162 Vine Avenue.

Staff report for action – Final Report – 108 Vine Avenue (western portion) and 162 Vine Avenue

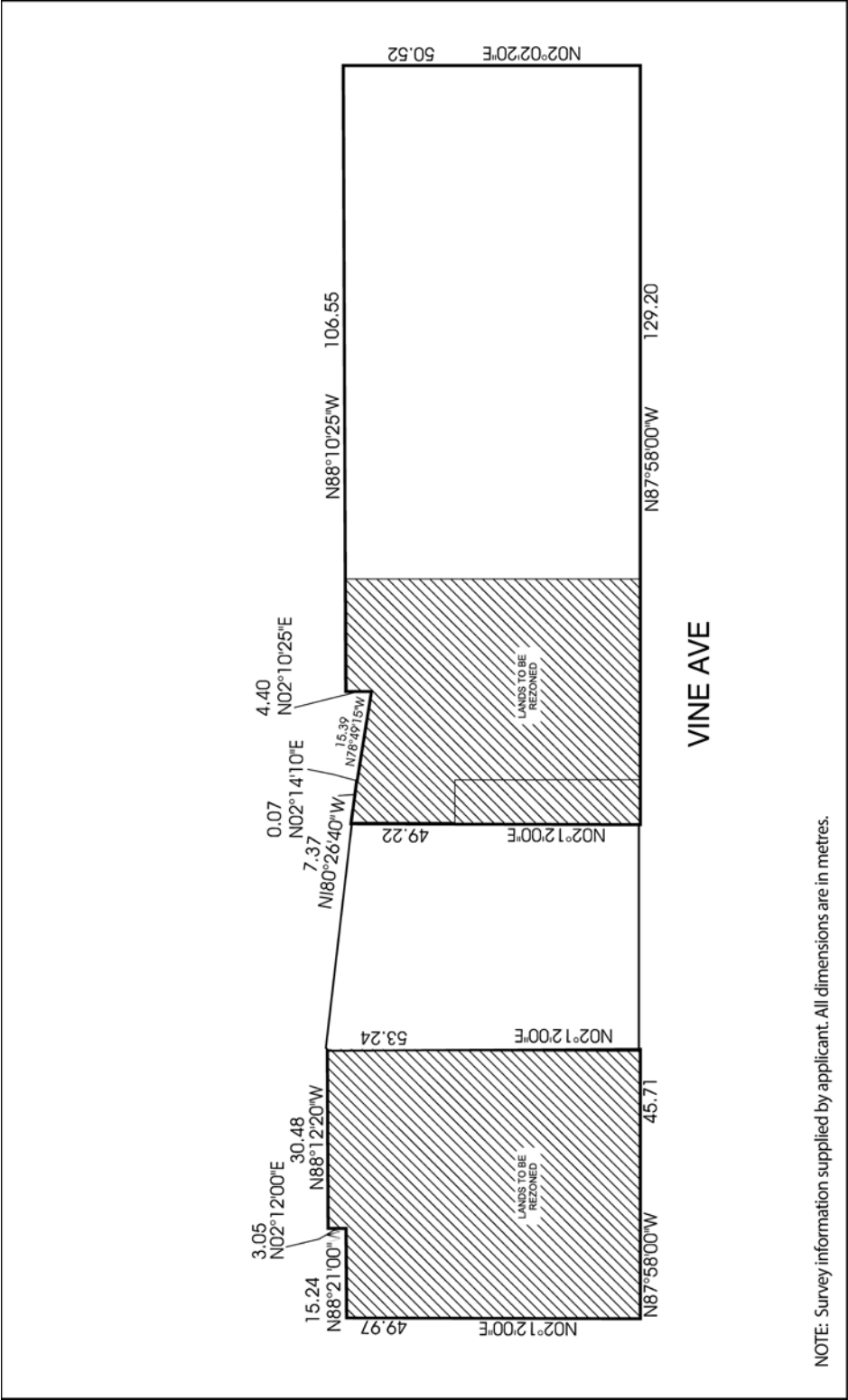
- (e) A maximum of 70 parking spaces shall be provided and maintained on the 162 Vine Avenue lot.
 - (f) Of the 70 parking spaces referenced in 2(e) above, a maximum of 3 parking spaces will be handicap and a maximum of 3 parking spaces shall be designated for a car-share program.
 - (g) One existing 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 will be located at the parking lot municipally known as 162 Vine Avenue.
 - (i) The parking rate shall be a minimum of 2.9 spaces for each 100m² of grocery store space and 1.7 spaces for each 100m² of office space.
2. Zoning By-law No. 438-86, as amended, is further amended by adding the lands subject to this By-law by adding Exception (###) to Section 12(1) with the exceptions listed in 1(a)-(i) above.
3. 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;
 - b) "*Parking*" shall refer to the parking at 162 Vine Avenue
4. Zoning By-law No. 438-86, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map 47J-323 in Volume 2, and applying the following zone label: Industrial (I1) Exception (###), to the land as identified on Schedule 'A' attached to this By-law; and

ENACTED AND PASSED this ~ day of ~, A.D. 2015.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

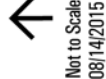
(Corporate Seal)



106 & 108 Vine Avenue



File # 14 118564 WET 13 0Z



Map 1

