

108-162 Vine Avenue – Official Plan Amendment Application – Appeal Report

Date: March 24, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning and Interim Executive Director, Development Review

Ward: 4 – Parkdale – High Park

Planning Application Number: 25 223395 STE 04 OZ

SUMMARY

On September 11, 2025, an application to amend the Official Plan was submitted to redesignate 108-162 Vine Avenue (the “Site”) from *Core Employment Areas* to *Mixed Use Areas* and *Parks*. The application does not propose any new buildings or building additions at this time.

On February 19, 2026, the applicant appealed the Official Plan Amendment (“OPA”) application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the timeframe prescribed by the Planning Act. A Case Management Conference has not yet been scheduled.

This report recommends that the City Solicitor and appropriate City Staff attend the OLT hearing to oppose the Official Plan Amendment application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and Interim Executive Director, Development Review, recommend that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan Amendment for the lands at 108-162 Vine Avenue and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information presented in the Financial Impact Section.

DECISION HISTORY

On December 16, 17, 18, 2013, City Council adopted Official Plan Amendment 231, which designated the Site as *Core Employment Areas* and subject to Site and Area Specific Policy 442. OPA 231 was appealed to the Ontario Municipal Board (OMB) by the owner of 108 and 162 Vine Avenue. The decision can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2013.PG28.2>

On June 22, 2015, the OMB issued an order partially approving OPA 231, including Site and Area Specific Policy 442. The applicant withdrew the appeal on June 24, 2015.

On June 15, 2023, City Council adopted OPA 644, which implemented Council's decisions on forty-five employment area conversion requests. Council considered conversion request 044 seeking to convert 36-162 Vine Avenue from *Core Employment Areas* to *Mixed Use Areas* but elected to retain the site as *Core Employment Areas*. The decision history can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.5>.

OPA 644 was approved by the Minister of Municipal Affairs and Housing and came into effect on January 28, 2025.

On October 20, 2024, the Minister of Municipal Affairs issued the Provincial Planning Statement, 2024 ("PPS 2024"). The PPS 2024 removed the requirement that conversions of employment areas to non-employment uses only be permitted through a Municipal Comprehensive Review.

On May 21, 2025, City Council adopted Official Plan Amendment 804, to align with the Provincial legislative and policy changes related to Employment Areas, including the PPS 2024 and Bill 97. The decision can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.1>. OPA 804 has been sent to the Minister of Municipal Affairs and Housing for review and approval.

THE SITE AND SURROUNDING LANDS

Description

The Site is located within the Junction-Weston-Dupont Area of Employment on the north side of Vine Avenue, northwest of the intersection of Keele Street and Dundas Street West. The Site is currently occupied by a mix of uses including retail, office, commercial, and residential uses.

Surrounding Uses

North: Immediately north of the Site is the Lambton Rail Yard, an active freight rail (shunting) yard and the Canadian Pacific Galt Subdivision Railway corridor, a rail right-of-way which carries the Milton GO Train Service.

South: Low-rise residential uses fronting on Vine Avenue, and low-rise commercial and mixed-use buildings fronting on Dundas Street West.

East: Immediately east of the Site are commercial and storage uses. Further east is Keele Street and a high-rise mixed-use building.

West: Immediately west of the Site is Vine Avenue Playground and low-rise residential uses.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate the Site from *Core Employment Areas* to *Mixed Use Areas* and *Parks*, with a Site and Area Specific Policy containing provisions to facilitate a future mixed-use development, including study requirements for rail safety and compatibility and mitigation. The applicant has included a conceptual building design in the application materials to demonstrate a potential development scenario on the site.

Reasons for Application

An Official Plan Amendment is required to permit residential and park uses on the lands.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on May 20, 2025. The Planning Application Checklist Package resulting from the Pre-Application Consultation (PAC) meeting is available on the Application Information Centre (AIC). The reports and

studies submitted in support of this application are available on the AIC at: www.toronto.ca/108VineAve

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan identifies the Site as Employment Areas in the Urban Structure Map 2, and designates the Site as *Core Employment Areas*. See Attachment 2 of this report for the Existing Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Site is subject to Site and Area Specific Policy (SASP) 442. SASP 442 permits retail developments under 2,000 square metres by way of a Zoning By-law Amendment and supported by a satisfactory transportation impact assessment.

Zoning

The Site is zoned *Employment Light Industrial (EL) 2.0* in Zoning By-law 569-2013. This zone category permits a range of commercial and light industrial Employment uses.

See Attachment 3 of this report for the existing Zoning By-law Map.

PUBLIC ENGAGEMENT

Community Consultation

On February 3, 2026, a virtual community consultation meeting was hosted by City Staff. Approximately 114 members of the public attended along with the appellant and Ward Councillor. Following presentations by City Staff and the appellant about the planning framework, development review process and details of the proposal, City Staff facilitated a discussion about the application.

Issues raised by attendees at the meeting and through other correspondence include:

- Concerns regarding loss of stable existing small businesses and established employment area;
- Concerns about the scale of proposed conceptual high-rise developments and concerns that it does not fit within the existing character of the neighbourhood;
- Concerns about neighbourhood compatibility, character and impact on existing infrastructure;
- Concerns about associated costs for rail safety measures in a mixed-use development;
- Desire for improvements to existing parks and open spaces in the area;
- Desire for low density context friendly development;
- Concerns about traffic, safety, parking and major transit availability in the area; and
- Concerns about lack of consultation with the landowners of properties proposed for redesignation as part of the proposed application.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024). The proposed redesignation is not consistent with the PPS 2024, including policies related to compatibility and the viability of employment lands.

Official Plan: Land Use

This application has been reviewed against Official Plan policies. Employment Areas are comprised of two designations in the Official Plan, *Core Employment Areas* and *General Employment Areas*. Employment Areas are areas of land for clusters of business and economic activities, including manufacturing, research and development, warehousing and goods movement, associated retail and office and ancillary facilities.

The Site is located within the southern-boundary of the Junction-Weston-Dupont Area of Employment. The area appeals to a range of users of various sizes and scales; the provision of spaces suitable for office and studio uses, such as those that exist on the Site, support the creative industry sector in this area of employment and across the city.

The availability of land and land use certainty are key factors to investment and Toronto's global competitiveness. The protection of employment lands align with broader, multi-government objectives and strategy to invest in and strengthen Canada's industrial and manufacturing sectors, particularly in response to the shifting policy and trade landscape.

A Compatibility and Mitigation Study prepared by SLR Consulting Canada Ltd. was submitted by the applicant in support of the application. A Peer Review of the study has

been initiated but is not complete at the time of this report. The Peer Review is required to verify the conclusions of the report.

Staff have reviewed the current application and have concerns about the redesignation of the lands from *Core Employment Areas* to *Mixed Use Areas* and *Parks*. The introduction of residential uses on the Site could disrupt a stable operating environment for business operations and economic activities, and limit opportunities to attract businesses to the area.

Further Issues

City Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff will report back to City Council as necessary.

CONTACT

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SIGNATURE

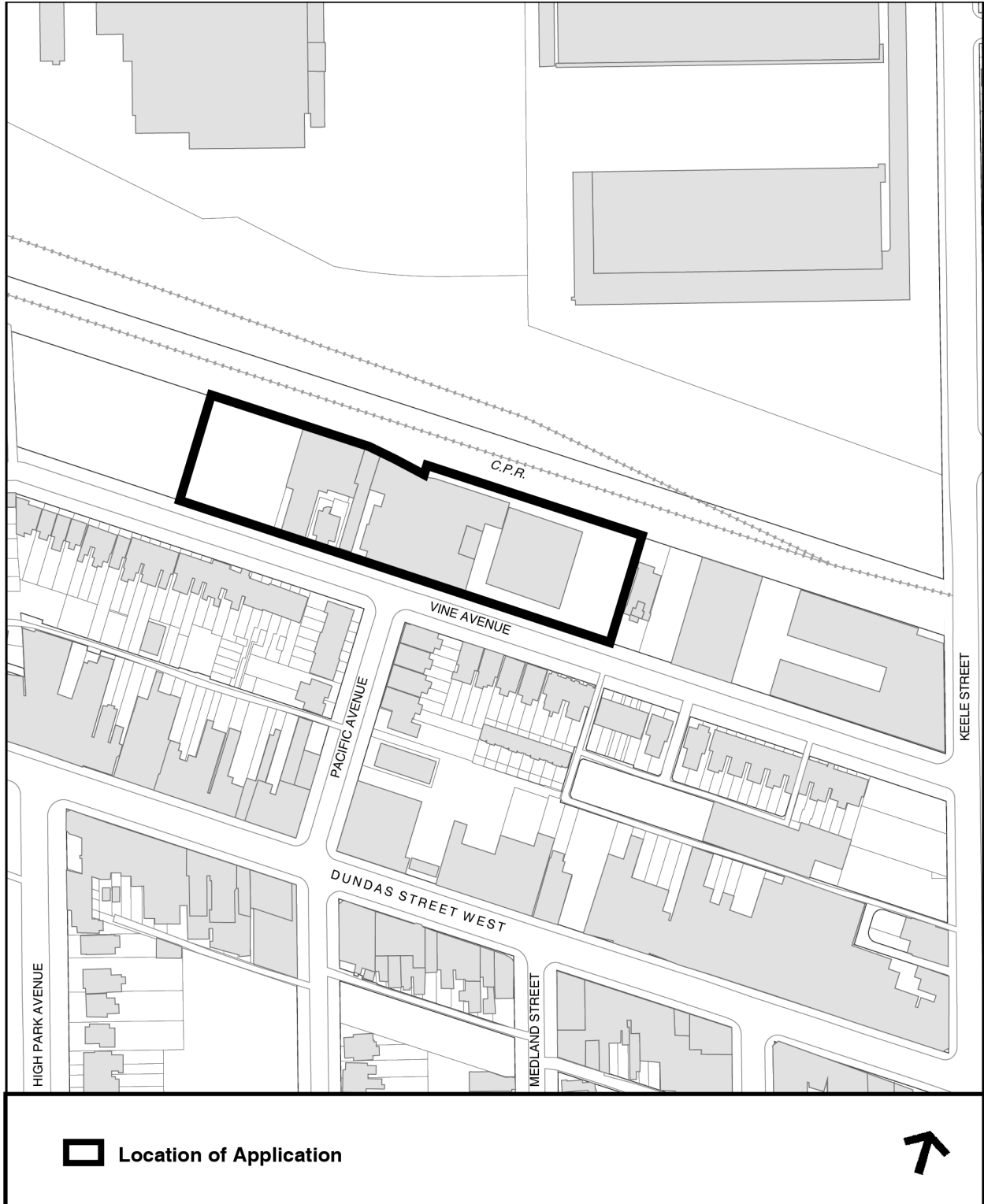
Jason Thorne
Chief Planner and Executive Director
City Planning

Oren Tamir
Interim Executive Director
Development Review

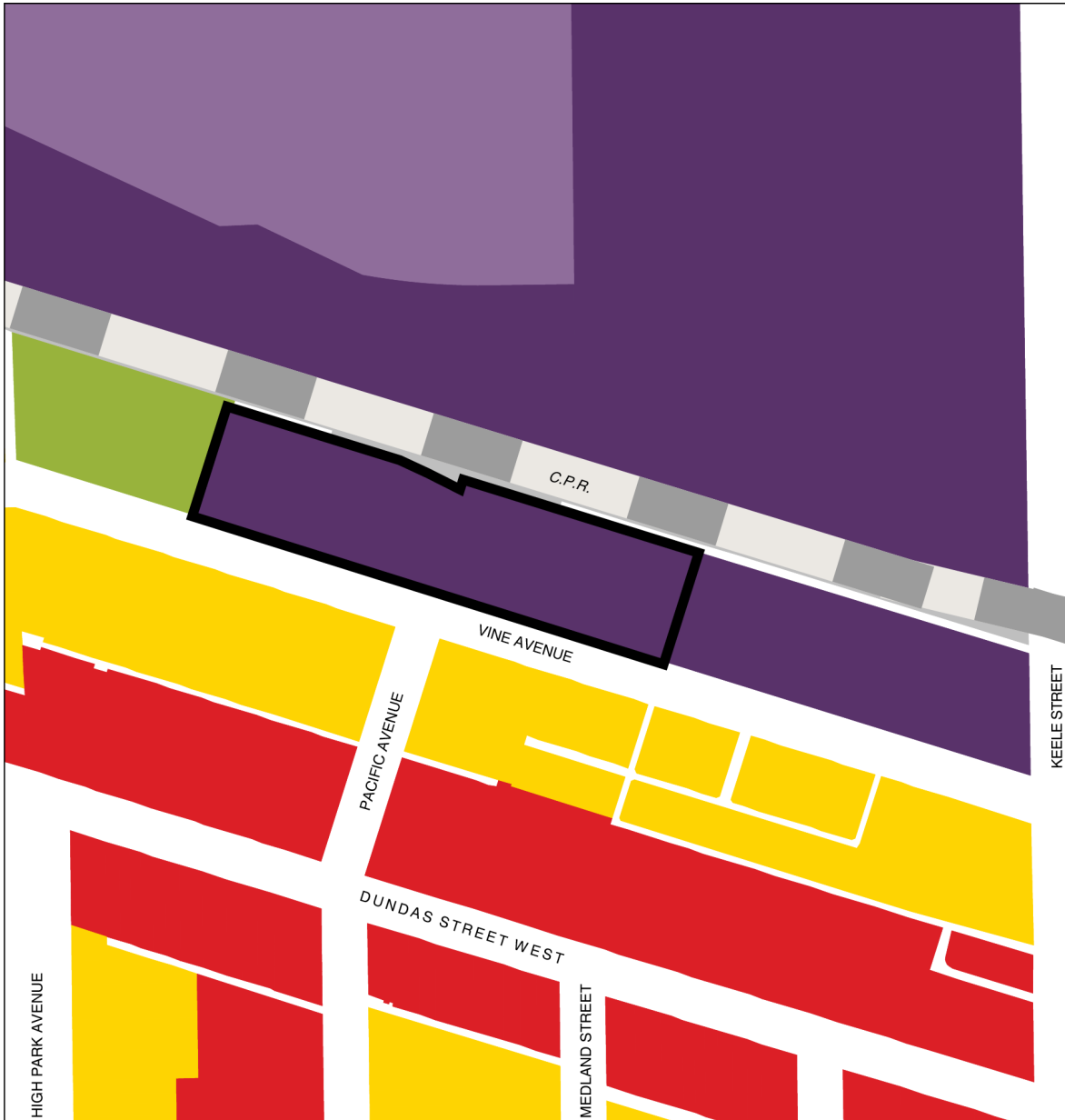
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Existing Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Existing Official Plan Land Use Map




Official Plan Land Use Map 17

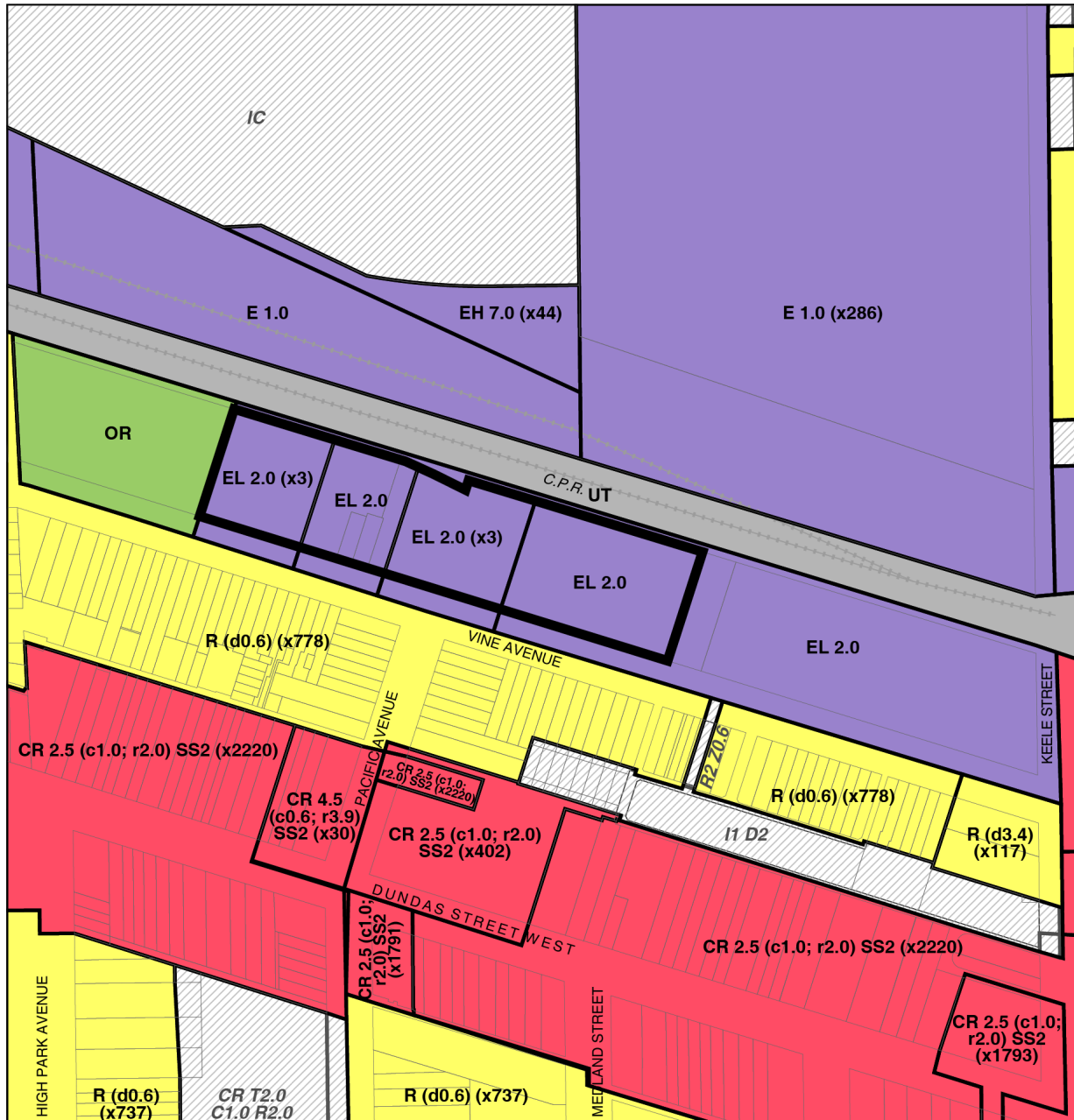
108 Vine Avenue

File # 25 223395 STE 04 0Z

	Location of Application		Utility Corridors
	Neighbourhoods		General Employment Areas
	Mixed Use Areas		Core Employment Areas
	Parks		


 Not to Scale
 Extracted: 09/15/2025














Attachment 3: Existing Zoning By-law Map



108 – 162 Vine Avenue

Zoning By-law 569-2013

File # 25 223395 STE 04 0Z

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

