

Authority: MM32.51, by Councillor David Shiner, seconded by Councillor Paula Fletcher, as adopted by City of Toronto Council on October 2, 3 and 4, 2017

CITY OF TORONTO

Bill 1111

BY-LAW -2017

To effect interim control for the lands shown on Schedule 1 to this By-law being a portion of the Port Lands located in the City of Toronto.

Whereas Council of the City of Toronto has, by adopting MM32.51 at its meeting of October 2, 3 and 4, 2017, directed that a review be undertaken in respect of the appropriate land uses and size of uses permitted in a portion of the Port Lands located in the City of Toronto; and

Whereas authority is given to Council by Section 38 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass an Interim Control By-law for a period of time which shall not exceed one year from the date of passage of the By-law for such purposes as are set out in the By-law;

The Council of the City of Toronto enacts:

1. The lands within the heavy lines on Schedule 1 are subject to this By-law with the exception of those lands shown with hatching.
2. The following uses are prohibited on any of the lands shown as Area 1 within the heavy lines on Schedule 2 attached to this by-law:
 - (1) showroom with more than 3,500 square metres of floor area;
 - (2) automobile service and repair shop;
 - (3) automobile service station;
 - (4) car washing establishment;
 - (5) commercial parking lot;
 - (6) motor vehicle repair shop, class A;
 - (7) motor vehicle repair shop, class B;
 - (8) private commercial garage;
 - (9) sales or hire garage;
 - (10) taxicab stand or station;
 - (11) public harbor works including public wharves, lighthouses and beacons;
 - (12) open storage yard;
 - (13) recycling shop;

- (14) storage warehouse, class A (or public storage);
 - (15) wholesaling establishment – general;
 - (16) cleaning plant;
 - (17) contractor's shop, class B;
 - (18) builder's supply yard;
 - (19) cartage, express or truck transport yard or terminal for one or more highway;
 - (20) transportation companies or organizations;
 - (21) animal food factory;
 - (22) gelatine factory;
 - (23) meat products plant;
 - (24) tannery;
 - (25) commercial stable;
 - (26) postal sorting station;
 - (27) railway station;
 - (28) retail coal, coke and wood yard;
 - (29) security service and business equipment;
 - (30) shipping, trans-shipping or distributing depot;
 - (31) gas plant, class A;
 - (32) crisis care facility; and
 - (33) drive-through facility.
- 3.** The following uses are prohibited on any of the lands shown as Area 2 within the heavy lines on Schedule 2 attached to this by-law:
- (1) parking station;
 - (2) private commercial garage;
 - (3) Open storage associated with a city yard, class B;

- (4) generating station;
 - (5) public incinerator or refuse destructor;
 - (6) sewage disposal plant;
 - (7) fuel storage tank;
 - (8) open storage of raw materials yard;
 - (9) recycling yard;
 - (10) storage warehouse, class B;
 - (11) motor vehicle repair shop, class A;
 - (12) motor vehicle repair shop, class B;
 - (13) wholesale fuel supply yard;
 - (14) contractor's shop, class B;
 - (15) railway station;
 - (16) animal by-products plant;
 - (17) chemical products factory;
 - (18) concrete batching and mixing yard;
 - (19) distillation plant;
 - (20) gas plant, class B;
 - (21) non-metallic minerals plant; and
 - (22) rubber products factory.
4. The following uses are prohibited on any of the lands shown as Area 3 within the heavy lines on Schedule 2 attached to this by-law:
- (1) clinic;
 - (2) community health centre;
 - (3) day nursery;
 - (4) post office;

- (5) branch of a bank or financial institute;
- (6) brew-on-premises establishment;
- (7) dry-cleaning shop;
- (8) duplicating shop;
- (9) newsstand;
- (10) personal grooming establishment;
- (11) showroom;
- (12) tailoring shop;
- (13) artist's or photographer's studio;
- (14) communications and broadcasting establishment;
- (15) custom workshop;
- (16) data processing establishment;
- (17) designer's studio;
- (18) industrial computer service;
- (19) performing arts studio;
- (20) publisher;
- (21) software, design and development establishment;
- (22) automobile service and repair shop;
- (23) automobile service station;
- (24) car washing establishment;
- (25) commercial parking lot;
- (26) parking station;
- (27) private commercial garage;
- (28) sales or hire garage;

- (29) taxicab stand or station;
- (30) food wholesaling establishment;
- (31) storage warehouse, class A (or public storage);
- (32) wholesaling establishment – general;
- (33) bookbinder's shop;
- (34) carpenter's shop;
- (35) cleaning plant;
- (36) laboratory, class B;
- (37) builder's supply yard;
- (38) bread distributing depot;
- (39) courier service;
- (40) industrial catering service;
- (41) postal sorting station;
- (42) railway station;
- (43) security service and business equipment;
- (44) bakery;
- (45) brewery;
- (46) ceramics factory;
- (47) electronic equipment factory;
- (48) fur goods factory;
- (49) garment factory;
- (50) metal wares factory;
- (51) packaging plant;
- (52) pharmaceutical factory – secondary;

- (53) plastic products factory – secondary;
 - (54) printing plant;
 - (55) soft drink bottling works;
 - (56) textile factory;
 - (57) vegetable food products factory;
 - (58) wholesale dyeing plant;
 - (59) winery;
 - (60) wood products factory;
 - (61) animal hospital;
 - (62) commercial school;
 - (63) drive-through facility;
 - (64) market gardening;
 - (65) newspaper plant; and
 - (66) trade school.
- 5.** The following uses are prohibited on any of the lands shown as Area 4 within the heavy lines on Schedule 2 attached to this by-law:
- (1) clinic;
 - (2) community health centre;
 - (3) day nursery;
 - (4) post office;
 - (5) union hall;
 - (6) branch of a bank or financial institute;
 - (7) brew-on-premises establishment;
 - (8) caterer's shop;
 - (9) dry-cleaner's distributing station;

- (10) dry-cleaning shop;
- (11) duplicating shop;
- (12) newsstand;
- (13) personal grooming establishment;
- (14) showroom;
- (15) service, rental or repair shop;
- (16) tailoring shop;
- (17) artist's or photographer's studio;
- (18) communications and broadcasting establishment;
- (19) custom workshop;
- (20) data processing establishment;
- (21) designer's studio;
- (22) industrial computer service;
- (23) performing arts studio;
- (24) publisher;
- (25) software, design and development establishment;
- (26) automobile service and repair shop;
- (27) automobile service station;
- (28) car washing establishment;
- (29) motor vehicle repair shop, class A;
- (30) motor vehicle repair shop, class B;
- (31) commercial parking lot;
- (32) parking station;
- (33) private commercial garage;

- (34) sales or hire garage;
- (35) taxicab stand or station;
- (36) sewage disposal plant;
- (37) food wholesaling establishment;
- (38) storage warehouse, class A (or public storage);
- (39) storage warehouse, class B;
- (40) wholesale fuel supply yard;
- (41) wholesaling establishment – general;
- (42) bookbinder's shop;
- (43) carpenter's shop;
- (44) cleaning plant;
- (45) contractor's shop, class A;
- (46) contractor's shop, class B;
- (47) laboratory, class B;
- (48) bread distributing depot;
- (49) cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations;
- (50) courier service;
- (51) commercial stable;
- (52) industrial catering service;
- (53) postal sorting station;
- (54) railway station;
- (55) security service and business equipment;
- (56) animal by-products plant;

- (57) animal food factory;
- (58) bakery;
- (59) brewery;
- (60) canning factory;
- (61) ceramics factory;
- (62) chemical products factory;
- (63) electronic equipment factory;
- (64) dairy products plant;
- (65) distillery;
- (66) distillation plant;
- (67) fur goods factory;
- (68) garment factory;
- (69) gas plant, class A;
- (70) gas plant, class B;
- (71) gelatine factory;
- (72) meat products plant;
- (73) metal wares factory;
- (74) non-metallic minerals plant;
- (75) packaging plant;
- (76) pharmaceutical factory;
- (77) pharmaceutical factory – secondary;
- (78) photographic plant;
- (79) plastic products factory;
- (80) plastic products factory – secondary;

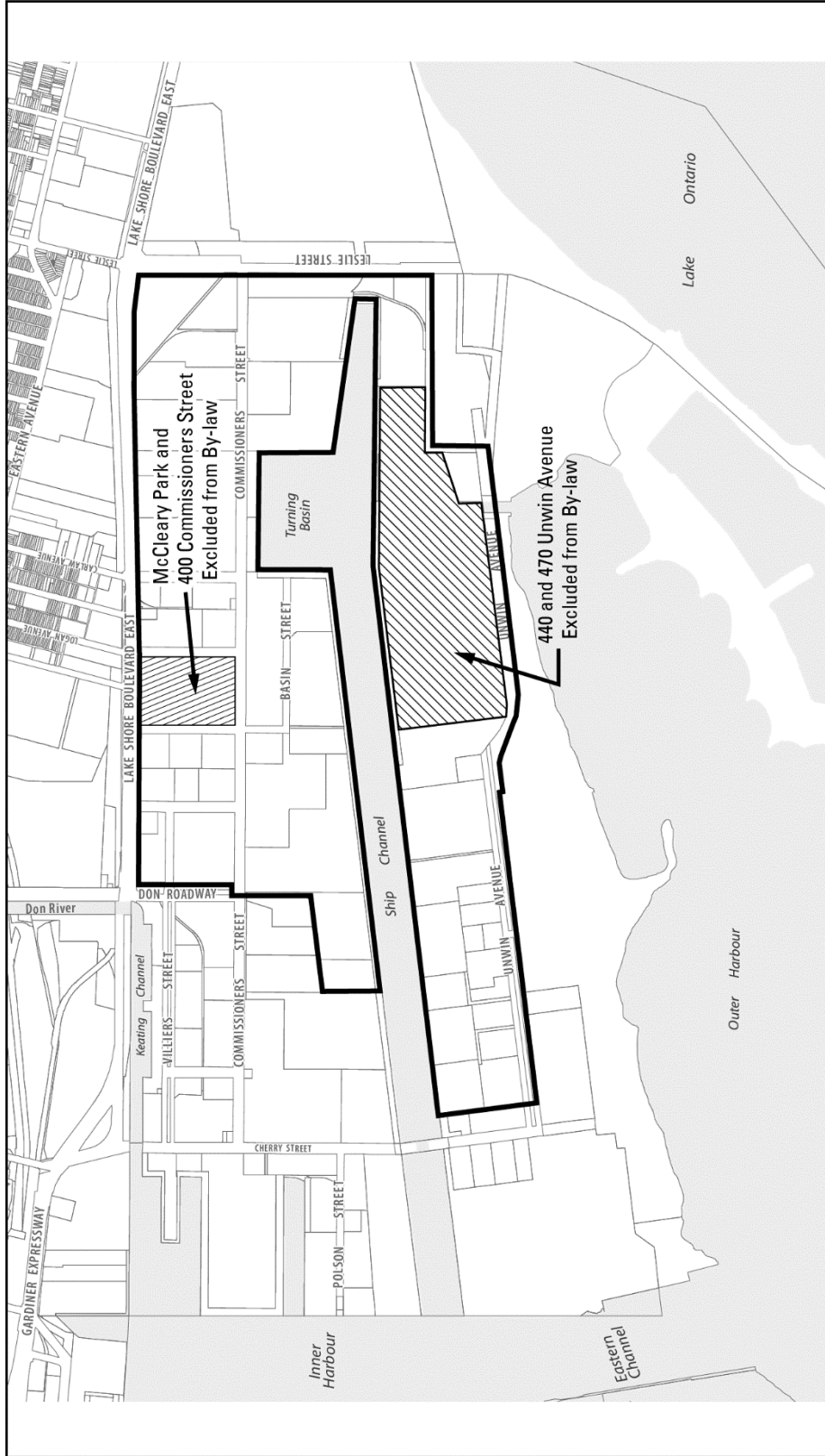
- (81) printing plant;
 - (82) rubber products factory;
 - (83) soft drink bottling works;
 - (84) tannery;
 - (85) textile factory;
 - (86) vegetable food products factory;
 - (87) wholesale dyeing plant;
 - (88) winery;
 - (89) wood products factory;
 - (90) animal hospital;
 - (91) commercial school;
 - (92) drive-through facility;
 - (93) market gardening;
 - (94) newspaper plant;
 - (95) pinball or electronic game machine establishment; and
 - (96) trade school.
6. All existing permitted uses are prohibited except public park, restaurant, a retail store with under 475 square metres of gross floor area, newsstand, take-out restaurant, railway, including service and repair yards, railway tracks, pumping station and waterworks on any lands shown as Area 5 within the heavy lines on Schedule 2 attached to this by-law.
7. Despite clause 2(14), the lands at 300 Commissioners Street may contain a storage warehouse, class A (self-storage warehouse).
8. If any of the uses that are listed in Sections 2, 3, 4, 5 or 6 correspond to defined terms set out in By-law 438-86, then the definitions of those terms in By-law 438-86 shall apply.
9. This By-law expires one year from the date of its enactment by Council.

Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

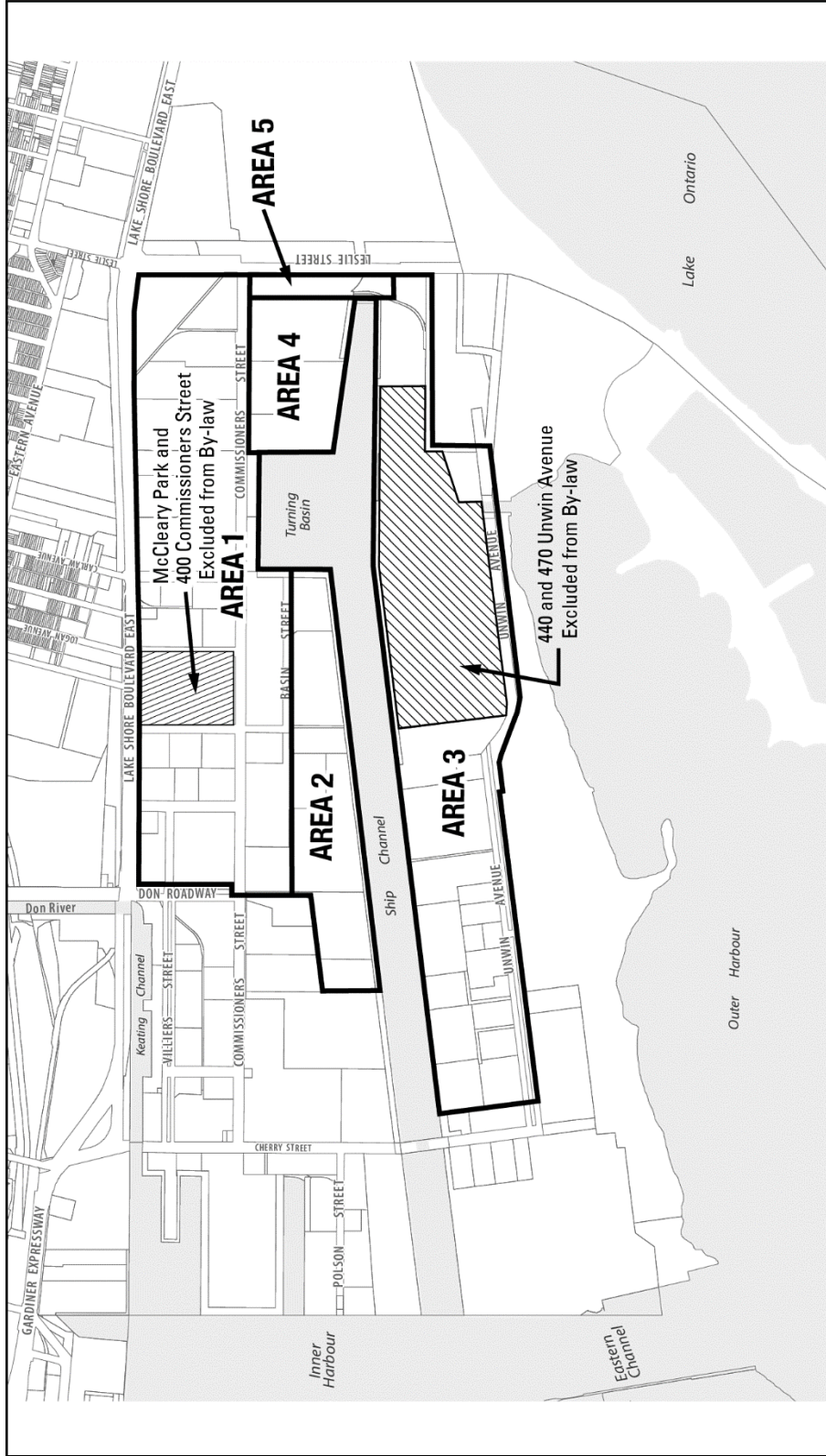
(Seal of the City)



Toronto
Schedule 1

Port Lands

City of Toronto By-Law 436-86
Not to Scale
02/10/2017



Schedule 2

Port Lands



City of Toronto By-Law 438-86
Not to Scale
02/10/2017