

Authority: Toronto and East York Community Council
Item TE8.12, as adopted by City of Toronto Council on
October 2 and 3, 2019

CITY OF TORONTO

Bill 1362

BY-LAW - 2019

To amend Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2019 as 185 – 450 Commissioners Street (north side); 101 – 495 Commissioners Street (south side); 625 – 811 Lake Shore Boulevard East (south side); 17, 21, 23, 29, 35, 41, 75 Basin Street; 185 Villiers Street; 115 Saulters Street; 120 Bouchette Street, (also known as "McCleary District, Media City and Turning Basin District"), being a portion of the Port Lands in the City of Toronto.

Whereas Council of the City of Toronto has 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 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 enacts:

1. District Maps 52G-311, 52G-312, 52G-322, and 52G-323 of By-law 438-86 are amended by designating those lands delineated by heavy lines on Map A, attached to and forming part of this by-law, to the "I2 D2" zone.
2. Section 12(1) of By-law 438-86 is amended by adding the following Exception 493:
 - (a) on the lands outlined by heavy lines on Map B, attached to and forming part of this by-law, no person shall use any land or erect or use any building or structure that does not comply with the following:
 - (i) Section 9(1)(f) of Zoning By-law 438-86, as amended, is replaced such that the uses listed in subsection (A) below, and accessory uses thereto, are permitted:

(A) CHART

(b)	NON-RESIDENTIAL USES	Acc.	I2	I3	I4
(i)	PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY				
	<i>club</i>	*	P		
	commercial and municipal baths	*			
	<i>concert hall</i>	*		P	P
	<i>entertainment facilities</i>			P	P
	<i>place of amusement</i>	*	P		
	<i>place of assembly (1994-0601)</i>	*	P	P	P
	arena, stadium, race track (1994-0601)	*			
	<i>public park</i>	*	P	P	P
(ii)	COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES				
	<i>clinic</i>	*	P	P	
	<i>community centre</i>	*	P		
	<i>community health centre</i>	*	P	P	
	<i>day nursery</i>	*	P	P	P
	<i>fire hall</i>	*	P	P	
	<i>Place of worship (1994-0532)</i>	*			
	<i>police station</i>	*	P	P	
(iii)	GENERAL INSTITUTIONS				
	<i>post office</i>	*	P	P	
	<i>union hall</i>	*	P	P	
(iv)	RETAIL AND SERVICE SHOPS				
	auctioneer's premises	*			
	<i>bake-shop</i>				
	<i>branch of a bank or financial institution</i>	*	P	P	
	<i>brew-on-premises establishment</i>	*	P	P	
	<i>caterer's shop (1977-0422)</i>	*	P	P	
	<i>dry-cleaning distribution station</i>	*	P	P	
	<i>dry-cleaning shop</i>	*			
	<i>duplicating shop</i>	*	P	P	
	<i>laundry shop</i>	*	P		
	newsstand	*	P	P	
	<i>pawnbroker's shop</i>	*			
	<i>personal grooming establishment</i>	*	P	P	
	<i>pet shop</i>	*			
	<i>private art gallery</i>	*			
	<i>restaurant (1996-0028)</i>		q2	P	P
	<i>retail store</i>	*		P	P
	<i>showroom (527-1998)</i>	*	q29		
	<i>service, rental or repair shop</i>	*	P	P	P
	<i>tailoring shop</i>	*	P	P	
	<i>take-out restaurant</i>	*	q2	P	P

(v)	WORKSHOPS AND STUDIOS				
	<i>artist live/work studio</i>				
	<i>artist's or photographer's studio</i>	*	P	P	P
	<i>communications and broadcasting establishment</i>	*	P	P	P
	<i>custom workshop</i>	*	P	P	P
	<i>data processing establishment(1997-0422)</i>	*	P	P	
	<i>designer's studio (1997-0422)</i>	*	P	P	
	<i>industrial computer service</i>	*	P	P	
	<i>laboratory, class A</i>	*	P	P	
	<i>performing arts studio</i>	*	P	P	
	<i>publisher</i>	*	P	P	
	<i>software, design and development establishment</i>	*	P	P	
(vi)	OFFICES				
	<i>office</i>	*		P	P
(vii)	AUTOMOBILE RELATED USES				
	<i>automobile services and repair shop (1997-0280)</i>	*			
	<i>automobile service station (1997-0280)</i>	*			
	<i>car washing establishment</i>	*			
	<i>commercial parking lot (581-93)</i>	*	P		
	<i>motor vehicle repair shop, class A (1997-0280)</i>	*			
	<i>motor vehicle repair shop, class B (1997-0280)</i>	*			
	<i>parking area (1994-0532)</i>	*	P	P	P
	<i>parking garage</i>	*	P	P	P
	<i>parking station</i>	*		P	P
	<i>private commercial garage</i>	*			
	<i>private garage</i>	*			
	<i>sales or hire garage</i>	*			
	<i>taxicab stand or station</i>	*	P	P	P
(viii)	PUBLIC				
	<i>city yard, class A</i>	*	P	P	
	<i>city yard, class B</i>	*			
	<i>generating station</i>	*			
	<i>public commercial scales</i>	*			
	<i>public incinerator or refuse destructor</i>	*			
	<i>public harbour works including public wharves, lighthouses and beacons</i>	*			
	<i>pumping station</i>	*	P	P	P
	<i>sewage disposal plant</i>	*			
	<i>waterworks</i>	*	P	P	
(ix)	WAREHOUSING AND STORAGE				
	<i>cold storage locker plant</i>	*			

	cold storage plant	*	P	P	
	<i>contractor's yard</i>	*	P	P	
	<i>food warehouse</i>	*	P	P	
	<i>food wholesaling establishment</i>	*	P	P	
	<i>fuel storage tank</i>	*			
	<i>open storage of raw materials yard</i>	*			
	<i>open storage yard</i>	*	P	P	
	<i>recycling shop</i>	*			
	<i>recycling yard</i>	*			
	<i>storage warehouse – class A</i>	*			
	<i>storage warehouse – class B</i>	*			
	<i>wholesale fuel supply yard</i>	*			
	<i>wholesaling establishment - general</i>	*	P	P	
(x)	INDUSTRIAL WORKSHOPS				
	bookbinder's shop	*	P	P	
	carpenter's shop	*	P	P	
	<i>cleaning plant</i>	*	P	P	
	contractor's shop, class A	*	P	P	
	contractor's shop, class B	*	P	P	
	laboratory, class B	*			
	sheet metal shop	*	P	P	
	welder's shop	*	P	P	
(xi)	SALES OUTLET				
	<i>builder's supply yard</i>	*	P	P	
	<i>outdoor open air market</i>	*	P		
(xii)	TRANSPORTATION, DISTRIBUTION AND RELATED USES				
	any administrative, engineering, maintenance, repair or storage use related to the operation of the Toronto Transit Commissioner or GO Transit (1995-0492)	*			
	bread distribution depot	*			
	bus station	*			
	cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations	*			
	<i>commercial stable</i>	*			
	<i>courier service</i>	*			
	<i>industrial catering company</i>	*	P	P	
	<i>postal sorting station</i>	*			
	public transit	*	P	P	
	rail, including service and repair yards	*			
	railway station	*			
	railway tracks	*	P	P	
	retail coal, coke and wood yard	*			
	security services and business equipment	*		P	
	shipping, trans-shipping or distributing yard	*			

(xiii)	MANUFACTURING AND RELATED USES				
	<i>animal by-products plant</i>				
	<i>animal food factory</i>	*			
	<i>bakery</i>	*			
	<i>brewery</i>	*	P	P	
	<i>canning factory (fruits, vegetables)</i>	*	P	P	
	<i>ceramics factory</i>	*	P	P	
	<i>cereal food products factory</i>	*	P	P	
	<i>chemical products factory</i>	*			
	<i>concrete batching and mixing yard</i>	*			
	<i>dairy products plant</i>	*	P	P	
	<i>distillation plant</i>	*			
	<i>electronic equipment factory</i>	*	P	P	
	<i>fur goods factory</i>	*			
	<i>garment factory</i>	*	P	P	
	<i>gas plant, class A</i>	*			
	<i>gas plant, class B</i>	*			
	<i>gelatine factory</i>	*			
	<i>manufacturing plant</i>	*	P	P	
	<i>meat products plant</i>	*			
	<i>metal products plant</i>	*	P	P	
	<i>metal wares factory</i>	*	P	P	
	<i>non-metallic minerals plant</i>	*			
	<i>packaging plant</i>	*	P	P	
	<i>pharmaceutical factory</i>	*			
	<i>pharmaceutical factory – secondary</i>	*	P	P	
	<i>photographic plant</i>	*	P	P	
	<i>plastic products factory</i>	*			
	<i>plastic products factory - secondary</i>	*			
	<i>printing plant</i>	*	P	P	
	<i>rubber products factory</i>	*			
	Soft drink bottling works (1997-0422)	*	P	P	
	<i>tannery</i>	*			
	<i>textile factory</i>	*	P	P	
	<i>vegetable food products factory</i>	*	P	P	
	<i>vegetable oils plant</i>	*			
	<i>wholesale dyeing plant</i>	*	P	P	
	<i>winery</i>	*	P	P	
	<i>wood products factory</i>	*	P	P	
(xiv)	MISCELLANEOUS				
	<i>animal hospital (1997-0422)</i>	*			
	<i>commercial school</i>	*			
	<i>crisis care facility</i>	*			
	<i>drive-through facility (779-2002)</i>	*			
	<i>market garden</i>	*	P	P	

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	<i>newspaper plant</i>	*	P	P	
	<i>ornamental structure</i>	*	P	P	P
	<i>pinball or electronic game machine establishment</i>	*	P	P	P
	<i>trade school (581-93)</i>	*	P	P	

- (ii) Despite Clause 2(a)(i), the lands at 400 Commissioners Street may contain a waste transfer station;
- (iii) Despite Clause 2(a)(i), the lands at 475 Commissioners Street may contain a courier service;
- (iv) Despite Clause 2(a)(i), the lands at 829 Lake Shore Boulevard East may contain an automobile service station and a retail store;
- (v) Despite Clause 2(a)(i), the lands at 865 Lake Shore Boulevard East and 115 Saulter Street may contain a shipping, trans-shipping or distribution depot;
- (vi) Despite Clause 2(a)(i), the lands at 29 Basin Street, 35 Basin Street and 41 Basin Street may contain an open storage of raw materials yard;
- (vii) Despite Clause 2(a)(i), the lands at 29 Basin Street may contain an office; and
- (viii) If any of the uses listed in Clause 2(a)(i) correspond to defined terms set out in By-law 438-86, then such defined terms in By-law 438-86 shall apply.

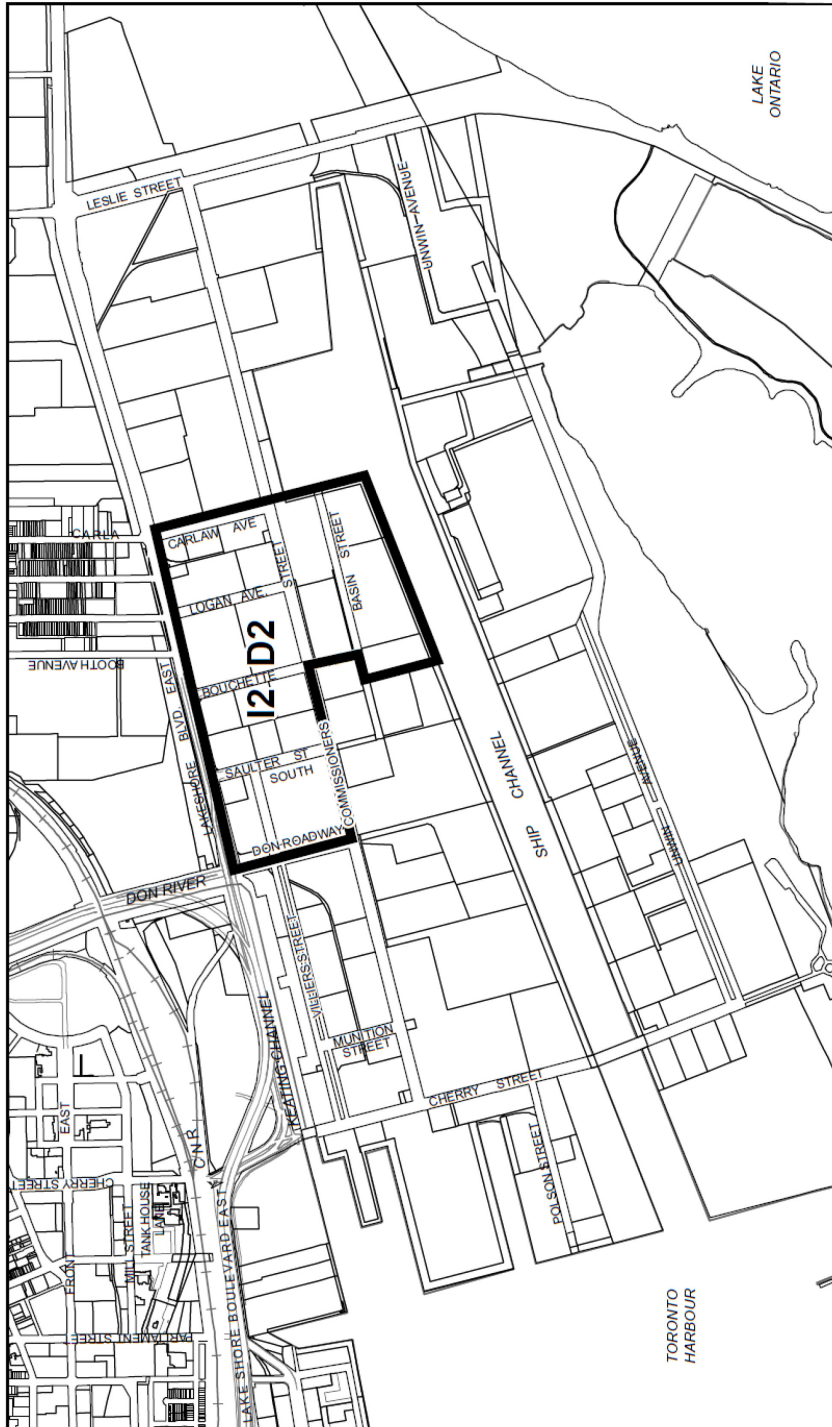
Enacted and passed on October , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Map A: Zoning By-law Amendment: I2 Zone



Proposed Zoning

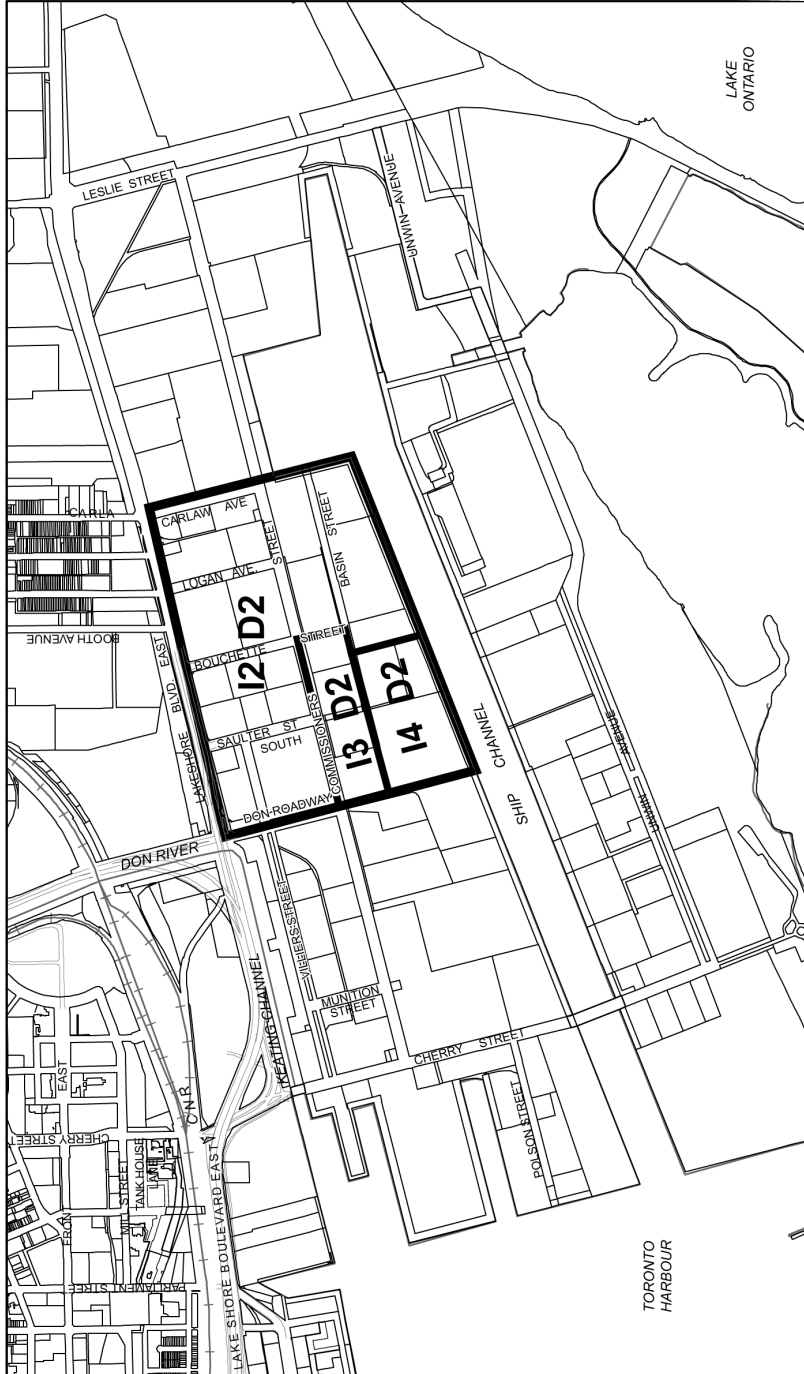
File # 19 204405 SPS 00 0Z

Zoning Change Location



Not to Scale
Enacted: 08/12/19

Map B: Zoning By-law Amendment: Uses



Proposed Zoning

File # 19 204405 SPS 00 0Z



Zoning Change Location



Not to Scale
Extractor: 08/12/19