

Authority: Toronto and East York Community Council  
Item TE8.13, as adopted by City of Toronto Council on  
October 2 and 3, 2019

## CITY OF TORONTO

### Bill 1363

### BY-LAW - 2019

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 3, 5, 6, 7 and 12 Leslie Street and 55, 79 and 115 Unwin Avenue, (also known as "Parks and Open Space"), 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 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: ON 1.0 (x17) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 15.0 metres as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.41.10 Exception Number ON 17 so that it reads:

**(17) Exception ON 17**

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 Clause 90.20.20.20, the following additional uses are permitted if they comply with the associated condition(s):
- (i) **Take-out eating Establishment** if the **gross floor area** does not exceed 500 square metres; and
  - (ii) **Eating Establishment** if the **gross floor area** does not exceed 500 square metres and subject to the specific use regulations in Section 150.100; and
  - (iii) **Outdoor Patio** if it is combined with an **Eating Establishment** or **Take-out Eating Establishment** use and is not used to provide entertainment such as performances, music and dancing; and
- (B) Despite regulation 90.20.20.100(3) a **retail store** is not required to be associated with an **agricultural use** on the same **lot**.

Prevailing By-laws and Prevailing Sections: None Apply

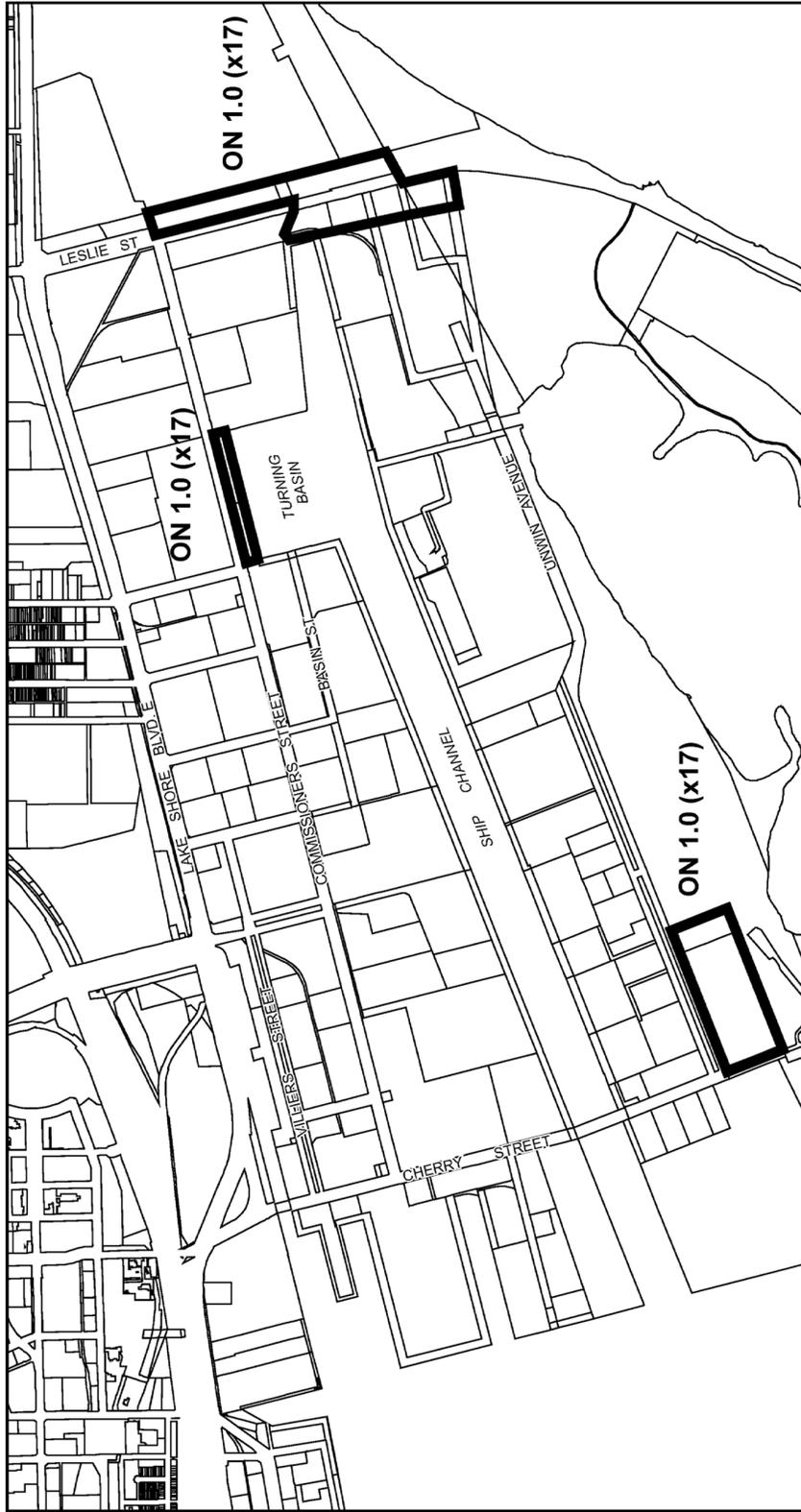
Enacted and passed on October , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





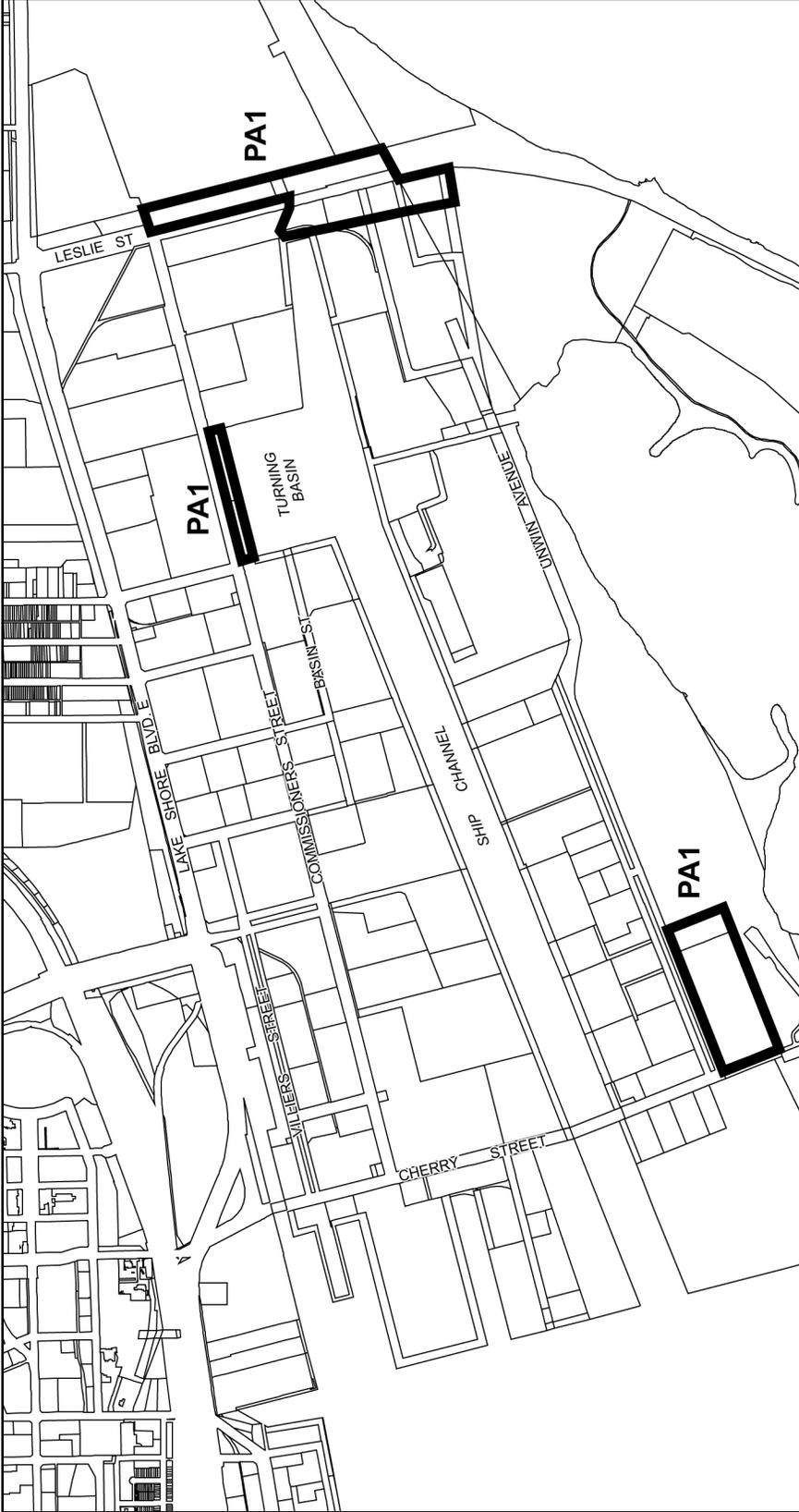
**Toronto**  
 Diagram 2

**Parks and Open Space**

File # 14 266183 STE 30 0Z



City of Toronto By-law 569-2013  
 Not to Scale  
 08/22/19



**Toronto**  
Diagram 3

**Parks and Open Space**

File # 14 266183 STE 30 0Z



City of Toronto By-law 569-2013  
Not to Scale  
07/24/19

