

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 1364

BY-LAW -2019

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 500 – 650 Commissioners Street (north side); 675 Commissioners Street; 885 – 1015 Lake Shore Boulevard East (south side), (also known as "Warehouse District"), being a portion of the Port Lands in the City of Toronto.

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; and

Whereas Council of the City of Toronto has if adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

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: EL 2.5 (x9) 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 30.0 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 900.21.10 Exception Number 9 so that it reads:

(9) Exception EL 9

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 uses permitted in Clause 60.10.20.10, the following additional uses are permitted:
 - (i) **district heating and cooling plant;**
 - (ii) **public works yard;**
- (B) Despite the uses listed in Clause 60.10.20.10 and 60.10.20.20, the following uses are not permitted:
 - (i) dry cleaning or laundry plant
 - (ii) **self-storage warehouse**
 - (iii) **crematorium**
 - (iv) plastic product **manufacturing use**
- (C) Despite Regulation 60.12.20.100 (19), a **Transportation Use** is only permitted if it is operated by the Toronto Transit Commission;
- (D) In addition to Regulation 60.10.20.100 (7), a **Contractor's Establishment** may not **store** loose materials such as sand, gravel or concrete on the **lot** unless enclosed in a **building**;
- (E) On 650 Commissioners Street, despite Regulation 60.10.20.100(12), **Open Storage**:
 - (i) may be associated with a permitted use;
 - (ii) may be greater than 10% of the **lot area**;
 - (iii) may not be in the **front yard**; and

- (iv) must have a minimum setback of 3.0 metres from any **lot line**;
- (F) In addition to Clause 60.10.20.100, the following conditions apply to **Open Storage**:
 - (i) on a **lot with Open Storage**, an opaque visual barrier, such as a fence, must be provided:
 - (a) Along all **lot lines** that abut a **street**, except for the portions used for **vehicle** and pedestrian access; or
 - (b) Along the entire perimeter of the portion of the lot that is used for **Open Storage**; and
 - (c) Along all **lot lines** that abut a **lot** in the Open Space Zone Category;
- (G) Despite Clause 60.10.20.10, a **Warehouse** use is permitted if the use does not exceed the lesser of:
 - (i) 50 percent of the **interior floor area** of the **building**; or
 - (ii) 2,000 square meters of **interior floor area** of the **building**;
- (H) Despite Clause 60.10.20.10, a **Warehouse** use may not be used for the purposes of, or in association with, a postal or courier service;
- (I) Despite (H) above, on 600 Commissioners Street, a **Warehouse** may be used for the purposes of, or in association with a postal or courier service;
- (J) Despite Clause 60.10.20.10, a **Wholesaling Use** is permitted if the use does not exceed the lesser of:
 - (i) 50 percent of the **interior floor area** of the **building**; or
 - (ii) 2,000 square meters of **interior floor area** of the **building**;
- (K) Despite (G) and (H) above, the cumulative **interior floor area** of all portions of a **building** used for **Wholesaling Use** and **Warehouse** use within a building may not exceed 50 percent of the **interior floor area** of the **building**;
- (L) Despite Clause 60.10.20.10, an **Office** use is permitted if the use does not exceed 75 percent of the **interior floor area** of a **building**;
- (M) Despite Regulation 60.10.20.20.(1), a **Marihuana Production Facility** is a permitted use if it complies with the specific use regulations in Section 150.60;
- (N) Despite Regulation 60.10.20.20(1), all **Manufacturing Uses** are permitted,

except:

- (i) abattoir, Slaughterhouse or Rendering of Animals Factory; Ammunition, Asphalt Plant; Cement Plant; Concrete Batching Plant; Firearms or Fireworks Factory; Crude Petroleum Oil or Coal Refinery; Explosives Factory; **Industrial Gas Manufacturing**; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; **Pesticide or Fertilizer Manufacturing**; **Petrochemical Manufacturing**; Plastic Product **manufacturing use**, Primary Processing of Gypsum; Primary Processing of Limestone; Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; Pulp Mill, using pulpwood or other vegetable fibres; **Resin, Natural or Synthetic Rubber Manufacturing**; and Tannery; and
 - (ii) a **Manufacturing Use** may not exceed 5,000 square metres of **interior floor area** of the **building**;
- (O) Despite Regulation 60.10.20.100 (5) and (6), a **Retail Store, Eating Establishment** and **Take-out Eating Establishment** are permitted, if they do not exceed 3,500 square metres of **interior floor area** of a **building**, comply with (T) and (U) below, and any **eating establishment** must comply with the specific use regulations in 150.100;
- (P) Despite Clause 60.10.20.10, a **Financial Institution** is not permitted within 20 metres of a an intersection of **streets** and must comply with (T) and (U) below;
- (Q) Despite Regulation 60.10.20.20(1), the following additional uses are permitted if they comply with the conditions set out (T) and (U) below:
- (i) **art gallery**;
 - (ii) **personal service shop**;
 - (iii) **pet services**;
 - (iv) **amusement arcade**;
 - (v) **library**;
 - (vi) **museum**;
 - (vii) **performing arts studio**; and
 - (viii) **recreation use**;
- (R) Despite Regulation 60.10.20.100(11), an **outdoor patio** must:
- (i) be combined with the following uses:

- (a) **Cabaret;**
 - (b) **Place of Assembly;**
 - (c) **Entertainment Place of Assembly;**
 - (d) **Nightclub;**
 - (e) **Recreation Use;** or
 - (f) **Take-out Eating Establishment;**
- (ii) not be used to provide entertainment such as performances, music and dancing;
 - (iii) be located entirely within 5 metres of a **lot line** abutting Leslie Street, Commissioners Street or Carlaw Avenue; and
 - (iv) comply with the conditions set out in (T) and (U) below;
- (S) Despite Clause 60.10.20.20, **Place of Assembly, Entertainment Place of Assembly, Cabaret and Nightclub** are permitted uses, if the cumulative area of these uses does not exceed 600 square metres of **interior floor area** of a **building** and they comply with the conditions set out in (T) and (U) below;
- (T) No **building** or **structure** with a **lot line** abutting Carlaw Avenue may be erected or used on a **lot** unless the following conditions are satisfied:
- (i) despite Clauses 60.10.20.10 and 60.10.20.20, a minimum of 60 percent of the cumulative length of the exterior **main walls** of the **building** or **structure** at the first **storey** above ground must be used for the purpose of one or more of the following:
 - (a) **Art Gallery;**
 - (b) **Artist Studio;**
 - (c) **Financial Institution;**
 - (d) **Personal Service Shop;**
 - (e) **Pet Services;**
 - (f) **Retail Store;**
 - (g) **Eating Establishment;**

- (h) **Take-out Eating Establishment;**
 - (i) **Amusement Arcade;**
 - (j) **Custom Workshop;**
 - (k) **Library;**
 - (l) **Museum;**
 - (m) **Performing Arts Studios;**
 - (n) **Recreation Use;**
 - (o) **Place of Assembly;**
 - (p) **Entertainment Place of Assembly;**
 - (q) **Cabaret;** and
 - (r) **Nightclub;**
- (ii) of the uses set out in (T)(i), a lobby of a **building** may be used for up to 20 percent of the required 60 percent of the cumulative length of the exterior **main walls** of the **building** or **structure** at the first **storey** above ground;
- (iii) the permitted maximum unit widths for uses on the first **storey** above ground is:
- (a) 7.0 metres for uses listed in (T)(i) above; and
 - (b) A total of one unit may be 14.0 metres for the uses listed in (T) above, provided this unit is able to be demised into two 7.0 metre wide units at a future date; and
- (iv) the uses in (T)(i) above are permitted on any **storey** of a **building**, if the use is located entirely within 30.0 metres of a **lot line** abutting Carlaw Avenue, except that this location restriction does not apply to any **artist studio, custom workshop** or **performing arts studio** use;
- (v) the floor level of the first **storey** of a **building** must be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
- (vi) any use located in the first **storey** must have a principal entrance accessed from Carlaw Avenue which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;

- (U) Despite Clauses 60.10.20.10 and 60.10.20.20, the following additional uses are permitted on any **storey** of a **building**, if the use is located entirely within 30.0 metres of a **lot line** abutting Lake Shore Boulevard East, Leslie Street, Commissioners Street, or the future Caroline Extension
- (i) **art gallery;**
 - (ii) **artist studio;**
 - (iii) **financial institution;**
 - (iv) **personal service shop;**
 - (v) **pet services;**
 - (vi) **retail store;**
 - (vii) **eating establishment;**
 - (viii) **take-out eating establishment;**
 - (ix) **amusement Arcade;**
 - (x) **custom workshop;**
 - (xi) **library;**
 - (xii) **museum;**
 - (xiii) **performing arts studios;**
 - (xiv) **recreation use;**
 - (xv) **post secondary school;**
 - (xvi) **place of assembly;**
 - (xvii) **entertainment place of assembly;**
 - (xviii) **cabaret; and**
 - (xix) **nightclub;**
- (V) Despite (U) above, and Clauses 60.10.20.10 and 60.10.20.20, no **building** or **structure** with a **lot line** abutting Lake Shore Boulevard East, Leslie Street, Commissioners Street or a future extension of Caroline Avenue may be erected or used on a **lot** unless the following conditions are satisfied:

- (i) the 30.0 metre location restriction for uses described in (U) above does not apply to **Artist Studio, Custom Workshop or Performing Arts Studio** uses;
 - (ii) the permitted maximum unit widths for uses described in (U) above on the first **storey** above ground must be:
 - (a) 7.0 metres for uses listed in (U) above;
 - (b) A total of one unit may be 14.0 metres for the uses listed in (U) above, provided this unit is able to be demised into two 7.0 metre wide units at a future date; and
 - (c) Unit width restrictions in (a) and (b) in do not apply to **Artist Studio, Custom Workshop or Performing Arts Studio** uses;
 - (iii) the floor level of the first storey must be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
 - (iv) any use located in the first **storey** must have principal entrances accessed from Lake Shore Boulevard East, Leslie Street, Commissioners Street, or a future extension of Caroline Avenue which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (W) Any portion of a **building** or **structure** located within 30.0 metres of a **lot line** abutting Leslie Street, Commissioners Street, Carlaw Avenue and a future extension of Caroline Avenue must:
- (i) have a required minimum height of 12.0 metres and have at least 3 **storeys**; and
 - (ii) have a required minimum first **storey** height of 5.0 metres, measured between the top of the floor of the first **storey** and the underside of the ceiling of the first **storey**;
- (X) Despite Regulation 60.10.40.70 (1) for a **building** located on a **lot** with a **front lot line** abutting Carlaw Avenue, Leslie Street, Commissioners Street and a future extension of Caroline Avenue, a minimum of 60 percent of the total width of the **front walls** meeting the height requirements in (W)(i) above must be located within 0 metre of the **front lot line**;
- (Y) Despite Regulation 60.10.40.70 (1), above, any **main wall** of a **building** not exceeding 12.0 metres in height and facing a **lot line** abutting one of the **streets** below must be located within 0 metre of the portion of a **lot line** located less than 30.0 metres from the intersections of the following **streets**:

- (i) Lake Shore Boulevard East and Carlaw Avenue;
 - (ii) Lake Shore Boulevard East and Leslie Street;
 - (iii) Lake Shore Boulevard East and a future extension of Caroline Avenue;
 - (iv) Commissioners Street and Carlaw Avenue;
 - (v) Commissioners Street and a future extension of Caroline Avenue; and
 - (vi) Commissioners Street and Leslie Street;
- (Z) Despite Regulation 60.10.40.70 (2), the required minimum **building setback** from a **side lot line** excludes any part of the **building** or **structure** that is less than 30.0 metres from a **lot line** abutting a **street**, in which case no **side yard setback** is required. Regulation 60.10.40.70(2) continues to apply to any part of a **building** or **structure** that is further than 30 metres from a **lot line** abutting a **street**;
- (AA) Despite Clause 60.10.40.70, on any **lot** abutting Carlaw Avenue or Caroline Avenue, the required minimum **building setback** from a **lot line** that abuts that **street** is 5.0 metres for any portion of the **building** or **structure** which exceeds a height of 18.0 metres;
- (BB) Despite Regulation 60.10.50.10(1), a **lot** abutting Carlaw Avenue, Leslie Street, Commissioners Street or a future extension of Caroline Avenue are not subject to minimum **front yard landscaping** requirements;
- (CC) Despite Clause 60.5.80.10, a **parking space** may not be in:
- (i) a **front yard**; or
 - (ii) a **side yard** abutting a **street**; or
 - (iii) be located in a **side yard** not abutting a **street**, if the **parking space** is set back a minimum of 5.0 metres from a **front lot line**;
- (DD) Despite Regulation 60.10.94.40(1):
- (i) where a **lot** abuts a **lane**, **vehicle** access to a **loading space** or **parking space** must be from the **lane**;
 - (ii) if the **corner lot** does not abut a **lane** and has at least one **lot line** abutting a **street** which is not a **major street** on the Policy Overlay Map, **vehicle** access to a **loading space** or a **parking space** must be from the **street** which is not a **major street**; and
 - (iii) only one vehicle access is permitted;

- (EE) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, for a **Bindery, Building Supply Yard, Carpenter's Shop, Cold Storage, Custom Workshop, Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Production Studio, Public Works Yard, Warehouse and Wholesaling Use, parking spaces** must be provided at a minimum rate of 0.15 for each 100 square metres of **gross floor area** and a maximum rate of 0.75 for each 100 square metres of **gross floor area**; and
- (FF) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), a **Bindery, Building Supply Yard, Carpenter's Shop, Cold Storage, Custom Workshop, Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Production Studio, Public Works Yard, Warehouse and Wholesaling Use** must provide 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, with the following allocated as follows:
- (i) 10 percent short-term **bicycle parking spaces**; and
 - (ii) 90 percent long-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections:

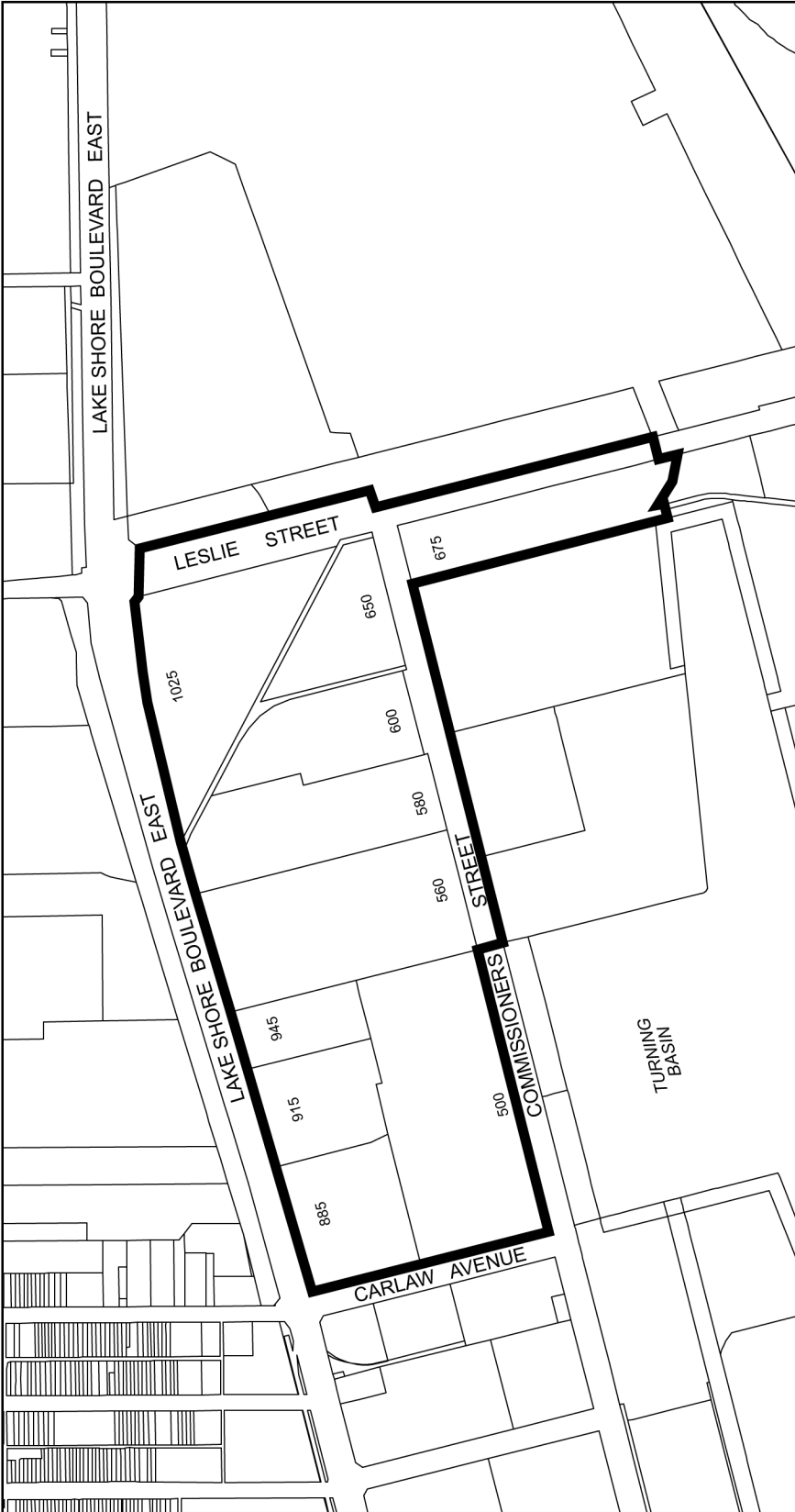
- (A) Section 12(1) 221 of the former City of Toronto By-law 438-86;
- (B) On 1025 Lake Shore Blvd E, former City of Toronto by-law 198-2005; and
- (C) On 675 Commissioners St, former City of Toronto by-law 522-2018.

Enacted and passed on October , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

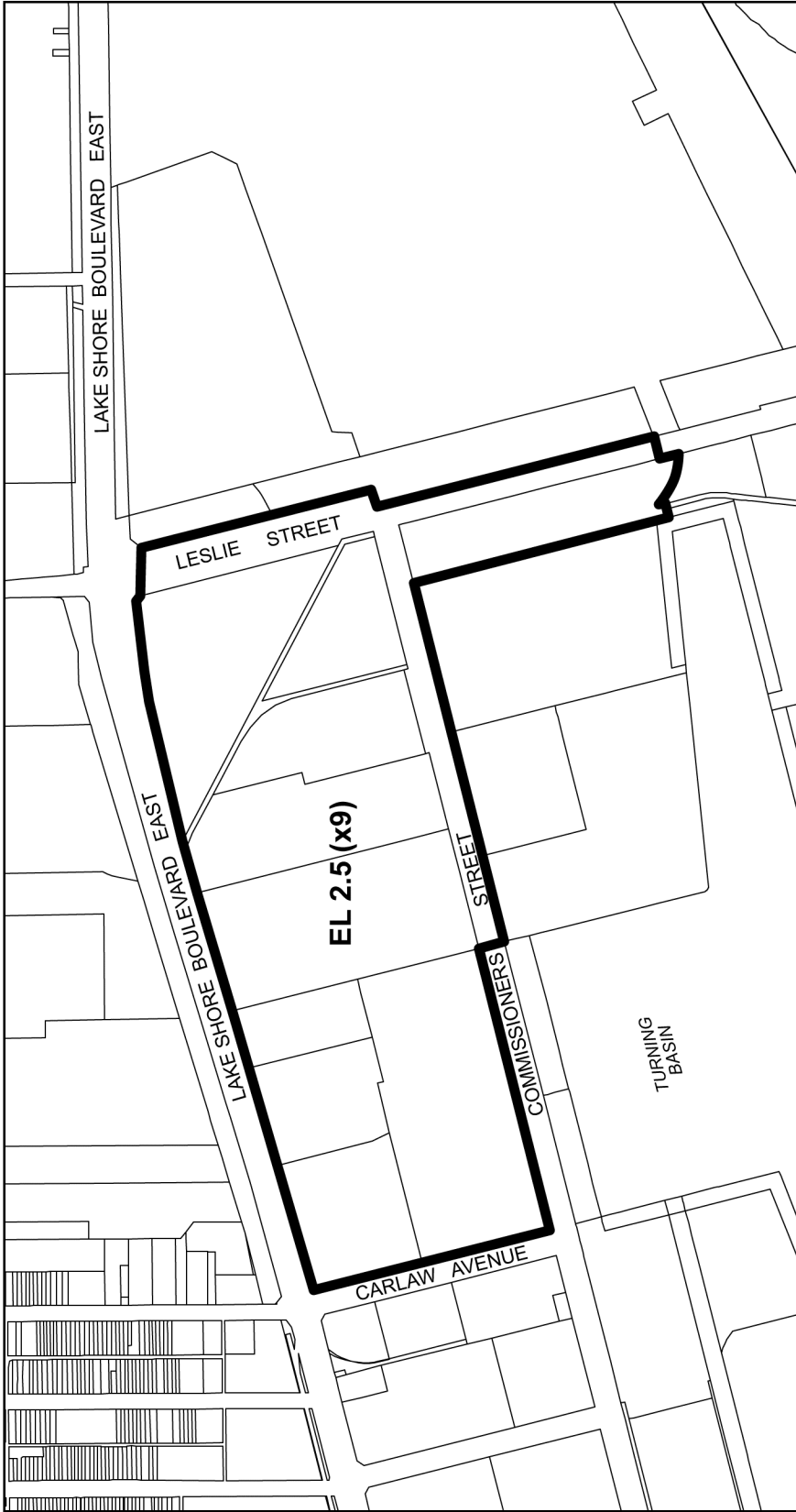


Toronto
Diagram 1

Warehouse District

File # 14 266183 STE 30 0Z

City of Toronto By-law 569-2013
Not to Scale
8/22/19



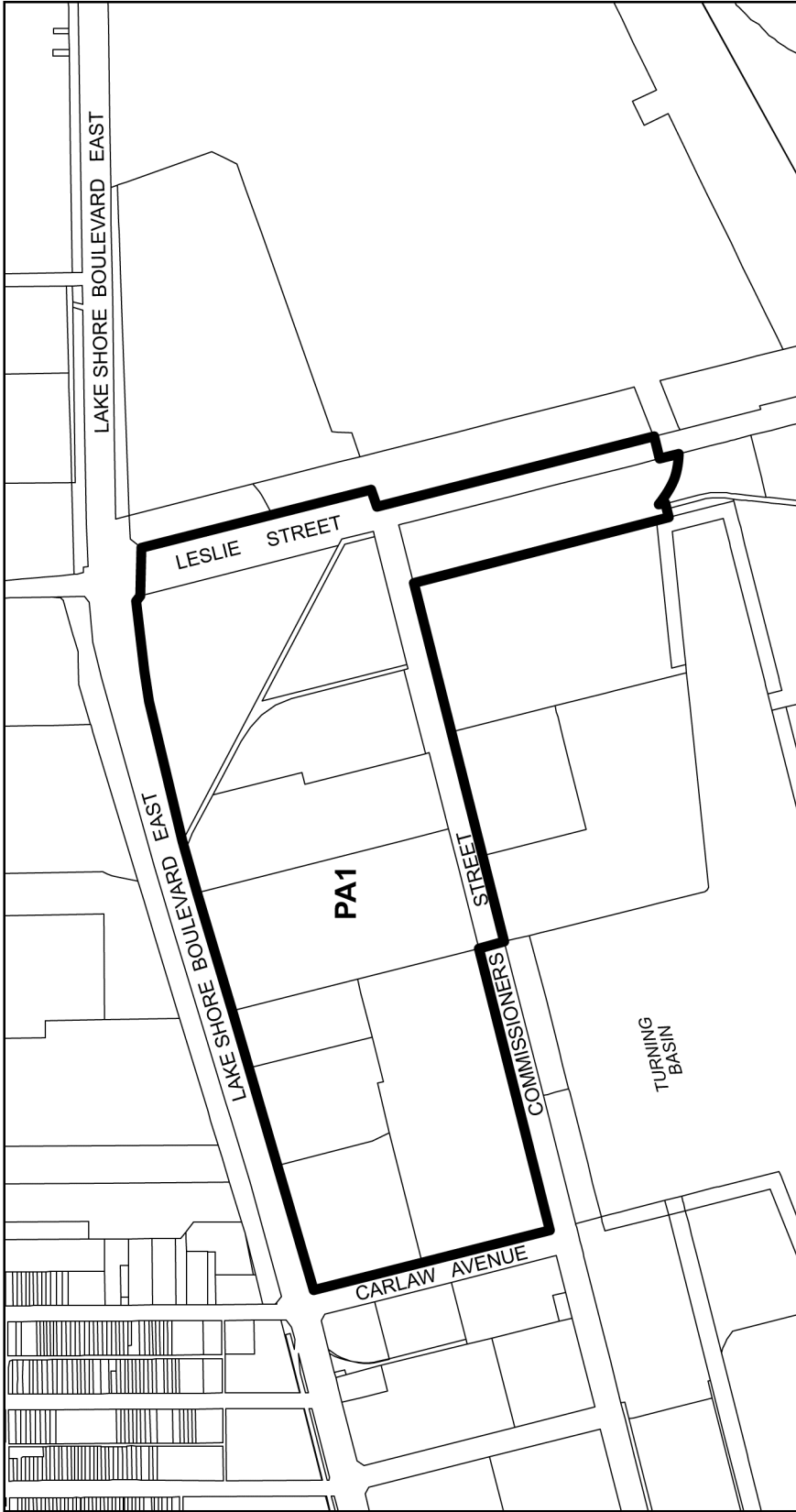
 **Toronto**
Diagram 2

Warehouse District

File # 14 266183 STE 30 0Z



City of Toronto By-law 569-2013
Not to Scale
8/22/19



 **Toronto**
Diagram 3

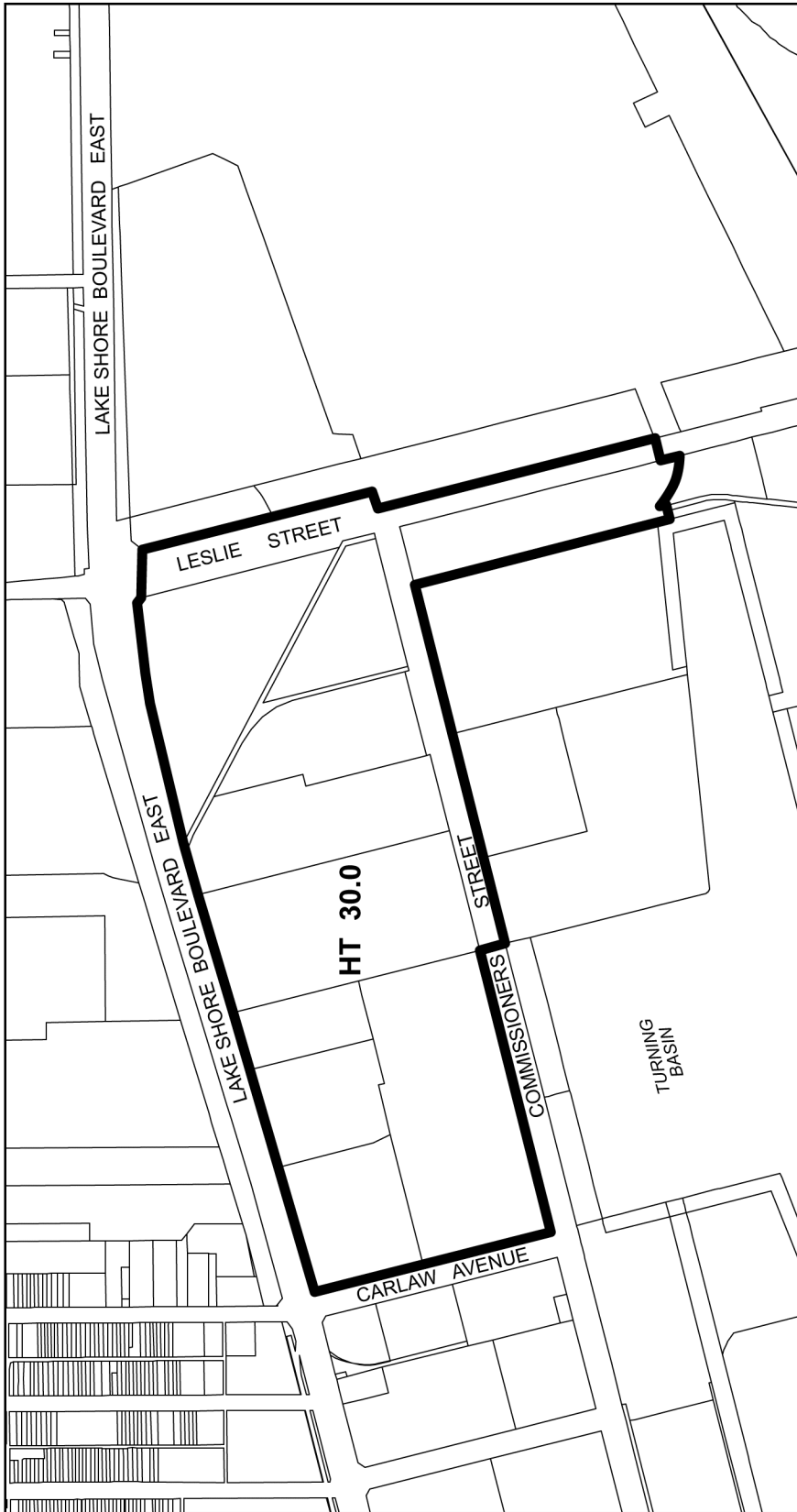
Warehouse District

File # 14 266183 STE 30 0Z

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City of Toronto By-law 569-2013
Not to Scale
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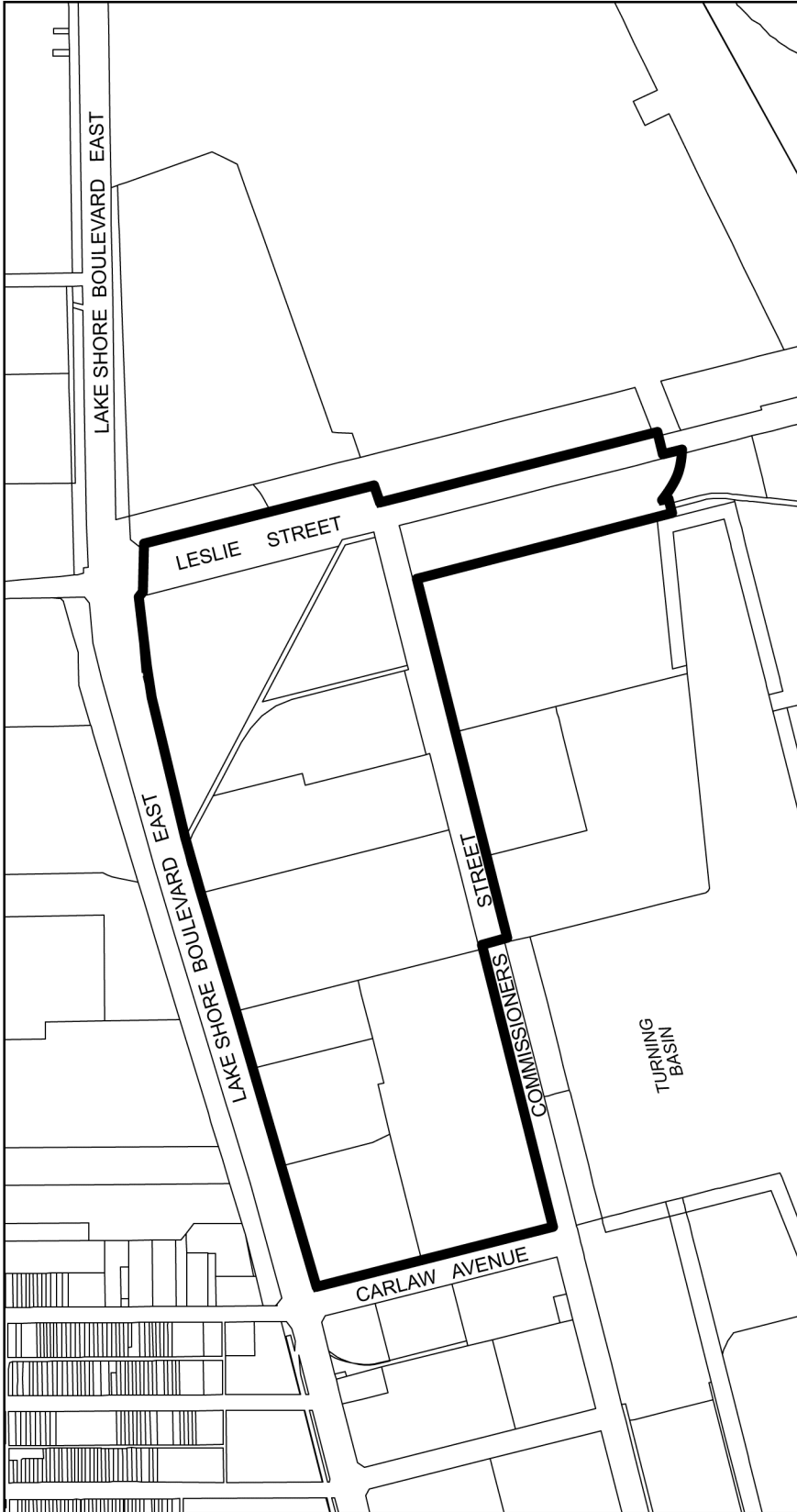


Toronto
Diagram 4

Warehouse District

File # 14 266183 STE 30 0Z

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



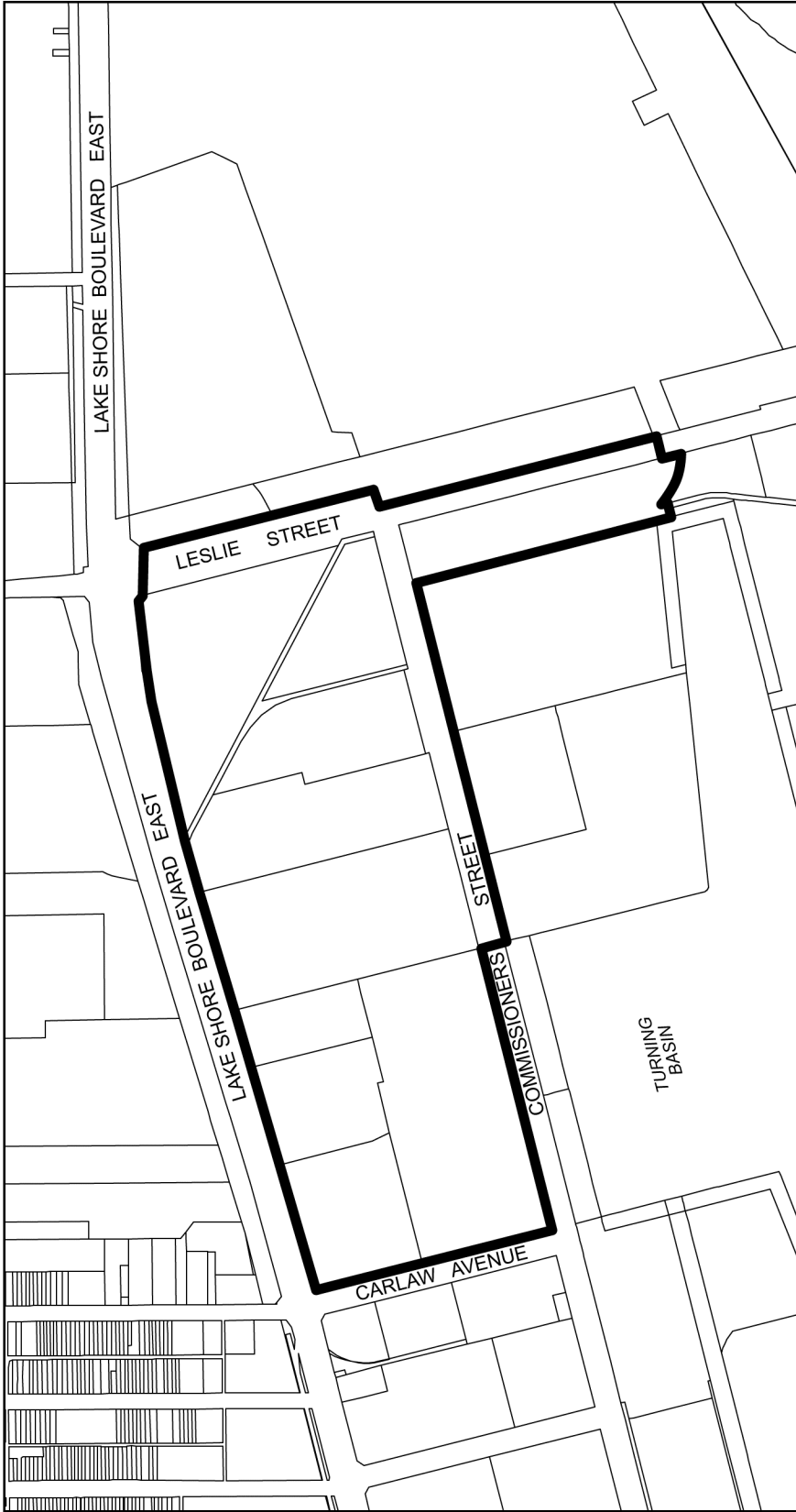
 **Toronto**
Diagram 5

Warehouse District

File # 14 266183 STE 30 0Z



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



Warehouse District

File # 14 266183 STE 30 0Z



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