

CITY OF TORONTO

BY-LAW 1303-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 100 - 400 Unwin Avenue (north side); 600 Unwin Avenue; 515 - 675 Commissioners Street (south side), (also known as "East Port and South Port"), 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 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: E 2.0 (x39) 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 Bylaw.
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, 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 900.20.10 Exception Number 39 so that it reads:

(39) Exception E 39

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) For the purposes of this site-specific exception, Port-oriented Use means:
- (i) docks, piers, wharves, passenger ship and ferry terminals, dry-docks, boat and ship building yards and marine service stations;
 - (ii) marine **shipping terminal, warehouse, wholesaling use and open storage** that includes bulk and/or warehouse storage and loading facilities where cargo is received and/or departs by commercial marine shipping activities; and
 - (iii) **manufacturing uses** that are directly dependent upon marine shipping for the transportation of raw materials or finished products;
- (B) In addition to uses permitted in Clause 60.10.20.10, the following uses are permitted:
- (i) **district heating and cooling plant;**
 - (ii) port-oriented use; and
 - (iii) **waste transfer station** that only receives **recyclable materials** and has a front lot line that abuts Unwin Avenue;
- (C) Despite Regulation 60.20.20.10(1), an Asphalt Plant, Cement Plant and Concrete Batching Plant are permitted uses;
- (D) Despite the uses listed in Clause 60.20.20.10 and 60.20.20.20, the following uses are not permitted:
- (i) **animal shelter;**
 - (ii) **artist studio;**
 - (iii) **dry cleaning or laundry plant;**
 - (iv) **financial institution;**
 - (v) **kennel;**

- (vi) **Office;**
 - (vii) **performing arts studio;**
 - (viii) **pet services;**
 - (ix) **printing establishment;**
 - (x) **production studio;**
 - (xi) **software development and processing;**
 - (xii) **body rub service;**
 - (xiii) **crematorium;**
 - (xiv) **drive through facility;**
 - (xv) **recreation use;**
 - (xvi) **transportation use;**
 - (xvii) **vehicle depot;**
 - (xviii) **vehicle fuel station;**
 - (xix) **vehicle repair shop;**
 - (xx) **vehicle service shop; and**
 - (xxi) **vehicle washing establishment;**
- (E) Despite Regulation 60.20.20.100(10), **Open Storage:**
- (i) may be associated with a **Recovery Facility;**
 - (ii) may be greater than 30 percent of the **lot area;**
 - (iii) may not be in the **front yard;** and
 - (iv) must have a minimum setback of 3 metres from any **lot line;**
- (F) In addition to the conditions in Regulation 60.20.20.100(10), storage must be:
- (i) enclosed within a **building;** or
 - (ii) on a **lot** with **Open Storage** that does not have a **lot line** that abuts a **street**, an opaque visual barrier such as a fence, berm, retaining wall, or

landscaped buffer must be provided along all **lot lines** that abut a **lot** in the **Open Space** category; or

- (iii) on a **lot** with **Open Storage** with a **lot line** that abuts a **street**, an opaque visual barrier such as a fence, berm, retaining wall, or landscaped buffer must be provided:
 - (a) Between a **lot line** that abuts a **street** and the area used for **open storage**, located a maximum of 9.0 metres from the **lot line** that abuts a **street**, except that such barrier is not required in areas 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** category;
- (G) Despite Clause 60.20.20.10, storage associated with a **Public Works Yard** must be within a wholly enclosed **building**;
- (H) Despite Clause 60.20.20.10, a **Wholesaling Use** must not exceed 50 percent of the **interior floor area** of a **building**;
- (I) Despite the uses permitted by Clause 60.20.20.10 and Clause 60.20.20.20, Port-oriented Uses and **Park** uses are the only uses permitted in the areas shown in heavy black lines on the Port-oriented Use Overlay Map, as shown on Diagram 7 attached to By-law 1303-2019;
- (J) In addition to the conditions in Regulation 60.20.20.20(11), a **Shipping Terminal** is permitted only if cargo is received and/or departs by commercial marine shipping activities;
- (K) Despite Regulation 60.20.40.70(1) and Clause 60.20.40.10, **buildings** or **structures** located 3.0 metres or less from a **lot line** abutting Commissioners Street must:
 - (i) have a required minimum height of 12.0 metres and at least 3 **storeys**;
 - (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**;
 - (iii) have a permitted maximum **building setback** of 3.0 metres from a **lot line** abutting Commissioners Street; and
 - (iv) have a minimum depth of 30 metres from the **building setback** from a **lot line** abutting Commissioners Street;

- (L) Despite Regulation 60.20.40.10 (1)(B)(i), the permitted maximum height of an **ancillary office building** or portion of a **building** used as an office is 30.0 metres;
- (M) Where (K) above is not satisfied, **buildings** or **structures** with a **front lot line** on Commissioners Street must:
- (i) have a required minimum **building setback** of 9.0 metres from a **front lot line** abutting Commissioners Street, despite 60.20.40.70(1); and
 - (ii) have a minimum 3.0 metres wide strip of **soft landscaping** along the entire length of the **lot line**, excluding land used for **driveways** and **walkways**;
- (N) Despite Clause 60.20.40.70, **buildings** or **structures** with a **front lot line** on Unwin Avenue must:
- (i) have a required minimum **building setback** of 9.0 metres from a **front lot line** abutting Unwin Avenue; and
 - (ii) have a minimum 3.0 metres wide strip of **soft landscaping** along the entire length of the **lot line**, excluding land used for **driveways** and **walkways**;
- (O) In addition to Clause 60.20.40.70, the required minimum **building setbacks** from a **lot line** abutting the Shipping Channel is 18 metres, as shown on Diagram 8 attached to By-law 1303-2019;
- (P) Despite Clause 60.5.80.10, a required **parking space** may not be in:
- (i) a **front yard**; or
 - (ii) a **side yard** abutting a **street**; or
 - (iii) if in a **side yard**, not within 9 metres of a **front lot line**;
- (Q) 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**; and
 - (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**;
- (R) Despite Clause 200.5.10.1, **parking spaces** must be provided for a Port-oriented Use, **Bindery**, **Building Supply Yard**, **Carpenter's Shop**, **Custom Workshop**,

Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Public Works Yard, Warehouse and Wholesaling Use, 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

- (S) Despite Regulation 230.5.10.1(1) a, **Port-oriented Use, Bindery, Building Supply Yard, Carpenter's Shop, Contractor's Establishment, Custom Workshop, Laboratory, Manufacturing Use, Marijuana Production Facility, Metal Factory, Printing Establishment, Cold Storage, Public Works Yard, Warehouse and Wholesaling Use** will provide 0.25 **bicycle parking spaces** per 100 square metres, allocated as follows:
- (i) 10 percent short-term **bicycle parking spaces**; and
 - (ii) 90 percent long-term **bicycle parking spaces**.

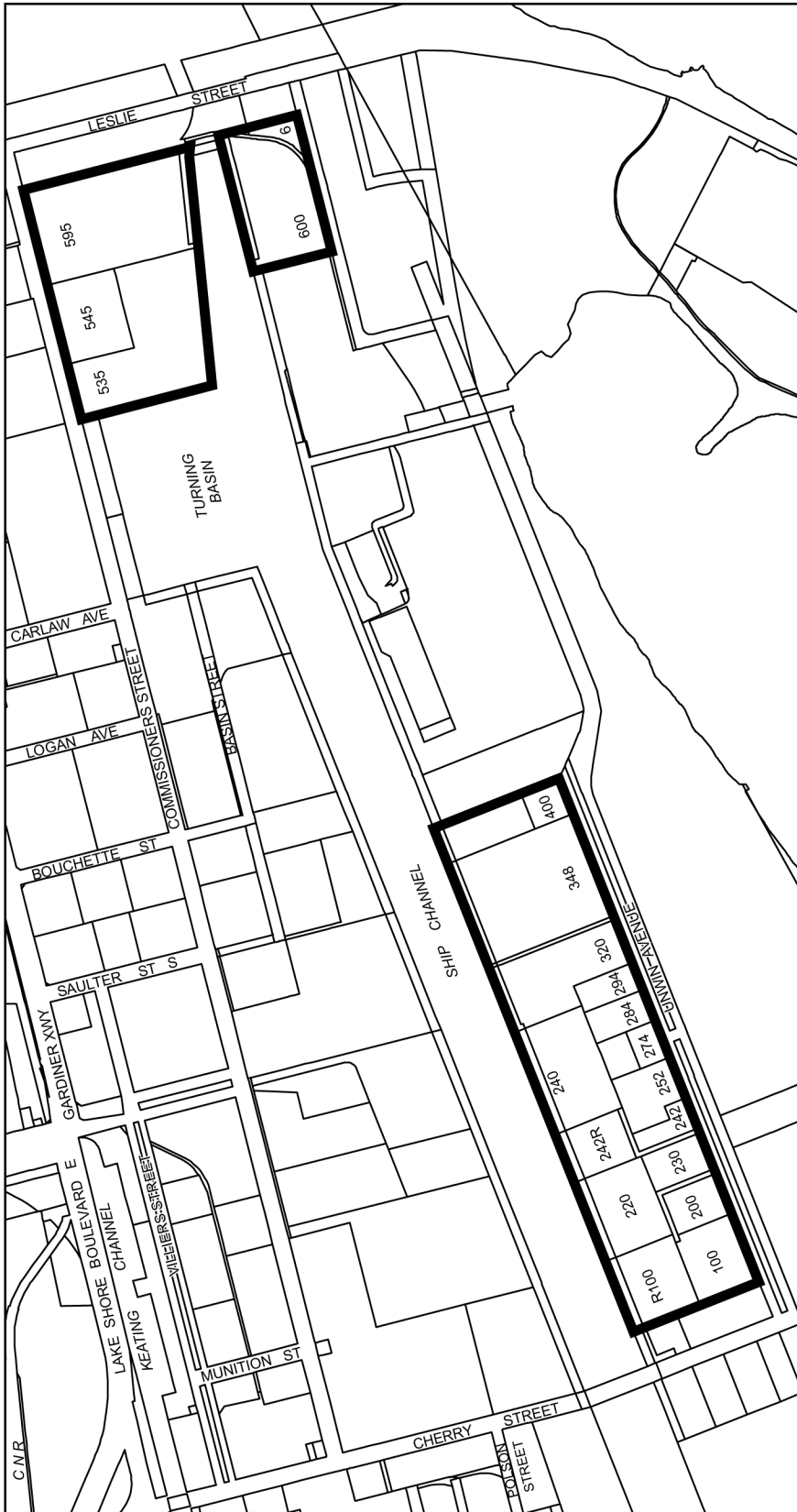
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on October 2, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



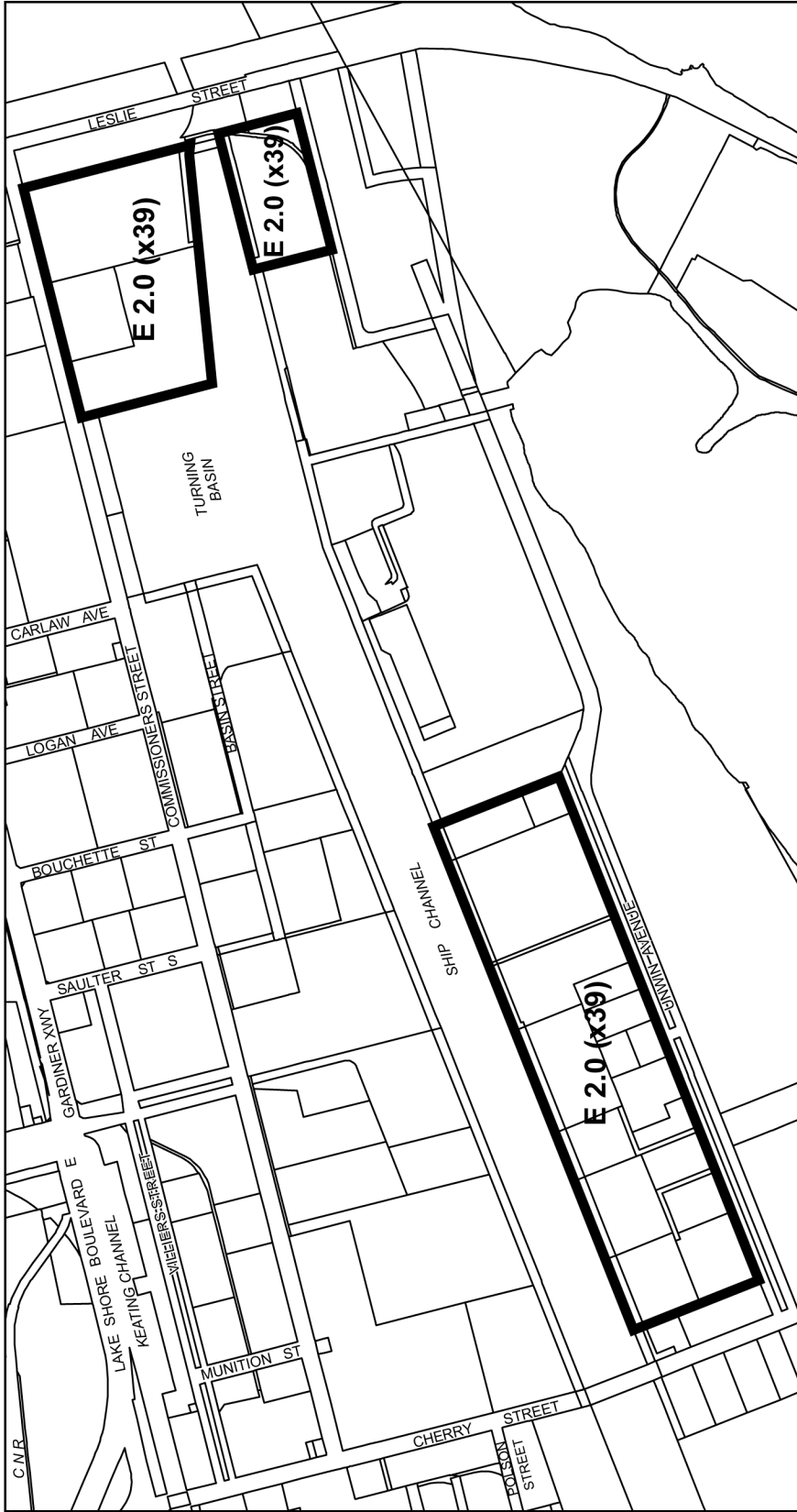
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Diagram 1

East Port / South Port

File # 14 266183 STE 30 OZ



City of Toronto By-law 569-2013
 Not to Scale
 8/22/2019



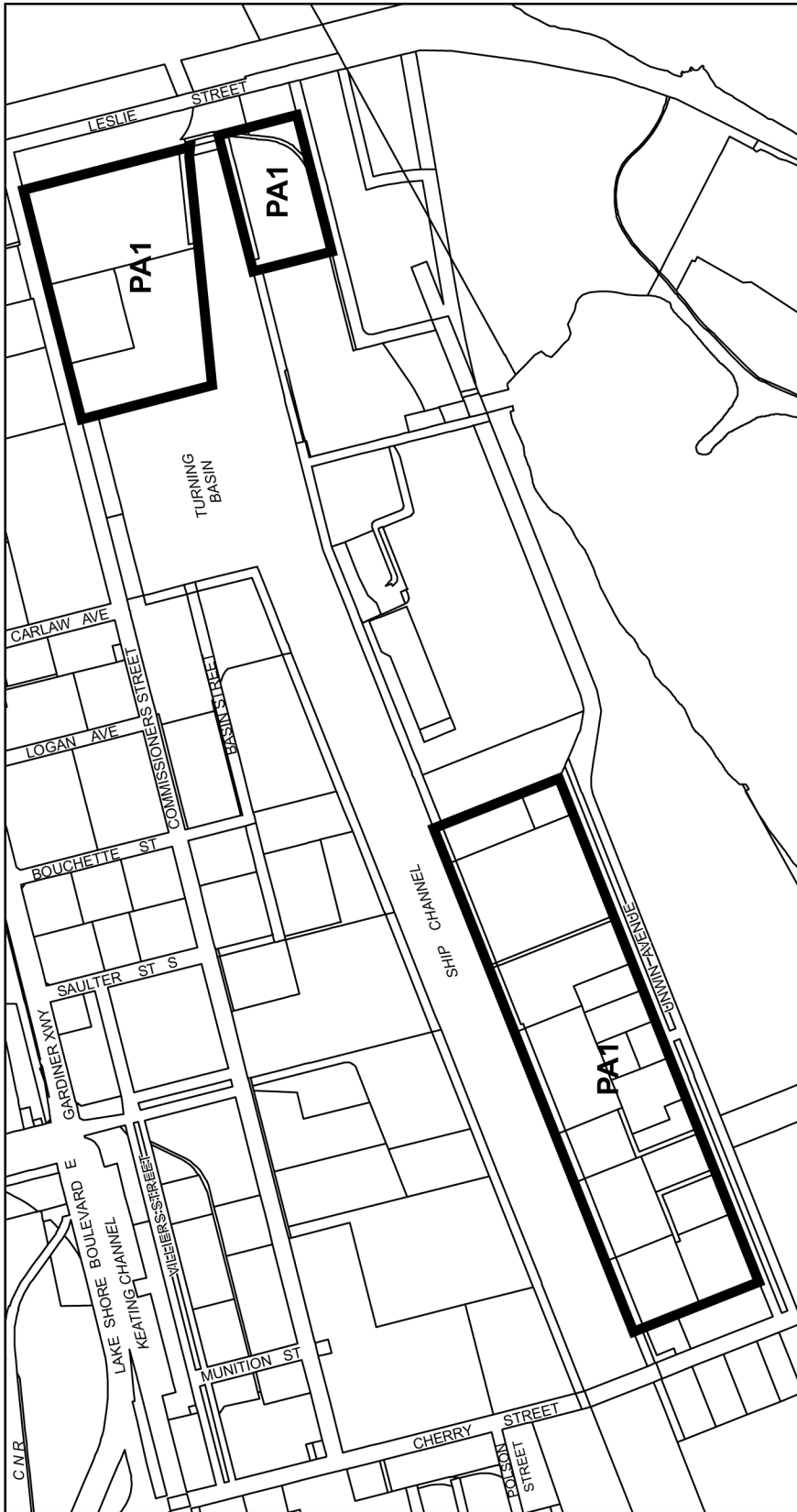
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Diagram 2

East Port / South Port

File # 14 266183 STE 30 0Z



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 Not to Scale
 8/22/2019



East Port / South Port

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Diagram 4

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Diagram 5

East Port / South Port

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8/22/2019



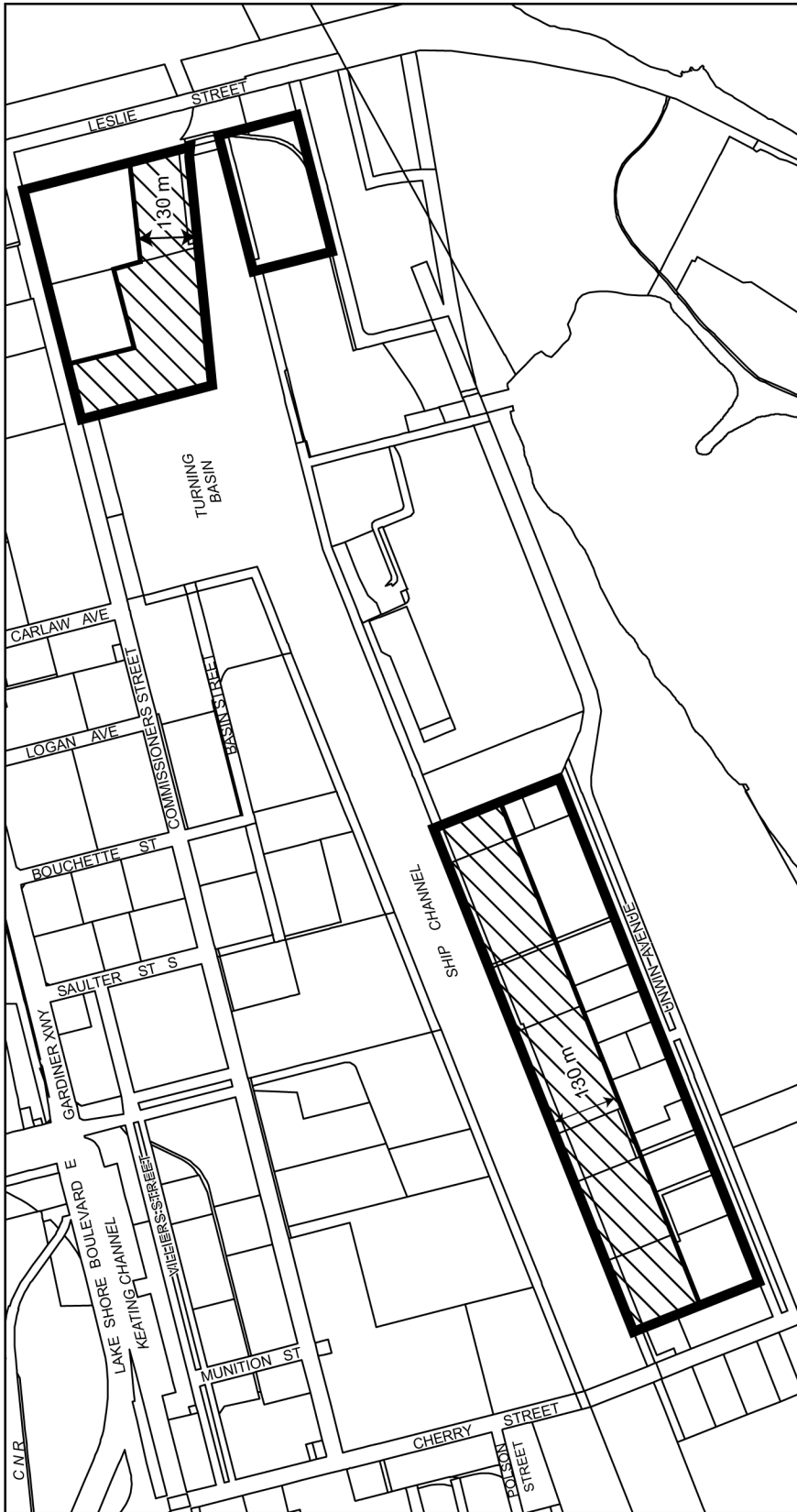
 **Toronto**
Diagram 6

East Port / South Port

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8/22/2019



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Diagram 7



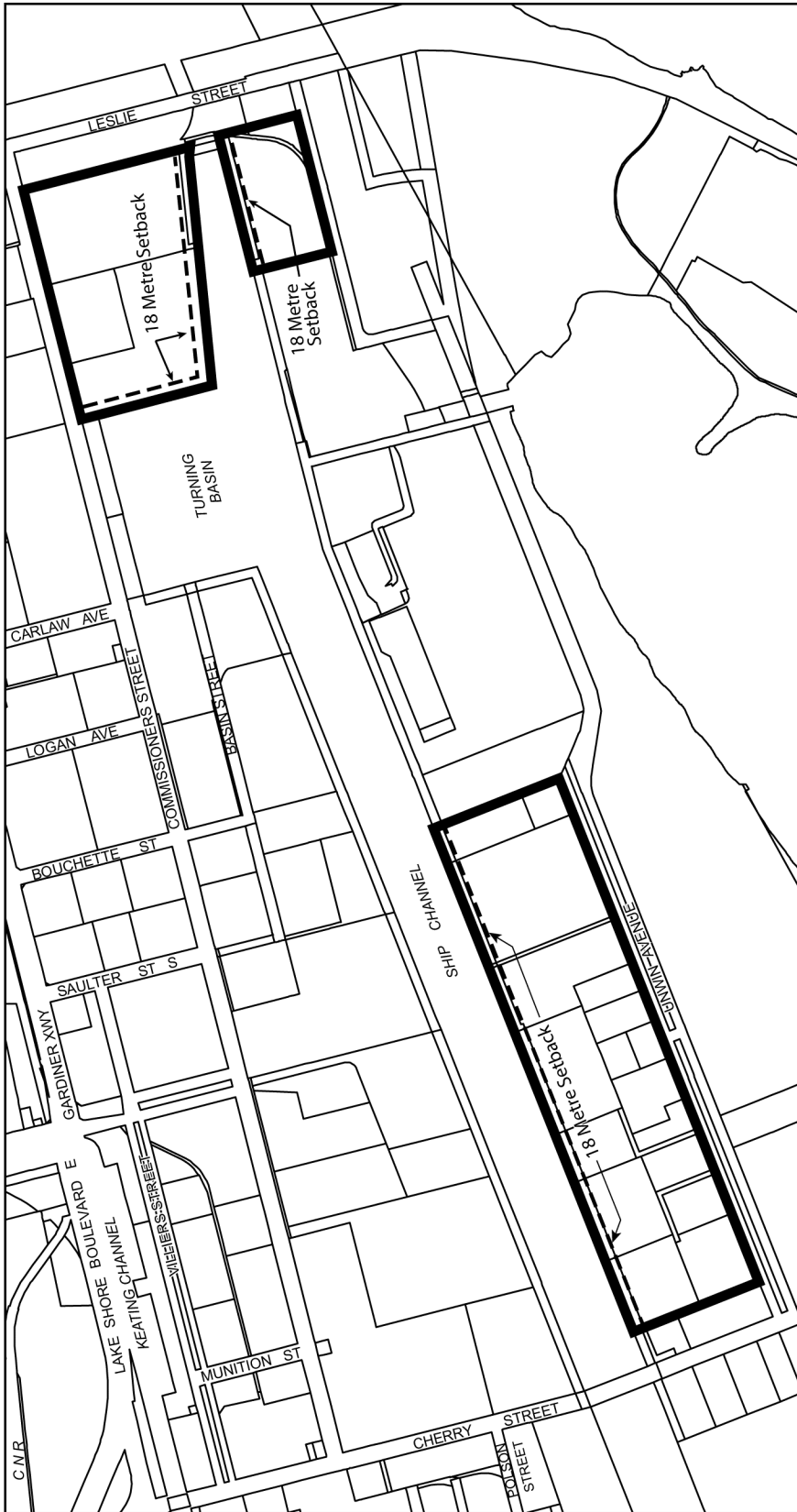
Port Oriented Use

East Port / South Port

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City of Toronto By-law 569-2013
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8/22/19



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Diagram 8

East Port / South Port

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8/22/2019