

CITY OF TORONTO

BY-LAW 1304-2019

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 100, 120, 130, 150, 151 and 171 Cherry Street (also known as "Maritime Hub"), being a portion of the Port Lands in the City of Toronto.

Whereas authority is given to Council by 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: EO 1.0 (e1.0; o1.0) (x12) 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 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 900.24.10 Exception Number 12 so that it reads:

(12) Exception EO 12

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 60.40.20.10, the following additional uses are permitted, subject to compliance with (C) below, as applicable:
- (i) **outdoor sales or display;**
 - (ii) **sports place of assembly;**
 - (iii) **amusement arcade;**
 - (iv) **cabaret;**
 - (v) **entertainment place of assembly;**
 - (vi) **nightclub;**
 - (vii) recreational boating use, including, but not limited to: a boating club, school, rentals, launchings and storage;
 - (viii) public wharves;
- (B) Despite the uses listed in Clause 60.40.20.10 and 60.40.20.20, the following uses are not permitted:
- (i) **animal shelter;**
 - (ii) apparel and textile **manufacturing use;**
 - (iii) beverage **manufacturing use;**
 - (iv) clay product **manufacturing use;**
 - (v) computer, communications, electronics or optical media **manufacturing use;**
 - (vi) **contractor's establishment;**
 - (vii) **drive-through facility;**

- (viii) food **manufacturing use**;
 - (ix) **financial institution**;
 - (x) **hotel**;
 - (xi) **laboratory**;
 - (xii) medical office;
 - (xiii) medical products **manufacturing use**;
 - (xiv) **municipal shelter**;
 - (xv) **open storage**;
 - (xvi) pharmaceutical and medicine **manufacturing use**;
 - (xvii) plastic products **manufacturing use**;
 - (xviii) **place of worship**;
 - (xix) **public parking**;
 - (xx) **self-storage warehouse**;
 - (xxi) **service shop**;
 - (xxii) **software development and processing**;
 - (xxiii) transportation product and vehicle **manufacturing use**;
 - (xxiv) **transportation use**;
 - (xxv) **vehicle fuel station**;
 - (xxvi) **veterinary hospital**;
 - (xxvii) **warehouse**; and
 - (xxviii) **wholesaling use**;
- (C) Despite Clause 60.40.20.20 a **cabaret, club, eating establishment, entertainment place of assembly, nightclub, recreation use and take-out eating establishment** are permitted if they do not exceed 400 square metres of **interior floor area of a building**;

- (D) Despite Regulation 60.40.20.100 (3), a **Manufacturing Use** is permitted if it does not exceed 1,500 square metres of **interior floor area** of a **building**;
- (E) Despite Regulations 60.40.20.100 (11) and 60.40.20.100 (19), a **Place of Assembly** is permitted if it does not exceed 400 square metres of **interior floor area** of a **building**;
- (F) Despite Clause 60.40.40.70, the required minimum **building setback** from a **lot line** that abuts 8 Unwin Avenue is 7.5 metres;
- (G) In addition to Table 230.5.10.1(1), a **Manufacturing Use, Artist Studio, Bindery, Carpenter's Shop, Custom Workshop, Printing Establishment, Production Studio, Service Shop, Place of Assembly, Sporting Place of Assembly, Entertainment Place of Assembly, Club, Performing Arts Studio, Amusement Arcade, Nightclub, Cabaret, and Recreation Use** must provide 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, allocated as follows:
- (i) 10 percent short-term **bicycle parking spaces**; and
 - (ii) 90 percent long-term **bicycle parking spaces**;
- (H) A surface **parking space** may:
- (i) not be located in a **front yard**;
 - (ii) not be located in a **side yard** abutting a **street**;
 - (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**; and
 - (iv) be located in a **rear yard**.

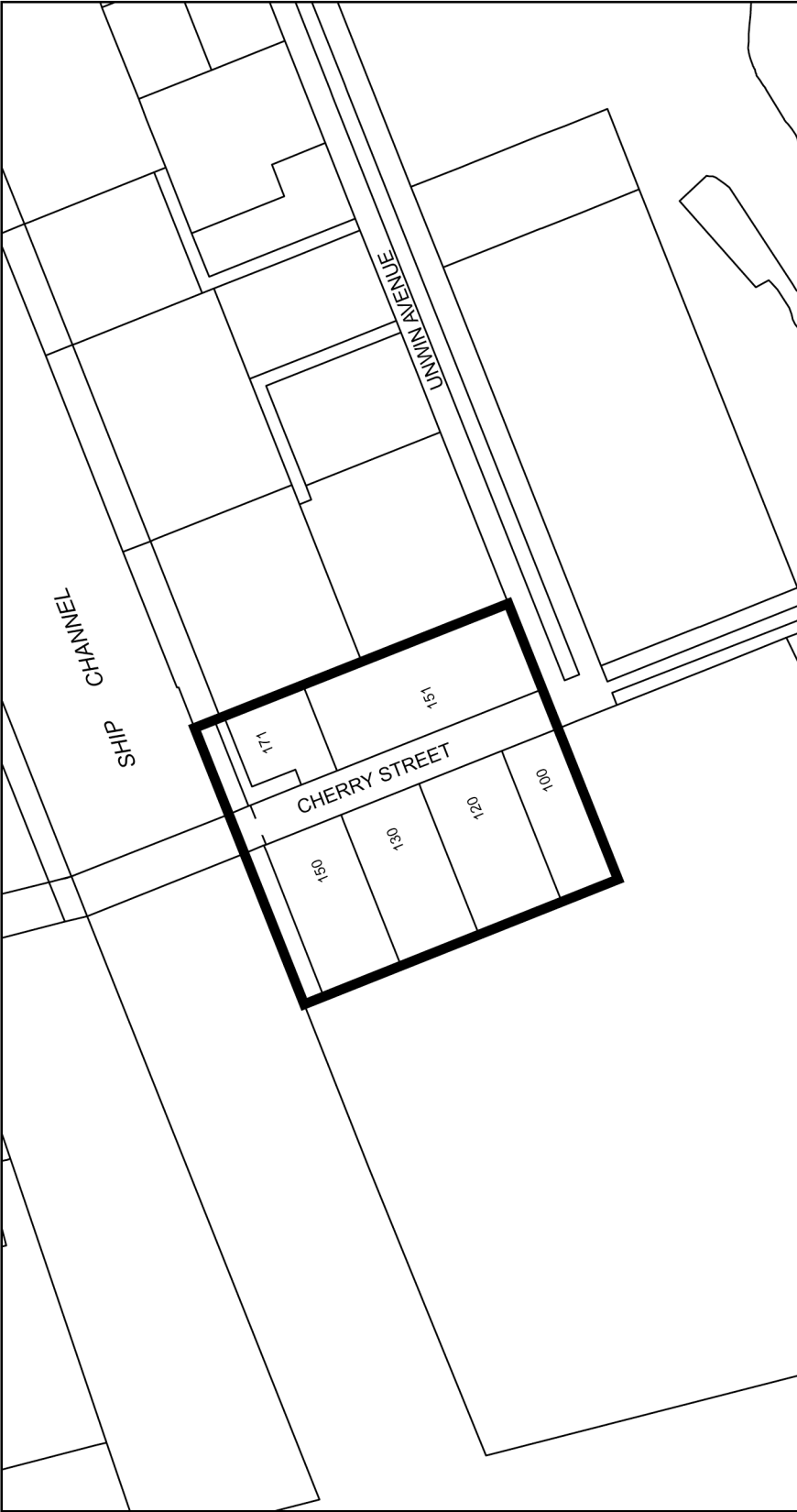
Prevailing By-laws and Prevailing Sections: None Apply.

Enacted and passed on October 2, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



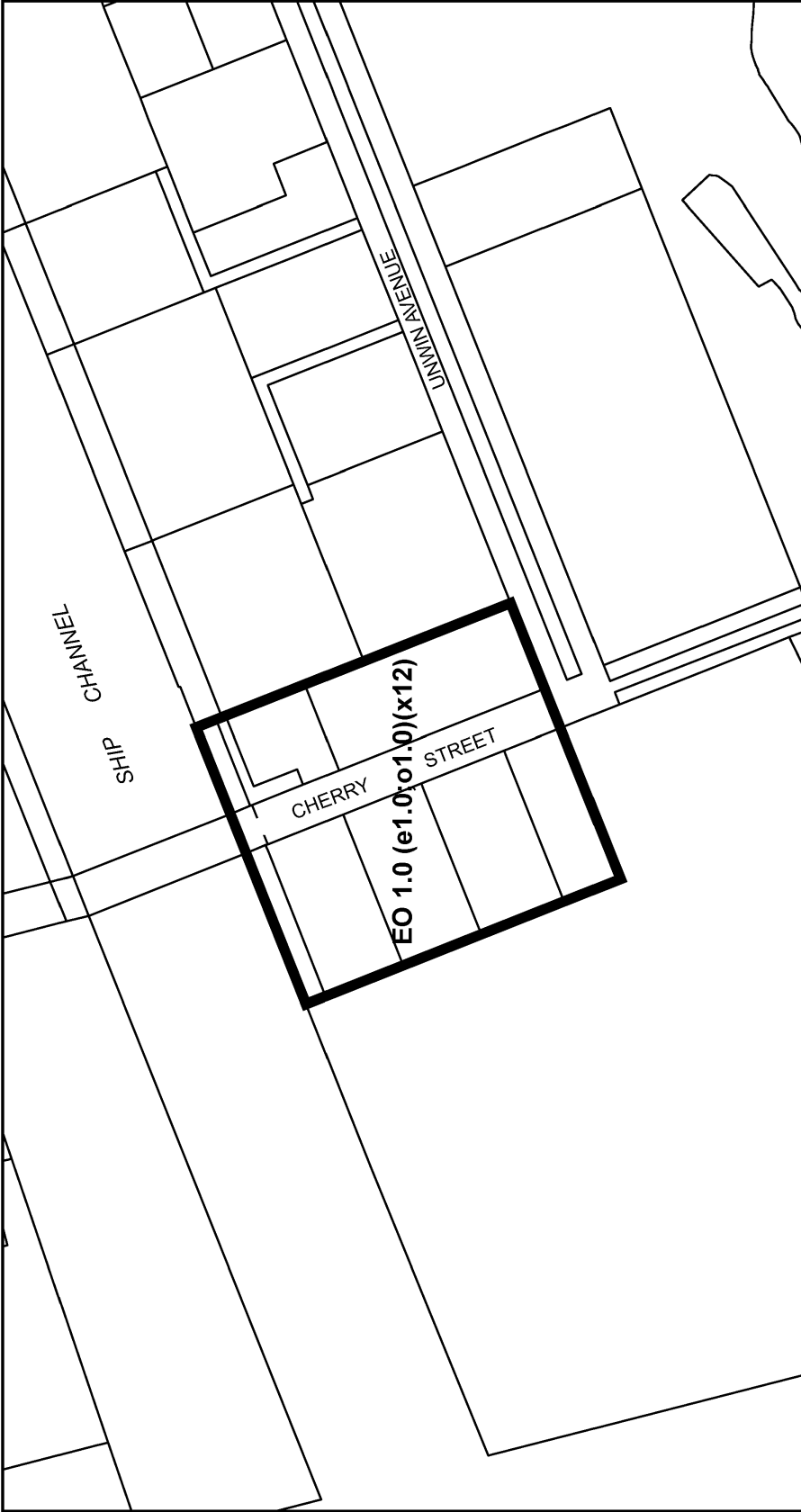
 **Toronto**
Diagram 1

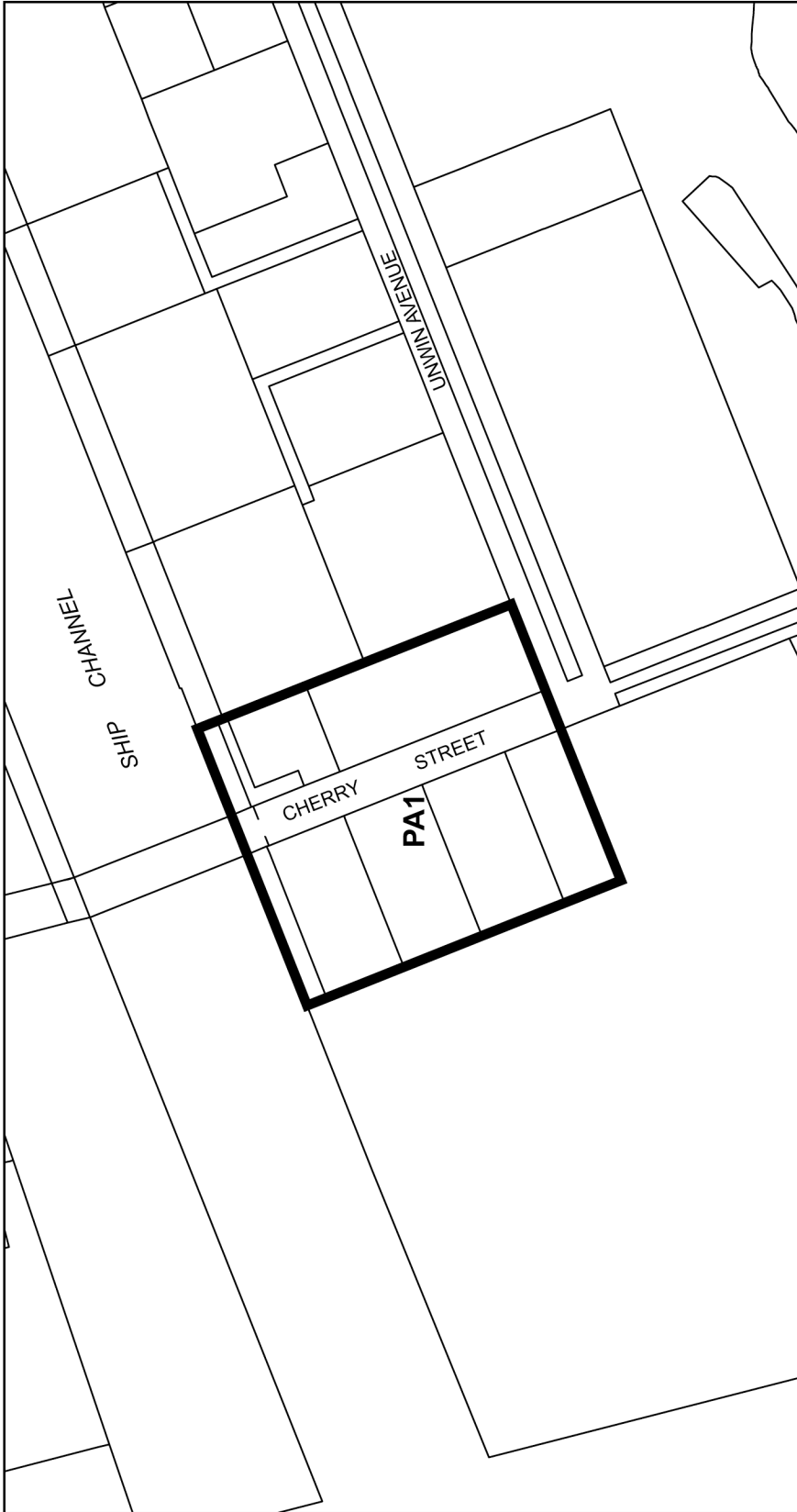
Maritime Hub

File # 14 266183 STE 30 0Z



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





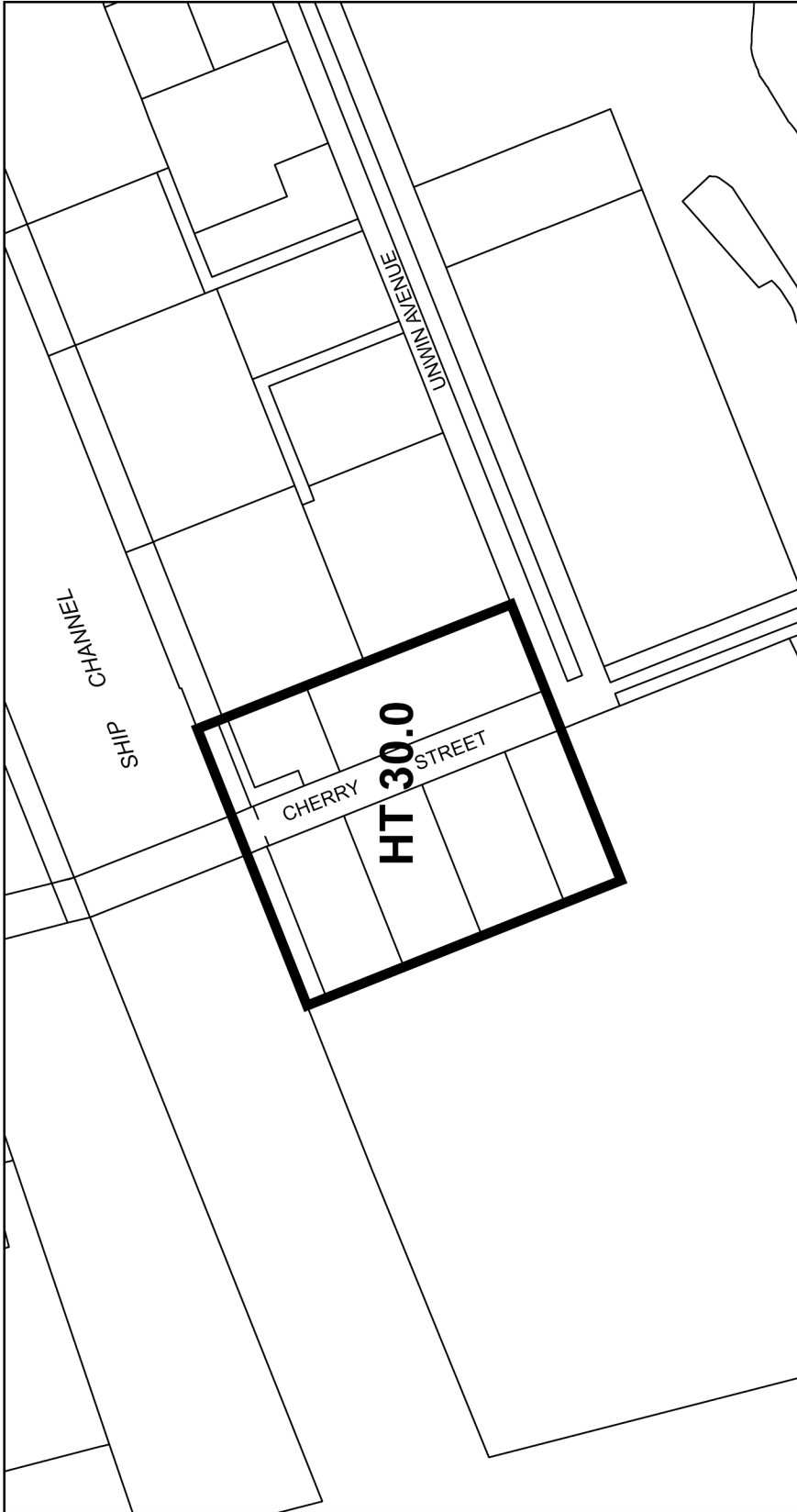
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Diagram 3

Maritime Hub

File # 14 266183 STE 30 OZ



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08/22/19



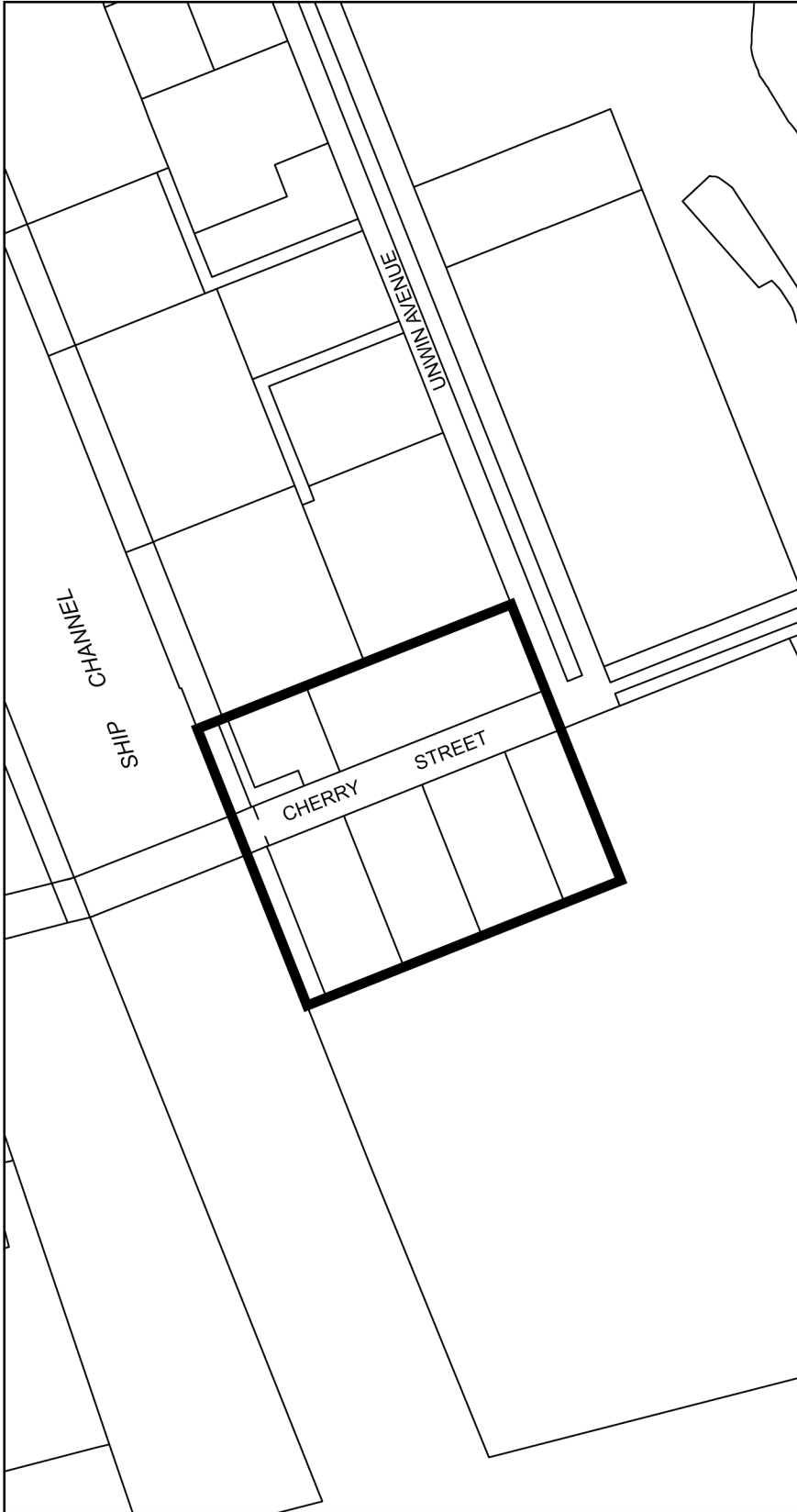
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Diagram 4

Maritime Hub

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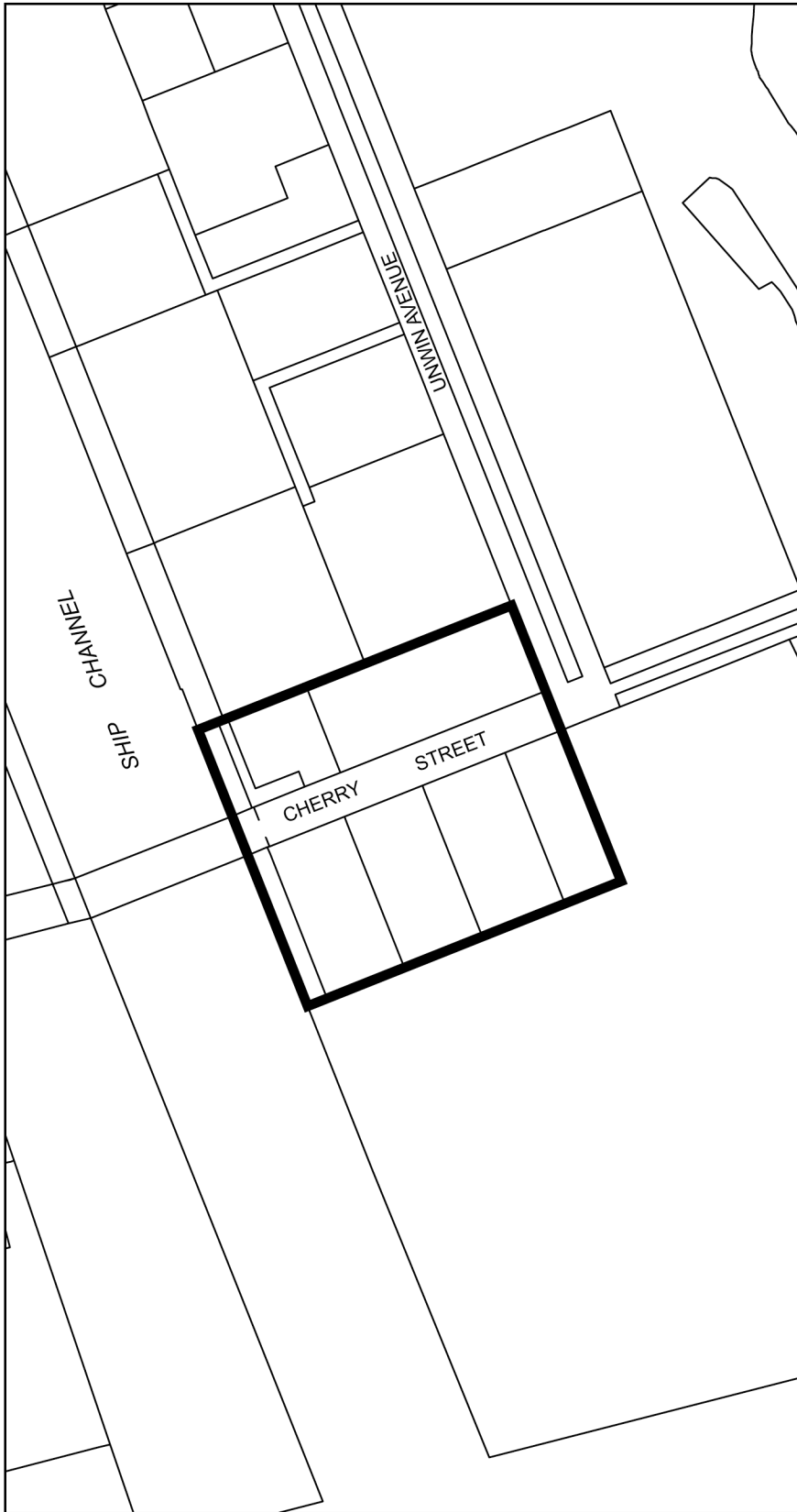
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Diagram 5

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 **Toronto**
Diagram 6

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