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**TE8.13.8**

October 1, 2019

**Ms. Ellen Devlin, Administrator,**  
**Toronto and East**  
**York Community Council**  
**City of Toronto**  
2<sup>nd</sup> Floor West Tower, Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**Mr. Anthony Kittel, Project Manager**  
**City of Toronto**  
100 Queen Street West  
18th Floor, East Tower  
Toronto, Ontario  
M5H 2N2

Dear Madam/Sir:

**RE: Port Lands Draft Zoning By-law – 650 Commissioners Street**

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CRH has had an opportunity to review Report TE8.13a “Port Lands Zoning Review Study – Supplementary Report” dated September 27, 2019.

Further to CRH’s letter of July 23, 2019 (attached) can you please provide this letter to Members of Council for their consideration at the October 2, 2019 Council meeting.

CRH respectfully requests Council to consider amending the City of Toronto Warehouse District By-law prior to adoption to address the following:

1. The Staff Report (page 2) notes that “Post – Secondary School” has been removed from the Warehouse District Zoning By-law Amendment. Section V (xvi) of the By-law still includes Post – Secondary School as a permitted use and includes the use in areas that were not previously contemplated due to potential land use compatibility conflicts.
2. Section EE (iii) only permits one vehicle access. Our property at 650 Commissioners Street has two approved vehicle access which are critical to the operation of the site. Please consider revising this section to also permit a second vehicle access if it existed prior to passing of the by-law. Alternatively, would the City consider adding a site specific exemption for 650 Commissioners Street to permit two vehicle access points.
3. Section DD (i) and (ii) prohibits parking spaces from being located within the “front yard” or “a side yard abutting a street”. Our property at 650 Commissioners Street includes parking in the front and side yard and due



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to the configuration of the site this will be necessary to maintain when we pursue a future site plan application on this site. Please consider revising this section to permit parking spaces in the front or side yard if they existed prior to passing of the by-law. Alternatively, would the City consider adding a site specific exemption for 650 Commissioners Street to permit parking spaces within the front and side yard.

4. Section G (i) (b). This section has been revised to require an opaque visual barrier for outdoor storage “along the entire perimeter of the portion of the lot that is used for Open Storage”. It was our understanding that this would only be required along lot lines abutting a street and would not require an opaque barrier where the lot line is adjacent to an existing industrial/commercial use and/or a parking lot. Please consider deletion of G (i) (b) or a site specific exemption for 650 Commissioners Street to not require opaque screening along the north and west boundary of the site.

Thank you for consideration of the above. If you have any questions, please do not hesitate to call.

Yours truly,  
**CRH Canada Group Inc.**

A handwritten signature in blue ink, appearing to read 'J Ferri', written in a cursive style.

Jessica Ferri, MCIP RPP  
Manager Policy and Planning

cc. *Gregg Lintern, Chief Planner and Executive Director, City Planning  
City Clerk's Office  
Kevin Mitchell, CRH Canada Group Inc.  
Brian Zeman, MHBC  
Andrew Palumbo, MHBC*



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**City of Toronto**  
100 Queen Street West  
18th Floor, East Tower  
Toronto, Ontario  
M5H 2N2

July 23, 2019

Dear Mr. Kittel:

**RE: Port Lands Landowners and Users Advisory Committee (LUAC) Meeting #3 -  
Port Lands Draft Zoning Review  
3<sup>rd</sup> Submission**

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Thank you for providing a copy of the City of Toronto Draft "Warehouse District" Zoning By-law to amend Zoning By-law No. 569-2013.

Based on our review we understand that Section 12; (1) 221 of the former City of Toronto By-law 438-86 will continue to apply and that our "concrete batching and mixing yard" will continue to be a permitted use at No. 650 Commissioners Street. In addition, it is our understanding that the provisions of By-law 438-86 for this use will continue to apply and not the provisions of the new Zoning By-law, including the provision related to "only one vehicle access is permitted" (Section X). As the City is aware our site currently has two vehicle access points and this design is critical for the movement of truck traffic on-site.

As a follow up to our meeting it is our understanding that the City was going to restrict the location of "Post-Secondary School" (sensitive land use as defined by NPC-300) in the Warehouse District to the frontage along Carlaw Street to maximize separation distance between existing industrial uses within the Warehouse District. This provision is reflected in Section M and P of the By-law; however it appears that Post-Secondary School was inadvertently added as a permitted use to Section Q. Can the City please confirm that that this use will be deleted from Section Q of the Draft By-law? In addition, can the City also confirm that all of the other permitted uses in the Draft "Warehouse District" Zoning By-law are not considered sensitive land uses?

Thank you for considering the above and we look forward to receiving confirmation from the City. If our understanding regarding the permitted use and provisions from Section 12; (1) 221 of the former City of Toronto By-law 438-86 are incorrect please let us know.

Yours truly,  
**CRH Canada Group Inc.**

Jessica Ferri, MCIP RPP  
Manager Policy and Planning

cc. *Kevin Mitchell, CRH Canada Group Inc.*  
*Brian Zeman, MHBC*  
*Andrew Palumbo, MHBC*