

City-Initiated Zoning By-law Amendment for McCleary, Media City and Turning Basin Districts in the Port Lands (185 – 450 Commissioners Street (north side); 101 – 495 Commissioners Street (south side); 625 – 811 Lake Shore Boulevard East (south side); 17, 21, 23, 29, 35, 41, 75 Basin Street; 185 Villiers Street; 115 Saulter Street; 120 Bouchette Street)

Date: August 19, 2019

To: Toronto and East York Community Council

From: Lynda Macdonald, Director, Community Planning, Toronto and East York District

Wards: Ward 14 - Toronto-Danforth

Planning Application Number: 19 204405 SPS 00 OZ

SUMMARY

This report recommends a zoning by-law amendment to revise the list of permitted land uses in three Port Lands Districts - McCleary District, Turning Basin District and Media City.

Interim Control By-law No. 979-2017 was adopted by City Council on October 2, 2017. It prohibited certain incompatible uses in a portion of the Port Lands for one year while City staff undertook planning studies to implement the Port Lands Planning Framework (PLPF), adopted on December 8, 2017. By-law No. 979-2017 was extended for one additional year, to the maximum permitted under Section 38 of the *Planning Act*. Although many of the planning studies have advanced, the Interim Control By-law will expire prior to the completion of studies for several districts that are covered by the By-law. As a result, existing zoning permissions will be in force and effect on October 2, 2019, permitting many uses that are incompatible with PLPF direction.

The Port Lands land uses, as identified in the PLPF Appendix 2: Desirable Uses, Permissible Uses and Uses Open for Consideration, sets out the first principles for the Production, Creative and Interactive (PIC) Core Urban Design Guidelines Study and the McCleary District Precinct Plan. This work will continue to advance after the Interim Control By-law expires.

As an interim measure to regulate land uses while planning studies for McCleary District, Turning Basin District and Media City to continue, a zoning by-law amendment

of Zoning By-law No. 438-86 will ensure that land use permissions for these districts are consistent with the PLPF land use direction, permitting uses that the City is encouraging while prohibiting uses that are incompatible with the Port Lands vision. Existing land uses on specific properties within McCleary District, Turning Basin District and Media City that are not desirable within the PLPF are permitted on a site-specific basis in the proposed zoning bylaw amendment. This will permit these existing uses to continue as-of-right while various planning studies continue.

The proposed zoning bylaw amendment will apply to McCleary District, Turning Basin District and Media City, as represented in Attachment 1. The by-law amendment is generally consistent with the employment-focused uses within PLPF Appendix 2, permitting a wide range of modern flexible employment, light industrial, and production-related uses like warehousing, manufacturing, emerging industries, printing, publishing and digital media firms, film and television studios and ancillary uses, artist studios, workshops, service commercial, and office. The by-law amendment only addresses land use permissions and does not include any new performance standards, which would be identified through further planning studies.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, as amended, for the lands identified in the Port Lands Planning Framework as McCleary District, Media City District and Turning Basin District, substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 4 to the report dated August 19, 2019 from the Director, Community Planning, Toronto and East York District .
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on July 4, 2017, City Council adopted the May 16, 2017 staff report from the Deputy City Manager, Cluster B, entitled "Port Lands Planning Initiatives – Interim Report". This report summarized the findings of the PLPF and the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP). Council endorsed in principle the draft Port Lands Official Plan Modification (OPM) and endorsed the TSMP.

Council required that a completed PLPF and final Port Lands OPM be submitted to the Planning and Growth Management Committee on October 12, 2017. Consideration of this item was deferred until November 15, 2017.

The City Council decision and staff report are available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.4>

At its meeting on October 3, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands – Interim Control By-law – Final Report". In anticipation of the forthcoming final PLPF and OPM, Council provided direction to enact an Interim Control By-law for selected areas in the Port Lands for a period of one year with the possibility of extension. This by-law was enacted to enable staff to conduct a zoning review to implement the directions of the PLPF and OPM and to prohibit uses incompatible with the planning vision for the Port Lands.

This report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-107601.pdf>

At its meeting on December 8, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands Planning Initiatives – Final Report". The PLPF was a strategic planning study that provides specific guidance to how *Regeneration Areas* in the Port Lands will develop over the next 50 years. The report recommended a work program to implement Council direction that included a Zoning Review for Port and Industrial Districts, a Precinct Plan for McCleary District, and Urban Design Guidelines for the Production, Interactive and Creative (PIC) Core District.

This report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-107844.pdf>

At its meeting on June 26, 2018, City Council adopted the staff report from the Acting Director, Community Planning, Toronto and East York District, entitled "Port Lands Interim Control By-law Extension - Final Report", which recommended an further one year extension to the Port Lands Interim Control By-law to allow for the completion of the Port Lands Zoning Review Study.

The report can be found at this link:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-115474.pdf>

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the

Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform to Provincial Plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Former City of Toronto Official Plan

The former City of Toronto Official Plan remains in force in the Port Lands and designates the majority of the Port Lands as General Industrial Areas, which permit a wide range of industrial uses except those which may have a detrimental environmental effect on other industrial uses. Lands adjacent to the north dockwall of the Ship Channel and to the southeast of the Port Lands are designated Heavy Industrial Areas, which permit a range of industrial uses including primary and other industries involved in the processing, recycling or storage of raw materials and other goods.

The former City of Toronto Official Plan also identifies the Port Lands as the Port Industrial District, which is described as one of the City's major industrial areas and has been used primarily for heavy industry, shipping and port-related purposes.

Former Metropolitan Toronto Official Plan

As the guiding document for the former City of Toronto Official Plan, the former Metropolitan Toronto Official Plan remains in force in the Port Lands. The Plan locates the Port Lands within the *Metropolitan Industrial/Employment Area*. *Metropolitan Industrial/Employment Area* policies recognize that the industrial sector changes over time and encourages the adoption of policies that allow for a broader range of industrial uses that do not generate an unreasonable increase in infrastructure and transportation demand.

The Plan provides policy direction for attaining an urban structure that fosters liveability, focuses programs on sustainable community development, enhances the planning process and promotes effective collaboration to ensure a balanced use of waterfront lands supporting residential, employment and recreational activities.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) was adopted by City Council in 2003 and is currently under appeal for the Port Lands. The CWSP designates the majority of the Port Lands as *Regeneration Areas* or *Parks and Open Space*. *Regeneration Areas*, as defined in the CWSP, are intended to provide for a broad mix of commercial, residential, industrial, parks and open space, and institutional uses in an urban form. *Regeneration Areas* that will include residential use permissions require the completion of a Precinct Implementation Strategy.

The CWSP calls for the transformation of the Port Lands into a number of new urban districts amid the activities of a working port. It identifies a number of uses desirable in the Port Lands, such as new mixed-use residential development, knowledge-based industries, film and new media activities, "green" industries, recreational, cultural and tourist amenities, city-serving uses and marine-related industries. The CWSP, however, does not identify where these uses should be located, nor does it resolve how these broad land use permissions will co-exist.

Additional key policy directions for the Port Lands include:

- The Port Lands will generally be developed at a medium-scale with some lower elements and higher buildings in appropriate locations. Lower buildings are to be located along the water's edge, with retail and community activities concentrated at accessible locations to form a focus for the area;
- Large-scale, stand-alone retail stores and/or "power centres" are not part of the land use vision in the Central Waterfront. New retail development is only to be considered if it aligns with the principles and policies of the Secondary Plan; and
- Existing business operations are identified as being able to continue to operate in the Port Lands until redevelopment proceeds and identifies that performance standards may be required to ensure compatibility between the newly redeveloped areas and existing operations.

Port Lands Planning Framework

The PLPF and Port Lands OPM, adopted by City Council on December 8, 2017, provides detailed land use directions for the *Regeneration Areas* in the CWSP. The Port Lands OPM is now part of the not-in-force Official Plan policy in the area.

The PLPF envisions that the Port Lands will become an extension of the Downtown, with a full, balanced mix of uses. There will be new complete mixed-use communities, districts that support the growth of the City's production, interactive and creative sectors, and areas for continued port and industrial uses.

The Port Lands' districts are planned to evolve over time, with residents and employees able to enjoy nature and recreation, the vibrancy of the public realm, diverse

employment and housing opportunities, and the industrial activity of the Port, all within a 5 to 10 minute walk.

Several land use typologies are identified in the PLPF to clearly articulate the intentions and expectations for land uses within the *Regeneration Areas* designation of the Port Lands. These land use typologies include:

Port Lands Official Plan Modification

The Port Lands OPM is the statutory policy document and modification of the CWSP that implement the direction and recommendations of the PLPF. Planning applications and zoning by-law amendments within the Port Lands will be required to conform to the Port Lands OPM. The OPM includes necessary changes to the in-force former City of Toronto Official Plan and the CWSP. Policies specific to the Port Lands are included in the OPM as a Site and Area-Specific Policy amendment to the CWSP.

The Port Lands OPM has been appealed to the LPAT and the City is working with the various appellants to resolve various issues. The next LPAT Pre-hearing Conference is December 10, 2019. The Phase 1 LPAT Hearing, which will be addressing land use and street network issues, is scheduled to begin on September 1, 2020.

City of Toronto Official Plan

The City of Toronto Official Plan is not in effect in the Port Lands. Nonetheless, it continues to provide important guidance into long-term, broader city building objectives for the Port Lands. It recognizes the Central Waterfront, which includes the Port Lands, as a unique opportunity for employment and residential growth. New business ventures and neighbourhoods in the Central Waterfront are seen as an extension to Toronto's downtown area, strengthening and contributing to the vitality of our economy and urban lifestyle appeal.

The City of Toronto Official Plan land use designations for the Port Lands are generally consistent with the Central Waterfront Secondary Plan (CWSP) as adopted by Council in 2003. The Official Plan largely designates the Port Lands Regeneration Areas. The Official Plan Regeneration Areas designation is consistent with the CWSP, which permits a similar broad range of industrial, institutional, employment, commercial, office, residential and park uses, with the exception that the Official Plan only permits light industrial uses in Regeneration Areas. The Official Plan requires a planning framework for Regeneration Areas to be set out in a Secondary Plan prior to approving development.

Zoning

The former City of Toronto Zoning By-law 438-86 is the in-force By-law for the Port Lands. The majority of the lands in the Port Lands are zoned industrial. Lands north of the Ship Channel are primarily zoned I3. The I3 category permits a range of light and

medium industrial uses and some commercial uses. Lands adjacent to the northern dockwall of the Ship Channel are generally zoned I4. The I4 category permits the heaviest industrial uses, including noxious uses. A map of existing zoning is found in Attachment 3 of this report.

The City of Toronto Zoning By-law No. 569-2013 does not apply to the Port Lands.

Interim Control By-law

The current zoning permissions in the Port Lands are outdated. Zoning in the area is not reflective of the vision of the Port Lands reflected in the CWSP and, more specifically, the PLPF.

Interim Control By-law No. 979-2017 reflects the outcomes of the PLPF. It prohibits existing permitted uses in the various industrial zones that are considered to be incompatible with the land use direction for the Port Lands. Heavy and obnoxious industrial uses, auto-oriented uses, and uses that contribute little to overall employment objectives are prohibited in the McCleary District, Media City and Turning Basin District.

The Interim Control By-law does not include the Lower Don Lands area (Villiers Island, Polson Quay and South River districts). The Interim Control By-law also does not extend to lands owned by Ports Toronto south of the Ship Channel, nor to lands owned by Ontario Power Generation.

The defined land uses listed in the Interim Control By-law are prohibited for a period of two years within the Interim Control By-law area and will expire on October 2, 2019.

COMMENTS

The development of the PLPF officially began in November 2013 as a collaboration between the City Planning Division and Waterfront Toronto. The PLPF is a high-level, long-term plan that provides the basis and rationale for modifications to the CWSP as it relates to the Port Lands. The PLPF was the result of a comprehensive 4-year planning process with extensive stakeholder and public consultation informing PLPF land use direction. The PLPF, which was adopted by City Council on December 8, 2017, is the blueprint that established a refined vision for the Port Lands, guiding the transformation and evolution of the Port Lands over the coming decades.

A key aspect of the PLPF is its more detailed land use direction to provide clarity for where different land uses are appropriate and desirable and to clearly set out expectations associated with the underlying *Regeneration Areas* land use designation. Council directed staff to undertake additional studies in the Port Lands, including a precinct plan process for the McCleary District, and development of urban design guidelines and a zoning review for Media City and Turning Basin District. It also directed that a zoning review be undertaken for the port and industrial districts in the Port Lands.

These districts are subject to the Port Lands Interim Control By-law, which will expire on October 2, 2019, to permit planning studies to be completed to implement the outcomes of the Planning Framework and provide more specificity on the range of permitted uses and associated performance standards.

Rationale for the Zoning By-law Amendment

The PLPF land use direction recognizes and further defines the desirable economic clusters and uses, and specifies where these uses are to be located and actively pursued within a *Regeneration Area*, as well as areas suitable for residential uses.

There are a number of land uses permitted in the Port Lands under Zoning By-law 438-86 that would be incompatible with plans for the Port Lands' transformation. A series of planning studies are advancing that will modernize zoning permissions and performance standards to reflect the PLPF vision for the Port Lands, including refining land use permissions.

A Zoning Review Study has concluded for several employment-focused Port Lands districts, including the Warehouse District, East Port and South Port, resulting in new proposed modernized zoning regulations that align with PLPF direction and City plans and policies.

The City is currently undertaking a *Production, Interactive and Creative (PIC) Core* Urban Design Guidelines Study for two employment-focused districts, Turning Basin District and Media City. This study is anticipated to conclude early in 2020, resulting in recommended urban design guidelines and new modernized zoning regulations.

As well, the City has scheduled the initiation of the McCleary District Precinct Plan process in 2020, which is projected to be a mix of *PIC Core* land uses and residential uses. A precinct plan is required by the CWSP prior to any rezoning that would permit residential permissions in a *Regeneration Area*.

McCleary District, Media City and Turning Basin District, as *PIC* areas, include a wide range of uses that support key economic sectors, provide good jobs for residents, strengthen and diversify the City's local economy, and maintain Toronto as a place for creativity and innovation. The focus in these areas will be on growing Toronto's screen-based industries, interactive and digital media, and arts and design activities. *PIC* areas will also permit a wide range of light industrial and production-related uses like warehousing, manufacturing, green industries, printing, publishing and digital media, artist studios, workshops, service commercial, and offices.

It would be undesirable and counter to the public interest for certain land uses permitted in Zoning By-law No. 438-86 to become established in the Port Lands. These uses have the potential to undermine or detract from revitalization efforts and investments. Moreover, many of the uses permitted in the By-law limit opportunities to support key sectors targeted for in the Port Lands in recognition of its proximity to Toronto's downtown, regional infrastructure in the area and that the area is the City's only working

port. There have been recent examples of such undesirable development proposals, as well as pre-application inquiries.

The proposed zoning bylaw amendment aligns the PLPF PIC uses for these districts to permit uses that the City is encouraging and prohibiting undesirable land uses, providing the opportunity for completion of the planning studies that would permit the modernization of zoning regulations and standards for McCleary District, Media City and Turning Basin District.

Existing land uses on specific properties within McCleary District, Turning Basin District and Media City that are not desirable within the PLPF are permitted on a site-specific basis in the proposed zoning bylaw amendment. This will permit these existing uses to continue as-of-right while various planning studies continue.

The proposed zoning by-law amendment is tailored to reflect the *PIC* land use outcomes of the Port Lands Planning Framework, as specified in Appendix 2: Desirable Uses, Permissible Uses and Uses Open for Consideration. It prohibits existing permitted uses in the various industrial zones that are considered to be incompatible with the land use direction for the Port Lands. Heavy and obnoxious industrial uses, auto-oriented uses, and uses that contribute little to overall employment objectives will be prohibited in the McCleary District, Media City, and Turning Basin District. Additional land use permissions that are currently prohibited in the I3 and I4 zones that are encouraged in the PLPF land use direction have been included. Existing land uses will be permitted as-of-right on a site-specific basis within the zoning by-law amendment.

The draft zoning by-law amendment it does repeal or alter any of the exceptions contained in Section 12(1) or 12(2) of 438-86 and those remain to be in effect. If there is a conflict between this zoning by-law amendment and a Section 12 approval, the more specific should apply and continue to apply.

Conclusion

The current zoning permissions for the *PIC* Districts in the Port Lands, including Media City, Turning Basin District and McCleary District, do not accurately reflect the vision for the Port Lands, which may result in undesirable land use conflicts.

The Port Lands land uses, as identified in the PLPF Appendix 2: Desirable Uses, Permissible Uses and Uses Open for Consideration, sets out the first principles for the Production, Creative and Interactive (PIC) Core Urban Design Guidelines Study and the McCleary District Precinct Plan, which will continue to advance after the Interim Control By-law expires.

As an interim measure to allow the planning studies for McCleary District, Turning Basin District and Media City to conclude, a zoning by-law amendment of Zoning By-law 438-86 is recommended to ensure that land use permissions for these districts are consistent with the PLPF land use direction, permitting uses that the City is encouraging while prohibiting uses that are incompatible with the Port Lands vision. Existing land uses will be permitted as-of-right on a site-specific basis within the zoning by-law amendment while various studies continue.

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SIGNATURE

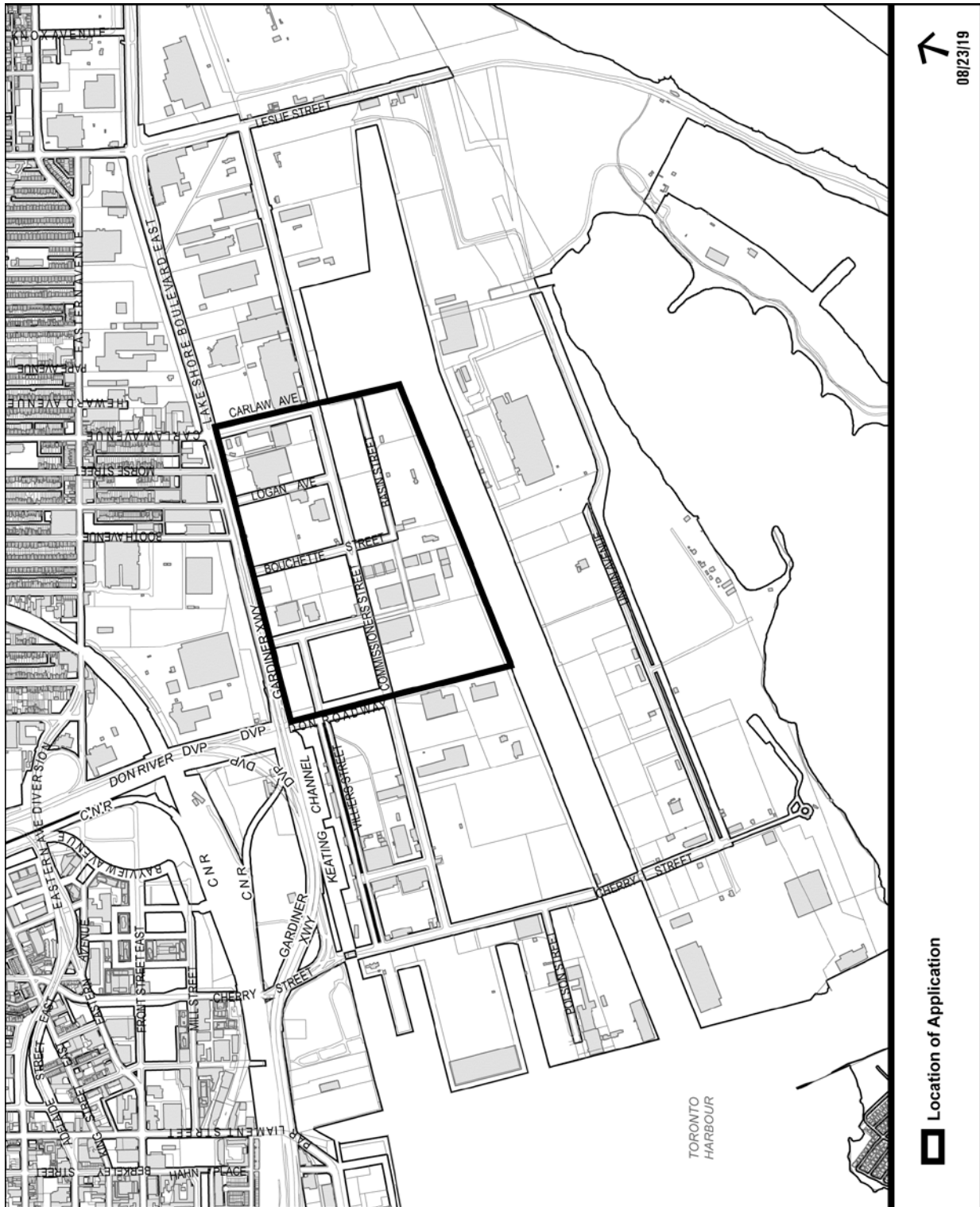
Lynda H Macdonald, Director
Community Planning, Toronto and East York District

ATTACHMENTS

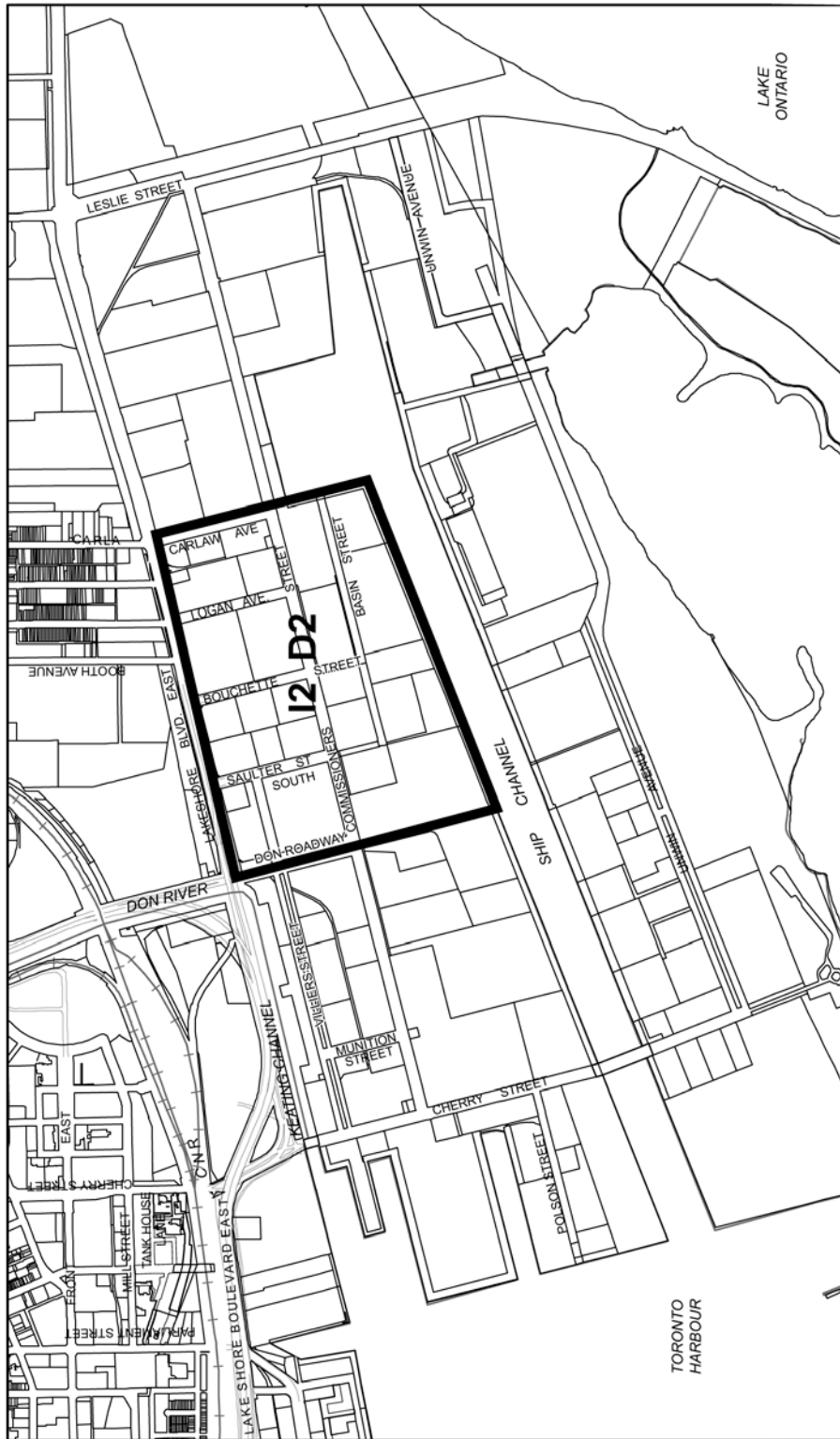
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Official Plan Land Use Map
- Attachment 3: Existing Zoning Map
- Attachment 4: Proposed Zoning Mpa
- Attachment 5: Zoning By-law Amendment

Attachment 1: Location Map



Attachment 4: Zoning By-law Amendment



Map A

File # 19 204405 SPS 00 02



Zoning Change Location



Not to Scale
Extracted: 08/12/19

Attachment 5: Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO
MCCLEARY DISTRICT, MEDIA CITY AND TURNING BASIN
DISTRICT**

Bill No. ~

BY-LAW No. [XXXX- 2019]

To amend Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2019 as 185 – 450 Commissioners Street (north side); 101 – 495 Commissioners Street (south side); 625 – 811 Lake Shore Boulevard East (south side); 17, 21, 23, 29, 35, 41, 75 Basin Street; 185 Villiers Street; 115 Saulter Street; 120 Bouchette Street, being a portion of the Port Lands located 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. District Maps 52G-311, 52G-312, 52G-322, and 52G-323 of By-law 438-86 are hereby amended by designating the lands delineated by heavy lines to the "I2 D2" zone as shown on Map A attached to and forming part of this by-law.
2. Section 12(1) of By-law 438-86 is amended by adding the following **Exception ###**:
 - (a) On the lands outlined by heavy lines on Map, no person shall use any land or erect or use any building or structure that does not comply with the following:
 - (1) Section 9(1)(f) of Zoning By-law No. 438-86, as amended, is replaced such that following uses listed in subsection (i) below and accessory uses thereto are permitted:

CHART

(i)			
(b)	NON-RESIDENTIAL USES	Acc.	I2
(i)	PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY		
	<i>club</i>	*	P
	Commercial and municipal baths	*	
	<i>concert hall</i>	*	
	<i>place of amusement</i>	*	P
	<i>place of assembly (1994-0601)</i>	*	P
	arena, stadium, race track (1994-0601)	*	
	<i>public park</i>	*	P
(ii)	COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES		
	<i>clinic</i>	*	P
	<i>community centre</i>	*	
	<i>community health centre</i>	*	P
	<i>day nursery</i>	*	P
	<i>fire hall</i>	*	P
	<i>Place of worship (1994-0532)</i>	*	
	<i>police station</i>	*	P
(iii)	GENERAL INSTITUTIONS		
	<i>post office</i>	*	P
	<i>union hall</i>	*	P
(iv)	RETAIL AND SERVICE SHOPS		
	auctioneer's premises	*	
	<i>bake-shop</i>		
	<i>branch of a bank or financial institution</i>	*	P
	<i>brew-on-premises establishment</i>	*	P
	<i>caterer's shop (1977-0422)</i>	*	P
	<i>dry-cleaning distribution station</i>	*	P
	<i>dry-cleaning shop</i>	*	
	<i>duplicating shop</i>	*	P
	<i>laundry shop</i>	*	P
	newsstand	*	P
	<i>pawnbroker's shop</i>	*	
	<i>personal grooming establishment</i>	*	P
	<i>pet shop</i>	*	
	<i>private art gallery</i>	*	
	<i>restaurant (1996-0028)</i>		q2
	<i>retail store</i>	*	
	<i>showroom (527-1998)</i>	*	q29
	<i>service, rental or repair shop</i>	*	P
	<i>tailoring shop</i>	*	P

	<i>take-out restaurant</i>	*	q2
(v)	WORKSHOPS AND STUDIOS		
	<i>artist live/work studio</i>		
	<i>artist's or photographer's studio</i>	*	P
	<i>communications and broadcasting establishment</i>	*	P
	<i>custom workshop</i>	*	P
	<i>data processing establishment(1997-0422)</i>	*	P
	<i>designer's studio (1997-0422)</i>	*	P
	<i>industrial computer service</i>	*	P
	<i>laboratory, class A</i>	*	P
	<i>performing arts studio</i>	*	P
	<i>publisher</i>	*	P
	<i>software, design and development establishment</i>	*	P
(vi)	OFFICES		
	<i>office</i>	*	
(vii)	AUTOMOBILE RELATED USES		
	<i>automobile services and repair shop (1997-0280)</i>	*	
	<i>automobile service station (1997-0280)</i>	*	
	<i>car washing establishment</i>	*	
	<i>commercial parking lot (581-93)</i>	*	P
	<i>motor vehicle repair shop, class A (1997-0280)</i>	*	
	<i>motor vehicle repair shop, class B (1997-0280)</i>	*	
	<i>parking area (1994-0532)</i>	*	P
	<i>parking garage</i>	*	P
	<i>parking station</i>	*	
	<i>private commercial garage</i>	*	
	<i>private garage</i>	*	
	<i>sales or hire garage</i>	*	
	<i>taxicab stand or station</i>	*	P
(viii)	PUBLIC		
	<i>city yard, class A</i>	*	P
	<i>city yard, class B</i>	*	
	<i>generating station</i>	*	
	<i>public commercial scales</i>	*	
	<i>public incinerator or refuse destructor</i>	*	
	<i>public harbour works including public wharves, lighthouses and beacons</i>	*	
	<i>pumping station</i>	*	P
	<i>sewage disposal plant</i>	*	
	<i>waterworks</i>	*	P
(ix)	WAREHOUSING AND STORAGE		
	<i>cold storage locker plant</i>	*	
	<i>cold storage plant</i>	*	P
	<i>contractor's yard</i>	*	P

	<i>food warehouse</i>	*	P
	<i>food wholesaling establishment</i>	*	P
	<i>fuel storage tank</i>	*	
	<i>open storage of raw materials yard</i>	*	
	<i>open storage yard</i>	*	P
	<i>recycling shop</i>	*	
	<i>recycling yard</i>	*	
	<i>storage warehouse – class A</i>	*	
	<i>storage warehouse – class B</i>	*	
	<i>wholesale fuel supply yard</i>	*	
	<i>wholesaling establishment - general</i>	*	P
(x)	INDUSTRIAL WORKSHOPS		
	bookbinder's shop	*	P
	carpenter's shop	*	P
	<i>cleaning plant</i>	*	P
	contractor's shop, class A	*	P
	contractor's shop, class B	*	P
	laboratory, class B	*	
	sheet metal shop	*	P
	welder's shop	*	P
(xi)	SALES OUTLET		
	<i>builder's supply yard</i>	*	P
	<i>outdoor open air market</i>	*	P
(xii)	TRANSPORTATION, DISTRIBUTION AND RELATED USES		
	any administrative, engineering, maintenance, repair or storage use related to the operation of the Toronto Transit Commissioner or GO Transit (1995-0492)	*	
	bread distribution depot	*	
	bus station	*	
	cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations	*	
	<i>commercial stable</i>	*	
	<i>courier service</i>	*	
	<i>industrial catering company</i>	*	P
	<i>postal sorting station</i>	*	
	public transit	*	P
	rail, including service and repair yards	*	
	railway station	*	
	railway tracks	*	P
	retail coal, coke and wood yard	*	
	security services and business equipment	*	
	shipping, trans-shipping or distributing yard	*	
(xiii)	MANUFACTURING AND RELATED USES		
	<i>animal by-products plant</i>		

	<i>animal food factory</i>	*	
	<i>bakery</i>	*	
	<i>brewery</i>	*	P
	<i>canning factory (fruits, vegetables)</i>	*	P
	<i>ceramics factory</i>	*	P
	<i>cereal food products factory</i>	*	P
	<i>chemical products factory</i>	*	
	<i>concrete batching and mixing yard</i>	*	
	<i>dairy products plant</i>	*	P
	<i>distillation plant</i>	*	
	<i>electronic equipment factory</i>	*	P
	<i>fur goods factory</i>	*	
	<i>garment factory</i>	*	P
	<i>gas plant, class A</i>	*	
	<i>gas plant, class B</i>	*	
	<i>gelatine factory</i>	*	
	<i>manufacturing plant</i>	*	P
	<i>meat products plant</i>	*	
	<i>metal products plant</i>	*	P
	<i>metal wares factory</i>	*	P
	<i>non-metallic minerals plant</i>	*	
	<i>packaging plant</i>	*	P
	<i>pharmaceutical factory</i>	*	
	<i>pharmaceutical factory – secondary</i>	*	P
	<i>photographic plant</i>	*	P
	<i>plastic products factory</i>	*	
	<i>plastic products factory - secondary</i>	*	
	<i>printing plant</i>	*	P
	<i>rubber products factory</i>	*	
	Soft drink bottling works (1997-0422)	*	P
	<i>tannery</i>	*	
	<i>textile factory</i>	*	P
	<i>vegetable food products factory</i>	*	P
	<i>vegetable oils plant</i>	*	
	<i>wholesale dyeing plant</i>	*	P
	<i>winery</i>	*	P
	<i>wood products factory</i>	*	P
(xiv)	MISCELLANEOUS		
	<i>animal hospital (1997-0422)</i>	*	
	<i>commercial school</i>	*	
	<i>crisis care facility</i>	*	
	<i>drive-through facility (779-2002)</i>	*	
	<i>market garden</i>	*	P
	<i>newspaper plant+</i>	*	P

	<i>ornamental structure</i>	*	P
	<i>pinball or electronic game machine establishment</i>	*	P
	<i>trade school (581-93)</i>	*	P

- (2) Despite Clause 2(a)(1), the lands at 280 Commissioners Street and 300 Commissioners Street may contain a *storage warehouse, class A* (self-storage warehouse).
- (3) Despite Clause 2(a)(1), the lands at 400 Commissioners Street may contain a waste transfer station.
- (4) Despite Clause 2(a)(1), the lands at 475 Commissioners Street may contain a *courier service*.
- (5) Despite Clause 2(a)(1), the lands at 829 Lake Shore Boulevard East may contain an *automobile service station* and a *retail store*.
- (6) Despite Clause 2(a)(1), the lands at 865 Lake Shore Boulevard East and 115 Saulters Street may contain a shipping, trans-shipping or distribution depot.
- (7) Despite Clause 2(a)(1), the lands at 29 Basin Street, 35 Basin Street and 41 Basin Street may contain an *open storage of raw materials yard*.
- (8) Despite Clause 2(a)(1), the lands at 29 Basin Street may contain an *office*.
- (9) Despite Clause 2(a)(1), the lands at 101, 281 and 301 Commissioners Street and 1, 17 and 21 Basin Street may contain an *office, retail store, concert hall, and parking station*.
- (10) If any of the uses that are listed in Clause 2(a)(1) correspond to defined terms set out in By-law 438-86, then such defined terms in By-law 438-86 shall apply.

Enacted and passed on ~ , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

