



**415607 ONTARIO LIMITED  
O/A WATERFORD CRUSHING & SCREENING**

**September 16, 2019**

**Councilor Gord Perks,  
Chair Members of the Toronto & East York Community Council  
2nd floor, West Tower,  
City Hall 100 Queen St. W.,  
Toronto, ON M5H 2N2**

**Attn: Ms. Ellen Devlin**

Dear Councilor Perks and Members of Community Council,

**RE: Item TE8.12 - Port Lands Zoning By-law Amendment**

415607 Ontario Limited (O/A Waterford Crushing & Screening) hold a license agreement with Toronto Port Lands Company (TPLC) for 29 Basin Street Units C & D and 35 Basin Street Units C & D.

Waterford Crushing & Screening (Waterford) understands and confirms that staff have acknowledged that the existing land uses on our licensed lands in the port will be permitted to continue on a site-specific basis under the proposed Zoning By-law Amendment (ZBLA). Waterford also understands the following;

1. The proposed zoning by-law amendment is implementing the Production, Interactive and Creative (PIC) land use directions in Figure 33 of the 2017 Port Lands Planning Framework ("PLPF"), and prohibits existing permitted uses in the various industrial zones that are considered to be incompatible with the land use direction for the Port Lands.
2. Waterford's licensed lands are classified in By-law 438-86 as "*open storage of raw materials yard*", which means the operation of which includes the open storage of raw materials such as salt, gravel, sand, concrete stone or other similar materials. This use is not permitted in the proposed ZBLA. However, the proposed ZBLA contains site-specific permission for the Waterford's licensed lands to be continued to be used for *open storage of raw materials yards* pursuant to Clause 2 (a) (7) and Revised ZBLA Clause 2 (a) (6).
3. The existing land use of the Waterford leased lands and all non-conforming sites in the proposed Zoning By-law Amendment ("ZBLA") area are permitted to continue as-of-right on a site-specific basis in the proposed ZBLA (This is repeated numerous times in the Staff Report - Pp. 2, 6, 10, 11). Any exceptions contained in the currently in-force zoning by-law(s) are not repealed or altered and remain in effect.

4. Through the proposed ZBLA and other actions, the City desires that heavy industrial operations currently situated in the PIC land use direction area in the PLPF "phase-out" of the PIC areas - this does not mean that the existing uses need to vacate their sites, but eventually the long-term vision is that the land uses in the area will evolve to conform to the desired PIC uses in the PLPF and any implementing Official Plan Land Use Designation(s) and Zoning By-law(s).

Waterford wishes to continue a discussion with City Planning Staff and other Stakeholders, as to how the new and eventual PIC uses (and uses permitted in the proposed ZBLA) will "interface" with the adjacent heavy industrial uses, *open storage of raw materials yard* sites, such as Waterford's 29 C & D, and 35 C & D Basin Street sites. This will be most likely the subject of the Urban Design Guidelines and the future development of the Zoning By-law performance standards that the City has alluded to implement in the future in the Port Lands - and more specifically, for lands in the ZBLA area.

Waterford requests City Council to direct City Staff to continue to be included by the City of Toronto, TPLC and Create TO in any planning studies, public consultations, and any other actions that will affect the site(s) and to be informed of any and all LPAT proceedings related to the proposed ZBLA, and to be notified of any decision of City Council respecting the matter.

Best Regards,

**415607 Ontario Limited**  
**o/a Waterford Crushing & Screening**

A handwritten signature in cursive script that reads "Jeff Shaver".

Jeff Shaver, Vice President & General Manager  
(905) 981-6673