Bill 1363

BY-LAW - 2019

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 3, 5, 6, 7 and 12 Leslie Street and 55, 79 and 115 Unwin Avenue, (also known as "Parks and Open Space"), being a portion of the Port Lands in the City of Toronto.

Whereas Council of the City of Toronto has the authority 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: ON 1.0 (x17) 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 15.0 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 900.41.10 Exception Number ON 17 so that it reads:

**(17) Exception ON 17**

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 the uses listed in Clause 90.20.20.20, the following additional uses are permitted if they comply with the associated condition(s):

(i) *Take-out eating Establishment* if the *gross floor area* does not exceed 500 square metres; and

(ii) *Eating Establishment* if the *gross floor area* does not exceed 500 square metres and subject to the specific use regulations in Section 150.100; and

(iii) *Outdoor Patio* if it is combined with an *Eating Establishment* or *Take-out Eating Establishment* use and is not used to provide entertainment such as performances, music and dancing; and

(B) Despite regulation 90.20.20.100(3) a *retail store* is not required to be associated with an *agricultural use* on the same *lot*.

Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on October 2019.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)