

Authority: Toronto and East York Community Council
Item TE23.15, adopted as amended, by City of Toronto
Council on March 10, 2021

CITY OF TORONTO

BY-LAW 161-2021

To amend Zoning By-law 569-2013, as amended, and interim control By-law 979-2017, with respect to the lands municipally known in the year 2020 as 545 Commissioners Street.

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 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to **E 2.0 (x43)**, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 43 so that it reads:

(43) Exception E 43

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) On 545 Commissioners Street, as shown on Diagram 1 of this By-law, a concrete batching plant is permitted in compliance with (B) through (J) below.
- (B) Despite regulation 60.20.20.10.(1), a concrete batching plant is a permitted use.
- (C) Despite regulation 60.20.20.100.(10)(A)(i), **open storage** is permitted in association with the concrete batching plant.

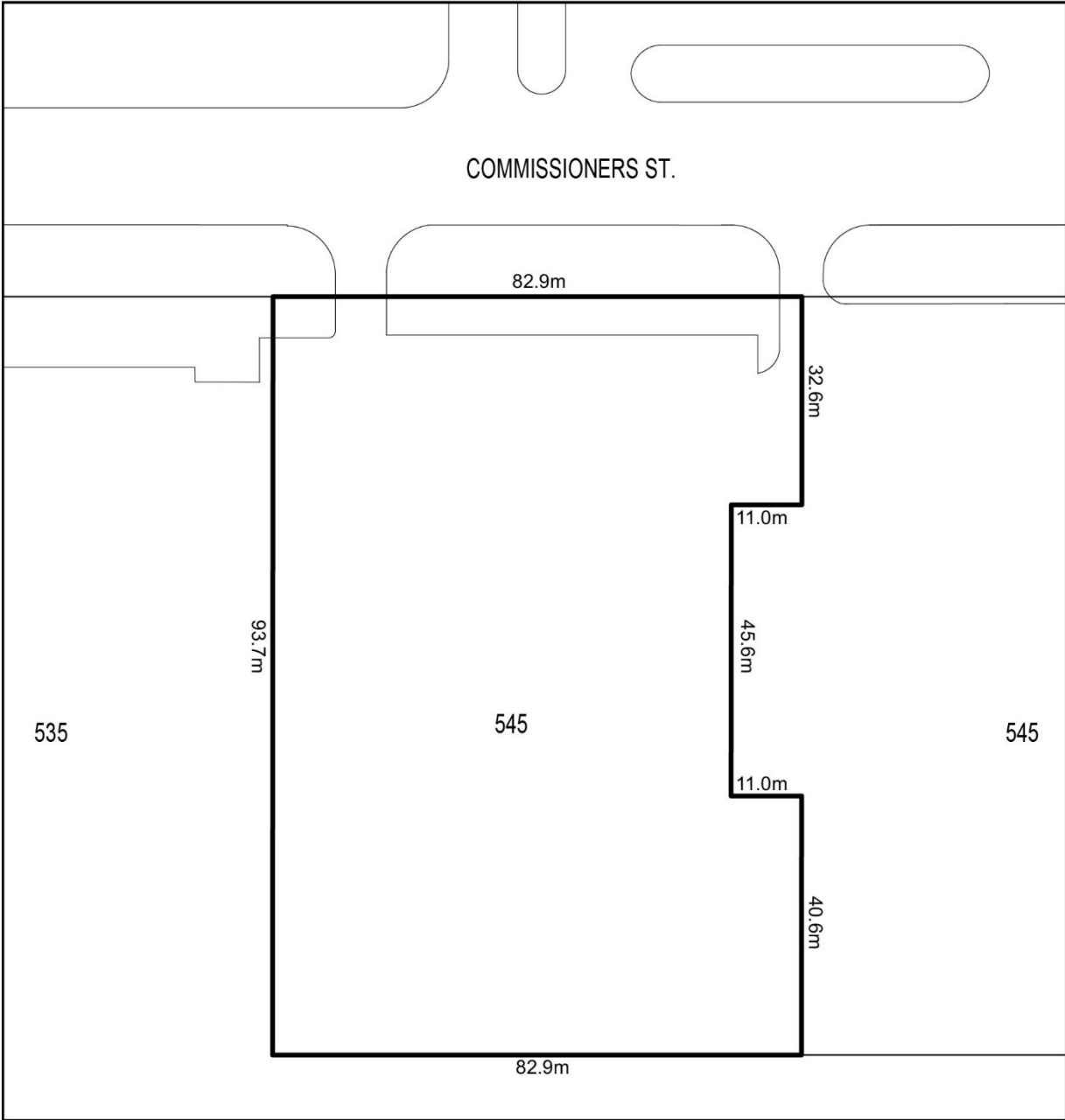
- (D) Despite regulation 900.20.10.(39)(D), an office is permitted as an **ancillary** use to the concrete batching plant and **open storage** and must not exceed 400 square metres for **gross floor area**.
 - (E) Despite regulation 900.20.10.(39)(D), a **vehicle repair shop** is permitted provided the use is **ancillary** to the concrete batching plant and **open storage**.
 - (F) Despite regulations 60.20.20.100.(10)(A)(iv) and 900.20.10.(39)(E), no **building setback** from the east, south and west **lot lines** is required for the **open storage** permitted in (C) above if an opaque visual barrier is provided.
 - (G) Despite regulation 900.20.10.(39)(F)(iii)(a), an opaque visual barrier must be provided between a **lot line** that abuts a **street** and the area used for **open storage**, located a maximum of 43 metres from the **lot line** abutting a **street**.
 - (H) Despite regulation 60.20.20.100.(4), a **retail store** is permitted, provided the **retail store** is **ancillary** to the concrete batching plant.
 - (I) Despite regulation 60.5.100.1.(1), a **driveway** may have a minimum width of 3.5 metres if it is provided as half of a shared **driveway** with the adjacent property to the east. Otherwise, the minimum required **driveway** width must be 6 metres.
 - (J) Despite regulation 60.20.50.10.(1), **soft landscaping** to a minimum width of 3 metres is not required along the entire length of the **lot line**.
5. By-law 979-2017, being a by-law to impose interim control for a portion of the Port Lands located in the City of Toronto, is amended by removing the lands municipally known as 545 Commissioners Street.

Enacted and passed on March 10, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

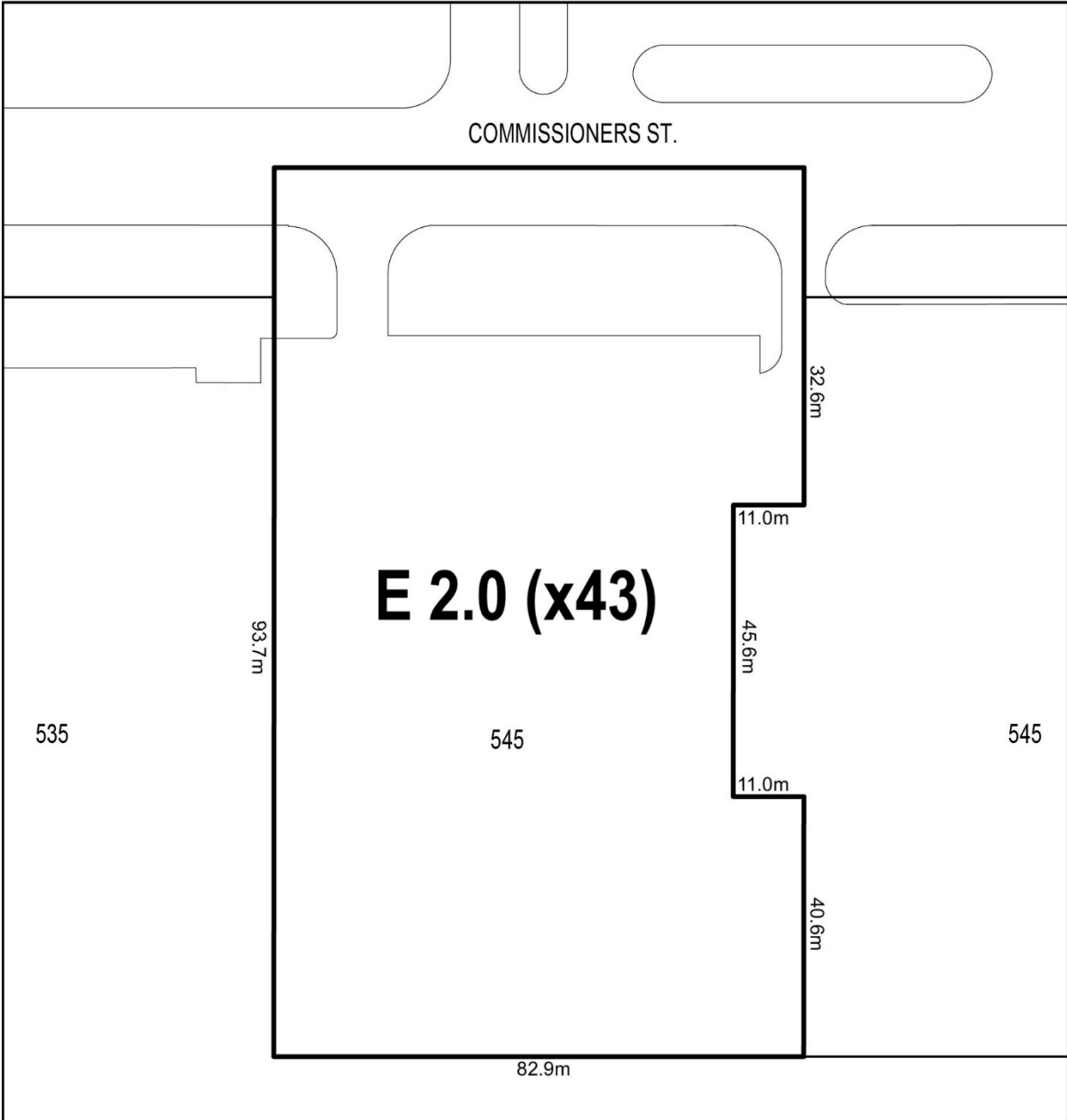
(Seal of the City)



 **TORONTO**
Diagram 1

545 Commissioners Street

File # 20 148800 STE 14 SA



 **TORONTO**
Diagram 2

545 Commissioners Street

File # 20 148800 STE 14 SA