

Authority: Toronto and East York Community Council
Item TE34.14, as adopted by City of Toronto Council on
July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 1010-2022

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 29, 35, 41, and 75 Basin Street as shown on Diagram 1 to this By-law 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 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 labels to these lands: EL 2.5 (x20) and ON (x24) 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: PA 1, 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 label to these lands: HT 42.0 and HT 12.0 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 with no value.
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 with no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.21.10 Exception Number 20 so that it reads:

(20) Exception EL 20

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 29, 35, 41, and 75 Basin Street, as shown zoned EL 2.5 (x20) on Diagram 2 of By-law 1010-2022, **buildings** or **structures** may be constructed, used or enlarged in compliance with Sections (B) to (V) below;
- (B) For the purposes of this exception, the **lot** is comprised of the lands identified as EL 2.5 (x20) on Diagram 2 of By-law 1010-2022;
- (C) In accordance with Clause 5.10.30.20, the **lot line** abutting Basin Street is the **front lot line**;
- (D) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum of 76.85 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 60.5.40.60(1), a canopy, awning or similar structure may encroach into a required minimum **building setback** that is not a **street yard**, regardless of how high it is above the elevation of the ground directly below it;
- (F) In addition to the uses permitted in Regulation 60.10.20.10(1), the following uses are also permitted:
 - (i) **Art Gallery**;
 - (ii) **Club**;
 - (iii) **District Heating and Cooling Plant**;
 - (iv) Library;
 - (v) **Massage Therapy**;
 - (vi) Medical Office;
 - (vii) **Museum**;
 - (viii) **Personal Service Shop**;
 - (ix) **Recreation Use**;

- (x) **Retail Service;**
 - (xi) **Software Development and Processing;** and
 - (xii) **Wellness Centre;**
- (G) Despite Regulations 60.10.20.10(1) and 60.10.20.20(1), the following uses are not permitted:
- (i) **Crematorium;**
 - (ii) Dry Cleaning or Laundry Plant;
 - (iii) **Open Storage;**
 - (iv) Plastic Product **Manufacturing Use;** and
 - (v) **Self-storage Warehouse;**
- (H) Despite the uses permitted in Regulations 60.10.20.10(1) and 60.10.20.20 (1), the following uses are also permitted if they comply with the specific conditions associated with each use:
- (i) **Cabaret** provided the **interior floor area** does not exceed 1,000 square metres;
 - (ii) **Contractor's Establishment** provided a **contractor's establishment** must store loose materials such as sand, gravel or concrete in an enclosed **building;**
 - (iii) **Eating Establishment** provided the individual **interior floor area** does not exceed 3,500 square metres and must comply with the specific use regulations in Section 150.100;
 - (iv) **Entertainment Place of Assembly** provided the individual **interior floor area** does not exceed 1,000 square metres;
 - (v) **Financial Institution** provided this use is not within 20.0 metres of an intersection of two **streets;**
 - (vi) **Nightclub** provided the individual **interior floor area** does not exceed 1,000 square metres;
 - (vii) Office provided this use shall include production office, general office, and executive production office areas that will not exceed a floor space index of 0.85 over the entire **lot;**

- (viii) **Outdoor Patio** provided it is an **ancillary** use associated with a **cabaret, eating establishment, entertainment place of assembly, nightclub, recreation use, and a take-out eating establishment**;
- (ix) **Parking Garage** provided it is in one or two **parking garages** and collectively will not contain more than 1.25 parking spaces per 100 square metres of provided **gross floor area** on the **lot** and be located in the within the area depicted on Diagram 5 of By-law 1010-2022;
- (x) **Retail Store** provided the individual **interior floor area** does not exceed 3,500 square metres;
- (xi) **Take-out Eating Establishment** provided the individual **interior floor area** does not exceed 3,500 square metres;
- (xii) **Transportation Use** despite Regulation 60.12.20.100 (19), this use is a permitted use if it is operated by, or on behalf of, the Toronto Transit Commission;
- (xiii) **Warehouse** despite Clause 60.10.20.10, this use is a permitted use if it is not used for the purpose of, or in association with, a postal or courier service; and
- (xiv) **Wholesaling Use** despite Clause 60.10.20.10, this use is a permitted use if it is not used for the purpose of, or in association with, a postal or courier service;
- (I) For the purposes of this exception, **Artist Studio, Custom Workshop, Entertainment Place of Assembly, Office, Performing Arts Studio, Production Studio, Software Development and Processing, and Warehouse** shall be considered "studio-oriented use";
- (J) For the purposes of this exception, "base camp" means an **ancillary** activity to the "studio-oriented uses" that involve the temporary parking and storage of fleet, production, and studio operation vehicles and are not considered **parking spaces** for the purposes of Clauses (H)(ix) and (U) of this exception;
- (K) Canopies, awnings, wind screens, snow screens, or similar **structures** over pedestrian entrances must be no less than 2.5 metres above the elevation of the ground directly below it. Canopies, awnings, or similar **structures** over **production studio** stage doorways must be no less than 6.1 metres above the elevation of the ground directly below it;
- (L) Any pedestrian and utility service bridge **structures** must be located no less than 6.1 metres above the elevation of the ground directly below it;

- (M) Any pedestrian and utility service bridge **structures** in (L) above must have no more than one **storey** and must not exceed a height of 5.5 metres, as measured floor to ceiling;
- (N) On the **lot** with a "studio-oriented use", a barrier, such as a fence, gate, berm, retaining wall, or landscaped buffer may be provided for areas:
- (i) between a **lot line** that abuts a **street** and an area that is used for a "studio-oriented use", located a maximum of 3.0 metres from the **lot line** that abuts a **street**, except for the portions used for **vehicle** and pedestrian access; or
 - (ii) along the entire perimeter of the portion of the **lot** that is used for a "studio-oriented use"; and
 - (iii) along all **lot lines** that abut the ON (x24) zone;
- (O) Despite Clause 60.5.40.10 and Regulation 60.10.40.10(1), the following **structures** and equipment may project beyond the permitted height of a **building**:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and equipment, chimneys, and vents to a maximum of 2.5 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 3.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 2.5 metres;
 - (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.0 metres;
 - (vi) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 2.5 metres; and
 - (vii) architectural signage and associated **structures** may project above the height limits to a maximum of 5.0 metres;

- (P) Despite Regulation 60.10.40.10(1) and Diagram 4 attached to this By-law, any **buildings** or **structures** may have a height limit of 46.0 metres on the **lot**, so long as the cumulative area to which this height limit applies does not exceed 15 percent of the **lot** area for the 42.0 metre height limit area as indicated on Diagram 4 attached to this By-law;
- (Q) Despite Clause 60.10.40.10(1) and Diagram 4 attached to this By-law, the required minimum height of all **main walls** facing a **lot line**, with the exception of the former Sun Oil heritage **building** identified on Diagram 5 of By-law 1010-2022, is 10.0 metres;
- (R) Despite Regulations 60.10.40.70(1), (2), and (3), on the **lot** abutting a **street** or a **lot line** abutting the ON (x24) zone, the required minimum **front yard setback**, minimum **side yard setback**, and minimum **rear yard setback** is 0.0 metres;
- (S) Regulation 60.10.50.10(1), with regards to **soft landscaping**, does not apply to a **lot line** abutting a **street**;
- (T) Despite Regulation 60.5.80.10(1) and (2), a **parking space** may not be located in the **front yard**, **side yard** abutting a **street**, or in a **side yard** or **rear yard** abutting the ON (x24) zone;
- (U) Despite Regulation 200.5.10.1(1) and Table 200.5.10, for all permitted uses identified in Regulations 60.10.20.10(1) and 60.10.20.20(1) as amended by (F), (G), and (H) above, **parking spaces** may not exceed a maximum rate of 1.25 **parking spaces** per 100 square metres of **gross floor area**. No minimum **parking spaces** are required;
- (V) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), for all permitted uses identified in Regulations 60.10.20.10(1) and 60.10.20.20 (1) as amended by (F), (G), and (H) above, **bicycle parking spaces** must be provided at a minimum rate of 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, allocated as follows:
- (i) 10 percent "short-term" **bicycle parking spaces**; and
 - (ii) 90 percent "long-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.41.10 Exception Number 24 so that it reads:

(24) Exception ON 24

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 90.20.20.10, the following additional uses are permitted:
- (i) **Take-out eating Establishment**
- (B) Despite the uses listed in Clause 90.10.20.10 and 90.10.20.20, the following uses are not permitted:
- (i) **Transportation Use; and**
 - (ii) **Entertainment Place of Assembly**

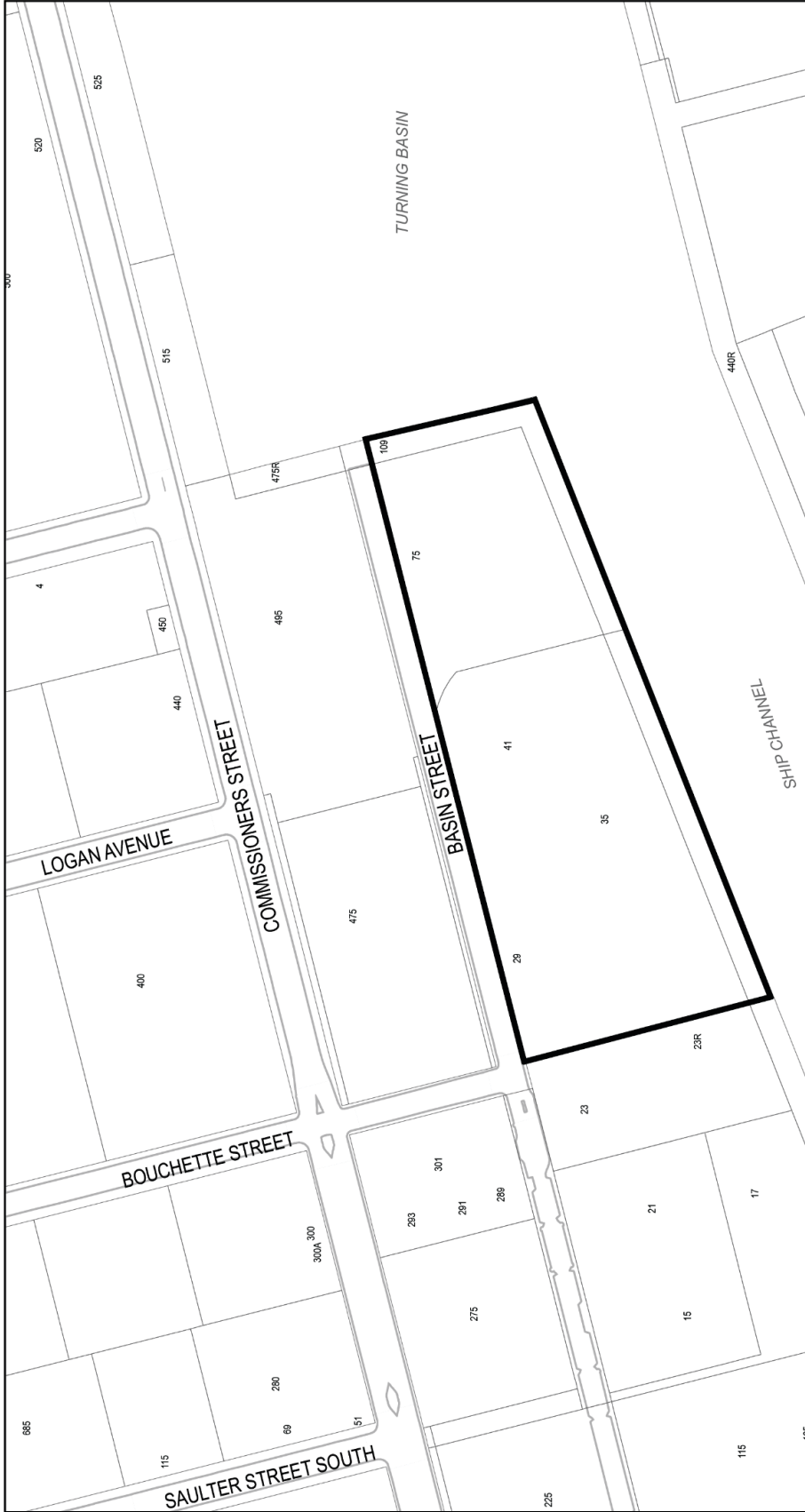
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

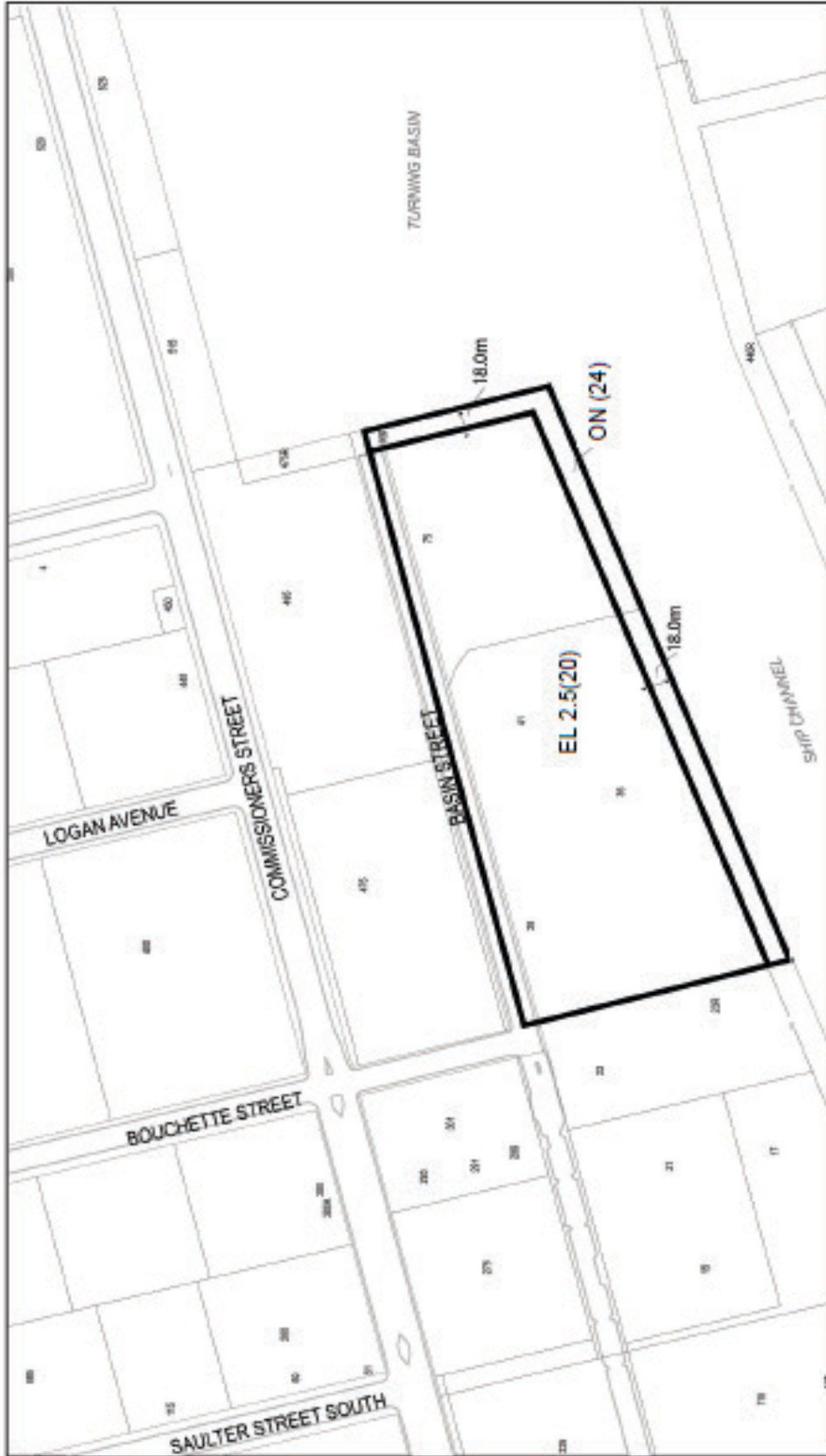
John D. Elvidge,
City Clerk

(Seal of the City)

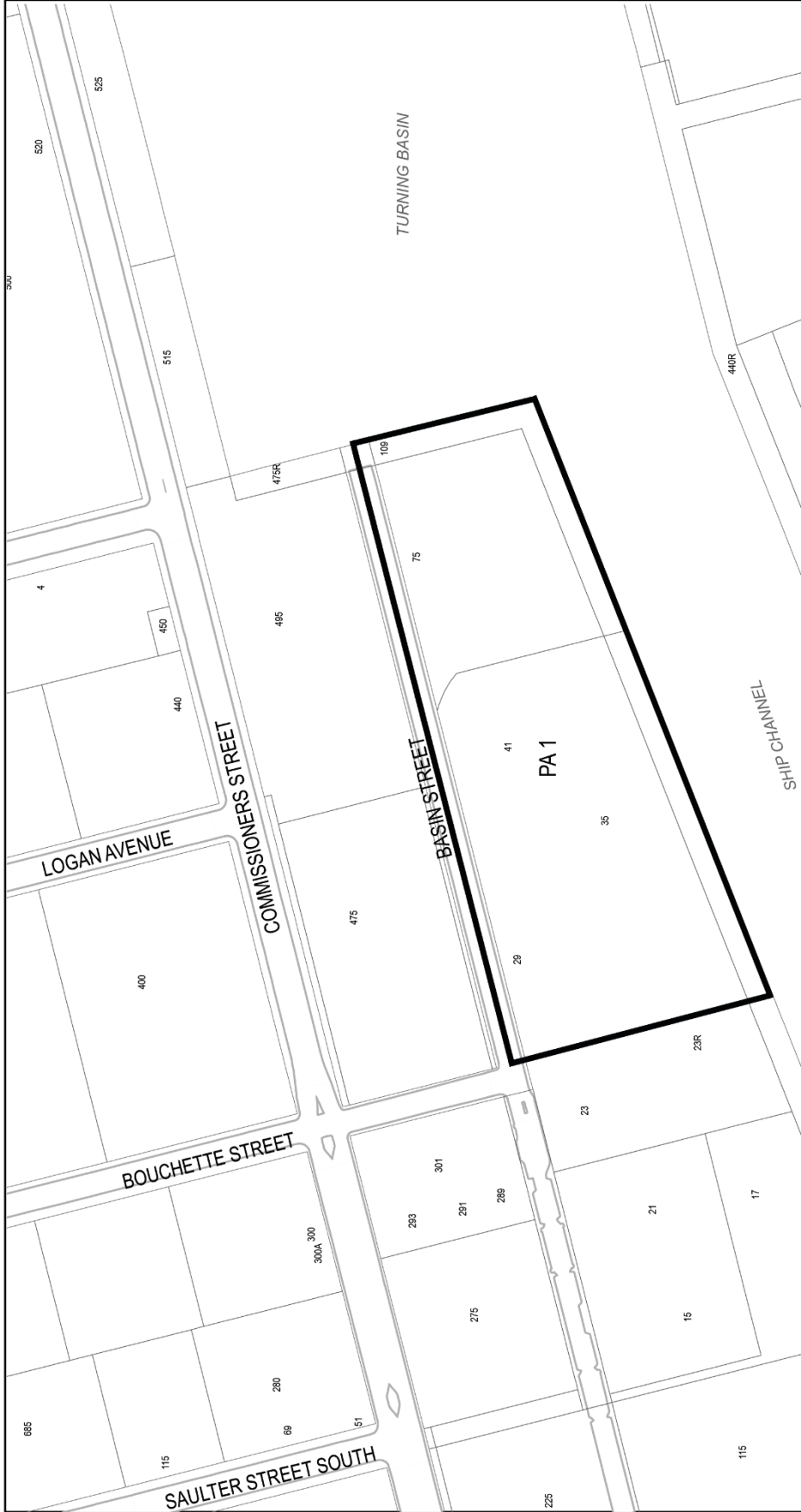


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Diagram 1 - Lands Subject to Zoning By-law

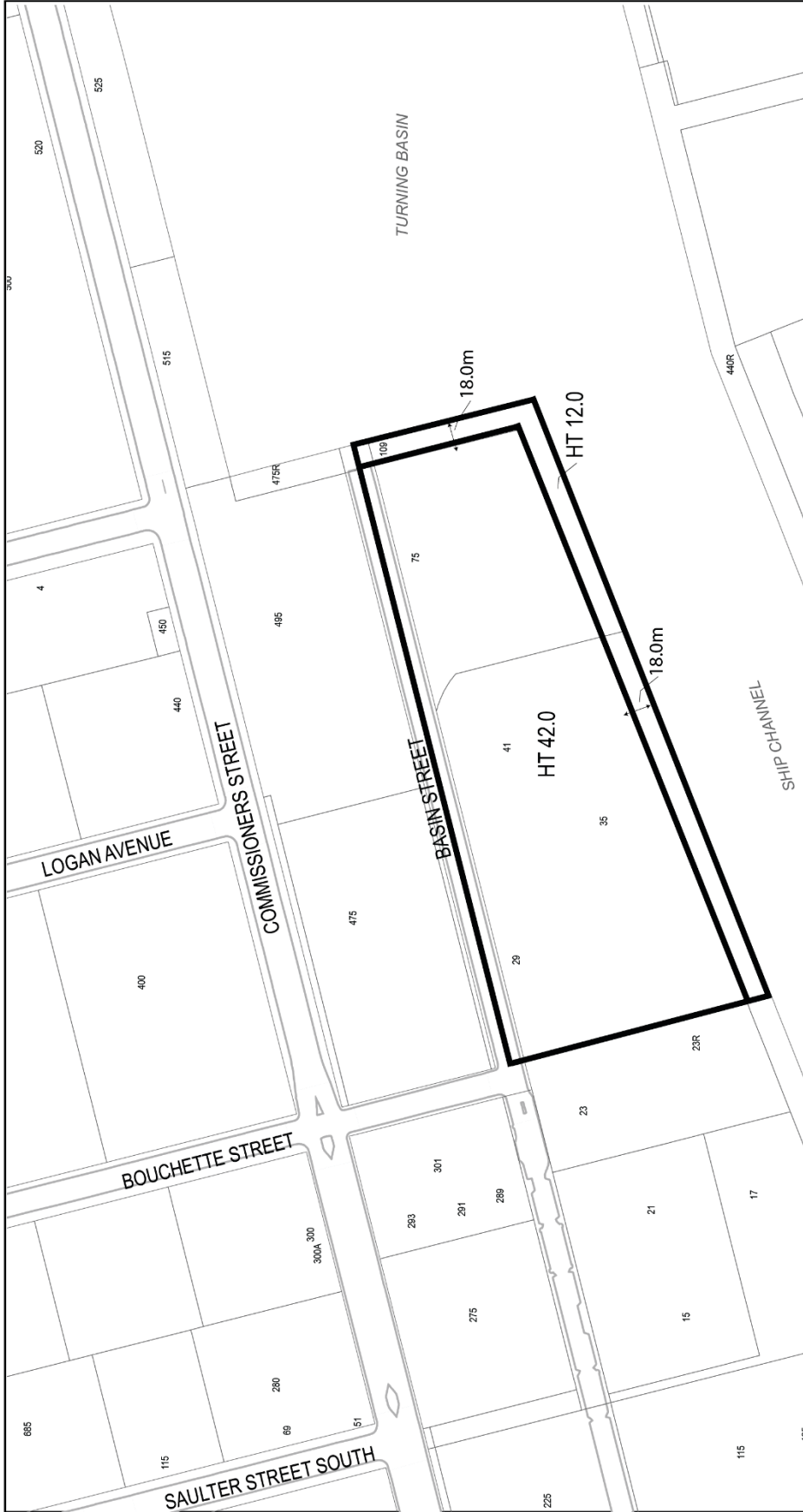
29, 35, 41, and 75 Basin Street
Not to Scale
05/27/2022



Toronto
Diagram 2 - Zoning Area
29, 35, 41, and 75 Basin Street
Not to Scale
05/27/2022



29, 35, 41, and 75 Basin Street
Not to Scale
05/27/2022

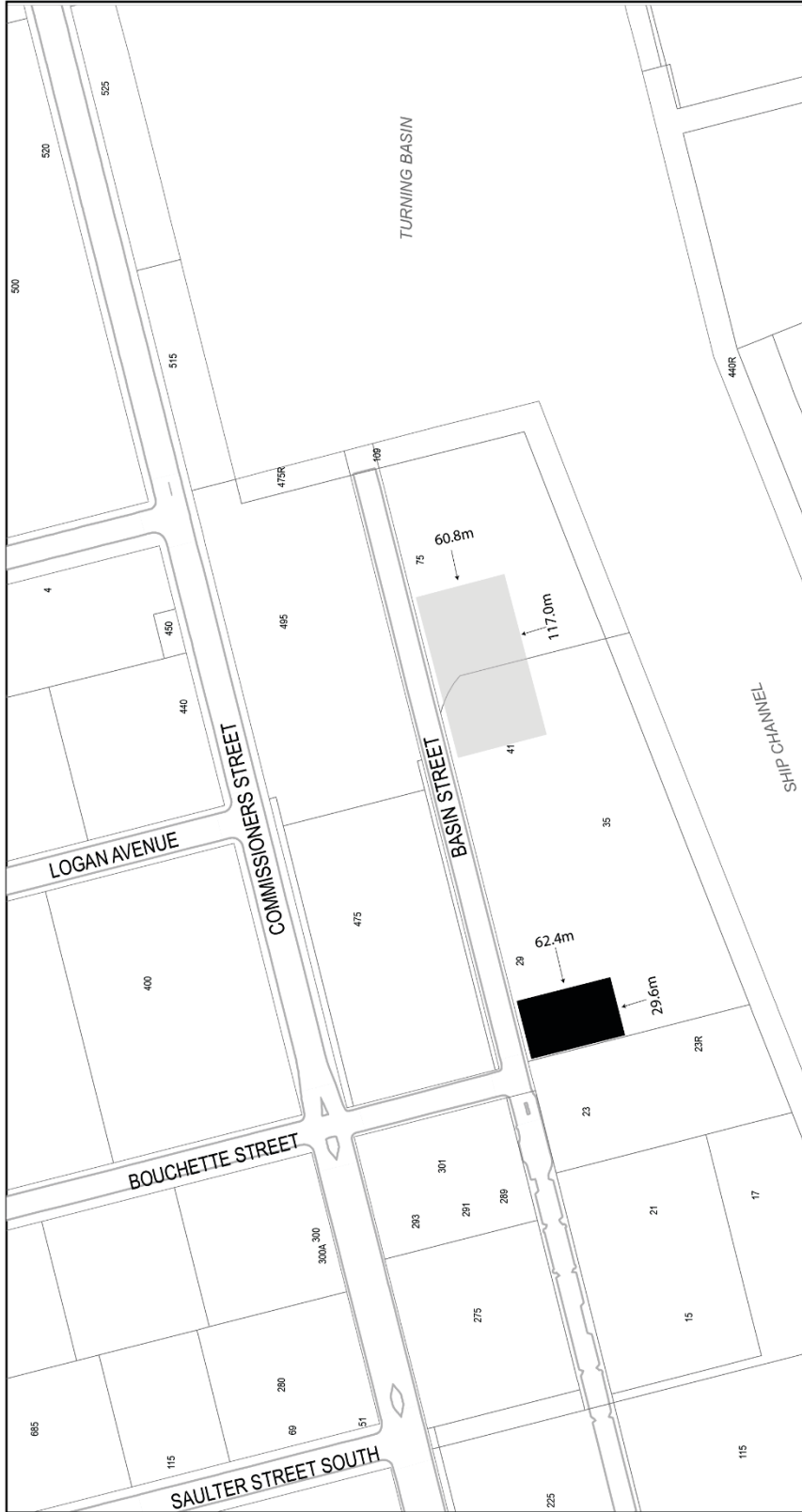


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Diagram 4 - Maximum Building Height

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Diagram 4 - Maximum Building Height



Not to Scale
05/27/2022



29, 35, 41, and 75 Basin Street
Not to Scale
05/27/2022

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Diagram 5 - Specific Use Location

- Former Sun Oil Heritage Building
- Parking Garage(s) Location Envelope