

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

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. #####-2021

**To amend Zoning By-law No. 569-2013, as amended, 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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 No. 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**.

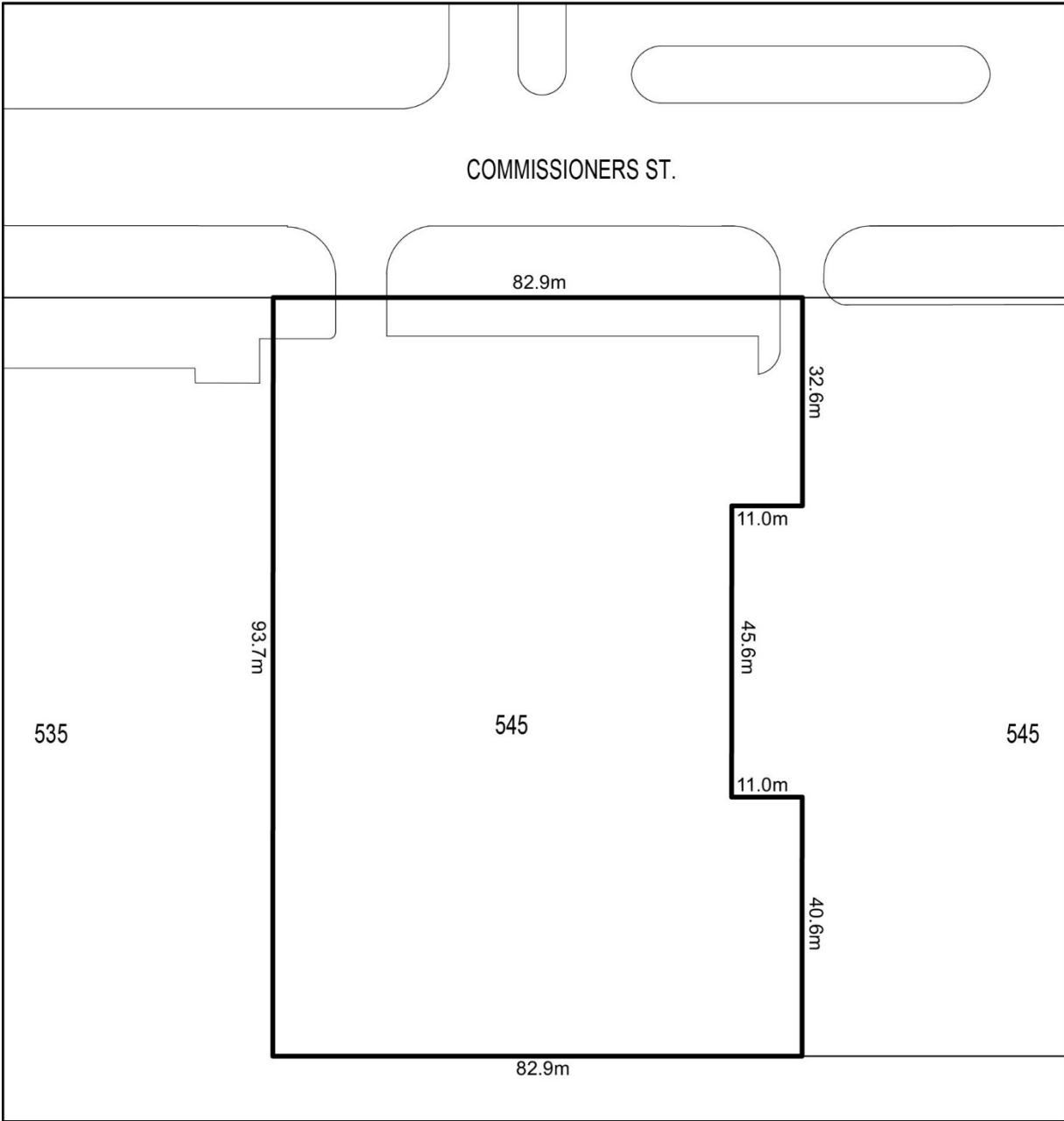
- (E) Despite regulation 900.20.10.(39)(D), a **vehicle repair shop** is permitted provided the use is **ancillary** to the concrete batching plant and **open storage**.
  - (F) Despite regulations 60.20.20.100.(10)(A)(iv) and 900.20.10.(39)(E), no **building setback** from the east, south and west **lot 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**.
6. 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 **month ##, 20##.**

Frances Nunziata  
Speaker

John D. Elvidge,  
Interim City Clerk

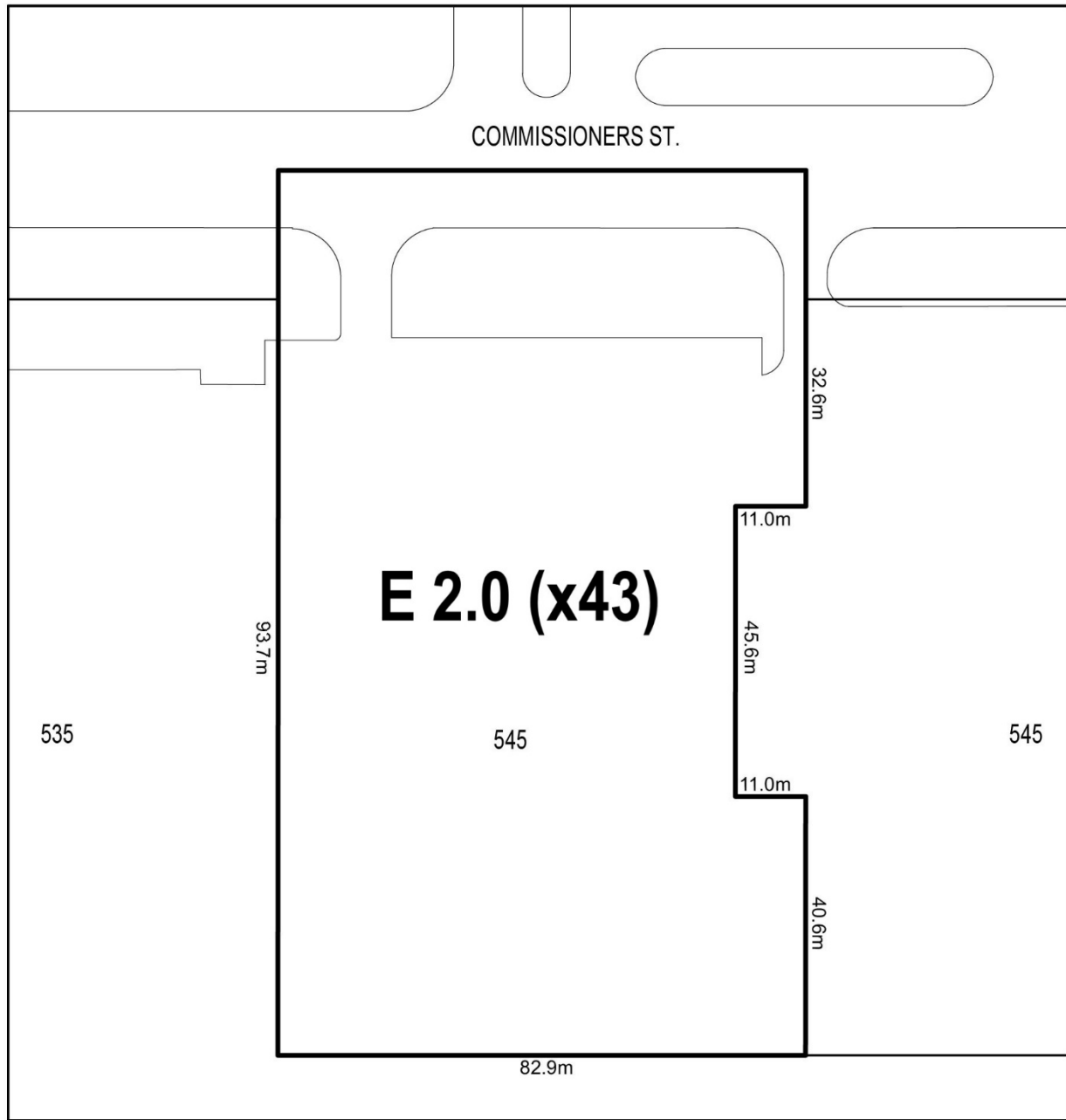
(Seal of the City)



 **TORONTO**  
Diagram 1

**545 Commissioners Street**

File # 20 148800 STE 14 SA



 **TORONTO**  
Diagram 2

**545 Commissioners Street**

File # 20 148800 STE 14 SA