

Basin Media Hub (29, 35, 41 and 75 Basin Street) - City-initiated Zoning By-law Amendment Application – Final Report

Date: June 7, 2022
To: Toronto and East York Community Council or City Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Danforth

Planning Application Number: 22 145541 STE 14 OZ

SUMMARY

This report provides information in support of a City-initiated rezoning of 29, 35, 41, and 75 Basin Street, to permit a new production studio known as Basin Media Hub in the Port Lands. Basin Media Hub is a partnership between CreateTO and Hackman Capital Partners that will result in a purpose-built state-of-the-art film, television and digital media hub on 3.6 hectares (8.9 acres) of CreateTO property at 29, 35 and 41 Basin Street and 2.0 hectares (5.0 acres) of private lands at 75 Basin Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 29, 35, 41 and 75 Basin Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (June 7, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year, or in future years.

DECISION HISTORY

At its meeting on October 3, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands – Interim Control By-law – Final Report". In anticipation of the forthcoming final Port Lands Planning Framework (PLPF) and Port Lands Official Plan Modification (OPM), Council provided direction to enact an Interim Control By-law for selected areas in the Port Lands for a period of one year with the possibility of extension. This by-law was enacted to enable staff to conduct a zoning review to implement the directions of the PLPF and OPM and to prohibit uses incompatible with the planning vision for the Port Lands.

This report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-107601.pdf>

At its meeting on December 8, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands Planning Initiatives – Final Report". This comprehensive effort is the result of analysis and consultation beginning in 2013 and culminating in PLPF and OPM. The report recommended a work program to implement Council direction that included a Zoning Review for Port and Industrial Districts, a Precinct Plan for McCleary District, and Urban Design Guidelines for the Production, Interactive and Creative (PIC) Core District.

This report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-107844.pdf>

At its meeting on June 26, 2019, City Council adopted the staff report from the Acting Director, Community Planning, Toronto and East York District, entitled "Port Lands Interim Control By-law Extension - Final Report", which recommended a one year extension to the Port Lands Interim Control By-law to allow for the completion of the Port Lands Zoning Review Study.

The report can be found at this link:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-115474.pdf>

The Port Lands OPM has been appealed to the OLT and the City worked with the various appellants to resolve the majority of issues. A Settlement Hearing was held on April 16, 2021 to present the various settlements and the revised version of the OPM to the Tribunal. The OPM, as modified, was brought into full force and effect for the Turning Basin District, which includes the lands at 29, 35, 41 and 75 Basin Street, by OLT Decision on May 18, 2021, including land use, transportation, built form and public realm policies.

The OLT Decision can be found at:

<https://www.omb.gov.on.ca/e-decisions/pl030514-May-18-2021.pdf>

At its meeting on November 9, 2021, City Council adopted the staff report from the Executive Vice President, Strategic Development, CreateTO entitled "Basin Media Hub – Term Sheet Update" which recommended the approval of the terms sheet, which is to

be excuted by CreateTO, to lease 29, 35, and 41 Basin Street to the selected proponent for the purpose of developing the Basin Media Hub, a new modern urban film studio.

This report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX27.12>

SITE AND SURROUNDING AREA

Description: The site is located within the Turning Basin District of the Port Lands, south of Basin Street, bounded by the Ship Channel, Turning Basin and the Hydro One Basin Transmission Station. It is roughly rectangular in shape and approximately 5.6 hectares (13.0 acres) in area. The current site is occupied by the Sun Oil Building, a two storey listed Heritage building, as well as a number of aggregate storage areas and construction staging operations. The site includes an active dockwall that provide berthing opportunities for vessels using the Ship Channel.

Official Plan Designation: The former City of Toronto Official Plan remains in force in the Port Lands and designates the majority of the Port Lands as General Industrial Areas, which permit a wide range of industrial uses except those which may have a detrimental environmental effect on other industrial uses. The Port Lands OPM, which included revisions to the Central Waterfront Secondary Plan and Port Lands Area Specific Policies, was adopted by City Council on December 8, 2017 and brought into full force and effect by an OLT Decision on May 18, 2021. The OPM designated the site Regeneration Areas and Parks and Open Space Areas (for the Water's Edge Promenade) by the Central Waterfront Secondary Plan.

Zoning: I4 D2 under Zoning By-law 438-86 and a density limit of 2.0 times the area of the lot. A Committee of Adjustment Decision on May 17, 2018 permits a communications and broadcasting establishment on 29, 35 and 41 Basin Street. An Interim Control By-law for the Port Lands applies to the site, pending settlement of appeals to Zoning By-law 438-86 or the adoption of a new zoning by-law. See Attachment No. 5 to this report for the Existing Zoning By-law Map.

Surrounding Land Uses:

North: of Basin Street, a one (1) storey Federal Express courier service building is located at 475 Commissioners Street and a vacant lot is located on 495 Commissioners Street.

South: The Ship Channel, a federally regulated navigable waterway that provides access to industrial marine vessels that service the Toronto Port Authority at 8 Unwin and port-oriented industries that are adjacent to the Ship Channel and Turning Basin.

East: The Turning Basin, a federally regulated navigable waterway that permits industrial marine vessels access to concrete and aggregate industries located in East Port, as well as permit the turning of marine vessels.

West: The Ontario Hydro Basin Transmission Station facility, which transmits electricity from the Port Lands Energy Centre and other electricity generation facilities to Downtown Toronto.

THE PROPOSAL

Description: Twelve purpose-built sound stages, production office space, with workshop and production support space.

Density: 1.23 FSI

Film and Production Office Space: The twelve soundstages have a GFA of 20,380 m², with approximately 32,500 m² of GFA devoted to several production offices, workshops and other production support uses.

Access, Parking, and Loading: Access to the Basin Media Hub will be through three gateways along the south side from Basin Street and the future Carlaw Street extension. All employee and visitor parking will be within a 7 storey parking structure, with the first two storeys devoted to production support. All loading will be internal to the site, within a secure perimeter.

Additional Information

See Attachment 1 to this report for the location map and Attachment 6 for the project data.

Reasons for Proposal

The Zoning By-law Amendment has been advanced in order to amend City-wide Zoning By-law 569-2013 to permit the Basin Media Hub use mix across the entirety of the site, with appropriate performance standards such as those for setbacks, height, density, and parking.

Site Plan Control

The Basin Media Hub proposal is subject to Site Plan Control. A Site Plan Control application is expected to be submitted in Q3 2022.

Provincial Land Use Policies

The proposal has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Agency Circulation

The proposal has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in formulating appropriate Zoning By-law standards.

CONSULTATION

Consultation for the Production, Innovation and Creative Core Urban Design Guidelines and their implementing zoning commenced in 2019 with a Community Consultation Meeting (CCM) on March 21, 2019.

Following that CCM, several meetings with the Film, Television and Digital Media Advisory Board Working Group, a Stakeholder Advisory Committee Meeting, two presentations to the Waterfront Design Review Panel, and numerous individual meetings with Pinewood Studios and other landowners and users were held to advance the PIC Core Urban Design Guidelines and implementing zoning by-laws. A second CCM on September 22, 2020 updated project timelines and intended outcomes, including implementing zoning by-law amendment. Feedback included:

- Opportunities for this area to become an attractive and lively employment hub; the design of the area should be adaptable for film settings;
- celebrating film as a unique opportunity for this area;
- opportunities to make film studios inviting to the public and to allow visitors to experience the industry;
- greenspaces and the connections between them are important for flora and fauna;
- flexible public spaces should be designed to be used for different activities at different times of the year; and,
- it is very important to celebrate Indigenous history, culture and relationships with water;

Between September 22 and October 16, 2020, data was collected in an online questionnaire hosted through MetroQuest. Comments included:

- create a public realm that allows film-related traffic but is still pedestrian oriented;
- corridors to the water must be flexible to accommodate the future of film and other industries in the area;
- design of the area should be adaptable for film settings;

- the area should showcase the film industry in Toronto, with opportunities to make film studios inviting to the public and to allow visitors to experience the industry; and,
- the City needs to ensure that developments are cohesive and long lasting with more density and landscaping.

The Urban Design Guidelines are currently in draft form and enabling zoning is under development for much of the PIC Core area, with Basin Media Hub zoning being the first piece to be implemented. Further public consultation on the Urban Design Guidelines will occur in 2023, with additional community, Indigenous and landowner/user engagement required to finalize the guidelines.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

The City of Toronto, in partnership with Waterfront Toronto, developed draft urban design guidelines and implementing draft zoning by-law amendments for 33 hectares of industrial land that make up the Production, Interactive and Creative (PIC) districts to further expand on the Council-adopted vision for the Port Lands. The PIC districts are anticipated to transform into vibrant, modern, urban creative clusters, anchored by expanding or emerging film and media campuses. The PIC Core Urban Design Guidelines are anticipated to be completed by Q1 2023 after further community consultation, with a focus on public realm and tall building areas, and Indigenous engagement.

The proposed zoning by-law amendment is consistent with the Port Lands Planning Framework and Port Lands Area Specific Policies, adopted by City Council on December 8, 2017 and modified by Ontario Land Tribunal Decision on May 18, 2021. The proposed zoning by-law amendment is also consistent with the direction and draft of the Production, Creative and Interactive (PIC) Core Urban Design Guidelines, which is scheduled to be completed in Q1 2023.

Purpose of the Zoning Bylaw Amendment

The rezoning of 29, 35, 41, and 75 Basin Street is to permit a new modern, urban production studio, known as Basin Media Hub, within the Turning Basin District in the Port Lands. The Basin Media Hub proposal was approved by City Council on November 9, 2021 and includes twelve purpose-built sound stages, production office space, along with workshop and production support space.

The proposed zoning by-law amendment is aligned with Port Lands Planning Framework direction, consistent with the Port Lands Official Plan Modification, and reflects the draft PIC Core Urban Design Guidelines.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

PIC Core Urban Design Guidelines

The Production, Interactive and Creative (PIC) Core Urban Design Guidelines are part of implementation of the Port Lands Planning Framework and Official Plan Modification (OPM) of the Central Waterfront Secondary Plan. They will provide specific design guidance for both private and public development within the Media City and Turning Basin districts and implement City Council's policy for these districts. The guidelines are in draft form, with further refinement expected after community consultation and Indigenous engagement.

Although the City of Toronto develops urban design guidelines to address specific building typologies, topics or areas, these guidelines are unique in the following ways:

- Inclusion of light industrial guidelines, which is a first for the City of Toronto
- Guidance on creative cluster development, a first in North America
- Implementing the Port Lands Planning Framework and Port Lands Official Plan Modification, but not directed by master planning or precinct planning, so must be flexible and adaptable, while protecting for a fine-grain urban fabric
- Focus on the interface between the public realm and developments or creative campuses – less focused on what happens inside a secure perimeter
- Will improve quality of urban environment for workers, visitors and nearby residents in a significant waterfront employment area

The guidelines provide direction on heritage and views, public art, parks and open space, site organization, mobility, urban fabric, built form and sustainability.

The matters that are the subject of the proposed zoning by-law amendment are consistent with the draft guidelines and address matters that apply to the site, such as building heights and secure perimeter approaches.

Land Use

Within the PLPF and OPM, the Basin Media Hub site is envisioned to be a modern urban production, interactive and creative employment district, with a mix of uses that

supports and responds to an evolving modern creative economy. Amenities, retail and services at specific locations along the Water's Edge Promenade will ensure active open spaces to provide employees and visitors with an urban employment district experience.

The zoning by-law amendment is consistent with the OPM and PLPF, and is generally consistent with the City of Toronto Official Plan's Regeneration Uses designation, where the Basin Media Hub site will have a diverse mix of studio-oriented uses and commercial activation uses (such as retail store and eating establishment) that support the development of a new urban media production campus.

The proposed use permissions include a wide range of studio-oriented uses, such as artist studio, custom workshop, entertainment place of assembly, office, performing arts studio, production studio, software development and processing, and warehouse. In addition, a diverse mix of commercial activation uses are permitted for the purpose of animating the Water's Edge Promenade and Basin Street, as well as providing employees with amenities in close proximity to this new employment node.

The proposed Zoning By-law is generally consistent with PLPF Appendix 2: Desirable Uses, Permissible Uses and Uses Open for Consideration and the OPM land use policies.

Density and Height

The PLPF and OPM do not provide direction regarding maximum densities in the Turning Basin District, with Zoning By-law No. 438-86 establishing a maximum density of 2.0 times lot coverage with no height restrictions. The Indicative Building Height Map, which is Figure 64 in the PLPF, shows a building height range for the site of two to three storeys, except along the Water's Edge Promenade where buildings had a height of six storeys. The PIC Core built form and height were subject to further study through the PIC Core Urban Design Guidelines planning process.

The zoning by-law amendment proposes an increase in density from the existing 2.0 times lot coverage to 2.5 times lot coverage, reflecting the intensification anticipated for modern urban production campuses that supports both midrise office buildings and use-specific building types such as sound stages. The draft Guidelines recommended a maximum building height of between 42 and 46 metres for the site, which is equivalent to a 10-11 storey office building. This height will accommodate a wide range of modern urban production studio building typologies. The amendment has recommended a height limit of 42 metres for the site, with 46 metre height permission on 15% of the site to provide flexibility in the design of the production office buildings.

Built Form

The OPM included requirements for a zero metre setback from a street and minimum building heights of 3 storeys along major streets and the Water's Edge Promenade.

The OPM built form requirements were incorporated into an urban industrial building typology analysis undertaken through the PIC Core Urban Design Guidelines process,

with the objective of creating an active and vibrant public realm and adaptive reuse of these buildings over time.

The draft PIC Core Urban Design Guidelines have provided further direction where all streets and the Basin Street and Water's Edge Promenade should be framed with buildings with a minimum streetwall height of three storeys, or its equivalent.

The amendment is consistent with the OPM and draft Guidelines for buildings on street and Water's Edge Promenade frontages, including a minimum building height of 10 metres, a three storey equivalent, along all lot lines.

Activation

A vital aspect for a modern urban employment district is ensuring a lively, active public realm that provides services and amenities for employees, visitors and residents who live close by.

Commercial activation uses that have been included in the zoning by-law amendment are diverse, providing greater opportunities to activate the street and Water's Edge Promenade. The commercial activation uses include:

- retail stores and service uses
- museum
- art gallery
- artist studio
- financial institution
- eating establishment
- take-out eating establishment
- amusement arcade
- custom workshop
- museum
- performing arts studio
- recreational use
- place of assembly
- entertainment place of assembly
- cabaret
- nightclub

The amendment support the retail and commercial activation Official Plan retail policies, PLPF direction, OPM policies, and draft Guidelines.

Secure Perimeter

The Port Lands OPM includes policies that reference the need for secure perimeters for operational or safety reasons, including media production facilities.

Film studios and creative campuses require their operations to be protected behind a secure perimeter. These secure perimeters can be located at grade, fronting a public

street or the Water's Edge Promenade, or be above grade connecting two buildings with elevated walkways. The objective in the design of a secure perimeter is to minimize their visual impact using architectural details and vegetation to enhance the adjacent public realm, and provide opportunities for visual porosity and public realm activation.

The draft Guidelines provide robust design direction on the development of a secure perimeter strategy, which can include opaque visual barriers, landscaping and urban canopy, above-grade pedestrian connections, buildings and access points.

The zoning by-law amendment includes regulations that provide the option to include an opaque visual barrier, such as a wall, fence, or berm, and above-grade pedestrian connections as part of a secure perimeter strategy.

Public Realm

The CWSP designates the Water's Edge Promenade Parks and Open Space Areas and identifies the Water's Edge Promenade on Map C: Parks and Open Space Areas Plan. The Water's Edge Promenade is currently zoned Industrial within Zoning By-law 438-86.

OPM Policy 5.4.1 requires that the Water's Edge Promenade will be no less than 18 metres wide with landscaping, seating and multi-use pathways.

The former City of Toronto Official Plan, Policy 4.6 specified that Council will discourage the sale or lease of publically-owned lands designated Open Space, as well as discourage uses other than uses for park purposes, Council encourages the use for parks and open space purposes.

The proposed amendment zones the Water's Edge Promenade Open Space Natural (ON), with an 18 metre width from the Ship Channel dockwall to the lot line of the proposed EL zone. The proposed ON zone is consistent with the CWSP, OPM, former City of Toronto Official Plan and City of Toronto Official Plan.

Parking Standards

Off-street parking within the Port Lands is regulated through the former City of Toronto Zoning By-law 438-86. These parking standards reflect the former City of Toronto Official Plan's heavy industrial vision of the Port Lands. As a result, there are relatively high minimum parking requirements and generally no maximum parking requirements for most uses in the Port Lands.

The PLPF recommends the creation of a comprehensive and sustainable transportation network, with seamless access for all modes of travel, including active transportation, transit, and goods movement. In the long-term, the PLPF's overall transportation objective is to plan for 85% of all trips to be made by active and sustainable travel modes, and only 15% of all trips to be made by the private automobile. These modal splits would vary across the large geography of the Port Lands based upon transit access.

OPM Policies 9.16.1 and 9.16.2 support these future travel mode targets through policies that require the establishment of maximum parking standards for all uses in the Port Lands.

An Industrial Parking Rate Study was undertaken through the Port Lands Zoning Review, including a review of existing zoning requirements, parking demand surveys, a first principles analysis based upon PLPF recommendations and OPM requirements, and a policy review. Former City of Toronto Official Plan policies 9.24 and 9.25 promote the effective and efficient use of land used for industrial uses, providing an appropriate amount of visitor parking and parking for employees, with consideration of proximity to public transit.

After a review of the Basin Media Hub concept, the density and operational requirements of the production studio, the lack of higher order transit within the near- to mid-term in this area, an off-street parking standard for all permitted uses at a maximum rate of 1.25 parking spaces per 100 square metres of GFA. No minimum number of parking spaces are required. The parking structure will be designed to permit reuse once on-site parking is reduced in the future.

Base Camps

Base camps are areas in a media production facility that allow for arrangements of mobile support facilities, such as truck, generators, support vehicles and mobile dressing rooms that support production activities. Base camps can be located in a parking area, along streets and driveways or within a structured parking facility. The Guidelines address base camps, which are production support areas and not employee or visitor parking.

Due to the atypical nature of a base camp's operation requirements, and concerns that these production support areas may be misidentified as on-site parking lots, the amendment defines base camp as 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.

Bicycle Parking Rates

There are currently no industrial bicycle parking requirements outlined in both Zoning By-law 438-86 and Zoning by-law 569-2013. Zoning By-law 569-2013 includes bicycle parking rates for many uses, including office, retail store, educational, and eating establishments. Based on the Industrial Parking Rate Study, a new industrial use bicycle parking requirement has been recommended for the Port Lands using a variety of planning tools including a review of existing zoning requirements, a first principles analysis, and a policy review.

Industrial bike parking is proposed at a rate of 0.25 bicycle parking spaces per 100 square metres of GFA, consisting of 10% short-term bicycle parking spaces and 90% long-term parking spaces for the Port Lands. For all other uses, bicycle parking requirements outlined in Zoning By-law 569-2013 are proposed to apply.

The proposed amendment has incorporated these industrial bike parking requirements.

Servicing and Stormwater Management

The Port Lands and South of Eastern Transportation and Servicing Master Plan Environmental Assessment (2017) recommended the long-term servicing strategy for the Port Lands. The servicing strategy was further refined through the Waterfront Sanitary Servicing Master Plan Update (2019). The proponent will submit a servicing strategy as part of a future site plan application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The OPM Policy 12.1 specifies that it is the objective of the Port Lands to be a net zero district and all development and public works will support this objective through the application of passive and low-impact site, building and street design. Policy 2.2 requires all development on publically-owned land will be passively designed and required to meet the TGS highest performance measures.

The Basin Media Hub proposal is required to meet the highest Tier of the TGS version 4. The applicant through their forthcoming site plan application is encouraged to achieve Tier 4 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Archaeological Assessment

In 2008, Waterfront Toronto, in partnership with the City of Toronto, completed an Archaeological Conservation and Management Strategy (ACMS) for the Central Waterfront. The ACMS provided additional analysis for areas with archaeological potential and determined the archaeological significance of potential resources. The ACMS did not identify archeological heritage resources on the Basin Media Hub site.

CONCLUSION

The proposed zoning by-law amendment has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the zoning by-law amendment is consistent with the PPS (2020) and conforms with the Growth Plan (2020) and the Official Plan.

The proposed zoning by-law amendment establishes appropriate land use permissions, as well as maximum densities and building heights, setbacks and parking regulations that support the development of a modern, urban production studio at the Basin

Media Hub. The zoning by-law amendment is consistent with the Central Waterfront Secondary Plan, as amended by the Ontario Land Tribunal on May 18, 2021, as well as the draft PIC Core Urban Design Guidelines. The zoning by-law amendment will support development of the Water's Edge Promenade and amenities to create an attractive environment for employees, nearby residents and visitors.

The proposed zoning by-law amendment will set the stage for continued investment, intensification and employment growth in the film, television and digital media sector and permit the Basin Media Hub concept to advance.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 2: Port Lands Districts

Attachment 3: Former City of Toronto Official Plan Land Use Map

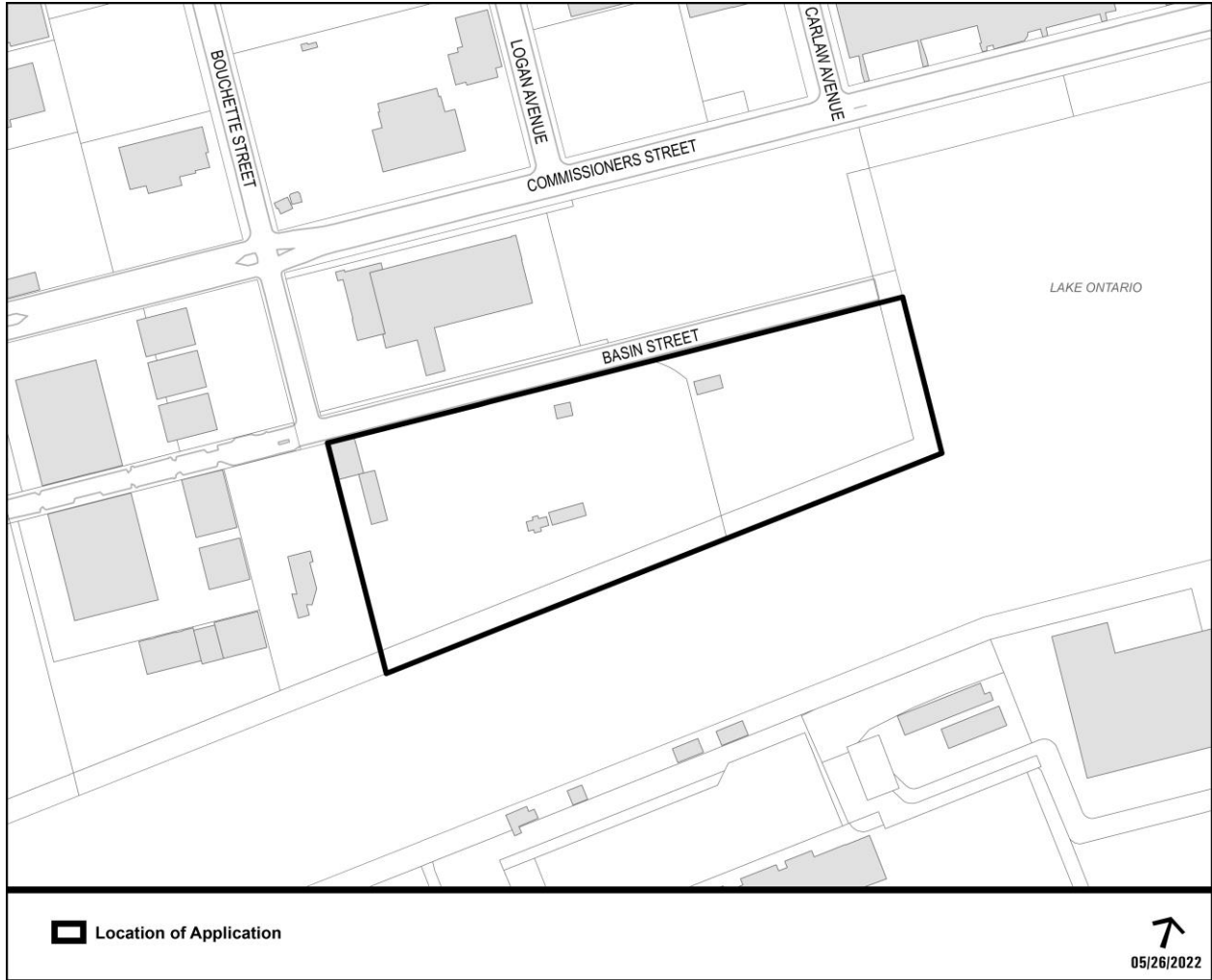
Attachment 4: Port Lands Official Plan Modification - CWSP Lands Use Map

Attachment 5: Existing Zoning By-law Map

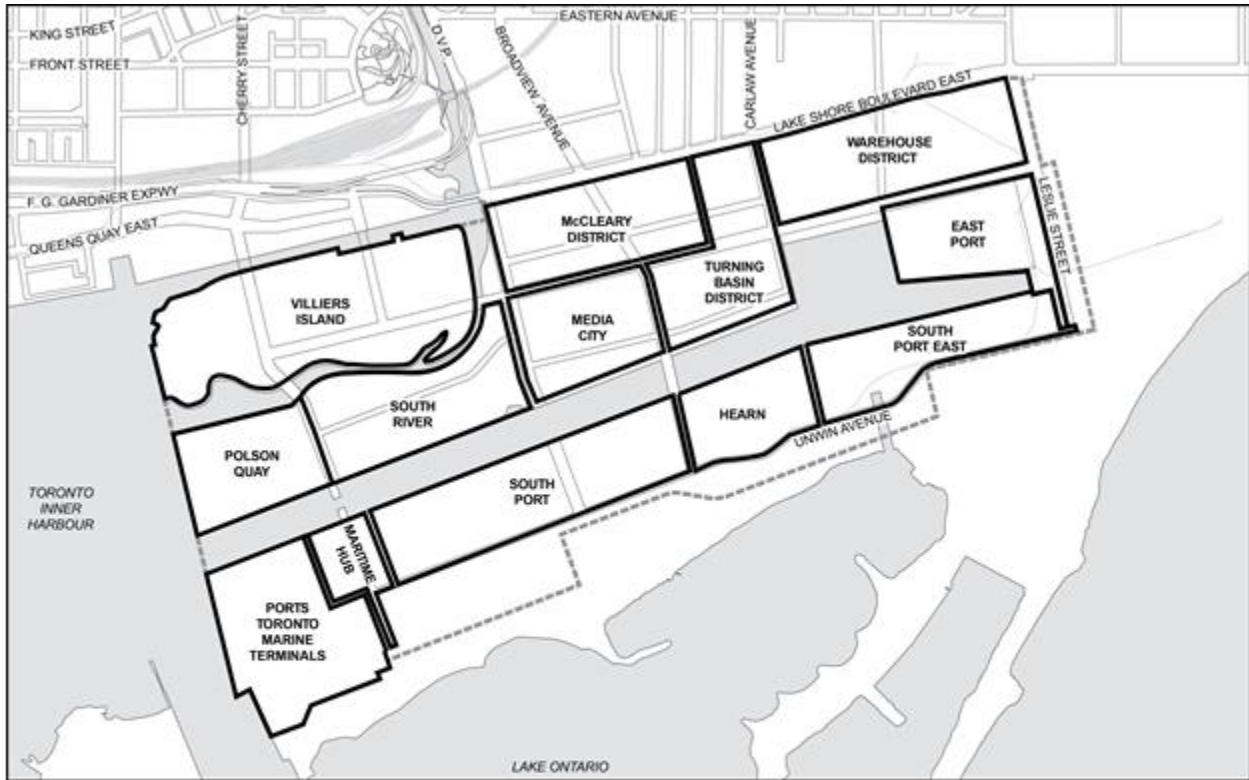
Attachment 6: Basin Media Hub Proposal Project Data

Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Port Lands Districts



Toronto
Official Plan Modification # XXX

Port Lands Map 3B - Port Lands Districts

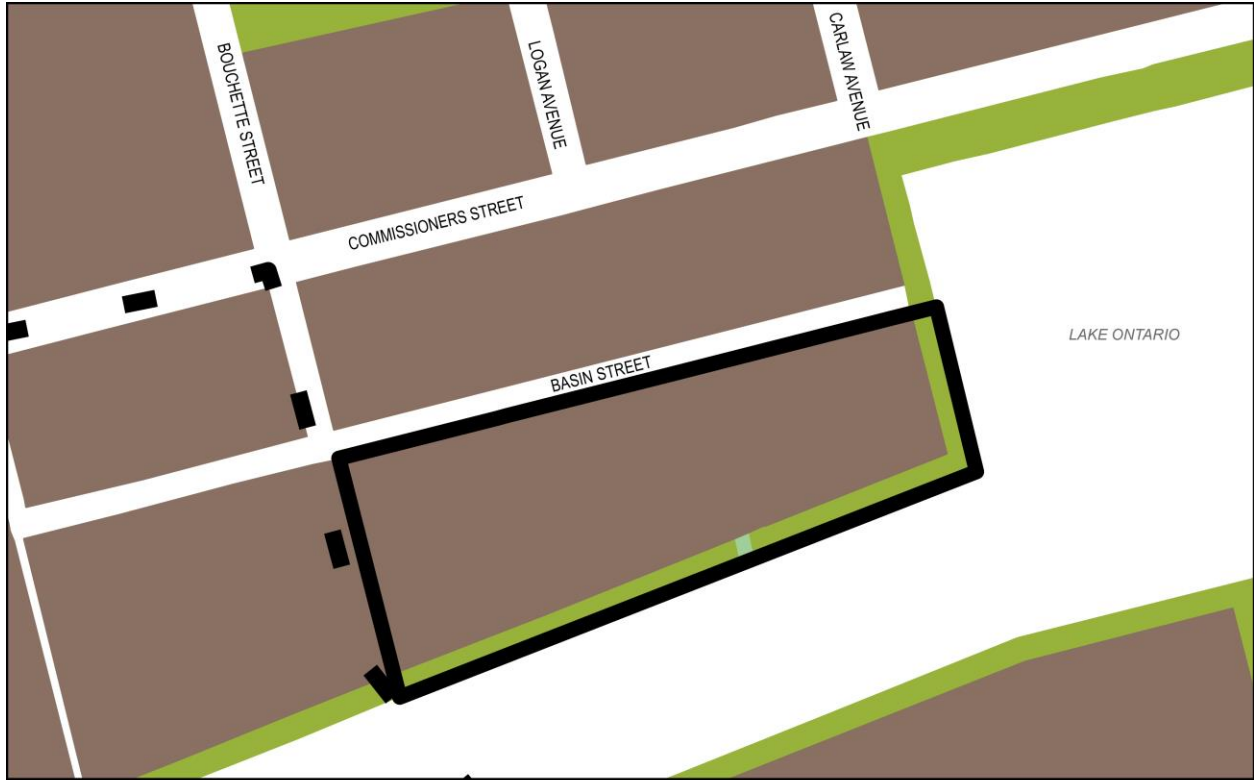
File # 22 145541 STE 14 0Z

- Port Lands Area Specific Policy Boundary
- Districts



Not to Scale
12/04/2020

Attachment 3: Former City of Toronto Official Plan Land Use Map



Official Plan Land Use Map #18

29, 35, 41, AND 75 BASIN STREET

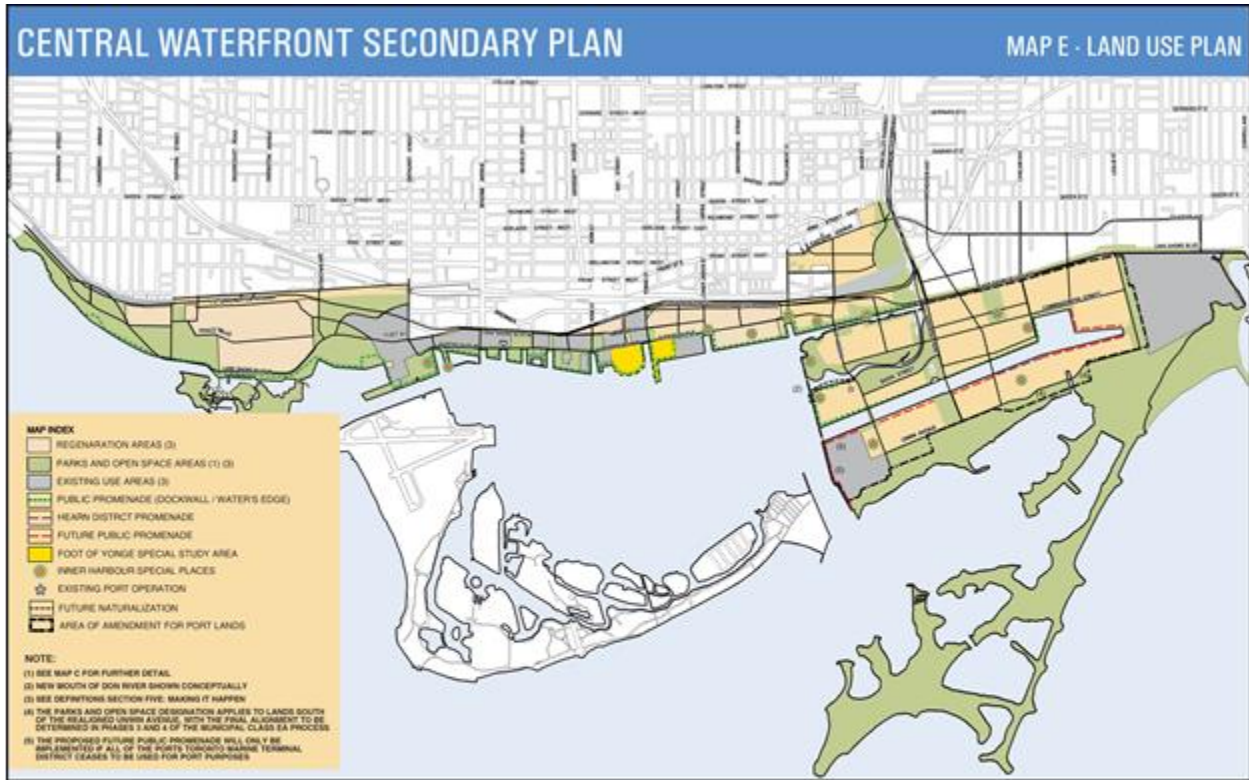
File # 22 145541 STE 14 OZ

- Location of Application
- Regeneration Areas
- Parks
- Other Open Space Areas



Not to Scale
05/19/2022

Attachment 4: Port Lands Official Plan Modification - CWSP Lands Use Map



Central Waterfront Secondary Plan

Map E - Land Use Plan

File # 22 145541 STE 14 02



Not to Scale
12/04/2020

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

29, 35, 41, AND 75 BASIN STREET

File # 22 145541 STE 14 0Z



Location of Application

EL Employment Light Industrial E Employment Industrial
 ON Open Space Natural

See Former City of Toronto By-law No. 438-86

I2 Industrial District
 I3 Industrial District
 I4 Industrial District



Not to Scale
 Extracted 05/18/2022

Attachment 6: Basin Media Hub Proposal Project Data Sheet

APPLICATION DATA SHEET

Municipal Address: 29, 35, 41 and 75 Basin Street
Date Received: May 30, 2022
Application Number: 22 145541 STE 14 OZ
Application Type: Zoning By-law Amendment, City-initiated
Project Description: Zoning By-law Amendment application to permit a new production studio known as Basin Media Hub in the Port Lands.

Applicant	Agent	Architect	Owner
CITY OF TORONTO			CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	438-86	Heritage Designation: Y
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 36,000 Frontage (m): 412 Depth (m): 132

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			16,674	16,674
Residential GFA (sq m):				
Non-Residential GFA (sq m):	3704	3704	49,176	52,880
Total GFA (sq m):	3704	3704	49,176	52,880
Height - Storeys:			2 to 10	2 to 10
Height - Metres:			10 to 42	10 to 42
Lot Coverage Ratio (%):			Floor Space Index: 1.23	

Attachment 7: Draft Zoning By-law Amendment

1
City of Toronto By-law No. xxx-20~

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [####-2022]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2022 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*; and

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 if in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 No. 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 No. 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 No. 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 No. 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; and

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.21.10 Exception Number 20 so that it reads:

(20) Exception EL20

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 ###-2022 [Clerks to insert By-law Number], **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 ###-2022 [Clerks to insert By-law Number];
- (C) In accordance with Clause 5.10.30.20, the **lot line** abutting Basin Street is the **front lot line**;
- (D) 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;
- (E) Despite Regulation 60.5.40.60(1), a canopy, awning or similar structure may encroach into a required minimum **building setback** that abuts a **street**, 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**
 - (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**
 - (v) **Self-storage Warehouse**
- (H) Despite the uses permitted in Regulations 60.10.20.10(1) and 60.10.20.20(1), and the conditions listed in Clause 60.10.20.100, the following uses are 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 Clause 150.100.
 - (iv) **Entertainment Place of Assembly**, provided the individual **interior floor area** does not exceed 1,000 square metres.
 - (v) **Financial Institution**, provided it is not located 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 permitted **gross floor area** on the **lot** and be located within the area depicted on Diagram 5 of By-law ###-2022 [**Clerks to insert By-law Number**].
 - (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.
 - (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 uses”.
- (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 Clause (L) of this exception must be no taller than one **storey** and 5.5 metres, as measured floor to ceiling.
- (N) On a **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 Clauses 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 (O) above, 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% of the **lot** area for the 42.0 metre height limit area as indicated on Diagram 4 attached to By-law ### [Clerks to insert By-law number].
- (Q) 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 ### [Clerks to insert By-law number], 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** shall be 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 Regulations 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 provisions (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 provisions (F), (G), and (H) above, **bicycle parking spaces** must provide at a

minimum rate of 0.25 **bicycle parking spaces** per 100 square metres of **interior floor area**, with the following allocation:

- (i) 10% "short-term" **bicycle parking spaces**; and
- (ii) 90% "long-term" **bicycle parking spaces**.

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

9. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.41.10 Exception Number 24 so that it reads:

(24) Exception ON [x24]

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 Regulation 90.20.20.10(1), the following additional uses are permitted:
 - (i) **Take-out eating Establishment**
- (B) Despite the uses listed in Clauses 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 **month ##, 2022**.

Name,

Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

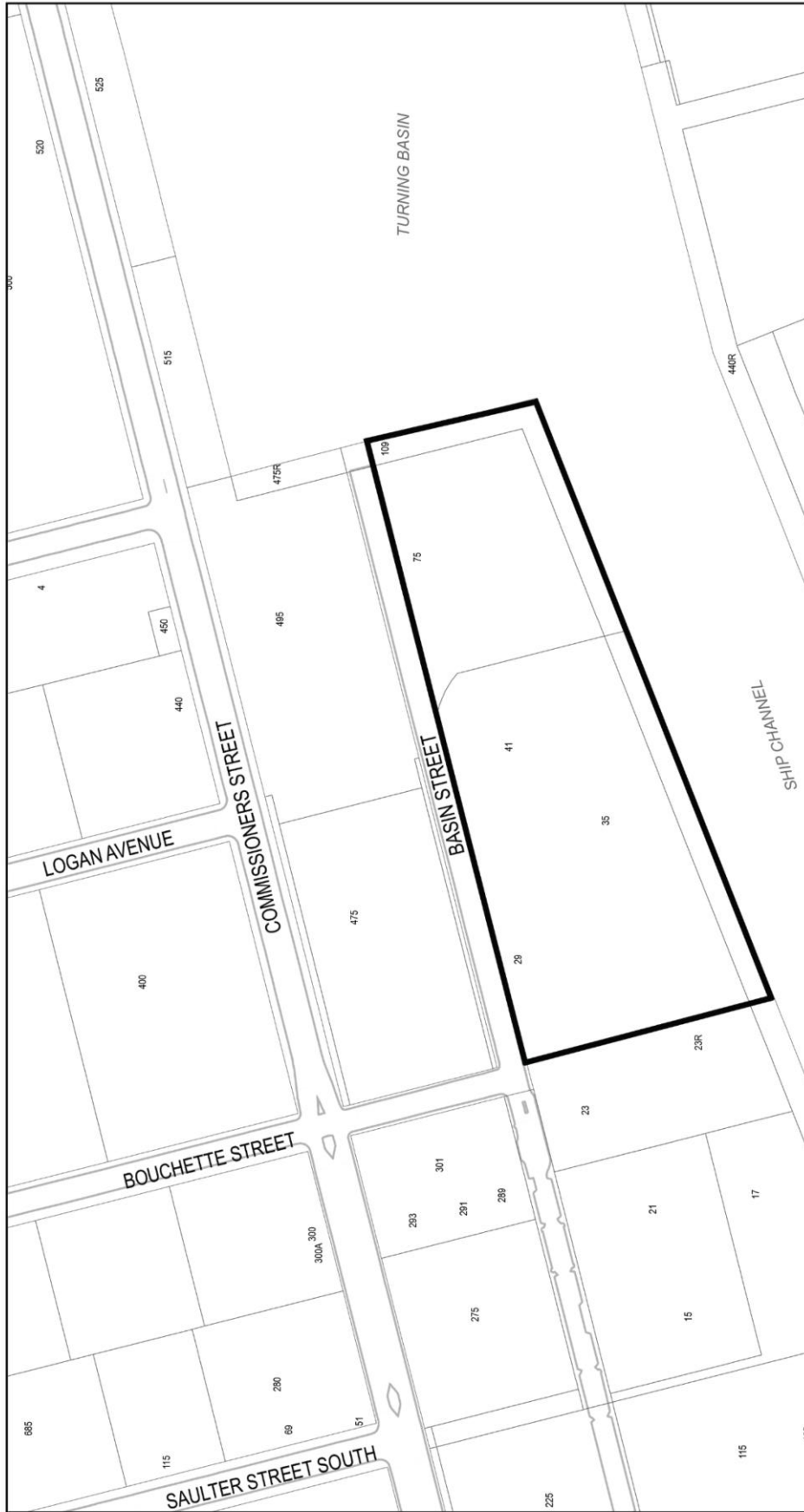


Diagram 1 - Lands Subject to Zoning By-law

29, 35, 41, and 75 Basin Street

Not to Scale
05/27/2022

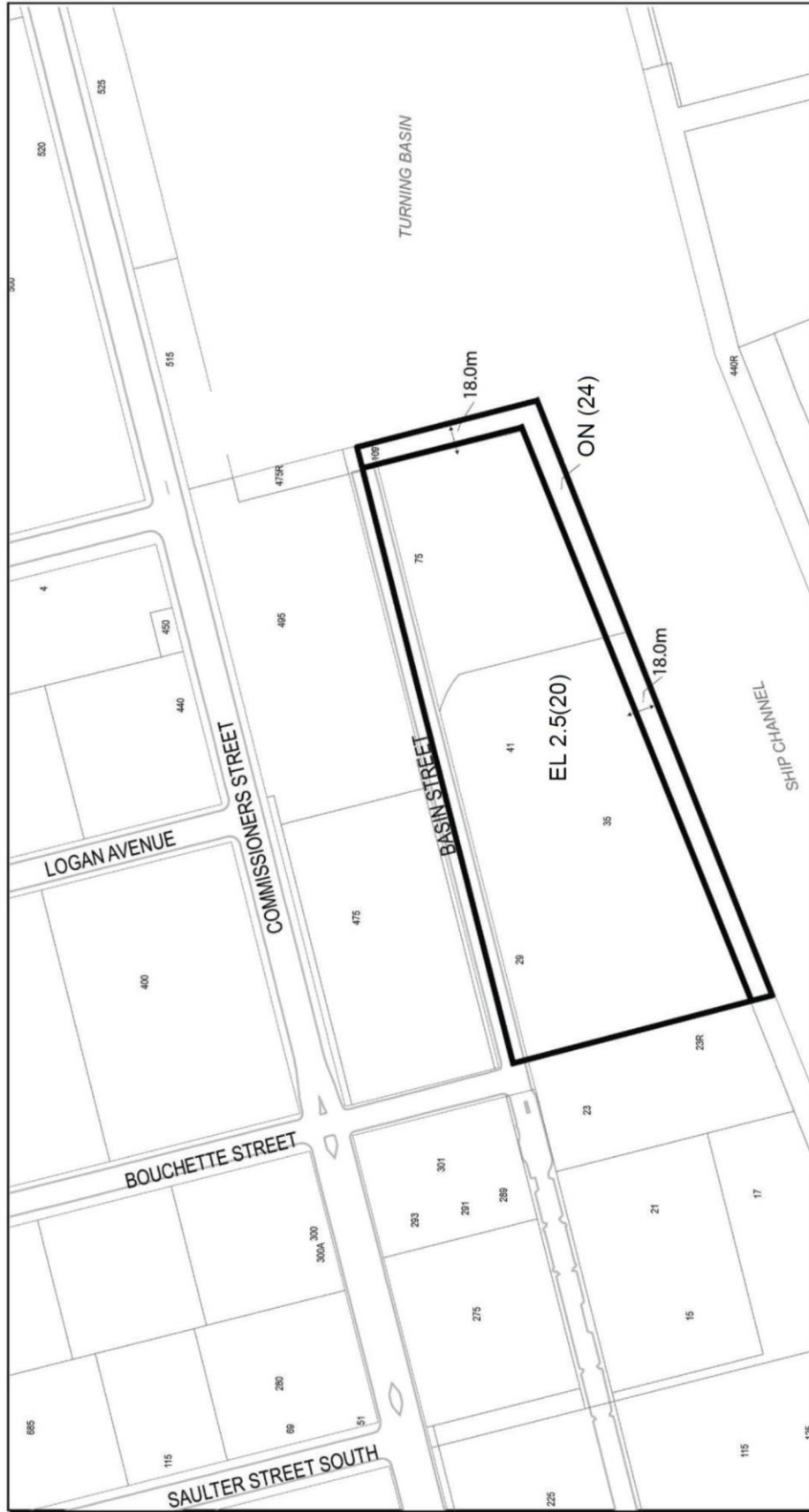


Diagram 2 - Zoning Area

29, 35, 41, and 75 Basin Street

Not to Scale
05/27/2022

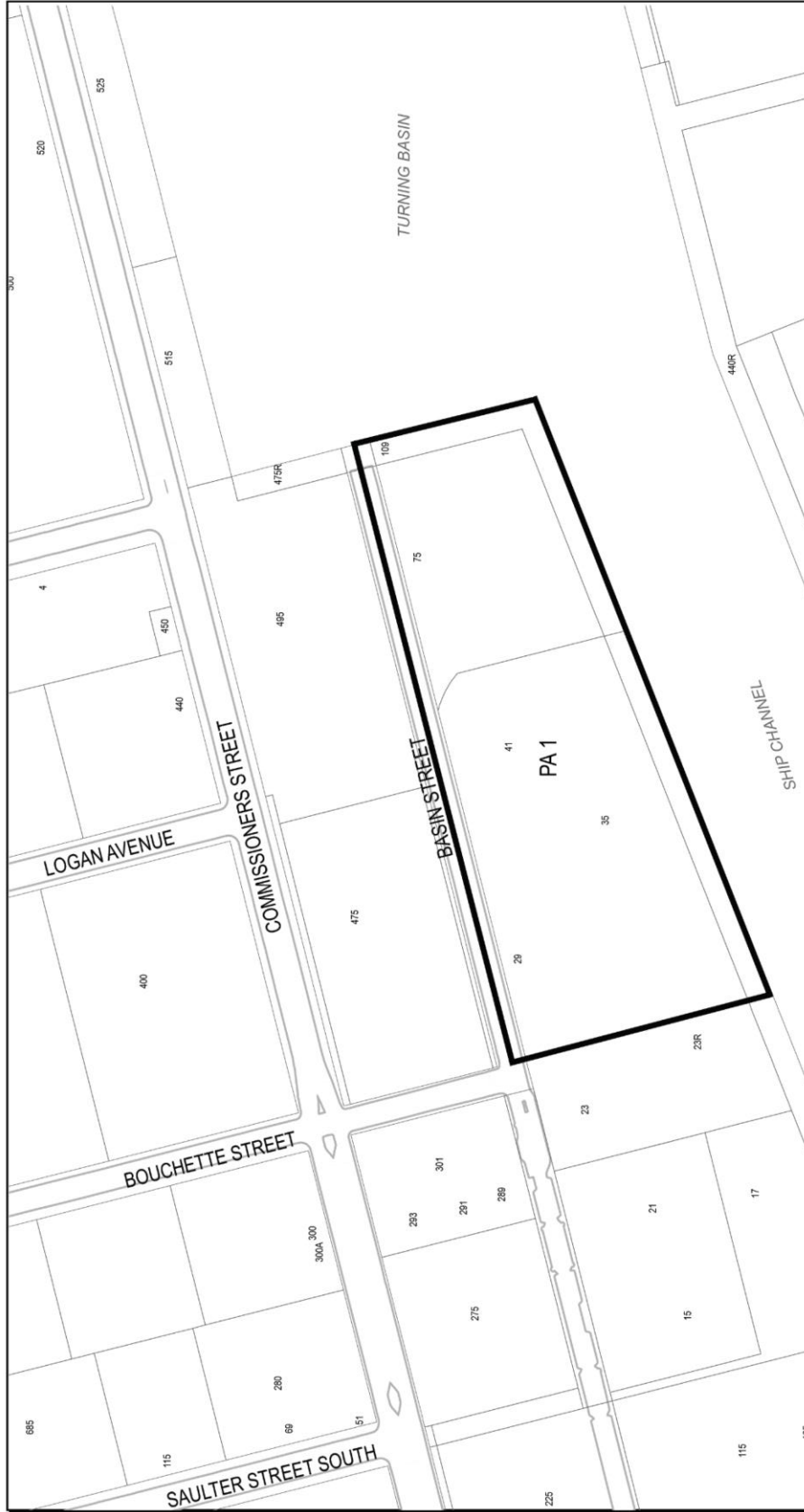


Diagram 3 - Policy Area

29, 35, 41, and 75 Basin Street

Not to Scale
05/27/2022

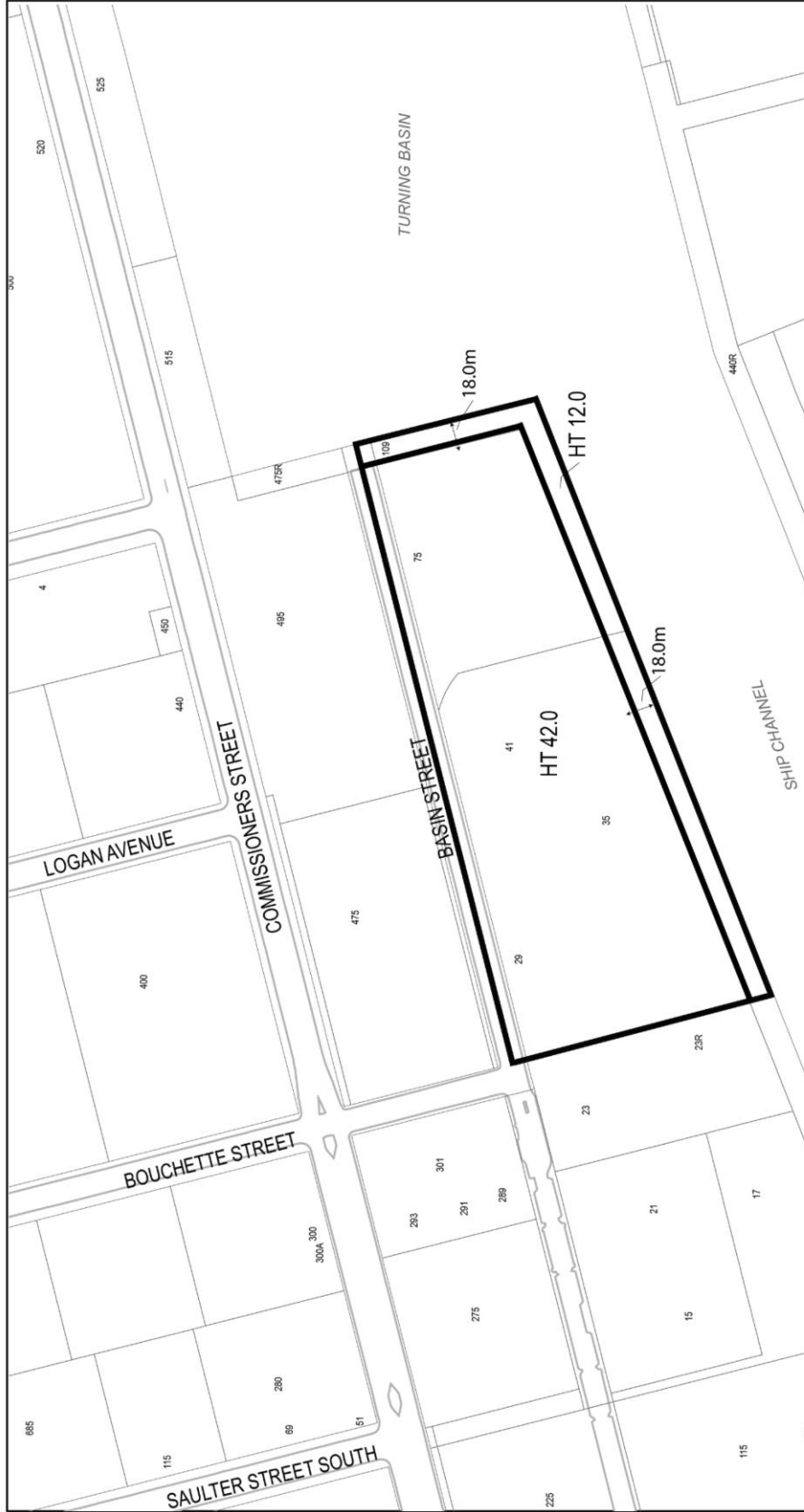
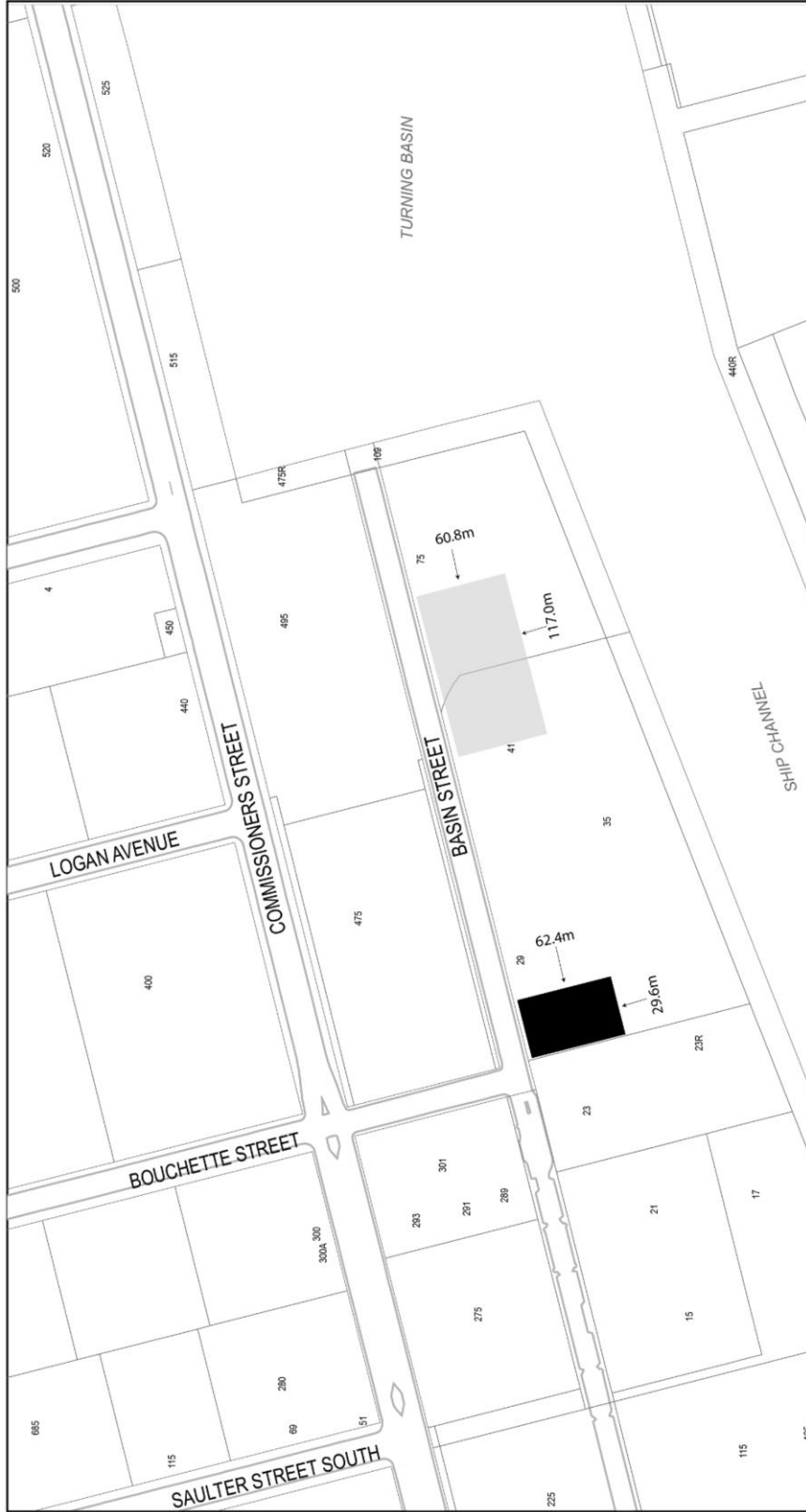


Diagram 4 - Maximum Building Height

29, 35, 41, and 75 Basin Street

Not to Scale
05/27/2022



TORONTO
 Diagram 5 - Specific Use Location
 29, 35, 41, and 75 Basin Street
 Not to Scale
 05/27/2022

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