

EXPLANATION AS TO PURPOSE AND EFFECT OF OFFICIAL PLAN
AMENDMENT AND ZONING BY-LAW

The proposed official plan amendment and the proposed amendment to the zoning by-law affects the lands south of the Ship Channel between The Toronto Inner Harbour and the Hearn Generating Station as shown on the attached plan.

The existing approved official plan designation is Areas of Industry which permits general industry. This designation was amended by By-law 527-88 to Restricted Industrial; however, By-law 527-88 has been referred to the Ontario Municipal Board and is not yet in effect. The Restricted Industrial Areas designation would contain a limited range of industrial uses compatible with adjacent space and recreational use. The proposed official plan amendment to be considered by Council would allow City Council to pass by-laws to permit the open storage of materials adjacent to the south side of the Ship Channel between the Toronto Inner Harbour and the Hearn Generating Station and would also designate the lands as General Industrial Area. General Industrial Areas: may contain buildings with a density of 2.0 times the area of the lot; may include a wide range of industrial uses generally compatible in terms of environmental impact; and may also contain incidental commercial or institutional uses.

The existing approved zoning, C4 V2, permits a wide range of industrial uses at a density of 5.0 times lot area. This designation was amended by By-law 528-88 to I2 D2 which permits only light industrial uses at a density of 2.0 times lot area; however, By-law 528-88 has been appealed to the Ontario Municipal Board and is not yet in effect. The proposed zoning by-law to be considered by Council will redesignate the land I3 D2 which permits a wider variety of industrial uses than the I2 D2 designation also at a density of 2.0 times lot area. In addition an exception is set out to permit: the open storage of raw materials for a distance of 400 feet south of the Ship Channel; fuel storage tanks; and a batching and mixing concrete yard.

CITY OF TORONTO

NOTICE OF PUBLIC MEETING ON PROPOSED
OFFICIAL PLAN AMENDMENT AND ZONING
BY-LAW PURSUANT TO SECTION 17(2) AND
SECTION 34(12) OF THE PLANNING ACT, 1983.

TAKE NOTICE that on September 13, 1989 at 11:30 a.m. or as soon thereafter as the matter can be dealt with, in Committee Room No. 4, City Hall, the Land Use Committee of The Corporation of the City of Toronto will consider a proposed official plan amendment and a proposed zoning by-law to designate the area south of the Ship Channel for purposes of heavier industrial uses than are currently permitted. An explanation of the proposed amendment and proposed by-law is attached.

A copy of the report of the Commissioner of Planning and Development relating to the proposed official plan amendment and proposed zoning by-law may be obtained from the office of the City Clerk (Land Use Committee), 2nd Floor, City Hall. Further information may be obtained by telephoning the planner in charge, J. D'Abramo, at 392-7611.

Interested persons who wish to address the Committee respecting the proposed official plan amendment or zoning by-law are requested to notify the Administrator of the Land Use Committee by telephoning 392-7033 prior to the meeting. Notification of the passing of the amendment or by-law will be provided upon written request to the City Clerk.

DATED at the City of Toronto the 11th day of August, 1989.

BARBARA G. CAPLAN
City Clerk
Corporation of the
City of Toronto
2nd Floor
City Hall
Toronto, M5H 2N2

NOTE:

Please note that as this item is scheduled for 11:30 a.m., you should be there at that time if you wish to attend the meeting. However, the Committee may be delayed in its consideration of other items preceding this item, and this matter could be delayed for an hour or more.