

Authority: Ontario Land Tribunal Decision/Order issued on July 21, 2022 and August 12, 2022 (effective date August 5, 2022) in File OLT-22-003921 (formerly PL160692)

CITY OF TORONTO

BY-LAW 681-2023(OLT)

To adopt the Mimico-Judson Secondary Plan as Amendment 331 to the Official Plan of the City of Toronto for the lands in South Etobicoke generally located to the north of and in proximity to the Metrolinx Rail Corridor on both sides of Royal York Road.

Whereas the Ontario Land Tribunal in its Decision/ Order issued on July 21, 2022 and August 12, 2022 (effective date August 5, 2022) in File OLT-22-003921 (formerly PL160692), determined to amend the City of Toronto Official Plan, as amended, with respect to the lands in South Etobicoke generally located to the north of and in proximity to the Metrolinx Rail Corridor on both sides of Royal York Road;

The Official Plan of the City of Toronto is amended by the Ontario Land Tribunal by amending Official Plan Amendment 331 as follows:

- 1.** The attached Amendment 331 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Ontario Land Tribunal Decision/Order issued on July 21, 2022 and August 12, 2022 (effective date August 5, 2022) in File OLT-22-003921 (formerly PL160692).

AMENDMENT 331 TO THE OFFICIAL PLAN

Mimico-Judson Secondary Plan

1. Map 2, Urban Structure Map is amended by adding lands shown on Map 35-3 of the Mimico-Judson Secondary Plan, attached hereto as *Mixed Use Areas* and *Employment Areas*.
2. Map 15, Land Use Plan is amended by re-designating lands in the Mimico-Judson Secondary Plan Area shown on Map 35-3, attached hereto as follows:
 - a. *Regeneration Areas* to *General Employment Areas*
 - b. *Regeneration Areas* to *Mixed Use Areas*
3. Map 35, Secondary Plan Key Map, is amended by adding the lands shown on Map 35-1 and amending the legend to add "35 Mimico-Judson".
4. Chapter 6 is amended by adding Section 35, the Mimico-Judson Secondary Plan, attached hereto as Schedule 1.
5. Chapter 7, Site and Area Specific Policies, including Map 26, is amended by adding Schedule 2 and adding the lands shown on the maps contained in Schedule 2.
6. Schedule 1 of the Official Plan, Existing Minor Streets with Right-of-Way Widths Greater than 20 Metres, is amended by adding the following minor street:

Street Name	From	To	Planned Right-of-Way Width
Judson Street	Royal York Road	Islington Avenue	23 metres

7. Schedule 2 of the Official Plan, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt road:

Street Name	From	To
Newcastle Extension	Grand Avenue terminus at Portland Street	Newcastle Street and Audley Street

SCHEDULE 1

35: MIMICO-JUDSON SECONDARY PLAN

1. VISION

The Mimico-Judson Secondary Plan ("the Secondary Plan Area") is located in South Etobicoke, north of the Metrolinx Rail Corridor and is bisected by Royal York Road as illustrated on Map 35-1. The Secondary Plan Area is comprised of two distinct subareas: The Judson Area west of Royal York Road, and the Mimico Triangle Area east of Royal York Road.

The Secondary Plan Area is within and at the eastern edge of the South Etobicoke Employment Area and has supported employment uses for a number of years. The rail corridor has been a structural feature as residential neighbourhoods were developed on lands surrounding the Secondary Plan Area north of Judson Street and Portland Street and south of the rail corridor. The Willowbrook Rail Maintenance Facility is a major transportation facility operated by Metrolinx immediately south of the Judson Area and is integral to the delivery of regional transit service in the Greater Toronto and Hamilton Area.

As part of the 2013 Municipal Comprehensive Review of employment lands, City Council designated the Mimico-Judson area as *Regeneration Areas* and identified it as being in need of revitalization. The Mimico-Judson Secondary Plan is the result of a Regeneration Area study completed for the area. This Secondary Plan provides a development framework for continued and expanded employment opportunities as well as targeted opportunities to introduce residential uses.

In addition to the policies contained herein, additional policies and maps for Blocks A1, A2, A3, C, D and E are contained within Site and Area Specific Policies 860, 861, and 862.

The policies contained within this Secondary Plan are based on four guiding principles.

i. Retain and expand business through land use certainty and flexible mixed use regeneration

The Secondary Plan continues to protect the area's economic function by providing land use certainty for businesses that wish to continue their operations in the area and requiring that all new development in *Mixed Use Areas* include an employment component either on-site or within the same block. The Mimico Village Business Improvement Area also plays an important role in the local economy that should be enhanced and reinforced through the policies of this Secondary Plan.

ii. Unlock underutilized lands for transit supportive mixed use development

Intensifying both residential and employment uses in the Mimico Triangle Area within walking distance of the Mimico GO Station leverages the investment in transit infrastructure to balance transportation choices for new residents and employees.

iii. Protect and support existing operations and future expansion opportunities at the Willowbrook Rail Maintenance Facility

The Willowbrook Rail Maintenance Facility plays - and will continue to play - a crucial role in Metrolinx's future plans to expand GO Train service throughout the Greater Toronto and Hamilton Area. Requiring employment uses lands adjacent to the yard provides for a land use separation as a form of mitigation from impacts that may be generated by this rail yard.

iv. Foster a connected and complete community

This Secondary Plan provides policy guidance to achieve a complete community where people will live, work and undertake activities of daily life within walking distance to higher order transit. The proposed Newcastle Extension and Mimico-Judson Greenway are significant components of this Secondary Plan and will achieve improved access to the Mimico GO Station and connectivity across Royal York Road for pedestrians and cyclists. These improvements provide important infrastructure to connect and integrate the Secondary Plan Area with nearby communities.

Policies

- 1.1 To ensure that the Secondary Plan Area remains a viable place for businesses to locate and operate, a minimum Gross Floor Area of employment uses is required in all new development within *Mixed Use Areas*. The minimum amount will be determined based on the proposed building type as a function of Floor Space Index (FSI), in accordance with Policy 3.3.
- 1.2 The Secondary Plan supports the Vision as expressed by the Structure Plan illustrated on Map 35-2. The Structure Plan consists of Community Anchors and Connectors (listed below a) to h)). The anchors are fixed elements that any plans for change need to consider and strengthen; whereas the connectors provide physical links between places that are not directly connected to each other.

CONNECTORS:

- a) *Newcastle Extension*: a street extension that runs along the rail corridor and expands the street network and improves mobility towards the Mimico GO Station.

- b) *Mimico-Judson Greenway*: a pedestrian and cycling connection between Ourland Park and Grand Avenue Park.
- c) *Pedestrian / Cyclist Overpass*: a pedestrian and cycling overpass that will provide safe and direct access over Royal York Road.
- d) *Pedestrian/Cyclist Connection*: a pedestrian and/or cycling tunnel or bridge to provide access across the rail corridor from the Mimico GO Station to Manchester Street.

ANCHORS:

- e) *Christ Church Cemetery and Coronation Park*: two existing green spaces that form part of the open space network.
- f) *Mimico GO Station*: a focal point for commuters.
- g) *Willowbrook Rail Maintenance Facility*.
- h) *New public park*.

1.3 Map 35-3 identifies a number of sub-areas within the Secondary Plan:

- a) Blocks "A1", "A2" and "A3" are *Mixed Use Areas* where uses that support the economic function of the Secondary Plan Area will be provided.
- b) Blocks "B" and "D" are lands where uses that support the economic function of the Secondary Plan Area are permitted and additional residential, commercial, institutional and other uses may be permitted subject to development criteria that ensures compatibility with uses operating or permitted in Blocks "A1" and "A2".
- c) Blocks "C" and "E" are where rail safety and mitigation measures must be considered in all developments.
- d) Block "F" is land where uses that support the economic function of the Secondary Plan Area are permitted and additional residential, commercial, institutional and other employment uses may be permitted subject to development criteria, including the requirement that employment uses must be built prior to any residential use and that 100% of residential units be family sized units, with the exception of 29 Judson Street, which must provide a minimum of 15% two bedroom units. A family sized unit is a dwelling unit with a minimum of 2 bedrooms and a minimum of 110 square metres of gross floor area or a dwelling unit with 3 bedrooms or more.

2. LAND USE

The land use strategy for the Mimico-Judson Secondary Plan provides a framework for employment and residential uses to achieve a balance between compatible land uses that creates a dynamic place to live, work, learn and play.

Policies

- 2.1 Land use designations in this Secondary Plan are shown on Map 35-3.
- 2.2 For the purposes of this Secondary Plan, uses that support the economic function of the Secondary Plan Area include, but are not limited to: office, light industrial and manufacturing, media-based facilities, production studios and facilities, and retail and service commercial uses that serve area employees, residents and commuters, and that are complementary to the services located within the Mimico Village Business Improvement Area.
- 2.3 Lawfully existing uses established at the time of the enactment of this Secondary Plan are permitted to continue. Where permitted by this Secondary Plan, residential and other sensitive land uses will be required to include any mitigation measures required to ensure their compatibility with operating or permitted employment uses.
- 2.4 The following uses are prohibited throughout the Mimico-Judson Secondary Plan Area:
 - a) Stand-alone major retail developments with over 6,000 square metres or more of retail gross floor area;
 - b) Heavy manufacturing uses;
 - c) Crude petroleum oil or coal refineries;
 - d) Ammunition, firearms or firework factories;
 - e) Concrete batching plants;
 - f) Primary processing of limestone or gypsum; and
 - g) Asphalt Plants.

Mimico Triangle (Blocks "A1", "A2", "A3", "B", "C", "D" and "E")

- 2.5 Lands identified on Map 35-3 as "Block A1", "A2", "A3", "B", "C", "D" and "E" lands are designated *Mixed Use Areas*.
- 2.6 Lands identified as Mixed Use Areas shall be subject to the following development criteria:

- a) The submission of technical and environmental studies and other relevant information to the City and Metrolinx that demonstrates that the proposed residential or other sensitive use is compatible with operating or permitted employment uses adjacent to Blocks "C", "D" and "E" and uses within the Willowbrook Rail Maintenance Facility, the VIA Toronto Maintenance Centre (or their successors), and rail corridors, to the satisfaction of the City;
 - b) Confirmation from the owners of Blocks "C", "D" and "E" that Metrolinx has been provided with the technical and environmental studies and other relevant information and provided with a reasonable period for review and comment;
 - c) The costs of any compatibility studies and mitigation measures will be borne by the owner of the new residential or other sensitive land uses;
 - d) Any noise mitigation plan may be peer reviewed by a third party acoustical engineer, at the discretion of the City; and
 - e) The City, in consultation with Metrolinx and the owners, will determine appropriate noise mitigation measures within Blocks "C", "D" and "E" for:
 - i. Outdoor amenity space proposed within the *Mixed Use Areas*;
 - ii. The façade (wall and window) Sound Transmission Class (STC) requirements for the purposes of calculating and specifying upgraded facades for such developments; and
 - iii. The City will consider any additional comments provided by Metrolinx (which may provide comments during the site plan approval and building permit approval process) in determining whether the proposed noise mitigation measures are satisfactory; and
 - f) Noise mitigation and safety mitigation measures will be secured through a Zoning By-law Amendment and a Section 37 Agreement which will be signed and registered prior to the enactment of any Zoning By-law Amendment, to the satisfaction of the City Solicitor.
- 2.7 Prior to enacting any Zoning By-law Amendment to implement sensitive land uses including but not limited to residential uses, the owner will provide the City with a noise mitigation plan demonstrating land use compatibility with the operating or permitted employment uses, including employment uses adjacent to Blocks "C", "D" and "E" and uses within the Willowbrook Rail Maintenance Facility, the VIA Toronto Maintenance Centre (or their successors), and rail corridors, to the satisfaction of the City.

- 2.8 Prior to development of lands within Blocks "C", "D" and "E", an environmental easement for noise shall be granted in favour of Metrolinx.
- 2.9 As a condition of site plan approval, the owners within Blocks "C", "D" and "E" will agree to include and have registered on title appropriate noise warning clauses identifying the Blocks' Class 4 designation, in accordance with the Ministry of the Environment and Climate Change NPC-300 guidelines. Such warning clauses identifying the Class 4 designation will also be placed in all agreements of purchase and sale and leases and warnings will be displayed prominently at any sales centre marketing the sale or lease of units.
- 2.10 All lands designated *Mixed Use Areas* shall be designated as Class 4 lands pursuant to the Ministry of the Environment and Climate Change NPC-300 Guidelines

Judson Street Area (Block "F")

- 2.11 Lands designated as *General Employment Areas* will be subject to the following policies and development criteria:
- a) Lands designated *General Employment Areas* will be zoned with a minimum building height that is greater than the maximum building height permitted by the zoning for land designated as *Mixed Use Area* within Block "F";
 - b) Noise sensitive commercial purpose buildings and noise sensitive institutional purpose buildings will not be permitted within the *General Employment Areas* of Block "F":
 - i. "Noise sensitive commercial purpose building" means a building used for a commercial purpose that includes one or more habitable rooms used as sleeping facilities such as a hotel and a motel, or commercial uses that may experience adverse effects from external noise sources; and
 - ii. "Noise sensitive institutional purpose building" means a building used for an institutional purpose, including an educational facility, a day nursery, a hospital, a health care facility, a shelter for emergency housing, a community centre, a place of worship and a detention centre;
 - c) Notwithstanding that recreational and medical office uses may not be permitted in *General Employment Areas*, recreational and medical office uses will be permitted on Block "F", consistent with the previous *Regeneration Areas* designation of Block "F";

- d) The City, in consultation with Metrolinx and the owner, and in accordance with policy 2.14, will determine appropriate noise mitigation measures for:
 - i. outdoor amenity space proposed within the *General Employment Areas*;
 - ii. the facade (wall and window) Sound Transmission Class (STC) requirements for the purposes of calculating and specifying upgraded facades for such development; and
 - iii. The City will consider any additional comments provided by Metrolinx (which may provide comments during the site plan approval and building permit approval process) in determining whether the proposed noise mitigation measures are satisfactory; and
- e) Any noise mitigation plan may be peer reviewed by a third party acoustical engineer, at the discretion of the City;
- f) Noise mitigation measures will be secured through a Zoning By-law Amendment and a Section 37 Agreement which will be signed and registered prior to the enactment of any Zoning By-law Amendment, to the satisfaction of the City Solicitor; and
- g) Notwithstanding that lands within the *General Employment Areas* may be used for parking, loading, service and access that serves both the uses within the *Mixed Use Areas* portions of the development and uses within the *General Employment Areas* portions of the development, the shared use of portions of the *General Employment Areas* lands for these limited, functional facilities shall not be considered to be a conversion of lands within an *Employment Area*.

2.12 Lands identified as *Mixed Use Areas* shall be subject to the following development criteria:

- a) The submission of technical and environmental studies and other relevant information to the City and Metrolinx that demonstrate that the proposed residential or other sensitive use is compatible with operating or permitted employment uses, including those uses within Block "F", uses adjacent to Block "F" and uses within the Willowbrook Rail Maintenance Facility, the VIA Toronto Maintenance Centre (or their successors), and rail corridors, to the satisfaction of the City;
- b) Lands designated *Mixed Use Areas* shall be zoned with a maximum height that is less than the minimum building height permitted by the zoning for lands designated as *General Employment Areas* within Block "F";

- c) Confirmation from the owner that Metrolinx has been provided with the technical and environmental studies and other relevant information and provided with a reasonable period for review and comment;
 - d) The costs of any compatibility studies and mitigation measures will be borne by the owner of the new residential or other sensitive land uses;
 - e) 100 percent of residential units within Block "F" must be family sized units, with the exception of 29 Judson Street, which must provide a minimum of 15 percent of the residential units being two bedroom units;
 - f) A "family sized unit" is a dwelling unit that will have a minimum of 2 bedrooms and a minimum of 110 square metres of gross floor area or a dwelling unit with 3 bedrooms or more;
 - g) Any noise mitigation plan may be peer reviewed by a third party acoustical engineer, at the discretion of the City;
 - h) The City, in consultation with Metrolinx and the owner and in accordance with Policy 2.14, will determine appropriate noise mitigation measures for:
 - i. Outdoor amenity space proposed within the *Mixed Use Areas*;
 - ii. The façade (wall and window) Sound Transmission Class (STC) requirements for the purposes of calculating and specifying upgraded facades for such developments; and
 - iii. The City will consider any additional comments provided by Metrolinx (which may provide comments during the site plan approval and building permit approval process) in determining whether the proposed noise mitigation measures are satisfactory; and
 - iv. Noise mitigation measures will be secured through a Zoning By-law Amendment and a Section 37 Agreement which will be signed and registered prior to the enactment of any Zoning By-law Amendment, to the satisfaction of the City Solicitor.
- 2.13 Prior to enacting any Zoning By-law Amendment to implement sensitive land uses including but not limited to residential uses, the owner will provide the City with a noise mitigation plan demonstrating land use compatibility with the operating or permitted employment uses, including those uses within Block "F", uses adjacent to Block "F" and uses within the Willowbrook Rail Maintenance Facility, the VIA Toronto Maintenance Centre (or their successors), and rail corridors, to the satisfaction of the City;

- 2.14 The noise mitigation plans and measures referred to above will conform generally to the criteria specified in the document titled "Noise Evaluation Method and Selection of Exterior Envelope Sound Isolation" being Exhibit 32 to the April 16-19, 2018 and May 7 and 10, 2018 hearing dates in Local Planning Appeal Tribunal File PL160692, on file with the Chief Planner.
- 2.15. Prior to development of lands within Block "F", an environmental easement for noise shall be granted in favour of Metrolinx.
- 2.16 As a condition of site plan approval, the owner within Block "F" will agree to include appropriate noise warning clauses specific to the Willowbrook Rail Maintenance Facility and will agree to have such warning clauses registered on title of lands within Block "F", which have been designated by Council in their entirety as Class 4 in accordance with the Ministry of the Environment and Climate Change NPC-300 guidelines. Warning clauses for the Class 4 designation will also be placed in all agreements of purchase and sale and leases and warnings will be displayed prominently at any sales center marketing the sale or lease of units.
- 2.17 Prior to the issuance of any above-grade building permit of any residential use within "Block F", construction of the employment uses must be substantially complete or the owner must have obtained confirmation from an acoustical engineer that the approved noise mitigation plan and measures have been constructed and implemented, to the satisfaction of the City.
- 2.18 Lands designated *Mixed Use Areas* within Block "F" shall be designated as Class 4 lands pursuant to the Ministry of the Environment and Climate Change NPC-300 Guidelines.

Railway Safety and Mitigation

- 2.19 Any portion of a development containing residential and other sensitive land uses (as defined by the Provincial Policy Statement, 2014) shall be set back a minimum of 30 metres from the property line bordering the rail corridor to the south and provide appropriate mitigation and safety features to implement the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada (RAC) Guidelines for New Development in Proximity to Railway Operations.
- 2.20 As a condition of site plan approval for Block "E", where the minimum 30 metre setback to residential and other sensitive land uses is not provided, the owners within Block "E" shall agree to construct an off-site barrier which will secure the appropriate mitigation and safety features in accordance with Policy 2.19.
- 2.21 As a condition of site plan approval for development within Block "C", where the 30-metre setback to residential and other land uses is not provided, the owners shall agree to construct a safety barrier which will secure appropriate mitigation and safety measures in accordance with Policy 2.19.

3. ECONOMIC REVITALIZATION

The economic revitalization strategy builds on the extensive work undertaken as part of the Municipal Comprehensive Review of employment lands and provides area specific policies that are intended to attract new investment and retain existing businesses within the Secondary Plan Area.

Policies

- 3.1 Development will be consistent with the vision of revitalizing the Secondary Plan Area's economic function and promoting new employment opportunities, while protecting existing business operations.
- 3.2 The development of vacant lands and the adaptive reuse of buildings for employment purposes are strongly encouraged.

Business Expansion and Retention

- 3.3 Development of residential uses on lands within Blocks designated *Mixed Use Areas* will require the provision of a minimum gross floor area of non-residential uses that support the economic function of the Secondary Plan Area, based on the type of building proposed as follows:
 - a) 0.50 FSI for tall buildings (greater than 12-storeys);
 - b) 0.45 FSI for mid-rise buildings (5 to 12-storeys); and
 - c) 0.15 FSI for townhouses or low rise buildings (up to and including 4-storeys).
- 3.4 The minimum required gross floor area of non-residential uses that support the economic function of the Secondary Plan Area shall be built prior to, or concurrent with, the associated new residential development, except for Block "F" where employment uses must be built prior to any residential uses.
- 3.5 New development that includes more than one building within a Block is to provide the minimum required gross floor area of non-residential uses that support the economic function of the Secondary Plan Area in one or more buildings.
- 3.6 Office uses and other commercial uses that are not retail based are strongly encouraged within new developments.

4. PUBLIC REALM

The public realm is made up of streets, parks and other publicly owned and publicly accessible private lands. Sunlight and wind conditions are important elements of a comfortable public realm. The public realm policies support a number of key place making objectives and create opportunities to connect important destinations internal and

external to the Secondary Plan Area. The Newcastle Extension and Mimico-Judson Greenway are major components of the public realm and play a large role in achieving several goals of this Secondary Plan.

Policies

- 4.1 The structure of the Public Realm is shown on the Public Realm Structure Plan illustrated as Map 35-4.

Newcastle Extension

- 4.2 The Newcastle Extension is a key connector that will extend Newcastle Street from its existing terminus at Audley Street to connect to Portland Street.
- 4.3 The Newcastle Extension will have a right-of-way width of 25 metres and will run parallel to, and be wholly located within, the required setback from the rail corridor. The right-of-way will be complemented by an above grade building setback of 3 metres from the Newcastle Extension.
- 4.4 The Newcastle Extension will achieve a more integrated public street network within the Secondary Plan Area, provide additional public street frontage for Block "E", and create direct and safe pedestrian access to the Mimico GO Station from the nearby residential community to the east.

Mimico-Judson Greenway

- 4.5 The Mimico-Judson Greenway is a key connector that will provide a dedicated, direct and safe multi-use trail for pedestrians and cyclists through and beyond the Secondary Plan Area.
- 4.6 The Mimico-Judson Greenway:
- a) East of Royal York Road may be located within the required setback from the rail corridor, on Metrolinx lands, or within portions of the Newcastle and Windsor Street rights-of-way; and
 - b) West of Royal York Road will be located on the south side of Judson Street and form part of the planned 23 metre right-of-way. Where the right-of-way requires widening along Judson Street, additional lands will be acquired from properties on the south side of Judson Street.
- 4.7 The Mimico-Judson Greenway will be a shared pedestrian and cycling trail with integrated landscape features and will link to existing parks and open spaces in the surrounding community such as Grand Avenue Park, Ourland Park and Coronation Park, as well as the new public park located within the Secondary Plan Area identified on Map 35-2.

Public Realm Improvements

- 4.8 The Mimico-Judson Urban Design Guidelines will establish a context for coordinated development within the Secondary Plan Area and provide guidance for development to support the Public Realm Policies.
- 4.9 Uses that provide amenities for future and existing employees are encouraged throughout the Secondary Plan Area to create an attractive work environment and to support the existing employment function.
- 4.10 New development and public realm improvements will prioritize pedestrian movements throughout the Secondary Plan Area to ensure safety and minimize conflicts between pedestrians and vehicles, while ensuring that goods movement continue to be facilitated.
- 4.11 Pedestrian priority areas will be created through increased building setbacks, additional landscaping and signage and are intended to direct pedestrian activity to the sides of the street on which Blocks "A2", "B", "C", and "D" are located. To minimize pedestrian conflict with employment uses, Pedestrian Priority Areas are identified on Map 35-5 Movement Strategy and apply to the following blocks:
- a) West side of Windsor Street between Portland Street and the Mimico GO Station;
 - b) East side of Buckingham Street between Portland Street and Newcastle Street; and
 - c) South side of Newcastle Street between Windsor Street and Buckingham Street.

The Mimico-Judson Urban Design Guidelines will provide design details of each pedestrian priority area.

- 4.12 Privately Owned, Publicly Accessible Open Spaces (POPS) will be encouraged in new developments containing residential uses and designed to extend and connect the public realm with development sites in a way that is accessible to members of the public year-round.

5. MOVEMENT

The Movement Strategy for the Secondary Plan Area is based on the opportunities to utilize higher order transit and improve the Secondary Plan Area's integration with neighbouring communities. The Movement Strategy provides for the introduction of the Newcastle Extension along with the Mimico-Judson Greenway, which will extend the local road network and provide for important pedestrian/cycling connections across Royal York Road.

Policies

- 5.1 The Movement Strategy for the Mimico-Judson Secondary Plan Area is illustrated on Map 35-5.

Newcastle Extension and Mimico-Judson Greenway

- 5.2 The Newcastle Extension and Mimico-Judson Greenway will be acquired prior to or in conjunction with redevelopment within Block "E". Within Block "C", the Mimico-Judson Greenway may be secured through an easement registered on title for any portion(s) located within a rail corridor setback, or on Metrolinx lands, or within portions of the Newcastle and Windsor Street rights-of-way.
- 5.3 The detailed design of the Newcastle Extension and Mimico-Judson Greenway will be informed by the Mimico-Judson Urban Design Guidelines and refined through the preparation of Detailed Block Plans as required by this Secondary Plan and will include details on required rail safety infrastructure and noise attenuation features, and the location of any required servicing infrastructure.
- 5.4 Development shall not proceed within the portion of Block "E" that includes the Newcastle Extension until the alignment and detailed design of the right-of-way is acceptable to the City.

Transit and Active Transportation

- 5.5 Rerouting local surface transit to the Newcastle Extension is encouraged to provide more direct access to the Mimico GO Station.
- 5.6 Any improvements and/or site alterations to the Mimico GO Station should be undertaken in a manner that advances this Secondary Plan with respect to improved pedestrian and cycling connectivity both across and along the rail corridor and facilities for providing pick-up and drop-off that can be wholly accommodated on site.
- 5.7 The Mimico-Judson Greenway overpass at Royal York Road will be implemented through future capital improvements.
- 5.8 Where appropriate and in accordance with the Mimico-Judson Urban Design Guidelines, the following cycling infrastructure will be encouraged within the Secondary Plan Area to facilitate increased cycling safety and ridership:
- a) Separated bicycle lanes, sharrows, signed routes and off-street multi-use trails such as the Mimico-Judson Greenway;
 - b) Increased bicycle parking; and

- c) Space allocated for future expansion of the Bike Share network at Mimico GO Station.
- 5.9 Commuter vehicle and bicycle parking will be encouraged as part of new developments within the Mimico-Judson Secondary Plan Area.

Goods Movement and Loading

- 5.10 The following vehicle routes are loading and goods movement priority routes. Signage will indicate that these routes facilitate loading and goods movement to and from the existing and future businesses within the Mimico Triangle Area:
- a) Portland Street between Royal York Road and Buckingham Street;
 - b) Newcastle Street between Royal York Road and Buckingham Street;
 - c) Windsor Street between Portland Street and Newcastle Street; and
 - d) Buckingham Street between Portland Street and Newcastle Street.
- 5.11 In conjunction with the identified Pedestrian Priority Areas (Policy 4.11), adequate signage and wayfinding will be implemented to discourage pedestrian activity along sidewalks within Blocks "A1" and "A3".
- 5.12 Where possible, new development will locate loading docks away from public streets to minimize conflicts between loading vehicles and pedestrians.

6. BUILT FORM

The infill redevelopment opportunities provided for within the Secondary Plan Area will take various built forms based on their location within the Secondary Plan Area, the site's ability to provide key infrastructure such as new roads and parkland and surrounding context. New development should define the street edges, parks and open spaces and ensure the scale and form will respect the scale of the existing *Neighbourhoods* and achieve compatibility with the permitted employment uses within the Secondary Plan Area.

Policies

- 6.1 Development within the Secondary Plan Area shall be constructed no taller than the maximum building heights illustrated on Map 35-6.
- 6.2 Development within the Secondary Plan Area shall:
- a) Not cast any shadows onto the park block locations in Block "D" and "E" as identified on Map 35-3 for seven continuous hours during the spring and fall equinoxes; and

- b) Not cast any shadows on lands designated *Neighbourhoods* between the hours of 10:00 a.m. and 5:00 p.m. during the spring and fall equinoxes.

Context-Based Intensification

6.3 Building heights and scale will be organized generally with:

- a) Low-rise buildings located west of Royal York Road, including on the south side of Judson Street;
- b) Mid-rise buildings located east of Royal York Road, with the exception of Block "C" south of Newcastle Street;
- c) Tall buildings only located on Block "C" south of Newcastle Street, adjacent to the previously approved tall building; and
- d) Lower heights along street edges, particularly on the south side of Portland Street.

6.4 For the purposes of this Secondary Plan and given the unique area context:

- a) Low-rise buildings are buildings no taller than 4-storeys (16.5 metres) in height;
- b) Mid-rise buildings are buildings no less than 5-storeys (16.5 metres) and no more than 12-storeys (37.5 metres) in height; and
- c) Tall buildings are buildings no less than 13-storeys (40.5 metres) and no more than 30-storeys (91.5 metres) in height.

6.5 Development should:

- a) Provide a consistent four-storey street wall;
- b) Incorporate a setback above the fourth storey along all public streets; and
- c) Be located entirely within a 45 degree angular plane measured from all property lines abutting streets beginning at 16 metres above grade measured at the property line abutting the street.

6.6 On Block "C" only, tall buildings may pierce the angular plane for a portion of the street frontage.

7. LIVABILITY

A range and mix of housing and the provision of parks and community services and facilities support and enhance quality of life for residents. To achieve a complete and

inclusive community, a full range of housing in terms of form, tenure and affordability, community services and facilities and a new public park will be required.

Policies

Housing

- 7.1 New residential development in *Mixed Use Areas* will provide a residential unit mix with:
- a) For Blocks "B", "C", "D", and "E", 25 percent or more of the units built as two-bedroom units or larger, including 10 percent of the total units built as three-bedroom units or larger;
 - b) For Block "F", 100 percent of residential units being family sized units, with the exception of 29 Judson Street, which must provide a minimum of 15 percent two- bedroom units; and
 - c) At least one-half of all two-bedroom and three-bedroom or larger units in a) above built with all bedrooms located on an exterior wall with glazing.
- 7.2 Development of new affordable rental and ownership housing is encouraged.

Community Services and Facilities

- 7.3 The Secondary Plan Area is a relatively small area that is located within a larger community where there are opportunities to provide additional community services and facilities to support and meet the needs of residents and employees.
- 7.4 Community Services and Facilities priorities for the Secondary Plan Area and surrounding community include the following:
- a) Pre-school programs;
 - b) Senior day programs; and
 - c) Farmers Markets.
- 7.5 The Lakeshore Mimico Lawn Bowling Club site and building located within Coronation Park and adjacent to the Secondary Plan Area presents an opportunity to be repurposed to accommodate some of the identified community services and facilities priorities for the Secondary Plan Area and broader community.
- 7.6 Community services and facilities will be located within the Secondary Plan Area or in close proximity to resident and employee populations.

- 7.7 The City will monitor the needs and priorities for additional community services and facilities to serve the residents and employees of the Secondary Plan Area as development occurs.

Parks

- 7.8 New public park(s) are required to serve future and existing residents and employees within the Secondary Plan Area, act as a focal point of the neighbourhood, and should be located to allow for easy access to the Mimico-Judson Greenway.
- 7.9 New public park(s) will be located within Block "D" and "E" identified on Map 35-2 and have frontage on at least two public streets in highly visible and accessible locations, and designed to be in keeping with the character of the neighbourhood.
- 7.10 New public park(s) will be of a size and shape that will achieve a centrally located park.
- 7.11 The public park space will provide a neighbourhood park atmosphere, which will allow for a variety of outdoor activity and passive recreation opportunities for workers, residents and visitors to the area. It will assist in creating connections between private and public open spaces within the Secondary Plan Area.
- 7.12 For developments in Block "D", the dedication of land for the public park will be the priority over a dedication through cash-in-lieu.
- 7.13 Proponents who are seeking to develop on lands within the Secondary Plan Area outside of Block "D" are encouraged to secure off-site parkland dedication within Block "D".
- 7.14 Notwithstanding Policy 4.3.8 of the Official Plan, the City may enter into a land exchange agreement(s) with property owners in Blocks "D" and "E" to facilitate the achievement of a comprehensive parks plan serving the area. Without limitation, the land exchange agreement may include terms that permit interim land configurations to facilitate phasing of redevelopment within Blocks "D" and "E".

8. ENVIRONMENTAL

The introduction of sensitive land uses and new development close to operating businesses requires appropriate regard for environmental compatibility between existing and planned employment uses and the development of lands with residential and other sensitive use permissions.

Policies

- 8.1 Developments within Blocks "A1", "A2", "A3", "B", "C", "D", "E" and "F" on Map 35-3 containing residential or sensitive uses shall be appropriately designed, buffered and/or separated from existing and operating industries to prevent or mitigate adverse effects from noise, vibration, odour and other emissions and contaminants.
- 8.2 All development applications that propose residential or other sensitive uses will require a Noise and Vibration Impact Assessment to address any impacts and identify any recommended mitigation measures.
- 8.3 Areas where there is a mix of industrial, other non-residential and residential uses offer an opportunity for District Energy Systems. Development in the Secondary Plan Area is encouraged to consider District Energy Systems, either on a block-wide or area-wide basis.
- 8.4 Detailed environmental noise/vibration and air emissions report(s) and detailed design plans, acceptable to the City, shall be required in support of any zoning by-law amendment applications for sensitive land uses on Block "A1" and the west side of Block "D". Such reports are to specify how compatibility will be achieved and maintained between permitted uses within Block "A1" and the proposed development on Block "A1" and the west side of Block "D", and shall include mitigation measures aimed at eliminating or minimizing impacts.
- a) With respect to noise and vibration, by designing to NPC 300 Class 1 sound levels, with the opportunity to implement Class 4 measures; and
- b) With respect to air emissions, in accordance with the relevant emissions criteria of the Ontario Ministry of Environment and Climate Change collectively the "mitigation measures".
- 8.4.1 The environmental noise/vibration and air emissions reports shall be prepared by qualified acoustical and air quality engineers.
- 8.4.2 The environmental noise/vibration and air emissions reports and design of mitigation measures shall be reviewed by third party peer reviewers, retained by the City and at the developer's expense, all to the satisfaction of the City in consultation with the affected industry(ies).
- 8.4.3 The environmental noise and air emissions report(s) shall include:
- a) A determination of the predictable worst-case impact from all relevant noise and air emission sources, taking into account the cumulative effect, where applicable and as reflected in current guidelines of:

- i. both the expansion or alteration plans of existing stationary source(s) that can reasonably be expected to be implemented given current land use permissions, and new stationary sources that would be permitted in the future based on the in-force zoning; and
 - ii. new stationary sources that would be permitted in the future based on the in-force zoning; and
 - b) The identification of all receptor locations in the proposed development with the potential to experience adverse impacts;
 - c) A determination of the numerical noise/vibration and air emissions excesses at such receptors, if any; and
 - d) The preparation of specific recommendations for mitigation at receptor, to be incorporated into the design of the development, to create an appropriate noise/vibration and air quality environment for future occupants/users of the proposed development, taking into account commonly used criteria in Ontario for assessing emissions abatement and with the expectation, that where required by the MOECC, the industry shall have a valid Certificate of Approval (C of A) or Environmental Compliance Approval (ECA).
- 8.4.4 Receptor-based mitigation measures may include, among other things, land use separation, building massing and siting, phasing, buffering, and design mitigation or equivalent measures to address noise, vibration, odour, air quality and nuisance impacts.
- 8.4.5 The environmental noise/vibration and air emissions reports may include consideration of at-source mitigation measures at the expense of the proposed sensitive land use where there is cooperation between the owners and the consent of the affected industry.
- 8.4.6 Mitigation measures will set out in the zoning by-law amendments.
- 8.4.7 Mitigation measures will also be implemented through conditions of site plan approval, subdivision and/or condominium approval, where appropriate, at the City's discretion.
- 8.4.8 Mitigation measures and the maintenance thereof shall be secured through appropriate agreements which may include agreements between the City and the developer and/or agreements between the developer and owners of lands in proximity to the new sensitive use.
- 8.4.9 Mitigation measures will be incorporated into the design of the buildings with a proposed sensitive use (and at-source, where applicable) and shall be

included in the drawings required to be approved pursuant to the site plan provisions of the *Planning Act*.

- 8.4.10 Prior to issuance of building permits, the owner shall provide a certification letter from the qualified acoustical and air quality engineers, as applicable, to the City confirming that the building permit drawings have been reviewed and the required mitigation measures have been incorporated into the building design in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and any addendums. If mitigation is to be implemented at the source, the appropriate shop drawings shall be reviewed.
- 8.4.11 Prior to the earlier of occupancy or the registration of the plan of condominium, the owner shall provide the qualified acoustical and air quality engineers' certification letters to the City advising that the required mitigation measures, including any mitigation at source, have been inspected and installed in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and/or any addendums.
- 8.4.12 Warning clauses, in accordance with the MOECC NPC-300 guideline, will be registered on title and in the appropriate agreements. Warning clauses to notify purchasers of the applicable Class 4 designation in accordance with NPC 300 guidelines will be registered on title and in the appropriate agreements

9. IMPLEMENTATION

Redevelopment of the Secondary Plan Area will likely occur over the long term, where existing employment uses will be strengthened through reinvestment opportunities provided by land use certainty and the requirement for the provision of a minimum gross floor area of uses that support the economic function of the Secondary Plan Area as part of any development. The introduction of residential uses on some lands within the Secondary Plan Area is provided for to deliver key components of neighbourhood infrastructure necessary to fulfill the objectives of this Secondary Plan. The following implementation strategy ensures the delivery of important structural elements of the Secondary Plan's structure.

Policies

- 9.1 The policies and development criteria of the Official Plan continue to apply to the Secondary Plan Area, subject to the policies of this Secondary Plan. For clarity:
- a) In the event of a conflict with the Official Plan, the policies of the Secondary Plan shall prevail.
 - b) In the event of a conflict with the Official Plan or the Secondary Plan, a Site and Area Specific Policy shall prevail.

- c) Notwithstanding the maps of this Secondary Plan, the maps contained in a Site and Area Specific Policy shall prevail.

Detailed Block Plans

- 9.2 Blocks "C", "D" and "E" shall be required to submit Detailed Block Plans as part of the Zoning By-law Amendment application envisioning the development of the entire block regardless of ownership patterns.
- 9.3 Landowners are encouraged to collaborate on the preparation and submission of the required Detailed Block Plans which will be reviewed for conformity with the policies of this Secondary Plan and shall have appropriate regard to supporting documents including the Mimico-Judson Urban Design Guidelines and other applicable City of Toronto Urban Design Guidelines.
- 9.4 The Detailed Block Plan required in Policy 9.2 will illustrate one or more options for acceptable built form of development within the Block, including on lands that are not subject to the application.
- 9.5
- a) The Detailed Block Plan for Block "C1" is Site and Area Specific Policy 861;
 - b) Other lands within Block "C" not covered by Site and Area Specific Policy 861 shall be required to update the Block Plan in Site and Area Specific Policy 861 by amendment to this Plan; and
 - c) Notwithstanding Policy 9.5 b) above, should Block "C1" and other sites in Block "C" be developed concurrently, said other sites shall not be required to update the Block Plan in Site and Area Specific Policy 861 by amendment to this Plan and amendment to Site and Area Specific Policy 861.
- 9.6 The Joint Detailed Block Plan for Blocks "D1", "D2", "D3" and E1" is Site and Area Specific Policy 862.
- 9.7 Other lands in Blocks "D" and "E" not covered by Site and Area Specific Policy 862 shall be required to update the Block Plan in Site and Area Specific Policy 862 by amendment to this Plan and amendment to Site and Area Specific Policy 862.
- 9.8 Notwithstanding Policy 9.7 above, should Block "E1" and other sites in Block "E" be developed concurrently, said other sites shall not be required to update the Block Plan in Site and Area Specific Policy 862 by amendment to this Plan and amendment to Site and Area Specific Policy 862.
- 9.9 Detailed Block Plans will be considered by City staff. Site and Area Specific Policies will be recommended to City Council for each Block as Official Plan Amendments to this Secondary Plan.

Zoning By-law

- 9.10 Block-wide Zoning By-law Amendments may be considered and adopted by Council to advance the policies contained within this Secondary Plan.

Development Permit System

- 9.11 A Development Permit System may be established to ensure that development is in keeping with the Secondary Plan policies and vision.

Urban Design Guidelines

- 9.12 Urban Design Guidelines will be adopted by City Council that:
- a) Establish a context for coordinated development within the Secondary Plan Area;
 - b) Outline built form criteria related to massing, articulation, and shadows;
 - c) Provide detailed guidance for the development of the public realm, including the relationship of buildings to the public realm;
 - d) Identify location, treatment and character of key components of the public realm;
 - e) Illustrate cross sections for future works to be carried out in the public right-of-way; and
 - f) Inform the preparation and evaluation of Detailed Block Plans for consideration by the City.
- 9.13 No changes will be made through rezoning, minor variances, consent or any other public action that are not consistent with the planned character of the Secondary Plan Area, as stated in this Secondary Plan.

Section 37 of the *Planning Act*

- 9.14 In addition to the policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act*, the following policies apply to the lands.
- 9.15 The following will be considered as priorities, though other items may also be secured as appropriate with Council approval:
- a) Non-profit community services and facilities, including the acquisition of community service program space for pre-school programs, senior day programs and farmers markets;

- b) Non-profit childcare facilities;
- c) Parkland improvements;
- d) Community gardening infrastructure;
- e) Affordable housing units;
- f) Affordable studio and employment space for arts and culture based employment uses; and
- g) Pedestrian and cycling bridge across Royal York Road and associated landscaping.

9.16 Despite Policy 5.1.1.4 of the Official Plan, Policy 5.1.1.1 of the Official Plan will only apply to a proposed development that would permit a building or structure with residential gross floor area. The base value, in terms of residential gross floor area, from which increased height and/or density may be permitted in return for certain capital facilities will be 0 (zero) FSI. Any non-residential gross floor area that will not be subject to Policy 5.1.1.1 of the Official Plan.

Draft Plan of Subdivision, Consent or Conveyance

9.17 Any division of land will be in conformity with the Mimico-Judson Secondary Plan and will create land parcels that facilitate development consistent with the intent of this Secondary Plan.

Holding "H" By-laws

9.18 Holding "H" By-laws may be used pursuant to Section 36 of the *Planning Act* to secure infrastructure as outlined in the Secondary Plan, including but not limited to: the Newcastle Extension, the new public park; portions of the Mimico-Judson Greenway; any identified rail mitigation requirements; and any required servicing infrastructure necessary for the full build-out of lands within the Secondary Plan Area.

Municipal Servicing

9.19 Municipal infrastructure required to support development will be provided on municipal lands and will be provided prior to, or concurrent with, development.

Cost Sharing

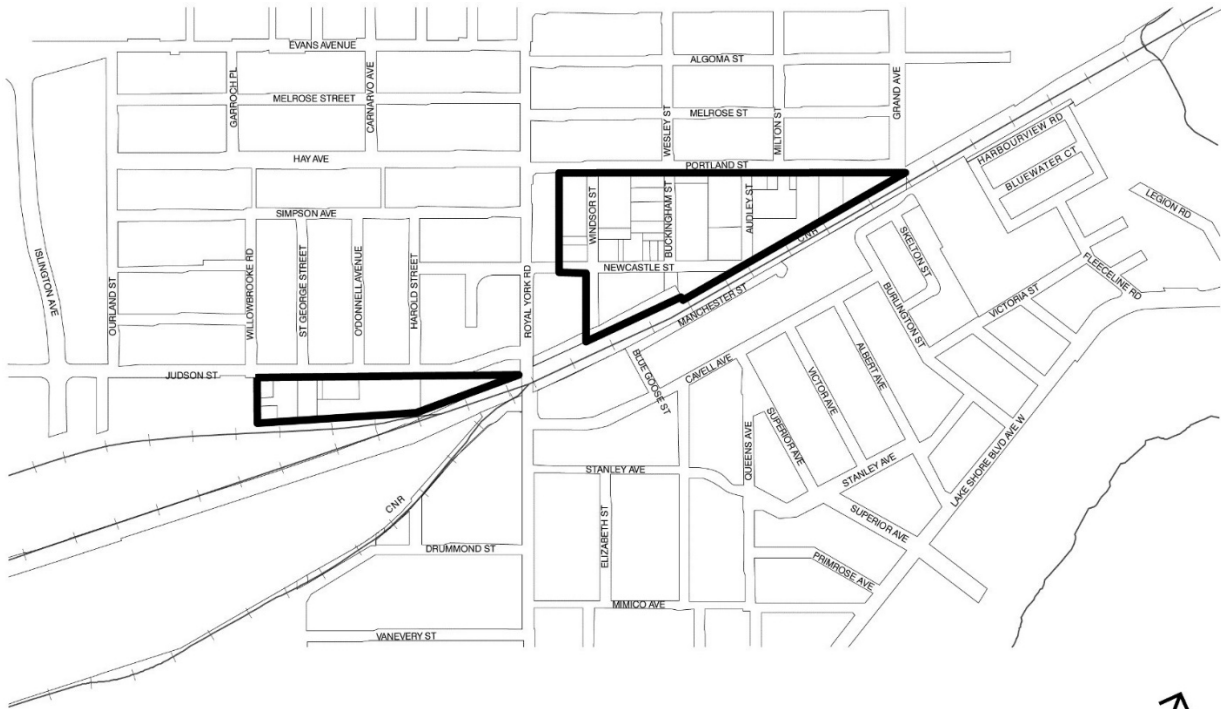
9.20 Where municipal infrastructure has been front-ended by landowners, cost sharing among benefitting owners of development sites in the Secondary Plan Area for improvements to existing transportation and servicing infrastructure and at source noise and air emission mitigation measures required in

connection with or to support new developments shall be required and secured prior to the adoption of implementing Zoning By-law Amendments.

List of Maps

Map 35-1 Secondary Plan Area
Map 35-2 Structure Plan
Map 35-3 Land Use Designations
Map 35-4 Public Realm Plan
Map 35-5 Movement Strategy
Map 35-6 Built Form Typology

Map 35-1



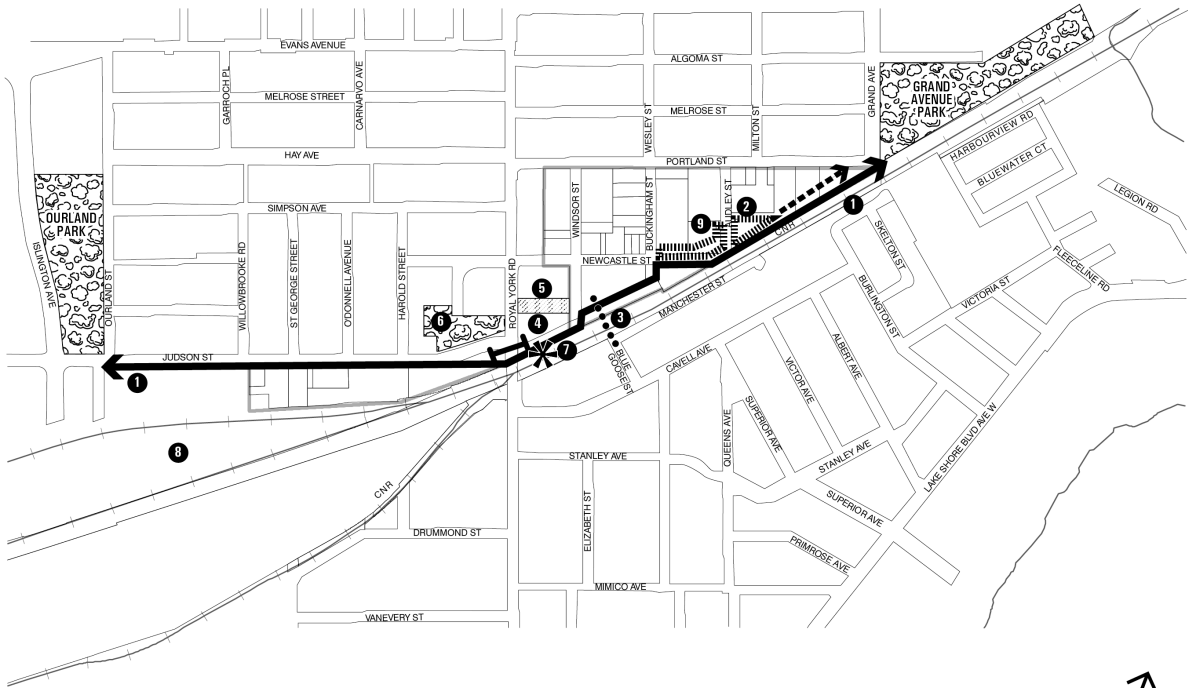
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Mimico - Judson Secondary Plan
MAP 35-1 Secondary Plan Area

 Secondary Plan Boundary

Map 35-2



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 Not to Scale



Mimico - Judson Secondary Plan

MAP 35-2 Structure Plan

- | | | |
|---------------------------|-------------------------------|--|
| Secondary Plan Boundary | 4 Pedestrian / Cycle Overpass | 7 Mimico GO Station |
| 1 Mimico-Judson Greenway | 5 Cemetery | 8 Willowbrook Yard |
| 2 Newcastle Extension | 6 Existing Parks | 9 Future park to be located within this area |
| 3 GO Pedestrian Underpass | | |


October 2015

Map 35-3



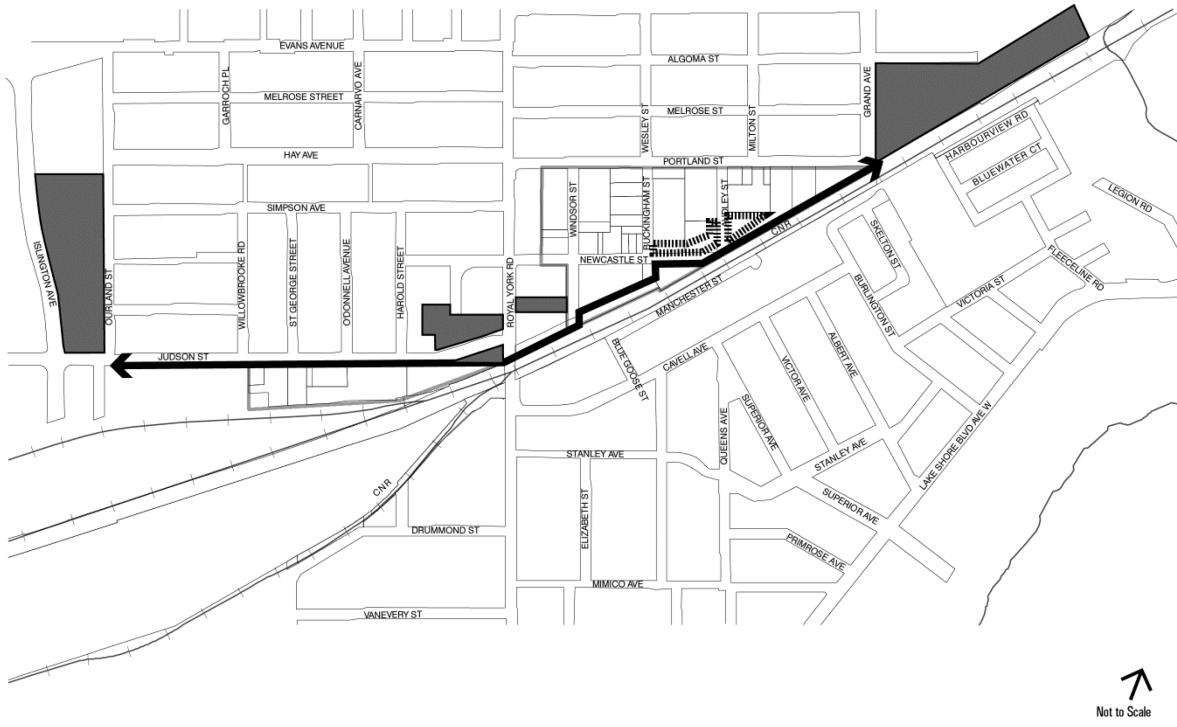
Mimico - Judson Secondary Plan

MAP 35-3 Land Use Designations

-  Secondary Plan Boundary
-  Mixed Use Areas
(Subject to Development Criteria)
-  Employment Areas
(General Employment Areas)
-  Blocks

NOTE: MAP 35-2 prevails over MAP 35-3 which may impact location of uses.


Map 35-4



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Not to Scale

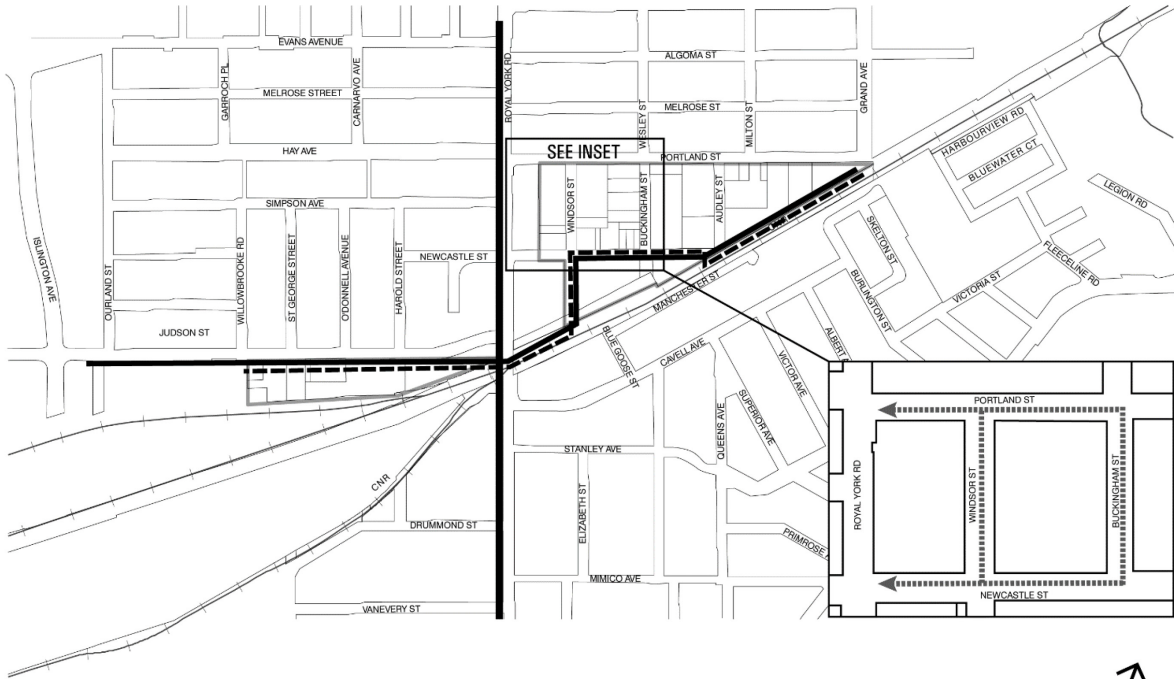


Mimico - Judson Secondary Plan MAP 35-4 Public Realm Plan

-  Secondary Plan Boundary
-  Mimico-Judson Greenway
-  Existing Parks and Open Spaces
-  Future park to be located within this area

October 2015

Map 35-5

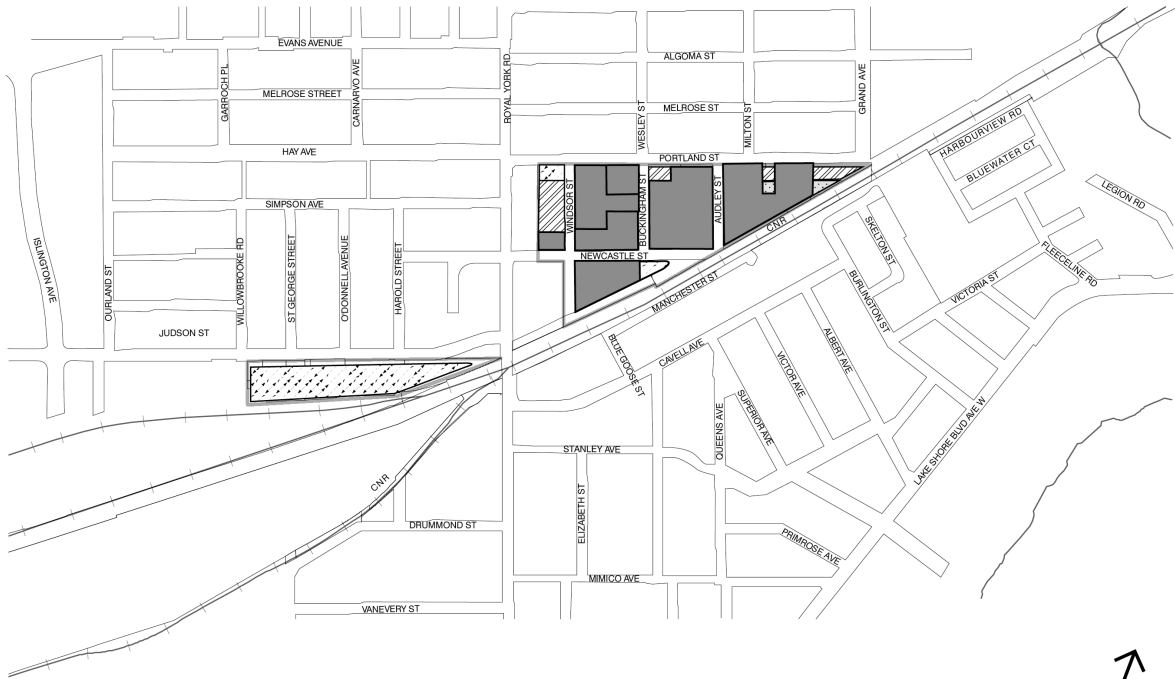


Mimico - Judson Secondary Plan
 MAP 35-5 Movement Strategy






- Secondary Plan Boundary
- Cycling Lanes
(Mixed and Separated Lanes)
- Pedestrian Priority
- Loading and Goods Movement Priority

JANUARY 2022

Map 35-6



Mimico - Judson Secondary Plan
MAP 35-6 Built Form Typology

-  Secondary Plan Boundary
- Maximum Building Heights**
-  Up to 4 Storeys
-  6 Storeys
-  8 Storeys
-  Refer to Schedule 2 of OPA 331

NOTE: MAP 35-2 prevails over MAP 35-6 which may impact achievable built form.

July 2018

SCHEDULE 2

SITE AND AREA SPECIFIC POLICIES

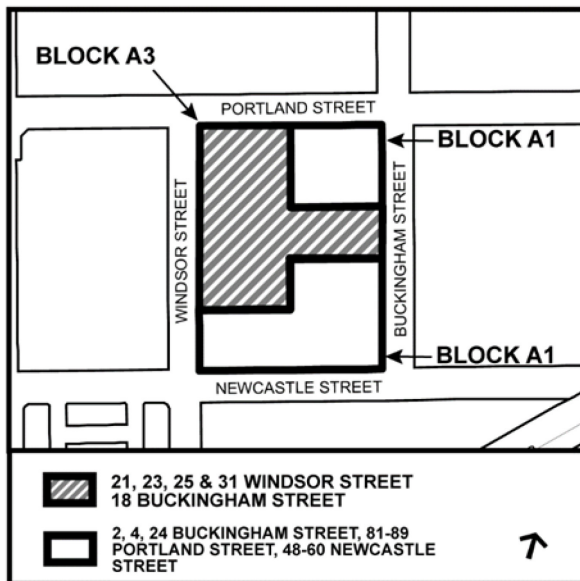
1.0 Blocks "A1", "A2", and "A3"

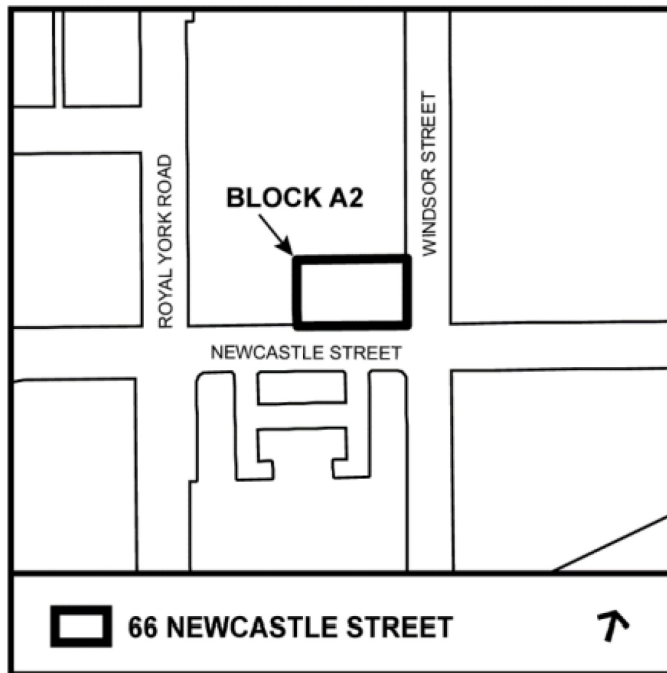
Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 860 for certain lands within the blocks bounded by Buckingham Street, Windsor Street, Portland Street and Newcastle Street as follows:

Site and Area Specific Policy 860 - Blocks "A1", "A2", and "A3"

Block "A1", "A2", and "A3" located in close proximity to the Mimico GO Station makes the site uniquely positioned to provide a mix of residential and non-residential uses to advance the vision of the Mimico-Judson Secondary Plan. Site and Area Specific Policy 860 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. The following Site and Area Specific Policies apply to Blocks "A1", "A2", and "A3":

Development Standards for Block "A1" (2, 4 and 24 Buckingham Street, 81 to 89 Portland Street and 48 to 60 Newcastle Street) and Block "A2" (66 Newcastle Street)





- 1.1 Lands in Block "A1" and Block "A2" are designated *Mixed Use Areas*.
- 1.2 Development of residential uses on lands within Block "A1" (with the exception of 21, 23, 25 and 31 Windsor Street and 18 Buckingham Street) and Block "A2" will:
 - a) Have a height limit of four-storeys;
 - b) Require the provision of a minimum gross floor area of non-residential uses that support the economic function of the Secondary Plan Area, based on a minimum of 0.5 non-residential employment Floor Space Index; and
 - c) Protect for the area's economic function by providing land use certainty for businesses that wish to continue and/or expand their operation in the Block "A1" and "A2".
- 1.3 All other policies within the Secondary Plan relating to Blocks "A1" and "A2" will continue to apply.

Development Standards for Block "A3" (21, 23, 25 and 31 Windsor Street and 18 Buckingham Street)

- 2.1 Within the lands subject to this Site and Area Specific Policy:
 - a) Only Mid-rise buildings, as defined in the Secondary Plan, may be located on the lands west of the north-south laneway shown on Map A; and

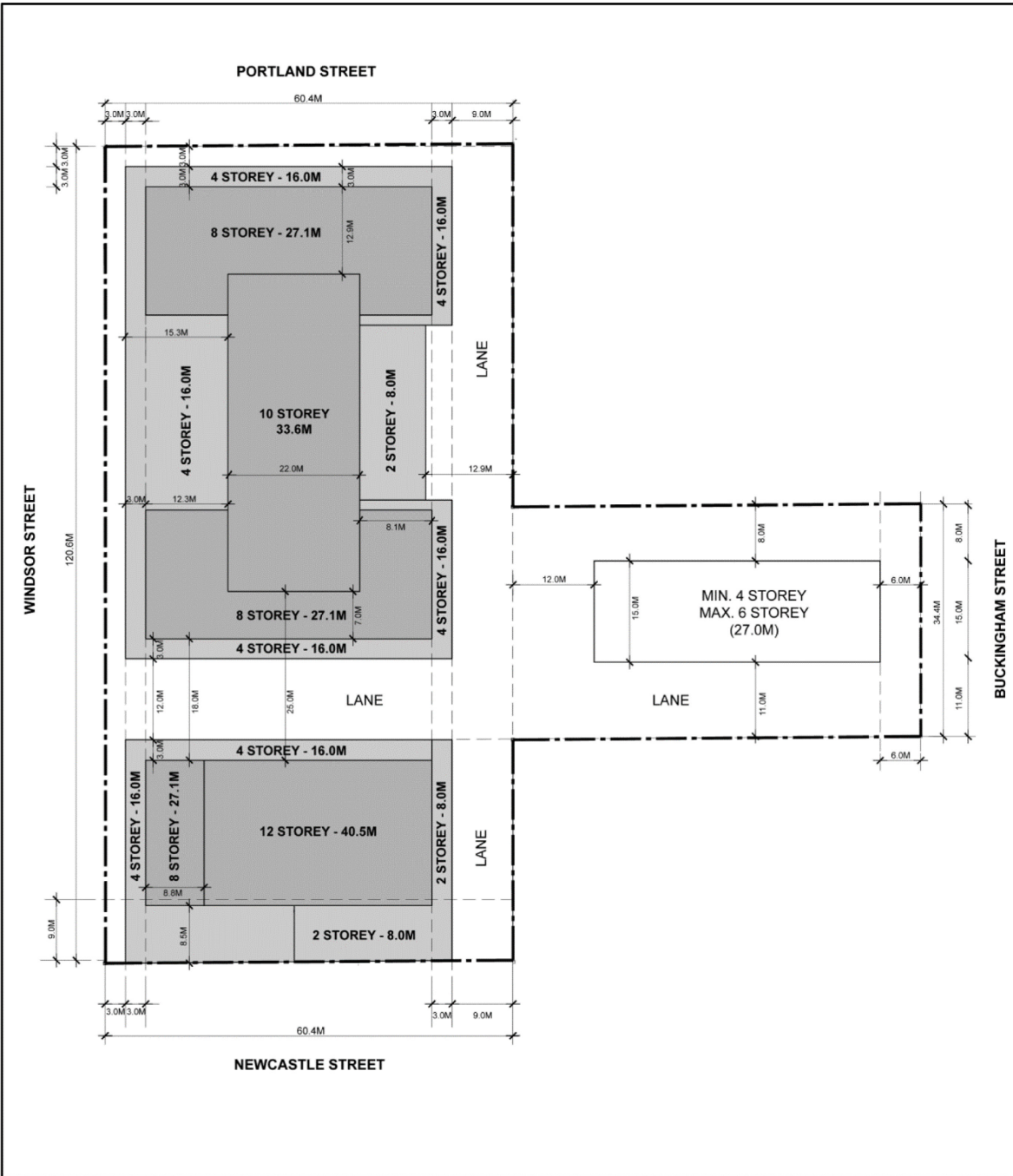
- b) Only Low-rise or Mid-rise buildings may be located east of the north-south laneway in accordance with the height limits shown on Map A.
- 2.2 All buildings will provide a minimum consistent four-storey street wall height, not exceeding 16 metres in height.
 - 2.3 All buildings will fall within 45 degree angular planes measured from 16 metres above the property lines on Windsor Street and Portland Street.
 - 2.4 Buildings will not cast shadow north of the property line of the lots on the north side of Portland Street on either March 21st or September 21st from 10:18 a.m. to 5:18 p.m. (including shadow caused by buildings, parapets, balconies and mechanical penthouses).
 - 2.5 Subject to compliance with the shadow and angular plane limitations set out above, buildings should be set back at least the distances shown on Map A.
 - 2.6 Maximum heights, maximum number of storeys, minimum setbacks, and minimum stepbacks are shown on Map A.
 - 2.7 Notwithstanding 2.6 above, mechanical penthouses and other roof structures may exceed the maximum heights shown on Map A and are subject to compliance with the shadow and angular plane limitations.
 - 2.8 Projecting balconies with a maximum depth of 1.7 metres are only permitted above the fourth floor, except if the outside edge of the projecting balcony is setback a minimum of 3 metres from the edge of the storey below.
 - 2.9 Only non-residential uses will be permitted in *Mixed Use Areas* on these lands located east of a new north-south lane, as shown on Map A.
 - 2.10 The minimum gross floor area for non-residential uses will be 1.0 Floor Space Index based on all buildings on these lands (minimum of 9,376 square metres).
 - 2.11 The maximum gross floor area for residential uses will be 23,052 square metres.
 - 2.12 Phasing of development will be required within the lands subject to this site and area specific policy as follows:
 - a) Phase 1 will be either:
 - i. One mixed use building that includes residential development and a minimum non-residential gross floor area of 5,100 square metres;
 - ii. An office building of at least 4 storeys and/or 2,400 square metres to be located within that portion of the lands fronting on Buckingham Street east of the north-south laneway); or

- iii. Both the mixed use building and office building contemplated in subsections i. and ii. above.
- b) If an office building is not completed as part of Phase 1, then Phase 2 will be an office building of at least 4-storeys and/or 2,400 square metres to be constructed within that portion of the lands fronting on Buckingham Street east of the north-south laneway. This office building must be completed prior to the issuance of any building permit for any residential or mixed use buildings other than the mixed use building that is permitted to be constructed as part of Phase 1.
- 2.13 A pedestrian walkway/sidewalk on the south side of a new east/west laneway, as shown on Map A, will not be permitted while the Portuguese Cheese manufacturing facility to the south is in operation.
- 2.14 Laneways will be provided that run east-west from Windsor Street to Buckingham Street, and north-south from Portland Street to the southern boundary of the site, generally as shown on Map A, and the laneway will be subject to an unencumbered above grade easement for public access granted by the owner to the City.
- 2.15 The travelled portion of the laneways will be 6.0 metres in width to accommodate two-way traffic.
- 2.16 Pedestrian sidewalks will be provided within laneways with a minimum width of 2.5 metres.
- 2.17 Between the north-south laneway and the west façade of the office building located east of the north-south laneway, the rear yard will consist primarily of hard landscaping with mountable curb, to accommodate the turning movements for tractor trailers accessing the Portuguese Cheese facility. Easements in favour of the City for public vehicular access will be required to accommodate truck movements.
- 2.18 Detailed environmental noise/vibration and air emissions report(s) and detailed design plans, acceptable to the City, shall be required in support of any Zoning By-law Amendment applications for sensitive land uses on Block "A3". Such reports are to specify how compatibility will be achieved and maintained between permitted uses within Blocks "A1" and "A2", and shall include mitigation measures aimed at eliminating or minimizing impacts:
- a) With respect to noise and vibration, by designing to NPC 300 Class 1 sound levels, with the opportunity to implement Class 4 measures; and
 - b) With respect to air emissions, in accordance with the relevant emissions criteria of the Ontario Ministry of Environment and Climate Change, collectively the "mitigation measures".

- 2.19 The environmental noise/vibration and air emissions reports shall be prepared by qualified acoustical and air quality engineers.
- 2.20 The environmental noise/vibration and air emissions reports and design of mitigation measures shall be reviewed by third party peer reviewers, retained by the City and at the developer's expense, all to the satisfaction of the City in consultation with the affected industry(s).
- 2.21 The environmental noise and air emissions report(s) shall include:
- a) A determination of the predictable worst-case impact from all relevant noise and air emission sources, taking into account the cumulative effect, where applicable and as reflected in current guidelines of:
 - i. Both the expansion or alteration plans of existing stationary source(s) that can reasonably be expected to be implemented given current land use permissions;
 - ii. New stationary sources that would be permitted in the future based on the in-force zoning
 - iii. The identification of all receptor locations in the proposed development with the potential to experience adverse impacts;
 - iv. A determination of the numerical noise/vibration and air emissions excesses at such receptors, if any; and
 - v. The preparation of specific recommendations for mitigation at receptor. To be incorporated into the design of the development, to create an appropriate noise/vibration and air quality environment for future occupants/users of the proposed development, taking into account commonly used criteria in Ontario for assessing emissions abatement and with the expectation, that where required by the MOECC, the industry shall have a valid Certificate of Approval (C of A) or Environmental Compliance Approval (ECA).
- 2.22 Receptor-based mitigation measures may include, among other things, land use separation, building massing and siting, phasing, buffering, and design mitigation or equivalent measures to address noise, vibration, odour, air quality and nuisance impacts.
- 2.23 The environmental noise/vibration and air emissions reports may include consideration of at-source mitigation measures at the expense of the proposed sensitive land use where there is cooperation between the owners and the consent of the affected industry.
- 2.24 Mitigation measures will be set out in the zoning by-law amendments.

- 2.25 Mitigation measures will also be implemented through conditions of site plan approval, subdivision and/or condominium approval, where appropriate, at the City's discretion.
- 2.26 Mitigation measures and the maintenance thereof shall be secured through appropriate agreements which may include agreements between the City and the developer and/or agreements between the developer and owners of lands in proximity to the new sensitive use.
- 2.27 Mitigation measures will be incorporated into the design of the buildings with a proposed sensitive use (and at-source, where applicable) and shall be included in the drawings required to be approved pursuant to the site plan provisions of the *Planning Act*.
- 2.28 Prior to issuance of building permits, the owner shall provide a certification letter from the qualified acoustical and air quality engineers, as applicable, to the City confirming that the building permit drawings have been reviewed and the required mitigation measures have been incorporated into the building design in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and any addendums. If mitigation is to be implemented at the source, the appropriate shop drawings shall be reviewed.
- 2.29 Prior to the earlier of occupancy or the registration of the plan of condominium, the owner shall provide the qualified, acoustical and air quality engineers' certification letters to the City advising that the required mitigation measures, including any mitigation at source, have been inspected and installed in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and/or any addendums.
- 2.30 Warning clauses, in accordance with the MOECC NPC-300 guidelines, will be registered on title and in the appropriate agreements. In addition, if the Class 4 designation is implemented by Council, warning clauses to notify purchasers of the applicable Class 4 designation in accordance with NPC-300 guidelines will be registered on title and in the appropriate agreements.

Map A



Mimico-Judson: Map A

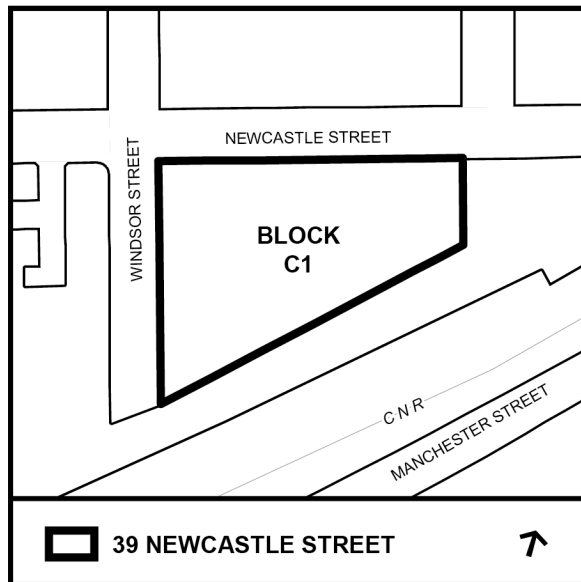


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07/12/2021

2.0 Block "C1"

Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy 861 for certain lands bounded by Newcastle Street, Windsor Street and the Metrolinx Railway Tracks as follows:

Site and Area Specific Policy 861 – Block "C1"



Block "C1" (39 Newcastle Street) located adjacent to the Mimico GO Station makes the site uniquely positioned to provide desired public infrastructure as well as a mix of residential and non-residential uses to advance the vision of the Mimico-Judson Secondary Plan. Site and Area Specific Policy 861 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. The following Site and Area Specific Policies apply to Block "C1":

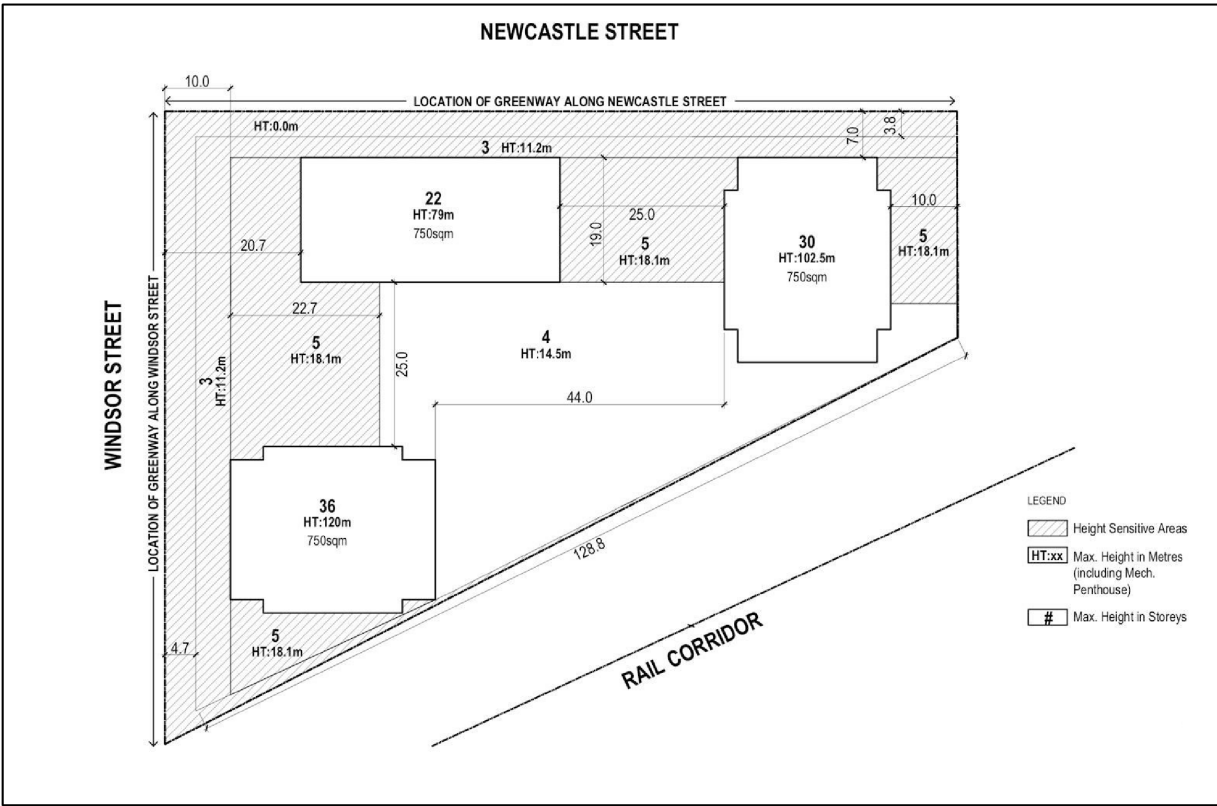
Development Standards for Block C1 (39 Newcastle Street)

- 1.1 Tall buildings are permitted on Block "C1". Maximum heights and the related maximum number of storeys are shown on Map C1. A combination of lower height podiums and slender, well-spaced tall buildings together with pedestrian and cycling infrastructure will result in a high-density development as well as the necessary physical infrastructure to support it.
- 1.2 Some areas within Block "C1", as depicted on Map C1, are Height Sensitive Areas. In Height Sensitive Areas, tall building podiums will not exceed 4-storeys, excluding mezzanine areas, or a maximum of 18.5 metres, unless generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18.5 metres are incorporated into the building design. The tower portion of a tall building will have a generous stepback from the podium and adjacent to public streets.

- 1.3 Heights lower than 18 metres are required along street edges, particularly on the south side of Newcastle Street and the east side of Windsor Street as shown on Map C1.
- 1.4 Where podiums are within Height Sensitive Areas along Newcastle Street and Windsor Street, podiums either will not exceed 4-storeys, excluding mezzanine areas, or a maximum of 18.5 metres, or will incorporate generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18.5 metres up to the podium height limits as shown on Map C1.
- 1.5 For the purposes of this Site and Area Specific Policy, Tall Buildings are portions of buildings which exceed a height of 12-storeys and 46 metres.
- 1.6 The tower portions of Tall Buildings shall be located as shown on Map C1.
- 1.7 A maximum of 3 Tall Buildings shall be permitted in accordance with Map C1.
- 1.8 Unless otherwise specified, a maximum tower floorplate (gross construction area) of 750 square metres (excluding enclosed noise buffer balconies) is permitted for any portion of a Tall Building which is located above the 8th storey or above a height of 26.0 metres.
- 1.9 The floorplate of any portion of a Tall Building which is located above the 8th storey or above a height of 26 metres, shall be separated from any portion of a Tall Building also located above the 8th storey or above a height of 26 metres by a minimum of 25 metres, excluding the following projections which may project into the 25 metre separation distance from another Tall Building:
 - a) balconies up to 2.05 metres in depth unless otherwise specified; and
 - b) as will be specified in the site specific zoning by-laws.
- 1.10 Tall Buildings shall not project beyond a 45 degree angular plane drawn from the south lot line of properties designated *Neighbourhoods* on the north side of Portland Street. There will be minimal shadows on *Neighbourhoods* and *Parks and Open Spaces*, assessed on a cumulative basis across the blocks.
- 1.11 Ground floor heights will be a minimum of 4.5 metres to facilitate non-residential uses at grade.
- 1.12 Residential floor to floor heights are encouraged to be approximately 2.9 metres, to improve sunlight access into dwelling units.
- 1.13 Map C1 illustrates the implementation of the above. The setbacks and stepbacks illustrated on Map C1 are deliberate. The intent is to provide generous stepbacks from streets and other buildings within the block.

- 1.14 No portion of a building shall be located on Block "C1" except within the heavy lines shown on Map C1. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in both metres and storeys), particularly with respect to Height Sensitive Areas, shall be as shown on Map C1.
- 1.15 A total of 65,250 square metres of gross floor area (excluding enclosed noise buffer balconies, at or above-grade parking and above-grade locker/storage areas), comprising a maximum of 62,700 square metres of residential gross floor area, together with a minimum of 2,350 square metres of non-residential gross floor area, shall be permitted.
- 1.16 Phasing of the project is permitted, including the appropriate phasing of development standards and non-residential gross floor area, provided all requirements are satisfied prior to the occupancy of the last Phase.
- 1.17 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map C1, enclosed noise buffer balconies may project by 2.05 m from all faces of the tower portion of the tall building beyond the building envelope.
- 1.18 Notwithstanding Policy 1.17 above, the area of enclosed noise buffer balconies may be excluded from the calculation of gross floor area.
- 1.19 The Mimico-Judson Greenway shall be located within the Newcastle Street and Windsor Street rights-of-way as shown on Map C1.
- 1.20 The site specific policies for Block "C1" shall prevail over the general policies of the Secondary Plan where they conflict.
- 1.21 In addition to those matters listed in Section 7.4 of the Mimico-Judson Secondary Plan, community benefits secured under Section 37 of the *Planning Act* will include the completion of or funds provided for the following:
- a) Provision of the Mimico Judson Greenway including the construction of a pedestrian and cycling bridge over Royal York;
 - b) Public art; and
 - c) Enhanced roadway and streetscape improvements.

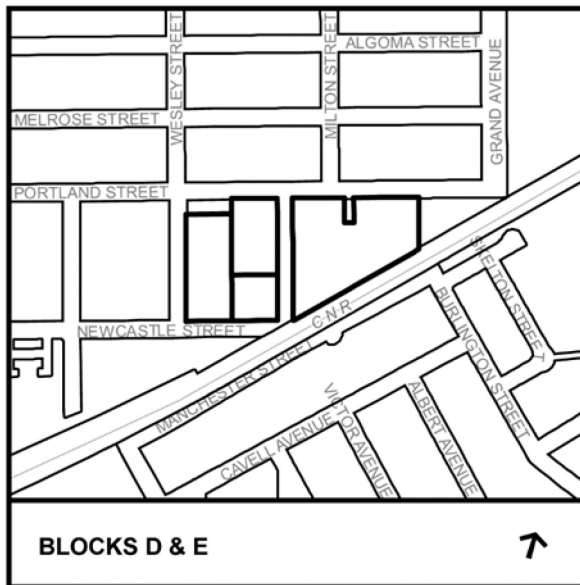
Map C1



3.0 Blocks "D" and "E"

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 862 for certain lands within the blocks bounded by Buckingham Street, Newcastle Street, Portland Street and the Metrolinx Railway Tracks as follows:

Site and Area Specific Policy 862 - Blocks "D" and "E"



Given the size and location of the properties within Blocks "D" and "E", they are uniquely positioned and situated to provide desired public infrastructure, including public parks and streets, as well as a mix of residential and employment uses to advance the vision of the Secondary Plan. Site and Area Specific Policy 862 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise.

The comprehensive planning and development of Blocks "D" and "E" will provide substantial public infrastructure to implement the Secondary Plan. Accordingly, Map D/E indicates Blocks D1, D2, and D3 within Block "D" and Block E1 within Block "E" (together, the "Site"), to which the following policies apply:

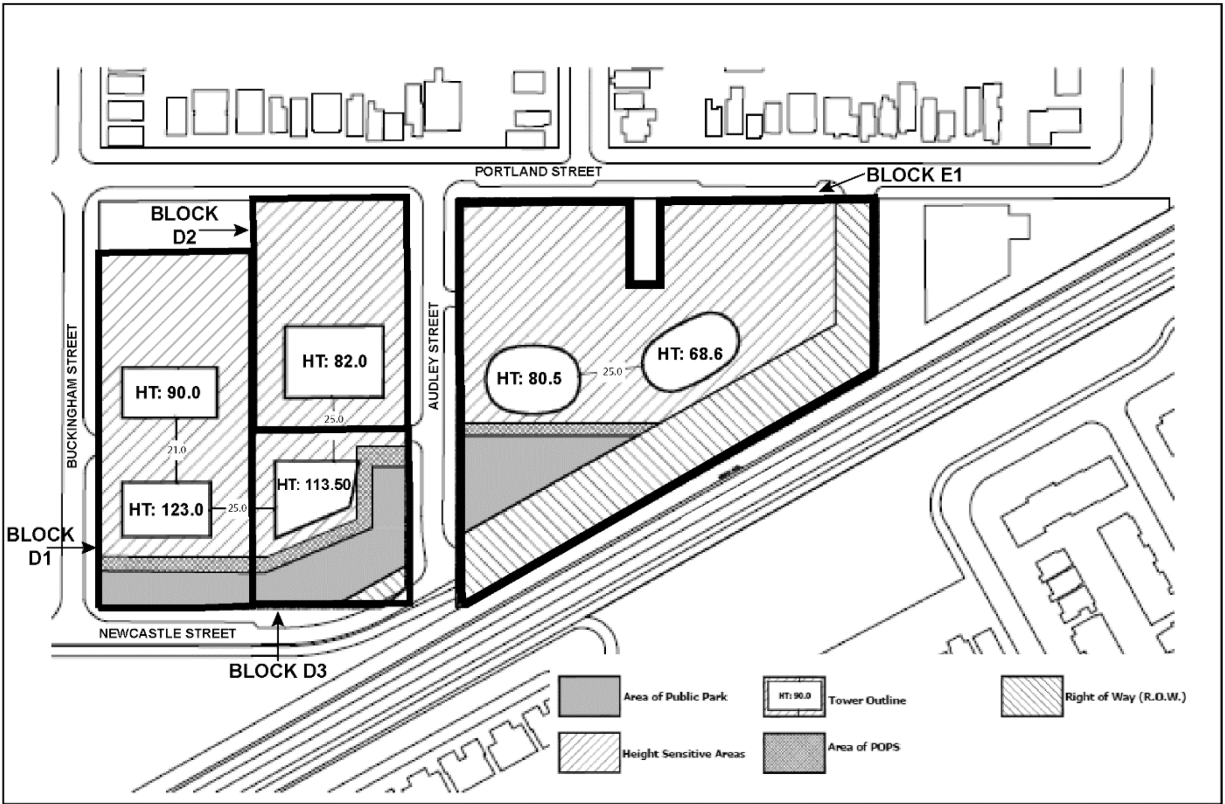
- 1.1 A consolidated public park comprised of the full parkland dedication requirements for Blocks D1, D2, D3 and E1 shall be provided with frontage on Buckingham Street, Audley Street, Newcastle Street and the Newcastle Extension, having a minimum area of 3,786 square metres. In order to achieve a park of this size in this location, the landowners of Blocks D1, D2, D3 and E1 will need to provide or secure a combination of on-site dedications and off-site dedications, facilitated by a land exchange.
- 1.2 For development to proceed on Block "E", the Newcastle Extension will be located along and within the south and east property lines of Block E1 and will connect to Portland Street, as illustrated on Map D/E.

- 1.3 The existing termini of Newcastle Street and Grand Avenue may be connected in the future by the Newcastle Extension and Mimico Judson Greenway with a right-of-way width of 16.5 to 25.0 metres.
- 1.4 Development Standards for Blocks D1, D2, D3 and E1, shall include:
- 1.4.1 Tall buildings are permitted on Blocks "D" and "E" on Blocks D1, D2, D3 and E1 as per the building locations, and maximum heights which are shown on Map D/E. On these sites, a combination of lower height podiums and slender, well-spaced tall buildings as well as parks, new streets and pedestrian and cycling infrastructure will result in a high-density development as well as the necessary physical infrastructure to support it, including parks, new streets, expanded pedestrian and cycling infrastructure, and childcare facilities.
- 1.4.2 Some areas within Blocks "D" and "E" are Height Sensitive Areas as shown on Map D/E. In Height Sensitive Areas and near Parks and Open Spaces, tall building podiums will not exceed 18 metres unless generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18 metres are incorporated into the building design in accordance with Policies 1.4.3 and 1.4.4. The tower portion of a tall building will have a generous stepback from the podium, adjacent to public streets and parkland.
- 1.4.3 Heights lower than 18 metres are required along street edges, particularly on the south side of Portland Street, the north side of Newcastle Street and the Newcastle Extension, both sides of Audley Street and along park edges. A consistent street wall with a maximum height of 18 metres will be provided and the total podium height will not exceed the podium heights indicated on Map D/E and more specifically on Maps D1, D2, D3 and E1, which range from a maximum of 18 metres to a maximum of 26 metres depending on the intensity of tall building development within that block, with lower podium heights on blocks with the greatest intensity of development and higher podium heights where tall building development is less intense. Intensity is assessed in terms of numbers of towers per block, tower coverage over the gross site area, tower floorplates and tower heights.
- 1.4.4 Where podiums are within Height Sensitive Areas, as shown on Map D/E along Portland Street, Audley Street and the Newcastle Extension, podiums either will not exceed 18 metres or will incorporate generous stepbacks to significantly reduce the visual and shadow impacts of built form in the podium above 18 metres up to the podium height limits indicated on Map D/E and more specifically on Maps D1, D2, D3 and E1. As shown on the maps, this will result in a maximum street wall height not to exceed 13 metres in some areas.

- 1.4.5 For the purposes of this Site and Area Specific Policy, Tall Buildings are portions of buildings which exceed a height of 46 metres.
- 1.4.6 The tower portions of Tall Buildings will be located as shown on Map D/E and more specifically on Maps D1, D2, D3 and E1, with generous setbacks from street edges, parks, privately-owned publicly accessible open spaces and the edge of the podium below. Details regarding balcony projections are provided.
- 1.4.7 Unless otherwise specified, a maximum tower floorplate (gross construction area) of 750 square metres is permitted for any portion of a Tall Building which is located above a height of 26 metres.
- 1.4.8 Unless otherwise specified, the floorplate of any portion of a Tall Building which is located above a height of 26 metres, shall be separated from any portion of a Tall Building also located above a height of 26 metres by a minimum of 25 metres, excluding the following projections which may project into the 25 metre separation distance from another Tall Building:
- a) balconies up to 1.8 metres in depth unless otherwise specified; and
 - b) as will be specified in the site specific zoning by-laws.
- 1.4.9 Tall Buildings shall not project beyond a 45 degree angular plane drawn from the south lot line of properties designated Neighbourhoods on the north side of Portland Street. There will be minimal shadows on Neighbourhoods and Parks and Open Spaces, assessed on a cumulative basis across the blocks.
- 1.4.10 Ground floor heights will be a minimum of 4.5 metres to facilitate non-residential uses at grade.
- 1.4.11 Residential floor to floor heights are encouraged to be approximately 3.0 metres, to improve sunlight access into dwelling units.
- 1.4.12 Map D/E illustrates the implementation of the above, as well as high-level development standards for sites on Blocks "D" and "E". Additional detail is provided for the Site through more site specific maps. In the event of conflict between Map D/E and Maps D1, D2, D3 and/or E1, the site specific maps will prevail. For greater certainty, Policy 6.4 of the Mimico Judson Secondary Plan does not apply to Blocks D1, D2, D3 and E1.
- 1.5. The setbacks and stepbacks illustrated on the site specific maps are deliberate. The intent is to provide generous stepbacks from streets, parks and other buildings within the blocks, with deeper stepbacks where greater sensitivity is required and key views and openness to the sky are to be preserved. These stepbacks and setbacks are tied to the park size and shape which resulted from the land exchange for parkland.

- 1.6 In the event of a conflict, the site specific policies for Blocks D1, D2, D3, and E1 shall prevail over the general policies of the Secondary Plan.
- 1.7 In addition to those matters listed in Section 7.4 of the Mimico-Judson Secondary Plan, community benefits secured under Section 37 of the *Planning Act* may include the completion of or funds provided for the following:
- a) Provision of the Newcastle Extension;
 - b) Provision of the Mimico Judson Greenway, excluding costs of rail safety mitigation measures;
 - c) Public art;
 - d) Enhanced roadway and streetscape improvements;
 - e) Off-site parkland contributions; and
 - f) Privately-Owned Publicly-Accessible Spaces.

Map D/E



Mimico-Judson: Map D/E (Block D1, D2, D3 and E1)

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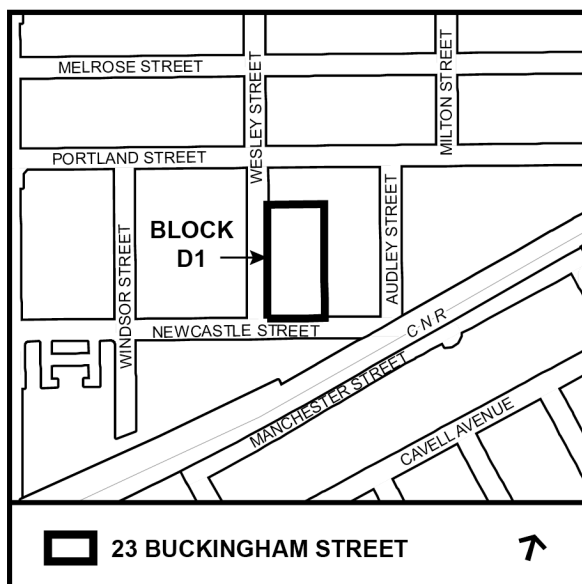
Block "D" (Blocks D1, D2, and D3)

The following policies will apply collectively to the lands in Block "D" (Blocks D1, D2, and D3).

- 2.1 A consolidated public park with frontage on Buckingham Street, Newcastle Street and Audley Street, and having a minimum lot area of 2,379 square metres is to be achieved through conveyances by the landowners of Blocks D1 and D3. A 609 square metre parcel transfer from Block D2 to Block D3 is planned to facilitate a larger parkland dedication on Block D3.
- 2.2 The size and configuration of the public park on Block "D" shall be augmented by Privately-Owned Publicly-Accessible Space (POPS) secured by above-grade easements which shall be granted by the land owners as publicly accessible open spaces as shown on Map D/E.
- 2.3 A mid-block publicly accessible private lane and walkways, having a minimum width of 13.5 metres, shall be provided through Blocks D1, D2 and D3 connecting Audley Street to Buckingham Street. Appropriate arrangements shall be secured to the satisfaction of the City in respect of construction phasing and maintenance.
- 2.4 Detailed development standards specified in Site Specific Zoning By-laws will advance the policies contained within this Site and Area Specific Policy. Zoning for Blocks D1, D2, and D3 shall be approved simultaneously.

Development Standards Block D1 – 23 Buckingham Street

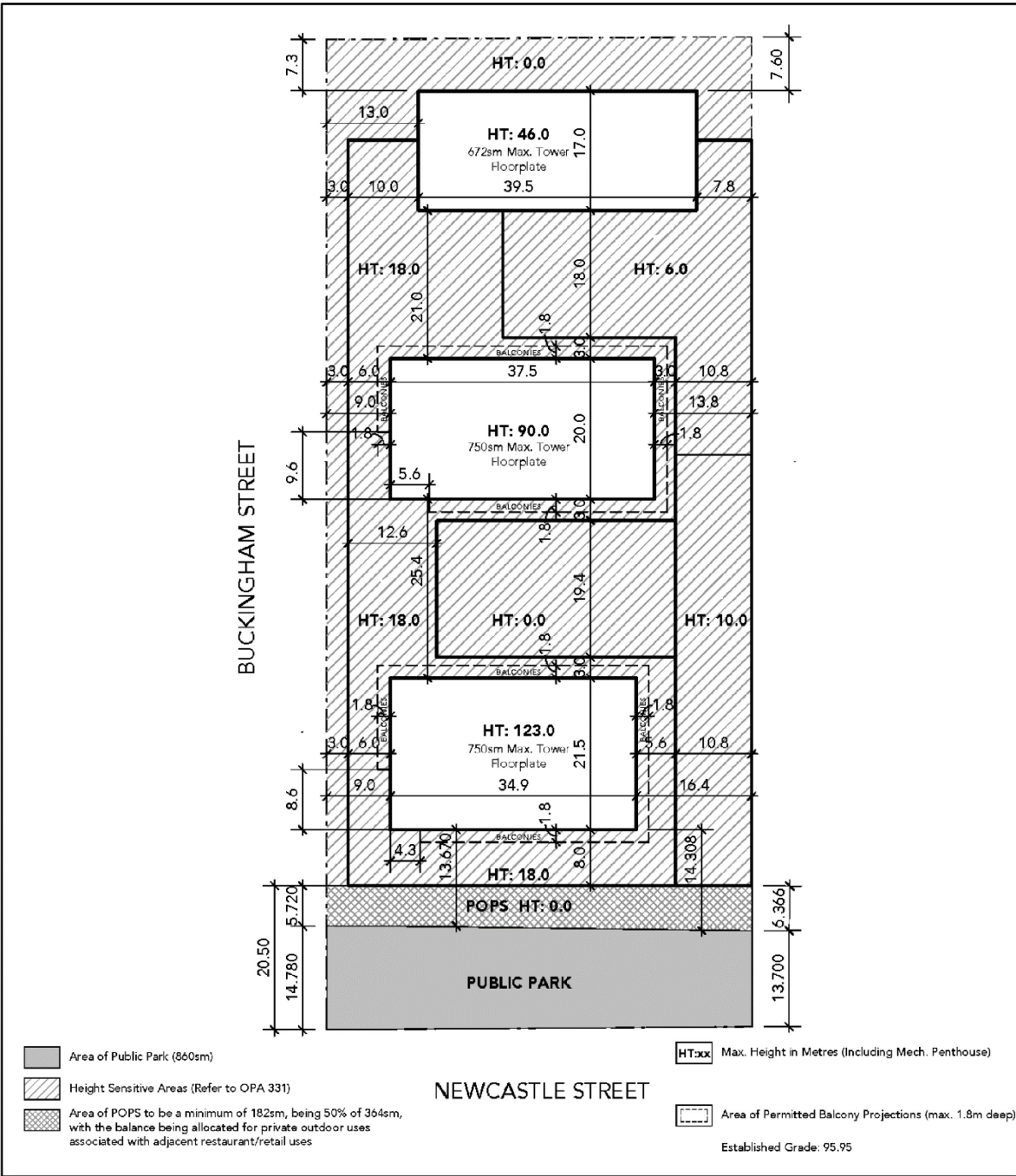
The following policies will apply to the lands on Block D1:



- 3.1 Development on Block D1 will be subject to the minimum development standards set out herein and as shown on Map D1.

- 3.1.1 A public parkland conveyance of 860 square metres, shall be provided along the southerly portion of the site, as more specifically shown on Map D1.
- 3.1.2 A combined area of Privately-Owned Publicly-Accessible Space (POPS) and additional privately owned outdoor space of approximately 364 square metres, of which a maximum of 50% may accommodate outdoor patio areas, shall be provided immediately to the north of the Block D1 parkland dedication, having a minimum north-south depth of 5.72 metres. This POPS may also be used for signage and access to the at grade non-residential uses within Block D1. The POPS may be secured as a Section 37 consideration.
- 3.1.3 A maximum of 2 Tall Buildings and one Mid-Rise Building shall be permitted on Block D1 in accordance with Map D1.
- 3.1.4 No portion of a building shall be located on Block D1 except within the heavy lines shown on Map D1. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D1.
- 3.1.5 A total of 55,700 square metres of gross floor area, comprising a maximum of 50,350 square metres of residential gross floor area, together with a minimum 5,350 square metres of non-residential gross floor area, shall be permitted.
- 3.1.6 Phasing of the project shall be permitted, including the appropriate phasing of development standards and non-residential gross floor area, provided a minimum of 3,500 square metres of non-residential gross floor area is included in Phase 1 and provided that the total of at least 5,350 square metres of non-residential gross floor area is included prior to the earlier of occupancy of any residential portion of Phase 2 of the development or condominium registration of any residential portion of Phase 2 all requirements are satisfied prior to the occupancy of Phase 2.

Map D1 (Site D1)



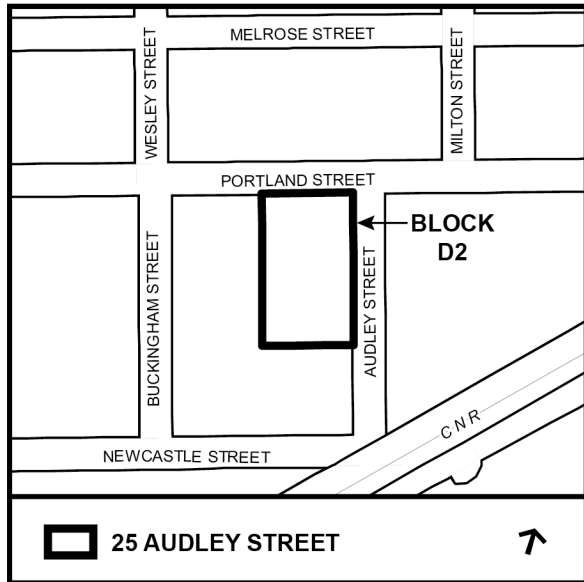
Mimico-Judson: Map D1 (Site D1)



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Development Standards Block D2 – 25 Audley Street

The following policies will apply to the lands on Block D2:

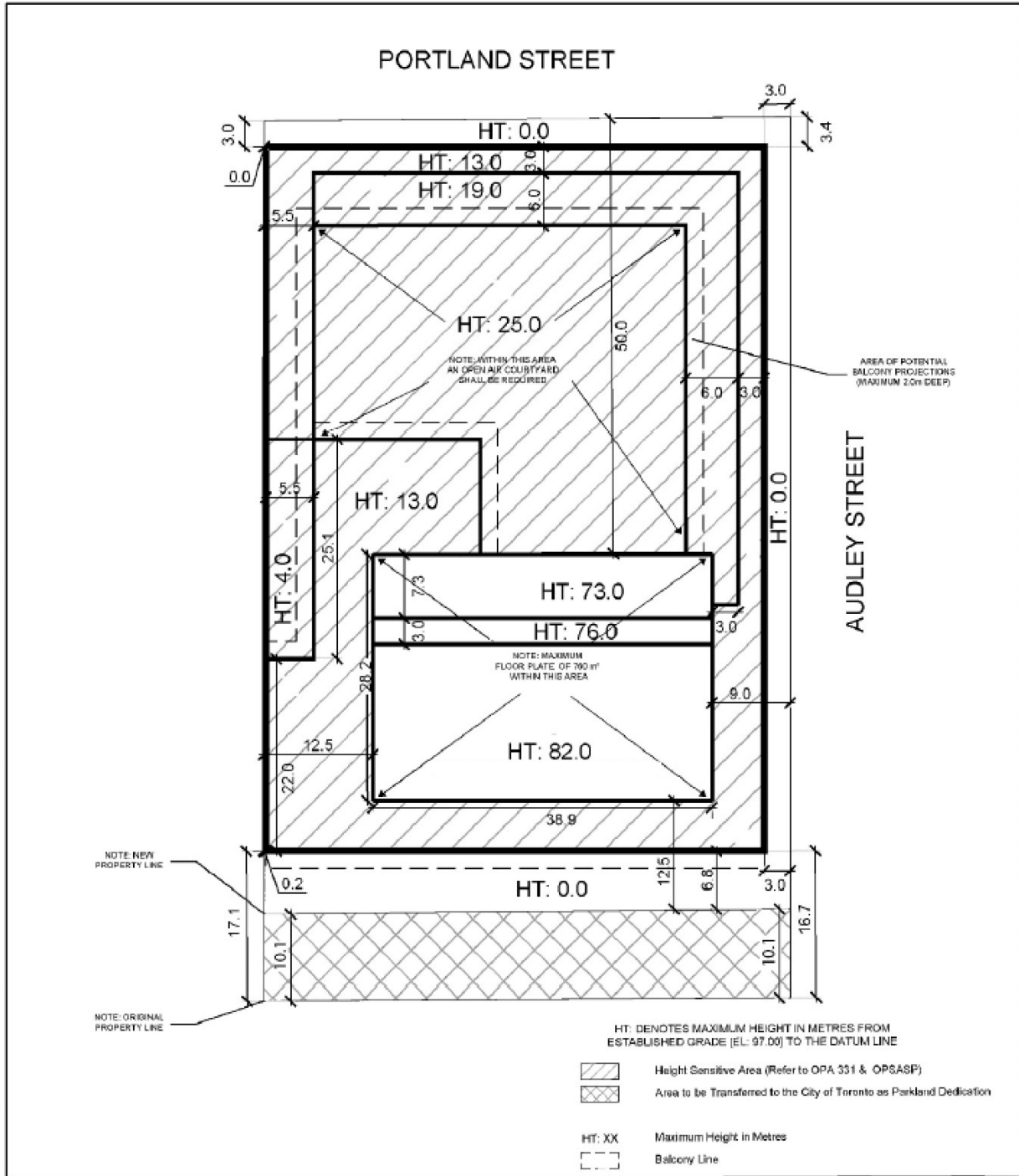


- 4.1 Development on Block D2 will be subject to the minimum development standards set out herein and as shown on Map D2:
 - 4.1.1 A public parkland conveyance of 609 square metres is to be provided towards the consolidated public park, which shall be provided through a land exchange with the owner of Block D3.
 - 4.1.2 Half (6.75 metres) of the total width of the mid-block publicly accessible private road located to the east of Block D1 shall be provided based on the new common property line resulting from the land exchange for the public parkland conveyance for Block D2.
 - 4.1.3 One Tall Building and one Mid-Rise Building shall be permitted on Block D2 in accordance with Map D2.
 - 4.1.4 No portion of a building will be located on Block D2 except within the heavy lines shown on Map D2. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D2.
 - 4.1.5 A total of 32,500 square metres of gross floor area, comprising a maximum of 30,150 square metres of residential gross floor area, together with a minimum 2,059 square metres of non-residential gross floor area, shall be permitted.
 - 4.1.6 Phasing of the project is permitted, provided a minimum of 1,000 square metres of non-residential gross floor area is provided in the initial phase and provided that the total of at least 2,059 square metres of non-residential gross floor area is

included prior to the earlier of occupancy of any residential portion of Phase 2 of the development or condominium registration of any residential portion of Phase 2 all requirements are satisfied prior to the occupancy of Phase 2.

- 4.1.7 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map D2, balconies may project by 2.0 m from all faces of the tower portion of the tall building beyond the building envelope provided that balconies on the east face of the tower maintain a minimum of 9 m setback from the Audley Street property line.
- 4.1.8 Within the area shown as a height of 28 metres on Map D2, an open air courtyard located at ground level is required with a minimum size of 400 square metres and a minimum width in any dimension of 11 metres.
- 4.1.9 Notwithstanding the maximum building envelope of the tower portion of the Tall Building shown on Map D2 the maximum floor plate size shall be no more than 760 square metres in size.

Map D2



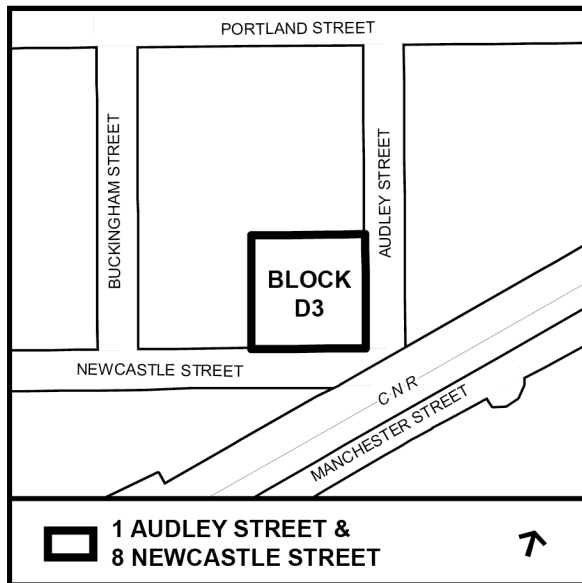
Mimico-Judson: Map D2



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Development Standards Block D3 – 1 Audley Street and 8 Newcastle Street

The following policies will apply to the lands on Block D3:



5.1 Development on Block D3 will be subject to the minimum development standards set out herein, and as shown on Map D3:

- 5.1.1 A public parkland conveyance of a minimum of 910 square metres shall be provided along the southerly and easterly portion of the site, with frontage on Audley Street and on Newcastle Street, as shown on Map D3.
- 5.1.2 A road conveyance of a minimum of 204 square metres shall be provided at the southeast corner of the site for the Newcastle Extension, as shown on Map D3.
- 5.1.3 In consideration that the Block D2 Parkland Dedication is to be used as a part of Block D3, a view corridor has been incorporated into the policies of this SASP in order that Block D2 benefits from unobstructed views to and from the new park being established through the City land exchange over a Privately-Owned Publicly-Accessible Space (POPS). The purpose of the view corridor is to ensure connectivity both physically and visually between the Block D2 and the newly created public park south of the POPS. It is important that the POPS does not function as a deterrent to the objective of a connected community.

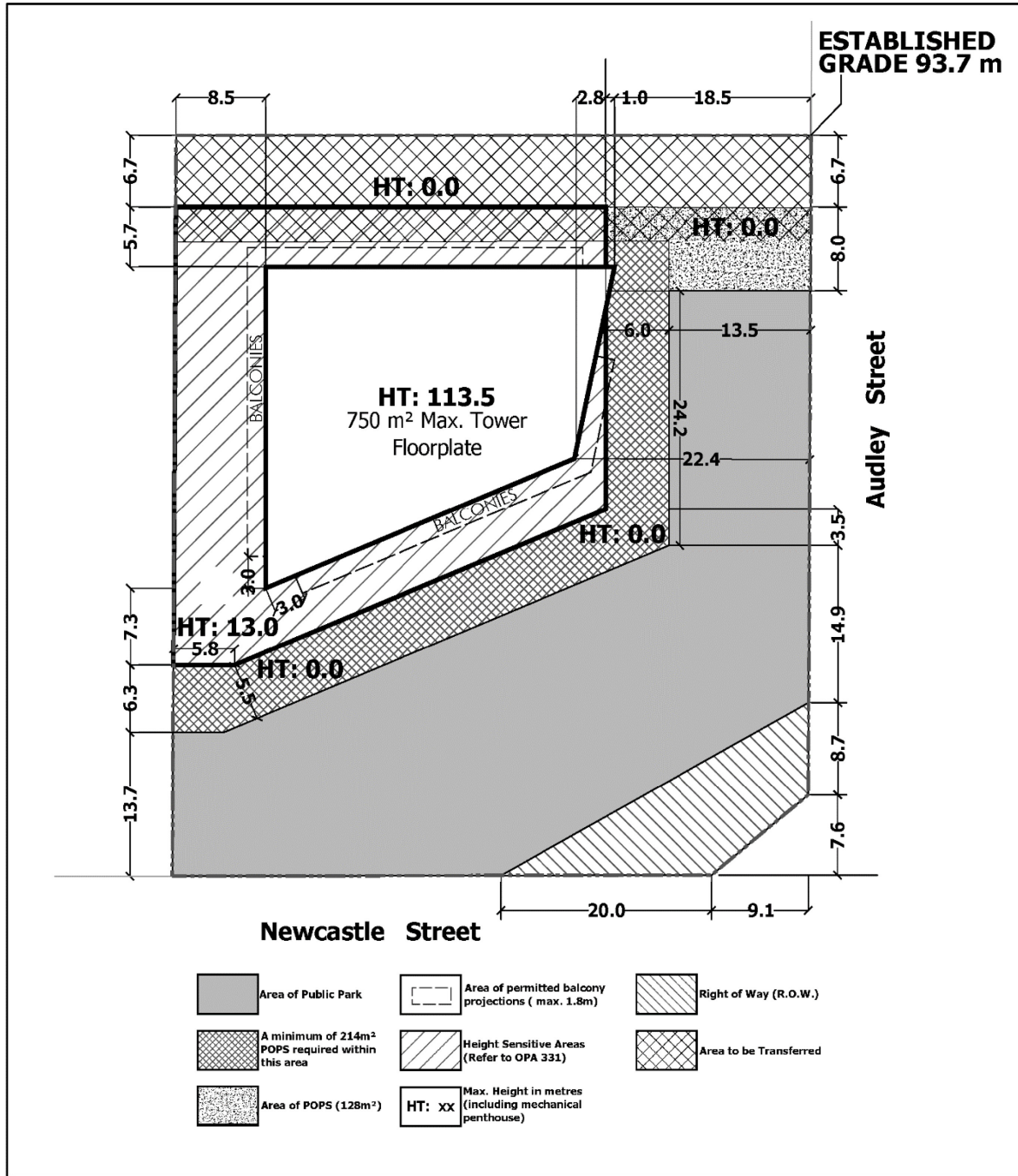
To this effect, a POPS commitment of a minimum of 128 square metres shall be provided immediately north of the portion of the Block D3 parkland dedication along Audley Street, east of the Tall Building, comprised of an area with a north-south depth of 8.0 metres from the south edge of the publicly accessible lane and an east-west width of 19.5 metres (at its widest point) from the east façade of the podium.

Within the entire 128 square metre POPS area, third party and/or non-POPS ground signage is not permitted, however, façade mounted signage is permitted.

Within 13.5 metres from the Audley Street property line in this area of the POPS, commercial patio furniture/seating, commercial patio uses, fences and continuous guards are not permitted whereas fixed street furniture is permitted with a maximum height of 1.1 metres. Lighting, wind mitigation, landscaping, and other pedestrian features that may be required by the City are permitted in this area of the POPS and are not subject to the 1.1 metre height restriction.

- 5.1.4 A second open space area commitment of a minimum of 428 square metres shall be provided immediately north of the parkland on Block D3 south and/or east of the Tall Building. Of this area, a minimum of 214 square metres (50%) shall be committed to a Privately-Owned Publicly-Accessible Space (POPS). No seasonal commercial patio seating is permitted within the POPS. The remainder of the area may be used for seasonal commercial patios to animate the park and landscaping.
- 5.1.5 Half (6.75 metres) of the total width of the mid-block publicly accessible private road located to the east of Block D1 shall be provided based on the new common property line resulting from the land exchange for the public parkland conveyance for Block D2.
- 5.1.6 A maximum of one Tall Building shall be permitted on Block D3 in accordance with Map D3.
- 5.1.7 A cantilevered portion of the tower portion of the Tall Building shall be permitted to project a maximum of 1.0 metre in an east-west direction beyond the east face of the podium portion of the building at the northeast corner of the tower portion of the building.
- 5.1.8 A maximum total of 28,900 square metres of gross floor area, comprising a maximum of 28,274 square metres of residential gross floor area, together with a minimum of 500 square metres of non-residential gross floor area, shall be permitted.
- 5.1.9 No portion of a building will be located on Block D3 except within the heavy lines shown on Map D3. Detailed building tower floor plate sizes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D3.

Map D3



Mimico-Judson: Map D3



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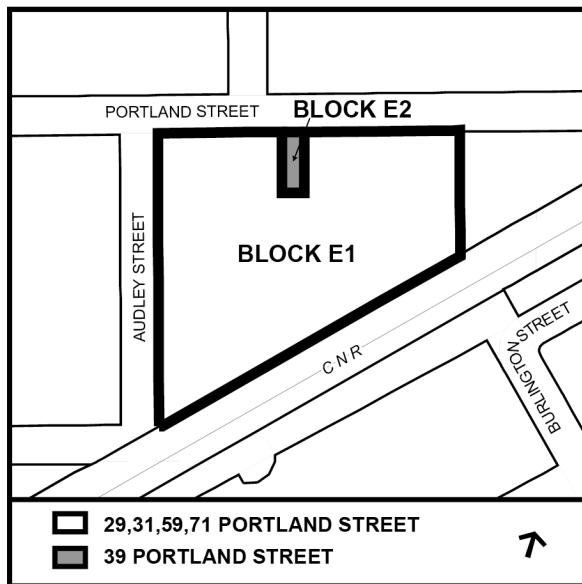
Block "E"

The following policies will collectively apply to the lands in Block "E":

- 6.1 A public park with frontage on Audley Street and the Newcastle Extension is to be provided through an on-site dedication, as shown on Map E1.
- 6.2 The size and configuration of the public park on Block "E" shall be augmented by a Privately-Owned Publicly-Accessible Space (POPS), which shall be secured through an above-grade easement as publicly accessible open space to provide an east-west public walkway north of the park, as shown on Map E1.
- 6.3 Should Sites E1 and E2 be developed concurrently, Policy 9.8 of Chapter 6, Section 35, Mimico-Judson Secondary Plan shall not apply.

Block E1 –29, 31, 59 and 71 Portland Street, and 2 and 10 Audley Street

The following policies will apply to the lands on Block E1:



- 7.1 Development on Block E1 will be subject to the minimum development standards set out herein, and as shown on Map E1:
 - 7.1.1 A minimum area of 4,757 square metres shall be provided for a road conveyance to accommodate the east-west portion of the Newcastle Extension and Mimico-Judson Greenway, with a right-of way width of 25 metres, and which will include the appropriate rail safety mitigation measures. The dimensions of the road conveyance will be sufficient to accommodate design and engineering components of the road (i.e. storm sewers and tree plantings), which shall be determined through the development review process, to the satisfaction of the City.

- 7.1.2 A minimum area of 742 square metres shall be provided for a road conveyance to accommodate the north-south portion of the Newcastle Extension to Portland Street, with a right-of-way width of 16.5 metres. The dimensions of the road conveyance will be sufficient to accommodate design and engineering components of the road (i.e. storm sewers and tree plantings), which shall be determined through the development review process, to the satisfaction of the City.
- 7.1.3 A public parkland conveyance of a minimum of 1,407 square metres shall be provided along the southerly portion of the site, with frontage on Audley Street and the Newcastle Extension, as shown on Map E1.
- 7.1.4 The size and configuration of the public park shall be augmented by a Privately-Owned Publicly-Accessible Space (POPS) commitment of a minimum of 208 square metres, secured through an above-grade easement, located to the north of the public park.
- 7.1.5 A maximum of two Tall Buildings (Tower E1-A and Tower E1-B) as well as Mid-rise Buildings, shall be permitted on Block E1, in accordance with Map E1.
- 7.1.6 The tower portions of the Tall Buildings shown on Map E1 shall have a maximum floor plate size of no more than 838 square metres for Tower E1-A and 812 square metres for Tower E1-B.
- 7.1.7 No portion of a building shall be located on Block E1 except within the heavy lines shown on Map E1. Detailed building tower floor plate sizes, tower shapes, setbacks, stepbacks and height limits (in metres), particularly with respect to Height Sensitive Areas, shall be as shown on Map D/E to reduce skyview and shadow impacts, to increase the perceived building stepback from the podium edge to the south and to maintain the minimum setback distances from the mid-rise portion of the building on the opposite side of the courtyard.
- 7.1.8 A maximum total of 71,700 square metres of gross floor area, comprising a maximum of 68,550 square metres of residential gross floor area, together with a minimum of 3,067 square metres of non-residential gross floor area, is permitted.
- 7.1.9 Within Block E1, a minimum of 3,067 square metres of non-residential gross floor area, including a minimum of 800 square metres of gross floor area dedicated to childcare facilities and a minimum of 1,503 square metres of office space, which may include co-working offices, is required.
- 7.1.10 Should Block E1 be developed with Block E2 without primary windows facing the side property lines, the upper level stepbacks shown on Map E1 are not required.
- 7.1.11 Phasing of the project is permitted, including the appropriate phasing of development standards and non-residential gross floor area. The first phase will include either a minimum of 800 square metres of non-residential gross floor area

dedicated to childcare facilities or a minimum of 2,267 square metres of non-residential gross floor area, which may include co-working offices.

- 7.1.12 A Zoning By-law will not be approved on Block E1 that permits sensitive uses within 30.0 metres of the rail corridor property line until such time as a rail safety mitigation report demonstrating alternative safety mitigation measures has been deemed acceptable to the satisfaction of City Planning.

