

Mimico-Judson Secondary Plan and Urban Design Guidelines – Supplementary Report #2

Date:	June 6, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	P:\2016\ClusterB\City Council\CC16084

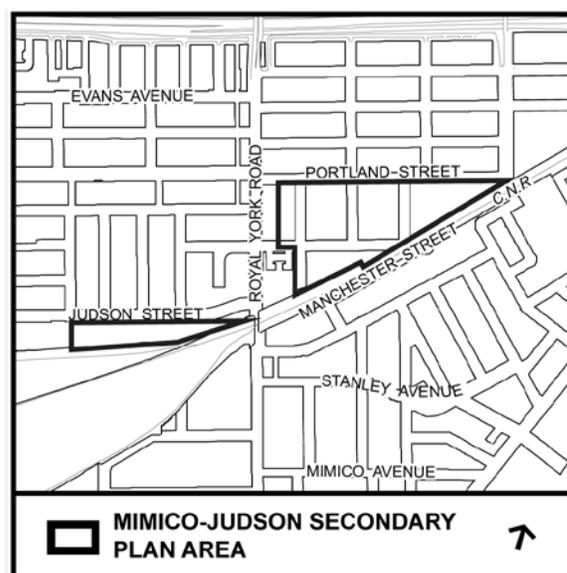
SUMMARY

At its meeting on May 11, 2016, Planning and Growth Management Committee (PGMC) conducted the statutory public meeting for the Mimico-Judson Secondary Plan. Committee amended the staff recommendations in part and requested that the Chief Planner continue to meet with affected landowners to resolve concerns with the Secondary Plan and report directly to City Council on any proposed amendments to address the concerns. This report summarizes the comments received during these landowner meetings and proposes additional amendments to the Mimico-Judson Secondary Plan as a result of the discussions.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council further amend the Official Plan for the lands shown on Attachment 1 to this Supplementary Report #2.
2. City Council direct staff to apply the Mimico-Judson Urban Design Guidelines, as amended to reflect Council’s decision, in the review of all



new development applications and public initiatives for lands located within the Secondary Plan Area.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the proposed Official Plan Amendment No. 331 as Attachment 1 to the Supplementary Report #2 (June 6, 2016) from the Chief Planner and Executive Director, City Planning, as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of May 11, 2016, Planning and Growth Management Committee (PGMC) conducted the statutory public meeting for the Mimico-Judson Secondary Plan and Urban Design Guidelines. Planning and Growth Management Committee adopted the report of the Chief Planner and Executive Director, City Planning and amended the recommendations by recommending that Council redesignate the lands south of Judson Street, west of Royal York Road from *Employment Areas (Core)* to *Mixed Use Areas*. In addition to amending the proposed Secondary Plan, Committee requested that the Chief Planner and Executive Director, City Planning continue to meet with affected landowners to resolve concerns with the Secondary Plan and report directly to City Council on any proposed amendments to address the concerns.

The decision history can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.8>.

COMMENTS

Land Use and Compatibility

Concerns were raised that proposed Policy 3.3 which requires a minimum amount of non-residential gross floor area for new residential development on lands proposed to be designated for *Mixed Use Areas* was onerous. It is staff's opinion that employment uses should continue to be included as part of new developments that include residential permissions in order to support the economic revitalization of the Secondary Plan Area and to provide for the range of uses proposed by the Secondary Plan. The non-residential floor area requirement is estimated to be equivalent to all or a portion of the ground floor of multi-storey residential buildings and is only a requirement of 0.15 FSI of the total gross floor area for townhouse or low-rise buildings.

Other landowners raised concerns that existing operating businesses within the Secondary Plan Area may be negatively affected by the introduction of residential uses. For example, Metrolinx expressed concerns with the proposed introduction, as recommended by PGMC, of residential uses in close proximity of their Willowbrook Rail Maintenance

Facility. The Secondary Plan contains policies that require assessments and evaluation criteria to address land use impacts, including noise and vibration.

Implementation of Secondary Plan Area

Proposed structural elements within the Secondary Plan Area are intended to play a role in city building and to help to create a new and complete community. These elements include the Grand Avenue Extension, a new public park and the Mimico-Judson Greenway. A number of landowners raised concerns over these structural elements and how they would be implemented and secured. Staff are of the opinion that the Secondary Plan implementation policies provide the flexibility necessary to achieve block specific plans that can address concerns raised by individual landowners.

During the meetings with affected landowners, City Planning staff explained that the Secondary Plan policies, and in particular the implementation policies on Detailed Block Plans, recognize that the final location and alignment of these structural alignments will be determined incrementally as the Plan is implemented and, as such, provide landowners the flexibility to design options for each block that can be implemented as Site and Area Specific Policies to the Secondary Plan. It is staff's opinion that the Detailed Block Plans provide a process by which block specific solutions can be arrived at in a cooperative manner.

Section 37

A number of landowners raised concerns with Policy 9.15 which establishes that all residential gross floor area would be subject to Section 37 community benefits. Given that the entire area was previously designated as an *Employment Area*, there are no permissions for residential uses either in the Official Plan or the Zoning By-law. The Secondary Plan sets out the planning framework for the revitalization of this area to a *Mixed Use Area*. Residential uses will place greater pressure on the area community infrastructure and as such the introduction of any residential into this area should be subject to Section 37. It is staff's opinion that as a new community, Section 37 of the *Planning Act* should be applicable to ensure that the delivery of necessary community infrastructure can be achieved as residential development occurs within the Secondary Plan Area.

Non-residential development is not subject to Section 37 provisions within the Secondary Plan Area.

Amendments to Recommended Secondary Plan

Based on the comments raised during these additional meeting with landowners, staff recommend additional amendments to the Mimico-Judson Secondary Plan. These amendments are summarized as follows and have been incorporated into Attachment 1. The underlined text reflects these amendments which differ from the amendment considered at the Statutory Public Meeting.

Specifying maximum building heights

A number of comments were raised with respect to the built form policies particularly regarding maximum building height. Landowners requested greater flexibility to account for site specific matters such as grade changes. Staff recommend that the Secondary Plan be amended to provide for a maximum building height in addition to the number of storeys currently contained in the Secondary Plan to address these concerns. In addition, staff recommend that the Secondary Plan be further amended to increase the maximum height from 16.5 and 37.5 metres to 17 and 38 metres respectively.

Heritage

Some landowners indicated that certain buildings within the Secondary Plan Area may exhibit heritage potential. To ensure that the heritage potential of existing buildings is considered, an additional policy has been added to include a requirement for each Detailed Block Plan to include a determination of the need for a heritage assessment.

Mimico-Judson Greenway

The Mimico-Judson Greenway, as identified in Map 35-2 (Structure Plan), is schematic in nature and the detailed design and specific location is yet to be considered and finalized. In order to provide greater clarity for future design of the Mimico-Judson Greenway, staff have added the term “separated” to describe it. Policy 4.5 now reads,

“4.5 The Mimico-Judson Greenway is a key connector that will provide a dedicated, direct, safe and separated multi-use trail for pedestrians and cyclists through and beyond the Secondary Plan Area.”

CONTACTS

Jeffrey Cantos, Project Manager
Strategic Initiatives, Policy & Analysis
Tel. No. 416-397-0244
Fax No. 416-392-3821
E-mail: jcantos@toronto.ca

Elise Hug, Senior Planner
Community Planning, Etobicoke York District
Tel. No. 416-338-2560
Fax. No. 416-394-6063
E-mail: ehug@toronto.ca

SIGNATURE

Jennifer Keesmaat, M.E.S., MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Official Plan Amendment No. 331 (Mimico-Judson Secondary Plan)

**Attachment 1: Official Plan Amendment No. 331
(Mimico-Judson Secondary Plan)**

Authority: Planning and Growth Management Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

**Bill No. ~
BY-LAW No. ~-2016**

To adopt the Mimico-Judson Secondary Plan as Amendment No. 331 to the Official Plan of the City of Toronto

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts as follows:

1. The attached Amendment No. 331 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

DRAFT AMENDMENT No. 331 TO THE OFFICIAL PLAN
Mimico-Judson Secondary Plan

The Official Plan of the City of Toronto is amended as follows:

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 *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 *Employment Areas*
 - b. *Regeneration Areas* to *Mixed Use Areas*
3. Chapter 6 is amended by adding Section 35, the Mimico-Judson Secondary Plan, attached hereto as Schedule II.
4. 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

5. 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
Grand Avenue (Extension)	Grand Avenue terminus at Portland Street	Newcastle Street and Audley Street

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 sub-areas: 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 targeted opportunities to introduce residential uses.

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. Retaining lands adjacent to the yard for employment uses provides for a land use separation as a form of mitigation from impacts that may be generated by this rail yard. This separation protects for future expansion of Metrolinx operations and ensures that the lands act as a buffer between the yards and the existing established neighbourhood to the north mitigating land use compatibility issues.

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 Grand Avenue 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 g). 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) *Grand Avenue 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.

ANCHORS:

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

- 1.3. Map 35-3 identifies a number of sub-areas within the Secondary Plan:
 - a) Blocks "A₁" and "A₂" are lands reserved for employment purposes.
 - 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" are lands to be retained for employment purposes that are compatible with adjacent land uses, including the rail yard, *Employment Areas* and *Neighbourhoods*.

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 and small scale retail that serve the area employees and 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", "B", "C", "D" and "E")

- 2.5. Lands identified on Map 35-3 as "Block A₁" and "Block A₂" are designated *Employment Areas*.
- 2.6. Lands identified on Map 35-3 as "Block B" and "Block D" are designated *Mixed Use Areas*.
- 2.7. Lands identified on Map 35-3 as "Block C" and "Block E" are designated *Mixed Use Areas*.
- 2.8. To achieve transition and provide for compatibility between lands designated *Employment Areas* and lands designated *Mixed Use Areas*, development that includes residential or other sensitive land uses is subject to the following development criteria:
 - a) The submission of technical and environmental studies that demonstrate that the proposed residential or sensitive use is compatible with operating or permitted employment uses within Blocks "A₁" and "A₂" and
 - b) The costs of any compatibility studies and mitigation measures shall be borne by the developer of the new residential or other sensitive land uses.

Judson Street Area (Block "F")

- 2.9. Lands identified on Map 35-3 as Block "F" are designated *Employment Areas*. Uses shall:
- a) Be compatible with, and have regard for, the existing established residential community to the north; and
 - b) Support and protect the existing and long-term operation and economic role of the Willowbrook Rail Maintenance Facility.

Railway Safety and Mitigation

- 2.10. 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.

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 – 12 storeys).
 - 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.
- 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 Grand Avenue 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.

Grand Avenue Extension

- 4.2. The Grand Avenue Extension is a key connector that will extend the public street from its existing terminus at Portland Street to Audley Street.
- 4.3. The Grand Avenue Extension will have a right-of-way width of 27 metres and will run parallel to, and be wholly located within, the required setback from the rail corridor. To achieve the required 30 metre setback from the rail corridor, the right-of-way will be complemented by an above grade building setback of 3 metres from the Grand Avenue Extension.
- 4.4. The Grand Avenue 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, safe and separated 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 will be located within the required setback from the rail corridor; 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 *Mixed Use Areas* designated side of the street. To minimize pedestrian conflict with employment activity on lands designated as *Employment Areas*, Pedestrian Priority Areas are identified on Map 35-2 Structure Plan 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 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 Grand Avenue 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.

Grand Avenue Extension and Mimico-Judson Greenway

- 5.2. The Grand Avenue Extension and Mimico-Judson Greenway will be acquired prior to or in conjunction with redevelopment within Block "E". For Block "C", the Mimico-Judson Greenway will be secured through an easement registered on title.
- 5.3. The detailed design of the Grand Avenue 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 Grand Avenue 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 Grand Avenue 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 to the rail overpass.
- 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 the Blocks designated as *Employment Areas*.
- 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 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 location in Block "D" 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, 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;
 - c) Tall buildings only located on Block "C" south of Newcastle, 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 four storeys (up to a maximum of 17 metres) in height;
 - b) Mid-rise buildings are buildings no less than five storeys (up to a maximum of 17 metres) and no more than twelve storeys (up to a maximum of 38 metres) in height; and
 - c) Tall buildings are buildings no less than 13 storeys (up to a maximum of 41 metres) and no more than 30 storeys (up to a maximum of 92 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) 25% or more of the units built as two-bedroom units or larger, including 10% of the total units built as three-bedroom units or larger; and
 - b) 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 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. A new public park is 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. The new public park will be located within Block "D" identified on Map 35-2 and have frontage on a minimum of two public streets in a highly visible and accessible location, and designed to be in keeping with the character of the neighbourhood.
- 7.10. The new public park will be of a size and shape that will achieve a centrally located "Neighbourhood Park" suitable for recreation programming, as defined by the City of Toronto's Park Plan, 2013-2017.
- 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".

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 "B" and "D" 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.

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. In the event of a conflict, the policies of this Secondary Plan shall prevail.

Detailed Block Plans

- 9.2. In the absence of a Site and Area Specific Policy or Zoning By-law Amendment addressing Blocks within the Secondary Plan Area as a whole, proponents for redevelopment in Blocks "C", "D" and "E" shall be required to submit Detailed Block Plans as part of their 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 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 9.1 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. The Detailed Block Plan for Block "C" will include:
- a) the location of lands for the Mimico-Judson Greenway;
 - b) location and amount of uses that support the economic function of the Secondary Plan Area;
 - c) the provision of acceptable building height, massing and articulation in accordance with Map 35-6, including appropriate drawings such as shadow studies;
 - d) consolidated loading and access to minimize curb cuts and interruptions in the public realm;
 - e) location and amount of affordable housing and non-residential uses;
 - f) block-wide municipal servicing assessment report; and
 - g) a determination of the need for a for a heritage assessment.
- 9.6. The Detailed Block Plan for Block "D" will include:
- a) the location and size of the public park block;
 - b) location and size of lands for the Grand Avenue Extension, if lands from Block D are required;
 - c) location and amount of uses that support the economic function of the Secondary Plan Area, including appropriate drawings such as shadow studies;
 - d) the provision of acceptable building height, massing and articulation in accordance with Map 35-6;
 - e) consolidated loading and access to minimize curb cuts and interruptions in the public realm;
 - f) location and amount of affordable housing and non-residential uses;
 - h) block-wide municipal servicing assessment report; and
 - i) a determination of the need for a for a heritage assessment.

- 9.7. The Detailed Block Plan for Block "E" will include:
- a) the location of lands for the Grand Avenue Extension;
 - b) location and amount of uses that support the economic function of the Secondary Plan Area;
 - c) the provision of acceptable building height, massing and articulation in accordance with Map 35-6, including appropriate drawings such as shadow studies;
 - d) consolidated loading and access to minimize curb cuts and interruptions in the public realm;
 - e) the location and amount of affordable housing and non-residential uses;
 - j) block-wide municipal servicing assessment report; and
 - k) a determination of the need for a for a heritage assessment.
- 9.8. 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

- 9.9. 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

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

Urban Design Guidelines

- 9.11. Urban Design Guidelines will be adopted by City Council that:
- a) establishes a context for coordinated development within the Secondary Plan Area;
 - b) outlines built form criteria related to massing, articulation, and shadows;
 - c) provides detailed guidance for the development of the public realm, including the relationship of buildings to the public realm;
 - d) identifies location, treatment and character of key components of the public realm;
 - e) illustrates cross sections for future works to be carried out in the public right-of-way; and
 - f) informs the preparation and evaluation of Detailed Block Plans for consideration by the City.
- 9.12. 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*

- 9.13. 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.
- 9.14. 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.
- 9.15. 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 zero (0) square metres. Any non-residential gross floor area that support the economic function of the Secondary Plan Area will not be subject to Policy 5.1.1.1 of the Official Plan.

Draft Plan of Subdivision, Consent or Conveyance

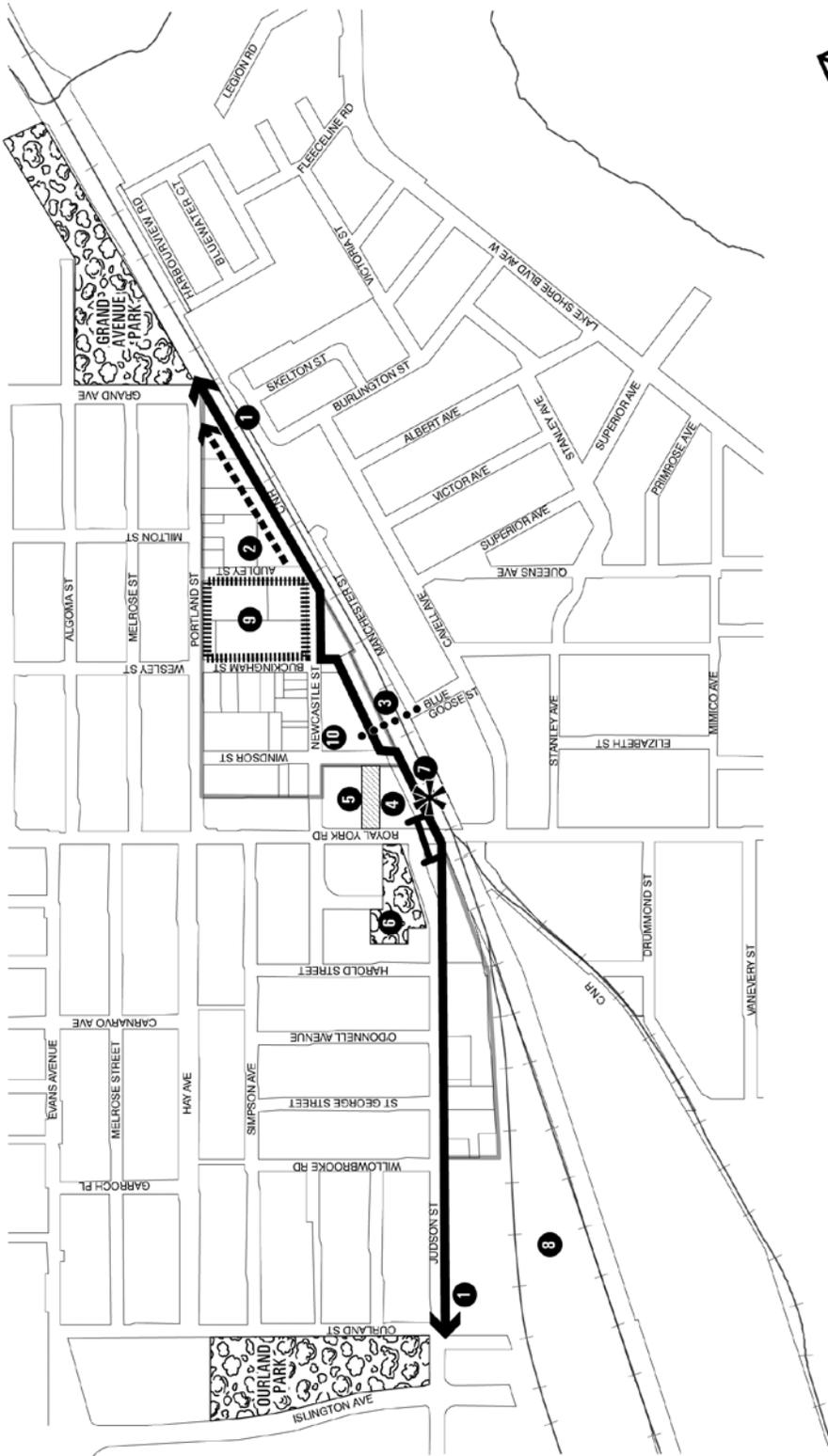
- 9.16. Any division of land will be in conformity with the Mimico-Judson Secondary Plan and will create land parcels that facilitate development consistent with the intent of this Secondary Plan.

Holding "H" By-laws

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

Municipal Servicing

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



Not to Scale

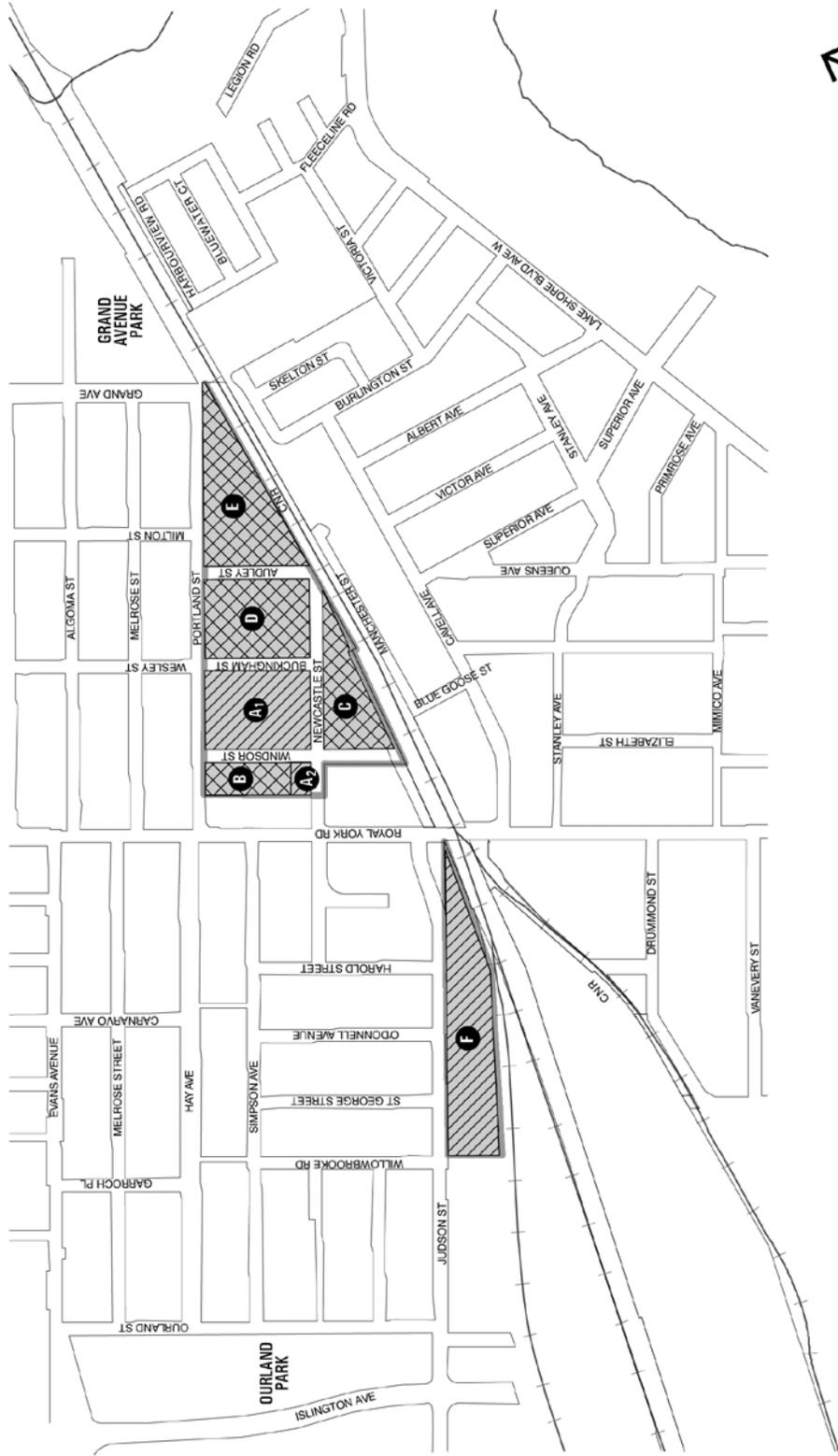
Mimico - Judson Secondary Plan

MAP 35-2 Structure Plan



- Secondary Plan Boundary
- Mimico-Judson Greenway
- Grand Avenue Extension
- GO Pedestrian Underpass
- Pedestrian / Cycle Overpass
- Cemetery
- Existing Parks
- Mimico GO Station
- Willowbrook Yard
- Future park to be located within this area

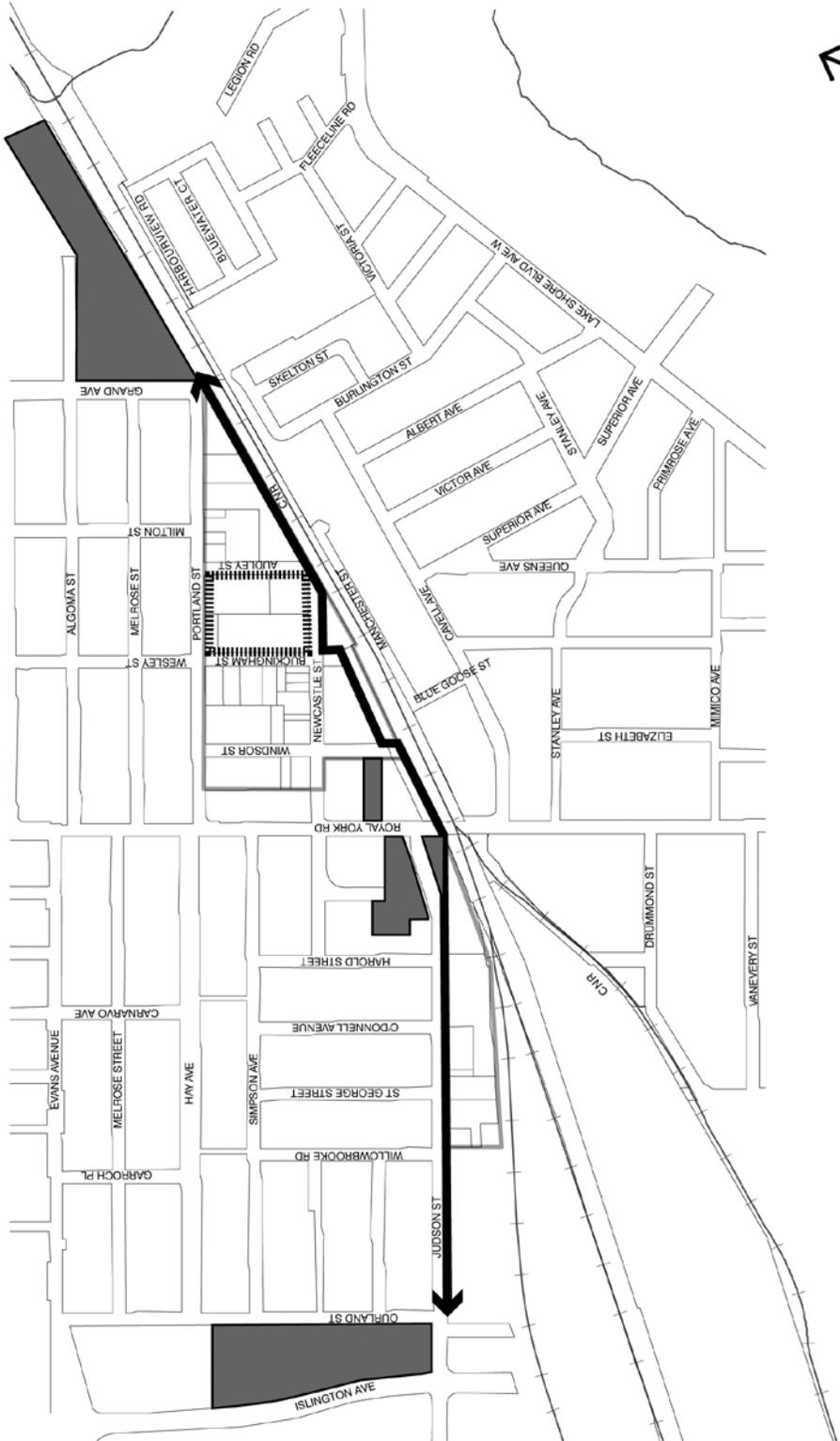
October 2015



Mimico - Judson Secondary Plan
MAP 35-3 Land Use Designations



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



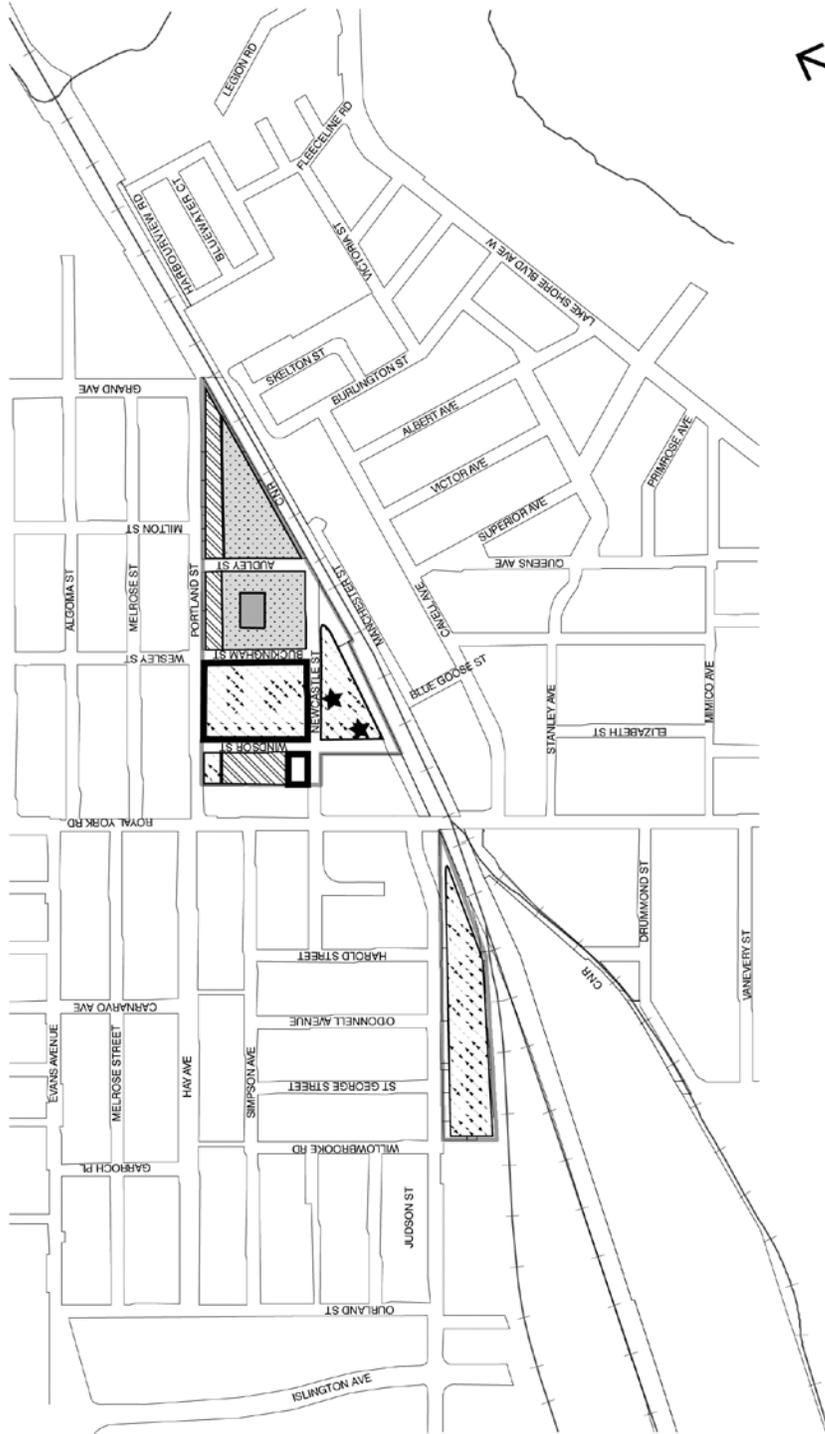
Mimico - Judson Secondary Plan

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



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

- Secondary Plan Boundary
 - Maximum Building Heights
 - Up to 4 Storeys
 - 6 Storeys
 - 8 Storeys
 - 12 Storeys
 - Tall Building Locations (Up to 30 Storeys)
 - Core Employment Area - Central Block
- Note: Residential storey heights are approximately 3 metres.

October 2015