

## CC41.6 - Confidential Attachment 4 - made public on July 10, 2018

### MIMICO TRIANGLE – “BLOCK A”

2.5 Lands identified on Map 35-3 as “Block A1” are designated Mixed Use Areas and General Employment Areas.

### BUSINESS EXPANSION AND RETENTION

#### Phasing

3.7 Phasing of development will be required within the Mixed Use Areas of “Block A1” as follows:

a. Phase 1 will be either:

- i. one mixed use building that includes residential development and a minimum non-residential area gross floor area of 5,100 m<sup>2</sup>;
- ii. an office building of at least 4 storeys and/or 2400 square metres to be located within that portion of the Mixed Use Areas lands of "Block A1" fronting on Buckingham Street; 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 2400 square metres to be constructed within that portion of the Mixed Use Areas lands within "Block A1" fronting onto Buckingham Street. This office building must be completed prior to the issuance of any building permit for any residential buildings other than the residential building that is permitted to be constructed as part of Phase 1.

#### Minimum non-residential GFA

3.8 Only non-residential uses will be permitted on Mixed Use Areas within "Block A1" east of the north-south lane.

3.9 For the area designated Mixed Use Areas within “Block A1”, the minimum gross floor area for non-residential uses will be 1.0 FSI based on all buildings within the Mixed Use Areas.

#### Interface with Portuguese Cheese facility

3.10 Within “Block A1”, a pedestrian walkway/sidewalk on the south side of the east/west laneway will not be permitted while the Portuguese Cheese manufacturing facility to the south is in operation.

### Built Form

6.3 Within areas designated Mixed Use Areas on Block A1, only Mid-rise buildings, as defined in this Secondary Plan, may be located within “Block A1” in accordance with the height limits shown on attached Map XX.

6.4 all buildings will provide a minimum consistent 4-storey street wall height, not exceeding 16 metres in height.

6.5 .all buildings will fall within a 45 degree angular plane measured from 16 metres above the property lines on Windsor Street and Portland Street.

6.6 buildings will not cast shadow north of the property line of the lots on the north side of Portland Street on both March 21 and September 21<sup>st</sup> from 10:18 a.m. – 5:18 p.m. (including shadow caused by buildings, parapets, balconies and mechanical penthouses).

6.7 subject to compliance with the shadow limitations set out above, buildings should be set back at least [as shown on the concept plans]

### **Mimico Triangle – “Block A1”**

#### Goods Movement and Loading

5.13 Within the Mixed Use Area of “Block A1”, laneways will be provided that run from Windsor Street to Buckingham Street, generally as shown on Map XX, and the laneway will be subject to an unencumbered above grade easement for public access granted by the owner to the City.