

TCK Proposed Modifications

Add a new subsection c) and d) to Policy 4.2.4 as follows:

- c) A single self-storage warehouse use is permitted at 485 Commissioners Street, provided that the self-storage use:
- i. is not located on Priority Retail Streets and Frontages where active uses, in accordance with Policy 4.8.1, are required;
 - ii. is integrated in a mixed-use building with desirable and permitted PIC Core land uses;
 - iii. does not exceed a total gross floor area of 5,000 square metres; and
 - iv. is only permitted where the warehouse is designed as a minimum three-storey facility that is capable of being converted to a permitted PIC Core land use.
- d) The existing courier service use at 475 Commissioners Street is permitted and may be replaced or expanded in accordance with the Planning Act and subject to appropriate technical studies and meeting regulatory requirements. In the event the existing courier service use permanently ceases to operate, new courier service uses on the site will not be permitted.