Attachment-3 Official Plan Land Use Designation and Policies

OFFICIAL PLAN DESIGNATION
Mixed Office Commercial
710 Woolwich Street

Woodlawn Memorial Park Cemetery
Subject Lands
Riverside Park
Speed River

OP Designation
- Low Density Residential
- Neighbourhood Commercial Centre
- Mixed Use Corridor
- Mixed Office Commercial
- Open Space and Park
- Medium Density Residential
- High Density Residential
- Industrial
- Significant Natural Areas
9.4.6 Mixed Office/Commercial

Objectives

a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.

b) To ensure that a compatible transition in built-form is provided between uses in this designation and surrounding residential properties.

c) To allow for a range of compatible business uses adjacent to residential areas.

d) To promote the continued use, revitalization and intensification of these areas for a mix of uses.

Policies

1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office and mixed-uses including residential may be permitted.

2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, convenience commercial, retail commercial and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.

3. Commercial buildings incorporating residential units, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.

4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.

5. New commercial, office or mixed-use development within the Mixed Office/Commercial designation will be subject to the following criteria:

   i) building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;

   ii) building, property and ancillary structures are designed to be compatible with surrounding properties in terms of form, massing, appearance and orientation;
iii) adequate parking, loading and access are provided; and
iv) adequate municipal services are provided.

**Permitted Uses**

6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:

i) *convenience commercial* and small-scale *retail commercial*;
ii) small-scale office;
iii) personal service; and
iv) detached, semi-detached, townhouses and apartments.

**Height and Density**

7. The maximum height is four (4) storeys.

8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.

9. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.