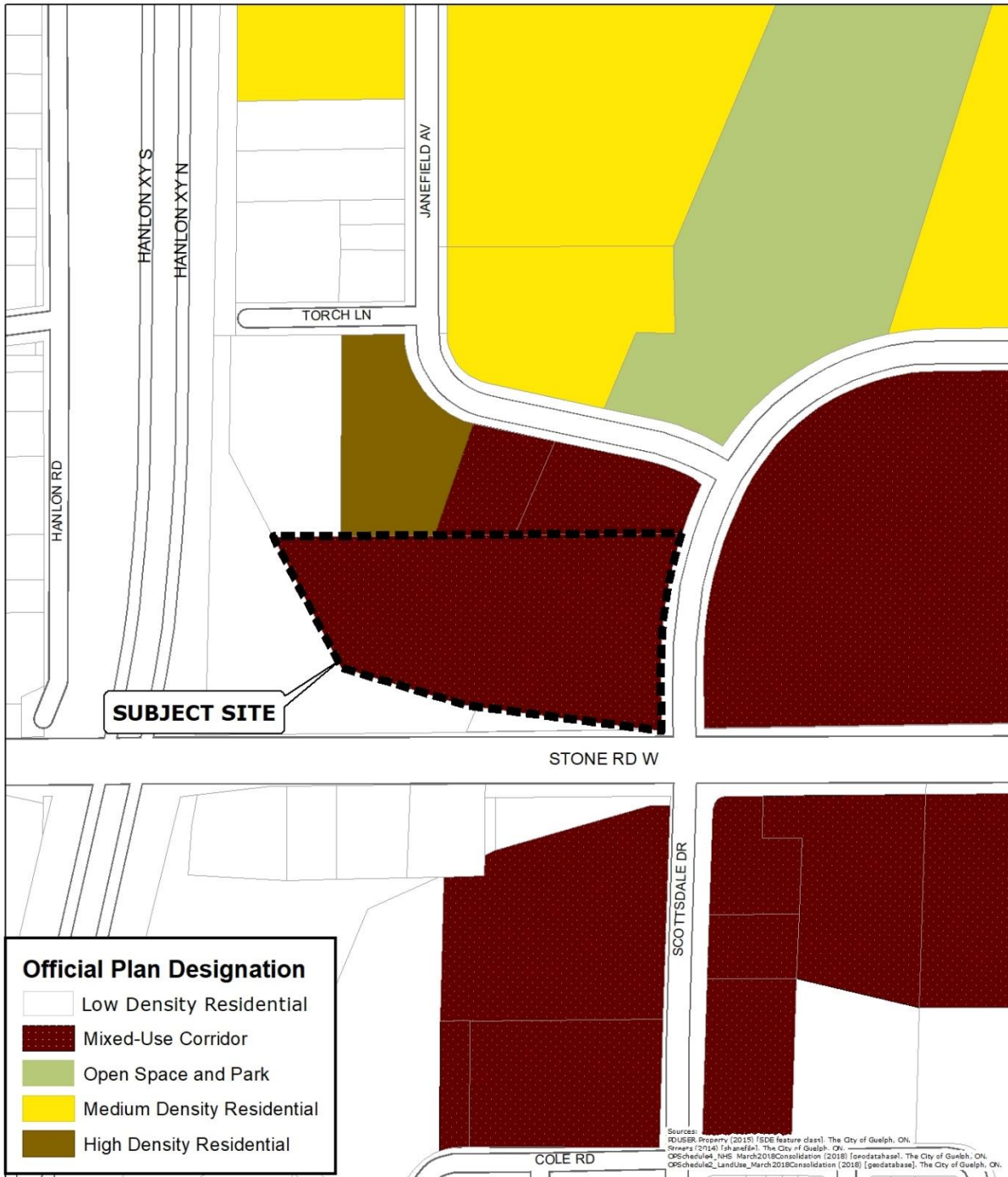


Attachment-4 Official Plan Land Use Designation and Policies



Attachment-3 continued: Official Plan Land Use Designations and Policies

9.4.4 Mixed-use Corridor

The Mixed-use Corridor designation is intended to serve both the needs of residents living and working on-site, in nearby neighbourhoods and employment districts and the wider city as a whole.

The following Mixed-use Corridors are designated on Schedule 2:

- Silvercreek Parkway Mixed-use Corridor
- Eramosa Mixed-use Corridor
- Stone Road Mixed-use Corridor
- Woolwich Mixed-use Corridor.

Objectives

- a) To promote the continued economic viability, *intensification*, diversity of uses and revitalization of the Mixed-use Corridor.
- b) To promote a distinctive and high standard of building and landscape design for Mixed-use Corridors.
- c) To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Policies

1. The Mixed-use Corridor designation promotes the *intensification* and revitalization of existing well-defined commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential use at one location. Implementing *Zoning By-laws* may include mechanisms such as minimum density requirements, heights and maximum parking standards to promote the efficient use of the land base.
2. Where new *development* occurs within the corridor, adjacent lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and urban squares and stormwater management systems.
3. Furthermore, individual developments within the Mixed-use Corridor will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

4. *Development* within the Mixed-use Corridor will address the adjacent arterial or collector road and will be planned and designed to:
 - i) front multi-storey buildings onto arterial or collector roads;
 - ii) provide for ground floor retail and service uses; and
 - iii) provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.
5. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and shall incorporate measures into the approval of *Zoning by-laws* and Site Plans used to regulate development within the Mixed-use Corridor designation to ensure such consistency.
6. The boundaries of the Mixed-use Corridor designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.
7. Development proposals that would decrease the existing commercial gross floor area of a commercially zoned site within the Mixed-use Corridor designation by more than 25 per cent or that would provide commercial gross floor area at less than .15 FSI on a commercially zoned site will require a Commercial Function Study in accordance with the policies of this Plan.

Permitted Uses

8. The following uses may be permitted in the Mixed-use Corridor designation, subject to the applicable provisions of this Plan:
 - i) commercial, retail and service uses;
 - ii) office;
 - iii) entertainment and recreational commercial uses;
 - iv) cultural and educational uses;
 - v) institutional uses;
 - vi) hotels;
 - vii) *live/work*;
 - viii) medium and high density multiple unit residential buildings and apartments; and
 - ix) urban squares and open space.
9. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft.) of *gross floor area*, the site shall also be designed to provide the opportunity for smaller buildings

amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total *gross floor area* within the overall development.

Height and Density

10. The maximum height is six (6) storeys.
11. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.
12. Additional height and density may be permitted subject to the Height and Density Bonus provisions of this Plan.