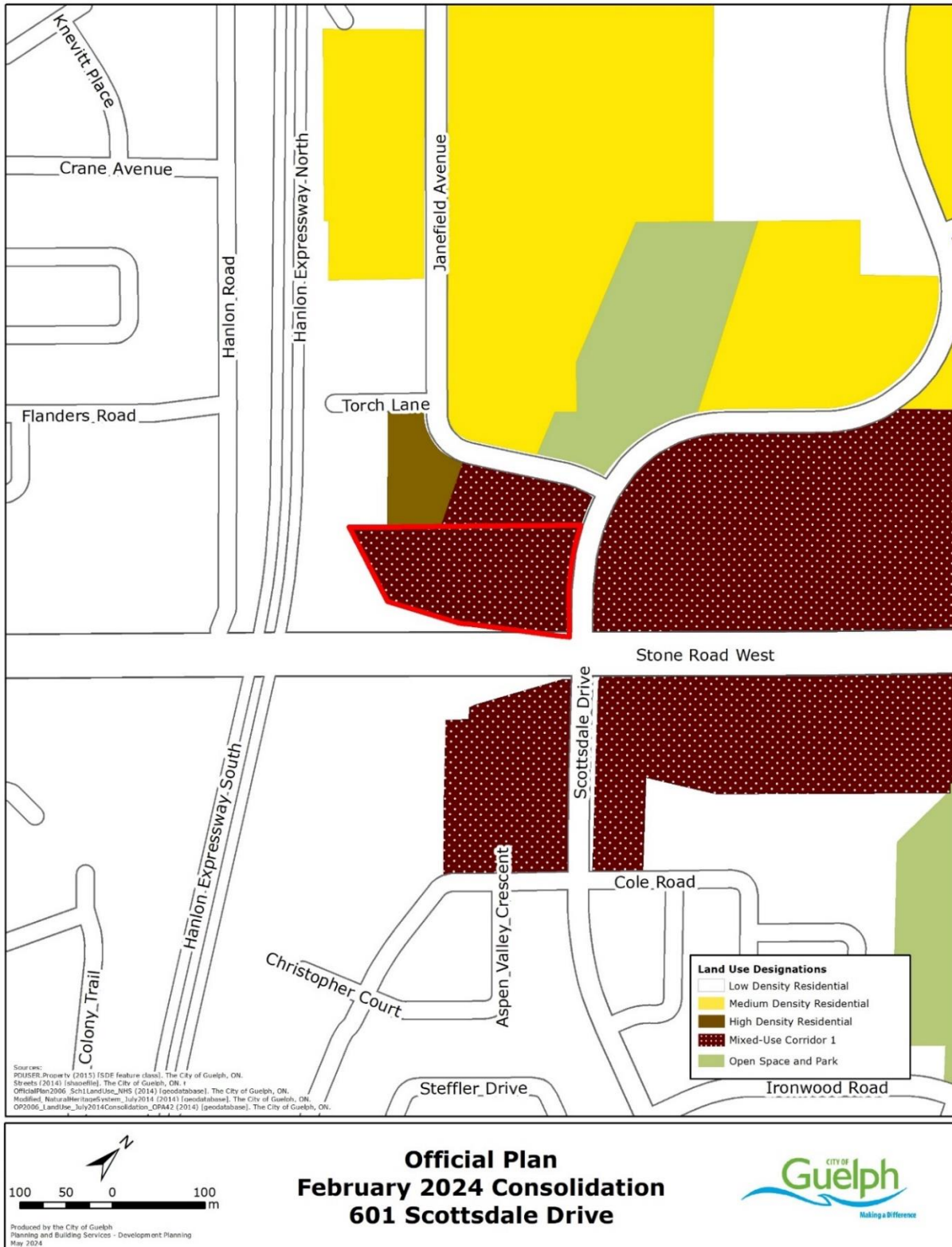


Attachment-5 Existing Official Plan Land Use Designations and Policies

Figure 1: Official Plan (February 2024 Consolidation - 601 Scottsdale Drive)



9.4.4 Mixed-use Corridor (1 and 2)

The Mixed-use Corridor (1 and 2) designation is intended to serve both the needs of residents living and working within the corridor, in nearby neighbourhoods and employment districts and the wider city as a whole.

Objectives

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

Policies

1. The Mixed-use Corridor (1 and 2) designation promotes the intensification and revitalization of 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. The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 on Schedule 2 with specific height and density permissions which reflect site characteristics.
3. 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.
4. Furthermore, individual developments within the Mixed-use Corridor (1 and 2) 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
5. provision of local goods and services in close proximity to the street line near transit facilities.
6. Development within the Mixed-use Corridor (1 and 2) will address the adjacent arterial or collector road and will be planned and designed to:
 - a) Font multi-storey buildings onto arterial or collector roads;
 - b) Provide for ground floor retail and service uses; and
 - c) Provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.
7. 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.
8. The boundaries of the Mixed-use Corridor (1 and 2) designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor (1 and 2) beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.
9. Development proposals that would decrease the existing commercial gross floor area of a commercially zoned site within the Mixed-use Corridor (1 and 2) 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

1. The following uses may be permitted in the Mixed-use Corridor (1 and 2) designation, subject to the applicable provisions of this Plan:
 - a) Commercial, retail and service uses;
 - b) Office;
 - c) Entertainment and recreational commercial uses;
 - d) Cultural and educational uses;
 - e) Hotels;
 - f) Live/work;
 - g) Medium and high density multiple unit residential buildings and apartments; and
 - h) Urban squares and open space.

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

1. The maximum height for the Mixed-use Corridor 1 designation is ten (10) storeys and the maximum height for the Mixed-use Corridor 2 designation is six (6) storeys.
2. For freestanding residential and residential within mixed-use buildings, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare for the Mixed-use Corridor 1 and Mixed-use Corridor 2 designations.
3. For properties designated Mixed-use Corridor 1 within the Stone Road and Silvercreek Parkway strategic growth areas:
 - a) the maximum net density is 250 units per hectare for freestanding residential and residential within mixed-use buildings,
 - b) the minimum net density is 100 units per hectare for freestanding residential and residential within mixed-use buildings, and
 - c) the maximum height is fourteen (14) storeys.

The implementing zoning bylaw will establish regulations for height transitions, setbacks, and angular planes.

3.6 Strategic Growth Areas

1. Strategic growth areas are identified on Schedule 1a of this Plan and include Downtown. Strategic Growth Areas, other than Downtown, are classified as community mixed-use nodes or intensification corridors. Strategic growth areas will be planned to provide for higher density mixed-use development in proximity to transit services.

2. Strategic growth areas provide a focus for investment in transit, other infrastructure and public service facilities to support forecasted growth while supporting a more diverse range and mix of housing options.
3. Strategic growth areas will be planned and designed to:
 - a) Achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels
 - b) Be well served by transit and facilitate pedestrian and cycling traffic
 - c) Provide mixed-use development in a higher density, compact form that supports walkable communities and live/work opportunities
 - d) Provide a mix of residential, office, institutional, and commercial uses that allow for a range of housing options and services