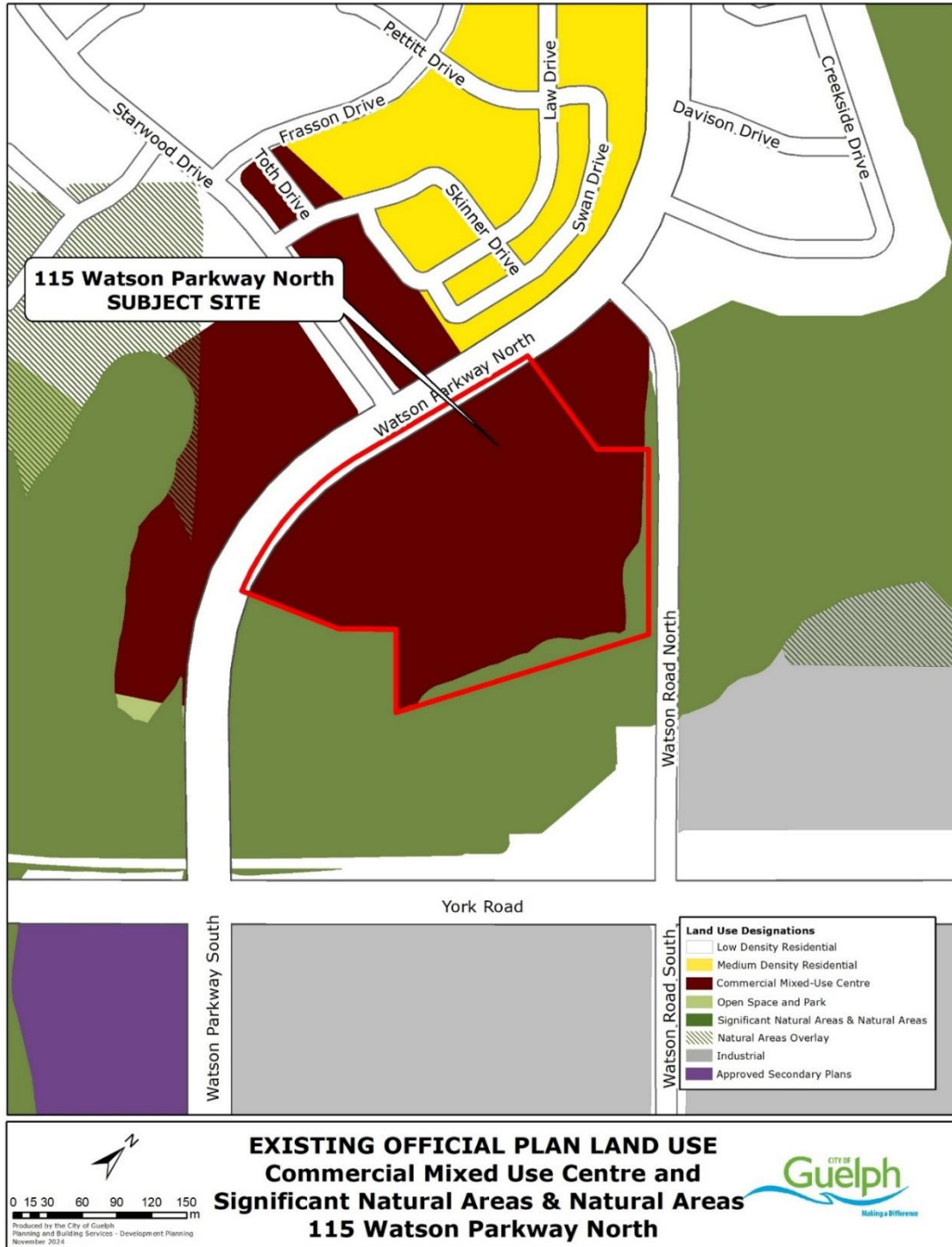


Attachment-5 Existing Official Plan Land Use Designations and Policies

Figure 1: Existing Official Plan Land Use Designation



9.4.3 Commercial Mixed-use Centre

Objectives

- a) To promote Commercial Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.

Policies

1. The Commercial Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
2. The intent of the Commercial Mixed-use Centre designation is to create a well-defined focal point and 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 at one location. Implementing Zoning By-laws may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.
3. Development will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.
4. Where residential uses are incorporated into Commercial Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.
5. Properties within the Commercial Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
6. Commercial Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main Street areas, as identified through concept plans as per Section 3.11, will be planned and designed to reflect the following: multi-storey buildings fronting onto the main street, ground floor retail and service uses are strongly encouraged, offices uses at ground floor should be limited, residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings, urban squares where appropriate and on-street parking.

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 any applicable urban design guidelines while recognizing the unique context of individual Commercial Mixed-use centres. Measures may be incorporated into development approvals to ensure consistency.
8. The boundaries of the Commercial Mixed-use Centre designation are intended to clearly distinguish the Commercial Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Commercial Mixed-use Centre beyond these boundaries or to establish a new Commercial Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.
9. Proposals for development of a Commercial Mixed-use Centre at less than 6500 square metres of commercial gross floor area cumulatively of all buildings within the designation will require an amendment to this Plan supported by a Commercial Function Study in accordance with the policies of this Plan.
10. Proposals to decrease the existing commercial gross floor area by more than 25 per cent or to provide commercial gross floor area at less than .15 FSI will require a Commercial Function Study in accordance with the policies of this Plan.
11. Development within the Commercial Mixed-use Centre designation is subject to the policies of Section 3.6 of this Plan.

Permitted Uses

12. The following uses may be permitted in Commercial Mixed-use Centres, subject to the applicable provisions of this Plan:
 - i. Commercial, retail and service uses;
 - ii. Live/work uses;
 - iii. Small-scale professional and medically related offices;
 - iv. Entertainment and recreational commercial uses;
 - v. Community services and facilities;
 - vi. Cultural, educational and institutional uses;
 - vii. Hotels,
 - viii. Multiple unit residential; and,
 - ix. Urban squares and open space.
13. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.

Height and Density

17. The maximum height is ten (10) storeys. Within strategic growth areas, the maximum height is fourteen (14) storeys. The implementing zoning bylaw will establish regulations for height transitions, stepbacks, and angular planes.

18. The minimum commercial gross floor is 6500 square metres cumulatively of all buildings within the designation.

19. For freestanding residential and residential within mixed-use buildings:

- i. The maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.
- ii. Within strategic growth areas, the maximum net density is 250 units per hectare and the minimum net density is 100 units per hectare.