

Appendix 1 of report PL-18-20: Recommended modifications to policies of the adopted Official Plan

This appendix shows the recommended modifications to the adopted Official Plan. Modifications are recommended within Section 8.1.3 only. This appendix shows only those Subsections of 8.1.3 in which modifications are recommended.

Text that has been recommended to be removed is shown in ~~striketthrough~~.
Text that has been recommended to be added has been shown in underline.
Defined terms are shown in *italics*.

This Appendix may be read in conjunction with Appendix 2 of report PL-18-20, which summarizes and explains the recommended modifications.

8.1.3 MIXED USE NODES AND INTENSIFICATION CORRIDORS

The lands identified as Mixed-Use Nodes and *Intensification Corridors*, on Schedule C: Land Use – Urban Area, of this Plan, provide locations where mixed commercial, residential and *employment* uses will be developed and integrated in a *compact built form* and at greater *development intensities*, *encouraging* the efficient use of physical resources and municipal *infrastructure*.

Permitted uses within Mixed-Use Nodes and *Intensification Corridors* vary but the range of uses shall only be permitted in accordance with the underlying land use designations.

~~Mixed-Use Nodes are organized into four land use designations: Mixed-Use Commercial Centre, Neighbourhood Centre, Local Centre, and Employment Commercial Centre. *Intensification Corridors* are organized into two land use designations: Urban Corridor and Urban Corridor – Employment Lands. This organization is~~ The different land use designations are based on spatial distribution, the planned commercial function, the range of uses permitted, and the *scale* and *intensity* of the *development* allowed.

~~Permitted uses within Mixed-Use Nodes and *Intensification Corridors* range from the broadest most diverse range to more focused and *employment*-oriented in nature.~~

The lands identified as Mixed-Use Nodes are typically existing developed commercial areas of the city and will be the focus of re-urbanization through a range of *scales* and *intensities* of *development*. The Mixed-Use Nodes are organized into four land use designations: Mixed-Use Commercial Centres, Neighbourhood Centres, Local Centres, and Employment Commercial Centres.

The Mixed-Use Commercial Centres are existing traditional large-scale mall forms and several big box malls. These nodes are the largest of the Mixed-Use Nodes and are typically located at intersections of Major Arterials, Multi-Purpose Arterials and/or Urban Avenues, as shown on Schedule O-1: Classification of Transportation Facilities – Urban

Area. The policies recognize the importance of these areas of the City in order to continue to serve a much broader regional market but acknowledge the opportunity to support the creation of walkable communities that connect with the surrounding area. These major activity areas can be the location of new residential units supported by a range of commercial and *employment* uses.

The Neighbourhood Centres are existing clusters of commercial development and typically include one or more plaza malls. These nodes vary in size and are typically centred around intersections of Major Arterials and/or Urban Avenues. The policies recognize the relationship of Neighbourhood Centres to the surrounding community and focus on maintaining and improving access to day-to-day and weekly goods and service needs, *public service facilities*, and *institutional uses* for residents of surrounding neighbourhoods.

The Local Centres are small plazas found throughout the city. These nodes are smaller and support the immediate area. The policies recognize the role in supporting residents and identify limited opportunities for redevelopment including new residential uses while maintaining the commercial function.

The Employment Commercial Centres are limited to three locations and include developed and undeveloped commercial areas that are oriented to big box development. These areas are in close proximity to *Employment Areas* and a key role of these areas is to accommodate uses to support the surrounding employees and employers. The policies identify the opportunity to redevelop to incorporate more compact built forms; however, this designation remains oriented to space-expansive retail uses and prohibits residential uses.

The lands identified as *Intensification Corridors* are varied. The *Intensification Corridors* are located along Multi-Purpose Arterials and in some cases along Major Arterials. The *Intensification Corridors* are organized into two land use designations: Urban Corridor and Urban Corridor – Employment Lands.

The Urban Corridor designation recognizes the diversity of the lands along the corridor and establishes policies allowing for flexibility. Key intersections and areas within *Major Transit Station Areas* are identified as having the potential to develop into full mixed-use areas, while general areas along the corridor *may* develop for single use, including residential.

The Urban Corridor – Employment Lands designation is intended for higher *intensity employment* uses. Given that major retail and residential uses are prohibited, these sites are expected to transition to accommodate *employment* and at-grade accessory retail and *service commercial* uses.

Mixed-Use Nodes and *Intensification Corridors* will be pedestrian-oriented and highly accessible by public transit and will foster community interaction by providing opportunities for *public service facilities*, *institutional uses*, and open spaces.

The City will ensure that Mixed-Use Nodes and Intensification Corridors develop at appropriate levels of intensity given their role within the Urban Structure and in accordance with the policies of the Growth Framework, as set out in chapter 2 of this Plan. The development of Mixed-Use Nodes and Intensification Corridors lands is will be compatible with adjacent uses, mainly which are predominantly residential. The design and development of these lands will create and maintain a special community identity and locations for a variety of city-wide, community, and neighbourhood functions, ~~generally within mid-rise and tall building forms, as described by the applicable land use designations.~~

The policies within each designation and other applicable policies of this Plan provide direction for redevelopment. The policies provide a basis to guide the transformation of Mixed-Use Nodes and Intensification Corridors into focal points for the community where a mix of uses supports the achievement of complete communities. The policies acknowledge variability and flexibility to allow for redevelopment to complement the surrounding areas through appropriate transition and to support local businesses and residents.

8.1.3(1) GENERAL OBJECTIVES

- (a) To provide locations in the city that will serve as areas for more intensive integration of uses such as retail, *service commercial, offices, institutional* and *entertainment uses* with residential uses, *public service facilities, cultural facilities, institutional uses* and open space.
- (b) To establish for each element of the Mixed Use Nodes and *Intensification Corridors* the appropriate range of uses, *scales of development* and levels of *intensity*.
- (c) To provide amenities and services closer to where people live, with the objective of creating *complete communities*.
- (d) To ensure Mixed Use Nodes and *Intensification Corridors* are developed in a *compact built form*, are pedestrian-oriented and highly accessible by public transit.
- (e) To ensure the proper integration of Mixed Use Nodes and *Intensification Corridors* with surrounding Established Neighbourhoods Areas, protecting the *physical character* of these neighbourhoods.
- (f) To ensure that *development* in Mixed Use Nodes and *Intensification Corridors* is *compatible* with the surrounding area.
- (g) To promote an innovative and *sustainable* built environment that uses *infrastructure* and *public service facilities* efficiently and *encourages* a high quality of life.
- (h) To encourage the accommodation of a diverse range of household sizes and incomes in Mixed Use Nodes and *Intensification Corridors*. ~~To ensure that~~

~~development of Mixed Use Nodes and Intensification Corridors is offset by a range of open space areas in a manner that is appropriate to the local context.~~

- (i) To *encourage* the use of public transit, pedestrian and bicycle travel as an alternative to the automobile and to maximize personal safety.
- (j) To direct the phasing and/or expansion of municipal *infrastructure* and services to ensure the timely and orderly *development* of Mixed Use Nodes and *Intensification Corridors*.
- (k) To ensure that *development of Mixed Use Nodes and Intensification Corridors* is offset by a range of open space areas in a manner that is appropriate to the local context.

8.1.3(2) GENERAL POLICIES

- (a) The design and *development* of Mixed Use Nodes and *Intensification Corridors* shall promote these areas as focal points for community activities that are characterized by a compact form of *development*, pedestrian-orientation, greater accessibility to public transit and higher *intensity development*.
- (b) The construction and expansion of municipal *infrastructure* shall provide for the *development* of Mixed Use Nodes and *Intensification Corridors* in an orderly and cost effective fashion.
- (c) Mixed Use Nodes and *Intensification Corridors* may be identified as priority locations for the following, not limited to:
 - (i) land assembly;
 - (ii) *infrastructure* and *public service facility* improvements;
 - (iii) creation and application of financial, regulatory and other incentives;
 - (iv) new *public service facilities*;
 - (v) creation and application of *brownfield* and *greyfield development* strategies;
 - (vi) preparation of comprehensive traffic, *transportation demand management*, and parking studies and strategies; and
 - (vii) provision of higher levels of transit service compared with other areas of the city.
- (d) Zoning By-law regulations affecting Mixed Use Nodes and *Intensification Corridors* shall be based on the general policies for Mixed Use Nodes and *Intensification Corridors* contained in Subsection 8.1.3(2) of this Plan, and the specific policies for individual land use designations, contained in Subsections 8.1.3(3) to 8.1.3(8) of this Plan.

- (e) Multi-unit residential *developments* in Mixed Use Nodes and *Intensification Corridors* should incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.
- (f) *Home occupations* and *cottage industries* may be permitted in Mixed Use Nodes and *Intensification Corridors*, subject to the policies of Subsection 8.3.7 of this Plan.
- (g) The *City* will ensure the proper integration of Mixed Use Nodes and *Intensification Corridors* areas with surrounding neighbourhoods through measures such as pedestrian walkways, cycling paths and transit routes. Through the redevelopment of larger sites, this may also include the introduction of new public and/or private streets, designed as *complete streets*, to contribute to the achievement of a connected and continuous grid-oriented street network in accordance with Subsection 6.2.2.
- (h) In residential buildings containing retail and *service commercial* uses at grade, *office* uses or uses *accessory* to residential uses may be required in the second storey to minimize the potential *adverse effects* of noise and vibration that may be generated by some types of retail and *service commercial* uses.
- (i) *Transportation demand management (TDM)* measures shall be addressed, and form part of the *City's* evaluation of opportunities for reduced parking standards in proposed *developments* in Mixed Use Nodes and *Intensification Corridors*, subject to the policies of Subsection 6.2.10 of this Plan.
- (j) Where significant constraints to *development* exist on Mixed Use Nodes or *Intensification Corridor* lands within the Secondary Growth Area located adjacent to provincial highway interchanges, a site may be determined to be not subject to the policies of Subsection 2.4.2(2) a) (iv) of this Plan.
- (k) Notwithstanding the general objectives and policies of Mixed Use Nodes and *Intensification Corridors* and the specific objectives and policies of the specific land use designations, *development* in the form of minor expansions and renovations to existing buildings, new small buildings and/or minor building replacements that are consistent with the existing *scale* and built form may be permitted, provided the proponent demonstrate how the *development* contributes to achieving a vibrant, active and walkable built environment and does not compromise the long-term *development* of the site.
- (l) *Development applications* proposing a comprehensive *development* of a site that include the replacement of existing commercial floor area shall submit and implement, to the satisfaction of the *City*, a phasing strategy that demonstrates that *the development* does not adversely impact the long-term provision of goods and services as the site transitions to its complete stage of *development*.

- (m) In Mixed Use Nodes and *Intensification Corridors*, *development* proponents considering the *development* of a site that contains an existing food store *should* retain the food store function as part of the overall *development* to ensure the appropriate provision of day-to-day and weekly needs to current and future residents and employees in the surrounding area.
- (n) In accordance with the Urban Structure, *intensification* of existing Mixed Use Nodes and *Intensification Corridors* will be *encouraged* rather than the designation of new areas.
- (o) Within Mixed Use Nodes and *Intensification Corridors*, *development applications* proposing the re-designation from one land use designation to another that impacts the planned commercial function throughout the City, *should* be discouraged.
- (p) Development within Mixed Use Nodes and Intensification Corridors shall ensure compatibility with surrounding areas in accordance with the applicable policies in Section 7.3 of this Plan.
- (q) Where a new park is proposed as part of a development application, the proponent may be required to submit and implement, to the satisfaction of the City, a park concept plan in accordance with subsections 3.3.2 and 12.1.2(1.2), to demonstrate how the proposed park will achieve the objectives of Subsection 8.1.3.
- (r) Within a Mixed Use Node or Intensification Corridor the City may encourage land assembly and/or the comprehensive development of adjacent properties in accordance with subsection 12.1.2(2) and any other relevant policies of this Plan, in order to ensure that development meets, and does not compromise the ability of development on adjacent property(ies) to meet, the objectives of this Subsection and the objectives of the relevant land use designation.

No modifications are recommended to any of the following Subsections of Section 8.1.3:

8.1.3(3) MIXED USE COMMERCIAL CENTRE DESIGNATION

8.1.3(3.1) OBJECTIVES

8.1.3(3.2) POLICIES

8.1.3(3.3) SITE-SPECIFIC POLICIES

8.1.3(4) NEIGHBOURHOOD CENTRE DESIGNATION

8.1.3(4.1) OBJECTIVES

- (a) To provide locations in the city that will contribute to the achievement of complete communities by serving ~~serve as~~ areas of concentration for well-designed, mixed-use development in a compact built form, including pedestrian-oriented small and medium-scale retail and *service commercial* uses, *office* uses, residential uses, *public service facilities, institutional uses, parks* and open spaces.

- (b) To provide opportunities for Neighbourhood Centres that serve as a focal point for community activities within and at the periphery of residential neighbourhoods in locations that meet residents' day-to-day and weekly goods and service needs.
- (c) To create vibrant and attractive places with increased day and night activity through the introduction of residential *development* and the integration of uses and open spaces.
- (d) To ensure *development* within Neighbourhood Centres contributes to more walkable communities by providing an accessible and attractive pedestrian environment, with appropriate internal links, such as sidewalks and greenways, and connections to adjacent residential neighbourhoods and *Employment Areas*, wherever possible.
- (e) To protect the planned commercial function within Neighbourhood Centres.
- (f) To ensure that *development* results in filling of surface parking lots and the *intensification* of under-utilized lands and buildings.
- (g) To support the transformation of large sites into areas where a mix of commercial, *cultural, institutional uses* and a diversity of housing are provided, balancing the adequate *intensity of development* and their integration within the surrounding context.

8.1.3(4.2) POLICIES

- (a) Lands designated Neighbourhood Centre are intended to provide for the day-to-day and weekly goods and service needs of residents within the Neighbourhood Centre and the surrounding neighbourhoods.
- (b) The following uses *may* be permitted on lands designated Neighbourhood Centre:
 - (i) retail and *service commercial uses*;
 - (ii) *automotive commercial uses*, excluding motor vehicle dealerships;
 - (iii) *residential uses* with the exception of single-detached and semi-detached dwellings;
 - (iv) *office uses*;
 - (v) *entertainment uses*; and
 - (vi) *recreation uses*.
- (c) Neighbourhood Centre areas are activity centres generally ranging from four (4) to twelve (12) ha in size and comprising lands in more than one quadrant of an intersection.

- (d) A maximum *floor area ratio of development* of 2.5:1 is an appropriate built form in Neighbourhood Centre lands. An increase to beyond this maximum floor area ratio may occur through a site-specific Zoning By-law amendment or minor variance application, without the need for an amendment to this Plan, provided that the objectives of the Neighbourhood Centre designation are maintained.
- (e) The *City* will *encourage* a minimum building height of two (2) storeys and the maximum building height *shall* not exceed six (6) storeys. To ensure *compatibility* with adjacent residential areas the Zoning By-law may establish maximum building heights lower than the maximum six (6) storeys ~~building height may not be permitted~~ on sites that are small in size, have insufficient depth, are adjacent to areas designated Residential-Low Density, or front local streets. Relevant Council-approved design guidelines may be utilized in determining where lower maximum building heights are appropriate, in accordance with policy 7.1.2(d) of this Plan.
- (f) ~~Taller buildings~~ Building heights greater than six (6) storeys up to a maximum height of eleven (11) storeys *may* be permitted for a proposed *development* through a site-specific Zoning By-law amendment, subject to the fulfillment of the following criteria:
- (i) a significant reduction of parking at grade; and
 - (ii) the proponent submits and implements, to the satisfaction of the *City*, an *urban design brief* that demonstrates how the proposal's design achieves high quality of design and helps to mitigate the adverse impacts of the increase in height on public sidewalks, public open spaces and adjacent uses.
- (g) *Development applications* on lands designated Neighbourhood Centre that introduce one or more *tall buildings* as part of a comprehensive site *development* *may* be considered through an Official Plan Amendment, in accordance with ~~the policies of this Plan,~~ subsection 12.1.1(3)(j) and any other relevant policies of this Plan, and *may* not be subject to the policies of Subsection 2.4.2(2) a) (iv) of this Plan, where the *development* proposal contributes to achieving vibrant, active and walkable built environments, and is consistent with the objectives of the Neighbourhood Centre designation. The criteria identified in 8.1.3(4.2)(f) shall also apply to development applications proposing one or more tall buildings.
- (h) Any proposed *development* of sites designated Neighbourhood Centre *shall* retain the planned commercial function of the site, in accordance with the objectives of Subsections 8.1.3(4.1) b) and e), to the satisfaction of the *City*.
- (i) The Zoning By-law *shall* establish a maximum floor area and a maximum floor area at grade per individual retail and *service commercial* unit, based on such considerations as planned commercial function, built form, and contribution to

achieving vibrant, active and walkable built environments in Neighbourhood Centres.

- (j) The ground floor frontage of buildings fronting a Major Arterial Street or Urban Avenue, as identified on Schedule O-1: Classification of Transportation Facilities-Urban Area, of this Plan, or fronting a public open space, *shall* consist of retail and *service commercial* uses and *may* also include a limited amount of *office* uses.
- (k) Residential and *office* uses will be *encouraged* in the upper storeys of commercial buildings and *may* be permitted in buildings exclusively used for residential or *office* use provided that:
 - (i) the building does not adversely impact the capacity of the Neighbourhood Centre node to provide for the retail and service needs of on-site residents and surrounding neighbourhoods;
 - (ii) the building is located to the rear of street-related retail and *service commercial* uses; and
 - (iii) the building is part of an overall *development* of mixed residential/commercial building forms.
- (l) Other forms of *ground-oriented dwellings* *may* only be permitted, provided that the *ground-oriented* residential portion of the *development*:
 - (i) does not abut a Major Arterial or Urban Avenue, as identified on Schedule O-1: Classification of Transportation Facilities-Urban Area, of this Plan;
 - (ii) is developed in conjunction with, and is part of, a multi-residential or mixed use *development*; and
 - (iii) does not compromise the objectives of the Neighbourhood Centre designation.
- (m) The *City* will *encourage* the creation of public outdoor amenity spaces, such as urban squares and parkette features, as part of the *development* of Neighbourhood Centres in a manner that is appropriate to the local context to enhance the Neighbourhood Centre's function as a public gathering place.
- (n) Neighbourhood Centres *shall* be served by public transit services.

8.1.3(4.3) SITE-SPECIFIC POLICY

- (a) **4524, 5000, 5014 & 5111 New Street and 450 Appleby Line, and 1505 & 2025 Guelph Line:** Notwithstanding Subsections 8.1.3(4.2) e) and f) of this Plan, ~~taller buildings~~ building heights greater than six (6) storeys to a maximum height of twelve (12) storeys *may* be permitted on the Neighbourhood Centre nodes located at the intersection of New Street and Appleby Line (identified as 4524, 5000, 5014 & 5111 New Street and 450 Appleby Line), and at the intersection of Guelph Line

and Upper Middle Road (identified as 1505 & 2025 Guelph Line), subject to the fulfillment of the following criteria:

- (i) a significant reduction of parking at grade; and
- (ii) the proponent submits and implements, to the satisfaction of the *City*, an *urban design brief* that demonstrates how the proposal's design mitigates the adverse impacts of the increase in height on adjacent properties.

No modifications are recommended to any of the following Subsections of Section 8.1.3:

- 8.1.3(5) LOCAL CENTRE DESIGNATION**
- 8.1.3(5.1) OBJECTIVES**
- 8.1.3(5.2) POLICIES**
- 8.1.3(5.3) SITE-SPECIFIC POLICIES**
- 8.1.3(6) EMPLOYMENT COMMERCIAL DESIGNATION**
- 8.1.3(6.1) OBJECTIVES**
- 8.1.3(6.2) POLICIES**
- 8.1.3(6.3) SITE-SPECIFIC POLICIES**
- 8.1.3(7) URBAN CORRIDOR DESIGNATION**
- 8.1.3(7.1) OBJECTIVES**
- 8.1.3(7.2) POLICIES**
- 8.1.3(7.3) SITE-SPECIFIC POLICIES**
- 8.1.3(8) URBAN CORRIDOR – EMPLOYMENT LANDS DESIGNATION**
- 8.1.3(8.1) OBJECTIVES**
- 8.1.3(8.2) POLICIES**
- 8.1.3(8.3) SITE-SPECIFIC POLICIES**