

Chapter E - Urban Designations

- e) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9.

**4.6 Mixed Use - Medium Density Designation**

The Mixed Use - Medium Density designation is found within the Community Nodes, *Urban Corridors*, and Neighbourhood elements of the Urban Structure. The intent of the Mixed Use - Medium Density designation is to permit a full range of retail, service commercial, entertainment, and residential accommodation at a moderate scale. The designation recognizes the traditional mixed use main streets in the City (outside of the Downtown Mixed Use area), as well as other large commercial areas which serve the surrounding community or a series of neighbourhoods and which are intended to evolve and intensify into mixed use, pedestrian oriented areas. Increasing the number of people who work and live within the area designated Mixed Use - Medium Density will also contribute to the planned function of the area as a people place.

**Function**

- 4.6.1 The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.
- 4.6.2 The Mixed Use - Medium Density designation shall be applied to traditional 'main street' commercial areas outside of the area designated Downtown Mixed Use, and to promote the continuation of these areas as pedestrian oriented mixed use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.
- 4.6.3 Newer areas designated Mixed Use - Medium Density shall evolve over time into compact, mixed use people places where people can live, work, and shop.
- 4.6.4 It is also the function of areas designated Mixed Use - Medium Density to serve as vibrant people places with increased day and night activity through the introduction of residential *development*. Residential *development* enhances the function of these areas as *transit supportive nodes and corridors*.

**Permitted Uses**

- 4.6.5 The following uses shall be permitted on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations:
  - a) commercial uses such as retail stores, *auto and home centres, home improvement supply stores*, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;
  - b) Notwithstanding Policy E.4.6.5 a), drive-through facilities on *pedestrian predominant streets* shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan.
  - c) institutional uses such as hospitals, places of worship, and schools;

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- d) arts, cultural, entertainment, and recreational uses;
- e) hotels;
- f) *multiple dwellings*; and,
- g) *accessory uses*.

**Prohibited Uses**

**4.6.6** The following uses shall be prohibited on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations:

- a) gas bars and car washes on *pedestrian predominant streets*;
- b) vehicle dealerships; and,
- c) garden centres as a primary use.

**Scale**

**4.6.7** Lands designated Mixed Use - Medium Density shall contain a range of building heights and densities to a maximum height of six storeys, which shall be set out in the implementing zoning by-law. The specific permitted heights and densities shall depend on the area and be established through secondary plans where one exists and the zoning by-law.

**4.6.8** Additional height up to a total of eight storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:

- a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;
- b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,
- c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.

**4.6.9** The predominant built form shall be mid rise and low rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.

**4.6.10** Permitted uses shall be located in single or mixed use buildings.

**4.6.11** The amount of retail and service commercial space within each area designated Mixed Use - Medium Density shall generally range from 25,000 to 100,000 square metres of floor area. Designations within this range shall be reflected on Schedule E - Urban Structure as *Urban Corridors* or *Community Nodes*.