

APPENDIX A: LAND USE RE-DESIGNATION SUMMARY

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# 1 DOWNTOWN URBAN CENTRE

## 1.1 PROPOSED LAND USE POLICIES (DOWNTOWN URBAN CENTRE)

Downtown Urban Centre				Recommendation	
<b>Height</b>	Retain existing precinct policies			4.1.3 (Table 2)	
<b>Density</b>	Retain existing precinct policies			/	
<b>New Directions</b>	Retain existing precinct policies for permitted uses, except for retail permissions.			5.1.3 - 1	
	Delete retail and service commercial permissions from the precinct policies, and introduce a new retail streets hierarchy:				
	Street Type	Permissions	Requirements/Prohibitions		GFA Caps
	<b>Main Street Retail Street</b>	Small-scale street oriented retail and service commercial uses	Retail required at grade		500 sq. m
	<b>Mixed Use Major Street</b>	Small and large format retail or service commercial uses	Retail required at grade, and may be permitted on the second storey		5,600 sq. m (max. 2,800 sq. m floor plate at grade) Food retail exempt from GFA caps
<b>General Mixed Use Street</b>	Small-scale street oriented retail and service commercial uses	Retail or service commercial uses that serve a neighbourhood commercial function may be permitted	500 sq. m		
<b>All other streets</b>	Convenience/specialty food store	May be permitted	150 sq. m (see policy recommendation for further details)		

## 1.2 EXISTING LAND USE POLICIES (DOWNTOWN URBAN CENTRE)

<b>Downtown Mixed Use Centre</b>							
<b>Precincts</b>	<b>Downtown Core</b>	<b>Wellington Square Mixed Use</b>	<b>Old Lakeshore Road Mixed Use</b>	<b>St. Luke’s &amp; Emerald Neighbourhoods</b>	<b>Downtown Residential Medium and/or High Density</b>	<b>Waterfront West/Public Lands</b>	<b>Downtown Major Institutional</b>
<b>Height</b>	Min. 2 storeys Max. 4 storeys Max. bonus 8 storeys (29 m)	Min. 2 storeys Max. 8 storeys (29 m) Max. bonus 14 storeys	West Sector – min. 2 storeys max. 10 storeys (31.5 m) max. bonus 15 storeys (47 m)  East Sector – min. 2 storeys max. 6 storeys (19.5 m) max. bonus 8 storeys (29 m)	Max. 2.5 storeys	Not specified	Not specified	Not specified
<b>Density</b>	Min. 51 upnh  Max. FAR 4.0:1, except for bonus development	Min. 51 upnh  Max. FAR 5.0:1, except for bonus development	West Sector – Min. 51 upnh  East Sector – Min. 51 upnh	Max. 25 upnh	26 to 185 upnh	Not specified	Not specified
<b>Permitted Commercial Uses</b>	Commercial activities including local service and retail uses	Commercial activities including local service and retail uses	Commercial activities including local service and retail uses	Existing uses	Existing uses	Existing uses	The properties identified as 1205 Lakeshore Road and 1230 North Shore Boulevard may be development in accordance with the “Business Corridor” policies of Part III of this Plan, except that recreation and conference centre/hotel uses are also permitted
<b>Retail requirements/prohibitions</b>	Retail or service commercial required at grade	Retail or service commercial uses required at grade	Retail or service commercial uses required at grade	n/a	n/a	n/a	n/a

<b>Downtown Mixed Use Centre</b>							
<b>Precincts</b>	<b>Downtown Core</b>	<b>Wellington Square Mixed Use</b>	<b>Old Lakeshore Road Mixed Use</b>	<b>St. Luke’s &amp; Emerald Neighbourhoods</b>	<b>Downtown Residential Medium and/or High Density</b>	<b>Waterfront West/Public Lands</b>	<b>Downtown Major Institutional</b>
<b>Other Permitted Uses</b>	High-density residential apartment uses, including the residential use of upper storeys of commercial buildings; office and administration uses; cultural uses of all types; recreation and hospitality uses; entertainment uses; community facilities	High-density residential apartment uses, including the residential use of upper storeys of commercial buildings; office and administration uses; cultural uses of all types; recreation and hospitality uses; entertainment uses; community facilities	High-density apartment residential uses, including the residential use of upper storeys of commercial buildings; office and administration uses; cultural uses of all types; leisure, recreation and hospitality uses; entertainment uses; community facilities	Existing uses; detached dwellings, accessory dwelling units; group homes; home occupations and cottage industries; neighbourhood parks; offices in existing buildings	Existing uses; ground or non-ground oriented housing units including assisted and special needs housing such as group homes, retirement homes, and long-term care facilities; home occupations and cottage industries; neighbourhood parks; offices	Existing uses; government and institutional uses, including hospitals and long-term care facilities	Public uses, institutional uses, community facilities and open space

## 2 UPTOWN URBAN CENTRE

### 2.1 PROPOSED LAND USE POLICIES (UPTOWN URBAN CENTRE)

	Uptown Urban Centre	Recommendation
<b>Height</b>	Retain existing policies, except for Uptown Commercial – increase to 24 m	4.1.3 (Table 2)
<b>Density</b>	Retain existing policies, except for Uptown Commercial – increase to FAR 1.0:1	Appendix A
<b>New Directions</b>	Retain existing policies, except:	
	Extend existing permissions for retail to the second-storey	4.4.3 – 6
	Introduce new site planning requirements for <i>automotive commercial</i> uses	4.6.3 – 2
		4.6.3 – 3
		4.6.3 – 4
	Modify permitted uses in Uptown Commercial to reduce the emphasis on auto-oriented uses, and add permissions for community facilities	Appendix A
	Commercial GFA caps: 5,600 sq. m per individual business, with a maximum floor plate of 2,800 sq. m (food retail is exempt from GFA caps)	4.3.3 – 1
Introduce new permissions small-scale convenience/specialty food stores in Uptown Residential Areas (Uptown Medium Density Residential and Uptown High Density Residential), subject to the following criteria: <ul style="list-style-type: none"> <li>- maximum 150 sq. m;</li> <li>- located on a corner lot or adjacent to a park;</li> <li>- located on a street where on-street parking is permitted;</li> <li>- located at least 500 m from another convenience/specialty food store;</li> <li>- outdoor storage, display of merchandise, or equipment is prohibited.</li> </ul>	4.2.3 – 4	

## 2.2 EXISTING LAND USE POLICIES (UPTOWN URBAN CENTRE)

Uptown Urban Centre										
	Uptown Commercial/Residential I	Uptown Commercial/Residential II	Uptown Commercial/Residential III	Uptown Commercial	Uptown Medium Density Residential	Uptown High Density Residential	Uptown Employment	Uptown Mixed Use Corridor – Employment Area	Uptown General Employment Area	Uptown Office/Business Park Area
<b>Height</b>	Max. 35 m	Max. 28 m	Max. 35 m	Max. 12 m	Max. 12 m	Max. 24 m	Max. 28 m	Max. 24 m	/	12 m
<b>Density</b>	Max. FAR 2.5:1	Max. FAR 1.5:1	Max. FAR 1.5:1	Max. FAR 0.5:1	Not specified	Max. FAR 1.0:1  Residential – max. 100 upnh	Industrial uses: Max. FAR 0.5:1  Other uses: Max. FAR 1.0:1, except lands on the southwest corner of Appleby Line and Upper Middle Road – max. FAR 1.5:1	Max. FAR 1.0:1	/	Max. FAR 1.0:1

<b>Uptown Urban Centre</b>										
	Uptown Commercial/Residential I	Uptown Commercial/Residential II	Uptown Commercial/Residential III	Uptown Commercial	Uptown Medium Density Residential	Uptown High Density Residential	Uptown Employment	Uptown Mixed Use Corridor – Employment Area	Uptown General Employment Area	Uptown Office/Business Park Area
<b>Permitted Commercial Uses</b>	Retail and service commercial uses including businesses, administration uses, and automotive commercial uses;	Retail and service commercial uses including businesses and administration uses; automotive commercial uses on lands fronting on Appleby Line, or as an accessory use to one major commercial operation	Retail and service commercial uses including business and administration uses, but, excluding automotive commercial uses  Automotive commercial uses on lands fronting Appleby Line, or as an accessory use to one major commercial operation located in the northerly 1.91 hectares of the designation, with the exception of the lands at the southeast corner of the intersection of Appleby Line and Ironstone Drive and the northeast corner of the intersection of Appleby Line and Corporate Drive	Retail and service commercial uses which primarily serve the automobile and the tourist	n/a	Limited retail and service commercial use including business uses and administration uses, but, excluding automotive commercial uses	Limited retail and service commercial uses including business and administration uses, but, excluding automotive commercial uses	Retail and service commercial uses including business and administration uses, but, excluding automotive commercial uses	Consistent with General Employment designation	n/a



<b>Uptown Urban Centre</b>										
	Uptown Commercial/Residential I	Uptown Commercial/Residential II	Uptown Commercial/Residential III	Uptown Commercial	Uptown Medium Density Residential	Uptown High Density Residential	Uptown Employment	Uptown Mixed Use Corridor – Employment Area	Uptown General Employment Area	Uptown Office/Business Park Area
<b>Retail requirements/prohibitions</b>	<p><u>Northwest &amp; Southeast Quadrants</u> Residential uses are to be located above grade</p> <p>Retail and service commercial uses shall be required at grade along the Appleby Line street frontage</p> <p><u>Northeast Quadrant</u> Any retail or service commercial uses shall be limited to grade or below grade locations in building other permitted uses</p>	n/a	n/a	n/a	n/a	All retail and service commercial uses shall be located at grade or below grade, in buildings containing other uses	All retail and service commercial uses shall be located at grade or below grade level in buildings of 3,000 sq. m or greater containing other permitted uses	All retail and service commercial uses (up to a max. of 300 sq. m. per retail store) shall be located at grade or below grade in buildings of 3,000 sq. m. or greater in size containing the other permitted uses	n/a	n/a

<b>Uptown Urban Centre</b>										
	Uptown Commercial/Residential I	Uptown Commercial/Residential II	Uptown Commercial/Residential III	Uptown Commercial	Uptown Medium Density Residential	Uptown High Density Residential	Uptown Employment	Uptown Mixed Use Corridor – Employment Area	Uptown General Employment Area	Uptown Office/Business Park Area
<b>Other Permitted Uses</b>	High density residential uses; office uses; hotel, conference and convention uses; entertainment uses  Northeast Quadrant – development shall be predominantly residential or office uses; and, medium density residential uses may be permitted in the narrow eastern portion of this area	High density residential uses; office uses; recreation and entertainment uses	High density residential uses; office uses; hotel, conference, convention and banquet facilities; recreation and entertainment uses	Office uses; and recreation and entertainment uses	Medium density residential uses (townhouses, street townhouses, stacked townhouses, duplexes, three-plexes, and walk-up apartments)	Office uses; high density residential uses; recreation and entertainment uses	Industrial uses; office uses; hotel, conference, convention and banquet facility uses; and recreation and entertainment uses	Office uses; research, development and information processing uses; light assembly and manufacturing uses compatible with abutting residential uses in buildings containing other permitted uses; hotel, conference, convention and banquet facility use; and cultural, leisure and recreation uses	Consistent with General Employment designation	Office uses; research, development and information processing uses; light assembly and manufacturing uses compatible with abutting residential uses; cultural, leisure and recreation uses.

### 3 BRANT-403 FUTURE URBAN CENTRE

#### 3.1 PROPOSED LAND USE POLICIES (BRANT-403 FUTURE URBAN CENTRE)

	Brant-403 Future Urban Centre	Recommendation
<b>Height</b>	Retain existing policies	4.1.3 (Table 2)
<b>Permitted Uses</b>	All types of retail uses, supermarkets/grocery stores, service commercial and personal service uses; department stores, and furniture stores; financial institutions and services; offices; medium and high density residential uses; community facilities; parks and open space.	Appendix A
<b>New Directions</b>	Redevelop in the long-term as a pedestrian friendly and transit supportive centre.	4.1.3 – 2(c)
	Undertake comprehensive planning for the centre’s redevelopment.	4.1.3 – 5
	Commercial GFA caps: 5,600 sq. m per individual business, with a maximum floor plate of 2,800 sq. m (food retail is exempt from GFA caps).	4.3.3 – 1
	The development of public outdoor amenity spaces, such as urban squares, shall be required on site as part of office or residential redevelopment.	Appendix A
	New development will be subject to all general policies for Mixed Use Activity Areas, including:	4.5.3 – 1
	<ul style="list-style-type: none"> <li>- Places of worship may be permitted, subject to requirements regarding compatibility, pedestrian and transit access, and parking;</li> <li>- Criteria for drive-through uses;</li> <li>- Criteria for gas stations and car washes;</li> <li>- Criteria for new motor vehicle dealerships;</li> <li>- Transportation demand management;</li> <li>- Reduced parking standards;</li> <li>- Location of parking (at side or rear, away from the street edge, or on-street);</li> <li>- Requirements for buildings to functionally face the street;</li> <li>- Guidelines for facilitating transitions in scale and intensity.</li> </ul>	4.6.3 – 2 4.6.3 – 3 4.6.3 – 4 4.7.3 – 1 4.7.3 – 2 4.8.3 – 1 and 2 4.9.3 – 1 4.10.3 – 2

### 3.2 EXISTING LAND USE POLICIES (BRANT-403 URBAN CENTRE)

	<b>Regional Commercial</b>	<b>Neighbourhood Commercial</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>
<b>Height</b>	Residential – max. 12 storeys Other land uses – not specified	Not specified	n/a	n/a
<b>Density</b>		n/a	26-50 uph	51-185 uph
<b>Permitted Commercial Uses</b>	All types of retail uses, supermarkets/grocery stores, service commercial and personal service uses; department stores, warehouse clubs, home and auto supplies, and furniture stores; financial institutions and services	A limited range of retail or service commercial uses that serve the daily and weekly needs of the immediate neighbourhood (and, for large-scale neighbourhood commercial areas, i.e. +1 ha in size, the surrounding residential community)	n/a	n/a
<b>Retail Requirements/ Prohibitions</b>	Min. total retail building area for area or node: ~45,000 sq. m.	~ 2,500 to 12,500 sq. m of retail per node	n/a	n/a
<b>Other Permitted Uses</b>	Offices; entertainment, recreation and other community facilities such as day care centres; medium and high density residential uses (subject to evaluation of site-specific criteria that may include, but not be limited to, traffic, land use compatibility and environmental factors)	Community facilities; residential uses may be permitted in the second and/or third storey of retail/commercial buildings	Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments	Street townhouses and stacked townhouses, back to back townhouses, attached housing and apartments
<b>Requirements/ Prohibitions for Other Uses</b>	Residential uses shall be located in buildings exclusively used for residential use or in upper storeys of commercial buildings  Office uses shall be located in freestanding buildings, within the shopping centre building, or on upper storeys of commercial buildings  Non-retail component of any site within the node not to exceed half the total floor area on the property	Residential uses may be permitted in the second and/or third storey of retail/commercial buildings	n/a	n/a
<b>Other Requirements/ Prohibitions</b>	Minimum 20 ha site size	Approximately 1 to 5 ha site size	n/a	n/a

## 4 URBAN CORRIDOR

### 4.1 PROPOSED LAND USE POLICIES (URBAN CORRIDOR)

	Urban Corridors	Recommendation
<b>Height</b>	Min. 2 storeys Max. 6 storeys, with site-specific permissions for greater height where it is currently permitted.	4.1.3 (Table 2)
<b>Permitted Uses</b>	Apply existing permissions for Mixed Use Corridor – General designation, except in “transition areas” (former Mixed Use Corridor-Commercial sties) where the existing list of permitted uses is to be retained.	Appendix A 4.3.1 – 3
<b>New Directions</b>	Commercial GFA caps: 5,600 sq. m per individual business, with a maximum floor plate of 2,800 sq. m (food retail is exempt from GFA caps).	4.3.3 – 1
	Retail and service commercial uses permitted at-grade, <i>and</i> on the second storey and below grade.	4.4.3 – 1
	Selected retail and service commercial uses (restaurants, bars, night clubs, movie theatres, fitness clubs, hardware stores, convenience/specialty food stores and supermarket/grocery stores) permitted in stand alone buildings as an interim use, subject to conditions, including pedestrian friendly site planning and a requirement to develop other uses (residential and/or office) on the same site either as part of the development, or as phased development.	4.4.3 – 2
	Guidance for managing restaurants and bars located in residential buildings, including through the requirement for “buffer uses” above the restaurant or bar, and operational restrictions applied through the Business Licensing process.	4.4.3 – 3
	Ability to <i>require</i> commercial grade design and retail uses at grade within 100 m of a major intersection or park, or in segments of the corridor that have historically been served by commercial uses.	4.4.3 – 4
	Ability to require minimum unit sizes on sites that are 0.36 ha in size or greater, subject to an assessment of the types and sizes of commercial uses within 800 m of the site.	4.4.3 – 5
	50% cap on the expansion of existing large scale motor vehicle dealerships, and new site planning policies to achieve a compact urban format that is pedestrian friendly.	4.6.3 – 4
	New development will be subject to all general policies for Mixed Use Activity Areas, including: <ul style="list-style-type: none"> <li>- Places of worship may be permitted, subject to requirements regarding compatibility, pedestrian and transit access, and parking;</li> <li>- Criteria for drive-through uses;</li> <li>- Criteria for gas stations and car washes;</li> <li>- Criteria for new motor vehicle dealerships;</li> <li>- Transportation demand management;</li> <li>- Reduced parking standards;</li> <li>- Location of parking (at side or rear, away from the street edge, or on-street);</li> <li>- Requirements for buildings to functionally face the street;</li> <li>- Guidelines for facilitating transitions in scale and intensity.</li> </ul>	4.5.3 – 1 4.6.3 – 2 4.6.3 – 3 4.6.3 – 4 4.7.3 – 2 4.7.3 – 3 4.8.3 – 1 and 2 4.9.3 – 1 4.10.3 – 2

## 4.2 EXISTING LAND USE POLICIES (URBAN CORRIDOR)

	Mixed Use Corridor – General	Mixed Use Corridor – Commercial	Regional Commercial (Burlington Mall & Mapleview Mall)	Community Commercial (Plains Road)	Neighbourhood Commercial (Plains Road)	Medium Density Residential (Plains Road)	High Density Residential (Plains Road)
<b>Height</b>	Min. 2 storeys Max. 6 storeys	Max. 3 storeys Except office and residential uses: max. 6 storeys	Residential – max. 12 storeys Other land uses – not specified	Residential – max. 12 storeys Other land uses – not specified	n/a	n/a	n/a
<b>Density</b>	Min. FAR 0.5:1 (applies to major transit station areas only) Max. FAR 1.5:1 (all areas)	Max. FAR 1.5:1  <i>Lower intensity retail development than found in Mixed Use Corridor-General</i>	n/a	n/a	n/a	26-50 uph	51-185 uph
<b>Permitted Commercial Uses</b>	A wide range of retail, service commercial and personal service uses; financial institutions and services; and small scale motor vehicle dealerships	A range of retail, service commercial and personal service uses; financial institutions and services and motor vehicle dealerships  A limited number and range of large-scale non-food retail and service commercial uses such as retail uses up to 5,600 sq. m. in GFA, and retail commercial uses that require either multi-tenant or freestanding buildings on sites that have significant needs for on-site storage and parking, such as garden centres, automotive commercial, furniture and home furnishing uses and home improvement stores	All types of retail uses, supermarkets/grocery stores, service commercial and personal service uses; department stores, warehouse clubs, home and auto supplies, and furniture stores; financial institutions and services	All types of retail uses, supermarkets/grocery stores; service commercial and personal service uses; department stores; financial institutions and services	A limited range of retail or service commercial uses that serve the daily and weekly needs of the immediate neighbourhood (and, for large-scale neighbourhood commercial areas, i.e. +1 ha in size, the surrounding residential community)	n/a	n/a

	<b>Mixed Use Corridor – General</b>	<b>Mixed Use Corridor – Commercial</b>	<b>Regional Commercial (Burlington Mall &amp; Mapleview Mall)</b>	<b>Community Commercial (Plains Road)</b>	<b>Neighbourhood Commercial (Plains Road)</b>	<b>Medium Density Residential (Plains Road)</b>	<b>High Density Residential (Plains Road)</b>
<b>Retail Requirements/ Prohibitions</b>	Where provided, retail and service commercial uses to be located at street level in residential or office buildings	It is not intended that a cluster of retail within this designation would approach the scale of a Regional or Community Commercial designation  Total retail GFA of 14,000 sq. m per node (i.e. contiguous retail area)  Retail, service commercial and other pedestrian-oriented use shall be encouraged at the street level.	Min. total retail building area for area or node: ~45,000 sq. m.	Non-food retail uses between 1,800 sq. m. and 5,600 sq. m. in size may account for a max. 30% of total GFA in a node  Maximum retail building area of approximately 45,000 sq. m	~ 2,500 to 12,500 sq. m of retail per node	n/a	n/a
<b>Retail Function</b>	Day-to-day and weekly shopping needs of residents within and in close proximity to the corridor	Retail needs of the residents and businesses within the City and from adjacent area	Serve all of the City as well as population in adjacent municipalities	Serve the shopping needs of surrounding residential and business areas.	Daily and weekly needs of immediate neighbourhood, and/or surrounding residential community	n/a	n/a
<b>Other Permitted Uses</b>	A broad range of office uses; entertainment, recreation and other community facilities such as day care centres; and high density residential uses; townhouses, as a component of mixed use development	A broad range of office uses; entertainment, recreation and other community facilities such as day care centres; medium and high density residential uses	Offices; entertainment, recreation and other community facilities such as day care centres; medium and high density residential uses (subject to evaluation of site-specific criteria that may include, but not be limited to, traffic, land use compatibility and environmental factors)	Offices; entertainment, recreation and other community facilities such as day care centres; and medium and high density residential (subject to evaluation of site specific criteria that may include, but not be limited to, traffic, land use compatibility and environmental factors)	Community facilities; residential uses may be permitted in the second and/or third storey of retail/commercial buildings	Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments	Street townhouses and stacked townhouses, back to back townhouses, attached housing and apartments

	<b>Mixed Use Corridor – General</b>	<b>Mixed Use Corridor – Commercial</b>	<b>Regional Commercial (Burlington Mall &amp; Mapleview Mall)</b>	<b>Community Commercial (Plains Road)</b>	<b>Neighbourhood Commercial (Plains Road)</b>	<b>Medium Density Residential (Plains Road)</b>	<b>High Density Residential (Plains Road)</b>
<b>Requirements/ Prohibitions for Other Uses</b>	Townhouses only permitted provided they are not abutting the arterial road and do not conflict with the long-term objective for higher-intensity mixed use development	Medium and high density residential only permitted provided they are not abutting the arterial road and do not conflict with the long-term objective for higher-intensity mixed use development	Residential uses shall be located in buildings exclusively used for residential use or in upper storeys of commercial buildings  Office uses shall be located in freestanding buildings, within the shopping centre building, or on upper storeys of commercial buildings  Non-retail component of any site within the node not to exceed half the total floor area on the property	Residential uses shall be located in buildings exclusively used for residential use or in upper storeys of commercial buildings  Office uses shall be in freestanding buildings, within a shopping centre building or on upper storeys of commercial buildings  Non-retail component of any site within the node not to exceed half the total floor area on the property	Residential uses may be permitted in the second and/or third storey of retail/commercial buildings		
<b>Other Requirements/ Prohibitions</b>	Development within major transit areas shall include transit supportive uses.	Transit-supportive and pedestrian-oriented urban design shall be required in the development of Mixed- Use Corridor-Commercial Corridor sites.	Minimum 20 ha site size	Approximately 5 to 12 ha site size	Approximately 1 to 5 ha site size		



## 5 NEIGHBOURHOOD CENTRE

### 5.1 PROPOSED LAND USE POLICIES (NEIGHBOURHOOD CENTRE)

	Neighbourhood Centres	Recommendation
<b>Height</b>	Min. 2 storeys Max. 3 storeys, with site-specific permissions for greater height where it is currently permitted (e.g. max. 12 storeys for the Neighbourhood Centres at Appleby & New Street, Guelph Line & Upper Middle Road, Appleby & Dundas, Lakeshore Road & Hampton Road)	4.1.3 (Table 2)
<b>Permitted Uses</b>	Retail uses, supermarkets/grocery stores; service commercial and personal service uses; financial institutions and services; offices; community facilities such as day care centres; and medium density residential uses; high density residential uses where they are currently permitted  Non-retail component of any site within the node not to exceed half the total floor area on the property  Residential uses shall be encouraged in the upper storeys of retail/commercial buildings  Office uses shall be in freestanding buildings, or on upper storeys of commercial buildings.	Appendix A
<b>New Directions</b>	Commercial GFA caps: 500 sq. m per individual business (food retail is exempt from GFA caps)	4.3.3 – 1
	Undertake comprehensive planning for the redevelopment of Neighbourhood Centres	4.1.3 – 5
	New development will be subject to all general policies for Mixed Use Activity Areas, including: <ul style="list-style-type: none"> <li>- Places of worship may be permitted, subject to requirements regarding compatibility, pedestrian and transit access, and parking</li> <li>- Criteria for drive-through uses</li> <li>- Criteria for gas stations and car washes</li> <li>- Transportation demand management</li> <li>- Reduced parking standards</li> <li>- Location of parking (at side or rear, away from the street edge, or on-street)</li> <li>- Requirements for buildings to functionally face the street</li> <li>- Guidelines for facilitating transitions in scale and intensity</li> </ul>	4.5.3 – 1 4.6.3 – 2 4.6.3 – 3 4.7.3 – 2 4.7.3 – 3 4.8.3 – 1 and 2 4.9.3 – 1 4.10.3 – 2

## 5.2 EXISTING LAND USE POLICIES (NEIGHBOURHOOD CENTRE)

	Neighbourhood Commercial	Community Commercial (Appleby Mall, Guelph Line & Upper Middle Road)	Regional Commercial (Appleby & Dundas)
<b>Height</b>	Not specified	Residential – max. 12 storeys Other land uses – not specified	Residential – max. 12 storeys Other land uses – not specified
<b>Permitted Commercial Uses</b>	A limited range of retail or service commercial uses that serve the daily and weekly needs of the immediate neighbourhood (and, for large-scale neighbourhood commercial areas, i.e. +1 ha in size, the surrounding residential community)	All types of retail uses, supermarkets/grocery stores; service commercial and personal service uses; department stores; financial institutions and services	All types of retail uses, supermarkets/grocery stores, service commercial and personal service uses; department stores, warehouse clubs, home and auto supplies, and furniture stores; financial institutions and services
<b>Retail Requirements/ Prohibitions</b>	~ 2,500 to 12,500 sq. m of retail per node	Non-food retail uses between 1,800 sq. m. and 5,600 sq. m. in size may account for a max. 30% of total GFA in a node  Maximum retail building area of approximately 45,000 sq. m	Min. total retail building area for area or node: ~45,000 sq. m.
<b>Retail Function</b>	Daily and weekly needs of immediate neighbourhood, and/or surrounding residential community	Serve the shopping needs of surrounding residential and business areas.	Serve all of the City as well as population in adjacent municipalities
<b>Other Permitted Uses</b>	Community facilities; residential uses may be permitted in the second and/or third storey of retail/commercial buildings	Offices; entertainment, recreation and other community facilities such as day care centres; and medium and high density residential (subject to evaluation of site specific criteria that may include, but not be limited to, traffic, land use compatibility and environmental factors)	Offices; entertainment, recreation and other community facilities such as day care centres; medium and high density residential uses (subject to evaluation of site-specific criteria that may include, but not be limited to, traffic, land use compatibility and environmental factors)
<b>Requirements/ Prohibitions for Other Uses</b>	Residential uses may be permitted in the second and/or third storey of retail/commercial buildings	Residential uses shall be located in buildings exclusively used for residential use or in upper storeys of commercial buildings  Office uses shall be in freestanding buildings, within a shopping centre building or on upper storeys of commercial buildings  Non-retail component of any site within the node not to exceed half the total floor area on the property	Residential uses shall be located in buildings exclusively used for residential use or in upper storeys of commercial buildings  Office uses shall be located in freestanding buildings, within the shopping centre building, or on upper storeys of commercial buildings  Non-retail component of any site within the node not to exceed half the total floor area on the property
<b>Other Requirements/ Prohibitions</b>	Approximately 1 to 5 ha site size	Approximately 5 to 12 ha site size	Minimum 20 ha site size

## 6 NEIGHBOURHOOD CORRIDOR

### 6.1 PROPOSED LAND USE POLICIES (NEIGHBOURHOOD CORRIDOR)

	Neighbourhood Corridor	Recommendation
<b>Height</b>	Min. 2 storeys Max. to be compatible with the surrounding built form	Appendix A
<b>Permitted Uses</b>	Medium density, and high density residential uses; convenience/specialty food stores including tuck shops; a limited range of retail service commercial uses that serve the daily or weekly needs of local residents; office uses; community facilities	Appendix A
<b>Prohibited Uses</b>	Gas stations, car washes, drive-throughs, service stations, motor vehicle dealerships, and large format retail uses	Appendix A
<b>New Directions</b>	Retail and service commercial uses <i>shall</i> be located at grade.	Appendix A
	Areas with contiguous at grade retail and <i>service commercial</i> uses <i>shall</i> be encouraged and <i>may</i> be required in proximity to Neighbourhood Centres.	Appendix A
	Residential uses <i>shall</i> be permitted in freestanding buildings and above grade in retail/commercial buildings	Appendix A
	Office uses <i>shall</i> be permitted at grade or above grade in commercial or residential buildings	
	Commercial GFA caps: 500 sq. m per individual business (food retail is exempt from GFA caps)	4.3.3 – 1
	New development will be subject to all general policies for Mixed Use Activity Areas, including: <ul style="list-style-type: none"> <li>- Places of worship may be permitted, subject to requirements regarding compatibility, pedestrian and transit access, and parking</li> <li>- Transportation demand management</li> <li>- Reduced parking standards</li> <li>- Location of parking (at side or rear, away from the street edge, or on-street)</li> <li>- Requirements for buildings to functionally face the street</li> <li>- Guidelines for facilitating transitions in scale and intensity</li> </ul>	4.5.3 – 1 4.7.3 – 2 4.7.3 – 3 4.8.3 – 1 and 2 4.9.3 – 1 4.10.3 – 2

## 6.2 EXISTING LAND USE POLICIES (NEIGHBOURHOOD CORRIDOR)

	<b>Neighbourhood Commercial</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>
<b>Height</b>	Not specified	n/a	n/a
<b>Density</b>	n/a	26-50 uph	51-185 uph
<b>Permitted Commercial Uses</b>	A limited range of retail or service commercial uses that serve the daily and weekly needs of the immediate neighbourhood (and, for large-scale neighbourhood commercial areas, i.e. +1 ha in size, the surrounding residential community)	n/a	n/a
<b>Retail Requirements/ Prohibitions</b>	~ 2,500 to 12,500 sq. m of retail per node	n/a	n/a
<b>Retail Function</b>	Daily and weekly needs of immediate neighbourhood, and/or surrounding residential community	n/a	n/a
<b>Other Permitted Uses</b>	Community facilities; residential uses may be permitted in the second and/or third storey of retail/commercial buildings	Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments	Street townhouses and stacked townhouses, back to back townhouses, attached housing and apartments
<b>Requirements/ Prohibitions for Other Uses</b>	Residential uses may be permitted in the second and/or third storey of retail/commercial buildings	n/a	n/a
<b>Other Requirements/ Prohibitions</b>	Approximately 1 to 5 ha site size	n/a	n/a