

29. Mixed-Use Employment Centres



The following guidelines pertaining to general intensive multi-family, commercial, and light industrial development in areas shown on the map presented in Figure 21.

29.1 Application

The General Intensive Multi-Family, Commercial and Light Industrial Development Permit Guidelines apply in addition to the following guidelines. The following guidelines pertaining to mixed-use employment centres apply to areas shown on the map presented in Figure 20.

29.2 Integrating Uses through Site Planning

- a. All built form should help fulfill pedestrian-oriented objectives.
- b. Provide a scale transition between existing large format retail buildings and their surrounding streets and residential areas to minimize the visual bulk of developments and/or create a street frontage by “wrapping or capping” a larger retail unit with smaller retail units that front the street edge or units directly around the existing building.
- c. Provide corner elements at major intersections and at the end of streets to ensure a consistent street frontage.

29.3 Building Siting and Orientation

- a. Where residential uses are integrated with large format retail, locate retail uses at grade and wrap the large retail with small retail uses along the front to reinforce a high quality pedestrian realm.
- b. Locate office, commercial and mixed-use buildings to the edge of the sidewalk and site continuously and without breaks using a common set back or 'build to line'.
- c. To achieve urban design and human scale objectives, the podium of buildings over 6 storeys in height needs to be at a scale similar to adjacent buildings.
- d. Site buildings to provide a safe, pedestrian network that supplements the streetscape and open space network.
- e. Locate publicly oriented, active uses at grade and at the sidewalk edge. Create retail continuity on the ground floor, with office or residential uses located above.
- f. Site and orient residential buildings or residential uses within mixed-use buildings to overlook public streets, parks, and walkways and private communal spaces.
- g. Where tall buildings (6 or more storeys) are being proposed in this area, the Centres Development Permit Area Guidelines will be consulted for matters related to site planning, form and character, circulation and access, landscape character, and servicing.
- h. Where ground-oriented residential dwellings are being proposed for this area, the Neighbourhood Development Permit Area Guidelines will be consulted for all matters related to site planning and form and character.

Walking and cycling connection from cul-de-sac to adjacent streets and open space.



Through block walking and cycling connection.

29.4 Circulation and Access

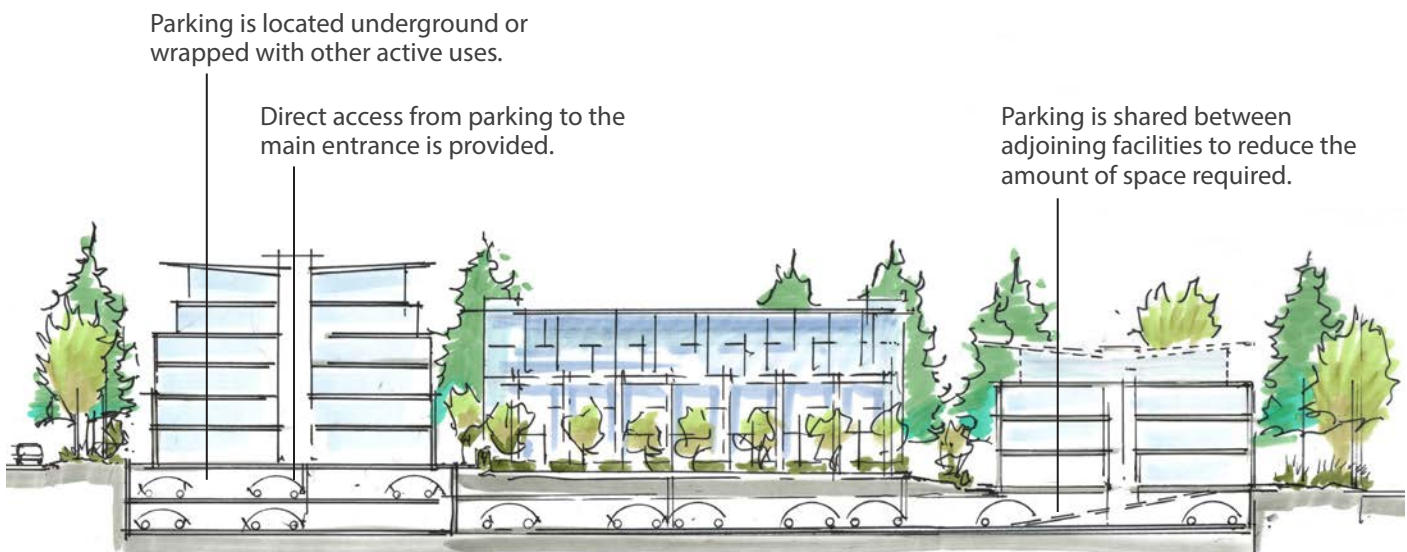
- a. Where residential uses are integrated with large format retail, locate retail uses at grade to reinforce a high quality pedestrian realm, and wrap the large format retail with small shops to create a high quality pedestrian realm.
- b. Internal roads are to be finished to a standard similar to municipal roads and shall include curbs, sidewalks, boulevards, and street trees.
- c. Ensure safe and convenient access for cars to central parking areas and dwelling units.
- d. Integrate the development with the surrounding streets by providing clear, safe and direct links, particularly for pedestrians and cyclists.
- e. Create blocks between 100 metres to 150 metres in length. Maximum block length should not exceed 180 metres. Break up large blocks into smaller blocks by incorporating new streets and pedestrian/cyclist pathways that connect with existing streets and pedestrian / cyclist pathways in surrounding areas.
- f. Where large blocks are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways.
- g. Create 'pedestrian streets' within retail developments that also connect to the surrounding external streets.

Example of a pedestrian street within a retail development.



29.5 Parking

- a. Wrap other uses around above-grade structured parking to conceal it.
- b. Avoid off-street surface parking. Off-street surface parking is strongly discouraged between the front face of a building and the public sidewalk.
- c. Locate parking on the roof or underground of retail development to use space efficiently and better integrate buildings to the streetscape at the ground level.
- d. Share parking between adjoining facilities to reduce the amount of space required.
- e. Maximize opportunities for on-street parking within the area to reduce the amount of on-site parking required. However, avoid unwanted spill-over of parking onto adjoining area uses.
- f. Where parking is visible from the street, break up large areas with buildings or landscaping to reduce their visual prominence.
- g. Where parking is at-grade, ensure high quality landscaping including shade trees, shrubs and groundcovers without creating places of concealment.
- h. Provide direct access from basement or roof-top parking to the main entrance of the development.
- i. Avoid large parking lots surfaces.
- j. Integrate above-ground parking structures with the building design and have usable building space (e.g. shallow retail frontages) rather than parking facing the public realm.





An example of a parking area with bio-swales for rainwater infiltration.

29.6 Landscape Character

- a. Provide substantial landscaping along all perimeter areas, including planting of trees in clusters at several locations within the perimeter.
- b. Provide substantive landscape islands to break the expanse of parking areas. Heavily landscape parking lots for comfort and visual interest and to minimize heat gain caused by large contiguous paved surfaces. Provide rain gardens/bio-swales, and permeable materials to absorb storm water and reduce irrigation needs.
- c. Design parking areas to be multi-functional; integrate areas of public use and stormwater management.

Substantive landscape islands break the expanse of parking areas and help to minimize heat gain.

Plants and trees help to intercept, transpire and infiltrate water.

Stormwater is directed to the bioswale.

