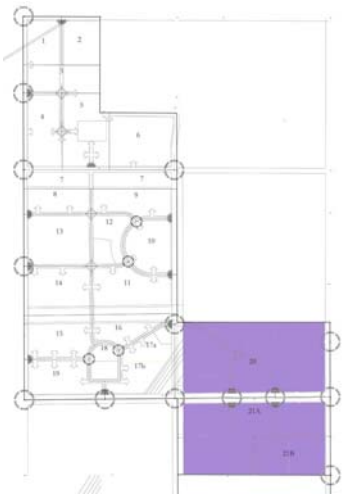
REGIONAL COMMERCIAL/MIXED-USE DESIGN GUIDELINES

6.5



Regional Commercial/Mixed-Use guidelines apply to Planning Areas 20 and 21. Refer to Section 6.3 for High Density guidelines which apply to Planning Areas 17A, 17B, 18, 19, and the Stand Alone Residential Overlay and residential components within Planning Areas 20 and 21.

It is the intent of these guidelines to provide guidance and a frame work for development of vibrant and viable Regional Commercial Mixed-Use services, including office/professional, hospitality, retail, commercial, civic, quasi-public, and high density residential uses.

The Regional Commercial/Mixed-Use district provides for immediate office/professional/service needs of the Rich-Haven neighborhoods and the greater regional areas. In addition, the Regional Commercial/Mixed-Use District may have the capacity to provide day-to-day commercial retail services, truly enabling this area to serve as a "community gathering place" where residents may stop and linger while enjoying a cup of coffee, reading the newspaper, or socializing with their neighbors in a pleasant pedestrian environment.

These guidelines will further serve to implement the objectives, policies and principles of the New Model Home Colony (NMC) General Plan by drawing upon the rich architectural diversity, quality and history of Ontario's established neighborhoods. Architecture of all commercial buildings, mixed-use or single use, shall complement the overall traditional community image of the Rich-Haven Specific Plan. The intent is to allow for a variety of building size, types, configuration, and uses to coexist while providing sufficient architectural direction to ensure a unified, cohesive development.