



**Subject:** *Plan Update - Mixed Use Centre Review*  
**To:** CAO for Planning Advisory Committee, September 20, 2022  
**Date Prepared:** September 14, 2022  
**Related Motions:** C21(244), C22(150), C22(277), C22(278)  
**Prepared by:** John Woodford, Director of Planning and Development  
**Approved by:** John Woodford, Director

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## Summary

This report is the third report regarding the review of the Mixed Use Centre Designation and Zone that was put in place in 2016.

This report proposes amendments as per Council direction and a public consultation program.

## Financial Impact Statement

Direct costs include advertising and mailouts which can be absorbed in the 2021/2022 operating budget.

## Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *authorize staff to schedule a Public Information Meeting to consider amendments to the MPS and LUB that require commercial floor space in new buildings and limit the height of new buildings in a prescribed area to 12.2 m and 3 storeys within the Mixed Use Centre (MC) Zone.*

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## Background

At the July PAC meeting, staff presented a second report on the Mixed Use Centre (MC) Designation and Zone in Enfield and Elmsdale.

At the July meeting, PAC gave the following direction which was endorsed by Council:

- C22(277) Passed that Council direct staff to prepare amendments to the MC designation and zone to require commercial space on ground floors of new buildings and limit the height of new buildings south of the Daycare property to 12.2 m and 3 storeys.
- C22(278) Passed that Council direct staff to attend to preparing (MC designation and zone) amendments immediately.

Following the direction from Council, Staff are proceeding with this issue as a stand alone project separate from the Plan Update.

Staff have also prepared amendments based on Council's direction.

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## Policy Analysis

Staff have determined that amendments to both the Municipal Planning Strategy and Land Use Bylaw are required to carry out Council's direction.

Specifically, the MPS currently refers to 'not requiring commercial space on ground floors' and regulating height based on building typology.

As a result of requiring MPS amendments, a public information meeting will be required.

In addition, Council's decision will not be appealable to the NSURB.

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## Amendments

### MPS Amendment 1

### MC - Mixed Use Centre

#### Policy Goal

Council's goal is to foster a consistent, walkable medium-scale growth pattern in Enfield's growing mixed use centre. ~~While commercial development is not required in the ground floor of developments in this designation, developments which have commercial potential at grade as well as dwellings will be permitted to have an additional storey of development compared to other building types in the area.~~ To foster mixed used development, commercial space will be required on ground floors of new buildings.

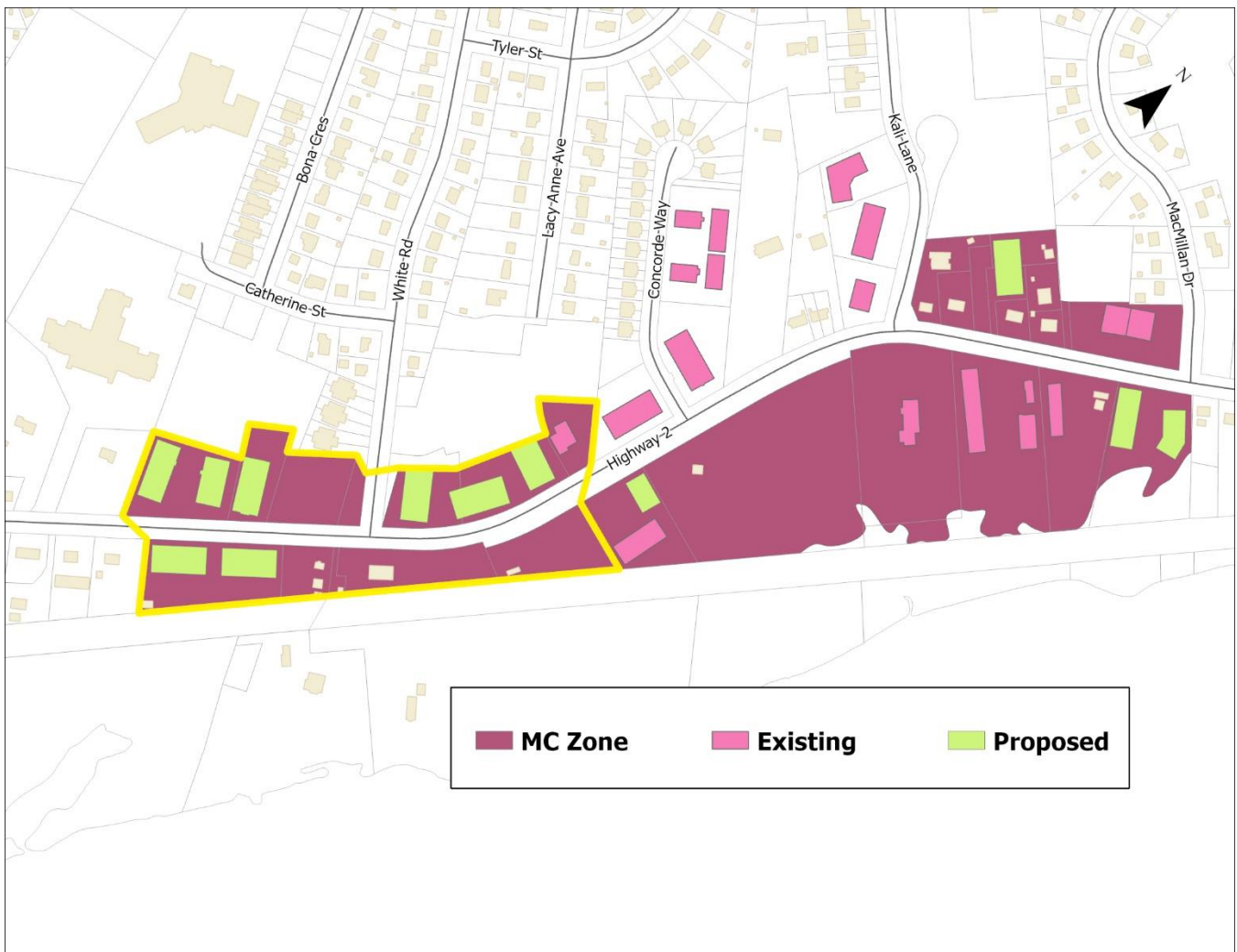
In the past, Council has permitted a number of developments in this area by comprehensive development district, or development agreement. This policy aims to bring predictability, and enact urban design requirements to enable a walkable, humanscaled, mixed use main street centre.

**LUB Amendment 1**

- Within the area shown below the *height of new buildings is limited to 12.2 m and 3 storeys.*

**LUB Amendment 2**

- Within all areas zoned Mixed Use Centre, a minimum of 50% of the ground floor area must be commercial space.



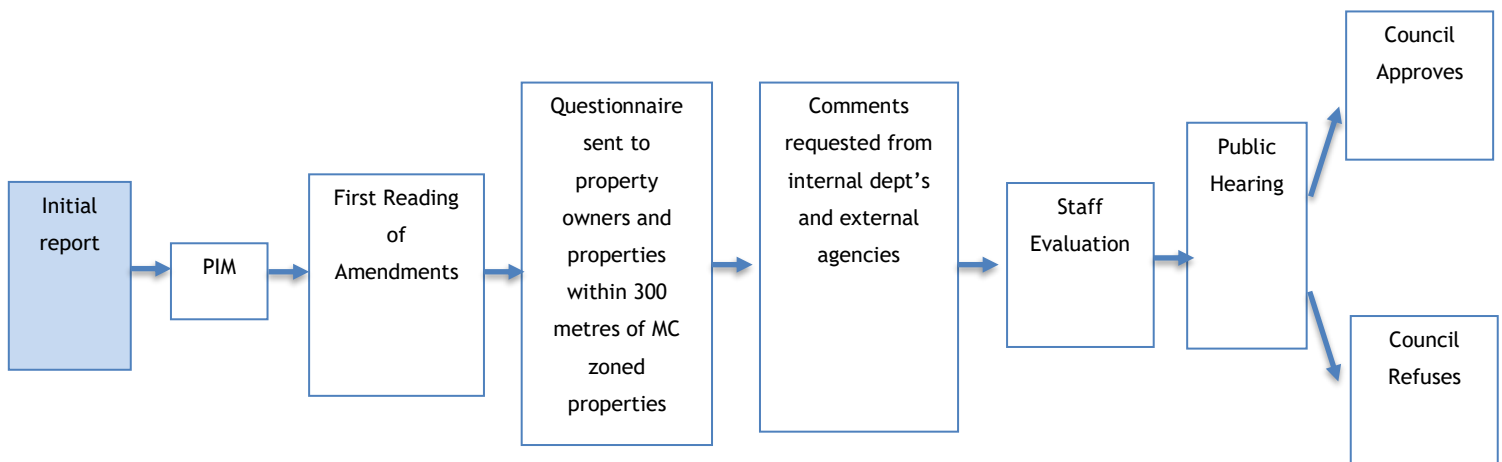
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## Citizen Engagement

An advertisement outlining the proposal and indicating that it is under review will be placed in the *Chronicle Herald*.

As part of the review process for MPS amendments, a Public Information Meeting (PIM) is required to hear input from the community. All owners of property zoned MC as well as those that own property within 300 m of an MC property will be given written notice of the PIM.

The Municipality's website and social media will also be updated to provide information on this proposal.



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## Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a Public Information Meeting