

Schedule B

- Use a variety of façade materials to distinguish individual units, and accentuate the main level of buildings.
- Divide building façades that are 12.0 meters or taller into three zones – base, middle and top, each of which should be articulated through the use of material changes and built elements to create an architecturally diverse façade.
- To ensure the contiguous and efficient development, a site master plan and a phasing plan shall be required at the development permit stage.

4.4 Commercial

The Land Use Concept map identifies multiple locations for commercial opportunities. The majority of the community's commercial amenities are adjacent to Highway 15/21, but a smaller neighbourhood service use is proposed for future development. A Residential Mixed Use node identified in the Southeast portion of the Plan area is intended to create a vibrant hub with diverse housing, which is described in greater detail in Section 4.5.

Cornerstone Centre is a regional commercial power centre located at the intersection of Highway 15/21. SouthPointe Centre is a vehicle oriented shopping centre at the intersection of Highway 15/21. Vehicle oriented commercial sites are located along Southridge Boulevard. Neighbourhood commercial nodes are located along 84 Street and SouthPointe Boulevard.

Commercial sites vary in size, zoning, and location, providing a variety of opportunities for uses and services. The strategic locations of the commercial sites aims to provide high visibility for larger commercial uses, while still providing opportunities for residents to access their daily needs without depending upon an automobile.

Through the Plan preparation process, Council directed Administration to introduce two new commercial sites to the Plan area. The first, located at the intersection of 92 Street and Southfort Drive allows for commercial opportunities and the possibility for residential mixed use development. The second, located east of Highway 21 and north of Southridge Boulevard, is open to all forms of commercial development and the possibility for residential mixed use development.



- Vehicle oriented commercial uses shall be located near the entrances to Southfort from Highway 21 to enhance visibility and minimize impacts. Direct future additional vehicle-oriented commercial to existing designated areas before considering amendments to create additional designated areas.
- The commercial property located between SouthPointe Commercial and Southfort Bend Gardens shall provide opportunities for commercial development and residential mixed use development. The commercial property located east of Highway 21 and north of Southridge Boulevard shall be open to all commercial opportunities **and the possibility for residential mixed use development.**
- A neighbourhood level service node shall be located adjacent to the medium density site along 94 Street in the SouthPointe neighbourhood.

4.5 Residential Mixed Use

A Residential Mixed Use (RMU) area is planned within the southeast portion of the Plan area to provide a focal point with a range of potential residential, commercial and community services opportunities to serve the Southfort area. Within the RMU area residential development is the primary use. Commercial uses, including commercial only buildings and/or buildings with commercial use at the ground floor with residential above, are encouraged to complement residential development within the RMU area. The location of the RMU area shall consider other retail services and shall be designed to provide Southfort residents with access to essential neighbourhood services within 800 metres. It is meant to serve as an attractive gathering place for local residents, with connectivity to surrounding areas by pedestrians, cyclists, public transit, private vehicles and other forms of transportation.

4.5.1 Objectives

- To encourage a diversity of uses which supports daily activity in the neighbourhood and creates a vibrant focal point for the Southfort community.
- To provide walkable access to services and amenities for Southfort residents.
- To encourage provisions for a transit node within the RMU to support neighbourhood access, should the City determine expansion of transit services feasible.

