

21.0 Corridor Planning Program

(Revised – Bylaw No. 9458 – June 26, 2017)

21.1 Intent:

The Corridor Planning Program provides a framework within which detailed land-use planning activities will occur along the City's major transportation corridors as a means of providing a balanced approach to growth, as outlined in the Growth Plan to Half a Million. Corridor growth areas are intended to accommodate a mixture of residential, commercial and institutional uses that are oriented towards the street at a pedestrian scale, with active building frontages as a means of addressing the following items:

- i) major transportation corridors in the City are often car-oriented with a low-density built form and limited land uses that do not encourage transit use or other multi-modal transportation options, such as cycling, walking, or accessible modes of travel;
- ii) an over-reliance on outward growth and development can be expensive and sometimes does not maximize the use of municipal infrastructure, putting the City in long-term financial risk; and
- iii) amenities that serve adjacent neighbourhoods are limited along the City's major corridors.

21.2 Objectives:

- a) To provide a mix of land uses that provide a balance of employment opportunities along major corridors to address city-wide and adjacent residential neighbourhood employment needs.
- b) To provide a mix of land uses and densities that support and encourage the use of the Bus Rapid Transit service and multi-modal transportation options.
- c) To guide the development and evolution of the corridor in a way that incorporates transit-oriented development principles for streetscape, pedestrian, and building design components to create a built form and pedestrian environment that is visually appealing, physically comfortable, safe, universally accessible and livable on a year-round basis.
- d) To maximize the use of existing infrastructure and to provide new infrastructure and servicing needs in a cost effective, sustainable,
- e) and efficient manner.

21.3 Policies:

- a) The City will encourage a mix of land uses and densities along its major transportation corridors to provide employment opportunities, commercial services, housing options, amenities, and other uses that support surrounding neighbourhoods and that help to create year-round vibrant and accessible urban corridors.
- b) The City will encourage, through the Corridor Planning Program process, the building densities necessary to support the establishment and use of a Bus Rapid Transit system and other multi-modal transportation options.
- c) The City will engage with residents and stakeholders at each phase of the Corridor Planning Program process in order to identify issues, opportunities, and solutions that are reflective of community needs, while striving to encourage infill development to provide a balanced approach to growth.
- d) The City will strive to maximize the use of existing water and sewer infrastructure and will assess the impacts of increasing density on the capacity of the system. Necessary infrastructure upgrades and replacement cost estimates will be identified through each Corridor Planning Program process, along with potential financial strategies to address the estimated costs.
- e) The City will encourage the use of renewable energy sources, sustainable building technologies, materials, and practices and Low Impact Development guidelines to help reduce energy consumption, greenhouse gas emissions, promote storm water infiltration and the long-term maintenance requirements for the City's waste management infrastructure and facilities.
- f) The Corridor Planning Program will incorporate transit-oriented development design principles, including street-level analysis of the existing built form and public realm to identify potential form and character guidelines and strategies for new development. Components may include, but are not limited to:
 - i) building scale and massing elements;
 - ii) streetscape design elements and landscaping;
 - iii) universal accessibility;
 - iv) four-season environmental considerations and strategies;
 - v) shadow-cast studies and strategies; and
 - vi) building and public realm materials.