

Corridor Planning Program – Land Uses

The current Official Community Plan Corridor Planning Program policy framework outlines the intent, objectives and policies on how the Corridor Growth initiative of the Growth Plan to Half a Million will be implemented.

To support this work, the following new land uses for the Corridor Planning Program have been developed to provide clarity and direction on the necessary land use mix, densities and other built form components.

- a) *Transit Villages* – for lands that have sufficient area and access to be re-imagined with greater use mix, building densities and parks and open spaces, than would otherwise be possible within the Corridor Growth Area.
- b) *Station Mixed Use* – for lands fronting a major corridor and located within 50 metres of a BRT station, requiring commercial at grade and office, residential and other uses within a medium density, three to six storey building form.
- c) *Corridor Mixed Use* – for lands fronting a major corridor, located between the Station Mixed Use / BRT station areas, combining commercial, office and residential uses within a medium density, two to four storey building form. Residential-only buildings would be permitted as part of this land use category.
- d) *Corridor Residential* – for lands not fronting a major corridor providing a range of residential housing forms and densities that transition into adjacent neighbourhoods. These areas will differ depending on the characteristics of each adjacent neighbourhood, but are primarily low density residential developments within a maximum three storey building form.
- e) *Corridor Main Street* – for lands fronting a major corridor that currently contain a mix of commercial, office and institutional within medium density building forms. These areas are typically existing commercial streets that are located along the BRT and regular transit network. This land use designation is intended to enhance the existing character, function and built form of historic or significant commercial districts.