

Corridor Transformation Plan – Key Sections

In addition to the Official Community Plan policy framework outlined in the report, the Corridor Transformation Plan, endorsed by City Council in January 2020, provides additional details related to Land Use Categories, Guiding Principles and Design Guidelines for infill development within the Corridor Growth Area. The key sections of the Corridor Transformation Plan that are applicable to the proposed development of 528 8th Street East, 1100 to 1122 Broadway Avenue and 529 7th Street East are:

1.4(b) Corridor Growth Land Use Categories:

“v. Corridor Main Streets:

Corridor Main Street areas are sections of the CGA corridors that have evolved in conjunction with transit services. They typically contain a built form and public realm that incorporate elements of Transit Oriented Development and can provide some examples of design characteristics that could be considered for other locations within the CGA. The intent of Corridor Main Street areas are to preserve and enhance the character, function, and activity level of historic or significant commercial districts within the Corridor Growth Area.

The objectives of Corridor Main Street areas are:

- To provide employment, commercial services, residential, community services, institutional services and/or other opportunities oriented toward both the traveling public and the adjoining neighbourhoods;
- To provide a highly walkable, unique urban district of moderate density focused on a central historic street with pedestrian-scaled building façades and attractive public realm design; and
- To enhance the existing built form and urban fabric of these commercial areas to support multi-modal transportation options.”

The key Corridor Growth Guiding Principles which support the proposed development include:

2.1 Transit Oriented Development Principles

- “2. Compact, mixed use areas should be established by providing a mixture of commercial, residential, office, and institutional uses and provide amenities close to transit for residents and local workers.”
- “4. Pedestrian-friendly buildings and sites should be created by requiring developments to face the street and incorporate active frontage elements into building facades to engage with the public realm and enhance the overall quality of the streetscape.”

2.2 Corridor Growth Land Use Principles

- “1. A diversity of residential dwelling unit sizes, building forms and tenures are a central component of the CGA.
2. A balanced mix of employment opportunities that address both city-wide and local employment needs is necessary, while recognizing that the Downtown is the primary location for corporate offices, major employment centres and destination retail facilities.
3. Land uses should serve users of the Bus Rapid Transit system, multi-modal transportation options and residents of adjacent neighbourhoods.”