

Land Use and Design

Land use planning determines where new buildings and services can go. This includes homes, businesses, institutions, parks, and other municipal services. Urban design guidelines and regulations shape the form and aesthetics of the community. The process of land use planning shapes our neighbourhoods.

Land use and urban design policies can help support neighbourhood character, improve public spaces, locate amenities near homes, and reduce dependence on cars. Land use planning provides predictability on how much growth may occur in communities.

Potential big moves

- ▶ **Opportunity Sites** are properties that can support more housing and complete communities. These sites are typically close to existing or planned frequent transit corridors. More detailed site and infrastructure studies may be needed to understand how development should occur.
- ▶ **Transit Oriented Development** is the concept of supporting high-density development around transit terminals and corridors with pleasant, safe, and walkable connections to transit facilities. Many of these areas can benefit from updated zoning.
- ▶ **Suburban Design Guidelines** are the supporting criteria to consider when creating planning policy and reviewing planning applications. The guidelines prioritize human scale design, neighbourhood context, and accessible open spaces.

How land use and design can shape our communities:

- ▶ Location and design of residential, commercial and industrial uses
- ▶ Where new development should occur
- ▶ Building sizes and locations
- ▶ Encouraging complete communities
- ▶ Enabling diverse housing options

Challenges and opportunities

Our suburban communities are great places to live, with access to parks, lakes, community facilities, local businesses and employment centres. However, there may be concerns about traffic, uneven transit service, affordability, major weather events, and development pressures.

While some areas are pedestrian-friendly, other areas require travel by car to get around. The Suburban Planning process is an opportunity to take a balanced approach to address the challenges while supporting the elements that make our suburban communities desirable places to live, work, and play.

