

WEST END MALL FUTURE GROWTH NODE



WHAT ARE FUTURE GROWTH NODES?

Future Growth Nodes (FGN) are large sites, located close to future rapid transit routes, that can accommodate significant growth and require a comprehensive master planning process. This process produces a new neighbourhood plan to create a "complete community". This goes beyond any single property or development proposal and considers all properties in an FGN. Policy for new streets, parks, paths, land uses, buildings and infrastructure is considered.

THE PLANNING PROCESS

Studies about water service, mobility and land suitability and submitted by developers are reviewed by the Municipality. Policy and goals from municipal plans are reviewed and considered at this stage for how they may be implemented. The proposal and all available information is analyzed by the Municipality.

FGNs offer an opportunity to engage the public on the master plan for the area. The engagement process will invite residents to share their vision for the area and provide feedback on draft planning policy.

Planning policy will address what is needed for a new neighbourhood plan to create a "complete community". This includes new roads, parks, pathways, housing mix, land uses and other amenities.

Once adopted by Regional Council, the planning policy will provide a framework for regulations to implement the development. This may include details about building design, streets, pathways, public parks, affordable housing requirements and more.

1. BACKGROUND STUDIES

2. COMMUNITY ENGAGEMENT

3. PLANNING POLICY

4. IMPLEMENTATION