

1.3 A Two-Staged Policy Approach

The diagram below demonstrates a two-staged approach to establishing clear policies for the development of the mobility hubs. In Stage 1, the mobility hubs are considered as a system, and high level policy directions are provided for integration into the Official Plan as part of the City’s Official Plan Review. In Stage 2 (beyond the scope of the Official Plan Review), mobility hub studies are undertaken for each hub, including a detailed master plan to guide future development.

This study represents the first step in Stage 1, and identifies the opportunities and constraints that characterize each mobility hub. General guiding principles are provided to direct placemaking, land use, built form, open space and circulation. Building on these general directions, a vision and guiding principles are provided for each hub.

A key element of the study is the development of interim policies and recommendations. Given the potential long-term timeline for the development of

detailed master plans (Stage 2), interim directions will allow for new development within the mobility hubs and along the connectors, while ensuring it is consistent with the vision for each hub, and the vision for the hubs as a connected system.

City staff will bring forward policy directions based on the findings of this study for Council approval for integration into the Official Plan.

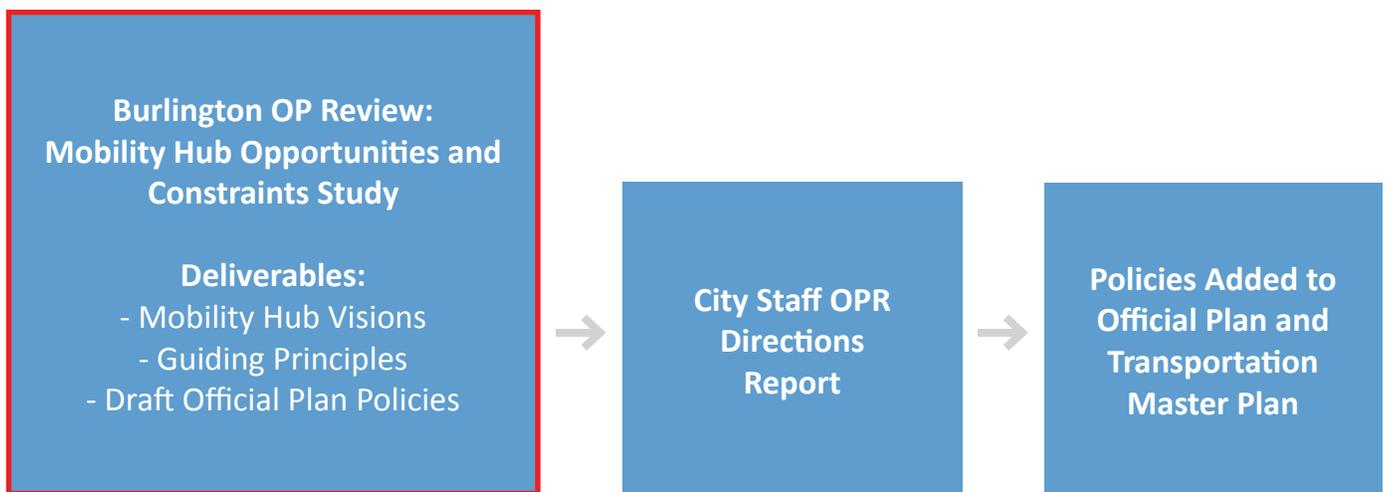
In Stage 2, the policies derived from Stage 1 will be used to inform the development of detailed master plans and site-specific design guidelines and recommendations for each hub. The master plans will be supported by detailed urban design and planning directions, transportation and traffic analysis, and market research and value uplift analysis. The findings of these studies may result in further, site-specific revisions to the City’s zoning bylaw.

Throughout the build-out of the mobility hubs, opportunities for public engagement will be ongoing.

STAGE 1: MOBILITY HUBS IN THE CITY-WIDE SYSTEM

(Within the Scope of the Official Plan Review)

Strategic policy regarding mobility hubs integrated into the Official Plan and complementary directions in the Transportation Master Plan.



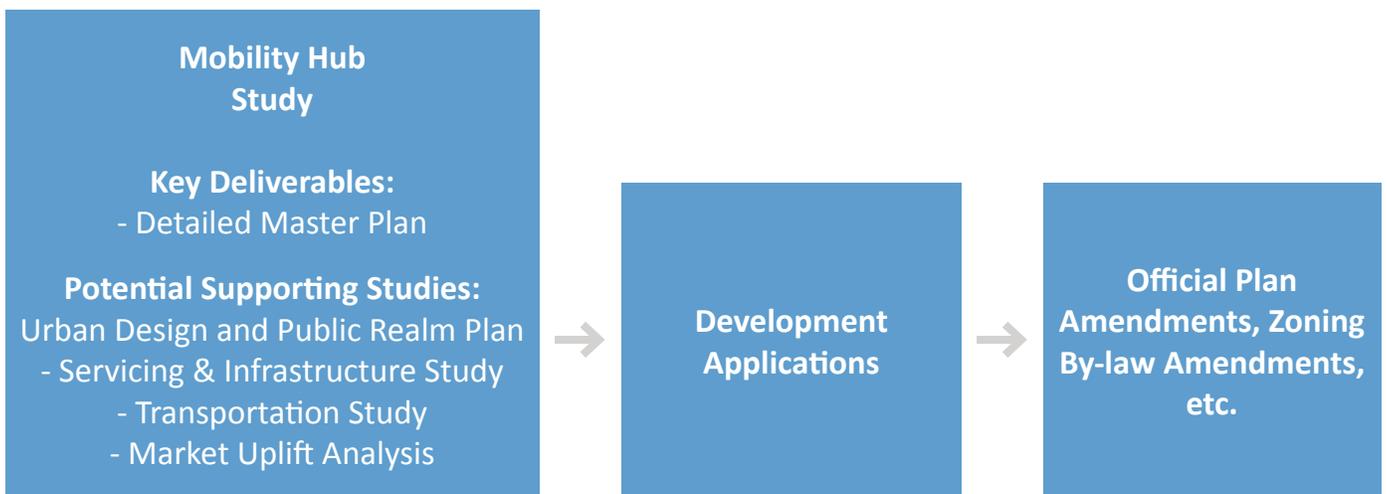
This Study

Ongoing Public Consultation Opportunities (including residents, landowners and local developers)

STAGE 2: AREA SPECIFIC DEVELOPMENT DIRECTIONS

(Beyond the Scope of the Official Plan Review)

Detailed master plans and supporting studies to guide the development of the mobility hubs.



Ongoing Public Consultation Opportunities (including residents, landowners and local developers) →