

Northeast ASP Preliminary Concept Plan

GATEWAY CORRIDOR

The entryway at the northwest corner of the plan provides an opportunity to enhance the gateway to the City. The design provides for the provision of additional light industrial and commercial development similar to the existing uses within the plan area.

TRANSPORTATION NETWORK

The roadway network has been designed to accommodate the proposed uses and anticipated traffic volumes, including the following considerations:

- Provision of direct east-west connections
- Maintaining current north-south connections
- Separation of truck and vehicular traffic
- Grid design for connectivity
- Opportunities for gateway expansion
- Multi-modal network
- Convenient connections to existing facilities

The layout of the local roadway network may be revised at the Outline Plan stage without an amendment to the ASP as long as the collector roadways are not compromised and the intent of the ASP is respected.

ENVIRONMENTAL STEWARDSHIP

The open space network shown on the plan was designed to accommodate the following:

- Preservation of environmentally significant lands
- Opportunities to integrate stormwater management into naturally occurring wetland areas
- Active & passive recreational amenities to support the existing and future residential development
- Enhanced connectivity for pedestrians and cyclists
- Natural buffers between uses

RECREATION/ CULTURE DISTRICT

The Recreation/ Culture District has been designed to accommodate the following:

- Opportunity for expansion
- Continuation of recreational & cultural uses adjacent to the plan
- Consistency with existing uses

NEIGHBOURHOOD NODE

The Neighbourhood Node has been designed to accommodate the following:

- Focal point for the residential neighbourhood
- Entryway to the open space network
- Higher density residential development
- Meeting and gathering spaces
- Local services and amenities

MIXED USE CORRIDOR

The mixed-use corridor along 40 Avenue provides opportunities for commercial and business uses and will ensure:

- Safe and convenient pedestrian crossings
- Accommodation of truck traffic
- Direct access to businesses and services
- Aesthetically pleasing streetscape
- Opportunities for higher density residential & mixed-use development

RAIL ACCESS

The southeast portion of the ASP area provides an opportunity to provide rail access to industrial users.

INDUSTRIAL DEVELOPMENT

Industrial uses that have the potential to create negative impacts on adjacent areas will be located north of the residential corridor.

A buffer of transitional uses will be provided adjacent to the proposed residential neighbourhood. Development policies in the ASP to ensure appropriate development regulations are in place in the transitional areas.

RESIDENTIAL CORRIDOR

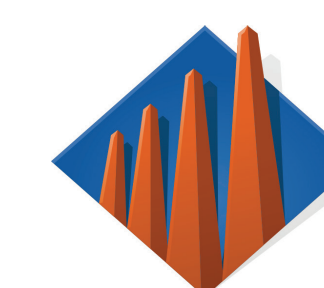
The concept plan provides for two stages of residential development incorporating the following elements:

- Block-based road network to enhance connectivity
- Pedestrian friendly streets to encourage walking and cycling
- Direct connections to the open space network
- Central park area
- Diversity of housing types
- Mixed use Neighbourhood Node with opportunities for local services and amenities
- Opportunity for future school site
- Access to employment areas
- Convenient connections to existing amenities
- Opportunities for place-making and unique thematic elements

TRANSITIONAL USES

Transitional uses will be used to buffer industrial and commercial uses from the residential corridor. These uses may include commercial and office uses and those industrial uses that do not create nuisance factors that would negatively impact adjacent residential development. Policies will be included in the ASP to address the following:

- Noise
- Odour
- Dust
- Traffic calming
- Buffering and screening
- Enhanced landscaping



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