## Urban Structure Component: Urban Growth Centre (East Central Business District)

### Vision:
- Focus of Growth Plan intensification requirements
- High density (tall buildings)
- Integrated mixed use developments
- Major employment center (office, institutional and retail)
- Active and vibrant street frontages (complete streets)
- Pedestrian-orientation
- Emphasis on importance of public spaces and public realm

### Attributes:
- Central location
- GO Station (existing) (Major Transit Station Area)
- High redevelopment potential
- Grade separations in place
- Access to local transit
- Proximity to existing retail, recreational and cultural facilities

### Dependencies:
- Conformity with Growth Plan – 200 jobs and people per hectare
- Two way all day GO service
- Integration of local transit – frequency
- Land assembly and remediation of former and existing brownfield and condominium sites
- Redevelopment of surface parking areas including GO Station parking fronting on Main Street
- Completion of Major Transit Station Area Study and implementation of recommendations

For more information on the Town’s Future Urban Structure refer to staff report PD-049-17 Future Urban Structure