



<p>Urban Structure Component:</p> <p>Urban Growth Centre (East Central Business District)</p> <p>URBAN GROWTH CENTRE</p>  <p>MAJOR TRANSIT STATION</p> 	<p>Vision:</p> <ul style="list-style-type: none"> • 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 	<p>Attributes:</p> <ul style="list-style-type: none"> • 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 	<p>Dependencies:</p> <ul style="list-style-type: none"> • 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
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For more information on the Town’s Future Urban Structure refer to staff report [PD-049-17 Future Urban Structure](#)