

Policy Principles

Regional Council on February 20, 2003 adopted ten policy principles to shape a ROPA aimed to further strengthen policies that direct growth and transit enhancements to the Region's network of centres and corridors.

These ten policy principles are:

1. The Region should promote and encourage appropriate development in the Regional Centres and Corridors in support of large public investments in rapid transit.
2. A sustainable urban structure needs to be reinforced which includes a connected hierarchy of centres and corridors.
3. Investment in public buildings, community facilities and human services needs to be supportive of the urban structure hierarchy and strategic focal points.
4. Development should be transit supportive with the highest densities located in the Regional Centres. Overall densities in the Regional Corridors and centres should achieve an average overall density of 2.5 FSI.
5. Development in the Regional Centres should provide the broadest land use mix including a variety of housing types, range of employment opportunities, human services and entertainment uses.
6. Key development opportunities should be identified within the Regional Centres and Corridors.
7. Stable residential communities should be supported.
8. A high quality of urban design should be promoted, which achieves a pedestrian friendly, transit oriented development form. The development of urban design guidelines for both the Regional Centres and Corridors can achieve this.
9. Development should be facilitated through a streamlined process using innovative policies, programs and financial tools to ensure implementation.
10. The timing and delivery of appropriate infrastructure should be considered through the development process.