

4.4.4 TOWN CENTRE POLICY AREA

This policy area comprises Bremner's Urban Centre as per the Regional Growth Plan. The Town Centre will provide a sub-regional level of service. It is centrally located within Bremner and will contain a diverse mix of uses including major commercial, major community services, open space, and educational uses that serve the entire plan area and the sub-region, in conjunction with the adjacent Regional Park.

The Town Centre will contain high density residential, community housing, and seniors housing, as well as a transit terminal that will connect Bremner to the rest of the County and surrounding areas.

► Objectives

Strathcona County's objectives are to **ensure** that the Town Centre Policy Area:

1. *Contains compact development with a diverse mix of uses;*
2. *Provides a sub-regional level of service;*
3. *Integrates gathering spaces and areas for social interaction; and*
4. *Is connected and accessible.*



► Policies Strathcona County will:



General

Ensure compact development with a diverse mix of uses by **requiring**:

1. the Bremner and LEA Area Concept Plan and Bremner Sub-Area Structure Plan(s), which include the Town Centre, incorporate and provide direction on all of the following within the Town Centre:
 - a. transit-oriented development;
 - b. on-street, at-grade transfer facilities;
 - c. multi-modal transportation, including public transportation and active transportation;
 - d. high density mixed-use development;
 - e. residential;
 - f. employment opportunities;
 - g. commercial;
 - h. schools;
 - i. local and major community services;
 - j. major public services;
 - k. community and seniors housing;
 - l. urban design;
 - m. public agriculture;
 - n. open space and pedestrian infrastructure; and
 - o. infrastructure, including low impact development for cold weather climates and alternative energy systems.

Promote compact development with a diverse mix of uses by **encouraging**:

2. the Town Centre for the Urban Service Area - Bremner to meet or exceed the aspirational Centres Density Target outlined in the Regional Growth Plan.

Ensure the provision of a sub-regional level of service by **requiring**:

3. that the Town Centre provides services for both Strathcona County and the larger region.

Land Use



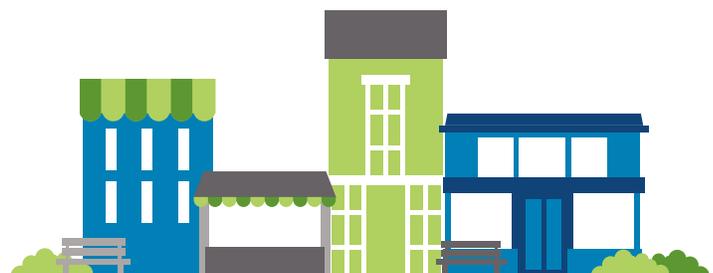
Ensure compact development with a diverse mix of uses by **requiring**:

4. an intense mix of land uses throughout the Town Centre including residential, commercial and community services.

Promote compact development with a diverse mix of uses by **encouraging**:

5. mixed-use buildings that contain two or more uses including medium density residential, high density residential, commercial, local community services, or major community services.
6. employment opportunities that are compatible with residential to locate within the Town

The Town Centre will provide a sub-regional level of service.



Centre.

Promote the integration of gathering spaces and areas for social interaction by **encouraging**:

7. the inclusion of publicly accessible plazas and urban parks throughout the Town Centre.

Design



Ensure compact development with a diverse mix of uses by **requiring**:

8. that buildings in the Town Centre are multi-storey or have the appearance of multiple storeys.

Ensure connectivity and accessibility by **requiring**:

9. the Bremner and LEA Area Concept Plan and Bremner Sub-Area Structure Plan(s) for the Town Centre to include Urban Design policies that support pedestrian-oriented design in the Town Centre.
10. an on-street, at-grade, transit transfer facility

or transit terminal within the Town Centre surrounded by transit-oriented development.

11. the design of the Town Centre to orient towards main street(s).
12. buildings fronting onto a main street to:
 - a. frame the street; and
 - b. have a zero setback at the ground floor level or provide amenity space within a larger setbacks.
13. that parking be located underground, stacked or on the street.
14. that only on-street parking is visible along streets by shielding on-site parking.

Promote connectivity and accessibility by **encouraging**:

15. all buildings within the Town Centre to:
 - a. frame the streets; and
 - b. have minimal setbacks at the ground floor level or provide amenity space within larger setbacks.



ECONOMIC BENEFITS OF COMPACT DEVELOPMENT

Compact development increases density and keeps dollars in the community by supporting local businesses, employment and the efficient use of infrastructure.



Suburban City's Annual Cost, per household **\$3462** (TOTAL)

Urban City's Annual Cost, per household **\$1416** (TOTAL)

 Parks & Recreation \$129	 Solid Waste \$185
 Fire Department \$406	 Governance \$297
 Police \$360	 Transportation \$171
 Libraries \$72	 School Bussing \$87
 Culture/Economy \$36	 Roads \$280
 Transfers to Province eg. School Boards \$435	 Sidewalks & Curbs \$194
 Storm & Waste Water \$613	 Water \$197

 Parks & Recreation \$69	 Solid Waste \$185
 Fire Department \$177	 Governance \$158
 Police \$192	 Transportation \$91
 Libraries \$38	 School Bussing \$13
 Culture/Economy \$19	 Roads \$26
 Transfers to Province eg. School Boards \$232	 Sidewalks & Curbs \$27
 Storm & Waste Water \$147	 Water \$42

*Urban and suburban development costs prepared by the Smart Prosperity Institute and used in this document with permission as general context only. The comparison represents the cost of development in Halifax, Nova Scotia, Canada.