

Proposed 2d Reading Amendments to *Flourish*

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First Reading Text: Locations and boundaries shown on the Flourish maps are approximate and for general illustrative purposes. Property lines, rights-of-way, or other distinguishing physical features generally form the boundaries of areas and features included in the maps. Boundaries and locations will be refined through subsequent stages of planning, including statutory plans and subdivisions.

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First Reading Text: Currently, developed Trail Corridor Areas, which are important to both regional and economic development, are dominated by vehicle oriented commercial activities. Through the implementation of Flourish, they will shift to become more transit-oriented, mixed-use areas. Undeveloped Trail Corridor Areas present an opportunity to plan and develop a walkable, mixed-use neighbourhood through interconnected streets and smaller blocks of development. The following policies encourage Trail Corridor Areas to accommodate residential (mostly apartment, but also townhouse, developments) and office buildings, in addition to retail uses. This transformation is expected to accelerate with the introduction of rapid transit service along St. Albert Trail.

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First Reading Text: Mixed-use Nodes are organized as cohesive, pedestrian-oriented networks of streets and open spaces centred around transit stops. Building design encourages pedestrian activity and provides housing options that are close to goods and services. Ideally, this integration of land uses happens vertically, with retail and commercial uses on the ground floor and residential above. As a result, new Neighbourhoods have a traditional, walkable, main street feel.

Proposed Amended Text: A Mixed-use Nodes are the heart of developing and future neighbourhoods, accommodating a mix of uses organized by pedestrian friendly streets and gathering spaces and centred on transit stops. Buildings will be oriented and designed to encourage pedestrian activity and ideally will include mixed-use buildings with retail or other active uses on the ground floor and residential units above. Mixed-use Nodes will be developed in the locations generally illustrated on Map 3. They will vary in size, configuration, and intensity and mix of uses, with their boundaries and characteristics to be determined through subsequent municipal planning documents.

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The quotation on this page at First Reading, is proposed to be moved to page 99 and the following new quotation placed on Page 111:

“It’s the group sound that’s important, even when you’re playing a solo.” – Oscar Peterson, renowned Canadian jazz pianist