

# FUTURE GROWTH NODES (FGN)

\*Future Growth Nodes (FGN) are zoned as a Comprehensive Development District (CDD) zone to ensure a comprehensive redevelopment. New development will proceed via development agreement. There are 11 Nodes in total, 6 are illustrated below. This document illustrates proposed requirements. For full details on the Draft Centre Plan and Land Use By-law go to [centreplan.ca](http://centreplan.ca)



## WHAT IS A FUTURE GROWTH NODE?

### WHAT IS PERMITTED?

A comprehensive neighbourhood design plan for each Future Growth Node will be prepared to ensure the area's redevelopment as a complete community.

The CDD-2 zone will permit commercial uses, additions to existing buildings, and new buildings up to 1,000 square metres by-right. The CDD-1 zone will permit ER-1 uses only.

### WHERE ARE FUTURE GROWTH NODES TYPICALLY LOCATED?

They are large sites that are currently under-utilized and are close to major road and transportation corridors.

These areas have the potential to accommodate significant growth due to their size, location, and proximity to services subject to environmental and servicing considerations.

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1.

**DESIGNATE LANDS AS FUTURE GROWTH NODE**

zone as CDD and include policy direction requiring site specific Development Agreement criteria as part of a master planning process

2.

**APPROVE SITE SPECIFIC DEVELOPMENT AGREEMENT CRITERIA AND LAND USE CONCEPT**  
as an amendment to the Centre Plan

3.

**APPROVE DEVELOPMENT AGREEMENT THAT INCLUDES:**

- road & active transportation connections
- parks and open space
- infrastructure & phasing
- land use
- built form requirements
- provisions for incentive or bonus zoning
- site specific considerations

4.

**PROCEED THROUGH SUBDIVISION AND PERMITTING**

Subdivide lands and begin the construction process as per the Development Agreement, discharge Development Agreement and apply zones.

**STUDIES AND CDD DESIGN GUIDELINES WILL BE REQUIRED TO:**

- Identify type and location of development
- Support energy efficiency and sustainable design
- Preserve, rehabilitate, and celebrate significant environmental or cultural features
- Provide for a variety of open space uses
- Consider and improve access to food for the community
- Design streets, buildings, and open spaces to respond to weather patterns and seasonal conditions
- Establish a public street grid that connects to the surrounding community
- Address the need for on-site transit facilities
- Achieve the density targets of the Centre Plan
- Determine maximum floor area ratios and heights for the site
- Determine the location of buildings
- Establish incentive or bonus zoning thresholds including land appraisal
- Ensure that urban design supports the pedestrian environment
- Implement Regional Plan priority plans
- Finance and phase municipal services

## NEIGHBOURHOOD LAND USE CONCEPTS

**HOW LONG WILL IT TAKE FOR FUTURE GROWTH NODES TO BE REDEVELOPED?**

Timing for the redevelopment of the Future Growth Nodes will vary, based on studies and community engagement. Neighbourhood land use concepts have already been prepared for the following Future Growth Nodes:

- Shannon Park Lands
- Penhorn Lands
- Young Street Lands
- Dartmouth Cove

Through the development agreement process, future community and stakeholder engagement will be required for the other Future Growth Nodes. CDD-1 is only applied to the Southdale Future Growth Node based on context and environmental constraints.