

Neighbourhood Type: Arterial Connectors

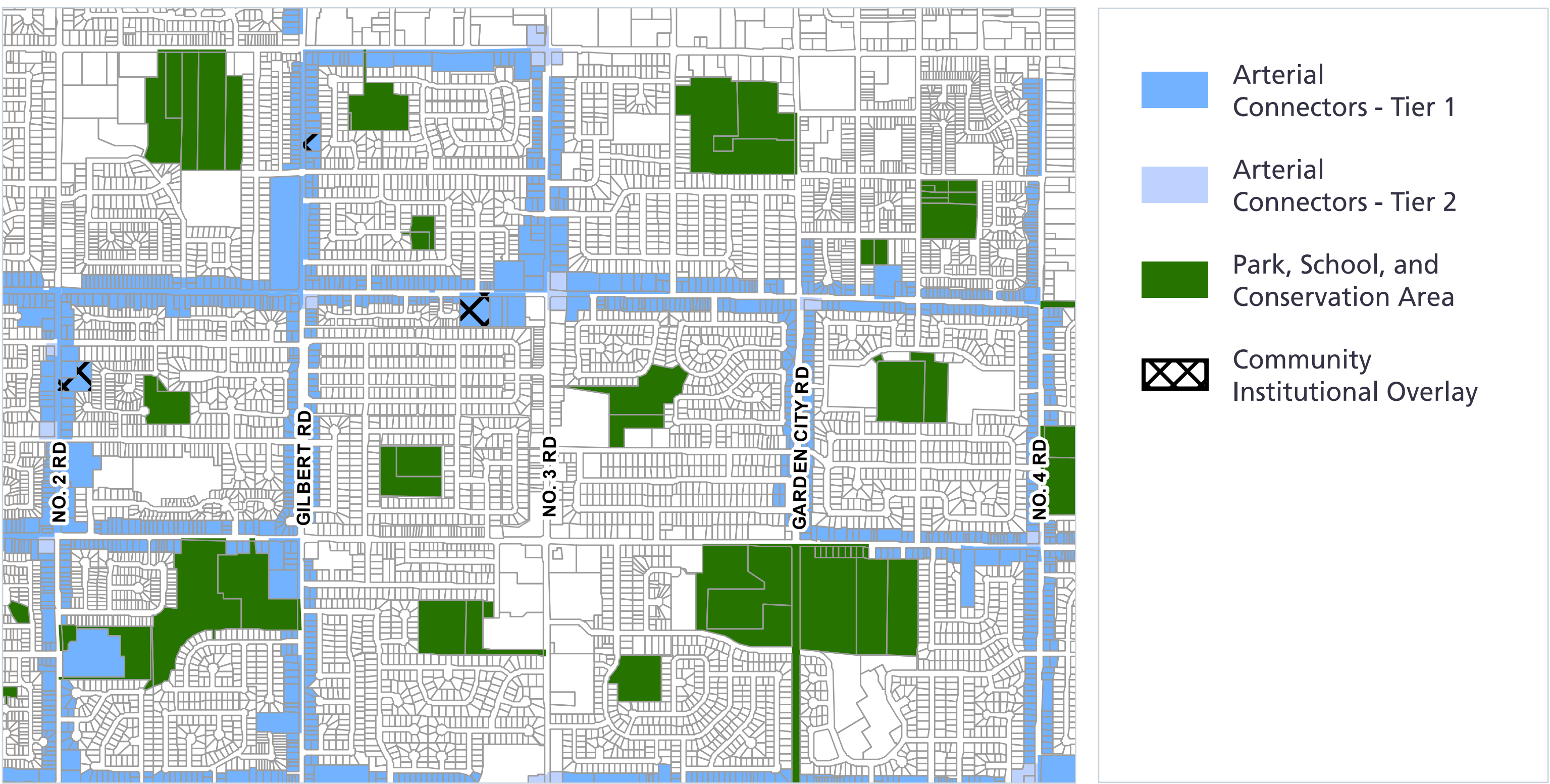
What are Arterial Connectors?

Those areas along arterial roads where low-rise multi-family housing and local-serving convenience commercial and mixed-use developments are encouraged to deliver attractive housing options near transit and amenities for existing and future residents.

Why?

The City has long supported densification along its arterial roads near shopping, amenities, schools and transit. This policy expands on that by:

- Increasing the properties subject to the policy;
- Increasing heights to include 3-storey townhouses and 4-storey rental apartments (i.e., up from current 2-3 storey townhouses); and
- Encouraging existing commercial corner lots to redevelop with rental apartments (including below-market housing) over ground-floor shops.



Sub-Types	Tier 1		Tier 2
	Mixed Tenure	100% Rental	100% Rental
Predominant uses	<ul style="list-style-type: none">• Townhouse	<ul style="list-style-type: none">• Rental apartment	<ul style="list-style-type: none">• Rental apartment over shops
Typical heights	3 storeys	4 storeys	4 storeys
Typical density	0.8 FAR	Varies with affordability	Varies with affordability
Purpose-built rental buildings	N/A	Required	Required

(1) Includes below-market and market rental housing. Small projects may choose to pay cash in-lieu.
(2) Along commercial frontages, pedestrian-oriented shops and restaurants are encouraged at grade to contribute to a vibrant public realm. (Uses requiring privacy, such as medical offices, are discouraged.)



Arterial Connectors 2050 Vision Highlights

- Townhouses and low-rise market and below-market rental apartments will increase housing options.
- Commercial sites will be redeveloped with rental apartments over local-serving retail.
- Housing diversity will enhance community equity and inclusiveness.
- New buildings and infrastructure will be energy efficient and use low carbon district energy where financially feasible.
- The urban forest will be expanded and enhanced.
- An expanded network of trails, pedestrian-friendly streets and privately owned/ publicly accessible spaces and natural areas will put everyone in easy reach of parks, schools and amenities.
- Large developments may provide child care and other local-serving uses.
- Priority will be placed on encouraging walking, rolling, biking and transit use with improved pedestrian and bike facilities along arterial roads and a connected network of paths and trails.

Future Study: Arterial Road Streetscape & Connectivity Plan

Purpose: To guide landscape, active mobility (walking, rolling and biking), infrastructure and ecological enhancements along and connectivity to arterial roads.