

Bremner



SMART GROWTH



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Why Smart Growth?



Health

Creates active streets with destinations close by to promote physical activity.



Economics

Supports the efficient use of infrastructure and provides a customer base for local businesses.



Environment

Reduces carbon footprint.



Complete Communities

Provides convenient access to housing, employment and services while promoting multi-modal transportation.

Do you have to drive in order to access the majority of your daily needs?

Smart growth is a strategy that attempts to reduce urban sprawl and environmental impacts through efficient and effective planning. Through smart growth, neighbourhoods are designed to have homes near shops, employment, schools, parks, and other amenities, giving residents and visitors the option of walking, bicycling, taking public transportation, or driving as they go about their business. They provide a range of different housing types to make it possible for senior citizens to stay in their neighbourhoods as they age, young people to afford their first home, and families at all stages in between to find a safe, attractive home they can afford. The high quality of life makes these communities economically competitive, creates business opportunities, and strengthens the local tax base.

In order to achieve smart growth mixed-use development and compact forms are used. Mixing uses, as opposed to segregating uses, allows for different types of compatible uses to locate close to each other or even in the same building. Through compact form populations can be accommodated in a smaller space allowing better access to their required services and reducing the overall development footprint.

The use of transit oriented development can aid in achieving smart growth. Also known as TOD, it is the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around efficient transit systems which reduce dependency on driving.

Did You Know ?

Transit Oriented Development ◀



Photo Credit: <https://perkinswill.com>

Transit oriented development refers to compact mixed-use development that has high levels of employment and residential densities.

This type of development supports higher order transit service, optimizes transit investment and makes development more accessible for transit users.

Features can include roads laid out in a grid network, a pedestrian-friendly built form environment along roads to encourage walking to transit, reduced setbacks and parking requirements, placing parking at the sides and rears of buildings, and improved access between arterial roads and interior blocks in residential areas.

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► Mixed-Use

Photo Credit: www.auroaedc.com



Mixed-use development combines compatible residential, commercial, institutional and recreational land uses within buildings or in close proximity to each other in order to increase density, reduce development footprints through land use and improve public accessibility to amenities.

Compact Form ◀



Compact form promotes relatively high residential density with mixed land uses based on an efficient public transportation system. Higher densities allow for increased opportunities for social interaction as well as a feeling of safety in numbers. Higher residential densities support local businesses in closer proximity to where people live and supports an efficient, cost efficient transit system. It is a more sustainable urban settlement type than urban sprawl because it is less dependent on the car and requires less infrastructure.