

APPENDIX

II

Smart growth principles

Appendix II sets out our set of Smart Growth principles dealing with the planning and the urban design of communities, prefaced with a set of more general policies. This is an expanded list from the one in Chapter 2; we have added notes *in italics* where the more exacting requirements of *sustainable development* extends and deepens these concepts of Smart Growth.

General policies

1. Plan collaboratively amongst municipalities within a region.
2. Target public investment to support development in key areas and to discourage development in others. Extend suburban areas only in locations where they can be supported by existing public facilities and services or by simple and economic extensions of these services.
3. Reinforce the centers of cities, towns and neighborhoods. Locate regional attractions in city centers wherever possible, and not in suburban locations.
4. *Create developments that expand the diversity, synergism, and use of renewable resources in local economies* (Porter, 2000: p. 2).
5. Make development decisions predictable, fair and cost effective. Involve community stakeholders and citizens in the decision-making process.
6. Provide incentives and remove some legislative barriers to persuade and enable developers to do the right thing. Make it easy to build smart developments and harder to build sprawl.

Planning strategies

7. Integrate land-use and transportation planning to minimize the number of trips by car and the distances driven. Provide a range of transportation choices to mitigate congestion.
8. Create a range of affordable housing opportunities and choices.
9. Preserve open space around and within the community, as working farmland, areas of natural beauty or areas with fragile environments.
10. Maximize the capacity of existing infrastructure by reusing derelict urban sites and filling in gaps in the urban fabric. Preserve historic buildings and neighborhoods and convert older buildings to new uses wherever possible. Minimize demolition.
11. Foster a distinctive sense of place as a building block of community development.

Urban design concepts

12. Create compact, walkable neighborhoods with connected streets, sidewalks and street trees to make walking to work, to school, to the bus stop, or train station, or just walking for pleasure and exercise, safe, convenient and attractive.
13. Integrate offices and shops, along with community facilities such as schools, churches, libraries, parks and playgrounds into neighborhoods to create places to walk to and reduce vehicle trips. Design for densities that can support active neighborhood life. (The Denver Regional Air Quality Council estimated that urban designs