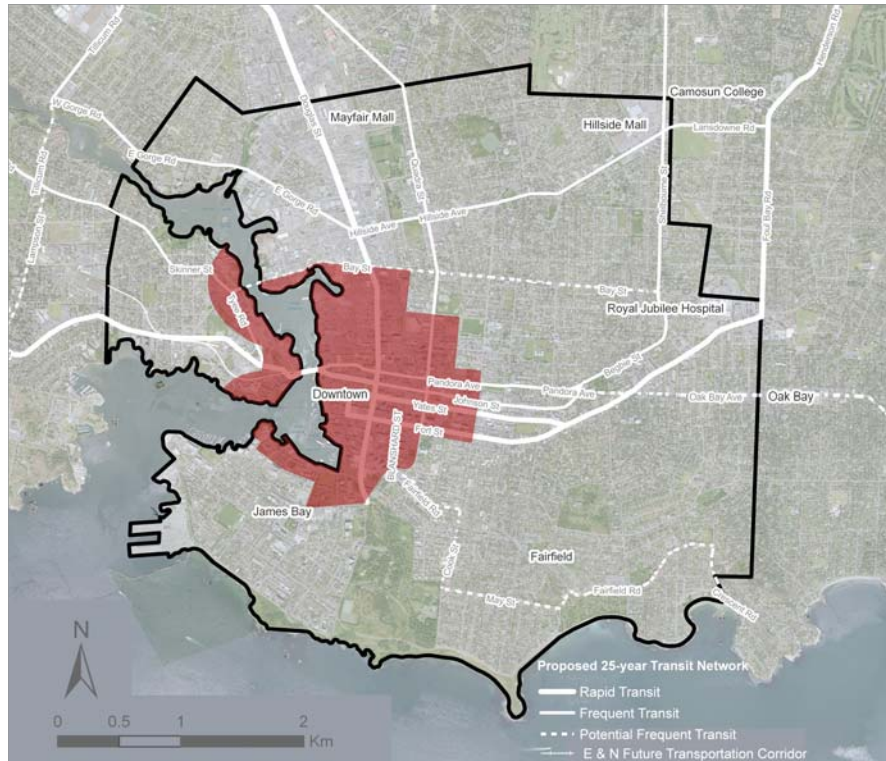


Scenario 1 ▶ Growth in the Core Area



■ GROWTH FOCUSED ON THE CORE AREA

What we heard:

“Concentrate new residential and commercial development in and around downtown to create a lively and vibrant urban atmosphere.”

Features and Assumptions:

- ▶ 75% of forecasted population growth would be accommodated in the Core Area, with the remainder of growth across the city on properties with currently unused zoned capacity.
- ▶ The majority of housing in the Core Area would be high-rise apartments, with lower-rise housing located elsewhere across the city.
- ▶ Core Area population grows from approximately 7,000 in 2010 to 21,000 by 2041.
- ▶ Rapid transit is introduced along the Douglas Street corridor.
- ▶ The Core Area is developed to be highly walk-able with pedestrian-friendly streets and a concentration of services and amenities within a short walking distance.

Required Policy Directions

To realize this scenario the City and partners must:

- ▶ Increase zoned capacity for residential and commercial development in the Core Area to accommodate anticipated growth.
- ▶ Establish the harbour pathway and proposed new parks at Rock Bay, north Downtown, and in Harris Green.
- ▶ Introduce rapid transit in the Douglas corridor by 2016.
- ▶ Restrict the addition of new zoned capacity in neighbourhoods outside the core area.
- ▶ Build the approved development capacity in Victoria West by 2041 (Railyards, Dockside, Songhees, Bayview and Roundhouse).

Implications for Draft Downtown Core Area Plan

This scenario most closely aligns with the Draft Downtown Core Area Plan and would result in little change of land use fundamentals in the Draft Plan.