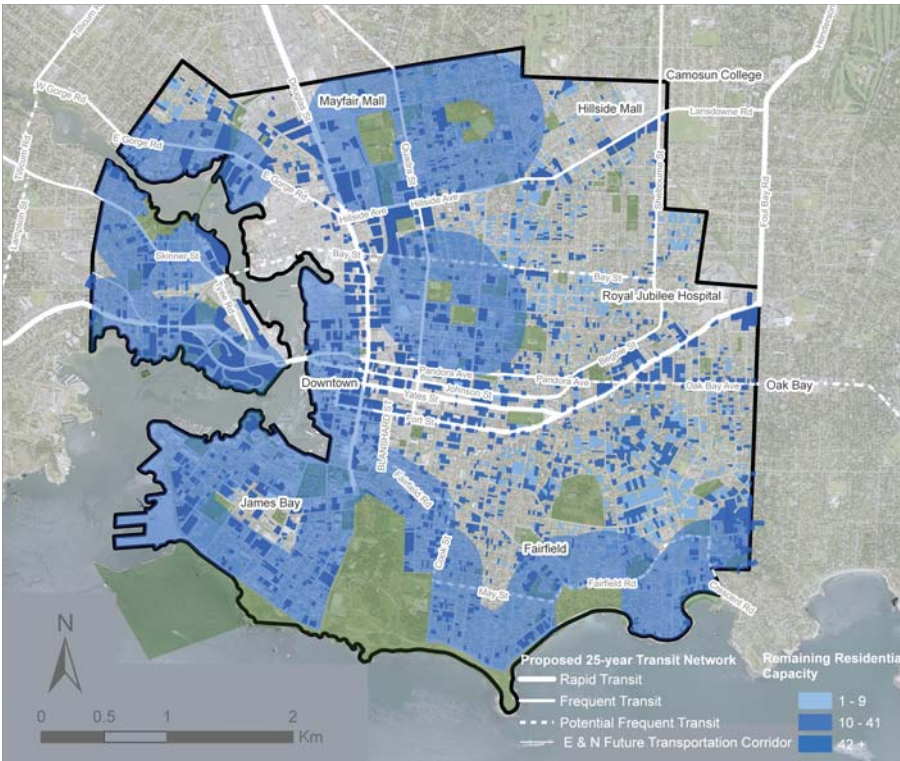




## Scenario 4 ➤ Growth near Waterfront and Green Spaces



GROWTH FOCUSED NEAR WATERFRONT AND GREEN SPACES

### What we heard:

“Integrate a mix of uses, buildings and housing throughout the city’s neighbourhoods, putting new growth close to existing community, green space and waterfront amenities.”

### Features and Assumptions:

- Zoned capacity of neighbourhoods with open space amenities is increased to accommodate additional growth.
- Future population is distributed broadly across the city in a variety of multi-family and ground-oriented housing.
- Commercial development is accommodated in the existing downtown and commercial centres.
- Population increases in proximity to major parks, open spaces and waterfront areas.
- Waterfront industrial lands are retained.

### Required Policy Directions

To realize this scenario the City and partners must:

- Increase zoned capacity for residential development in neighbourhoods with major open space and waterfront amenities.
- Accelerate the development of the harbour pathway and greenways network to link residential areas to green space and waterfront amenities.
- Encourage commercial development adjacent to community centres, schools, existing village centres and other community amenities.
- Support infill and redevelopment in neighbourhoods with major open space and waterfront amenities.
- Restrict the addition of new zoned capacity in areas beyond a five minute walk (400m) of village centres.

### Implications for Draft Downtown Core Area Plan

- Downtown core will grow slowly as new population and business is encouraged to distribute broadly across the city
- Rock Bay remains a largely industrial area
- Harris Green is redeveloped more slowly due to competition from residential development in high amenity locations across the city.