

Neighbourhood Directions

21



OVERVIEW


A key element of this plan is the provision of citywide directions that can be implemented at the local level. This section summarizes key elements related to specific neighbourhoods, outlining how the neighbourhood fits within the citywide vision and how it is anticipated to change in future.

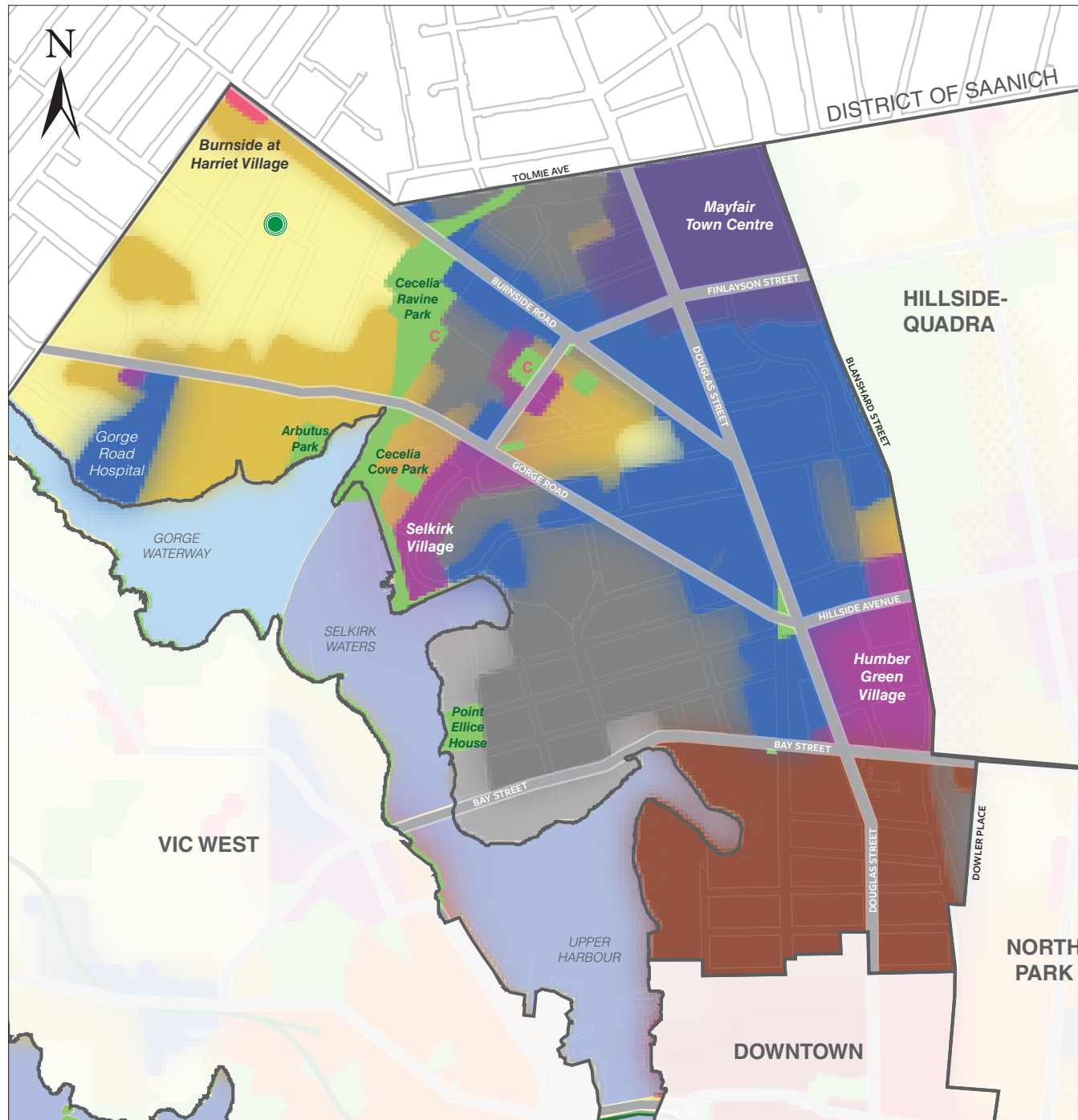
While the directions in this section are for the harbour and defined city neighbourhoods shown on Map 20, it is the local area plans at the corridor, Town Centre, Urban Village, neighbourhood, district and area level that will build on and implement the vision and directions identified. Section 20 – Local Area Planning includes policy direction for how local area plans will be developed and what they will address. This section summarizes, for convenience, the general strategic directions on a neighbourhood basis for future local area plans.

Each neighbourhood map illustrates the strategic directions that have a direct spatial reference, as well as indicating the location of key amenities such as parks and schools. The Urban Place Designations are provided for reference; refer to, Map 2 for accurate property designation information.



MAP 20 Neighbourhoods

 Neighbourhood Boundary



MAP 21 Burnside Neighbourhood

Urban Place Designations*

- Core Employment
- Urban Industrial
- Marine Industrial
- General Employment
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Community Centre
- Proposed Park (approximate location)

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

BURNSIDE

21.1 Vision in the citywide context includes:

- 21.1.1 Key growth area in the city, particularly along the Douglas Street transit corridor.
- 21.1.2 Stable residential areas in the northwest part of the neighbourhood.
- 21.1.3 Ecologically significant shoreline and riparian areas.
- 21.1.4 Key employment generator and reservoir of industrial and commercial land.
- 21.1.5 Significant multi-modal transportation corridors along Douglas Street, Gorge Road, Bay Street, and Burnside Road.
- 21.1.6 Urban Village in Selkirk with Urban Village and Town Centre development and intensification along Douglas Street.
- 21.1.7 Town Centre and employment hub centred at Mayfair Mall.
- 21.1.8 Rock Bay portion of Burnside neighbourhood forms part of Downtown Core Area and the city's Urban Core.

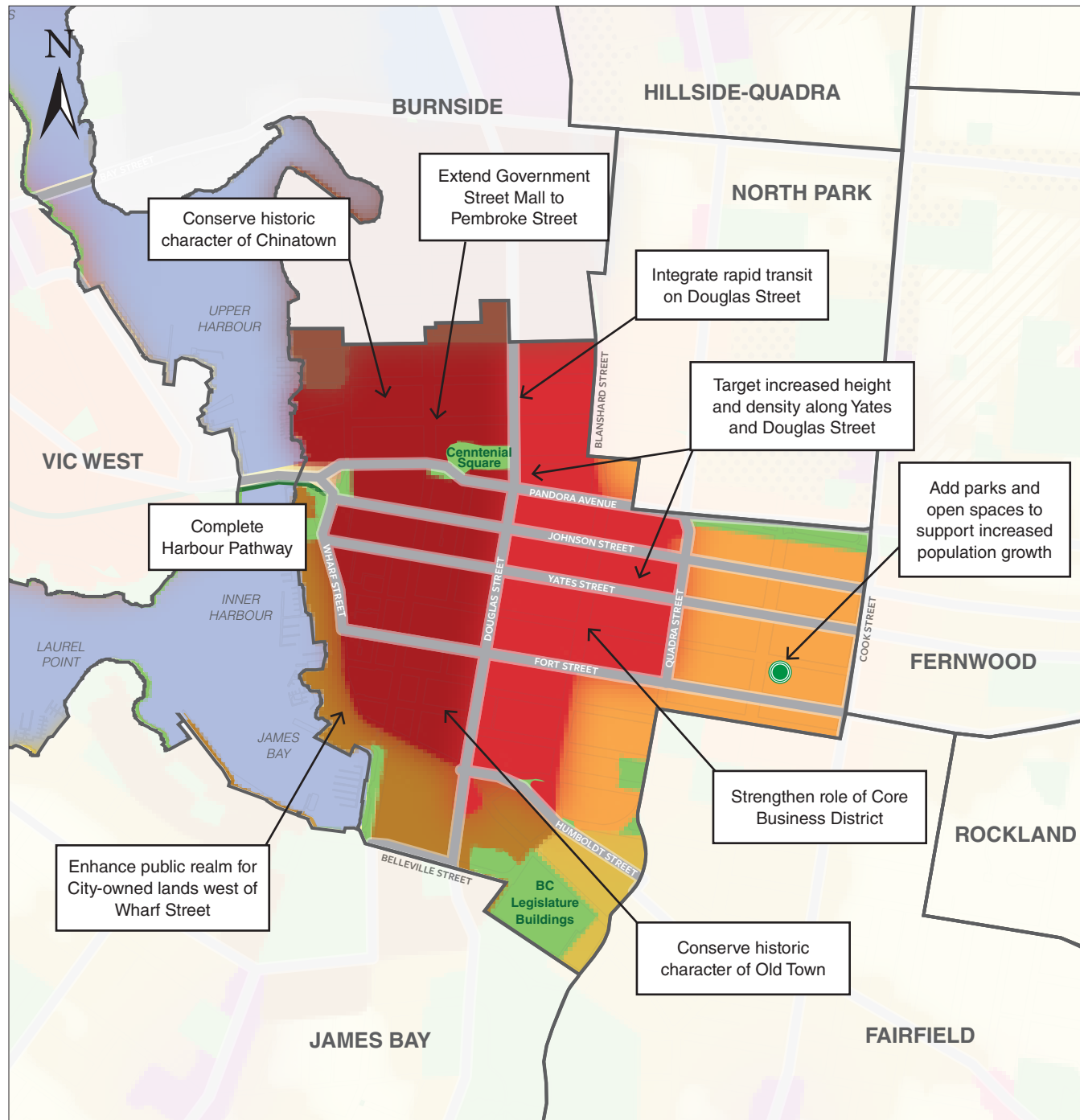
21.2 Strategic directions include:

- 21.2.1 Integrate Selkirk Village into the Burnside neighbourhood by enhancing land use and urban design conditions at Jutland Road and Gorge Road and exploring potential expansion of village footprint north of Gorge Road.
- 21.2.2 Focus new growth along the Douglas Street Corridor and link land use changes to the planning and implementation of Rapid Transit.
- 21.2.3 Develop Rock Bay district as an area of intensive employment including in the incubation and growth of advanced technology and green industry supported by green infrastructure, high performance building systems, district energy, industrial heritage retention and rapid transit service.
- 21.2.4 Intensify employment on the industrial lands north of Bay Street as a complement to Rock Bay.
- 21.2.5 Improve public access to the Harbour and Gorge Waterway and capitalize on shoreline pathway expansion opportunities.

- 21.2.6 Seek strategic opportunities to complete the greenways network to improve pedestrian and cycling connections within the neighbourhood, particularly the east-west connection, and to the rest of the city; and utilise the Hierarchy of Transportation and Mobility Priorities in Burnside Gorge including along arterials and secondary arterials.
- 21.2.7 Locate new park space within the Burnside neighbourhood.
- 21.2.8 Enhance community services and facilities and improve linkages to the rest of the city.
- 21.2.9 Encourage additional multi-family housing along Gorge Road.
- 21.2.10 Create an attractive, convenient pedestrian, cycling and transit-friendly environment along Gorge and Burnside Roads.
- 21.2.11 Develop a transit-oriented Large Urban Village at Humber Green, near the intersections of Douglas Street, Government Street, Hillside Road and Gorge Road.
- 21.2.12 Realize gateway opportunities at the five-way intersection focused on Humber Green.
- 21.2.13 Encourage the development of a master plan for the Gorge Road Hospital site.
- 21.2.14 Improve integration of land use planning with the District of Saanich, including possible joint village planning at the intersection of Burnside Road and Harriet Road.
- 21.2.15 Enhance environmental conditions in the Cecilia Creek watershed and ecologically sensitive shoreline areas.
- 21.2.16 Consider the identification of additional urban village locations as part of a local area planning process.
- 21.2.17 Seek to enhance the presence and heritage value of Point Ellice House.

MAP 22

Downtown Strategic Directions



*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

DOWNTOWN

[SEE ALSO SECTION 6 – LAND USE MANAGEMENT AND DEVELOPMENT, URBAN CORE]

21.3 Vision in the citywide context includes:

- 21.3.1 The cultural, employment, business and entertainment heart of the Capital Region.
- 21.3.2 The Capital Region's Metropolitan Core.
- 21.3.3 Home to the Capital Region's primary heritage district that defines the region's international image.
- 21.3.4 Primary area for new attached housing and office employment growth.
- 21.3.5 The harbour serves as an international transportation gateway, tourist hub, recreational asset and Working Harbour.
- 21.3.6 Harris Green is a key high density residential neighbourhood in the Urban Core.

21.4 Strategic directions include:

- 21.4.1 Accommodate a significant share of the 50% of forecast new population and housing growth earmarked for the Urban Core over the next 30 years.
- 21.4.2 Strengthen the function of the Core Business designation as an employment district by increasing its office capacity.
- 21.4.3 Integrate Rapid Transit along the Douglas Street corridor through complementary urban design, land use, and development initiatives.
- 21.4.4 Continue to conserve the historic character of Old Town and Chinatown.
- 21.4.5 Add parks and open spaces in north Downtown and Harris Green to support increased population growth.
- 21.4.6 Target increased height and density north-south on Douglas Street and east-west on Yates Street, east of Douglas Street.
- 21.4.7 Complete the Harbour Pathway and realize public realm enhancement opportunities of lands along the Inner Harbour west of Wharf Street, alone or in conjunction with new development as appropriate.
- 21.4.8 Extend the Government Street Mall north to Pembroke Street.

21.5 Place specific departures from the Urban Place Designation guidance in this neighbourhood include:

- › For the Core Residential area on the eastern side of the block bounded by Johnson Street, Cook Street and Yates Street, considering approximate max densities of 6.8:1 floor space ratio.



MAP 23 Fairfield Neighbourhood

Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- C Community Centre
- S Seniors Centre
- P Existing Public School

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

FAIRFIELD**21.6 Vision in the citywide context includes:**

- 21.6.1 Major citywide attractions in Beacon Hill Park, the Dallas Road waterfront and Cook Street Village.
- 21.6.2 Significant portion of the multi-family housing stock in the western portion of the neighbourhood.
- 21.6.3 Well established ground-oriented residential areas in the eastern portion of the neighbourhood.
- 21.6.4 Transition from the Downtown Core Area to established Traditional Residential areas.
- 21.6.5 Residential character with mature streetscapes, historic homes and landscapes, continuous shoreline access, beaches, and park space of regional significance.

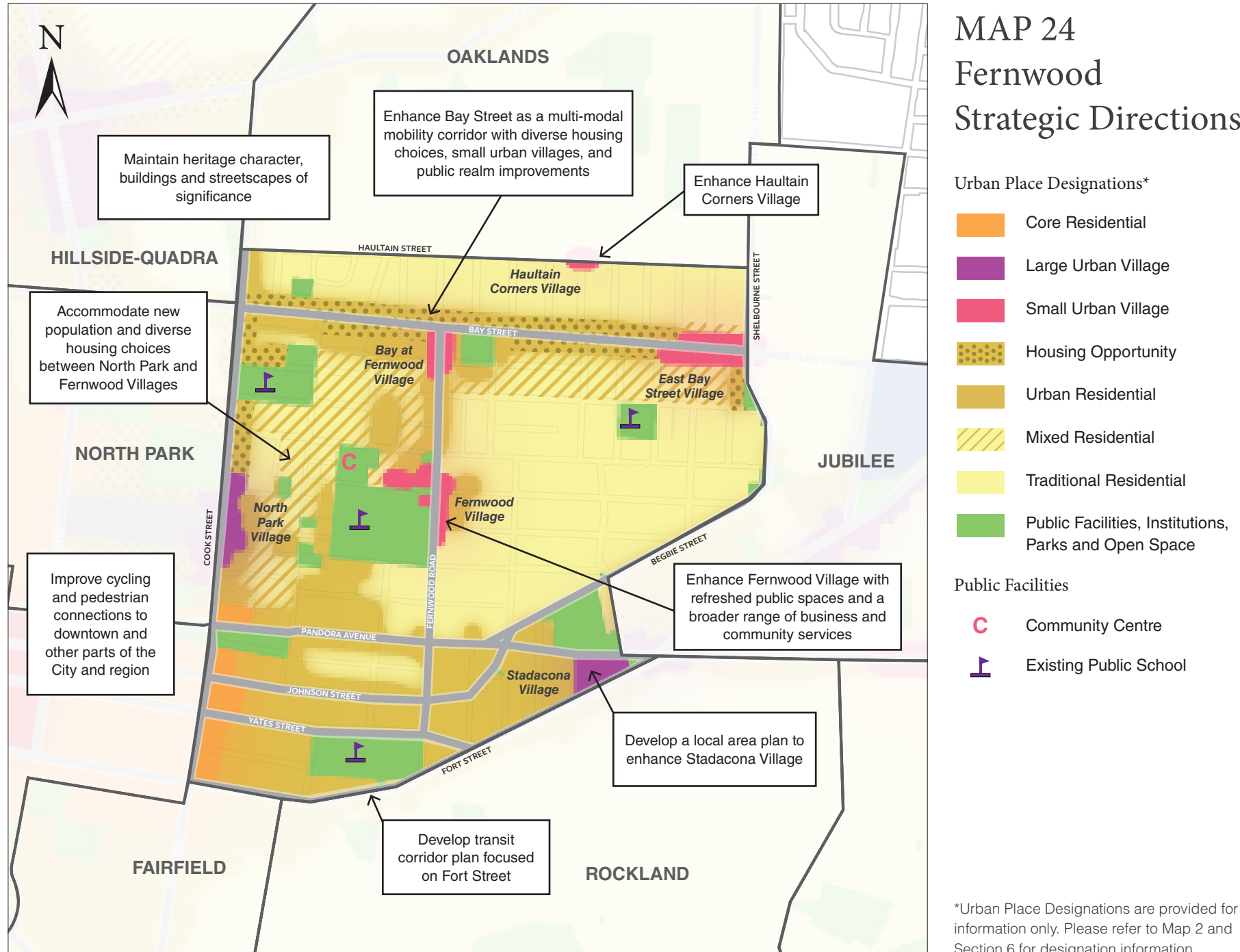
21.7 Strategic directions include:

- 21.7.1 Maintain and enhance established character areas.
- 21.7.2 Consider enhancement of the Small Urban Villages at May Street and Moss Street, and Fairfield Five Points, complementary to adjacent residential areas.
- 21.7.3 Develop a local area plan for Cook Street Village examining boundaries, residential intensification opportunities within walking distance, and urban design and public realm enhancements.
- 21.7.4 Enhance the protection of shoreline areas.
- 21.7.5 Introduce pathway and public realm enhancements on Dallas Road.
- 21.7.6 Maintain neighbourhood population to ensure to support the viability of community and commercial services and schools.
- 21.7.7 Undertake a local area plan for Fairfield Plaza Village to explore residential intensification opportunities, and business and community service enhancements.
- 21.7.8 Explore creation of Heritage Conservation Area for South Cook Street and Dallas Road.

MAP 24

Fernwood

Strategic Directions



*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

FERNWOOD

21.8 Vision in the citywide context includes:

- 21.8.1 Residential character with mature streetscapes, ample heritage assets, and local-serving parks and amenities through much of the neighbourhood.
- 21.8.2 Local-serving commercial in several nodes throughout the neighbourhood, including along sustainable mobility corridors.
- 21.8.3 Central location that houses many citywide facilities including Victoria High School, and the No. 1 Firehall.
- 21.8.4 Community services and amenities in and near Fernwood Village and North Park Village.
- 21.8.5 Transition between the Urban Core and primarily ground-oriented Traditional Residential areas to the east.
- 21.8.6 Home to several shared villages, including North Park Village, Haultain Corners, and Stadacona Village.
- 21.8.7 Diverse multi-unit housing options in and near the urban villages, including between North Park and Fernwood Villages.
- 21.8.8 Diverse multi-unit housing options on and off the Bay Street, Cook Street, and Fernwood Road corridors.

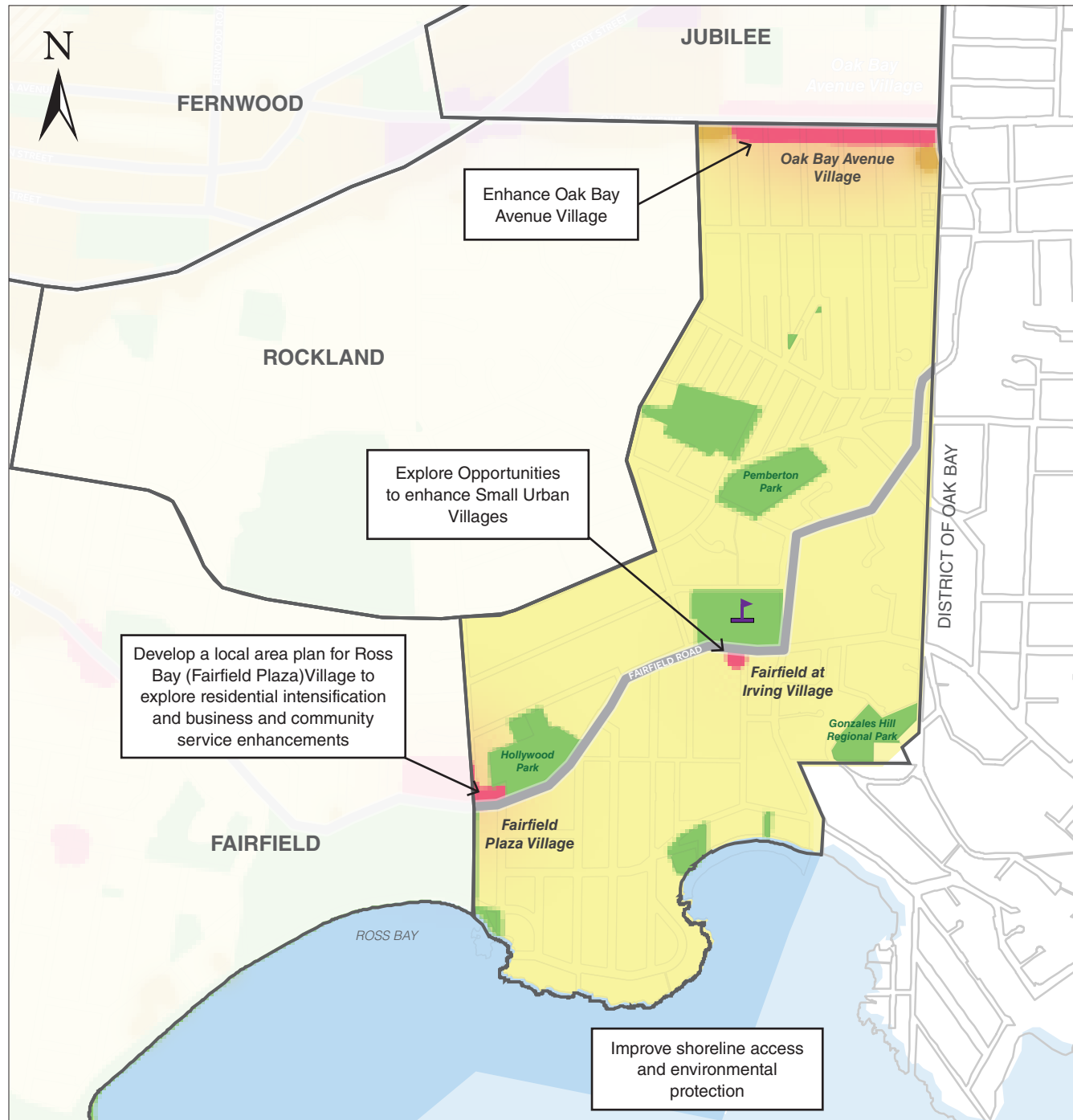
21.9 Strategic directions include:

- 21.9.1 Accommodate new population and housing growth within walking distance of North Park Village, Fernwood Village, and villages and mobility options along Bay Street, and improve pedestrian and cycling connections to the Downtown Core Area.
- 21.9.2 Continue to explore options for the Fort Street and Yates Street corridors to evolve into high-quality frequent transit routes, including through diverse housing options, villages, and amenities within walking distance of the corridor.
- 21.9.3 Enhance Fernwood Village with additional local-serving businesses, housing options, and refreshed public spaces.

- 21.9.4 Continue to explore opportunities to use neighbourhood school sites as community facilities to serve the broader city population.
- 21.9.5 Support the Bay Street corridor to evolve into a high-quality frequent transit route, including through diverse housing options, villages, and amenities within walking distance of the corridor.
- 21.9.6 Retain neighbourhood heritage character, buildings and streetscapes of significance while considering diverse and compatible multi-unit forms for a variety of housing choices.
- 21.9.7 Enhance east-west bike connections through the neighbourhood.
- 21.9.8 Develop a local area plan to enhance Stadacona Village.
- 21.9.9 Enhance Haultain Corners Village.
- 21.9.10 To support transition from the downtown core area into the neighbourhood, consider the following place specific guidance for Core Residential areas:
 - › On the east side of Cook Street, south of Mason Street and north of Fort Street, consider approximate base densities of 2:1 floor space ratio and approximate max densities of 3.5:1 floor space ratio, and heights of generally 6 storeys north of Pandora Street and 8 storeys south of Pandora Street.

21.10 Place specific departures from the Urban Place Designation guidance in this neighbourhood include:

- › For the Core Residential area on the northeast corner of the intersection of Cook Street and Yates Street, considering heights of generally 12 storeys.



MAP 25

Gonzales

Strategic Directions

Urban Place Designations*

- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- Existing Public School

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

GONZALES

21.11 Vision in citywide context includes:

- 21.11.1 Primarily a stable, ground-oriented Traditional Residential area.
- 21.11.2 Significant commercial areas at the neighbourhood periphery at Fairfield Plaza Village and Oak Bay Avenue Village.
- 21.11.3 Public beach access point and ecologically sensitive shoreline areas.

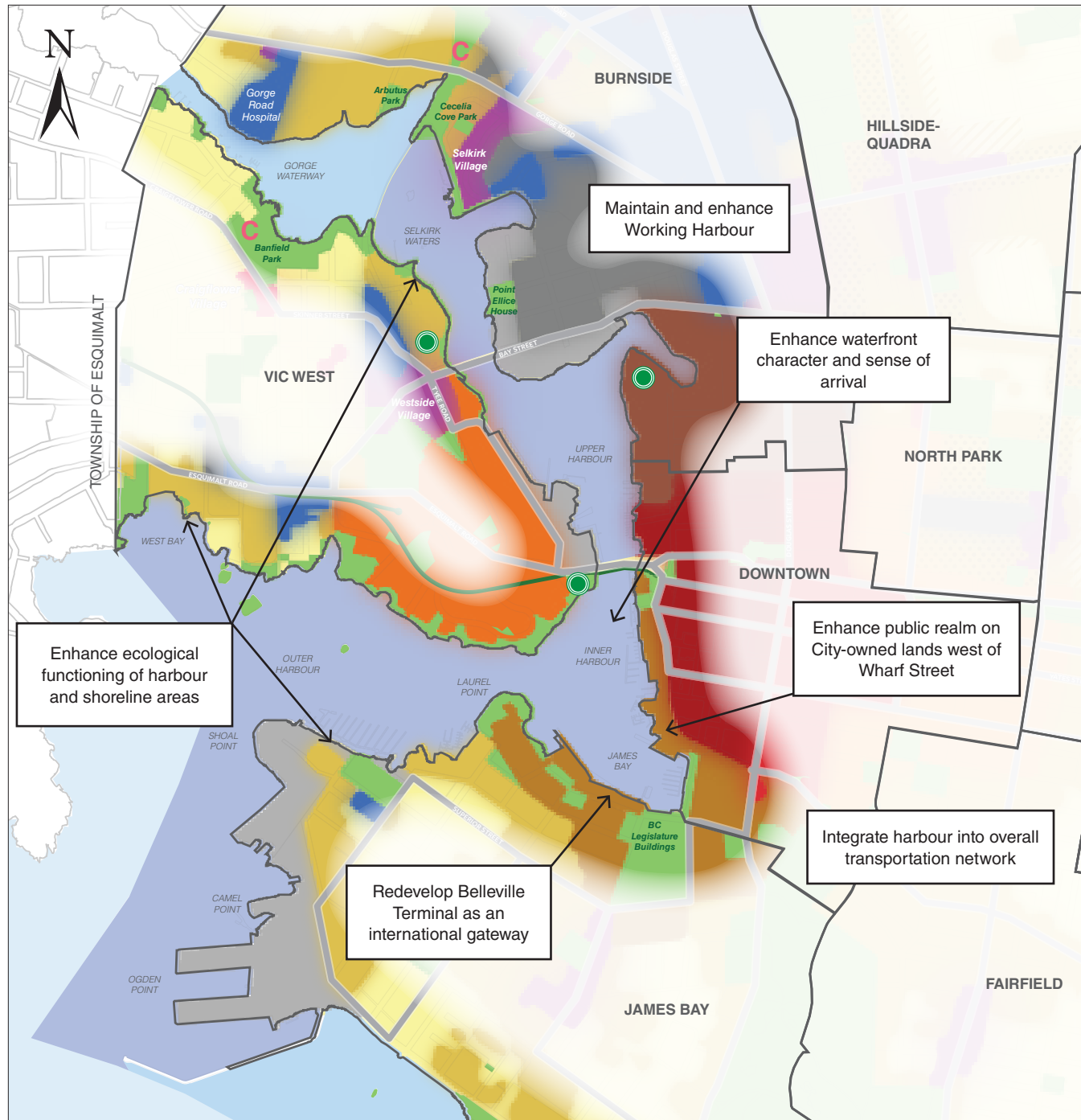
21.12 Strategic directions include:

- 21.12.1 Maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes.
- 21.12.2 Develop a plan to enhance Oak Bay Avenue Village in conjunction with adjacent neighbourhoods.
- 21.12.3 Improve shoreline access where appropriate.
- 21.12.4 Consider protecting and enhancing sensitive shoreline ecosystems through the creation of an Environmental Development Permit Area.
- 21.12.5 Undertake a local area plan for Fairfield Plaza Village to explore residential intensification opportunities, and business and community service enhancements.
- 21.12.6 Explore opportunities to enhance small urban village at the intersection of Fairfield Road and Irving Road.

MAP 26

Harbour

Strategic Directions



HARBOUR

21.13 Vision in the citywide context, addresses both the harbour and immediately adjacent lands, overlapping and reinforcing directions for other neighbourhoods, and includes:

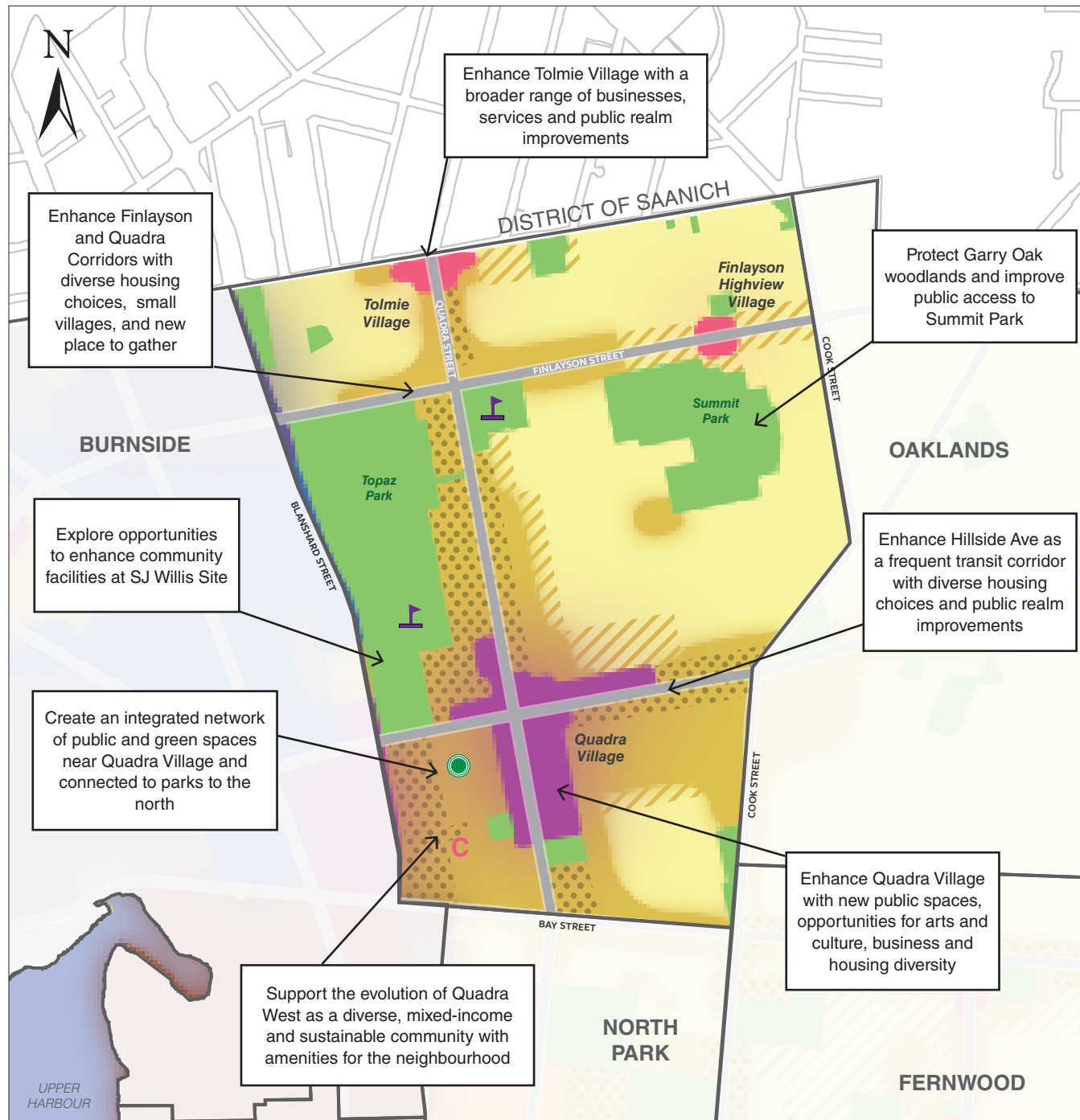
- 21.13.1 Key employment location and site of marine-related industries.
- 21.13.2 International transportation hub with daily connections to Vancouver, Seattle and Port Angeles.
- 21.13.3 Shoreline areas with significant ecological value.
- 21.13.4 Major public amenity and key focal point of tourist activity.
- 21.13.5 Public walkway and recreational space in shoreline areas.
- 21.13.6 Site of water-related public festivals and events.

21.14 Strategic directions include:

- 21.14.1 Maintain and enhance the Working Harbour.
- 21.14.2 Implement the Harbour Pathway.
- 21.14.3 Integrate harbour transportation links into overall transportation network.
- 21.14.4 Enhance environmental quality of harbour and restore ecological functioning of shoreline area.
- 21.14.5 Enhance public access and amenity value of the harbour.
- 21.14.6 Establish view corridors to protect public views of the harbour.
- 21.14.7 Maintain and enhance waterfront character and sense of arrival at the Inner Harbour.
- 21.14.8 Develop a comprehensive plan for the under-used lands west of Wharf Street, alone or in conjunction with new development as appropriate.
- 21.14.9 Support redevelopment of the Belleville Terminal site as an international gateway.

MAP 27




Hillside-Quadra Strategic Directions



Urban Place Designations*

-  Large Urban Village
-  Small Urban Village
-  Housing Opportunity
-  Urban Residential
-  Mixed Residential
-  Traditional Residential
-  Public Facilities, Institutions, Parks and Open Space

Public Facilities

-  Community Centre
-  Existing Public School
-  Proposed Park (approximate location)

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

HILLSIDE-QUADRA**21.15 Vision in the citywide context includes:**

- 21.15.1 Diverse multi-unit housing options near Quadra Village, Tolmie Village, and within walking distance of the Douglas, Finlayson, and Hillside mobility corridors and other community parks and amenities.
- 21.15.2 Local-serving commercial nodes throughout the neighbourhood including along sustainable mobility corridors.
- 21.15.3 Home to a citywide recreational facility at Topaz Park.
- 21.15.4 Location of a regionally significant sensitive ecosystem at Summit Park.
- 21.15.5 Key transportation corridors along Blanshard Street, Bay Street, Hillside Avenue, and Quadra Street, and potential future frequent transit along Finlayson Street.

21.16 Strategic directions include:

- 21.16.1 Further develop Quadra Village as a complete Large Urban Village with housing options, diverse local-serving commercial and services for daily needs, cultural assets, and new public spaces.
- 21.16.2 Complement the ground-oriented Traditional Residential character in the majority of the neighbourhood with diverse and compatible multi-unit forms for a variety of housing choices.
- 21.16.3 Consider opportunities to re-envision major sites in Quadra West, including the Evergreen Terrace site and the former Blanshard School site, with mixed-income housing, public open spaces, updated community serving amenities, and improved connections to other neighbourhood assets in the north and east.
- 21.16.4 Enhance Tolmie Village with additional local-serving businesses, housing options, and new public spaces.
- 21.16.5 Protect, enhance and renew the significant stand of Garry Oak woodlands in the Summit Park area and enhance public access.
- 21.16.6 Enhance Hillside Avenue, Bay Street, Cook Street, Blanshard Street, and Finlayson Street as multi-modal corridors.



MAP 28

James Bay Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Existing Public School
- Community Centre

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

JAMES BAY**21.17 Vision in the citywide context includes:**

- 21.17.1 A densely populated mixed-used neighbourhood with a Large Urban Village.
- 21.17.2 A major international visitor entry point, with cruise ship terminal, ferry terminals and significant Working Harbour component facilities.
- 21.17.3 Citywide attractions including Beacon Hill Park and publicly accessible shoreline.
- 21.17.4 Location of ceremonial precinct at the Parliament Buildings, the Inner Harbour and the Royal BC Museum.
- 21.17.5 Location of significant heritage landmark buildings including the Parliament Buildings and its ceremonial grounds the CPR Steamship Terminal and the Royal BC Museum.
- 21.17.6 Home to a large portion of the city's rental housing stock.
- 21.17.7 Centre of tourist accommodation and visitor services.

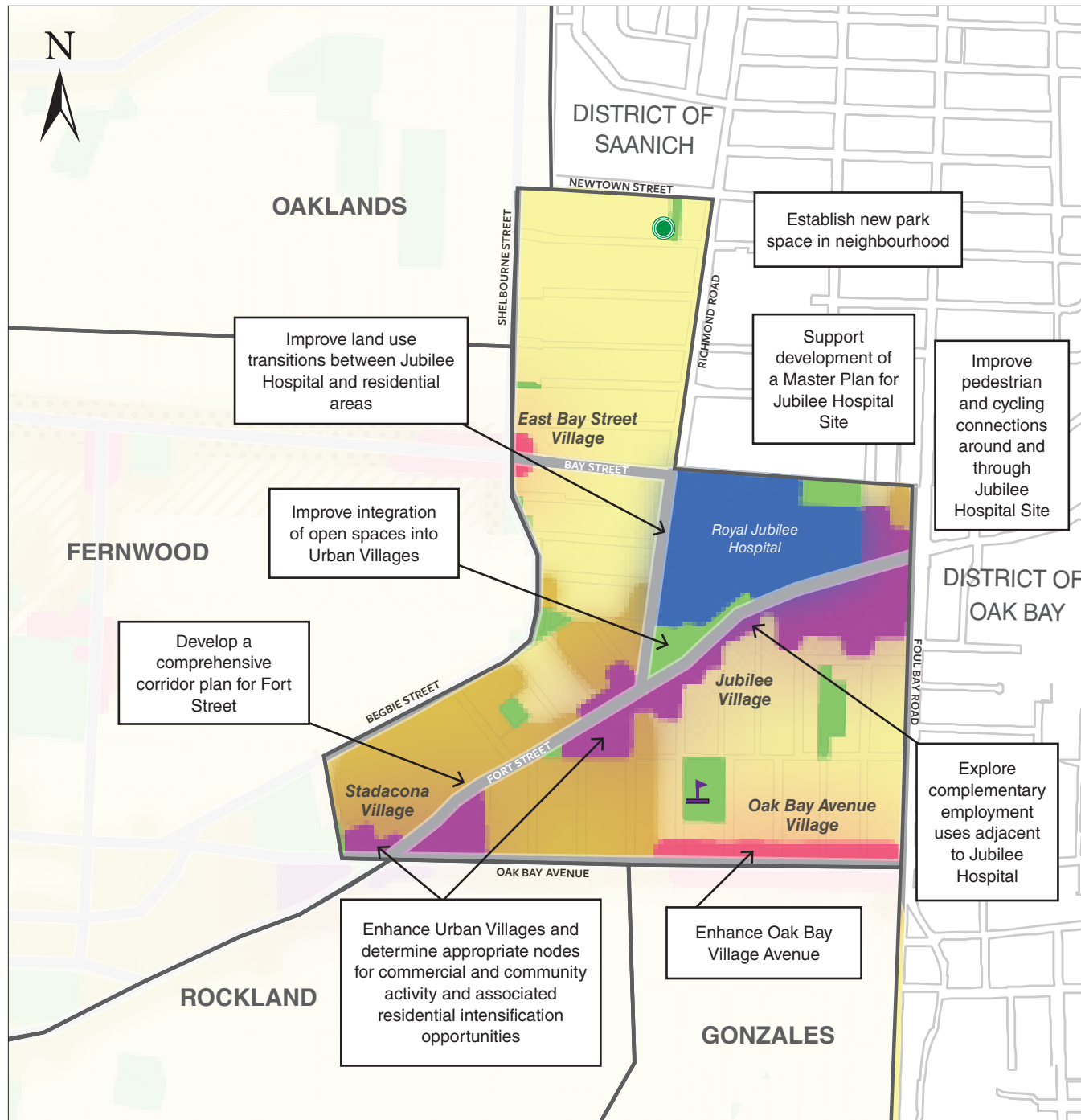
21.18 Strategic directions include:

- 21.18.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
- 21.18.2 Focus commercial development in the Legislative Precinct and James Bay Village.
- 21.18.3 Maintain an interesting diversity of land uses, housing types and character areas.
- 21.18.4 Enable adaptation and renewal of the existing building stock.
- 21.18.5 Continue to support sensitive infill.
- 21.18.6 Implement and connect the Harbour Pathway and restore ecologically sensitive shoreline areas.
- 21.18.7 Realize development opportunities near the Parliament Buildings in a way compatible with neighbourhood character.
- 21.18.8 Improve pedestrian, cycling and transit connections between Downtown, Beacon Hill Park, James Bay Village and waterfront areas, including through the introduction of local transit service.
- 21.18.9 Enable the expansion of cultural assets in the Inner Harbour/Legislative district.
- 21.18.10 Beautify the public realm and improve wayfinding along Dallas Road to other destinations.
- 21.18.11 Undertake public realm improvements in James Bay Village to improve walkability and enhance vitality.

MAP 29

Jubilee

Strategic Directions



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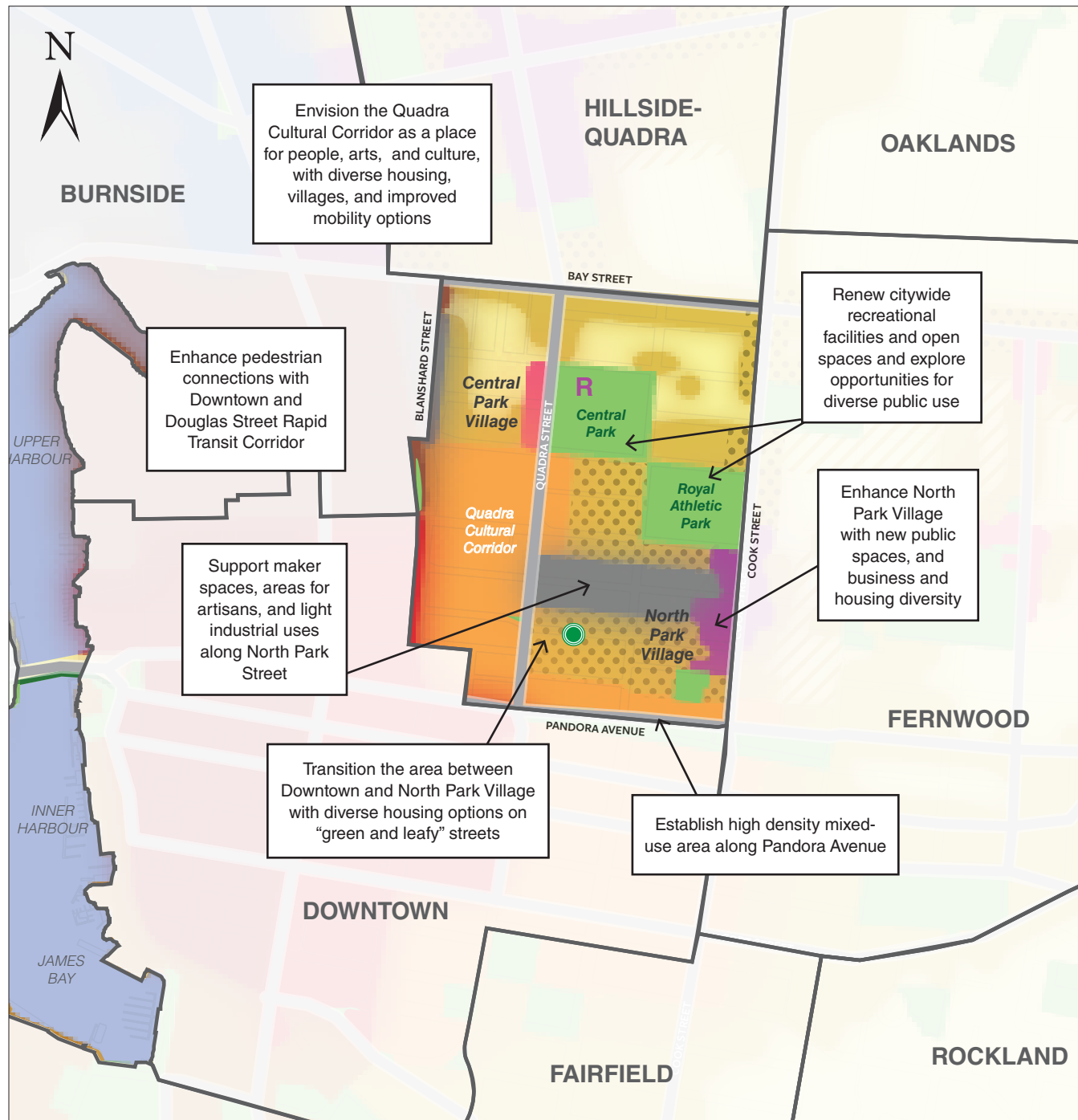
JUBILEE

21.19 Vision in the citywide context includes:

- 21.19.1 Regionally significant employment centre at Royal Jubilee Hospital.
- 21.19.2 Major transportation corridor and priority frequent transit route along Fort Street connecting Esquimalt Dockyards, Downtown, Royal Jubilee Hospital with Camosun College and the University of Victoria.
- 21.19.3 Multi-family residential and commercial development within walking distance of Fort Street.
- 21.19.4 Urban Villages at Stadacona (Fort and Oak Bay), Jubilee (Richmond and Fort), Fort and Foul Bay, and Oak Bay Avenue and East Bay Street (Bay and Shakespeare to Shelbourne).
- 21.19.5 Important transportation corridor on Shelbourne Street including frequent transit service connecting to Hillside Town Centre.

21.20 Strategic directions include:

- 21.20.1 Enhance Fort Street corridor through a comprehensive corridor plan that examines land use, urban design, and transportation conditions.
- 21.20.2 Develop plans to enhance Urban Villages at Stadacona, Oak Bay Avenue, Jubilee, and Fort/Foul Bay, giving consideration to appropriate nodes for commercial and community activity and associated residential intensification opportunities.
- 21.20.3 Explore complementary commercial and other employment land uses that can be located adjacent to and within the Royal Jubilee Hospital site.
- 21.20.4 Integrate Bowker Creek watershed protection into land use planning and explore daylighting opportunities.
- 21.20.5 Improve land use transitions and minimize impacts of Royal Jubilee Hospital redevelopment and expansion on adjacent ground-oriented general residential areas.
- 21.20.6 Improve pedestrian and cycling connections around and through the Royal Jubilee Hospital site.
- 21.20.7 Improve streetscape and pedestrian conditions throughout the neighbourhood.
- 21.20.8 Support development of a master plan for Royal Jubilee Hospital, including investigating the feasibility of district energy systems, infrastructure, urban design and transportation improvements, and redevelopment potential.
- 21.20.9 Improve the integration of open spaces into Urban Villages, including Royal Jubilee Hospital green space at Richmond Avenue and Fort Street.
- 21.20.10 Establish new park space within the Jubilee neighbourhood.



MAP 30

North Park

Strategic Directions

Urban Place Designations*

- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Traditional Residential
- Urban Industrial
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- R Recreation Centre
- Proposed Park (approximate location)

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

NORTH PARK

21.21 Vision in the citywide context includes:

- 21.21.1 Location of citywide recreation facilities at Crystal Pool, Royal Athletic Park, and the Save On Foods Memorial Centre.
- 21.21.2 Areas west of Quadra Street and fronting Pandora Avenue identified as a mixed use residential area within the Downtown Core Area.
- 21.21.3 Southern portion of the neighbourhood along Pandora Avenue identified for higher density mixed use development in the Downtown Core Area.
- 21.21.4 Key transition area linking higher density Downtown and Harris Green with other residential areas of the city; the area between Quadra Street and North Park Village is a key transition zone envisioned to accommodate diverse housing options with a residential character and mature streetscapes.
- 21.21.5 Significant commercial area at North Park Village.
- 21.21.6 Significant cluster of heritage buildings along and near Quadra Street.
- 21.21.7 Light industrial (artisan and maker space) area along North Park Street between Quadra and Cook Streets.

21.22 Strategic directions include:

- 21.22.1 Renew citywide recreational facilities at Crystal Pool and Royal Athletic Park and explore opportunities for diverse public uses.
- 21.22.2 Support diverse multi-unit housing options within walking distance of the North Park Village and within portions of the neighbourhood designated Core Residential close to downtown amenities and frequent transit options.

21.22.3 To support appropriate housing options and good transitions, consider the following place specific guidance for Core Residential areas in the neighbourhood:

- › On the east side of Quadra Street, south of Pembroke Street and north of North Park Street, consider approximate base densities of 2:1 floor space ratio and approximate max densities of 3:1 floor space ratio, with total commercial densities of approximately 1:1 floor space ratio.
- › On the south side of Mason Street, east of Vancouver Street and west of Cook Street, consider approximate base densities of 1:1 floor space ratio and approximate max densities of 2:1 floor space ratio, with total commercial densities of approximately 1:1 floor space ratio and heights of generally 6 storeys.

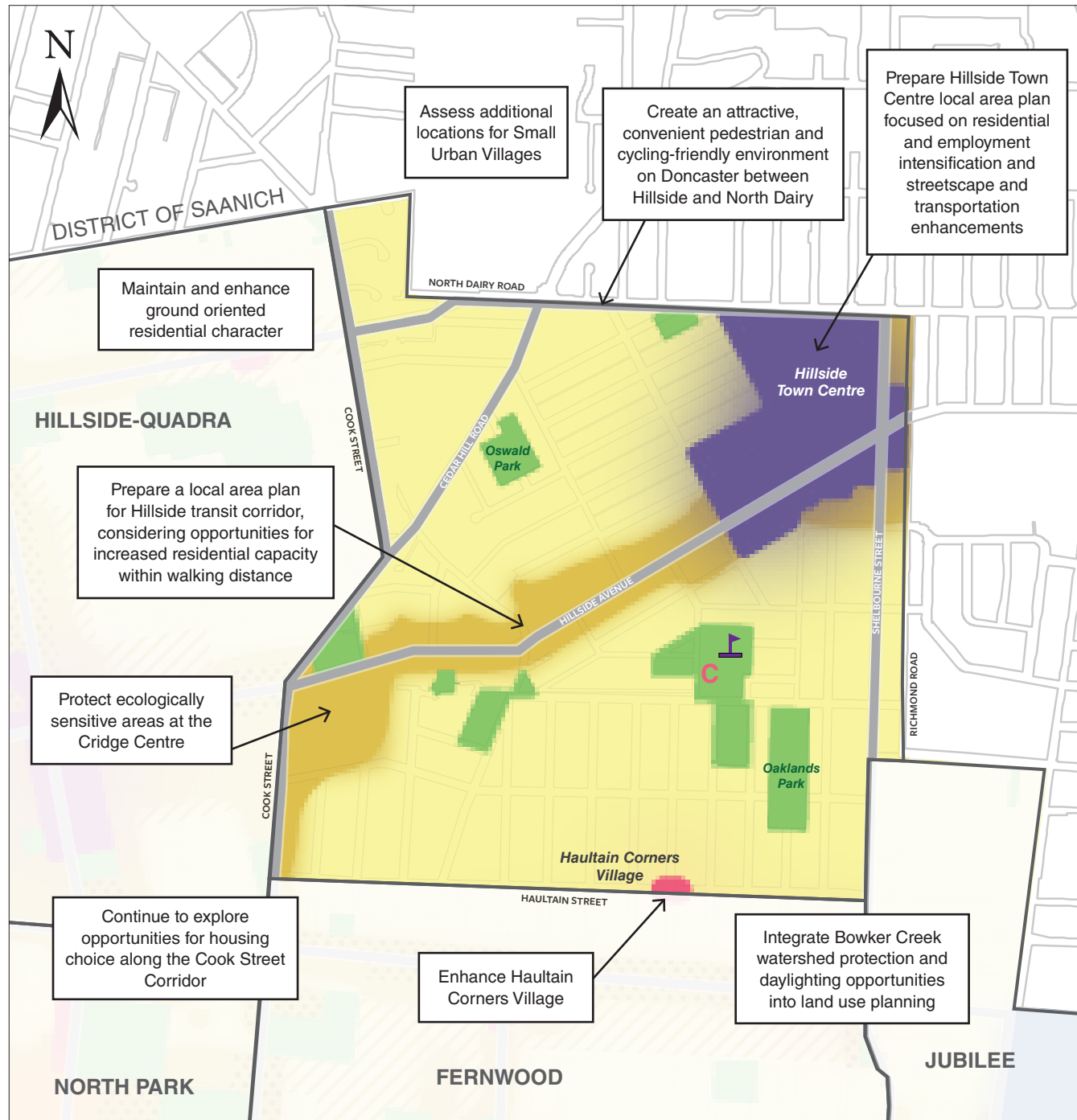
21.22.4 Support the evolution of North Park Village as a complete Large Urban Village with housing options, diverse commercial and services for daily needs, and new public spaces.

21.22.5 Retain existing light industrial uses along North Park Street and support new similar uses to locate in the area, including ground floor artisan and maker spaces with residential uses above.

21.22.6 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.

21.22.7 Enhance pedestrian connections with Downtown and the Douglas Street rapid transit corridor.

21.22.8 Continue to examine opportunities for the introduction of a central community space that serves the neighbourhood.



MAP 31

Oaklands

Strategic Directions

Urban Place Designations*

- Town Centre
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Existing Public School
- Community Centre

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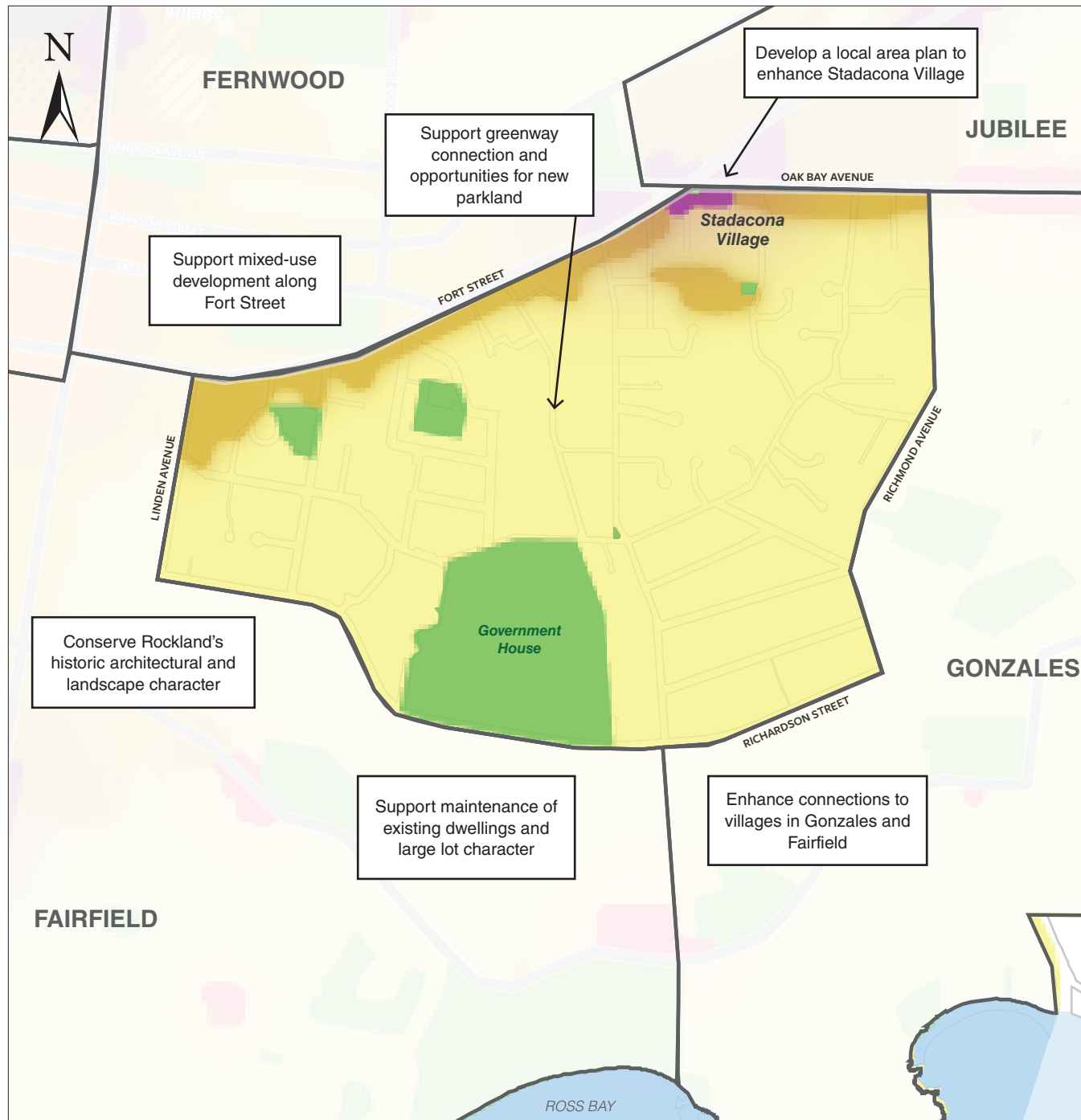
OAKLANDS

21.23 Vision in the citywide context includes:

- 21.23.1 Location of a Town Centre anchored at Hillside Mall.
- 21.23.2 Major transportation corridors located on Shelbourne Street and Hillside Avenue.
- 21.23.3 Major apartment and mixed-use corridor along Hillside Avenue.
- 21.23.4 Location of small urban village at Haultain Corners.
- 21.23.5 Large areas of ground-oriented general residential housing suitable for families with children.

21.24 Strategic directions include:

- 21.24.1 Prepare a local area plan focused on the development of the Hillside Town Centre considering residential and employment intensification as well as transportation and streetscape enhancements.
- 21.24.2 In consultation with the District of Saanich, prepare a local area plan focused on the Hillside transit corridor considering opportunities to increase residential densities within walking distance of the corridor.
- 21.24.3 Maintain and enhance the ground-oriented general residential character in the majority of the neighbourhood.
- 21.24.4 Progressively enhance the Small Urban Village at Haultain Corners and assess potential locations for additional Small Urban Villages, including at Cedar Hill Road at Finlayson Street.
- 21.24.5 Integrate Bowker Creek watershed restoration into land use planning and consider daylighting opportunities.
- 21.24.6 Create an attractive, convenient pedestrian and cycling friendly environment on Doncaster Drive between Hillside Avenue and North Dairy Road.
- 21.24.7 Protect ecologically sensitive areas at the Cridge Centre property.
- 21.24.8 In future local area planning, consider diverse housing options along and near the Cook Street Corridor to support sustainable mobility and housing objectives.



MAP 32

Rockland Strategic Directions

Urban Place Designations*

- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

ROCKLAND

21.25 Vision in the citywide context includes:

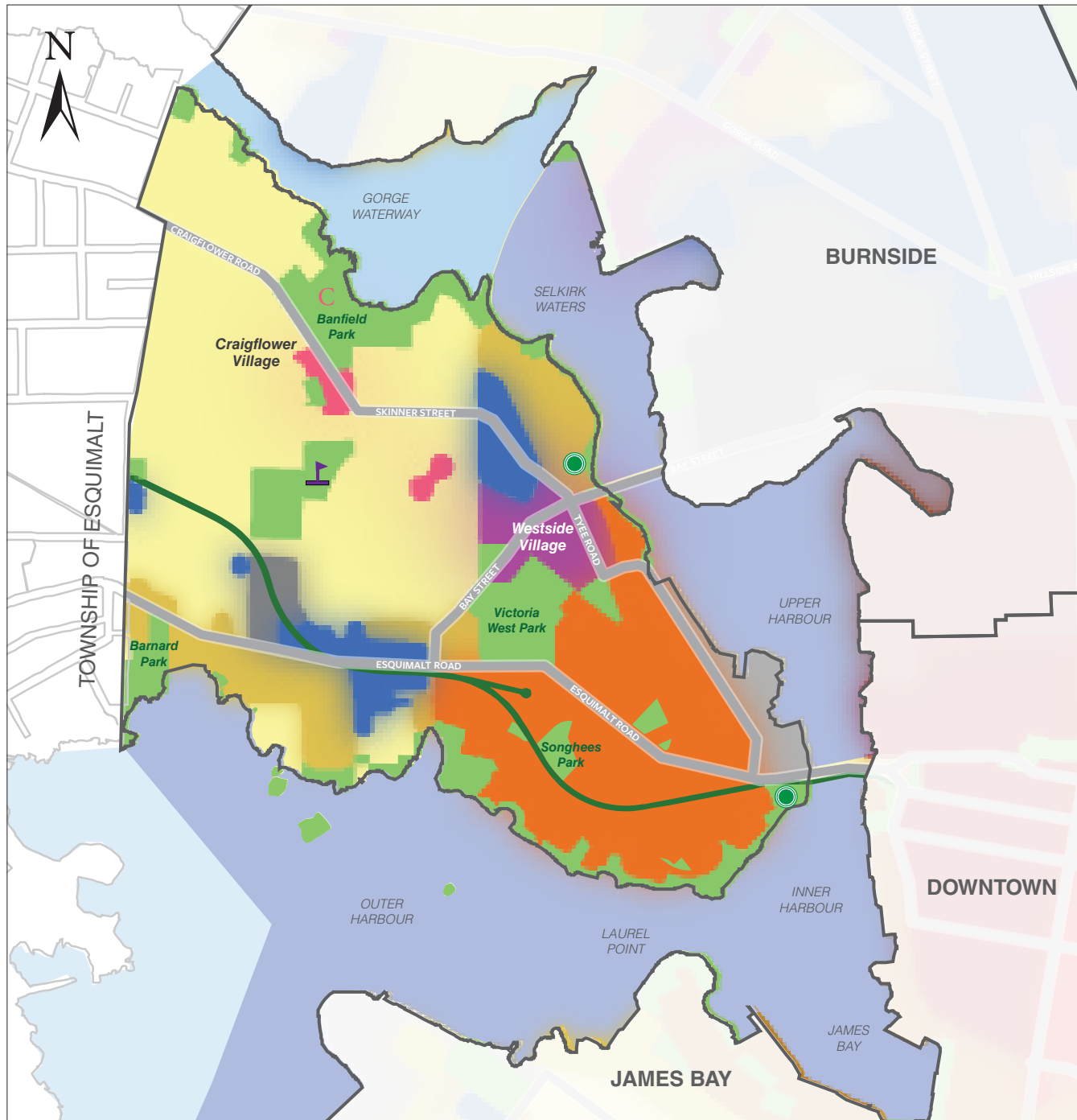
- 21.25.1 Primarily a historic residential neighbourhood with ground-oriented housing.
- 21.25.2 An area of notable historic architectural and landscape character.
- 21.25.3 A mixed-use corridor along Fort Street and Oak Bay Avenue defines the northern neighbourhood border.
- 21.25.4 Location of city wide cultural facilities in the Victoria Art Gallery, Craigdarroch Castle and Government House.
- 21.25.5 Significant stock of established rental housing.
- 21.25.6 Significant portion of the city's urban forest, largely on private land.

21.26 Strategic directions include:

- 21.26.1 Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.
- 21.26.2 Support mixed use development along the Fort Street frequent transit corridor.
- 21.26.3 Undertake a local area plan to enhance Stadacona Village at Oak Bay Avenue and Fort Street.
- 21.26.4 Continue to conserve the historic architectural and landscape character of the neighbourhood.
- 21.26.5 Enhance connections to Urban Villages in Fairfield, Gonzales, and Jubilee.
- 21.26.6 Support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.
- 21.26.7 Support greenway connection and opportunities for new parkland.

MAP 33

Victoria West Neighbourhood



Urban Place Designations*

- Core Songhees
- General Employment
- Marine Industrial
- Urban Industrial
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Existing Public School
- Community Centre
- Proposed Park (approximate location)

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

VICTORIA WEST

21.27 Vision in the citywide context includes:

- 21.27.1 Eclectic mix of land uses, including industrial, employment, apartment residential and older neighbourhoods with a range of housing forms.
- 21.27.2 High density residential mixed use development in the Songhees Peninsula forms a distinct and unique part of the city's urban core, and serves as a focus of activity with a diversity of uses for the Victoria West neighbourhood.
- 21.27.3 Transportation links to Downtown Core through the Galloping Goose Regional Trail, Esquimalt Road, Craigflower Road and the E & N Rail Corridor.
- 21.27.4 Large Urban Village anchored by Westside Village, Victoria West Park and higher density comprehensive developments.
- 21.27.5 Some ecologically significant shoreline areas.
- 21.27.6 Significant public waterfront access throughout the neighbourhood, including waterfront walkway connections to the waterfront from inland locations, and unique vantage points with views to the Inner Harbour, Downtown and the Outer Harbour.
- 21.27.7 Location of historic industrial areas, including along the waterfront and in the collection of buildings and structures at the Roundhouse.

21.28 Strategic directions include:

- 21.28.1 Complete the revitalization of the portions of Victoria West included within the Urban Core, including Songhees, Dockside, Bayview and Roundhouse sites giving consideration for urban design linkages within the neighbourhood and to the Downtown Core Area.
- 21.28.2 Enhance urban design to improve connectivity and walkability and better integrate land uses throughout the neighbourhood with an emphasis on providing networks that link destinations and provide enhanced access to the waterfront.
- 21.28.3 Strengthen transportation corridors through enhancing pedestrian, transit and cycling priority and considering how the E & N Rail Corridor can best be used as a community amenity and connecting element.
- 21.28.4 Implement, monitor and regularly update the local area plan for the Victoria West neighbourhood that examines land use, transportation and urban design conditions, with a focus on areas of existing or future major change and better integration of all areas of the neighbourhood.
- 21.28.5 Continue to develop the Large Urban Village anchored by Westside Village, local-serving commercial areas in the form of Small Urban Villages and neighbourhood-scaled commercial and mixed use developments to enable Victoria West residents and employees to easily access all of their daily needs within walking distance.
- 21.28.6 Maintain a diversity of employment lands and uses.
- 21.28.7 Explore opportunities to enhance Craigflower Village.