

Vic West

Neighbourhood Plan

DRAFT

The City of Victoria acknowledges that the land and water of the Victoria West neighbourhood is the traditional territory of the Lekwungen people.

Table of Contents

1. Introduction	12
2. Neighbourhood Context	19
3. Transportation and Mobility	27
4. Parks, Open Space and Waterways	37
5. Future Land Use Map	47
6. Residential Areas	51
7. Special Planning Areas and Master Planned Areas	63
8. Urban Villages	67
9. Employment Lands	75
10. Heritage	79
11. Infrastructure and Green Development	83
12. Neighbourhood Food Systems	87
13. Neighbourhood Well-Being	89
14. Arts, Culture and Placemaking	91
15. Action Plan	93
16. Glossary of Terms	99

List of Maps

- Map 1. Existing Master Development Agreements25
- Map 2. Neighbourhood Active Transportation Network28
- Map 3. Neighbourhood-Identified Priority Transportation
Improvements.....30
- Map 4. Future inter-municipal waterfront pedestrian routes.....39
- Map 5. Existing Parks and Open Space network (2017)40
- Map 6. Suggested Park and Open Space improvements42
- Map 7. Neighbourhood Land Use Map47
- Map 8: Urban Residential Areas53
- Map 9: Traditional Residential Housing Sub-Areas.....55
- Map 10. Special Planning Areas63
- Map 11. Master Development Agreements66
- Map 12. Urban Villages.....68
- Map 13. Employment Lands77
- Map 14. Heritage Areas80

List of Figures

Figure 1. Big Moves in the Plan.....	7	Figure 25. Illustrative example of small lot house	61
Figure 2. Plan Process	15	Figure 26. Illustrative example of heritage home	61
Figure 3. Plan Goals	17	Figure 27. Concept of Craigflower Village area	70
Figure 4. Vic West Plan Area.....	19	Figure 28. Concept image of Westside Village area.....	73
Figure 5. History Timeline.....	20	Figure 29. Conceptual examples of industrial employment building..	76
Figure 6. Neighbourhood Snapshot - Residential Statistics.....	22	Figure 30. Illustrative diagram of a mixed use development with light industrial uses at grade.....	76
Figure 7. Neighbourhood Snapshot - Employment Statistics	23	Figure 31. Illustrative example of heritage property with a suite and a garden suite.	81
Figure 8. Harbour Road.....	29	Figure 32. Example of adaptive re-use of heritage buildings.	81
Figure 9: Tree coverage in Vic West.....	46	Figure 33. Example of added density around heritage buildings	81
Figure 10: Future Land Use Category Matrix	48	Figure 34. Inundation map showing projected sea level rise impacts for Gorge View Industrial Land.....	85
Figure 11. Illustrative example of rowhouses on corner lot	57	Figure 35. Inundation map showing projected sea level rise impacts for Inner Harbour	86
Figure 12. Illustrative example of rowhouses on two assembled lots .	57	Figure 36. Short-term Actions	93
Figure 13. Illustrative example of courtyard townhouses	58	Figure 37. Medium-term Actions	96
Figure 14. Example of street-fronting townhouses.	58	Figure 38. Long-term Actions.....	97
Figure 15. Illustrative example of townhouses with clustered parking on consolidated lots	58	Figure 39. Ongoing Actions	98
Figure 16: Illustrative example of townhouses on single lot	58		
Figure 17. Illustrative example of a front-to-back duplex.....	59		
Figure 18. Example of a front-to-back duplex.....	59		
Figure 19. Example of a side-by-side duplex	59		
Figure 20: Example of heritage house converted to a duplex	59		
Figure 21. Illustrative example of houseplex featuring three units.	60		
Figure 22. Example of houseplex featuring several units	60		
Figure 23. Example of houseplex featuring four units.....	60		
Figure 24. Illustrative example of houseplex with three units on a corner site.	60		