

Big Moves in the Plan

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- 4** Create more places to live near transit and amenities

- 5** Strengthen connections to the waterfront
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Figure 1. Big Moves in the Plan



Create Strong Village Hearts

What we heard

The shops and services at Westside Village are a great community asset. In the future, improving the cycling and walking access would enhance the village as a community gathering place. Future development should be sensitively designed to enhance streets and public places, add places to live and work and continue to provide access to shops, services and community facilities.

Craigflower Village is valued for its small shops, local flavour and friendly ambiance. Neighbours would like to maintain the character while supporting the existing businesses and providing more space for a few new shops and additional housing. The public space along Craigflower Road should be enhanced and connections to Banfield Park strengthened.

Other locations, including Harbour Road, Esquimalt Road near the E&N Trail, the Roundhouse, and Catherine Street at Edward Street present opportunities for neighbourhood gathering and services.

How the plan addresses what we heard

The plan supports the evolution of Westside Village as a mixed-use heart for the neighbourhood, with:

- multi-storey buildings for housing and employment

- an enhanced sense of place along streets and in public spaces, with a focus on Wilson Street. This includes ground-floor shops facing onto streets, enhanced street furniture and trees, and places to gather
- improved connections to and from the village for pedestrians and cyclists
- an opportunity for more Community Centre space

The plan supports small changes to the Craigflower Village area to:

- allow a broader mix of housing types adding residents to help support the businesses
- improve places to gather on both sides of Craigflower Road
- support some additional shops while maintaining the small scale of the village

The plan also designates a small village in the block of Catherine Street north of Edward Street, supporting new mixed-use, live-work and residential buildings of up to three storeys.

For more information on this Big Move

See Chapter 8, Urban Villages.



2

Connect the community

What we heard

Vic West has several busy streets that are used for commuting traffic between Victoria and other municipalities. While two regional trails run through the community, it is often hard to get comfortably from neighbourhood destinations to the trails. Transportation improvements are needed to increase safety and connectivity, including better crossings, traffic calming and wayfinding.

How the plan addresses what we heard

The plan identifies new routes for pedestrians and cyclists and areas that may need upgrading. Future improvements include:

- Complete pedestrian and cycling routes and develop new ones to connect different parts of the neighbourhood
- Address key intersections, crossings and areas for improvement to make walking and cycling more comfortable and safe
- Better connect the neighbourhood to existing regional trails
- Improve the network of pathways that connects through the complicated block pattern of the neighbourhood

For more information on this Big Move

See Chapter 3, Transportation and Mobility.



3

Add housing that fits neighbourhood character in older residential areas

What we heard

Vic West celebrates the diversity of people and housing in the neighbourhood. There is also a deep appreciation of the older residential areas, with their low-scale housing, modest green spaces on private lands, and food growing opportunities. The community wants to see this character maintained, while increasing the range of housing choices and improving affordability.

How the plan addresses what we heard

The plan supports the creation of more places to live while maintaining the character of the older residential area:

- Support small apartment buildings on Skinner Street and near Esquimalt Road
- Support row/townhouses and houseplexes, focused east of Russell Street
- Reduce the lot size required for small lot houses (west of Russell St.) or duplexes
- Allow suites in duplexes, small lot houses, and townhouses fronting streets
- Protect and re-use heritage buildings by allowing additional housing
- Support revitalization of existing housing cooperatives
- Provide updated urban design guidelines for new development

For more information on this Big Move

See Chapter 6, Residential Areas, and also Chapter 10, Heritage.



Create more places to live near transit and amenities

What we heard:

The area around Esquimalt Road is currently under-utilized and would benefit from more vibrancy. New housing near trails and transit routes will help revitalize the area and provide places to live into the future.

How the plan addresses what we heard

The plan identifies new moderately-scaled housing opportunities near Skinner Street, along Esquimalt Road, and in the Lime Point Area:

- Enliven Esquimalt road with residential units above employment. Add residential buildings up to five storeys in some parts of Lime Point (south of Esquimalt Road)
- Support three-storey townhomes and smaller apartment buildings along Skinner Street
- Encourage three-storey mixed-use buildings, townhomes, and conversions of existing houses along Craigflower Road near the village. Encourage four-storey mixed-use buildings in the half block northeast of Skinner and Russell Street.
- Encourage new housing in mixed use buildings within Westside Urban Village
- Provide urban design guidance to be sensitive to neighbours, pedestrian areas and the shoreline

For more on this big move:

See Chapter 6, Residential Areas, and also Chapter 9, Employment Lands



Strengthen connections to the waterfront

What we heard:

The waterfront is a precious asset and source of neighbourhood identity.

How the plan addresses what we heard

- Improve access to the waterfront through swimming docks and trail improvements
- Add features and improvements that encourage gathering and animate the waterfront
- Work with partners to restore water and environmental quality in the Gorge Waterway and its shores

For more on this big move:

See Chapter 4, Parks, Open Space and Waterways



6

Support jobs and businesses in the neighbourhood

What we heard:

The neighbourhood has a rich history of employment connected to the E&N Rail and the harbour. Vic West continues to support a diversity of sectors including shipbuilding and marine services, brewing and food processing, artisan and light manufacturing, and trades, with a growing professional office and technology sector, providing important jobs in a central location. The community values preserving existing employment lands, renewing and maintaining space for neighbourhood-compatible artisan and light industries, creating offices for new employment, and finding opportunities for mixing living and working.

How the plan addresses what we heard

- Maintain the Upper Harbour waterfront for industry
- Encourage the retention and renewal of light industrial spaces and add new upper floor commercial and office spaces
- Support housing or offices above artisan and compatible light industrial businesses along parts of Esquimalt Road and in the Langford-Bay-Tyee area
- Mix employment and housing south of Tyee Road, transitioning to the Railyards residential area
- Support new upper-floor offices in Westside Urban Village

For more on this big move:

See Chapter 9, Employment Lands, and Chapter 8, Urban Villages.



7

Strengthen parks and food systems

What we heard

The neighbourhood has great parks that provide areas for play and recreation, access to nature, and places to gather. Residents have many ideas for improving the parks to draw more people and offer even more activities and recreation for all ages and abilities.

The community prides itself on its urban food production and envisions growing more food in private green spaces, public parks, open spaces and boulevards, and on sites of new multi-unit buildings.

How the plan addresses what we heard

- Identify future improvements to parks and open spaces that add activities, improve comfort and safety, restore nature and encourage people to gather. These ideas will guide future park improvement plans.
- Support the creation of community gardens and orchards as community-initiated projects. The plan identifies several locations, including Hereward and Triangle Parks
- Support the creation of new allotment or community gardens through private redevelopment, including gardens for residents in new multi-unit developments, and as public amenities should housing cooperatives redevelop to higher densities

For more on this big move:

See Chapter 4, Parks, Open Spaces and Waterfront, and Chapter 12, Neighbourhood Food Systems