

KEY DIRECTIONS

1

Smart Growth

A mixed-use village where people can live, work, and play; and that can accommodate growth for future generations.

2

People-Friendly Streets

Existing streets will be improved to include sidewalks, bike paths, and landscaping.

3

Access to Nature

New parks and green spaces will be created so that all residents are within a 5-minute walk of natural areas.

4

Housing Choices

A mix of housing types to accommodate residents throughout each stage of life.

DEFINING POLICY

1. Municipality to acquire a network of new or improved streets as the neighbourhood redevelops, with an emphasis on pedestrian comfort and safety (see Section 5.3).

2. Municipality to acquire new parkland as the neighbourhood redevelops with the target of having all residents within a 5-minute walk of a green space (see Section 6.3).

3. Applicants to provide Community Amenity Contributions as part of all rezoning processes (see Section 4.2.3).

4. New buildings to be energy efficient; built with a minimum of Step 3 of the BC Energy Step Code (see Section 4.5.3).

5. All new development to have a maximum 10% effective impervious area (area that drains to conventional off-site infrastructure) in order to manage stormwater on-site and protect local ecosystems (see Section 4.5.2).

6. All new development to have a minimum 30-40% tree canopy coverage in order to create a new urban forest (see Section 4.5.1).

7. All new development to adhere to dark sky lighting principles and guidelines for exterior lighting in order to maintain a rural night sky and minimize impact on residents (Section 5.7.2).

2.2 VISION

A model Green Growth Centre in the Cowichan Valley that is a vibrant, walkable, urban village that facilitates healthy living in all stages of life.

2.3 GOALS

Live, Work, Play

A neighbourhood where residents can live, work, and play within a 5-minute radius.



8 to 80

A neighbourhood where people of all ages feel safe, comfortable and are welcomed.



Green, Not Grey

A neighbourhood built on a green network that supports a healthy community and ecosystem.



2 of 2