

Village Centres



SOCP DIRECTION

Land Use Map updates:

- Removed Neighbourhood Centres where there is little to no existing commercial.
- Upgraded Neighbourhood Centres to Village Centres where there is strong potential for commercial.
- Adjusted Village Centre boundaries to better reflect existing land uses.
- Added a Village Centre designation at Dogwood and Hilchey.

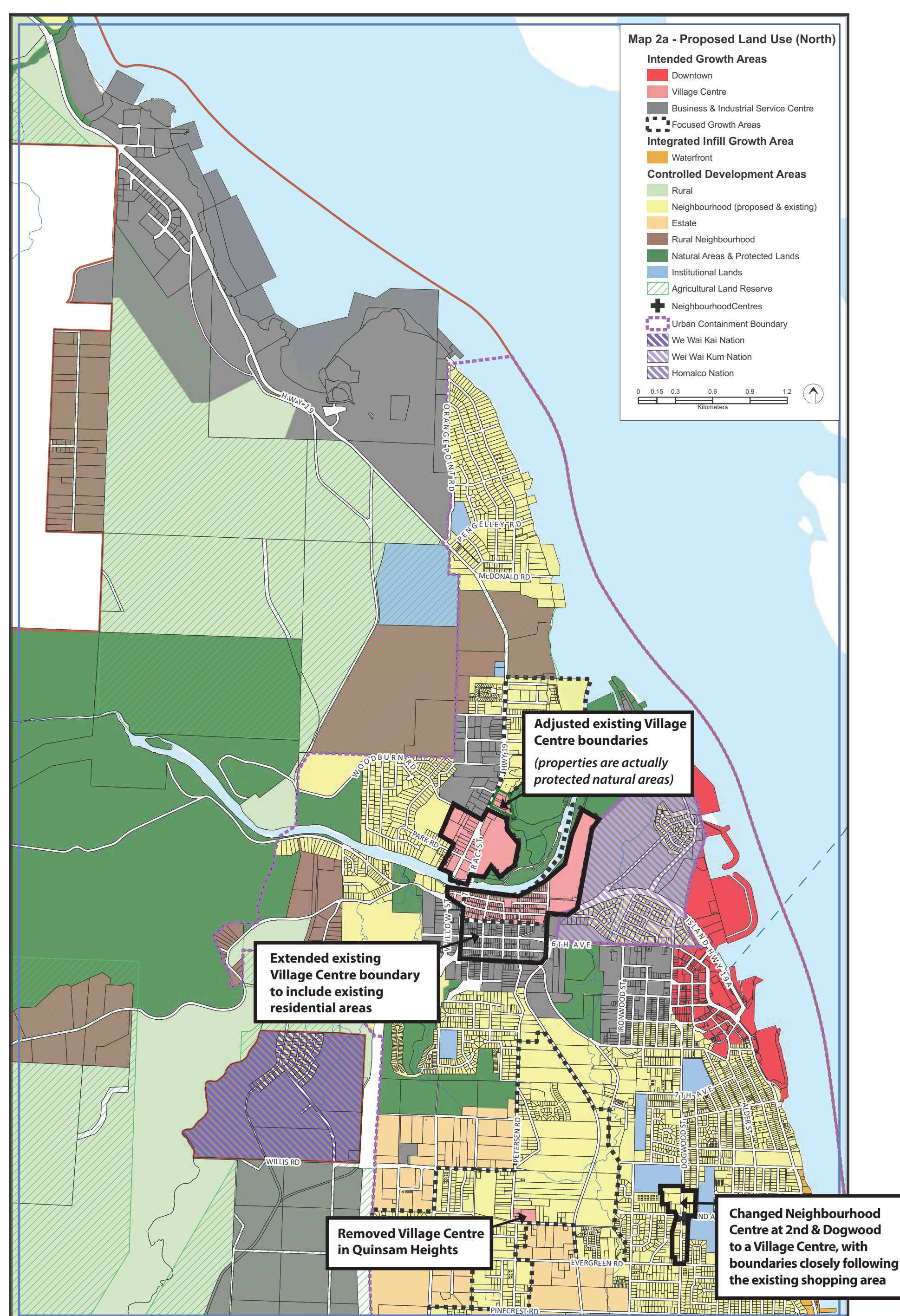
Removed Neighbourhood Centres:

- To simplify the SOCP, the Neighbourhood Centre Designation was removed. Instead, a small amount of neighbourhood commercial is allowed at major intersections in the Neighbourhood Designation. This will provide more flexibility on the location for neighbourhood commercial if and when the market supports it.

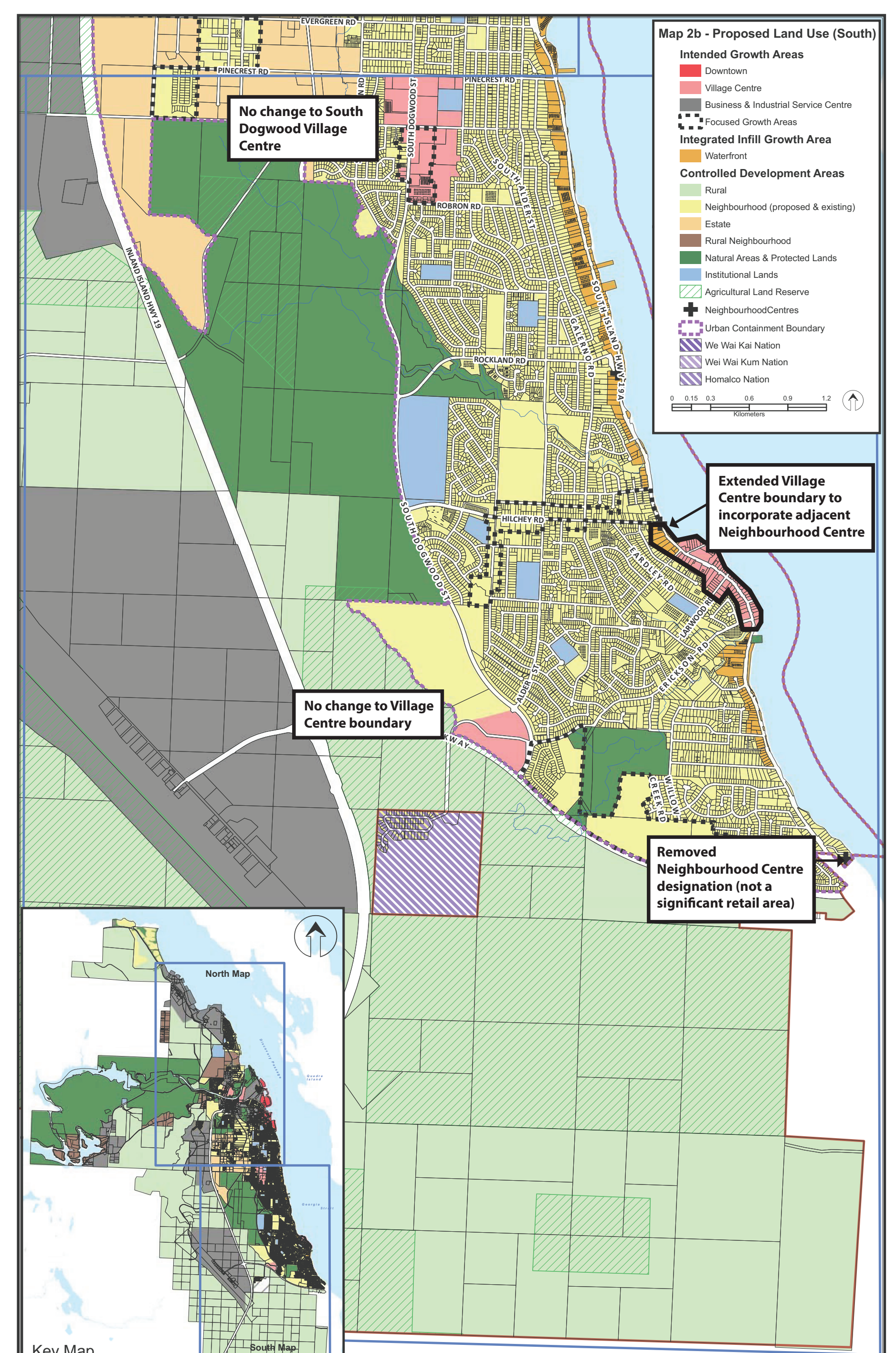
Village Centre Guidelines

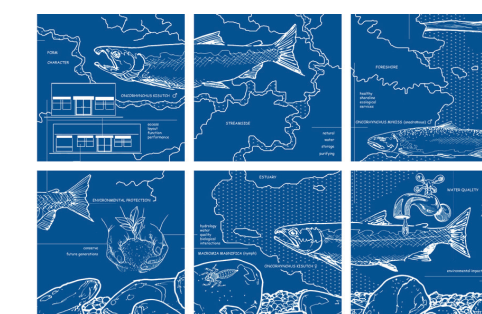
- Updated the form and character guidelines to make these areas more pedestrian friendly.

SOCP LAND USE REVISIONS - NORTH



SOCP LAND USE REVISIONS - SOUTH



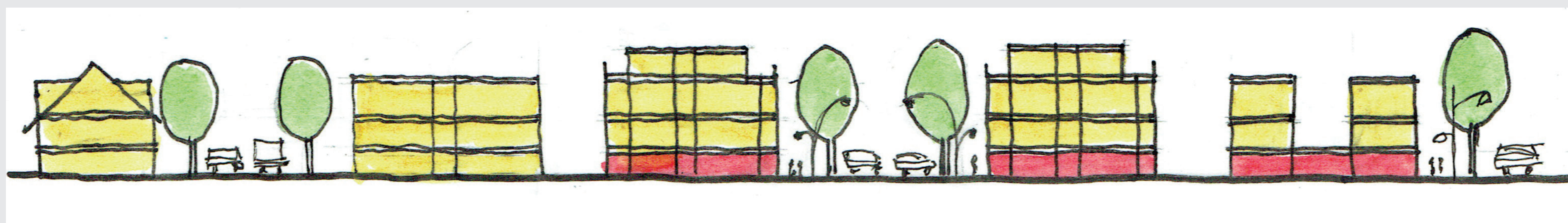


PROPOSED ZONING UPDATES

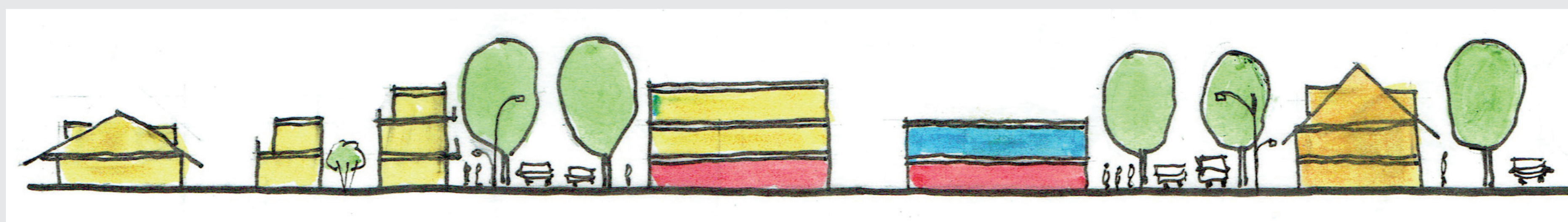
1 ENCOURAGE WALKABLE, MIXED USE VILLAGE CENTRES

- For areas designated as Village Centres we are reviewing existing zoning to encourage:
 - » mixed use
 - » scale that complements the existing neighbourhood
 - » pedestrian-oriented (i.e., close to the street with parking at the sides and rear of buildings)
- This could involve:
 - » creating new zones, and/or
 - » rezoning some properties based on their location and current use.

HIERARCHY OF COMMERCIAL IN CAMPBELL RIVER



Downtown: a compact mix of residential and retail with mixed use buildings (3-4 storeys), townhouses and apartments with single family homes nearby.



Village Centre: a mix of residential, office and retail with a range of mixed use buildings (2-3 storeys), townhouses and single family homes (e.g., Campbellton).



Above: Example of an existing Campbell River Village Centre

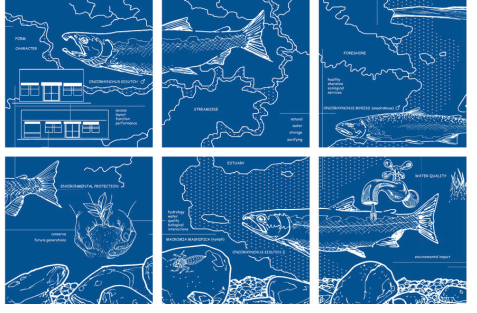


Above and right: Examples of pedestrian oriented 2-story mixed use residential & commercial

What do you think?







Zoning Bylaw
REVIEW




BUILDINGS IN VILLAGE CENTRES

What do you think is the appropriate **HEIGHT** for buildings in **Village Centres**?


2-storeys		VOTE HERE	Why do you feel this way? 
3-storeys		VOTE HERE	
4-storeys		VOTE HERE	

LAND USES IN VILLAGE CENTRES

What land uses do you think should be **PERMITTED** and **ENCOURAGED** in Village Centres?



What land uses do you think should be **PREVENTED** or **RESTRICTED** in Village Centres?



What do you think makes Village Centres **DIFFERENT** from other areas of the community?

