

# Official Community Plan 2040

## Growth scenario overview

April 2019

### Growth scenario: Guiding future residential growth

The Council-endorsed growth scenario identifies generally where future residential growth, estimated at 25,000 units, would be targeted between 2020 and 2040. The growth scenario will guide the Future Land Use Plan and policy development for the Official Community Plan (OCP) and Transportation Master Plan (TMP), and the 20 Year Servicing Plan effectively acts as the launching point for those three plans. The map on the following page shows where new housing units will be targeted.

### Location and type of new residential housing



### Key directions for growth and development policies

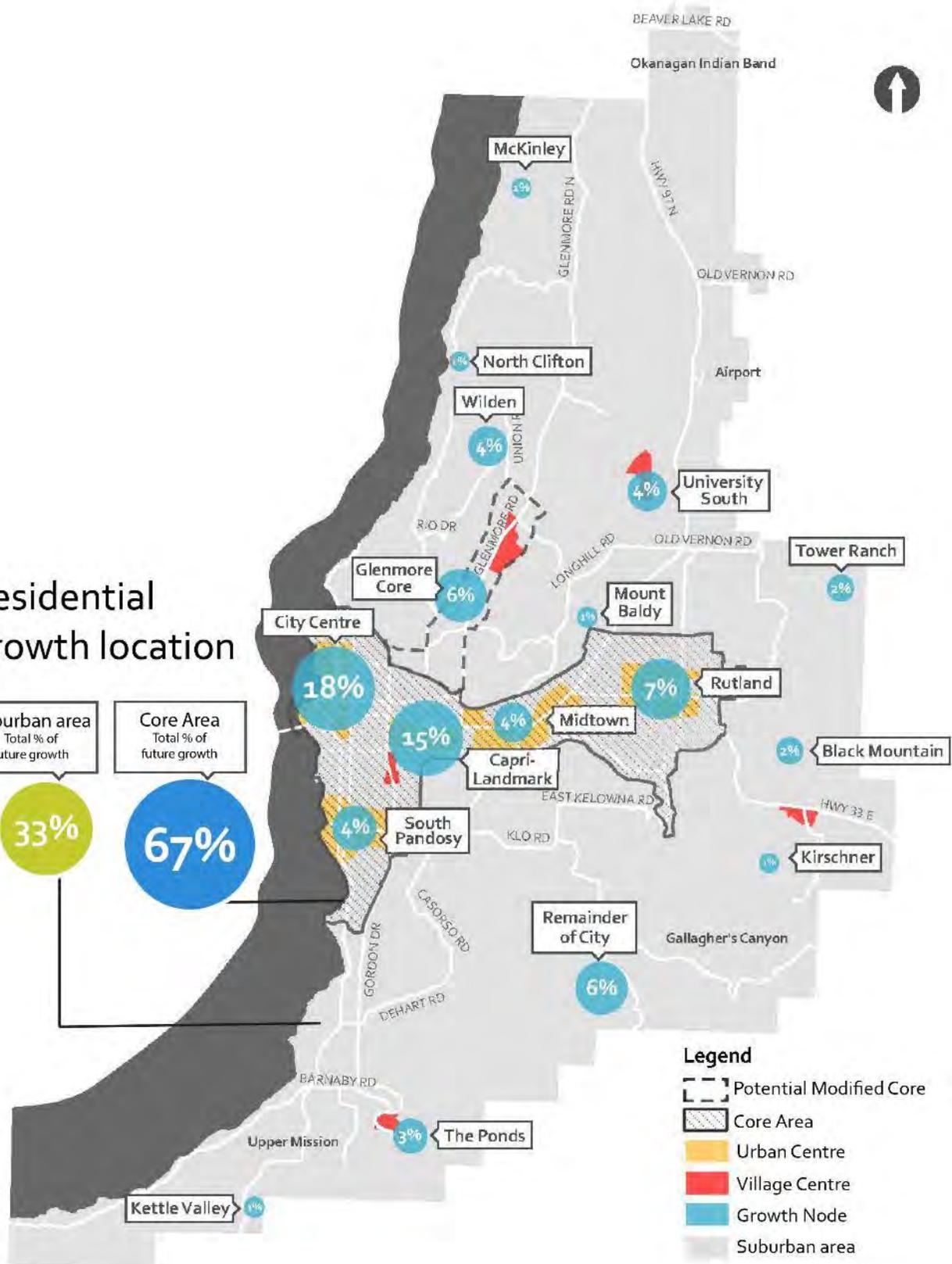
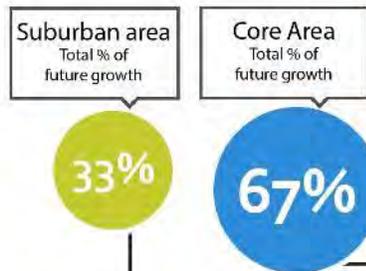
The growth scenario sets key directions for development of policies and bylaws such as those in the OCP, TMP, and 20 Year Servicing Plan. The OCP shapes how our city looks and feels, guiding residential, commercial and industrial development over the next 20 years. The TMP identifies and prioritizes long-term transportation network investments, while the Servicing Plan sets out how the City will pay for these infrastructure investments. These three plans will be guided by the following key directions.

- **More infill and redevelopment in the Core Area:** How and where this growth would be focused is being considered as part of the development of the Future Land Use Plan, which is underway.
- **Greater focus on “missing middle housing”:** One major focus of the growth scenario is providing more four-plexes, townhouses and rowhouses throughout the Urban Core. This provides more choice in housing.
- **No new suburban areas are identified for new development:** While many suburban neighbourhoods already signaled for development in the current OCP would remain, no additional neighbourhoods have been identified for development. Neighbourhoods such as Wilden, Black Mountain, Kirschner Mountain and the Ponds would be completed based on existing plans.
- **The Thomson Flats ASP process will continue:** The planning process for Thomson Flats is continuing, allowing Council to consider the merits of its inclusion into the 2040 OCP when a detailed plan has been prepared. The Diamond Mountain and Eagle Ridge areas will not be signaled for new development.

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# Growth Scenario to 2040

## Residential growth location



### Legend

- Potential Modified Core
- Core Area
- Urban Centre
- Village Centre
- Growth Node
- Suburban area