

Appendix D

Long-term Concepts

For illustration purposes only

Concepts illustrating the long-term vision for the VMC

The purpose of the digitally modeled concepts shown here is to illustrate the potential for growth in the VMC and the variety of development types and forms the Secondary Plan can accommodate.



EXISTING CONDITIONS IN THE VMC - VIEW LOOKING NORTHEAST.



2031 - approximately 12,000 units and 11,500 jobs (6,500 new jobs)

This concept illustrates the 2031 growth targets for the urban growth centre and larger VMC. The first decade of development within the VMC will be focused on implementing key infrastructure projects such as the subway station, VIVA rapid transit and important road improvements to better move traffic around the VMC. Initial phases of private development should capitalize on the subway and begin the transformation of Highway 7 and Millway Avenue.



Full Build-out

The VMC will take several decades to build out as a downtown. The Secondary Plan's network of streets and open spaces will provide an enduring framework that allows the VMC to continuously evolve in interesting ways, as is the case with every successful downtown.