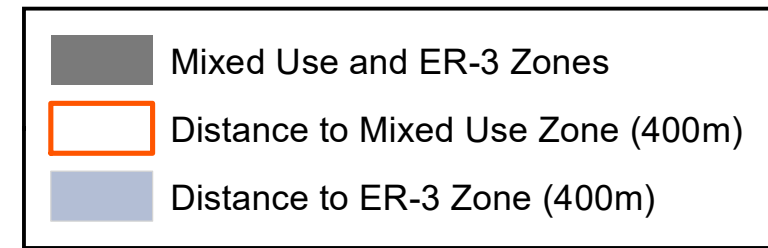


Map 2



Distance to Commercial and Mixed-use Zones



How walkable is Centre Plan?

This map shows walking distance (400 metres) to mixed-use zones deemed to be the most likely to provide opportunities for retail and grocery outlets in Centre Plan.

They include the CEN, CDD, D, COR, COM, HR and ER-3 zones. This analysis was done to test how walkable Centre Plan will be if the ER-1 and ER-2 zones do not permit local commercial uses.

The red outlined buffer is 400 metres from all the zones mentioned above, not including ER-3. The semi-transparent blue buffer is a buffer from all the zones.

The map shows that Centre Plan provides many opportunities for complete communities throughout the Regional Centre. The ER-3 zone strengthens this by providing opportunities for mixed-uses in areas not otherwise within 400 metres from other mixed-use zones.

Disclaimers: 400 metres is commonly used by planning and transportation professionals to assess walkability, however there is limited empirical evidence to support this distance as being "walkable".

The buffer distance of 400 metres was applied "in the air". Real life network distances from one point to another may actually exceed 400 metres within the buffer shown on the map due to road layouts, unknown detours and other intricacies.

This map only shows zoning opportunities for mixed use zones. It does not show the actual areas where businesses are located, or may locate.

This map did not assess slope.

