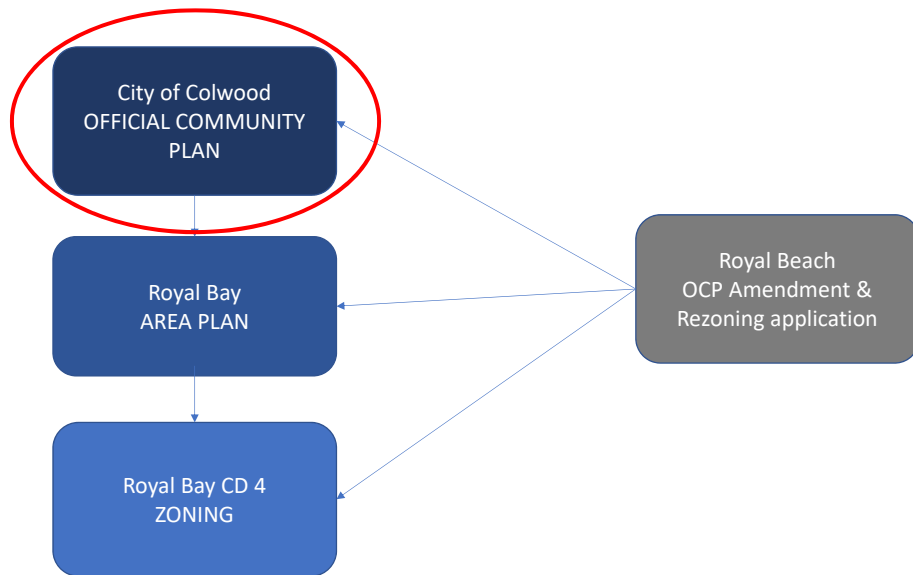


2019 Public Information & Engagement  
March | June | October

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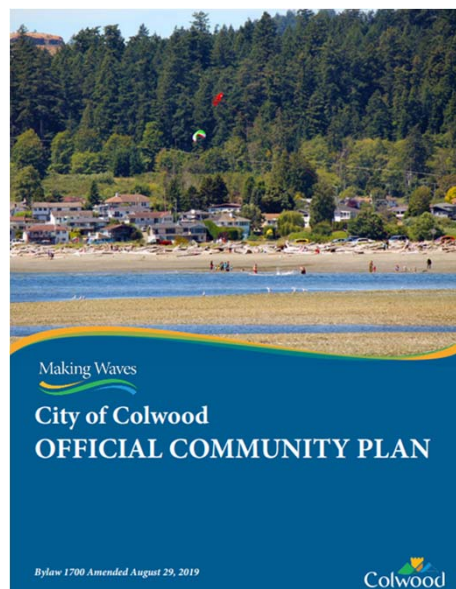
## Planning Framework



# 2018

## Purpose of an OCP

- Shaped by the community
- A document with objectives and policies that guide decisions on planning and land use management.
- A guiding framework for all departments and decision-making within the City
- A living document that is flexible and fluid by nature
- Covers a planning horizon of approximately 20 years



## Current Official Community Plan

### Seaside Village

Seaside Village is one of two primary centres for cultural, civic, economic, and public life within the city. It is characterized by its seaside setting, distinguishing Colwood from other cities. The land use objective for this area is to be:

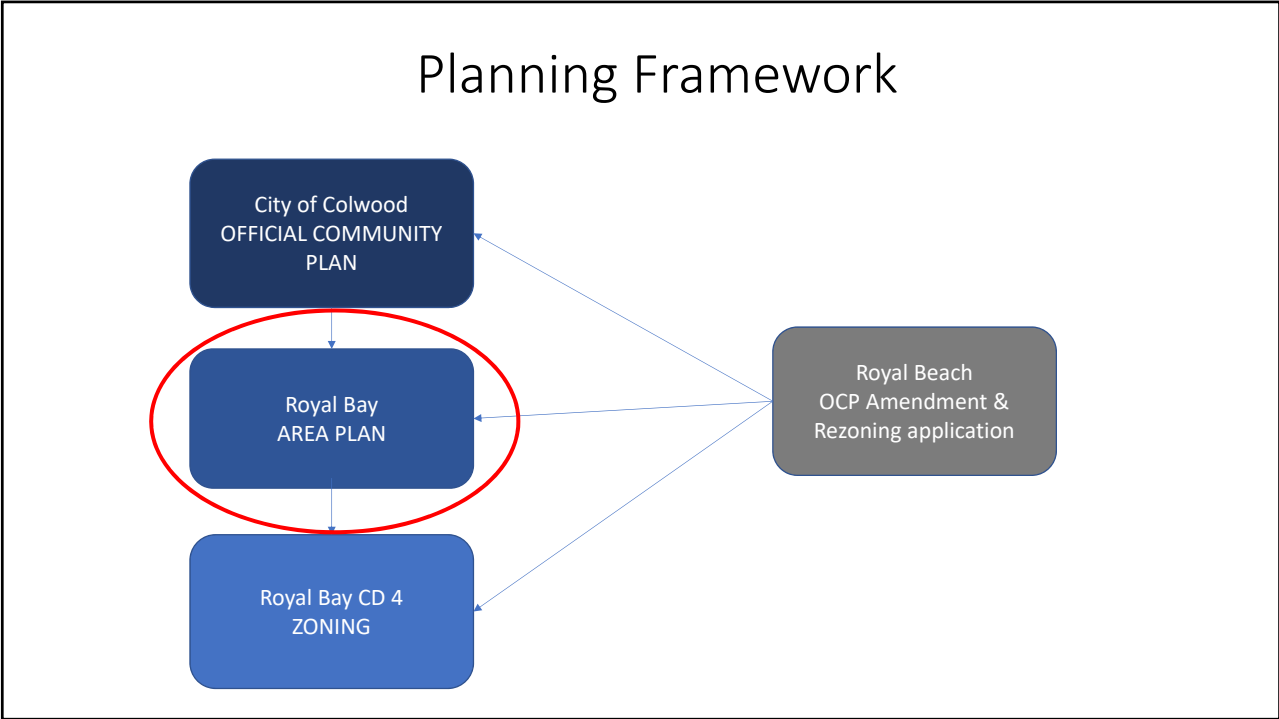
- a. A local, city-wide, and regional destination for shopping, recreating, and gathering
- b. Defined by its ocean views and access, and resulting seaside character
- c. A major focus of future residential and commercial growth
- d. Comprised of a mix of activities that establish it as a complete neighbourhood
- e. Supportive of walking and cycling, including an outstanding public realm that creates street life and connects diverse activities to the waterfront
- f. Well-connected by and supportive of frequent transit
- g. Characterized by green infrastructure and green spaces



1.75

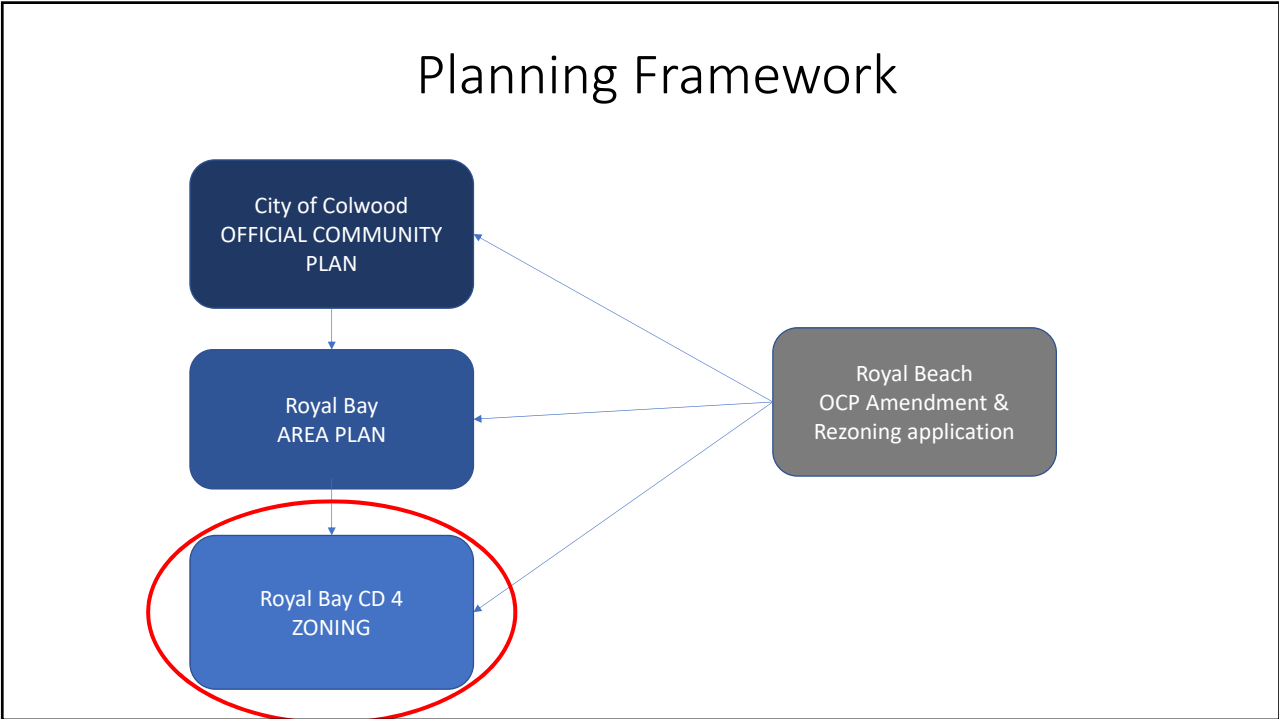






LAND USE POLICY IMPLEMENTATION				
OBJECTIVE	ACTION	TIMING		
		IMMEDIATE	< 5 YEARS	5+ YEARS
Section 7. Land Use	Update the Land Use Procedures Bylaw in accordance with policies in the OCP.			
Section 7.2 Area Plans	For all land use designations, the City should update requirements for setbacks, parking, and density in the Zoning Bylaw, consistent with OCP policies for land use, streets and mobility, and park spaces and natural assets.			
Section 7.2.13 Mixed Use Employment Centres	Undertake a planning exercise conducted in collaboration with land owners to identify opportunities for economic development and coordinated planning in the "Allendale Pit" area.			
Section 7.2.11 Metchosin & Lagoon Neighbourhood Hub	Undertake a neighbourhood-level planning exercise to identify opportunities for sensitive infill of new residential and neighbourhood-scaled commercial uses.			

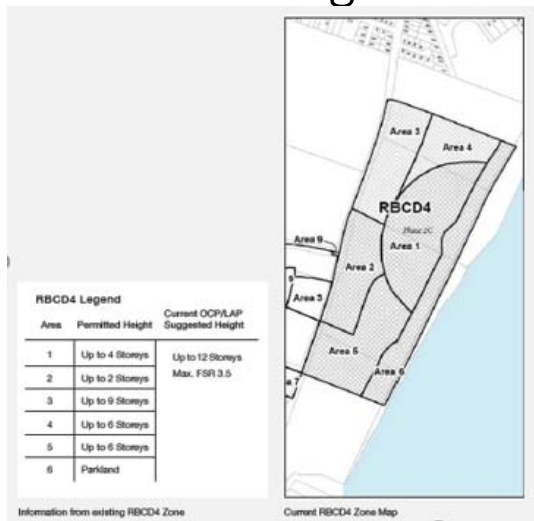
110 CITY OF COLWOOD OFFICIAL COMMUNITY PLAN





## RBCD4 Zoning (Heights)

Existing



Proposed









Vs.

# Existing vs. Proposed RBCD4 Zoning (Land Uses)

Information from existing RBCD4 Zone

### RBCD4 Legend

Area	Permitted Use	
1	Mixed Use	
2	Non-Residential	
3	Limited Mixed Use	
4	Limited Mixed Use	
5	Residential	
6	Parks / Open Space	



Existing RBCD4 Zone Map with Land Use



Proposed Zone Map with Land Use





Potential Ferry Service Route Map



Rendering of Potential Ferry Vessel

Note: This vessel is for information purposes only. Bc Ferries has not committed to use this exact vessel or ship builder if the project is to move forward.

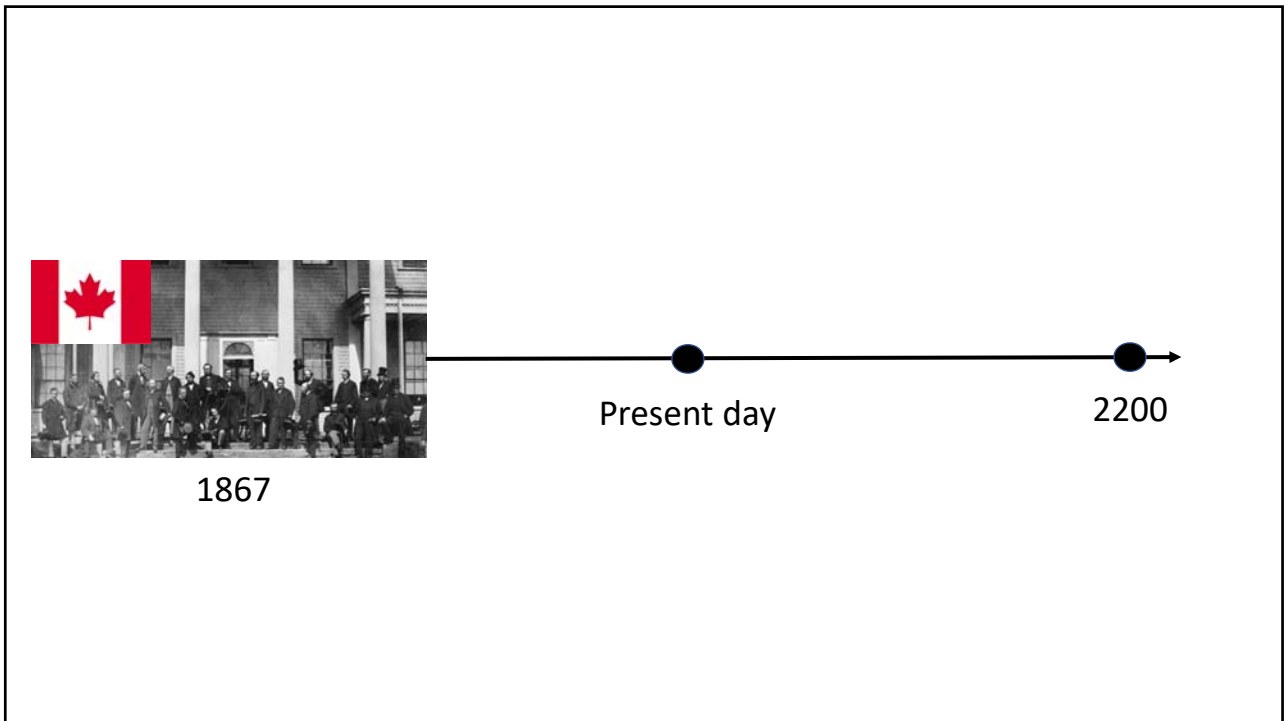








# 2200





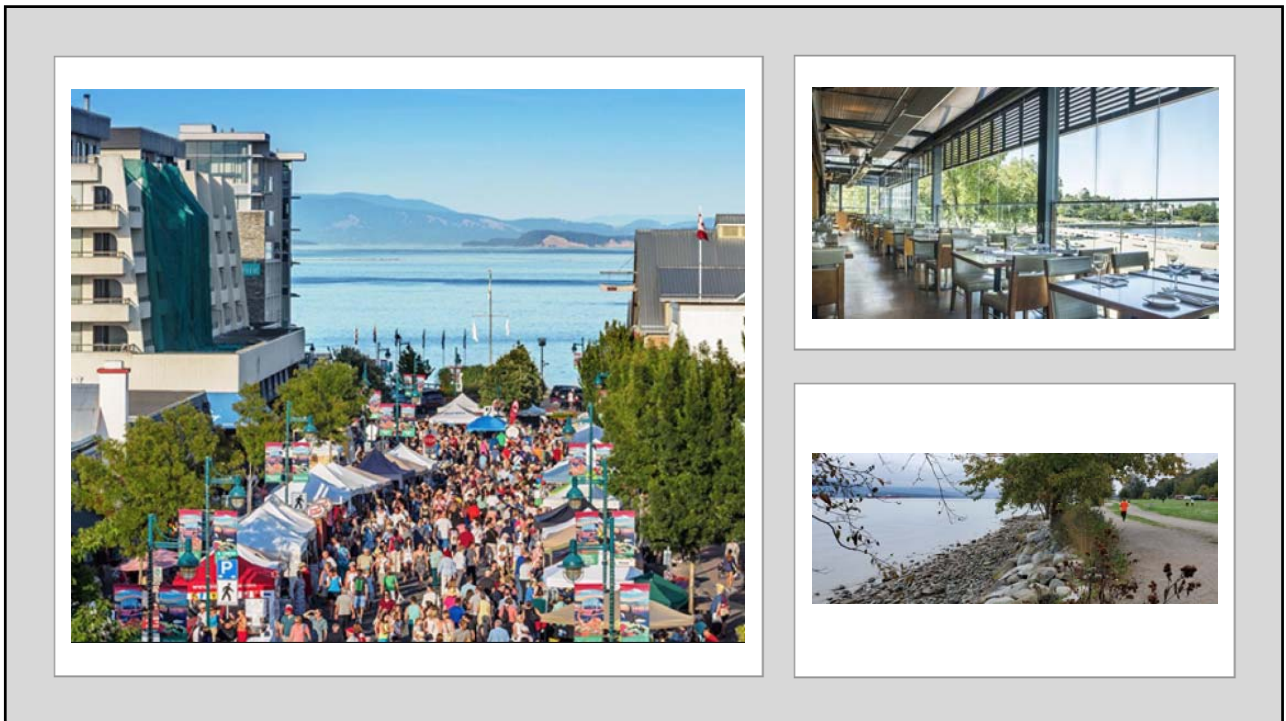
  
**ROYAL BEACH**

Application for Official Community Plan and Zoning Amendment

19/05/29

Prepared on behalf of Seacliff Properties by D'AMBROSIO architecture + urbanism  
in collaboration with Keycorp and PwL Partnership





## Proposed Land Uses

- Bluffs
- Landing
- Headlands



## The Bluffs



Examples of built form per 2018 OCP

# The Landing



Examples of built form per 2018 OCP

# The Headlands



Examples of built form per 2018 OCP





50



20,000,000

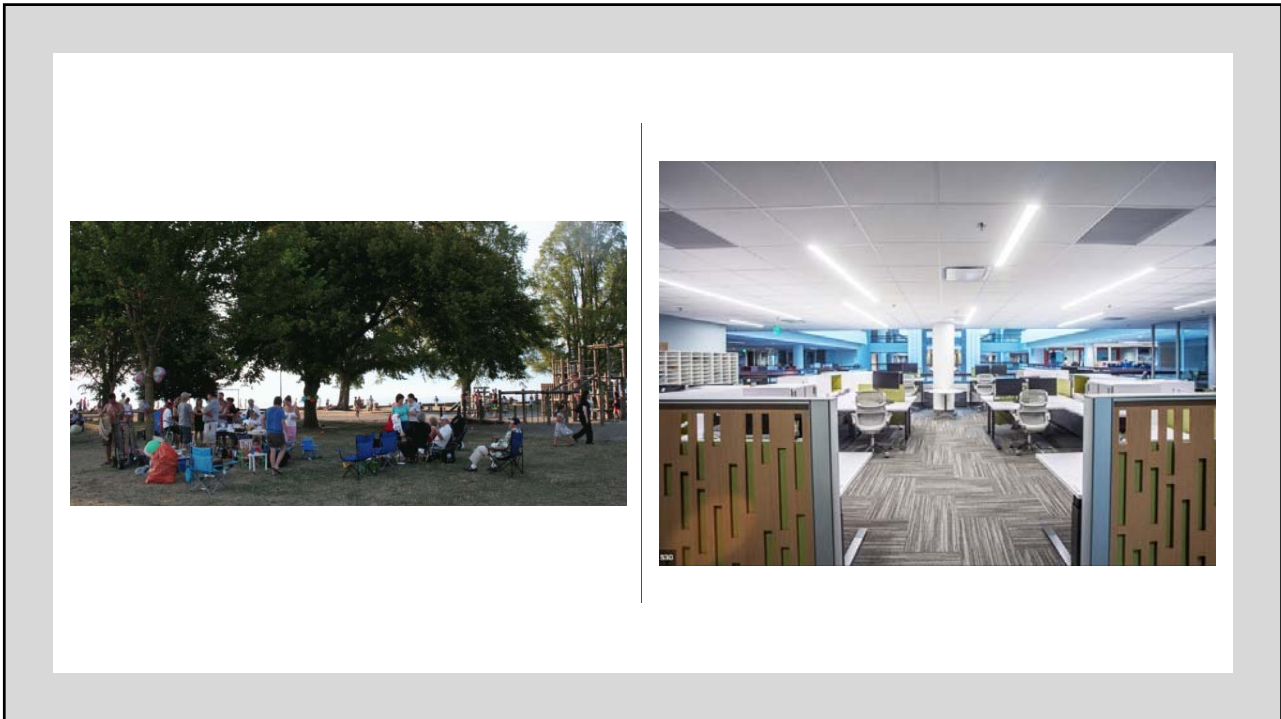
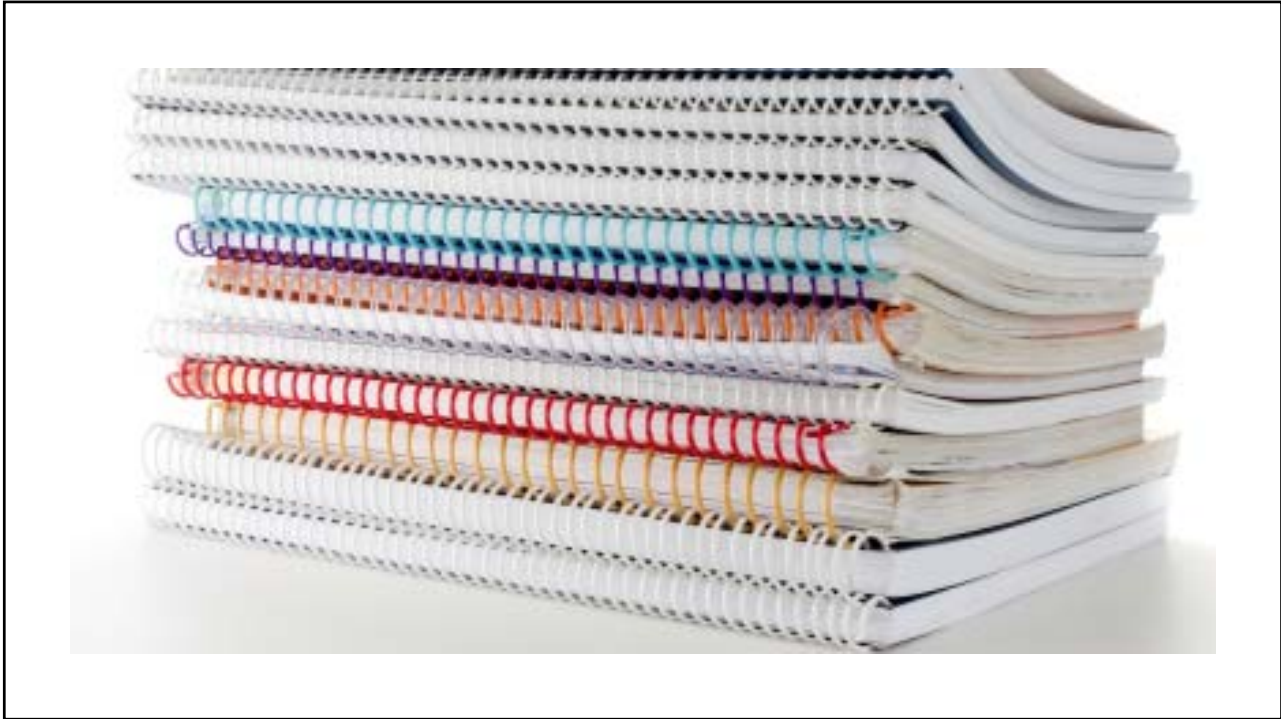













An aerial photograph of a coastal landscape. In the foreground, there is a large body of water. The middle ground shows a developed area with buildings and roads, surrounded by greenery. In the background, there are rolling hills and mountains under a blue sky with some clouds.



ROYAL BEACH

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Thank you & we look forward to your support