

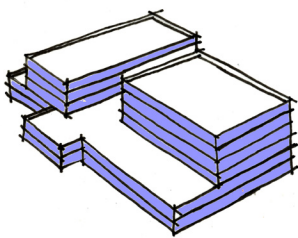
Colwood Corners

Colwood Corners is one of two primary centres of cultural, civic, economic, and public life within the city. The land use objective for this area is to be:

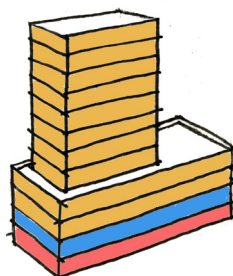
- A local, city-wide, and regional destination for shopping, working, and gathering
- A major focus of future residential and commercial growth, with the city's greatest residential and commercial intensities and scale of development
- Differentiated from new mixed-use centres in Colwood by its historic role as the primary commercial centre in the city, and by its city-wide civic destinations
- Comprised of a mix of activities that establish it as a complete neighbourhood
- Supportive of walking and cycling, including an improved public realm that helps create street life
- Supportive of transit use, acting as a regional transit hub that connects residents across cities through rapid transit
- Enabling of job growth as a major employment area
- Characterized by green infrastructure and green spaces

POLICY 7.2.3 USES

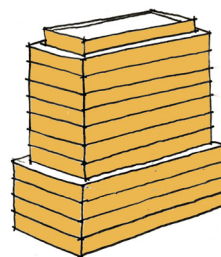
- Multi-unit residential and mixed-use
- Commercial
- Institutional
- Live/work and home occupations
- Customer service oriented industrial uses, where there is an active ground floor and where uses are compatible with residential uses



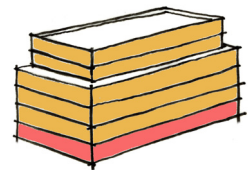
Institutional building
(e.g. school, hospital, library, etc)



Mixed use mid-rise building
with retail, office, and
residential units



Multi-unit mid-rise residential
building



Mixed use low-rise residential
building with retail and
residential units



POLICY 7.2.4 BUILT FORM

- a. Low-rise, mid-rise, and high-rise multi-unit buildings up to approximately 12-15 storeys
- b. Base permitted FAR is 2.0. Maximum FAR is approximately 4.5.
- c. Greatest intensities to be focused along Sooke Road, Goldstream Avenue, and Wale Road east of Wilfert Road

Examples of desired built form are presented on the facing page.

POLICY 7.2.5 OTHER DIRECTIONS

Support the land use objectives for Colwood Corners by:

- a. Locating and maintaining civic and other community buildings in Colwood Corners, reinforcing the area as a city-wide destination.
- b. Supporting the establishment of major office and other employment-generating uses.
- c. Supporting a diversity of housing types and choices.
- d. Requiring that active uses – such as shops and services – be situated on ground level for new development along Sooke Road, creating a contiguous active frontage along the sidewalk.
- e. Providing maximum and minimum building setbacks to ensure there is sufficient space to accommodate sidewalk seating and other amenities within public and semi-public spaces along Sooke Road and other retail areas, while maintaining an intimate relationship between the building and the sidewalk.
- f. Situating parking underground or behind buildings.
- g. Establishing a sense of gateway and arrival into Colwood Corners from the north, on Island Highway / Sooke Road, through visually prominent and distinctive landmark buildings, public spaces, and open and terminated views, that positively influence the area's image and character.
- h. Encouraging the redevelopment and conversion of vacant and underused properties along Sooke Road, including surface parking areas adjacent to Sooke Road.
- i. Maintaining and enhancing transportation services and infrastructure to connect residents to regional transportation networks, including the Rapid Transit Network as shown in Figure 12: Transit Network.

Detailed urban design directions for Colwood Corners are provided in the Form and Character Development Permit Area for "Centres".