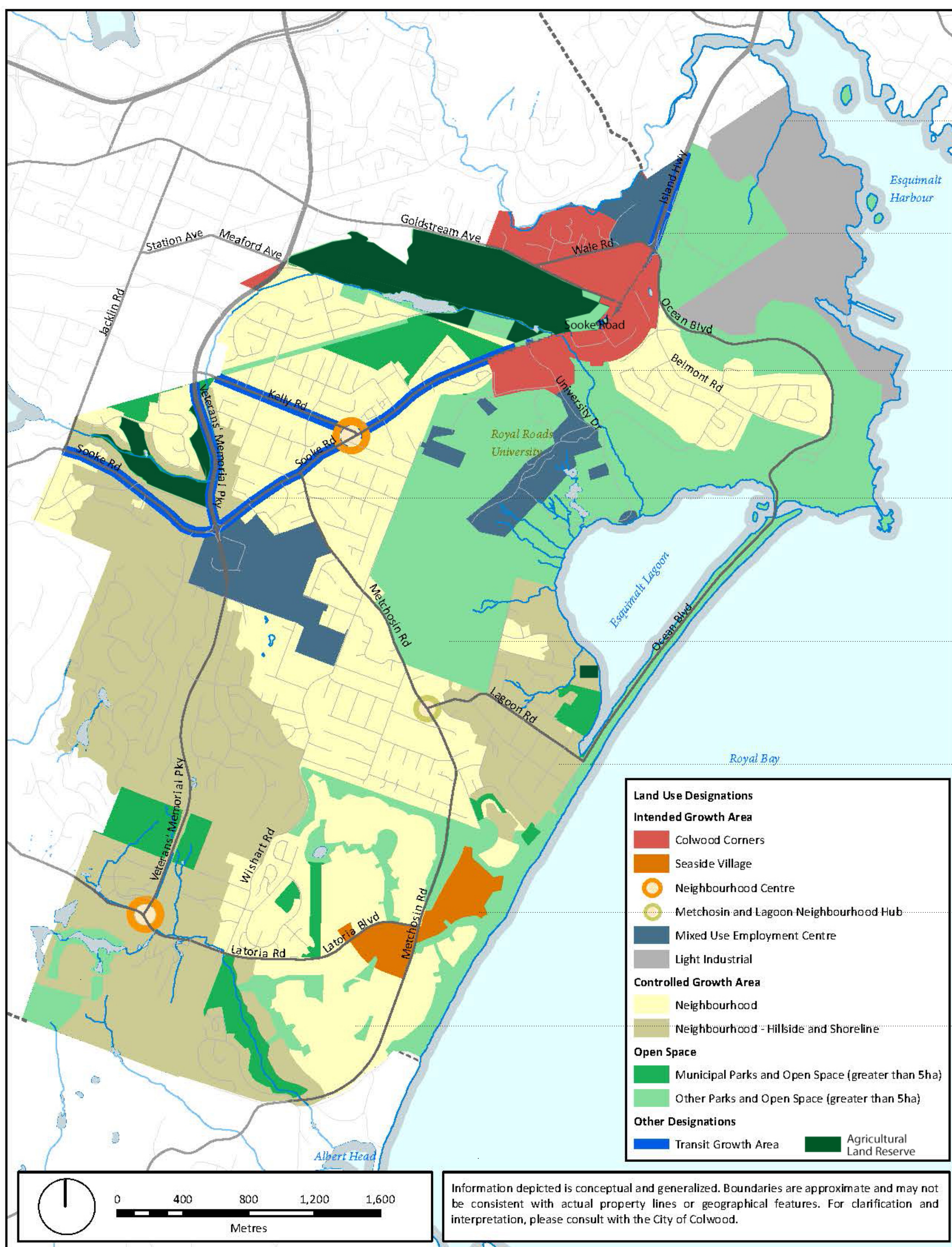


Growth Management and Land Use

This land use plan (at right) has a 20-year vision and will guide decision-making about development.

Land use is one of the most powerful tools at the disposal of local governments to shape change and meet community goals. At the heart of this OCP is a growth management concept and land use approach that are designed to meet the vision and goals.

A high mix of uses –ranging from homes to shops to jobs – is a critical component of complete communities. It creates conditions in which residents are in close proximity to amenities and services, and thus have more choices about how they travel to these destinations. In short, it allows residents to meet their daily needs within walking distance of home, which improves health, reduces greenhouse gas emissions, and supports social well-being.



To review all growth and land use policies, as well as detailed guidelines for the form and character of development, please review the draft OCP available at this event and online at www.colwood.ca/ocp

Light Industrial

Light Industrial areas provide employment and contribute to the local and regional economy.

PERMITTED USES: Light industrial, accessory commercial, accessory residential.
BUILT FORM: Industrial buildings up to approximately 4 storeys.

Mixed Employment

These are mixed-use centres that provide significant employment opportunities, including in areas that are currently under utilized.

PERMITTED USES: Multi-unit residential and mixed-use, commercial, institutional, live/work and home occupations, light industrial.
BUILT FORM: Ground-oriented and low rise buildings up to approximately 6 storeys, to be focused within 200 meters of travel distance (or a 3-minute walk) of the Frequent Transit Network (see "Streets and Mobility" panels for transit network map)

Colwood Corners

Colwood Corners is one of two primary centres of cultural, civic, economic, and public life within the city.

PERMITTED 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 those uses are compatible with residential uses.
BUILT FORM: Low rise, mid rise, and high rise multi-unit buildings up to 12-15 storeys.

Transit Growth Area

Transit Growth Areas are predominantly established residential areas in the Neighbourhood land use designation that are situated within 200 meters of real travel distance of the Frequent Transit Network

PERMITTED USES: Ground-oriented multi-unit residential, live/work and home occupations, institutional, limited commercial and mixed-use, on a case-by-case basis.
BUILT FORM: Ground-oriented and low-rise buildings up to approximately 4 storeys, FAR up to approximately 1.75.

Parks and Open Space

Parks and open spaces are diverse in character, scale, and programmatic qualities.

PERMITTED USES: Recreation areas, environmentally sensitive areas including rare and endangered ecosystems, ecosystem restoration areas, agricultural land reserve (ALR) areas.
BUILT FORM: N/A

Neighbourhood – Hillside and Shoreline

Neighbourhood Hillside and Shoreline areas are established neighbourhoods historically comprised largely of single-detached homes, and predominantly located on hillsides or near the shoreline.

PERMITTED USES: Single-detached residential, secondary suites and coach houses, ground-oriented multi-unit residential, including duplexes and townhouses, live/work and home occupations, institutional, limited commercial and mixed-use, on a case-by-case basis.
BUILT FORM: Ground oriented buildings up to approximately 3 storeys.

Seaside Village

Seaside Village is one of two primary centres for cultural, civic, economic, and public life within the city.

PERMITTED 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 those uses are compatible with residential uses.
BUILT FORM: Ground-oriented and low to mid-rise multi-unit buildings up to approximately 12 storeys.

Neighbourhood

Neighbourhood areas are established residential neighbourhoods historically comprised largely of single-detached homes, and predominantly located on the valley floor.

PERMITTED USES: Single-detached residential, secondary suites and coach houses on lots larger than 550m², ground-oriented multi-unit residential, including duplexes and townhouses, live/work and home occupations, institutional, limited commercial and mixed-use on case-by-case basis.
BUILT FORM: Ground-oriented buildings up to approximately 3 storeys.

Neighbourhood Centre

These are neighbourhood-oriented, small-scale, mixed-use centres that create gathering places and destinations such as restaurants, grocers, and shops that help meet residents' daily needs by foot.

PERMITTED USES: Multi-unit residential and mixed-use, commercial, institutional, live/work and home occupations, customer service oriented uses, where there is an active ground floor and where uses are compatible with residential uses.
BUILT FORM: Ground-oriented and low rise buildings up to approximately 4 storeys

