

31.2 Olympic View Area Plan

The Olympic View development is planned as a mixed-use neighbourhood. The site straddles the Colwood - Langford border, with approximately 56 hectares (140 acres) in Colwood and 52 hectares (130 acres) in the City of Langford. The project in total (Colwood and Langford) will see up to 917 residential units, a new 9-hole "target" golf course, parks and open spaces, together with a resort hotel with a commercial component.

In Colwood, there will be up to 456 residential units. The 9-hole golf course would straddle the border, as would the village resort centre. Land use is divided into five main categories:

- Detached – boundary (lot type 1)
- Detached (lot type 2)
- Cluster/multi-family (attached/townhouse) (lot type 3)
- Resort village
- Parks and open space

A key component of the resort centre would be a luxury hotel of up to 120 rooms, with restaurant, banquet, conference and spa facilities. The Village centre would be a social and recreational amenity for the residents of Olympic View. A mix of housing types and lot sizes is proposed. These will be influenced by the ability to provide access, neighbouring uses, and the topography, which ranges widely, with relatively level areas, low lying wetlands, moderately hilly areas, and steep and rocky outcrops.

As the proposed Olympic View neighbourhood includes lands in both the City of Colwood and the City of Langford and as the entire neighbourhood is accessed and serviced through Colwood, the two municipalities must continue to liaise in its comprehensive planning and creation.

The Olympic View Land Use Concept Map (Map D-5) gives a conceptual picture of the proposed Olympic View neighbourhood.

→ Policies

The policies set out in this section pertain only to those portions of the Olympic View area that are within Colwood.

- Policy 26.1.1 The basic concept of a new Olympic View neighbourhood for approximately 1,300 Colwood residents, a maximum of 456 dwellings, a commercial Village Centre, public parks, privately owned open space that is publicly accessible and up to 461 dwellings in the City of Langford is endorsed.
- Policy 26.1.2 An inter-municipal servicing agreement (sanitary and storm sewers and roads) is to be concluded between the landowner, Langford and Colwood.
- Policy 26.1.3 This Area Plan including Map D-5 gives a conceptual picture of how the lands may be developed, provided that necessary environmental and planning studies are satisfactorily completed and the necessary approvals are in place. Designation boundaries and numbers are necessarily approximate and will be refined by further studies and by the development permit and subdivision approval processes.
- Policy 26.1.4 At least 50% of the total number of dwelling units are to be multiple family units (townhouses/attached housing and apartments).
- Policy 26.1.5 The Village centre and its amenities are to be established as early as is feasible in the project.
- Policy 26.1.6 Briarwood Lane is to be used as a greenway/pedestrian route and for emergency access purposes. The width of the right of way is to be determined at the time of development permit and subdivision approval. Consideration is to be given to safety and security in the implementation of this access.
- Policy 26.1.7 The land within 60 m of the Ferris property is the last to be developed. This shall not be before 2006.
- Policy 26.1.8 The owners are to use and to encourage the use of water conservation techniques.
- Policy 26.1.9 Provision is to be made for future road network connections to lands to the east of the site.
- Policy 26.1.10 Adequate and appropriate access to parks is to be ensured at the development permit and subdivision stage. Parks are to have adequate street frontage and roads adjacent to parks are to include adequate parking spaces.
- Policy 26.1.11 Public access to privately owned open space (hardhack fen, townhouse setback green space areas, trail networks and areas of the golf course that are not required for greens, tees, site lines, and public safety) is to be secured by restrictive covenant and/or statutory right of way. The golf course shall be open to the public.
- Policy 26.1.12 Transit planning will be considered in more detail in future planning for the project. A bus turn-around should be provided in or near the commercial centre.
- Policy 26.1.13 Adjacent to the District of Metchosin and to the Ferris property, a fence should be constructed which is mutually acceptable to adjacent property owners.
- Policy 26.1.14 In order to ensure that purchasers of residential lots near to Metchosin are aware they will be adjacent to an agricultural area, a prospectus or disclosure statement

may be required by the subdivision approving officer to be registered against the title at the time of subdivision approval, pursuant to the Real Estate Act.

Map D5
OLYMPIC VIEW - Land Use Concept Plan



Map 27-1: Olympic View Land Use Concept Plan