



PART A: PURPOSE & CONTEXT

4. Context & Projections

4.1 Context

4.1.1 Time Immemorial

Since Time Immemorial the Kwsepsum, Lekwungen, Scia'new, and T'Souke People of the Coast Salish area have stewarded and cared for the lands and waters that make up Colwood today.

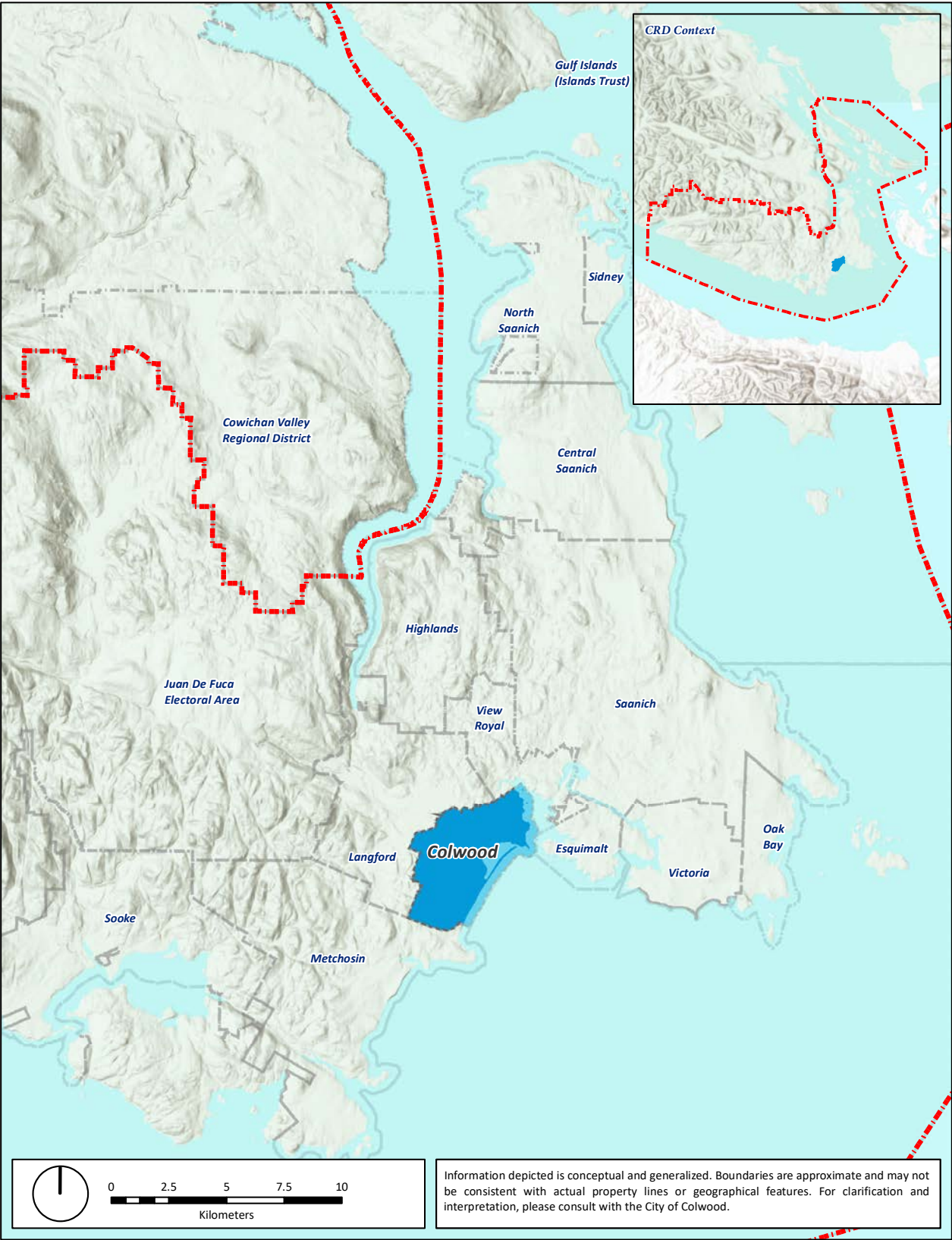
Today, Colwood is situated in the Capital Regional District (CRD) on the southern-most end of Vancouver Island, directly on the Salish Sea and within the Cascadia bio-region. Most of Colwood was historically covered with coastal Douglas-fir forest, as well as some Garry Oak-dominated forest. The landscape seen today in Colwood was shaped by retreating glaciers 13,000 years ago, which has given shape to Esquimalt Lagoon, Coburg Peninsula, and many other natural features that contribute to Colwood's unique sense of place.

The OCP planning area is presented in Figure 3, and Colwood's regional context is presented in Figure 4.

Figure 3: Colwood Planning Area



Figure 4: Colwood's Regional Context



4.2 Colwood Today & Looking Ahead

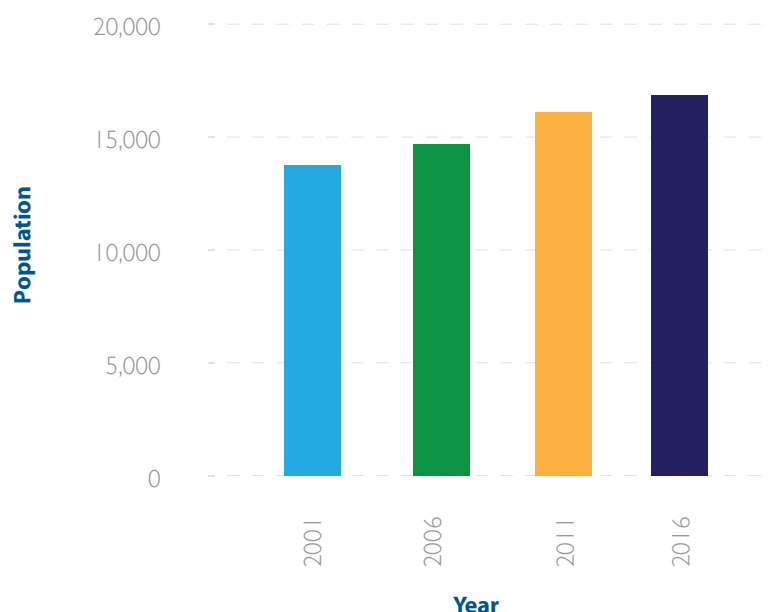
4.2.1 Population

In 2016, Colwood was home to 16,859 residents, up from 16,093 in the 2011 Census, which is a 4.8% population increase. While Colwood has experienced steady growth since 2001, the rate of growth has slowed. Between 2001 and 2006, the population increased by 6.9%, and between 2006 and 2011, by 9.6%.

As a point of comparison, between 2011 and 2016, the overall population of the CRD grew by 6.5%, Langford grew by 20.9%, View Royal grew by 10.9%, Esquimalt grew by 7.0%, and Metchosin shrunk by 2.0%.

Looking ahead, the region's population is forecasted to increase by approximately 94,900 residents to 441,800 in 2038, which is an approximate average annual population increase of 1%. West Shore communities within the region are expected to experience relatively higher growth, from 82,697 to 128,834 residents by 2038, which is a 55.8% increase that would result in 26.7% share of the overall region's population. These projections are based on the most recent analysis compiled by the Capital Regional District in 2014. To effectively plan for future growth, the City of Colwood will develop its own population projections that are based on the latest demographic and development trends.

Figure 5: Population Growth in Colwood, 2001-2016



4.2.2 Households

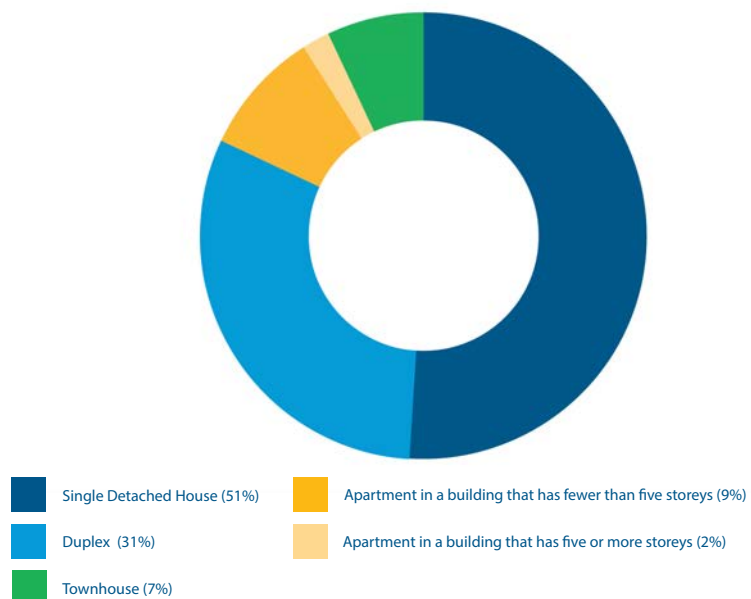
In 2016, Colwood has a total of 6867 private dwellings, of which the large majority – 6588 – were occupied by permanent residents. The average number of persons in private households was 2.6, which is higher than the regional average (2.2). Similarly, the average number of children at home per census family is 1, slightly higher than the regional average of 0.8.

In Colwood, 51% of households reside in single-detached homes and 38% reside in duplexes and townhouses. Just 11% live in apartments, with a slim minority living in buildings in five or more storeys.

However projections for housing occupancy demand by type in West Shore communities reveal a growing emphasis on apartments. While the projected increase between 2016 and 2038 in housing units overall is 50.6%, apartment units are expected to increase by 230% in the same timeframe.

Applying these projected West Shore values to Colwood specifically, the number of private dwellings could increase by approximately 3478 units between 2016 and 2038, to a total of 10,345 dwellings. The number of apartments would increase by 2305 units in the same time frame, to a total of 4022 units, increasing to 39% of the total housing type mix.

Figure 6: Housing Type Composition



4.2.3 Employment

While a relatively high proportion of Colwood residents are employed, most jobs are outside of the city. The top four most common occupations in 2016 were: sales and service occupations; business, finance, and administration; occupations in education, law, and social, community, and government services; and trades, transport, and equipment operators and related occupations.

The unemployment rate in 2016 was 4.7%, compared with regional average of 5.6%.

Figure 7: West Shore projections for population, dwellings, and employment

	2011			2038			Population Share	
	Population	Dwellings	Employment	Population	Dwellings	Employment	2011	2038
West Shore:	69,600	26,700	21,500	117,800	46,600	42,700	20%	26.7%

Source: Urban Future, 2014

Note: First Nation community populations are not included in Table 1.3, as First Nations Reserves fall outside the GMPA

4.2.4 Demographics

Age

Colwood has a younger population than the regional average, however the overall population is aging. In 2016, the median age in Colwood was 40.9 years, slightly younger than the regional median age of 44.4 years. There are fewer seniors in Colwood (representing 16% of the population compared to the regional average of 22%), and while the percentage of the working age population (between 15 and 64 years old) was 66.7%, which is close to the regional average of 65%.

Income

Colwood is a relatively affluent community with a lower unemployment rate than the provincial average, and with a higher median household income than in neighbouring communities. In 2016, the average household net income was approximately \$74,000, compared with the regional average of \$61,000.

Individuals who were low-income in 2016 made up 7.6% of the population, compared with the regional average of 13.3%.

Immigration

The 2011 National Household Survey determined that 88% of Colwood's population were Canadian citizens by birth, and this proportion remained unchanged in the 2016 Census. Of the population born outside of Canada – which is significantly lower than the provincial average – the majority arrived prior to 2000. The majority were born in Europe (63%), followed by Asia (18%), the Americas (15%), and Africa (3%).

Additional background information is provided by topic within each policy area in Part B.