

5. Regional Context Statement



5.1 Relationship with the CRD Regional Growth Strategy

Through its emphasis on protecting green space and natural areas, focused growth, and creating more compact and complete urban neighbourhoods, this OCP supports the Regional Growth Strategy's (RGS) vision for the region, and for Colwood. The OCP also meets the RGS vision specifically for Colwood.

The policy directions contained within this OCP align with the RGS' objectives:

5.1.1 Managing and Balancing Growth

- Both the RGS and this OCP identify Colwood as an area for future urban growth and densification, specifically in Colwood Corners, which will reduce development pressure on rural, agricultural and resource lands.

5.1.2 Environment and Infrastructure

- Development permit guidelines and policies pertaining to parks and natural areas will protect terrestrial, freshwater and marine habitats and ecosystems.

5.1.3 Housing and Community

- Policies and land use designations in the OCP: increase densities in mixed-use environments, increasing the proportion of residents who can meet weekly needs on foot; focus densities along transit routes, increasing the proportion of the population within walking distance of transit; and encourage a range of housing types. The policies and targets in sections 10 and 12, to reduce greenhouse gas emissions and encourage resource conservation, are consistent with the RGS.

5.1.4 Transportation

- The transportation and land use policies in this OCP support the strategic transportation initiatives in the RGS by taking an integrated approach to land use and transportation planning, with a focus on active and transit modes of transportation.

5.1.5 Economic Development

- The land use plan provides an adequate supply of employment and industrial land to support a diverse regional economy and employment growth, while policies in Sections 8 and 11 increase amenities and improve the attractiveness of the public realm, supporting Colwood as a highly desirable location for employees and for investing in existing and new businesses.

5.1.6 Climate Action

- The policies and targets in sections 10 and 12, to reduce greenhouse gas emissions and encourage resource conservation, are consistent with the RGS.

- Land use and other policies include a focus on the economic potential of unique biophysical attributes of the region, including the coastline and natural landscapes.

5.2 Population Projections

This OCP anticipates Colwood accommodating approximately 27,000 residents, and 11,000 dwelling units by the year 2038, while the RGS anticipates Colwood’s population growing to 31,100 residents, in 12,200 dwelling units by 2038.

IMPLEMENTATION

- **ACTION:** Undertake a Colwood-specific demographic study and a land yield analysis in order to understand Colwood’s future growth.
- **TIMING:** Immediately

The City of Colwood will review the OCP population projections and, if necessary, revise the OCP over time to ensure consistency with the RGS population estimates.