

6. Growth Management



6.1 Overview

Growth management is one of the most powerful tools local governments have at their disposal 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 outlined in Part A.

Colwood has been growing steadily for the last 20 years. Future forecasts conducted by Urban Futures in 2014 estimate that by 2038, the West Shore can expect a population of approximately 128,834 residents, a growth of 46,137 people (or by 55.8%) since the 2016 Census. Applying this percentage to Colwood results in a population of 26,265 people in the same timeframe, which is an increase of 9,406 residents since the 2016 Census.

Policies in this OCP seek to strategically focus this growth in a way that leverages new residents, new housing, and new jobs to help achieve community-wide aspirations for mobility, environmental protection, quality of life, and more.

6.2 Objectives & Policies

Objective: 6.2.1

To manage growth in a way that is consistent with the Regional Growth Strategy.

POLICY 6.2.1.1 CITY WITHIN A REGION

Allocate all future residential and commercial growth in a manner that supports a compact urban form, reduces pressure on rural areas, protects ecological areas, enables complete communities, increases housing and non-automobile transportation choice, and significantly reduces greenhouse gas emissions.

POLICY 6.2.1.2 FOCUSED GROWTH

Focus the greatest residential intensities and almost all residential growth in the “Intended Growth Areas” shown in Figure 8: Land Use. Allow limited residential growth in the “Controlled Growth Areas”. Focus almost all commercial growth in the “Intended Growth Areas” shown in Figure 8: Land Use. Allow very limited commercial growth in the “Controlled Growth Areas”.

Objective: 6.2.2

To strengthen Colwood’s identity as a seaside community by creating a village centre near the waterfront, while maintaining the prominence of Colwood Corners.

POLICY 6.2.2.1 TWO MAJOR CENTRES

Within the “Intended Growth Areas”, focus the greatest intensities of residential and commercial growth in Colwood Corners and Seaside Village, as shown in Figure 8: Land Use.

Objective: 6.2.3

To maximize the proportion of residents who can access transit and meeting daily needs within walking distance of home.

POLICY 6.2.3.1 TRANSIT-FRIENDLY RESIDENTIAL DENSITIES

Support increased transit demand by focusing residential growth within 400 meters of Rapid and Frequent Transit Routes as shown on Figure 12: Transit Network, particularly along Sooke Road and Metchosin Road in Colwood Corners and Seaside Village land use designations. Target a minimum overall gross density of 45 people per hectare. Based on Colwood's current average household size, this translates into a minimum density of approximately 17 units per hectare.

POLICY 6.2.3.2 TRANSIT-FRIENDLY COMMERCIAL USES

Support increased transit demand by focusing commercial growth, including both retail and offices, in Colwood Corners, Seaside Village, and Neighbourhoods Centres as shown on Figure 8: Land Use.

Objective: 6.2.4

To maintain existing character within existing single-detached neighbourhoods, while creating greater housing choices and the ability of residents to meet more daily needs within walking distance of home.

POLICY 6.2.4.1 GENTLE INFILL

Enable moderate residential growth in established single-detached neighbourhoods in the "Controlled Growth Area" in Figure 8: Land Use, primary in the form of small single-detached lots, secondary suites including coach houses, duplexes, and ground-oriented townhouses.

POLICY 6.2.4.2 NEIGHBOURHOOD-SERVING RETAIL

Enable limited commercial growth in the form of small-scale, local-serving retail in the "Controlled Growth Area" in Figure 8: Land Use.

Objective: 6.2.5

To optimize efficient use of existing infrastructure assets, and to minimize the need to expand sewage infrastructure.

POLICY 6.2.5.1 EXISTING SEWAGE INFRASTRUCTURE

Focus new residential and commercial growth in areas serviced by sewage infrastructure.