



PART B: POLICIES
7. Land Use

7.1 Overview

A high land use mix is a critical component of complete communities. It creates conditions in which residents are in close proximity to amenities and services, and thus are more likely to choose to walk or cycle 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.

Historic patterns of development in Colwood have typically not had a high land use mix, and thus walking and transit have not generally been attractive options for a majority of residents. For example, just 2% of Colwood's population lives within a 5-minute walk of a grocery store, and just 13% live within a 10-minute walk.

At the same time, community destinations such as the Westshore Parks and Recreation Centre, the Juan de Fuca Seniors Centre, Royal Roads, and the oceanfront are greatly valued and offer important amenities to Colwood residents.

Density is also an important consideration in land use planning, as higher residential densities – often in the form of multi-unit residential buildings – can support the viability of neighbourhood shops and services, improved transit service, reduced infrastructure expenditures, expanded housing choices, and greater greenhouse gas emission reductions.

IMPLEMENTATION

- **ACTION:** For all land use designations in this section, the City should update requirements for setbacks, parking requirements, and density in the Zoning Bylaw, consistent with OCP policies for land use, streets and mobility, and park spaces and natural assets.
- **TIMING:** Immediately

7.2 Objectives & Policies

The objectives and policies in this section are organized within the Land Use Designations outlined on the following pages, and which correspond with Figure 8: Land Use.

General Policy

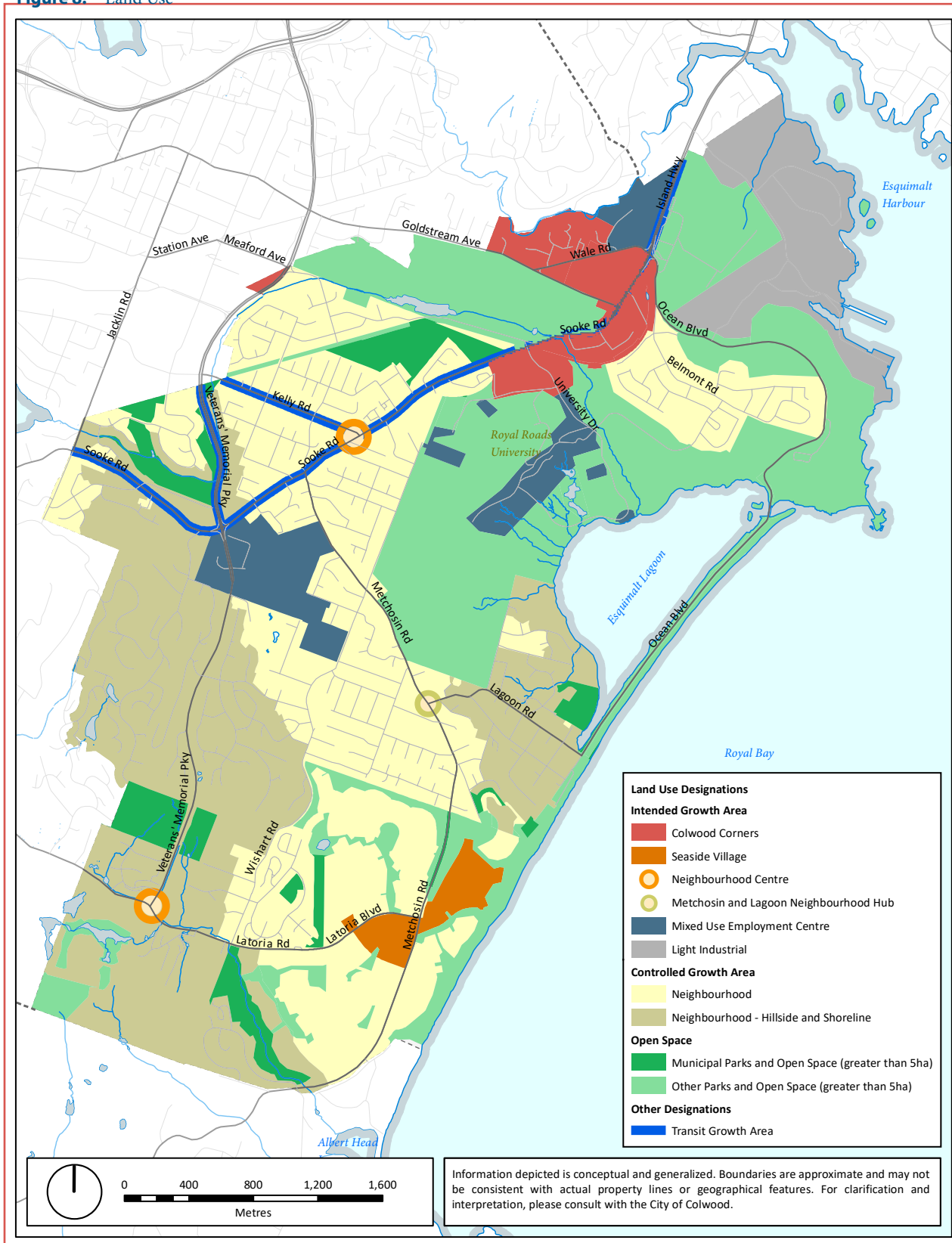
POLICY 7.2.1 AREA PLANS

Work with property owners and developers to revisit existing Area Plans to ensure conformance with new objectives and goals outlined in the OCP.

POLICY 7.2.2 OLYMPIC VIEW AREA PLAN

As a priority, update the Olympic View Area Plan to account for significant changes in circumstances since the plan was prepared in 2002, including the development of a neighbourhood centre on the north side of Latoria Road, the elimination of the 9-hole golf course use, increased priority for the conservation of natural areas, and any changes in the Langford official community plan that will have occurred by the time the Colwood portion of the Olympic View area plan is updated. In some cases such as the location of neighbourhood centres, those changes are already reflected in other portions of this OCP.

Figure 8: Land Use



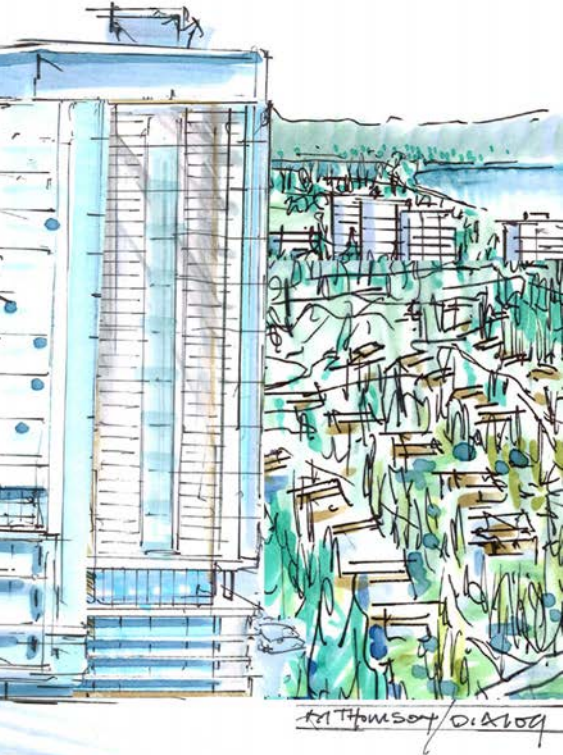
See also the following maps: Cycling Network (page 69); Transit Network (page 71); and Street Network (page 73).



Colwood Corners

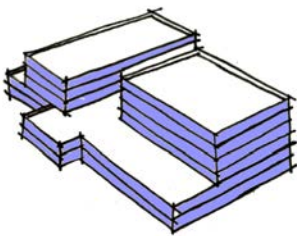
Colwood Corners is one of two primary centres of cultural, civic, economic, and public life within the city. The land use objective for this area is to be:

- A local, city-wide, and regional destination for shopping, working, and gathering
- A major focus of future residential and commercial growth, with the city's greatest residential and commercial intensities and scale of development
- Differentiated from new mixed-use centres in Colwood by its historic role as the primary commercial centre in the city, and by its city-wide civic destinations
- Comprised of a mix of activities that establish it as a complete neighbourhood
- Supportive of walking and cycling, including an improved public realm that helps create street life
- Supportive of transit use, acting as a regional transit hub that connects residents across cities through rapid transit
- Enabling of job growth as a major employment area
- Characterized by green infrastructure and green spaces

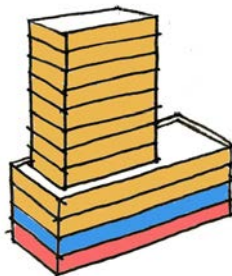


POLICY 7.2.3 USES

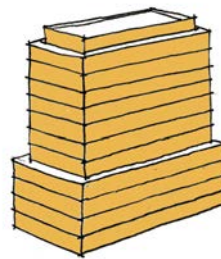
- Multi-unit residential and mixed-use
- Commercial
- Institutional
- Live/work and home occupations
- Customer service oriented industrial uses, where there is an active ground floor and where uses are compatible with residential uses



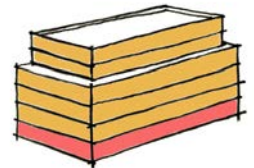
Institutional building
(e.g. school, hospital, library, etc)



Mixed use mid-rise building
with retail, office, and
residential units



Multi-unit mid-rise residential
building



Mixed use low-rise residential
building with retail and
residential units



POLICY 7.2.4 BUILT FORM

- a. Low-rise, mid-rise, and high-rise multi-unit buildings up to approximately 12-15 storeys
- b. Base permitted FAR is 2.0. Maximum FAR is approximately 4.5.
- c. Greatest intensities to be focused along Sooke Road, Goldstream Avenue, and Wale Road east of Wilfert Road

Examples of desired built form are presented on the facing page.

POLICY 7.2.5 OTHER DIRECTIONS

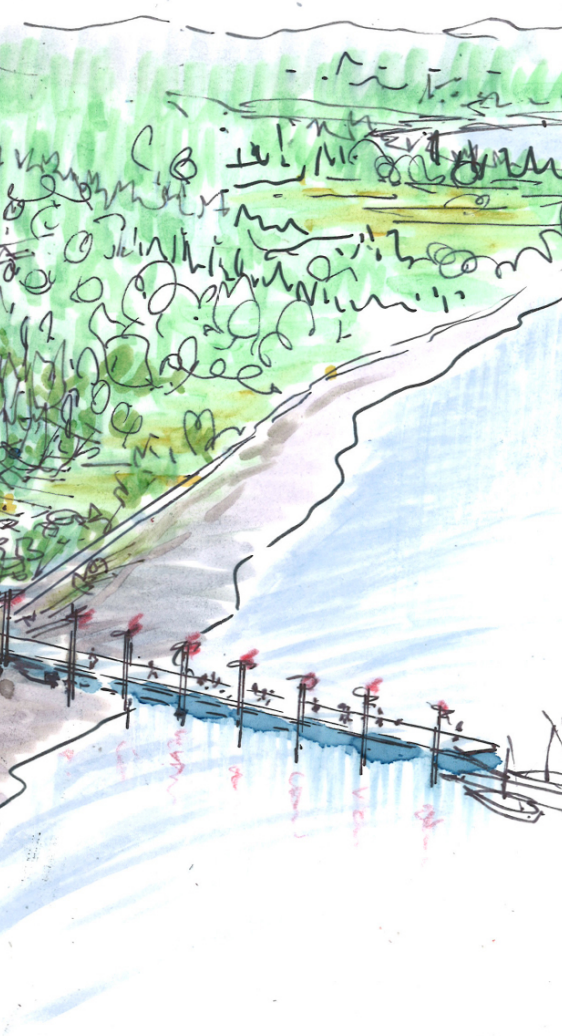
Support the land use objectives for Colwood Corners by:

- a. Locating and maintaining civic and other community buildings in Colwood Corners, reinforcing the area as a city-wide destination.
- b. Supporting the establishment of major office and other employment-generating uses.
- c. Supporting a diversity of housing types and choices.
- d. Requiring that active uses – such as shops and services – be situated on ground level for new development along Sooke Road, creating a contiguous active frontage along the sidewalk.
- e. Providing maximum and minimum building setbacks to ensure there is sufficient space to accommodate sidewalk seating and other amenities within public and semi-public spaces along Sooke Road and other retail areas, while maintaining an intimate relationship between the building and the sidewalk.
- f. Situating parking underground or behind buildings.
- g. Establishing a sense of gateway and arrival into Colwood Corners from the north, on Island Highway / Sooke Road, through visually prominent and distinctive landmark buildings, public spaces, and open and terminated views, that positively influence the area's image and character.
- h. Encouraging the redevelopment and conversion of vacant and underused properties along Sooke Road, including surface parking areas adjacent to Sooke Road.
- i. Maintaining and enhancing transportation services and infrastructure to connect residents to regional transportation networks, including the Rapid Transit Network as shown in Figure 12: Transit Network.

Detailed urban design directions for Colwood Corners are provided in the Form and Character Development Permit Area for "Centres".



Seaside Village

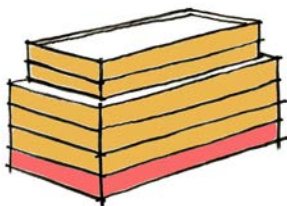


Seaside Village is one of two primary centres for cultural, civic, economic, and public life within the city. It is characterized by its seaside setting, distinguishing Colwood from other cities. The land use objective for this area is to be:

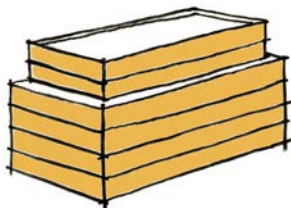
- a. A local, city-wide, and regional destination for shopping, recreating, and gathering
- b. Defined by its ocean views and access, and resulting seaside character
- c. A major focus of future residential and commercial growth
- d. Comprised of a mix of activities that establish it as a complete neighbourhood
- e. Supportive of walking and cycling, including an outstanding public realm that creates street life and connects diverse activities to the waterfront
- f. Well-connected by and supportive of frequent transit
- g. Characterized by green infrastructure and green spaces

POLICY 7.2.6 USES

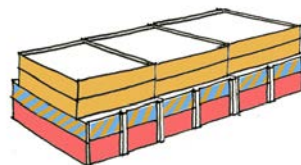
- a. Multi-unit residential and mixed-use
- b. Commercial
- c. Institutional
- d. Live/work and home occupations
- e. Customer service oriented industrial uses, where there is an active ground floor and where uses are compatible with residential uses



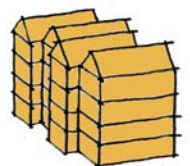
Multi-unit low-rise residential building



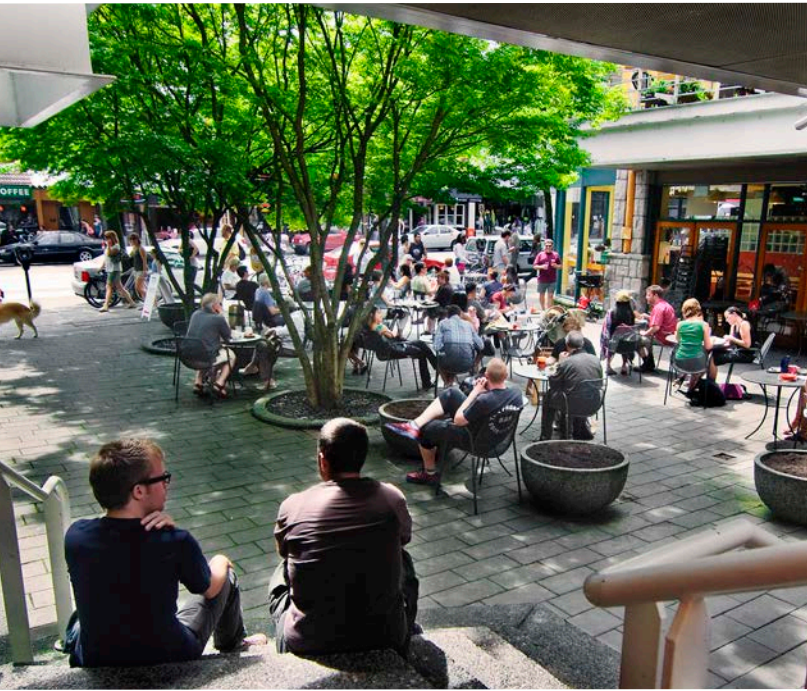
Multi-unit low-rise residential building



Mixed use low-rise building with retail, possible office, and residential units



Stacked townhouses



POLICY 7.2.7 BUILT FORM

- a. Ground-oriented and low to mid-rise multi-unit buildings up to approximately 12 storeys.
- b. Base permitted FAR is 1.75. Maximum FAR is approximately 3.5.

Examples of desired built form are presented on the facing page.

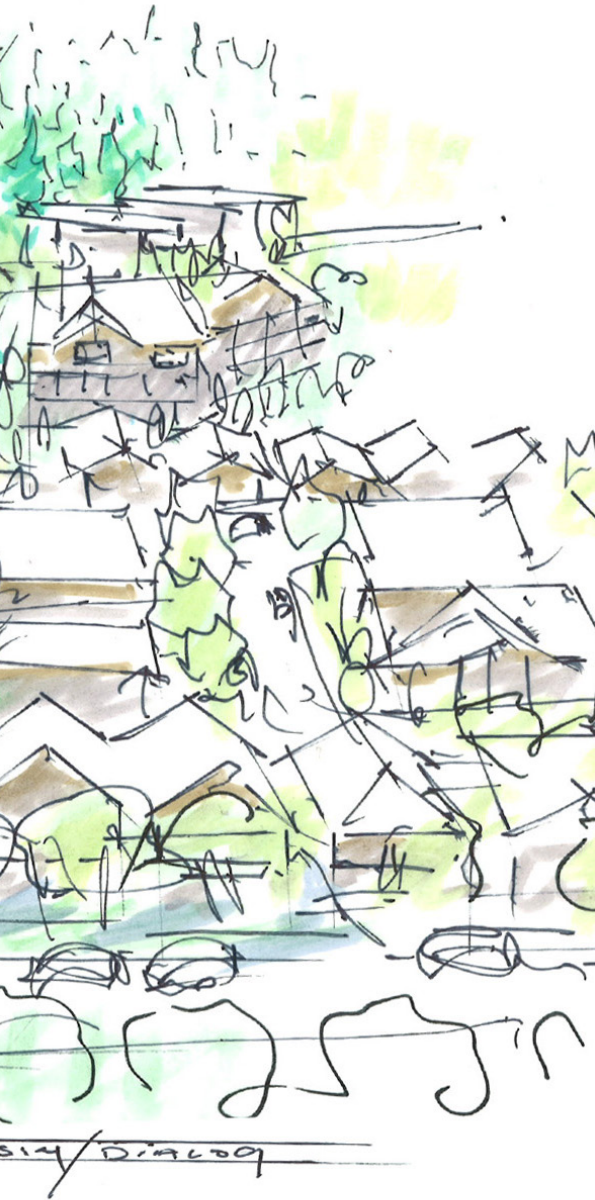
POLICY 7.2.8 OTHER DIRECTIONS

Support the land use objectives for Seaside Village by:

- a. Encouraging a diverse mix of uses that create a complex and integrated neighbourhood that functions as a distinct neighbourhood on its own, while also serving as a city-wide and regional destination.
- b. Creating high quality, accessible, and direct walking connections between commercial and other community uses, and the waterfront.
- c. Supporting a diversity of housing types and choices.
- d. Establishing a high quality public realm, with spaces for gathering adjacent to active uses such as shops and services that support street life.
- e. Providing maximum and minimum building setbacks to ensure there is sufficient space to accommodate sidewalk seating and other amenities within public and semi-public spaces along Metchosin Road and other retail areas, while maintaining an intimate relationship between the building and the sidewalk.
- f. Situating parking underground or behind buildings.
- g. Protecting views to the water from public spaces.
- h. Stepping down building heights toward the waterfront.
- i. Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies in Section 11: Park Areas and Natural Assets.

Detailed urban design directions for Seaside Village are provided in the Form and Character Development Permit Area for “Centres”.





Neighbourhood Centre

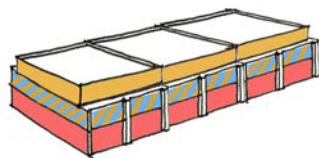
These are neighbourhood-oriented, small-scale, mixed-use centres that create gathering places and destinations such as restaurants, grocers, and shops that help meet residents’ daily needs by foot. The land use objective for these areas is to be:

- a. A local neighbourhood destination with spaces for social interaction
- b. Characterized by small-scale shops and services
- c. Supported by “gentle residential density”, which includes clusters of residential intensification to support neighbourhood businesses
- d. Well-connected by and supportive of frequent transit
- e. A focus of future residential and commercial growth
- f. Supportive of walking and cycling, including an outstanding public realm that creates neighbourhood street life
- g. Characterized by green infrastructure and green spaces

This land use designation is applicable within 400 meters of real travel distance, as measured on the street network, of the centres shown on Figure 8: Land Use.

POLICY 7.2.9 USES

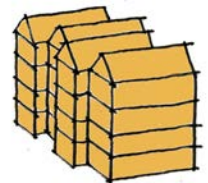
- a. Multi-unit residential and mixed-use
- b. Commercial
- c. Institutional
- d. Live/work and home occupations
- e. Customer service oriented industrial uses, where there is an active ground floor and where uses are compatible with residential uses



Mixed use low-rise building with retail, possible office, and residential units



Multi-unit low-rise residential building



Stacked townhouses



POLICY 7.2.10 BUILT FORM

- a. Ground-oriented and low rise buildings up to approximately 4 storeys at the core of the centres and tapering to lower buildings towards the edges.
- b. FAR ranging up to approximately 1.75.

Examples of desired built form are presented on the facing page.

IMPLEMENTATION

- ACTION: Undertake a neighbourhood-level planning exercise to identify opportunities for sensitive infill of new residential and neighbourhood-scaled commercial uses.
- TIMING: Before 2023.

POLICY 7.2.11 METCHOSIN AND LAGOON NEIGHBOURHOOD HUB

Reinforce the smaller scale of this neighbourhood hub by:

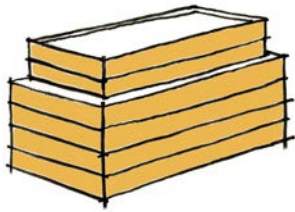
- a. Applying this land use designation within 200 meters of real travel distance, as measured on the street network, of this centres shown on Figure 8: Land Use.
- b. Limiting heights to 3 storeys.
- c. Reducing the range of uses to those primarily geared to retail and services serving the surrounding neighbourhood.

POLICY 7.2.12 OTHER DIRECTIONS

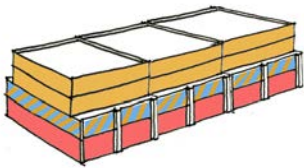
Support the land use objectives for Neighbourhood Centres by:

- a. Encouraging small-scale, neighbourhood-serving retails uses to support the needs of neighbourhood residents.
- b. Supporting a diversity of housing types and choices that support businesses.
- c. Establishing a high quality public realm, with spaces for gathering adjacent to active uses such as shops and services that support street life.
- d. Creating and maintaining a high degree of permeability – including direct walking connections – with neighbouring residential areas.
- e. Providing maximum and minimum building setbacks to ensure there is sufficient space to accommodate sidewalk seating and other amenities within public and semi-public spaces in retail areas, while maintaining an intimate relationship between the building and the sidewalk.
- f. Situating parking behind buildings and, if possible, underground.
- g. Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies in Section 11: Park Areas and Natural Assets.

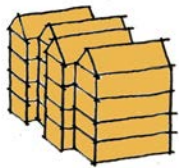
Detailed urban design directions for Neighbourhood Centres are provided in the Form and Character Development Permit Area for “Centres”.



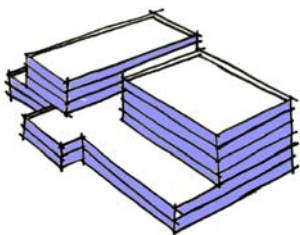
Multi-unit low-rise residential building



Mixed use low-rise building with retail or light industrial, office, and residential units



Stacked townhouses



Institutional building (e.g. school, cultural institution, etc)

Mixed-Use Employment Centre

These are mixed-use centres that provide significant employment opportunities, including in areas that are currently underutilized. The land use objective for these areas is to be:

- a. Supportive of employment-generating uses, including commercial, accommodation, institutional, and low-impact/light industrial uses
- b. Supportive of creative or infill housing, such as live-work buildings and student housing
- c. Well-connected by and supportive of frequent or local transit, linking workers with their homes and other uses
- d. Supportive of walking and cycling, including an improved public realm
- e. Characterized by green infrastructure and green spaces

The mixed-use employment centre at Royal Roads University Campus has an academic and cultural focus. The mixed-use centres along Island Highway have a commercial and light industrial focus. The City will undertake a planning exercise conducted in collaboration with land owners to identify opportunities for economic development and coordinated planning in the "Allendale Pit" area.

POLICY 7.2.16 USES

- a. Multi-unit residential and mixed-use
- b. Commercial
- c. Institutional
- d. Live/work and home occupations
- e. Light industrial

POLICY 7.2.17 BUILT FORM

- a. Ground-oriented and low rise buildings up to approximately 6 storeys
- b. Greatest intensities to be focused within 200 meters of real travel distance of the Frequent Transit Network, shown on Figure 12: Transit Network.

POLICY 7.2.17.1 OTHER DIRECTIONS

Support the land use objectives for Mixed-Use Employment Centres by:

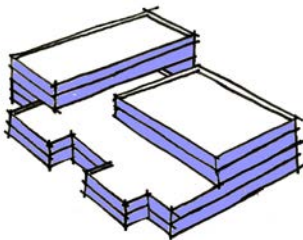
- a. Supporting a work-place focus with the establishment of academic and cultural facilities at Royal Roads University Campus.
- b. Supporting a work-place focus with the establishment of commercial

and light industrial uses along Island Highway and at the Allendale lands.

- c. Encouraging the redevelopment and conversion of brownfield sites.
- d. Avoiding disturbances to adjacent residential neighbourhoods, particularly for the Allendale lands, by sensitively managing the scale, intensity, and types of industrial and commercial activities.
- e. Supporting a diversity of housing types and choices.
- f. Where larger format retail exists along Island Highway, encouraging the wrapping of these retail stores with smaller-scale retailers, to create a pedestrian scale.
- g. Enhancing transportation services and infrastructure to connect residents to regional transportation networks, including the Frequent and Rapid Transit Networks as shown in Figure 12: Transit Network.
- h. Encouraging innovative building and use typologies including live/work, artist spaces, and customer service oriented light industrial uses.
- i. Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies in Section 11: Park Areas and Natural Assets.

Detailed urban design directions for Mixed-Use Employment Centres are provided in the Form and Character Development Permit Area for

Light Industrial



Industrial building

Light Industrial areas provide employment and contribute to the local and regional economy. The land use objective for this area is to be:

- a. Supportive of employment-generating uses, including commercial and light industrial uses
- b. Well-connected by rapid and frequent transit
- c. Supportive of walking and cycling
- d. Characterized by green infrastructure

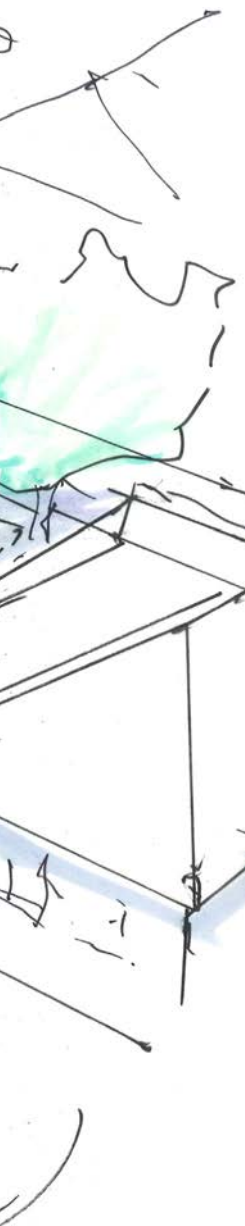
POLICY 7.2.18 USES

- a. Light industrial
- b. Accessory commercial
- c. Accessory residential

POLICY 7.2.19 BUILT FORM

- a. Industrial buildings up to approximately 4 storeys





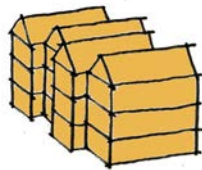
Neighbourhood

Neighbourhood areas are established residential neighbourhoods historically comprised largely of single-detached homes, and predominantly located on the valley floor. The land use objectives for these areas are to create neighbourhoods that are:

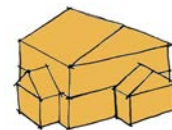
- a. Characterized by low-scale residential uses that protect existing character, while enabling gentle infill that encourages greater housing choice for diverse household needs
- b. Recipients of limited future growth, which instead is focused in centres and in “Transit Growth Areas”
- c. Well-connected to nearby “Transit Growth Areas” and frequent and local transit
- d. Supportive of limited small-scale commercial activities, where there is demand, and of other neighbourhood-scale destinations such as schools and other community facilities
- e. Supportive of walking and cycling, particularly in areas surrounding schools
- f. Characterized by green infrastructure and green spaces

POLICY 7.2.20 USES

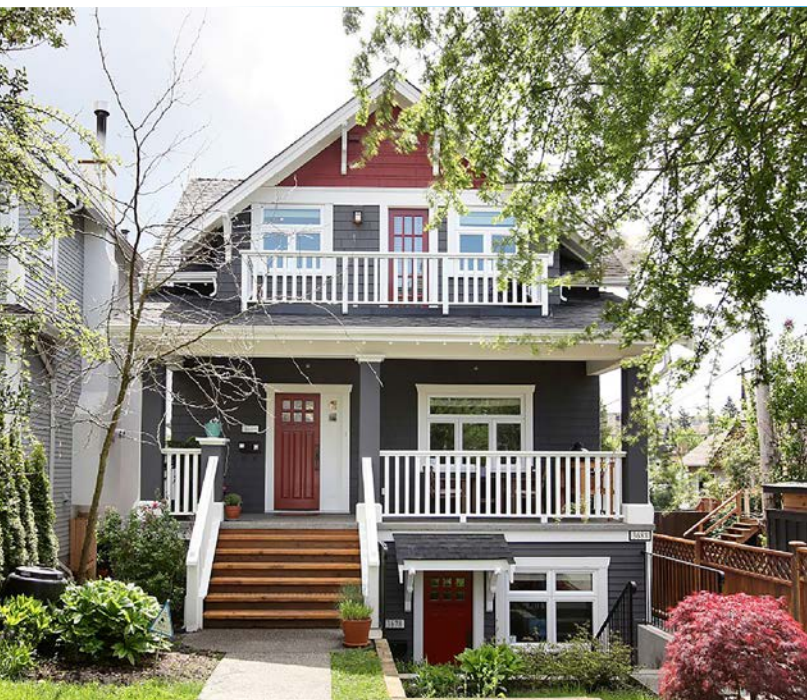
- a. Single-detached residential
- b. Secondary suites and coach houses (shown on opposite page), limited to lots of sufficient size and width to accommodate off-street parking without compromising onsite landscaping, boulevards, street trees, and the overall visual aesthetics of streetscapes.
- c. Ground-oriented multi-unit residential, including duplexes and townhouses
- d. Live/work and home occupations
- e. Institutional
- f. Limited commercial and mixed-use, on a case-by-case basis during rezoning



Ground-oriented townhouses



Single-detached house with secondary suite



POLICY 7.2.21 BUILT FORM

- a. Ground-oriented buildings up to approximately three storeys
- b. FAR ranging up to approximately 1.2

Examples of desired built form are presented on the facing page.

POLICY 7.2.22 OTHER DIRECTIONS

Support the land use objectives for Neighbourhood areas by:

- a. Generally maintain the existing character and scale of existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill approaches that are compatible in terms of scale and intensity, including small lot development, secondary suites, coach houses, duplexes, and limited ground-oriented townhouses.
- b. Improving the public realm for pedestrians, prioritizing areas surrounding schools.
- c. Creating and maintaining a high degree of permeability – including direct walking connections – throughout residential areas and leading to/from the frequent and local transit service as shown in Figure 12: Transit Network.
- d. Enabling limited small-scale, neighbourhood-serving retail uses where there is demand and where it does not compromise the viability of established centres and other commercial areas.
- e. Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies in Section 11: Park Areas and Natural Assets.

Detailed urban design directions for neighbourhood infill, including small lot development, are provided in the Form and Character Development Permit Area for “Intensive Residential”.





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. The land use objective for these areas is the same as in the “Neighbourhood” land use designation, as well as to be:

- a. Exceptionally supportive of protecting natural features and sensitive ecological areas

POLICY 7.2.23 USES

- a. Single-detached residential
- b. Secondary suites and coach houses
- c. Ground-oriented multi-unit residential, including duplexes and townhouses
- d. Live/work and home occupations
- e. Institutional
- f. Limited commercial and mixed-use, on a case-by-case basis

POLICY 7.2.24 BUILT FORM

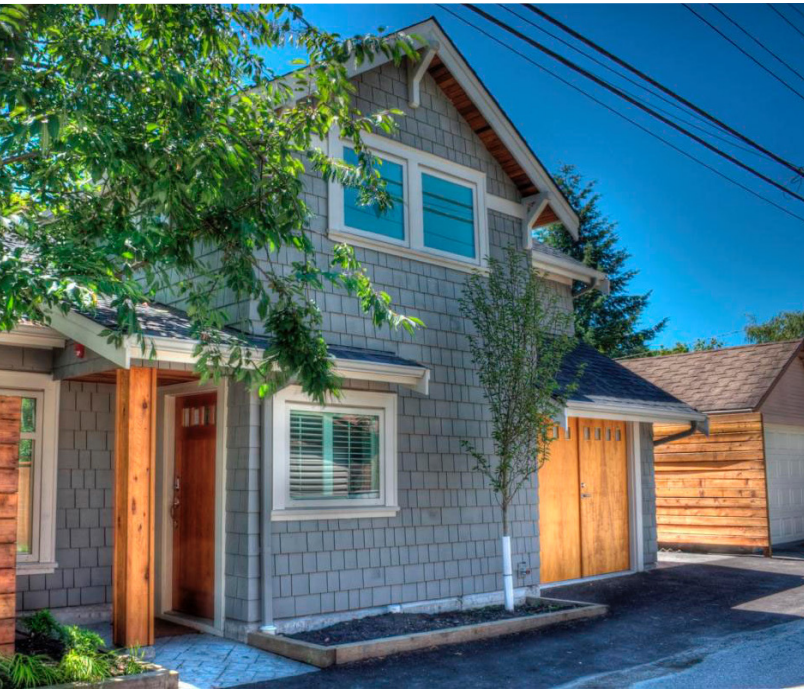
- a. Ground-oriented buildings up to approximately three storeys
- b. FAR ranging up to approximately 1.2

Examples of desired built form are presented on the following page.

POLICY 7.2.25 OTHER DIRECTIONS

Support the land use objectives for Neighbourhood – Hillside and Shoreline areas by:

- a. Adhering to the “Other Directions” policies for the Neighbourhood land use designation.
- b. Applying an especially strong focus on site adaptive policies for both hillsides and shorelines in Section 11 (Park Spaces and Natural Assets), including clustering of development in order to be set back from and preserve nature features and sensitive ecosystems, consistent with Figure 16.
- c. Protecting and optimizing views from public spaces.
- d. Applying alternative infrastructure standards, where feasible, such as reduced rights-of-way requirements, to reduce the development footprint.



- e. When considering development on greenfield sites, retain a minimum of 40% of the site area as part public and part private open space. If an area plan is in place, each subdivision application will benefit from the overall conditions of the plan as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas will not be expected to achieve the 40% open space on a site by site basis.

Detailed urban design directions and other guidelines for hillsides and shorelines are provided in both the Environmental Development Permit Area and Form and Character Development Permit Area.



Scale Transition between Transit Growth Areas and Existing Low-Density Neighbourhood Residential Areas

Existing Residential

Transitional Residential

Townhouses on a Typical Lot



Local Road

Frequent
Transit
Corridor



Transit Growth Areas (Frequent Transit Areas)

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 identified on Figure 12: Transit Network. The Transit Growth Areas support moderate future residential growth, and provide transit access to a greater proportion of residents. For clarity, where the Transit Growth Area is shown on the Land Use Map (Figure 8) to coincide with the Colwood Corners and Mixed-Use Employment Centre land use designations, the uses, built forms and other policies applicable to Colwood Corners and Mixed-Use Employment Centre respectively will prevail. The land use objective for these areas is to be:

- a. Characterized by low to mid-scale, ground-oriented residential uses at densities that support transit use on the Frequent Transit Network
- b. Supportive of housing choice and diversity
- c. Providing a gentle transition in scale to existing predominately single-detached neighbourhoods
- d. Supportive of Neighbourhood Centres and other neighbourhood or city-scale destinations, such as schools, community facilities, and institutions
- e. Supportive of walking and cycling, and an enhanced public realm
- f. Characterized by green infrastructure and green spaces

POLICY 7.2.13 USES

- a. Ground-oriented multi-unit residential
- b. Live/work and home occupations
- c. Institutional
- d. Limited commercial and mixed-use, on a case-by-case basis

Townhouses on a Deep Lot

Transitional Residential

Existing Residential



Frequent Transit Corridor

Local Road



POLICY 7.2.14 BUILT FORM

- a. Ground-oriented and low-rise buildings up to approximately four storeys, and up to six storeys in limited situations.
- b. FAR ranging up to approximately 2.5.

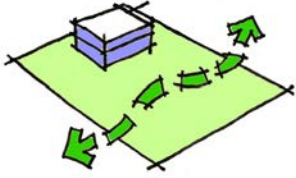
Examples of desired built form are presented on the facing page.

POLICY 7.2.15 OTHER DIRECTIONS

Support the land use objectives for Transit Growth Areas by:

- a. Providing access to and support for frequent transit, as part of the Frequent Transit Network shown on Figure 12: Transit Network.
- b. Sensitively increasing density along frequent transit corridors, while providing a gentle transition in scale to existing predominantly single-detached residential areas, as illustrated in the “Scale Transition” diagram in this sub-section.
- c. Improving the public realm for pedestrians and transit users, with sidewalk amenities and improved transit facilities.
- d. Creating and maintaining a high degree of permeability – including direct walking connections – with adjacent residential areas leading to/from the frequent transit service as shown in Figure 12: Transit Network.
- e. Enabling limited small-scale, neighbourhood-serving retail uses where there is demand and where they do not compromise the viability of established centres and other commercial areas.
- f. Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies in Section 11: Park Areas and Natural Assets.

Detailed urban design directions for neighbourhood infill are provided in the Form and Character Development Permit Area for “Intensive Residential”.



Park with recreational or accessory building.

Parks and Open Space

Parks and open spaces are diverse in character, scale, and programmatic qualities. The land use objective is to provide recreational amenities, habitat protection, and natural infrastructure services throughout the city.

POLICY 7.2.26 USES

- a. Recreation areas
- b. Environmentally sensitive areas including rare and endangered ecosystems
- c. Ecosystem restoration areas
- d. Agricultural land reserve (ALR) areas

Examples of open space typologies and programs are presented on the facing page.

Refer to Section 11 (Park Spaces and Natural Assets) for policy directions.

