

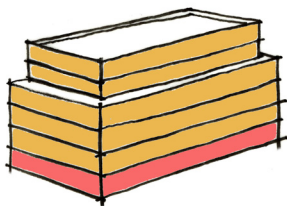
Seaside Village

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:

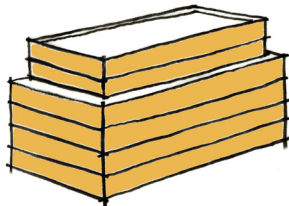
- A local, city-wide, and regional destination for shopping, recreating, and gathering
- Defined by its ocean views and access, and resulting seaside character
- A major focus of future residential and commercial growth
- Comprised of a mix of activities that establish it as a complete neighbourhood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

POLICY 7.2.6 USES

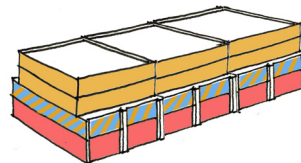
- Multi-unit residential and mixed-use
- Commercial
- Institutional
- Live/work and home occupations
- Customer service oriented industrial uses, where there is an active ground floor and where uses are compatible with residential uses



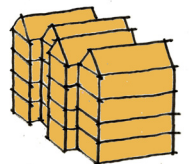
Multi-unit low-rise residential building



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”.