

Community Context

COMMUNITY PROFILE

Colwood's 2016 population was 16,850 and a 2018 study indicates growth of up to 22,742 by 2028 and 26,484 by 2038.

Much like the region as a whole, Colwood has an aging population. Over the past 20 years:

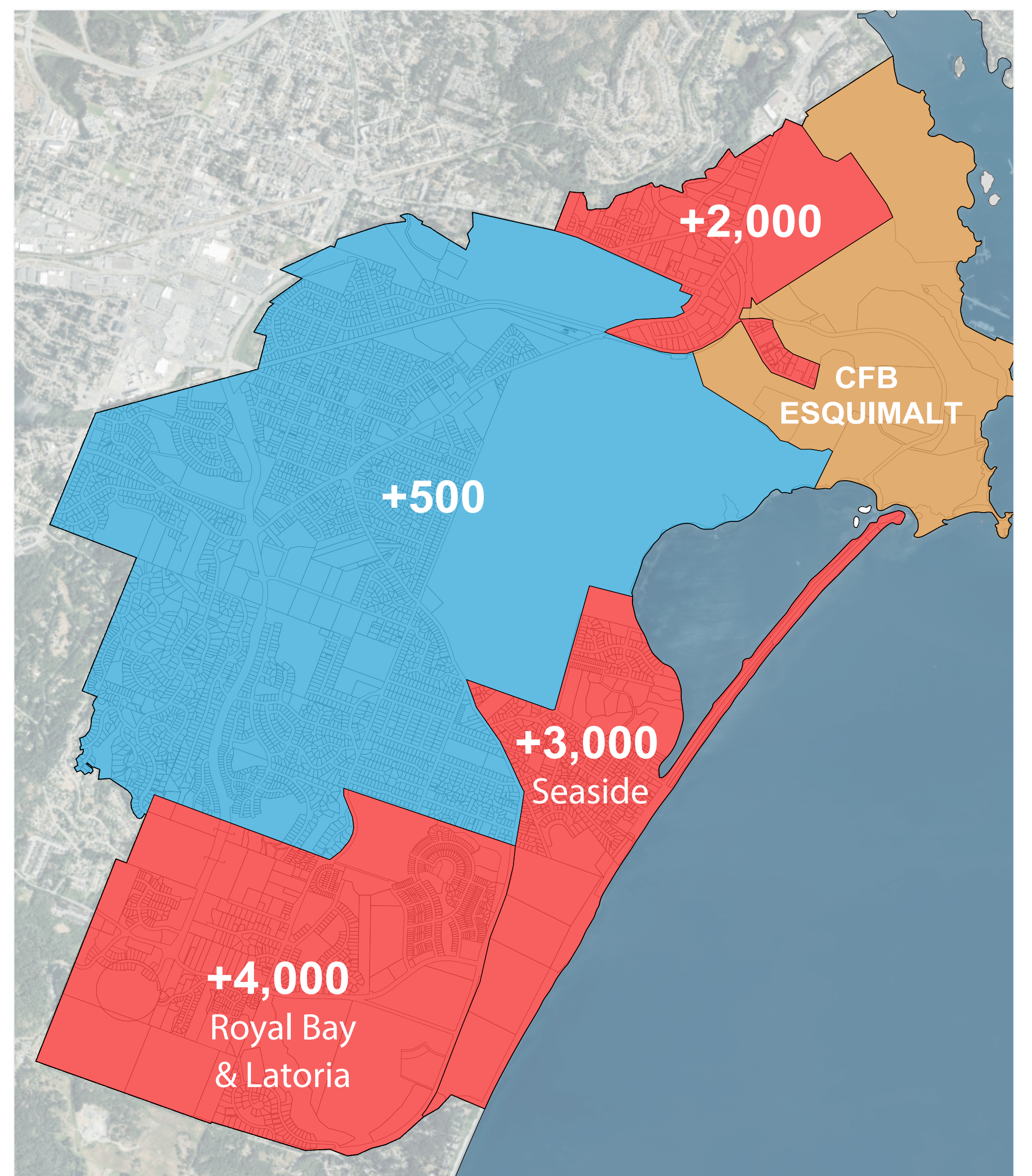
- the 45-64 age range grew by 12.7%;
- the 65+ age range grew by 9.5%; and
- the proportion of the population in other age categories decreased.

The bulk of growth within Colwood will be within the Colwood Corners area (town centre) and the Royal Bay/Latoria and Seaside neighbourhoods.

- The Royal Bay Area Plan includes the provision of 5,400 new housing units, including 2,850 predominantly multi-family and attached dwelling units in the Royal Beach Sub Area Plan.
- Royal Beach is also the site of a potential passenger ferry terminal and waterfront commercial area that would link the Westshore to downtown Victoria.

City of Colwood Age Breakdown (1986 - 2016)

Year	0 - 14 Years	15 - 24 Years	25 - 44 Years	45 - 64 Years	65+ Years
1986	2,960 (25.6%)	1,800 (15.6%)	4,080 (35.3%)	1,940 (16.8%)	765 (6.6%)
1991	3,385 (25.1%)	1,780 (13.2%)	4,790 (35.6%)	2,480 (18.4%)	1,035 (7.7%)
1996	3,385 (25.1%)	1,625 (11.7%)	4,765 (34.3%)	2,790 (20.1%)	1,220 (8.8%)
2001	3,240 (23.6%)	1,615 (11.8%)	4,295 (31.3%)	3,250 (23.7%)	1,320 (9.6%)
2006	2,950 (20.1%)	1,850 (12.6%)	4,220 (28.7%)	4,075 (27.7%)	1,595 (10.9%)
2011	2,875 (17.9%)	1,925 (12.0%)	4,440 (27.6%)	4,765 (29.6%)	2,080 (12.9%)
2016	2,885 (17.1%)	1,835 (10.8%)	4,435 (26.3%)	4,975 (29.5%)	2,720 (16.1%)



2038 Estimated population projections (from: Demographic and Land Yield Analysis)



Royal Bay schematic plan (now outdated – for illustrative purposes only)

WIP IMPLICATIONS

1. While there may be some variation in growth estimates within the 2016 Census, the 2018 Demographics & Land Yield Analysis and recently approved/proposed Colwood unit counts, it is important to note is that the population and land use close to the waterfront is anticipated to grow and change dramatically.
2. The growing population of Colwood's waterfront neighbourhoods, Colwood proper, the West Shore, and the region will intensify pressure on the waterfront as a local recreational amenity and destination. New developments, including the Royal Beach commercial centre, will be a regional attraction.
3. As Colwood builds a 'World-Class' waterfront, visitors from outside of the region will add a visit to the Colwood waterfront to a typical 'bucket list' of places to visit in the Capital Region. This will further increase demand on the waterfront.