

Plan on a Page

The City of Colwood has developed a Draft Vision & Action Plan for its Gateway and Triangle Lands located in and adjacent Colwood Corners. The following provides a summary of the Plan, which builds on the direction of the Official Community Plan, engagement with landowners and input from staff and Council.

Let us know what you think and find out more at Colwood.ca.

PLANNING FUNDAMENTALS



STRUCTURE & FUNCTION

emphasize public space for long term community benefit, secured through the creation of new connections.



PLACEMAKING & CONNECTION

prioritize places for people, protect and enhance natural assets and improve pedestrian connectivity.



OPTIMIZING SPACE & VALUE CREATION

promote intensification of mixed-uses with an emphasis on local streets, ground-oriented forms and activate pedestrian spaces.

PHASING + IMPLEMENTATION

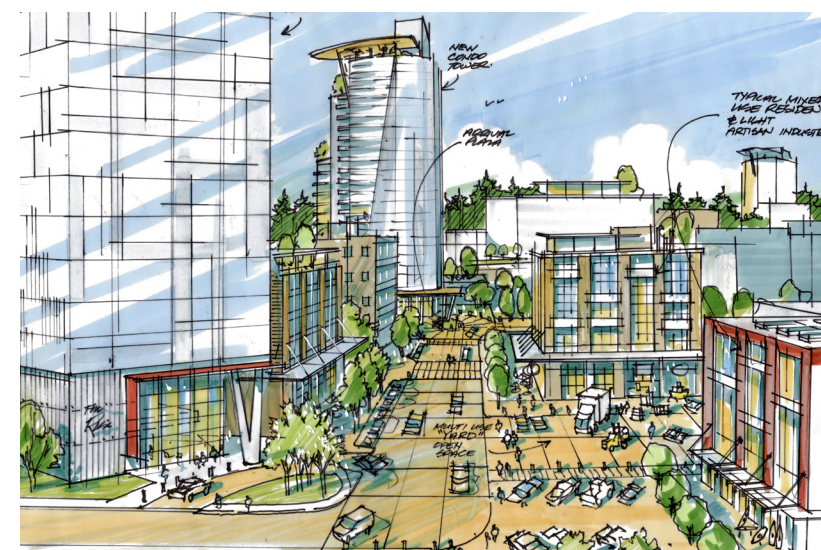
To assist City staff and developers in realizing the vision, the Plan includes recommendations for policy updates and incentives, including a **"fundamentals checklist"** to guide development permit applications. The phasing strategy centers on two principles: incremental growth and long term flexibility.

incremental growth recognizing this as a 'generational plan' with a 30-50 year time horizon. As individual parcels are redeveloped, the vision will begin to come together.

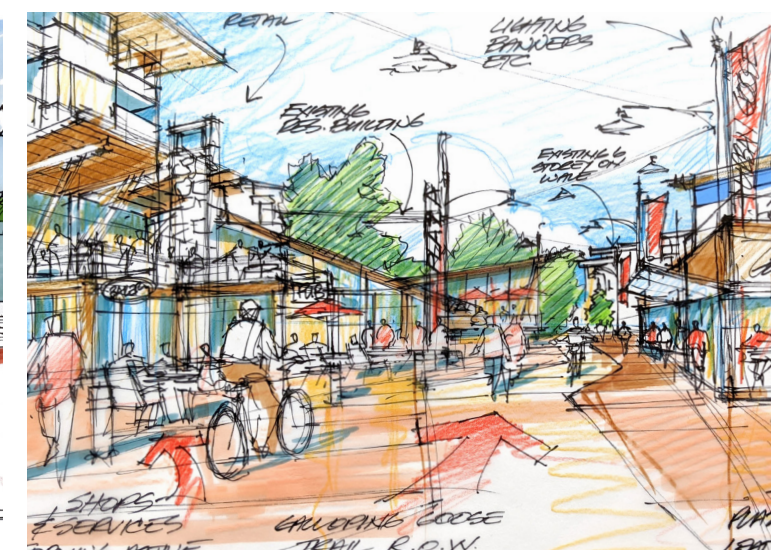
long term flexibility is built in through multiple high streets and centres. The plan does not rely on one "big move" to be successful, nor on a specific sequence.



1 view of the proposed high street in the Triangle Lands Precinct.



2 view of the proposed internal road in the Gateway Mixed-use Employment Centre Precinct.



3 view of the proposed future condition for a small segment of the Galloping Goose.

NEIGHBOURHOOD PRECINCTS

A Galloping Goose Precinct

Leverage opportunities for placemaking and a vibrant public realm along the Galloping Goose.

B Triangle Lands Precinct

Improve circulation within the precinct and unlock potential for development.

C Gateway Civic + Institutional Precinct

Strengthen West Shore Parks and Recreation as a regional hub and concentrate recreational and cultural buildings close to transit stations and active transportation routes.

D Gateway Mixed-Use Employment Centre Precinct

Diversify land use types, improve circulation and the quality of the public realm.