

Notice of Amending Bylaw Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026**” is to rezone the property from Residential 1 (R1) to the Comprehensive Development 45 zone (CD45 – 221 Goldfinch Road) to permit two duplexes, with secondary suites.

Within the electronic binder, please find a copy of:

1. Staff Report to Council (June 8, 2026)
2. Letter of Rationale (2025)
3. Proposed Development Plans
4. Environmental Impact Assessment
5. Public Engagement Summary
6. Staff Presentation (June 8, 2026)
7. Proposed Bylaw
8. Notice of Amending Bylaw

Minutes and videos of Council are publicly available and can be accessed through the following link:

- [City of Colwood - Home \(civicweb.net\)](https://www.civicweb.net)

To: CAO – Jason Johnson
Submitted: May 26, 2026
From: Matt Blakely, Senior Planner
RE: Rezoning Application No. RZ000025 – 221 Goldfinch Road
File: RZ000025

RECOMMENDATION

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned.

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property's frontage.

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 for Council's consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

SUMMARY AND PURPOSE

The purpose of this report is to present an amendment to Rezoning Application No. RZ000025 and introduce Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, for Council consideration (Appendix 1). This new amending bylaw is intended to replace Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025 (Appendix 3), which was given third reading by Council on July 14, 2025.

The proposed amendment introduces a new site-specific Comprehensive Development 45 – (CD45 - 221 Goldfinch Road) Zone (CD45), rather than proceeding with the previously proposed Medium Density Residential 7 Zone (RM7), to permit the proposed two duplexes, with secondary suites, on the subject property.

It is important to note that the proposed development remains generally unchanged in terms of use, unit types and sizes, and form and character from what Council previously reviewed; however, during

the Development Permit drawing review, staff identified several variances required due to the property's unique shape and some obsolete requirements in the RM7 zone, leading to the recommendation for a site-specific zone rather than the standard RM7 zone.

In addition to the staff analysis and rationale presented in this report, the Development Permit drawings have also been appended to this report (Appendix 2) to further enhance transparency and provide Council with more certainty around the proposed development plans.

STRATEGIC PLAN

- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

The proposed development at 221 Goldfinch Road supports Colwood's 2025-2027 Strategic Plan by leveraging the development to secure funds for new community amenities. Furthermore, the public processes for land use amendments and variances upholds the values of transparency and accountability that are key elements in the excellence in governance and services pillar.

RELATED POLICIES

Official Community Plan Bylaw No. 1700, 2018 (OCP)

The subject property is within the OCP Land Use Designation: 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.

The proposed development of two duplexes with secondary suites aligns with the Neighbourhood land use designation which states that objective "a" of the neighbourhood designation is to create neighbourhoods that are *"Characterized by low-scale residential uses that protect existing character, while enabling gentle infill that encourages greater housing choice for diverse household needs."*

Policy 7.2.19.a. provides further direction to support the land use objectives for Neighbourhood areas by *"Generally maintaining the existing character and scale of the existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill approaches, including small lot development, secondary suites, coach houses, duplexes, and limited ground-oriented townhouses."*

BACKGROUND

Applicant Information

Owner Applicants:	Dillon Sahota & Kerry Howse
Address:	221 Goldfinch Rd
Legal:	LOT 1, SECTION 35, ESQUIMALT DISTRICT, PLAN 7215
Current Zoning:	Residential 1 (R1) Zone
Proposed Zoning:	Comprehensive Development 45 – (CD45 - 221 Goldfinch Rd)
Current OCP Designation:	Hillside and Shoreline Neighbourhood
Developmental Permit Areas:	Hillside Environmental, and Form & Character

Site Context



Figure 1: Community Context Map with subject property highlighted in grey.

The subject property, located in the Lagoon Beach neighbourhood, has an area of 1,278.88 square meters (0.31 acres) and features a continuous corner frontage along Goldfinch Road. It is located close to the intersection with Lagoon Road, roughly halfway between Ocean Boulevard and Metchosin Road. The property currently contains an existing single family residential dwelling.

The surrounding neighbourhood mainly consists of other single-family houses, with some duplexes nearby. Directly across from the lot is the Ocean Grove CD6 zone, which allows for both attached housing and apartments throughout its sites.

Development Proposal

The proposal (see Appendix 2) outlines the construction of two duplexes, with each unit incorporating a secondary suite, for a total of four duplex units and four secondary suites on the property, which offers a diverse mix of housing options. Every duplex unit will consist of three bedrooms, while each secondary suite will have one bedroom. A total of twelve parking spaces will be allocated on-site. Each duplex unit is assigned three dedicated parking spaces, which includes provision for secondary suite parking requirements. The proposal fully complies with all parking requirements set out in *Off-Street Parking Regulations Bylaw No. 1909, 2022*.

Whereas the original proposal envisioned four separate driveways for the duplexes, the updated plan now includes only two shared driveways, each serving both the principal units and their secondary suites (see Figure 2).

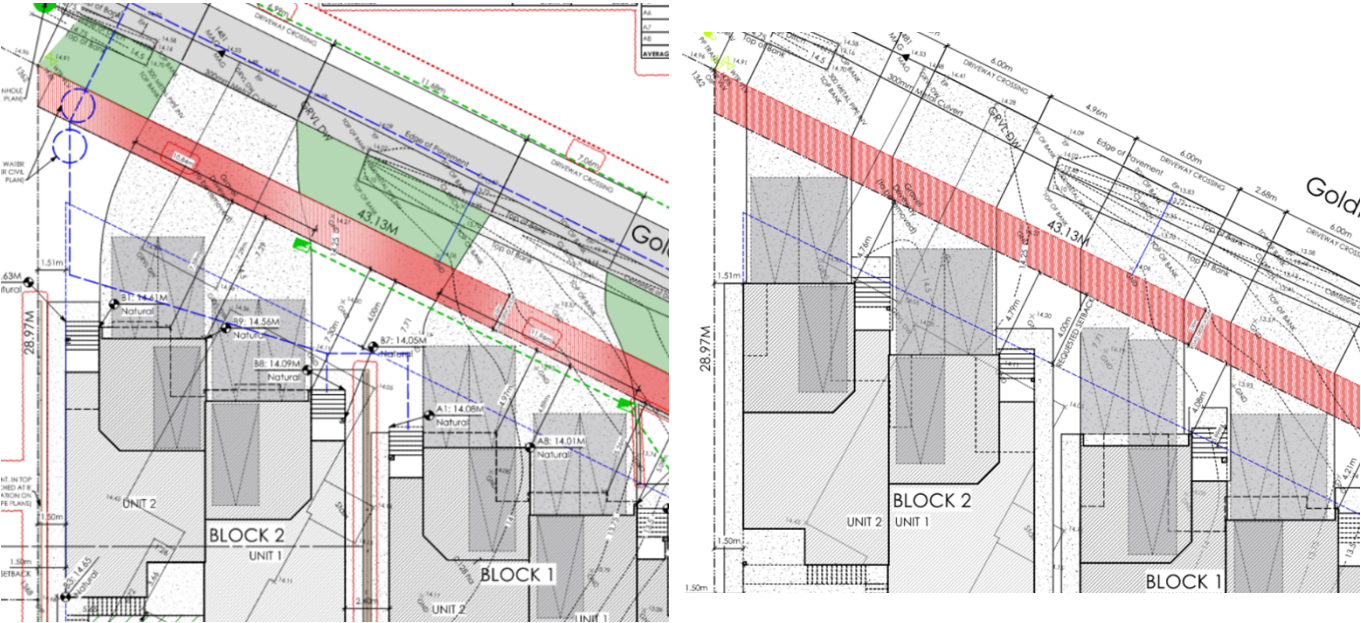


Figure 2. Site Plan showing shared driveways for each duplex building on the left and the original proposed driveway configuration on the right.

This revision reduces the number of driveway drops on the property and better aligns with the City’s Development Permit Design Guidelines 25.12.f and 25.12.g, which encourage shared service areas (such as driveways) and consolidated driveways or curb cuts across the public sidewalk.

Due to the shallow depth of the lot, there is insufficient space for the driveway to gradually taper at the property line. As a result, a variance to the *Subdivision and Development Servicing Bylaw No. 2000, 2024* is required to permit an increased driveway width to accommodate safe and functional access for all residents.

If Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council detailing Development Variance Permit Application No. DVP00018 and the rationale for consideration. This will occur once all conditions of the zoning amendment are satisfied and RZ000025 is eligible for approval.

Proposed Land Use Amendment

The initial amendment to *Colwood Land Use Bylaw, No. 151, 1989*, submitted with Rezoning application (RZ000025), proposed rezoning 221 Goldfinch Road from the Residential 1 (R1) Zone to the RM7 Zone. However, during the development permit drawing review, staff identified several variances required due to the property's unique shape and some obsolete requirements in the RM7 zone. Consequently, staff recommend adopting a site-specific zone in lieu of the standard RM7 zone. See **Table 1**.

The proposed amendment intends to rezone the property from Residential 1 (R1) to the Comprehensive Development 45 zone (CD45 – 221 Goldfinch Road) to permit two duplexes, with secondary suites, on the subject property. This amendment provides the regulatory framework necessary to support the development, ensuring the proposal aligns with OCP housing policies 9.2.1.2

and 9.2.1.3 which speak to providing a diverse housing options in all City neighbourhoods and supporting the inclusion of secondary suites to increase the City’s rental stock and improve housing affordability, respectively.

Table 1: Zone Comparison

Regulation	R1 (Existing Zone)	RM7 (3rd reading)	CD45 (Proposed Zone)
Permitted Uses	One-family dwelling Two-family dwelling Home Occupation Secondary Suite Accessory Dwelling Unit Accessory Buildings and Structures	Attached Housing (includes duplex units) Home Occupations Accessory Dwelling Units Accessory Buildings and Structures	One-family dwelling Attached Housing Duplex Secondary Suite Home Occupation - Office Use Only Accessory Buildings and Structures
Max Density (FAR)	0.4 - max GFA of 350 m ²	1.0 Max 75 UPH (9 Units)	1.0
Minimum Lot Area	1,100 (two-family)	600 m ²	1000 m ²
Maximum Lot Coverage	25% (two-family)	40%	40%
Minimum Lot Frontage	25 m	10 m	18 m
Maximum Building Height	8.5 m	15 m	12 m
Maximum Number of Storeys		3	3
Usable Open Space		10% minimum	15%
Minimum Yard Requirements for Principal Buildings			
Front (Goldfinch Rd)	7.5 m	4.0 m	4.0 m
Interior Side (Southwest)	1.5 m	1.0 m	1.5 m
Exterior Side (Goldfinch Rd)	6.0 m	3.0 m	4.0 m
Rear (East)	7.5 m	6.0 m	5.0 m

Variance Request

The applicant has submitted a Development Variance Permit Application (DVP00018) to vary the following regulation to increase the driveway width to provide access to the proposed development: *Subdivision and Development Servicing Bylaw No. 2000, 2024, Schedule A, Section 6.14.3*: “The maximum driveway width shall be in accordance with standard drawing SSD C7b, Driveway Configurations. A second driveway may be considered for corner lots, or if the lot frontage width is greater than 12.0 metres. The combined total width of driveway(s) shall not exceed 7.0 metres...”

For this application, staff are recommending that the variance request is considered by Council for endorsement alongside the approval of the Zoning Amendment and the Development Permit because

the variance pertains specifically to *Subdivision and Development Servicing Bylaw No. 2000, 2024*, and is not related to the proposed use or zoning regulations for the subject property. By addressing the driveway variance request, amending bylaw, and development permit concurrently, the process ensures that all bylaw considerations impacting the feasibility of the development are resolved in a timely manner, while ensuring transparency and project certainty.

As previously mentioned, if Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council detailing the associated driveway variance request and the rationale for their consideration concurrently with the amending bylaw.

ANALYSIS

The proposed development has been reviewed against the requirements of the proposed CD45 zone and is in full compliance with all regulations (see **Table 2** below). The only variance required is related to the driveway width, as previously discussed. This ensures that, aside from the driveway width variance, no other deviations from the proposed zoning standards are necessary for the development to proceed.

Table 2 - Compliance of Proposed Development with Proposed CD45 Zone

Regulation	CD45 (Proposed Zone)	Proposed Development	Conforms
Max Density (FAR)	1.0	0.85	Yes
Minimum Lot Area	1000 m ²	1150 m ²	Yes
Maximum Lot Coverage	40%	38%	Yes
Minimum Lot Frontage	18 m	43 m	Yes
Maximum Building Height	12 m	10.9 m	Yes
Maximum Storeys	3	3	Yes
Usable Open Space	15%	25.25%	Yes
Minimum Yard Requirements for Principal Buildings			
Front (Goldfinch Rd)	4.0 m	4.89 m	Yes
Interior Side (Southwest)	1.5 m	1.50 m	Yes
Exterior Side (Goldfinch Rd)	4.0 m	4.70 m	Yes
Rear (South East/East)	5.0 m	5.02 m	Yes

The proposed application is consistent with the Neighbourhood – Hillside and Shoreline policy direction outlined in the OCP. It demonstrates adherence to the guiding principles by introducing a building form that is generally consistent with existing neighbourhood character, while expanding housing choices. **Table 3** below provides a detailed breakdown of specific policies and illustrates how the proposed development meets these requirements.

Table 3 - Compliance of Proposed Development with OCP Land Use Designation

Neighbourhood - Hillside and Shoreline Policies		Proposal	Staff Comments
7.2.22. Other Directions	Adhering to the “Other Directions” policies for the Neighbourhood land use designation.	See below directions taken from the Neighbourhood land use designation.	OCP Policies met
7.2.16a Land Use Designation	Characterized by low-scale residential uses that protect existing character, while enabling gentle infill that encourages greater housing choices for diverse household needs	Duplexes with suites provide greater housing choices while protecting existing character	OCP Policies met
7.2.17.b Land Use Designation	Secondary suites and coach houses, limited to lots of sufficient size and width to accommodate off-street parking without compromising on-site landscaping, boulevards, street trees ² , and the overall visual aesthetics of streetscapes.	Each unit will include a secondary suite, with ample off-street parking provided on-site to meet parking bylaw requirements.	OCP Policies met
7.2.17.c Land Uses	Ground-oriented multi-residential, including duplexes and townhouses.	Proposing ground-oriented duplexes with secondary suites.	OCP Policies met
7.2.18.a Built Form	Ground-oriented buildings up to approximately three storeys	Proposing three-storey duplexes with secondary sites.	OCP Policies met
7.2.18.b Built Form	FAR ranging up to approximately 1.2	The proposed development has an FAR of 0.85, in accordance with this policy.	OCP Policies met
7.2.19.a	Generally maintain the existing character and scale of existing predominantly single-detached residential	Ground-oriented duplexes with secondary suites generally maintain existing character	OCP Policies met

	areas, while increasing housing diversity through sensitive infill approaches that are compatible in terms of scale and intensity.	while increasing housing diversity.	
7.2.19.b	Improving the public realm for pedestrian, prioritizing areas surrounding schools.	The proposal enhances the public realm by dedicating a 2-metre strip of land as road right-of-way as part of the rezoning requirements. Additionally, it includes off-site improvements such as a sidewalk and bike lane, with the final layout to be determined during the Building Permit (BP) stage.	OCP Policies met

In summary, the proposed development is consistent with the objectives and requirements set out in the proposed CD45 zoning, as well as the relevant policies within the OCP. This demonstrates that the project aligns the City's vision for land use and development in this neighbourhood. Accordingly, staff are supportive of the application and recommend that Council consider approving the staff recommendation in favor of the proposed development.

OPTIONS / ALTERNATIVES

Council may wish to consider the following options:

OPTION 1: STAFF RECOMMENDATION

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned.

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property’s frontage.

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 for Council’s consideration,

to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

OPTION 2: Staff return with more information

THAT staff return with additional information before Council considers abandoning Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025.

OPTION 3: Application Denied

THAT Rezoning Application No. RZ000025 for 221 Goldfinch Road be denied.

OPTION 4: Other Considerations

An alternative resolution, as directed by Council.

COMMUNICATIONS & ENGAGEMENT

This report is publicly available on the City’s website as part of the agenda and the report will be available in Council Highlights. Minutes will be posted online and sent to subscribers by email.

A development notification sign has been installed on the subject property in accordance with City Policy. Pursuant to Section 464 of The Local Government Act (LGA), the City must not hold a public hearing as the proposed bylaw is in alignment with the OCP land use designation and is a residential development. Additionally, in compliance with the LGA and Public Notice Bylaw No. 1933, notice was issued prior to the first reading of the original amending bylaw in July 2025. Due to the introduction of a new amending bylaw, staff have sent out additional public notices and newspaper ads in advance of the bylaw being considered by Council for first reading.

If Council supports the staff recommendation, a notice regarding consideration of Development Variance Permit No. DVP00018 will be mailed to the owners and occupants of properties within a radius of 100 metres of the subject site, in advance of the future Council meeting.

TIMELINES

July 14, 2025, Council	May 25, 2026, Council	Summer 2026	Summer 2026
Amending Bylaw for 221 Goldfinch Rd given first, second, and third readings by Council.	Council considers the amending bylaw for 3rd reading, as amended. WE ARE HERE	The DVP and Zoning Amendment are considered for approval.	Pending approval of the DVP and RZ permits. The applicant may be issued a Form and Character Development Permit.

CLIMATE CONSIDERATIONS

Staff have not identified any significant climate considerations related to the proposed development, beyond the large areas of non-permeable surfaces. That said, the development plans do include a stormwater management plan for the property that includes on-site water retention.

FINANCIAL CONSIDERATION

The applicant is proposing to meet Council’s Community Amenity Contribution Policy for the proposed duplex units as identified in **Table 4**. Rezoning the subject property to permit a higher density of development will increase the assessed value of the lands, thus increasing its taxable value.

Table 4: Development Fees

Contribution by Type	Rate per unit	Total	Bylaw/Policy Reference
Community Amenity Fund (CAC)	\$7,500	\$30,000	Policy COM 003 as amended
Affordable Housing Reserve Fund	\$1,500	\$6,000	Policy COM 003 as amended
Fire Hall Fund	\$632	\$2,528	Council Resolution R2020-165
School DCCs (payable to SD62)	\$1000	\$4,000	School District #62 (Sooke) Capital Bylaw No. 2019-01
Water DCCs (payable to CRD)	\$2,796	\$11,184	CRD Bylaw No. 2758 (31 units/ha)
Road DCCs	\$5,268.41	\$21,073.64	Bylaw No. 1836-01
Sewer Enhancement Fees	\$2,488	\$9,952	Bylaw No. 1500
Park Improvement DCC	\$2,455.67	\$9,822.68	Bylaw No. 1900
Park Acquisition DCC	\$2,537.97	\$10,151.88	Bylaw No. 2037
Total Contributions		\$104,712.20	

CONCLUSIONS

The proposed site-specific CD45 zone establishes clear, tailored regulations that directly reflect the intended development of two duplex buildings with secondary suites, providing a more precise and transparent regulatory fit than the previously proposed RM7 zone, while maintaining consistency with surrounding neighbourhood character.

The proposed development remains aligned with the OCP’s policy direction for Neighbourhood – Hillside and Shoreline by enabling gentle infill, expanding housing choice, and supporting the inclusion of secondary suites within a low-scale built form. For these reasons, staff support the proposed amendment to proceed with the proposed CD45 - 221 Goldfinch Road zone and recommend that Council approve the staff recommendation.

Attachments:

[Appendix 1: Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 \(CD45 – 221 Goldfinch Road\), Bylaw No. 2118, 2026](#)

PO Box 49023, RPO Royal Oak
Victoria, BC V9E 2E4
221goldfinch@gmail.com
250-888-6565
Feb 10, 2025

Mayor and Council
City of Colwood
3300 Wishart Road
Colwood, BC V9C 1R1

Rezoning Application – R1 to RM7

Dear Mayor and Council,

We are writing to formally request the rezoning of our property from R1 (Single-Family Residential) to RM7 (Medium-Density Residential) to accommodate the construction of two duplexes. The proposed development aligns with the City of Colwood's long-term growth objectives and will contribute positively to the community.

Description of Proposal

The subject property is currently zoned R1 and consists of a single-family dwelling. This proposal seeks to rezone the site to RM7, allowing for two duplexes. This change will provide four dwelling units, increasing housing options in this desirable seaside community. The development is designed to blend seamlessly with the neighbourhood while offering much-needed housing diversity. The project will include green spaces and pedestrian-friendly pathways to enhance community livability.

Review of City Policies

The City of Colwood's Official Community Plan (OCP) emphasizes the need for a diverse range of housing types and increased density in well-serviced areas. This proposal aligns with OCP objectives by:

- Encouraging higher-density residential developments in appropriate locations.
- Supporting transit-oriented development near public transportation routes.
- Enhancing the local housing supply while maintaining compatibility with surrounding land uses.
- Promoting environmentally sustainable practices through energy-efficient building techniques.

Project Benefits and Amenities

This development will offer numerous benefits, including:

- **Increased housing supply:** The addition of four units will help address the growing demand for housing in Colwood. There is flexibility to add suites to each unit or maintain as separate units.
- **Sustainable design:** The project will incorporate energy-efficient materials and environmentally friendly landscaping.
- **Public amenities:** The location provides easy access to recreational facilities, transit, and educational institutions, and local beaches.
- **Enhanced community engagement:** The project will encourage social interaction through shared outdoor spaces and walkable infrastructure.

Need and Demand

There is a clear demand for more diverse housing options in Colwood, particularly for young professionals, families, and retirees seeking well-located, low-maintenance housing. The site's proximity to public transit, post-secondary institutions, and recreational facilities makes it an ideal candidate for increased residential density. The project will also cater to individuals seeking rental housing, which is in high demand within the region.

Neighbourhood

The proposed rezoning is compatible with the evolving character of the neighbourhood. Surrounding properties include a mix of single-family homes, townhouses, and other multi-unit developments. The addition of two duplexes will not disrupt the existing fabric but will instead complement the community's growth. The architectural design will reflect the coastal aesthetic, enhancing the overall visual appeal of the area.

Impacts to Surrounding Area

The proposed development is designed to minimize impacts on neighbours. Thoughtful building placement, appropriate setbacks, and landscaping will ensure privacy and aesthetic harmony. Traffic and noise impacts will be minimal, given the residential nature of the project. Additional trees and greenery will be planted to provide natural buffering and enhance the landscape beyond present bare lot. This will contribute to the greenspace canopy in Colwood as envisioned in the Urban Forest Strategy.

Building and Site Features

The duplexes will feature:

- Modern, West Coast-style architecture in harmony with the coastal environment.

- Energy-efficient building practices, complying with the BC Energy Step Code, to minimize environmental impact.
- Landscaped outdoor spaces that enhance neighbourhood aesthetics and livability.
- Private balconies and patios to provide residents with outdoor living spaces.

Crime Prevention Through Environmental Design (CPTED)

The development will incorporate CPTED principles, including:

- Natural surveillance through well-placed windows and lighting.
- Clearly defined property boundaries to promote safety.
- Safe pedestrian pathways and well-lit entryways to reduce crime risks.
- Secure access points and well-maintained communal spaces to foster a sense of community security.

Transportation

The property is located near a transit corridor, providing excellent connectivity to Colwood and the broader region. The development will encourage transit use by:

- Providing designated bike storage areas.
- Ensuring pedestrian-friendly access to nearby bus stops.
- Reducing reliance on personal vehicles through proximity to amenities and transit.
- Including electric vehicle (EV) charging stations to support sustainable transportation choices as outlined in the Climate Action Plan.

Infrastructure

The existing infrastructure can adequately support the proposed development. Water, sewer, and electrical services are readily available, and discussions with municipal staff indicate no significant concerns regarding service capacity.

Conclusion

This rezoning application aligns with Colwood's planning objectives by fostering responsible growth, increasing housing diversity, and supporting transit-oriented development. The proposed duplexes will contribute to a vibrant, sustainable, and well-integrated community. I respectfully request Council's approval of this rezoning application and look forward to further discussing how this project benefits the City of Colwood.

Thank you for your time and consideration.

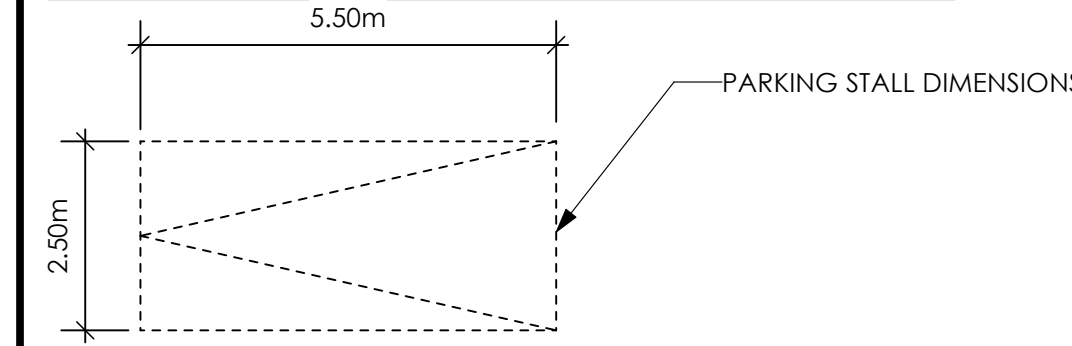
Sincerely,

Dillon Sahota and Kerry Howse

SITE DATA	
ITEMS	PROPOSED
LOT AREA BEFORE ROAD DEDICATION	1278.88 sq.m.
POST DEDICATION LOT AREA	1150.25 sq.m.
LOT COVERAGE (BEFORE ROAD DEDICATION)	34.50 %
OPEN SITE AREA (BEFORE ROAD DEDICATION)	37.14 %
SETBACKS	
- FRONT (NORTH WEST)	4.89 m.
- REAR (SOUTH EAST)	5.02 m.
- SIDE (NORTH EAST)	4.70 m.
- SIDE (SOUTH WEST)	1.50 m.
- SIDE TOTAL	6.20 m.
BUILDING HEIGHT	
	10.90 m.
GROSS FLOOR AREA OF ALL BUILDINGS	
F.A.R. (POST DEDICATION LOT AREA)	0.85 TO 1.0
OFF-STREET PARKING	
PARKING STALLS PER UNIT	3 Stalls
2 FOR MAIN RESIDENCE, 1 FOR POSSIBLE SUITE	
TOTAL NUMBER OF PARKING STALLS	12 Stalls

PROPOSED FLOOR AREA		BLOCK 1
UNIT 1		
- UPPER		91.61 sq.m.
- MAIN		91.28 sq.m.
- LOWER		51.37 sq.m.
- GARAGE		35.61 sq.m.
SUB-TOTAL G.F.A.		269.87 sq.m.
GARAGE ALLOWANCE		-34.37 sq.m.
GROSS FLOOR AREA		235.50 sq.m.
UNIT 2		
- UPPER		88.87 sq.m.
- MAIN		93.75 sq.m.
- LOWER		63.80 sq.m.
- GARAGE		34.31 sq.m.
SUB-TOTAL G.F.A.		280.73 sq.m.
GARAGE ALLOWANCE		-34.68 sq.m.
GROSS FLOOR AREA		246.05 sq.m.
GROSS FLOOR AREA OF BUILDING		
		481.55 sq.m.

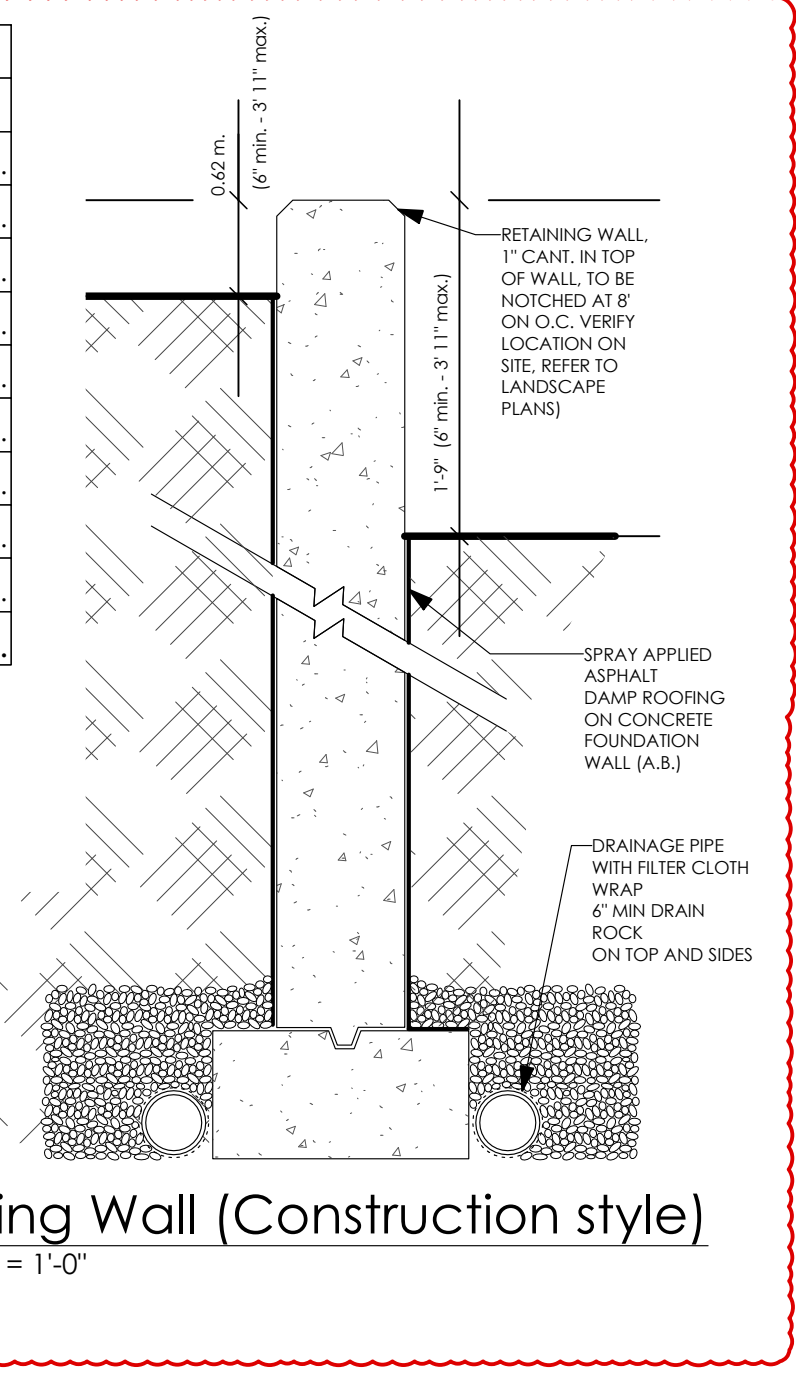
PROPOSED FLOOR AREA		BLOCK 2
UNIT 1		
- UPPER		86.26 sq.m.
- MAIN		102.30 sq.m.
- LOWER		64.49 sq.m.
- GARAGE		36.11 sq.m.
SUB-TOTAL G.F.A.		289.16 sq.m.
GARAGE ALLOWANCE		-35.61 sq.m.
GROSS FLOOR AREA		253.55 sq.m.
UNIT 2		
- UPPER		89.48 sq.m.
- MAIN		92.76 sq.m.
- LOWER		64.73 sq.m.
- GARAGE		34.37 sq.m.
SUB-TOTAL G.F.A.		281.34 sq.m.
GARAGE ALLOWANCE		-34.68 sq.m.
GROSS FLOOR AREA		246.66 sq.m.
GROSS FLOOR AREA OF BUILDING		
		500.21 sq.m.



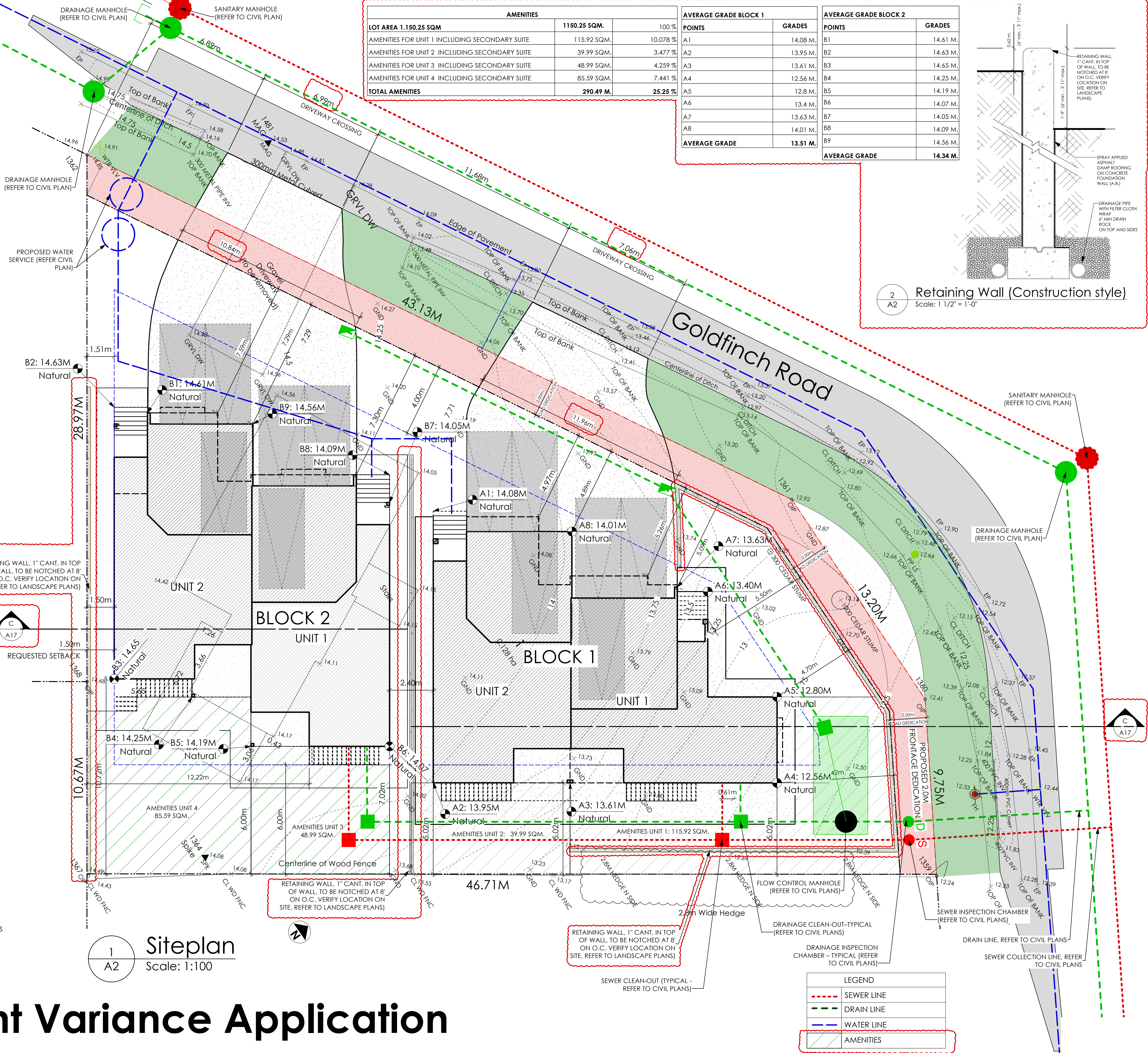
AMENITIES		
LOT AREA 1.150.25 SQM	1150.25 SQM.	100 %
AMENITIES FOR UNIT 1 INCLUDING SECONDARY SUITE	115.92 SQM.	10.078 %
AMENITIES FOR UNIT 2 INCLUDING SECONDARY SUITE	39.99 SQM.	3.477 %
AMENITIES FOR UNIT 3 INCLUDING SECONDARY SUITE	48.99 SQM.	4.259 %
AMENITIES FOR UNIT 4 INCLUDING SECONDARY SUITE	85.59 SQM.	7.441 %
TOTAL AMENITIES	290.49 M.	25.25 %

AVERAGE GRADE BLOCK 1	
POINTS	GRADES
A1	14.08 M.
A2	13.95 M.
A3	13.61 M.
A4	12.56 M.
A5	12.8 M.
A6	13.4 M.
A7	13.63 M.
A8	14.01 M.
AVERAGE GRADE	13.51 M.

AVERAGE GRADE BLOCK 2	
POINTS	GRADES
B1	14.61 M.
B2	14.63 M.
B3	14.65 M.
B4	14.25 M.
B5	14.19 M.
B6	14.07 M.
B7	14.05 M.
B8	14.09 M.
B9	14.56 M.
AVERAGE GRADE	14.34 M.



2 Retaining Wall (Construction style)
Scale: 1 1/2" = 1'-0"



1 Siteplan
A2 Scale: 1:100

LEGEND	
	SEWER LINE
	DRAIN LINE
	WATER LINE
	AMENITIES

Date
Apr.23, 2026

Project Address
221 Goldfinch Road
Colwood, B.C.

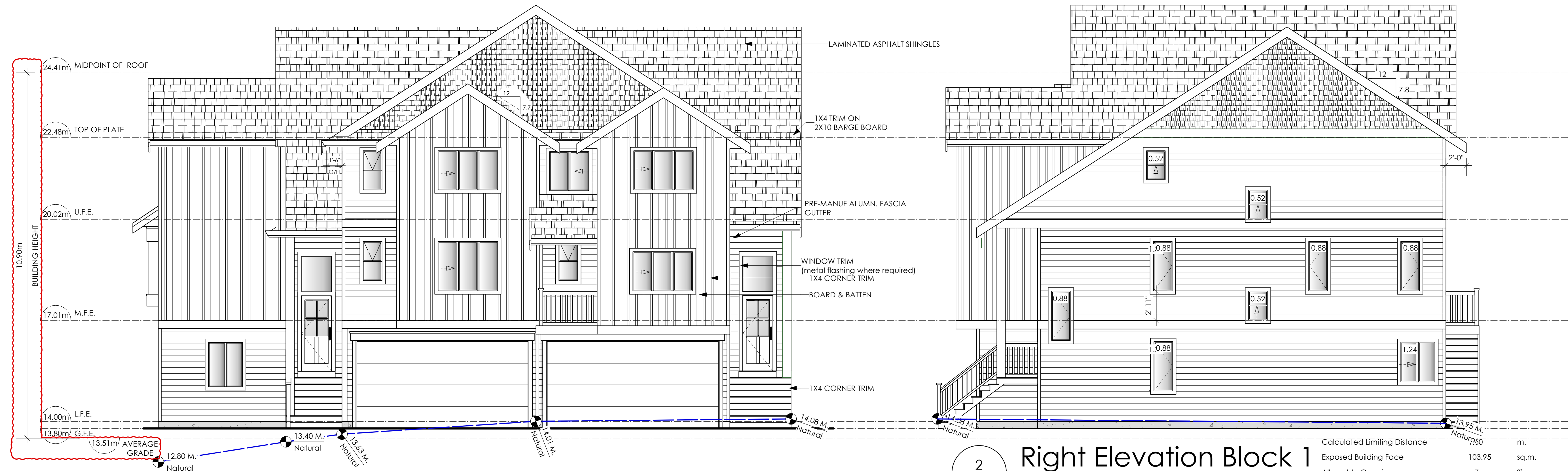
Prepared for
Dillon Sahota & Kerry Howse

Project #
8919

Scale
As Noted

Drawn By
PN

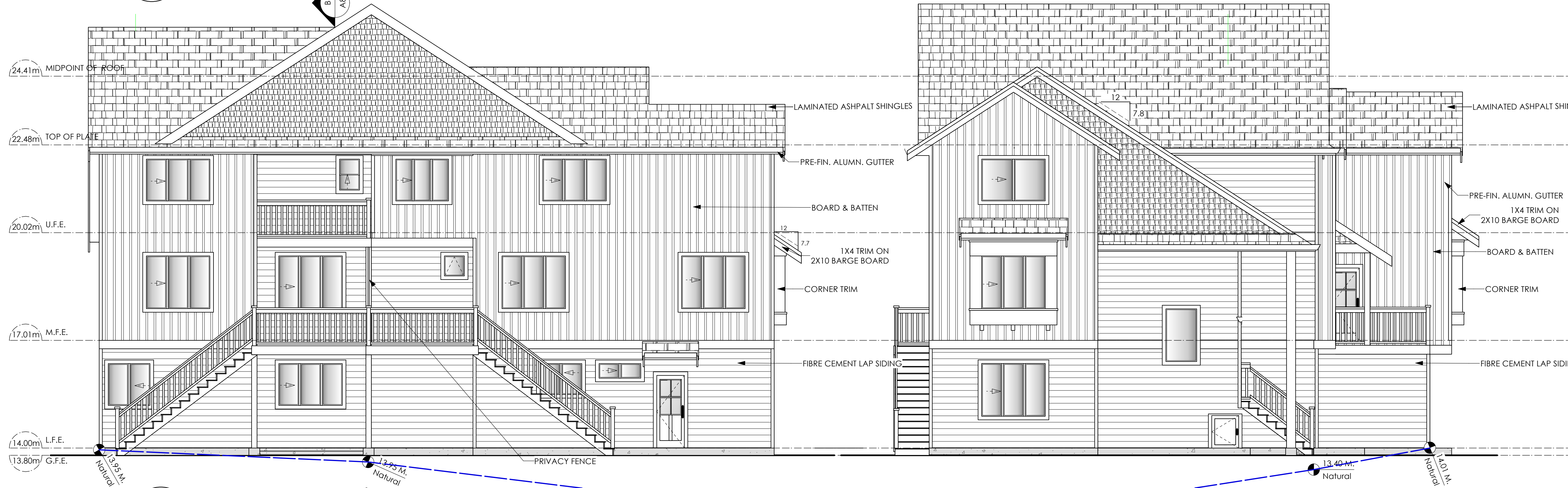
Development Variance Application



1 Front Elevation Block 1
A3 Scale: 3/16" = 1'-0"

2 Right Elevation Block 1
A3 Scale: 3/16" = 1'-0"

Calculated Limiting Distance		m.
Exposed Building Face	103.95	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.28	sq.m.
Proposed Openings	7.20	sq.m.



3 Rear Elevation Block 1
A3 Scale: 3/16" = 1'-0"

4 Left Elevation Block 1
A3 Scale: 3/16" = 1'-0"

Date

Apr.23, 2026

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Dillon Sahota & Kerry Howse

Project #

8919

Scale

As Noted

Drawn By

PN

Development Variance Application

Block 1



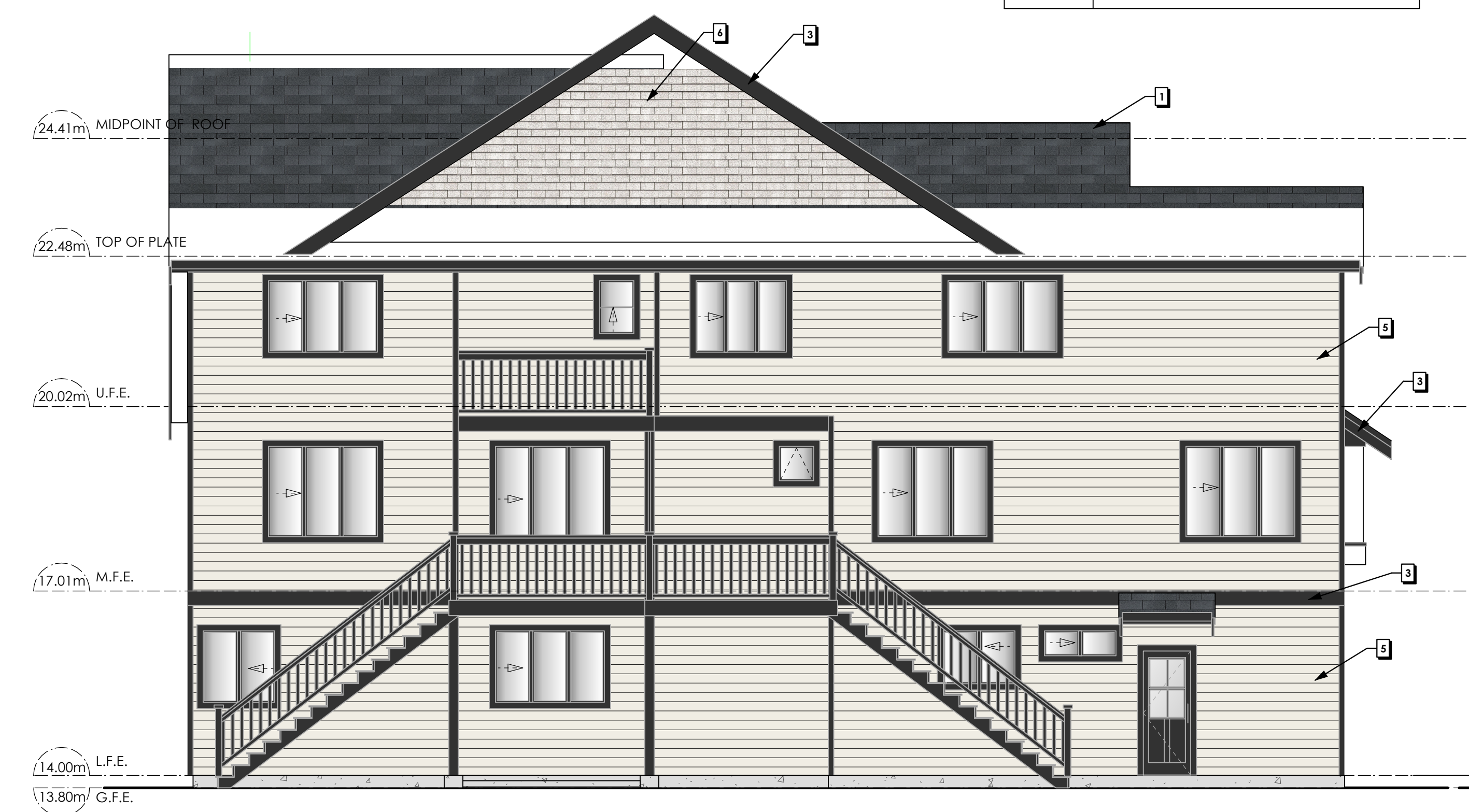
1 Front Elevation Block 1
A4 Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Black
2	Gutters / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams Iron Ore SW7069 or similar
3	Fasia Boards & Entry Stairs Sherwin Williams Iron Ore SW7069 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
6	Cedar Siding Shingles Hardie or similar color Abby White or similar

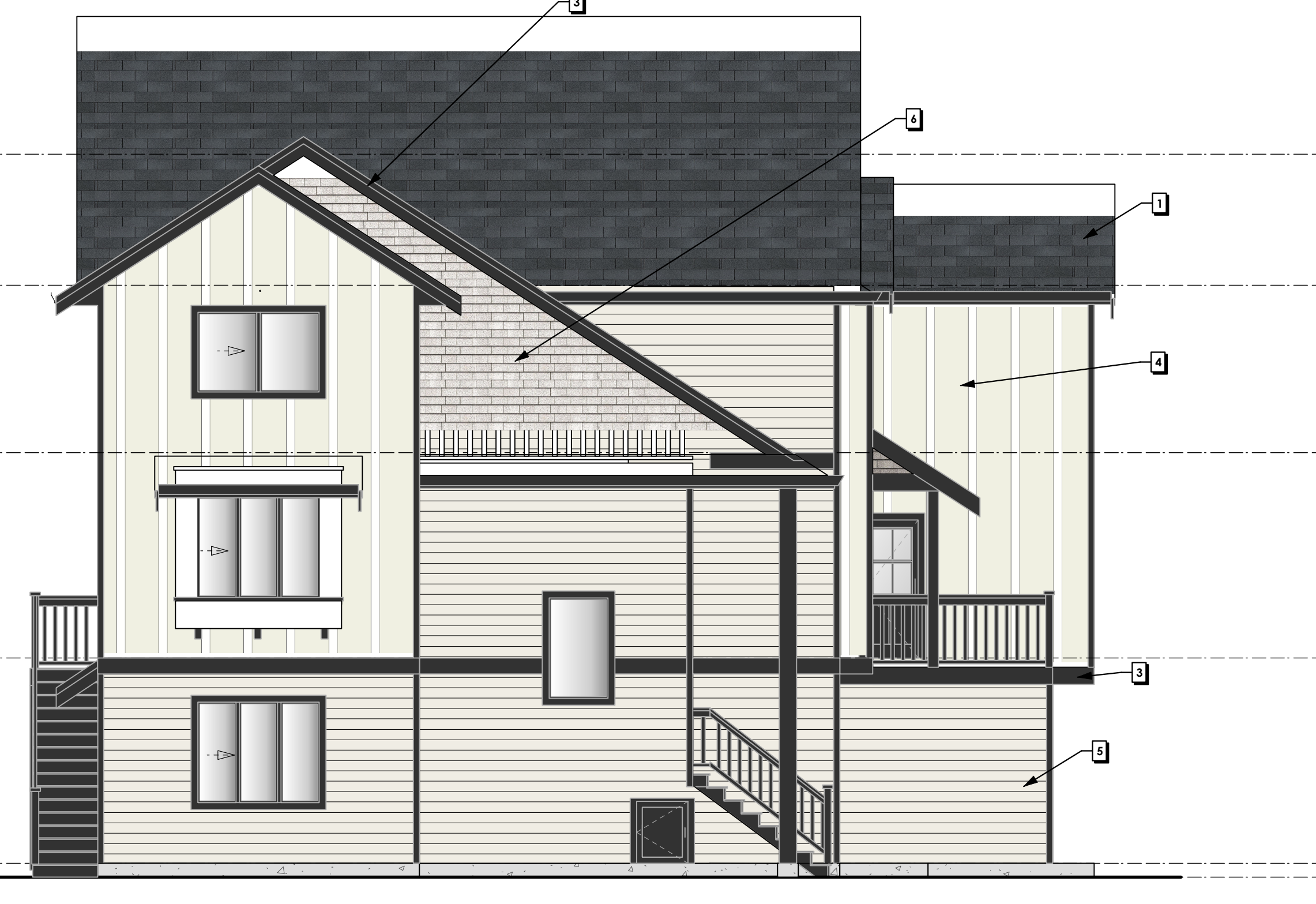


2 Right Elevation Block 1
A4 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.50	m.
Exposed Building Face	103.95	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.28	sq.m.
Proposed Openings	7.20	sq.m.



3 Rear Elevation Block 1
A4 Scale: 3/16" = 1'-0"



4 Left Elevation Block 1
A4 Scale: 3/16" = 1'-0"

Development Variance Application

Block 1

Date

Apr.23, 2026

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Dillon Sahota & Kerry Howse

Project #

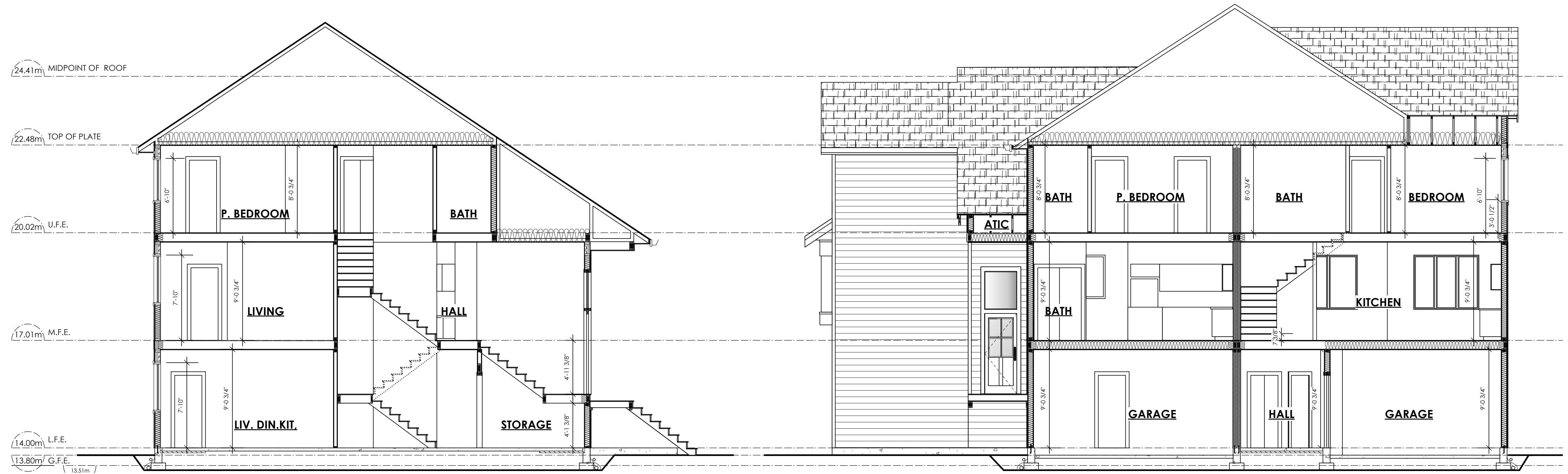
8919

Scale

As Noted

Drawn By

PN



1 Section A Block 1
A9 Scale: 3/16" = 1'-0"

2 Section B Block 1
A9 Scale: 3/16" = 1'-0"

Date

Apr.23, 2026

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Dillon Sahota & Kerry Howse

Project #

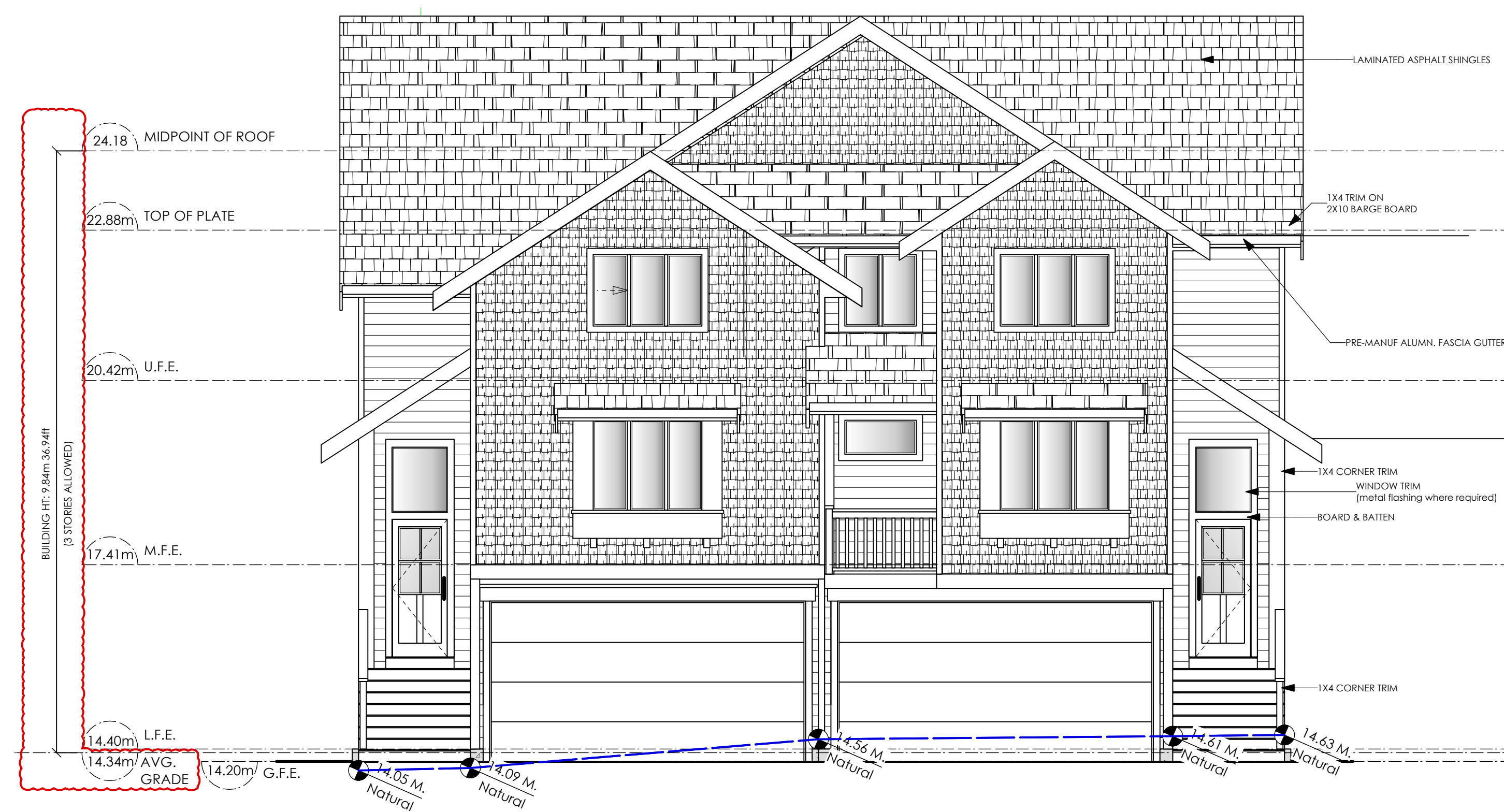
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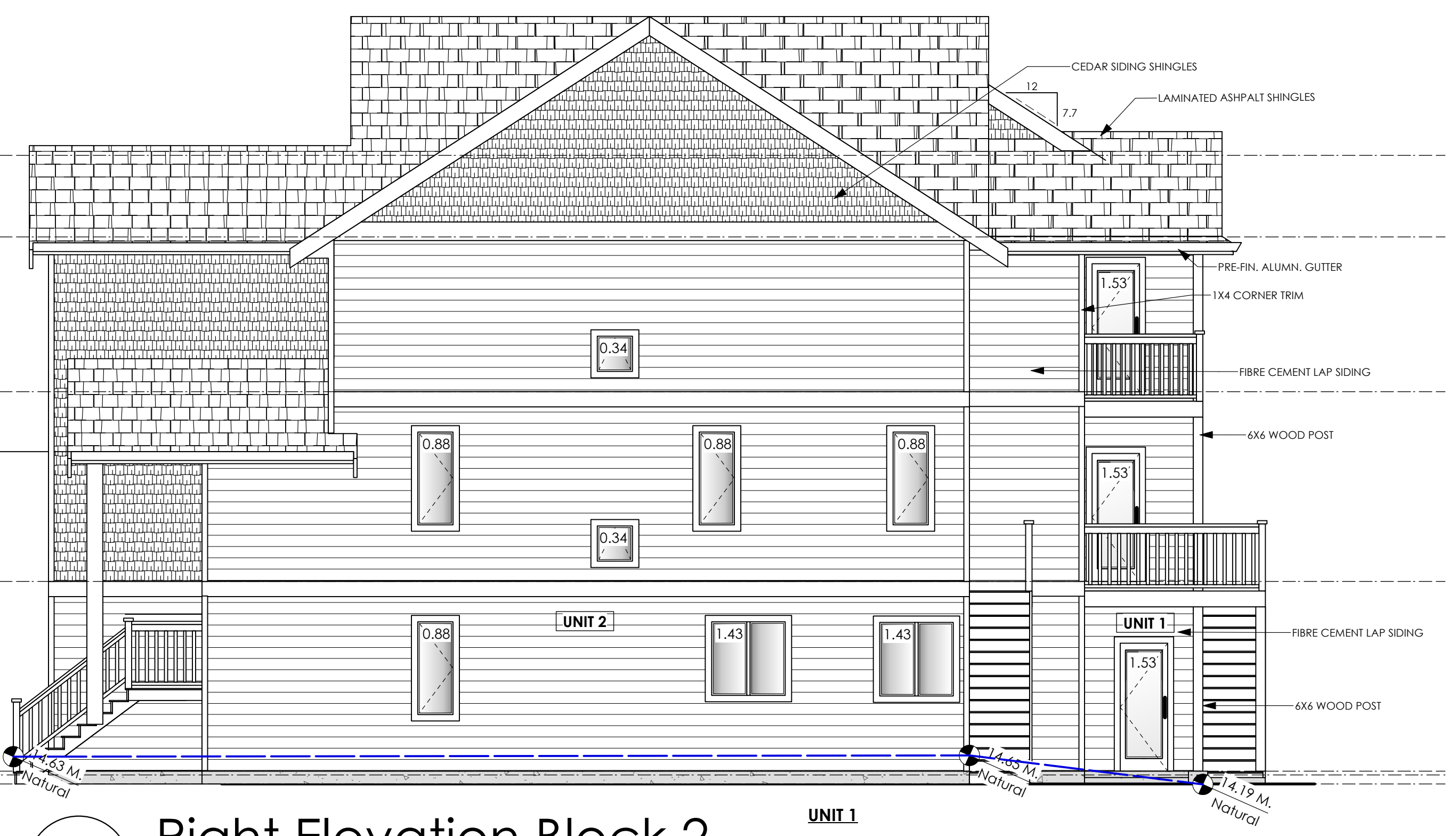
As Noted

Drawn By

PN

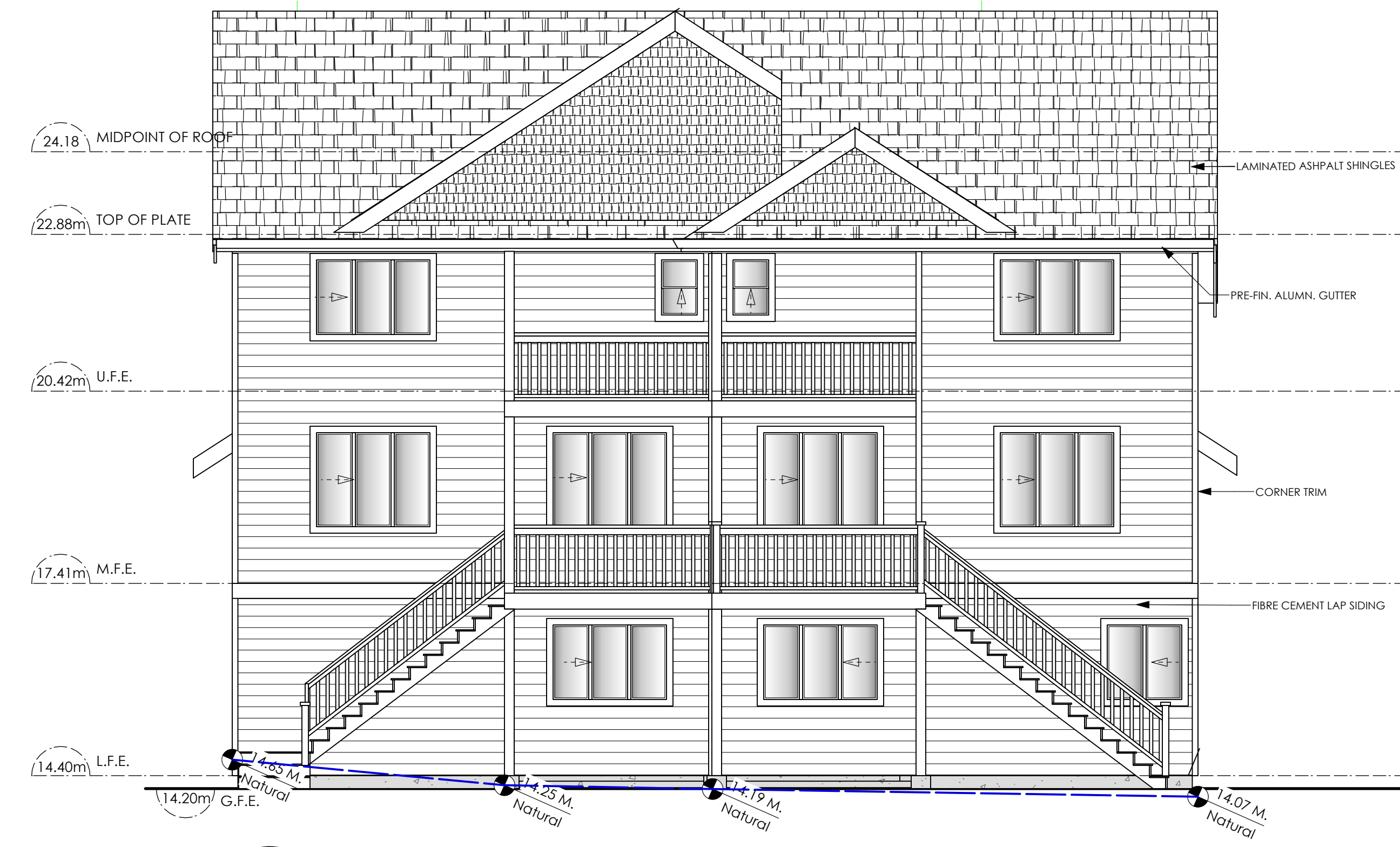


1 Front Elevation Block 2
A10 Scale: 3/16" = 1'-0"



2 Right Elevation Block 2
A10 Scale: 3/16" = 1'-0"

UNIT 1		
Calculated Limiting Distance	12.22	m.
Exposed Building Face	32.23	sq.m.
Allowable Openings	100	%
Allowable Opening Area	32.21	sq.m.
Proposed Openings	4.59	sq.m.
UNIT 2		
Calculated Limiting Distance	1.50	m.
Exposed Building Face	101.99	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.13	sq.m.
Proposed Openings	7.06	sq.m.



3 Rear Elevation Block 2
A10 Scale: 3/16" = 1'-0"



4 Left Elevation Block 2
A10 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.20	m.
Exposed Building Face	105.66	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.40	sq.m.
Proposed Openings	7.23	sq.m.

Development Variance Application

Block 2

Date
Apr. 23, 2026

Project Address
221 Goldfinch Road
Colwood, B.C.

Prepared for
Dillon Sahota & Kerry Howse

Project #
8919

Scale
As Noted

Drawn By
PN



1 Front Elevation Block 2
A11 Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Black
2	Gutters / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams Iron Ore SW7069 or similar
3	Fasia Boards & Entry Stairs Sherwin Williams Iron Ore SW7069 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
6	Cedar Siding Shingles Hardie or similar color Abby White or similar



2 Right Elevation Block 2
A11 Scale: 3/16" = 1'-0"



3 Rear Elevation Block 2
A11 Scale: 3/16" = 1'-0"



4 Left Elevation Block 2
A11 Scale: 3/16" = 1'-0"

Development Variance Application

Block 2

Date
Apr. 23, 2026

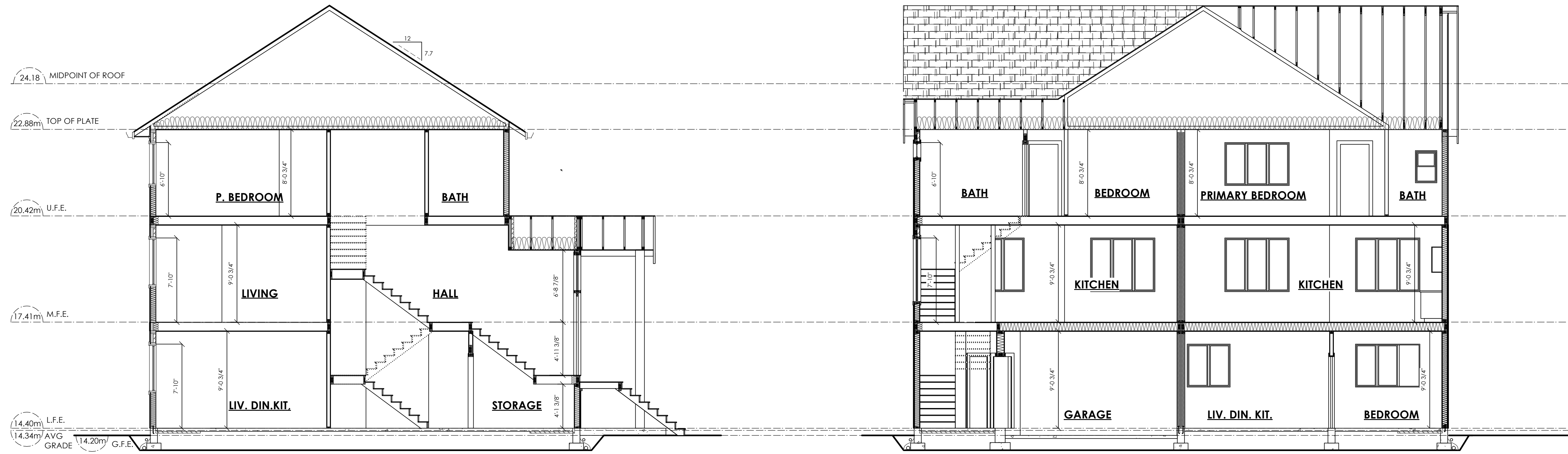
Project Address
221 Goldfinch Road
Colwood, B.C.

Prepared for
Dillon Sahota & Kerry Howse

Project #
8919

Scale
As Noted

Drawn By
PN



1 Section A Block 2
A16 Scale: 3/16" = 1'-0"

1 Section B Block 2
A16 Scale: 3/16" = 1'-0"

Date

Apr. 23, 2026

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Dillon Sahota & Kerry Howse

Project #

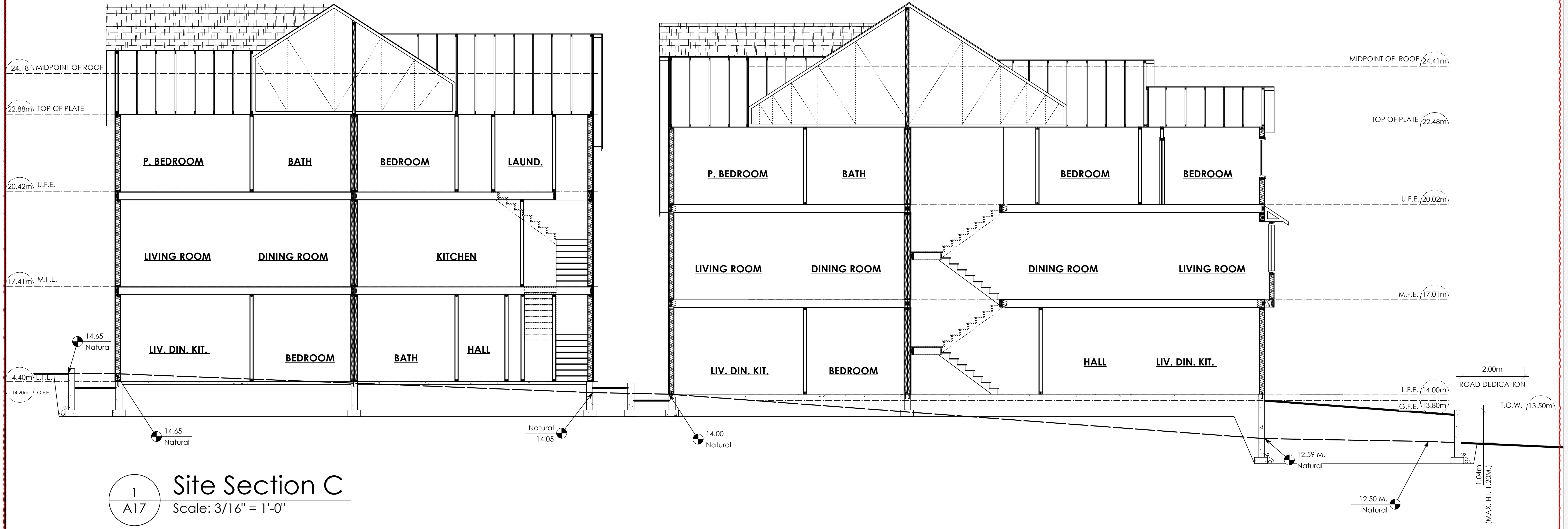
8919

Scale

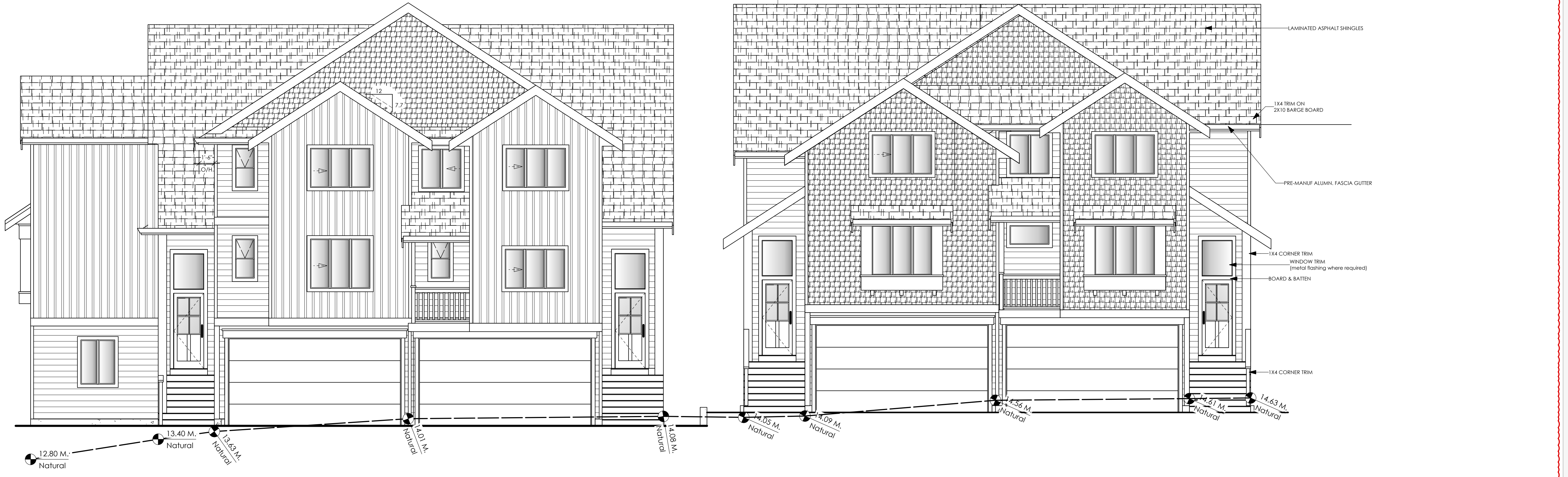
As Noted

Drawn By

PN



1 Site Section C
A17 Scale: 3/16" = 1'-0"



1 Site Elevation Block 1 & 2
A17 Scale: 3/16" = 1'-0"

Date
Apr.23, 2026

Project Address
221 Goldfinch Road
Colwood, B.C.

Prepared for
Dillon Sahota & Kerry Howse

Project #
8919

Scale
As Noted

Drawn By
PN

Development Variance Application



Cascadia Biological Services
772 Goldstream Ave
Victoria, BC
V9B 5S4

January 28th 2025

Dillon Sahota
Serano Properties Inc.

**Environmental Impact Assessment
221 Goldfinch Road
City of Colwood**

Purpose

At the request of the City of Colwood, an environmental assessment was completed in the winter of 2025 (late January) by Cascadia Biological Services to identify potential riparian/wildlife setbacks/attributes for a proposed development located in the City. The Environmental Assessment is required as proposed subdivisions, and the associated infrastructure and housing areas require setbacks from waterbodies and/or rare elements (if located). The setbacks are variable depending on the waterbody/attribute in question whether it is a ditch, a seasonal creek, wetland, lake, marine environment, wildlife tree, rare species of plant/wildlife etc. Please refer to Attachment I for an overview map of the subject property as well as the proposed development/subdivision presented in Attachment II.

A map showing the potential for environmental sensitive species identified by the BC Conservation Data Centre (BC CDC) is presented in Attachment III. Typical photographs of the lot and biophysical conditions present at time of survey are presented in Attachment IV.

Background

The owner of the property retained Cascadia Biological Services to determine what watercourses and/or environmentally significant features were present on-site as well as to prescribe what setbacks (if any) that the proposed subdivision should adhere too. Mr. Roy was then to provide the owner with an overview environmental report outlining any environmental sensitivities found on site during our assessment. The site was visited on several occasions in January of 2025. The survey crew consisted of Mr. Roy (R.P. Bio.) and a Mrs Erica Brotherston (Env Tech).

One of the primary goals of the assessment was to determine if any watercourses were present within 30m linear distance from the property lines and if so, fell under the Provincial Riparian Areas Protection Regulations (RAPR) legislation. The legislation



requires a more detailed report for waterbodies if they are located within the proposed study area and/or, the 30m riparian assessment area (RAA) falls within the boundaries of the proposed subdivision/disturbed areas. The City of Colwood has adopted the RAPR legislation. The RAPR establishes standard 30m setbacks (maybe greater if in a ravine) from waterbodies.

Environmental Assessment Findings

- 1) **Subject Property** – The property has no waterbodies on the subject property meeting the definition of a waterbody under the RAPR legislation. This includes waterbodies meeting the definition within 30m of the proposed subdivision/development. Existing ditches along the property and road interface do not meet the criteria for protection under the RAPR legislation. A RAPR report is therefore not required for the project and associated infrastructure.
- 2) Vascular plants and rare ecosystems were assessed for provincial listed status with the British Columbia Conservation Data Centre (*Conservation Data Centre: Rare Vascular Plant/Vegetative Communities Tracking List – South Island Forest District - 2024*). The vegetation assessment on the property resulted in no red/blue listed species within the boundaries of the study area. The property was completely disturbed and developed at the time of our assessment with no natural state areas documented. The subject property therefore is conducive to the subdivision/development as long as the recommendations below are adhered to.
- 3) Cascadia Biological Services also completed an overview wildlife assessment of the area proposed for development (entire lot). From our assessment, no stick nest and/or nesting cavities were observed. This includes the absence of any nesting raptors as well as heron rookeries. No other environmentally significant attributes as determined by the BC Conservation Data Centre (BC CDC) were noted on or within 200m of the proposed subdivision/development (refer to Attachment III)

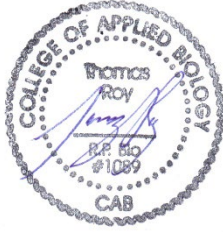
Recommendations

- QEP to be on-site during disturbances associated with the subdivision and site laydown. This requires periodic monitoring by the QEP to ensure environmental sensitive areas across the road and to the north are not impacted.
- A detailed sediment control plan is required to ensure sediment laddened water does not migrate north into the natural state area;
- All disturbed areas (post construction) are to be replanted with native plants under the supervision of the QEP.

If you have any questions regarding this assessment, please do not hesitate to contact me by means below.



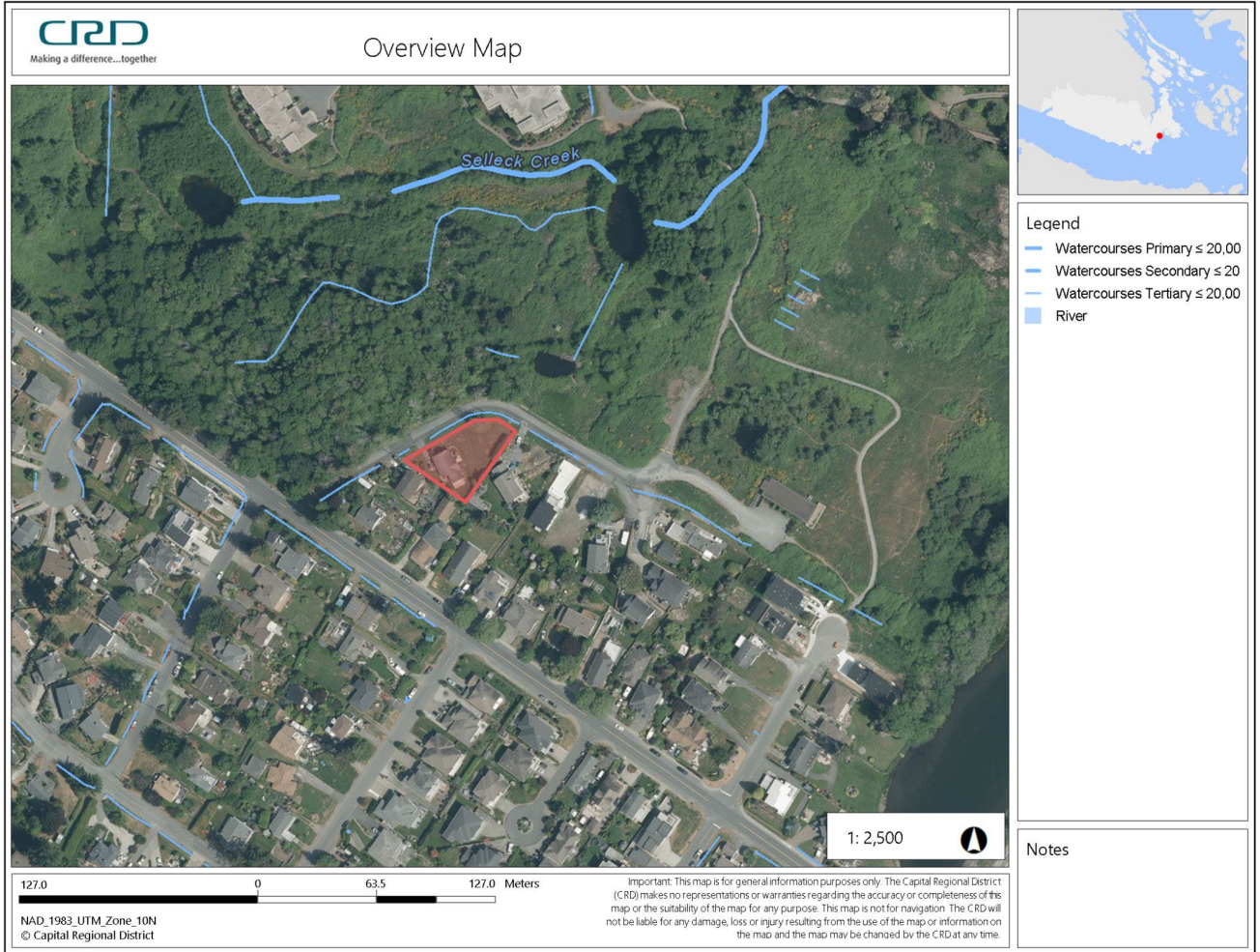
Regards,



Thomas Roy, R.P. Bio.,
Cascadia Biological Services
cascadiabiological@shaw.ca
(250) 888-4864



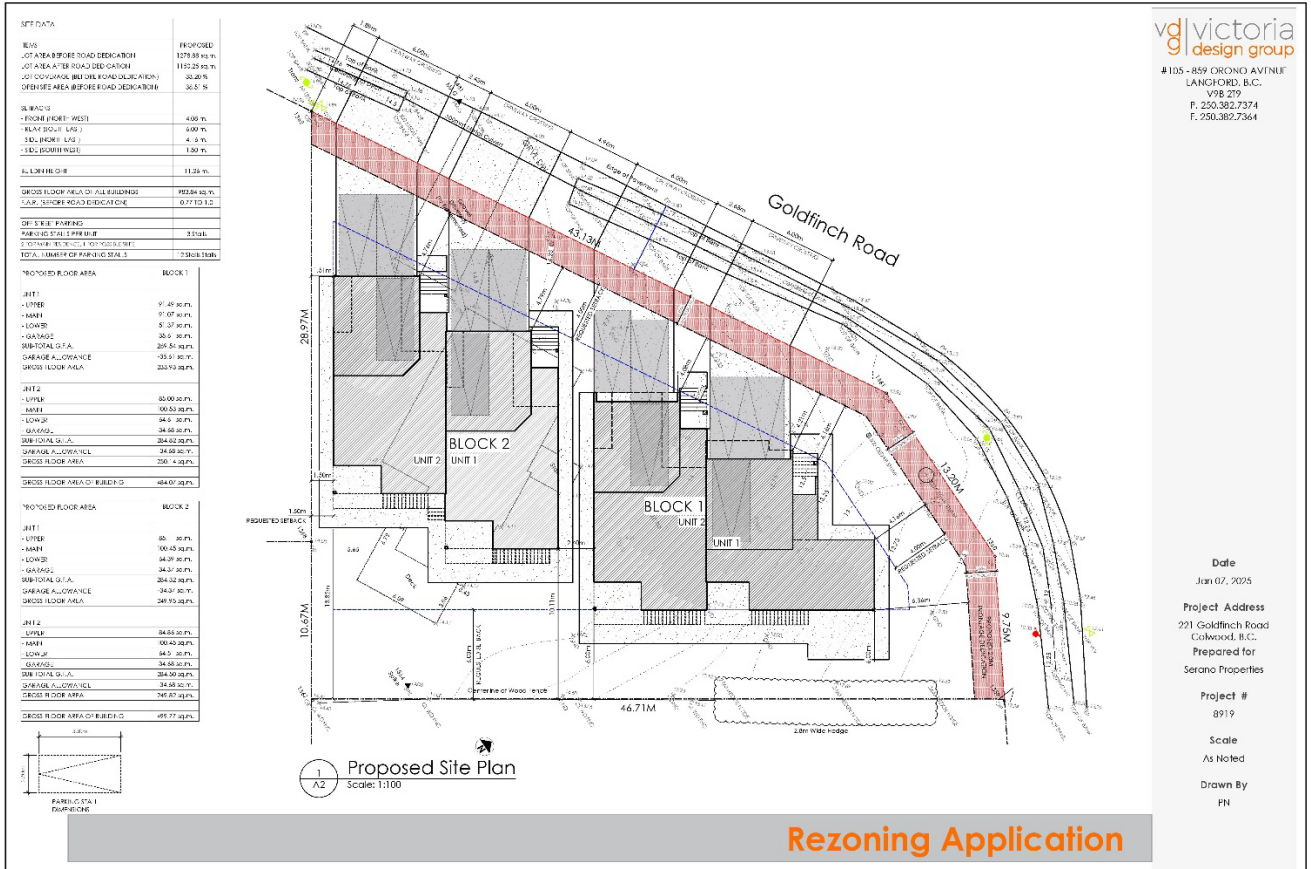
Attachment I – Overview Map of Subject Property (3415 Fulton Road)



Note: Study Area is Presented as Red Polygon Above



Attachment II – Development Concept Plan



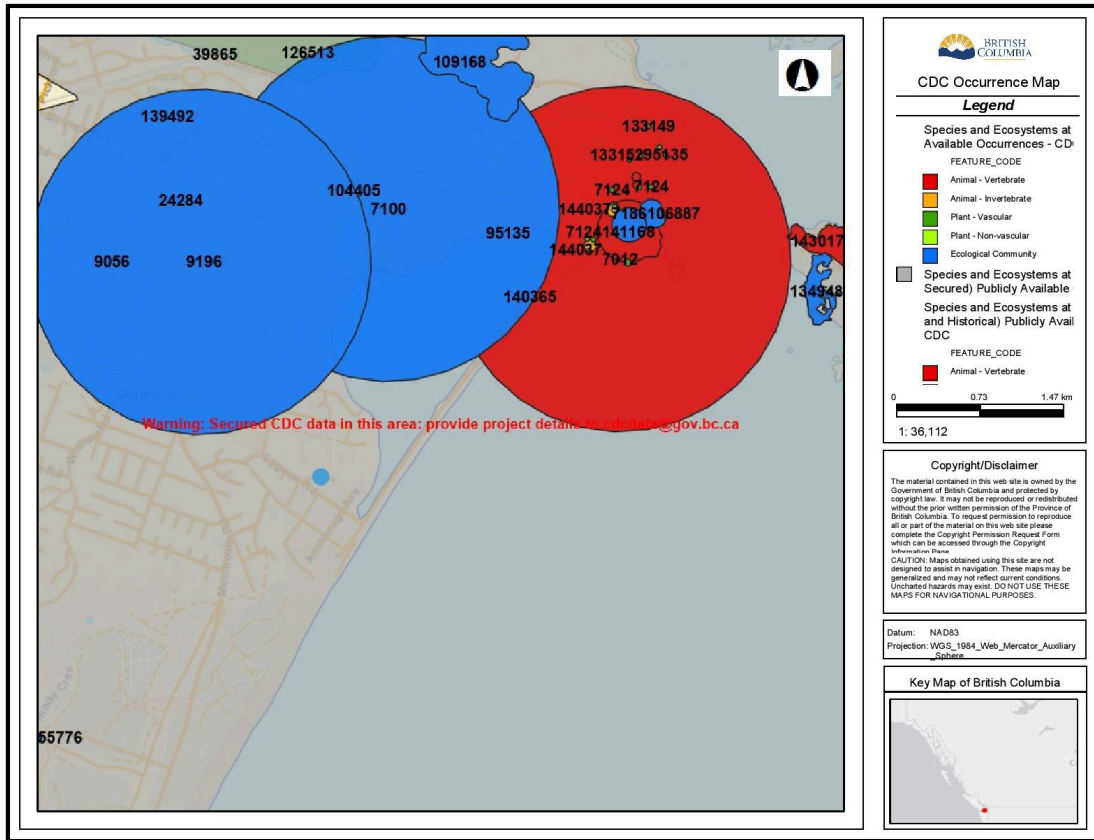
v| victoria
design group
#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364

Date
Jan 07, 2025
Project Address
271 Goldfinch Road
Colwood, B.C.
Prepared for
Serano Properties
Project #
8919
Scale
As Noted
Drawn By
PN

Rezoning Application



Attachment III – Environmentally Sensitive Attributes within 200m of the Study Area Designated by the BC Conservation Data Centre (BC CDC)



Note: Blue dot at centre represents the subject property



Attachment IV – Typical Site Picture



Plate #1 – Typical view of the lot facing south

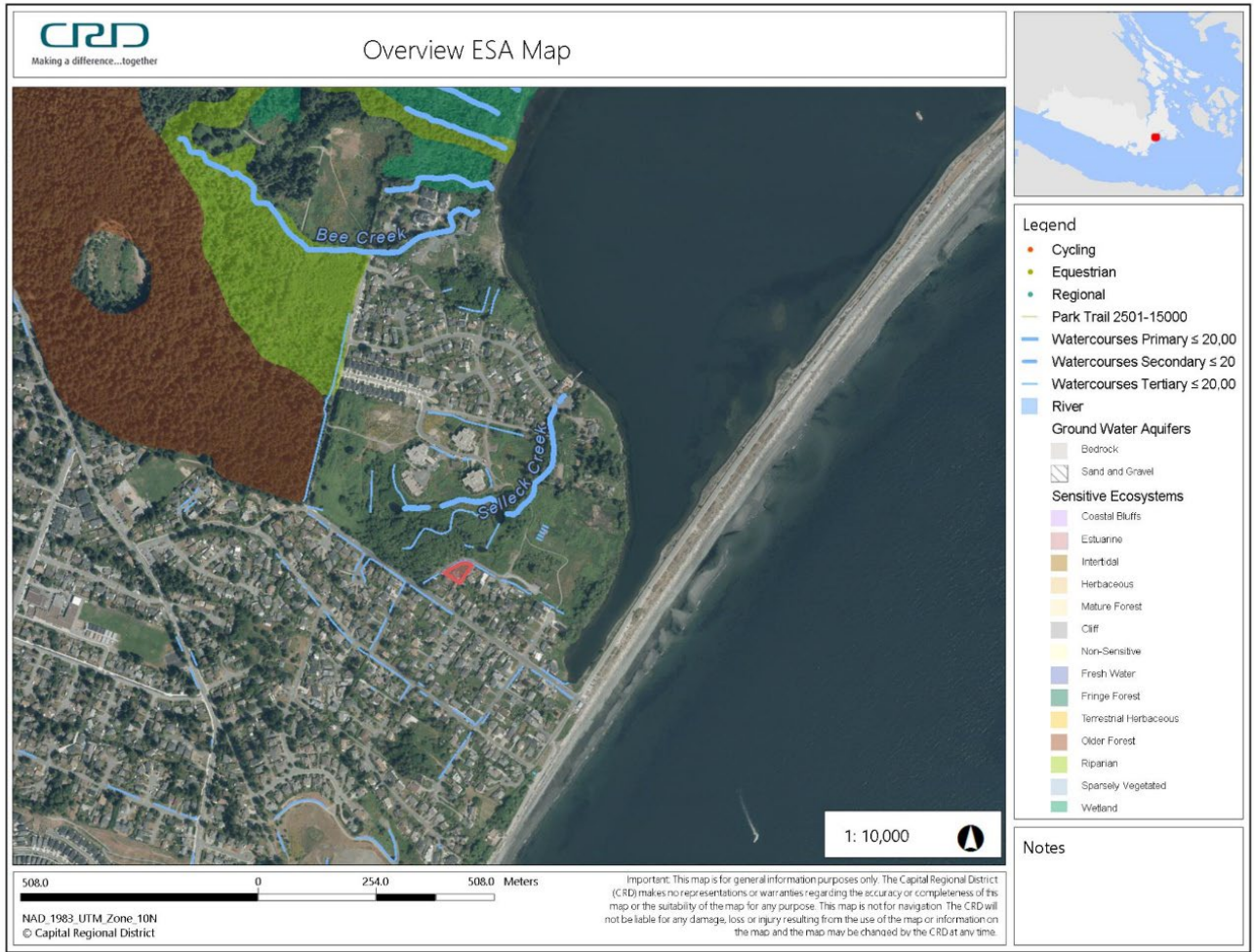
***Cascadia Biological Services***



Plate #2 – Typical view of the lot facing southwest (typical disturbance along entire lot)



Attachment V – Environmentally Significant Attributes Map



Note: Red outlined polygon represents the study area

March 9, 2025

From: *Mr Dillon H Sahota and Kerry Howse*
221 Goldfinch Road
Victoria BC V9C 1Y3

Re: *221 Goldfinch Application*

Attention: Richard Roy and/or Kaitlyn Suzuki, City of Colwood

As per your request, please find attached a digital photo of the posted sign of the 221 Goldfinch Road rezoning application property.

Also, as requested, we can confirm that the neighbors in the area were spoken with, in length, about the proposed planned development.

The neighbor located at 225 Goldfinch road was spoken to for about a half an hour on the 9th day of March 2025 at 13:30 hours. Kerry Howse answered all of his questions about the proposed 221 Goldfinch development. Kerry Howse showed the preliminary drawing to the neighbor and they discussed. Kerry answered his questions. The resident at this location was very pleased that Kerry Howse took the time to stop by and discuss all the details with him.

The neighbor located at 215 Goldfinch road was spoken to for over an hour on the 9th day of March 2025 at 14:00 hours. At that time, Kerry Howse answered all of his questions about the proposed 221 Goldfinch development. The resident at this location expressed appreciation and was pleased that Kerry Howse took the time to stop by and discuss all the details with him.

Kerry Howse knocked on the door of 221 Lagoon road but no one answered the door on the 9th day of March 2025.

Please let us know if you have any further questions

Dillon Sahota and Kerry Howse

221 Goldfinch Road

Rezoning Application No. RZ000025

Matt Blakely, Senior Planner

Regular Meeting of Council

June 8, 2026

Site Context



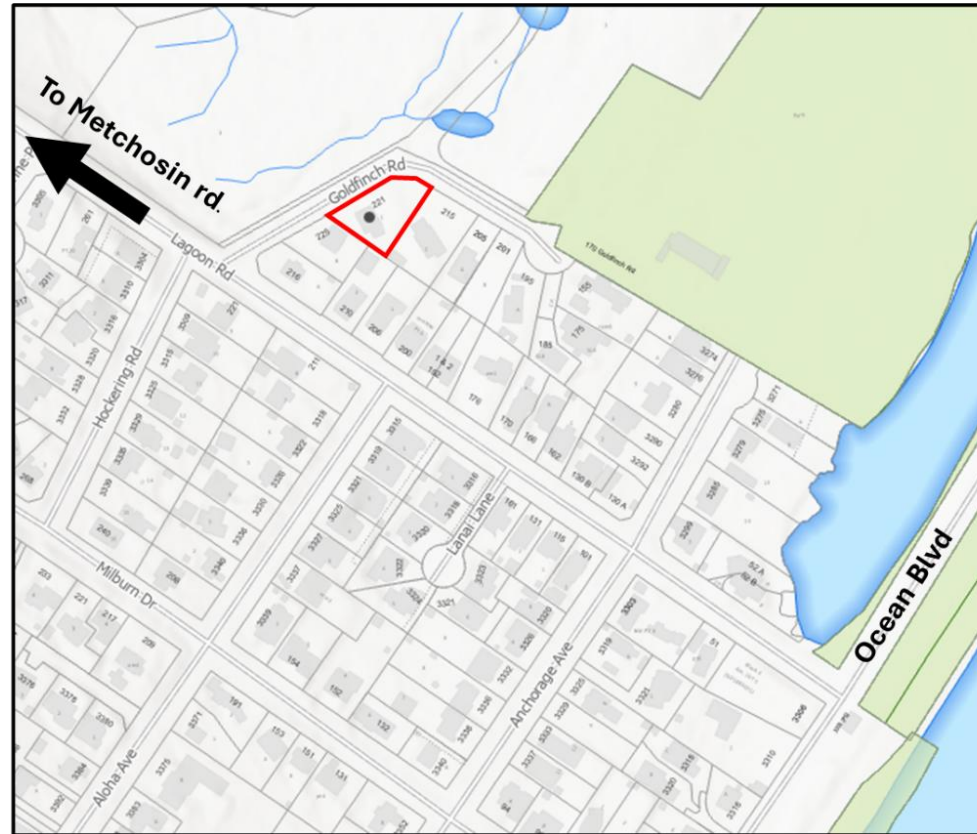
Address: 221 Goldfinch Rd.



Zoned: Residential 1 (R1) Zone

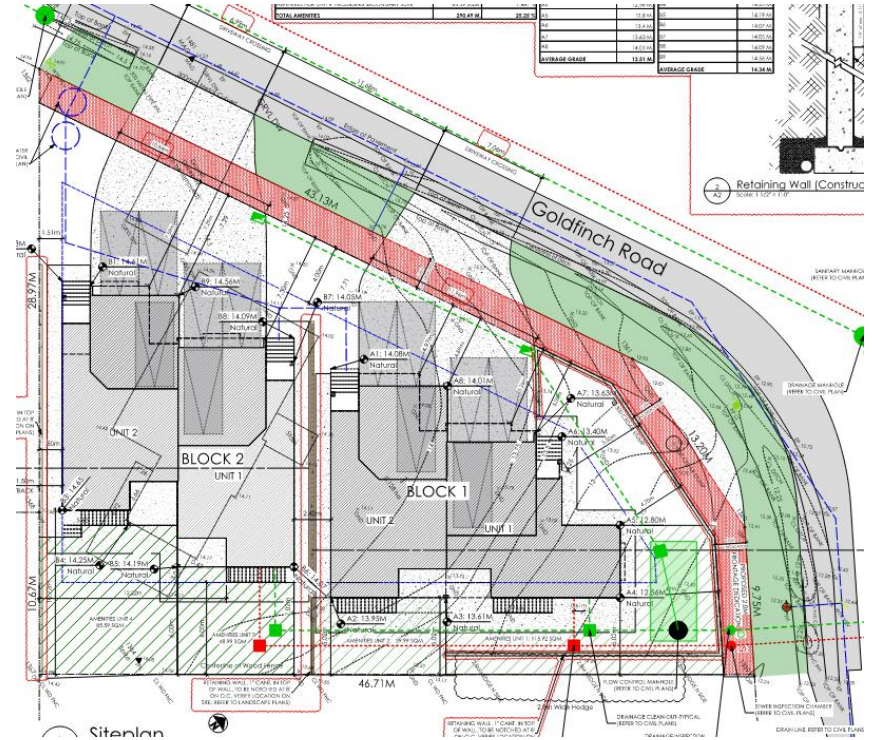


OCP Designation:
Neighbourhood –
Hillside and Shoreline



Proposal

- Rezoning of 221 Goldfinch Road from the Residential 1 (R1) zone to Comprehensive Development 45 zone (CD45 – 221 Goldfinch Road)
- Two duplexes, with each unit incorporating a secondary suite
 - Duplex units will have three bedrooms
 - Suites are one-bedroom units
- Complies with all parking requirements
- Proposed development generally unchanged from what Council previous reviewed in July 2025.





1
A4 **Front Elevation Block 1**
Scale: 3/16" = 1'-0"

A	Asphalt Shingles Dual Black
B	Curles / Windows & Doors / Corner Trim / Guard-Railing: Sherwin Williams Iron Ore SW7069 or similar
C	Panel Boards & Entry Steps: Sherwin Williams Iron Ore SW7069 or similar
D	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
E	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
F	Cedar Siding Shingles Hardie or similar color: Abby White or similar

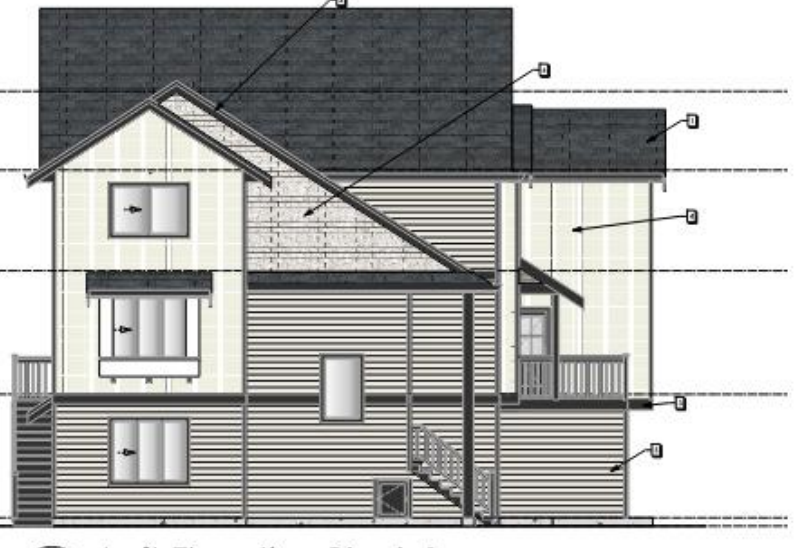


2
A4 **Right Elevation Block 1**
Scale: 3/16" = 1'-0"

Calculated Living Clearance	1.50	m.
Exposed Building Face	163.85	sq. ft.
Allowable Openings	7	%
Allowable Opening Area	7.33	sq. ft.
Proposed Openings	7.33	sq. ft.



3
A4 **Rear Elevation Block 1**
Scale: 3/16" = 1'-0"



4
A4 **Left Elevation Block 1**
Scale: 3/16" = 1'-0"



1
A11 **Front Elevation Block 2**
Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Block
2	Gutter / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams One Coe SW7034 or similar
3	Foam Board & Gray Slatk Sherwin Williams One Coe SW7067 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7034" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7034" or similar
6	Cedar Slatk Shingles: Horse or similar color: Abby White or similar



2
A11 **Right Elevation Block 2**
Scale: 3/16" = 1'-0"



3
A11 **Rear Elevation Block 2**
Scale: 3/16" = 1'-0"



4
A11 **Left Elevation Block 2**
Scale: 3/16" = 1'-0"

Official Community Plan

- Neighbourhood – Hillside and Shoreline
 - Ground-oriented multi-unit residential including duplexes and townhouses
 - maintain the existing character and scale of existing predominantly single-detached residential areas,
 - Enabling gentle infill that encourages greater housing choices for diverse household needs
 - 1.2 FAR



Land Use Bylaw - Zone Comparison

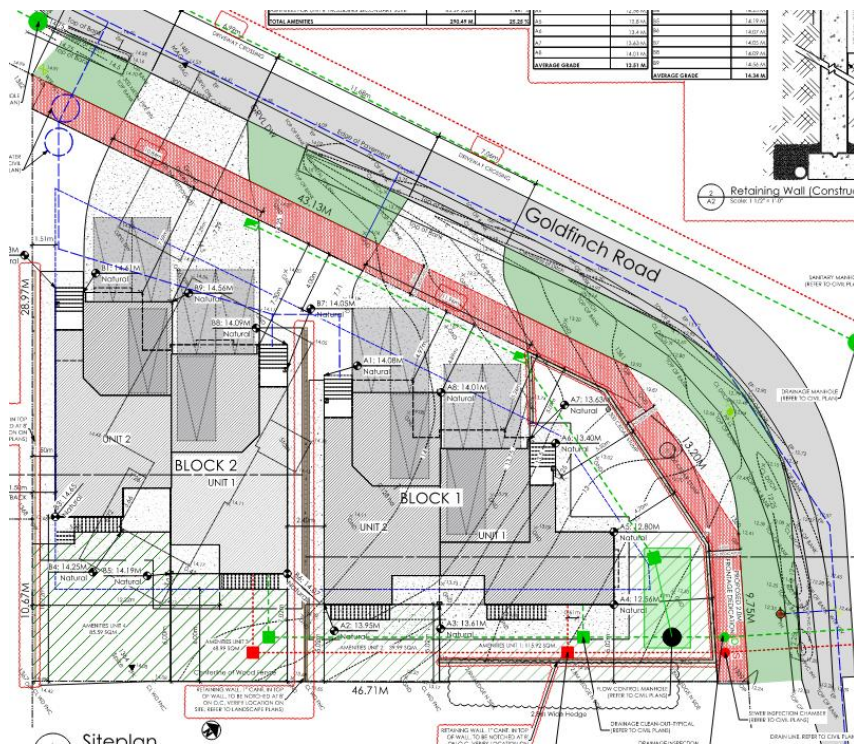
Regulation	R1 (Existing Zone)	RM7 (3 rd reading)	CD45 (Proposed Zone)
Permitted Uses	One-family dwelling Two-family dwelling Home occupation Secondary suite Accessory Dwelling Unit Accessory Buildings and Structures	Attached Housing (includes duplex units) Home Occupations Accessory Dwelling Units Accessory Buildings and Structures	One-family dwelling Duplex Attached Housing Secondary Suite Home Occupation – Office Use Only Accessory Buildings and Structures
Max Density (FAR)	0.4 maximum GFA of 350m ²	1.0 Max 75 UPH (9 units)	1.0
Minimum Lot Area	1,100 (two-family)	600 m ²	1000 m ²
Maximum Lot Coverage	25% (two-family)	40%	40%
Minimum Lot Frontage	25 m	10 m	18 m
Maximum Building Height	8.5 m	15 m	12 m
Maximum Number of Storeys		3	3
Usable Open Space		10% minimum	15%
Minimum Yard Requirements for Principal Buildings			
Front (Goldfinch Rd)	7.5 m	4.0 m	4.0 m
Interior Side (Southwest)	1.5 m	1.0 m	1.5 m
Exterior Side (Goldfinch Rd)	6 m	3.0 m	4.0 m
Rear (East)	7.5 m	6.0 m	5.0 m

Land Use Bylaw

- The proposed development has been reviewed against the requirements of the proposed CD45 zone and is in full compliance with all zoning regulations.

Regulation	CD45 (Proposed Zone)	Proposed Development	Conforms
Max Density (FAR)	1.0	0.85	Yes
Minimum Lot Area	1000 m ²	1150 m ²	Yes
Maximum Lot Coverage	40%	38%	Yes
Minimum Lot Frontage	18 m	43 m	Yes
Maximum Building Height	11 m	10.9 m	Yes
Maximum Storeys	3	3	Yes
Usable Open Space	15%	25.25%	Yes
Minimum Yard Requirements for Principal Buildings			
Front (Goldfinch Rd)	4.0 m	4.89 m	Yes
Interior Side (Southwest)	1.5 m	1.5 m	Yes
Exterior Side (Goldfinch Rd)	4.0 m	4.7 m	Yes
Rear (East)	5.0 m	6.2 m	Yes

Road Dedication/ Frontage



- 2-meter municipal road dedication is required along the front of the development as part of the rezoning process.

Development Permit and Development Variance Permit Applications

- The applicant has submitted a Form and Character Development Permit application.
- Applicant has submitted a Development Variance Permit application to increase the driveway width to provide access to the proposed development.
- If Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council for the DP and DVP applications.

Communication

- Development Notification Sign Posted
- Notification postcards within 100m have been sent prior to amending bylaw readings
 - Ad in local newspaper
 - Highlighted on website



Options / Alternatives

Option 1	Staff recommendation
Option 2	Council requests staff to provide additional information
Option 3	Council denies the application
Option 4	An alternative resolution, as directed by Council

Staff Recommendation

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned.

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property's frontage.

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 and Development Permit Application No. DP000051 for Council's consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

Thank you!



**CITY OF COLWOOD
BYLAW NO. 2118**

A BYLAW TO AMEND BYLAW NO. 151 BEING THE “COLWOOD LAND USE BYLAW, 1989”

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw may be cited as **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.”**

2. AMENDMENT

Bylaw No. 151, the **“Colwood Land Use Bylaw, 1989”** is amended as follows:

- a. Amend Schedule “A” (Zoning Map) by deleting from the Residential 1 (R1) Zone and adding to the Comprehensive Development 45 (CD 45 – 221 Goldfinch Road) Zone, the property shown in Schedule 1 attached to this bylaw and described as “LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)”.
- b. In Section 1.2 “DEFINITIONS”, under the heading “COMPREHENSIVE DEVELOPMENT ZONES”, insert “CD45”.
- c. In Section 1.3.09 under the heading “SHORT FORM” insert “CD45” and under the heading “ZONE” insert “Comprehensive Development 45”.
- d. Add Section 10.46 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) as per Schedule 2 of this bylaw.
- e. Add the following to Schedule B – AMENITY CONTRIBUTIONS

Zone	Bylaw No.	Legal Description	Amenity Contribution
CD45	2118	LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)	<ul style="list-style-type: none"> a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit. b) Contribute to the Community Amenity Reserve Fund \$7,500 per additional duplex and townhouse dwelling unit c) Contribute to the Fire Hall Fund \$632 per additional dwelling unit d) All dollar amounts referred to above are the 2026 baseline rates and shall increase annually starting on January 1st of each year starting on January 1st,

			2027, as per the Victoria Consumer Price Index (CPI).
--	--	--	---

READ A FIRST TIME on the th day of July, 2026

READ A SECOND TIME on the th day of July, 2026

READ A THIRD TIME on the th day of July, 2026

ADOPTED on the day of 2026

Mayor

Corporate Officer

SCHEDULE 1

Subject Property Map

Comprehensive Development 45 (CD45 – 221 Goldfinch Road)



SCHEDULE 2

SECTION 10.50 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) ZONE

10.50.1 Purpose

The purpose of this zone is to provide for the orderly development of the lands located at 221 Goldfinch Road in the City of Colwood.

10.50.2 Permitted Uses

1. In addition to the uses permitted by Section 2.1.10, the following uses and no others are permitted in the CD45 zone:
 - a. One-family Dwelling
 - b. Attached Housing
 - c. Duplex
 - d. Secondary Suites
 - e. Home Occupation – Office Use Only
 - f. Accessory Buildings and Structures

10.50.3 Permitted Base Development

1. In the CD45 Zone the number of dwelling units shall not exceed 1.

10.50.4 Development Conditions

1. Despite the restrictions in Section 10.50.3, on land whose legal description is set out in Table 1 of Schedule B of the Land Use Bylaw, the density of development is permitted up to a maximum of 1.0 FAR in accordance with Section 10.50.5 if the owner pays to the City of Colwood the amount specified in Table 1 of Schedule B of the Land Use Bylaw.
2. Payment of the contributions in Schedule B shall be made at the time of issuance of a building permit.

10.50.5 Regulatory Conditions

1. Regulatory conditions for the CD45 zone shall be as shown on the following table:

Regulation	General
Minimum Lot Area	1000 m ²
Maximum Lot Coverage	40%
Minimum Lot Frontage	18 m
Maximum Building Height	12 m
Maximum Number of Storeys	3
Maximum FAR	1.0
Usable Open Space	15%
Minimum Yard Requirements for Principal Buildings:	

Front (Goldfinch Rd)	4.0 m
Interior Side (Southwest)	1.5 m
Exterior Side (Goldfinch Rd)	4.0 m
Rear (East)	5.0 m

10.50.6 General

1. The relevant provisions of Divisions 1 and 2 shall apply. In the case of a conflict between provisions of Division 1 and 2 and the provisions of this zone, the latter shall prevail.
2. For the CD45 zone, and notwithstanding the definition of 'Usable Open Space' in Section 1.2, usable open space shall comply with that definition, except that the minimum dimension may be reduced to 5.0 m.

NOTICE OF AMENDING BYLAW

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026

MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, June 8th, 2026, at 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will consider First, Second, and Third Readings at the Regular Meeting of Council on **Monday, June 8, 2026 at 6:30 pm** in relation to the proposed Bylaw: “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026**”.



PURPOSE: This application proposes a rezoning from Residential 1 (R1) Zone to Comprehensive Development 45 Zone (CD45) to permit two duplexes, with secondary suites.

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as “LOT 1, SECTION 35, ESQUIMALT DISTRICT, PLAN 7215” (**221 Goldfinch Road**).

INSPECTION OF MATERIALS: Copies of the proposed bylaw and related materials can be viewed at www.colwood.ca/news, or in person at Colwood City Hall from May 25th, 2026, to June 8th, 2026, between 8:30 am and 4:30 pm, Monday to Friday excluding statutory holidays.

We want to hear from you!

WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting. Submissions must include your name and civic address, specific meeting and date for which you want your submission included.

- Email corporateservices@colwood.ca
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

SPEAK TO COUNCIL

In Person: The public is welcome to provide comments in person during the public participation portion of the meeting.

Electronically: To pre-register to speak please contact corporateservices@colwood.ca up until noon on the day of the meeting.

Watch the Meeting: www.colwood.ca/meetings

NEED MORE INFORMATION? Contact the Planning Department at (250) 294-8153 or planning@colwood.ca.

