

Notice of Amending Bylaw Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2017, 2025.**” is to propose a rezoning from R1 to RM7 to permit 2 duplexes with secondary suites.

Within the electronic binder, please find a copy of:

1. Staff Report to Planning and Land Use Committee (June 2, 2025)
2. Letter of Rationale
3. Site Plans
4. Environmental Impact Assessment
5. Public Engagement Summary
6. Staff Presentation (June 2, 2025)
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 \(civicweb.net\)](http://civicweb.net)

To: Planning and Land Use Committee
Date: June 2, 2025
From: Richard Roy, Senior Planner
RE: Rezoning Application – 221 Goldfinch Rd

RECOMMENDATION

THAT The Planning and Land Use Committee recommend to Council:

THAT the Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224, Bylaw No. 2073, 2025 be considered for readings.

AND THAT prior to adoption of the amending bylaw to the Land Use Bylaw No. 151, a Section 107 Plan of Road Dedication along Goldfinch be registered at the BC Land Title Office to dedicate 2m to achieve an overall 18-meter Right of Way width along the subject property's frontage.

SUMMARY AND PURPOSE

The purpose of this report is to present to the Planning and Land Use Committee Rezoning Application RZ000025, which is requesting an amendment to the Land Use Bylaw No. 151 to rezone 221 Goldfinch Road (**Figure 1**) from the Residential 1 (R1) zone to Medium Density Residential 7(RM7) Zone to enable a Duplex style townhouse development consisting of a maximum of 4 stratified units. The rezoning application is consistent with the Official Community Plan (OCP) built form policies for lands designated as Neighbourhood. The applicant has provided a letter of rationale (**Appendix 1**) for the proposed duplex townhouse development shown in the attached Plans (**Appendix 2**).



STRATEGIC PLAN AND RELATED POLICIES

Colwood Strategic Plan 2024-2027

This proposal aligns with both the Infrastructure and Well-being pathways, aiming to enhance the quality of life for Colwood residents, visitors, and regional commuters. The key strategic goals include:



Housing Diversity and Accessibility:

- Increase and diversify the housing stock to accommodate various household sizes and needs.
- Promote safe and convenient movement for vehicles, pedestrians, and cyclists.



Infrastructure Development:

- Create a connected network of streets, sidewalks, and cycling routes.
- Ensure accessibility for people of all ages and abilities.



Well-being Enhancement:

- Implement regulations and actions that support access to housing.
- Promote safety, accessibility, social connection, and overall wellness.

Housing Needs Report (2024)

According to the City of Colwood's most recent Housing Needs Report (2024), the estimated number of new rental or ownership housing units the next 5-years is 1,562 units. The City of Colwood has a larger portion of households of 3 or more persons when compared to the Capital region. Since the beginning of 2024, the City has issued Development Permits for 212 townhouse units. This application, if approved, could add 4 duplex-townhouse units each with the prospect of offering a secondary suite.

BACKGROUND

Applicant Information

<u>Owner Applicants:</u>	Dillon Sahota & Kerry Howse
<u>Address:</u>	221 Goldfinch Rd
<u>Legal:</u>	LOT C PLAN VIP20174 SECTION 68 ESQUIMALT
<u>Current Zoning:</u>	Residential 1 (R1)
<u>Proposed Zoning:</u>	Medium Density Residential 7 (RM7)
<u>Current OCP Designation:</u>	Hillside and Shoreline Neighbourhood
<u>Development Permit Areas:</u>	Hillside Environmental, and Form & Character

APPLICATION REVIEW

1. Proposal

The applicant is requesting an amendment to Land Use Bylaw No. 151 to rezone 221 Goldfinch Rd from the Residential 1 (R1) Zone to the Medium Density Residential 7 (RM7) Zone. This designation allows for a variety of residential housing types, including apartments, attached homes, and duplex-style townhouses. The proposed rezoning would facilitate the construction of a duplex-style townhouse containing four stratified units. Under RM7 zoning, a Floor Area Ratio (FAR) of up to 1 and a maximum lot coverage of 40% are permitted. The planned development seeks to achieve a final lot coverage of 36.5% with an FAR of 0.85.

2. Site Context

The subject property, located in the Lagoon Beach neighborhood, spans 1,278.88 square meters (0.31 acres) and features a continuous corner frontage along Goldfinch Road. It is situated near Lagoon Road, about equidistant from Ocean Boulevard and Metchosin Road. The property currently contains an existing single family residential dwelling. The surrounding neighborhood is predominantly composed of single-family homes, with several duplex properties nearby. The lot is positioned directly across from the Ocean Grove CD6 zone, which permits attached and apartment-style residential developments throughout the sites. **Table 1** provides a summary of adjacent land uses and zoning classifications.

Figure 1: Community Context Map

**Table 1 | Adjacent Land Uses**

	Existing Zone	Existing Use	Status
North (Cedarcrest Drive and Tena Place)	C6 – Area 8	Master Planned development site for Duplex and Single-Family Dwellings	Inactive
East, West & South Goldfinch Road & Lagoon Rd	R1	Single Family Dwellings with Suites	Building completed ranging in ages from 1970s, 1980s and 2000s.

3. Land Use Bylaw No. 151

Staff have recommended rezoning to the existing RM7 zone to align with the OCP's Neighbourhood land use designation, allowing for increased density in attached housing. This recommendation is generally consistent with anticipated updates to the Land Use Bylaw, expected to come before council by year's end, to support the density levels authorized by Bill 44/SSMUH (Small-Scale Multi-Unit Housing). **Table 2** compares the permitted land uses and regulatory conditions under the current R1 zone with those proposed for the RM7 zone. The amending bylaw is included as **Appendix 6**.

Staff have proposed removing apartment uses from the RM7 zone as part of the current bylaw amendment process. The only other property zoned RM7 is 360 Belmont Road, which has already been developed into a comprehensive townhouse project consisting of seven units. Therefore, no existing RM7-zoned lots would be affected by this amendment

Table 2 | Zone Comparison

	R1	RM7 Zone
Permitted Uses	One-family dwelling Two-family dwelling Home Occupation Secondary Suite Accessory Dwelling Unit Accessory Buildings and Structures	Apartment Apartment (Senior Citizens) Attached housing (includes duplex units) Home occupations Accessory dwelling units. Accessory buildings and structures
Density (FAR)	0.4 and maximum 350m ² GFA	1 FAR – Max 75 UPH (0.31acres = 9units)
Height	8.5m	15m
Lot Coverage	35%	40%
Useable Open Space	N/A	10% (minimum)
Setbacks		Lots with rear or side access
• Front Yard	7.5m	4 m (minimum); 6.0m (maximum)
• Side Yard	1.5m*	1 m*
• Side Yard	1.5m*	1 m*
• Rear Yard	7.5m	6.0m
	*combined minimum of 4.5m	*Combined minimum of 3.0m

4. Official Community Plan Bylaw No. 1700

The subject property is designated as 'Hillside and Shoreline Neighbourhood' in the OCP, which supports ground-oriented buildings including multi-unit townhouses up to approximately three-storeys as permitted (see Policy 7.2.20 & 7.2.21). The proposal is consistent with OCP Objective 6.2.4 and corresponding Policy 6.2.4.1 which supports moderate residential growth in established single-detached neighbourhoods in the Controlled Growth Area in the form of ground-oriented townhouses in order to create greater housing choices for residents. **Table 3** describes the OCP objectives for the land use designation and how the proposal aligns with those objectives.

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

Neighbourhood – Hillside and Shoreline Policies		Proposal	Staff comment
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
7.2.16.a 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	Townhouses encourage greater housing choices while protecting existing character	OCP Policy 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 onsite landscaping, boulevards, street trees, 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 Policy met
7.2.17.c Land Uses	Ground-oriented multi-residential, including duplexes and townhouses	Proposing ground-oriented duplex style townhouses	OCP Policy met

7.2.18.a Built Form	Ground-oriented buildings up to approximately three storeys	Proposing three-storey townhouses	OCP Policy met
7.2.18.b Built Form	FAR ranging up to approximately 1.2	The subject property will be rezoned to RM& zone, which has a maximum FAR of 1.0 in accordance with this policy	OCP Policy met
7.2.19.a Policy Direction	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	Ground-oriented duplex style townhouses generally maintain existing character while increasing housing diversity	OCP Policy met
7.2.19.b Policy Direction	Improving the public realm for pedestrians, prioritizing areas surrounding schools	The proposal enhances the public realm by dedicating a 2-meter strip of land as road 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 Development Permit (DP) and Building Permit (BP) stages	OCP Policy met

1. Transportation Impact Assessment

A preliminary Transportation Impact Assessment (TIA) was conducted by Bunt & Associates Engineering Ltd) and submitted to staff on February 20th, 2025. The results based on your proposed development statistics with up to 8 units (doors), we estimated that it would generate up to 3 vehicle trips in the morning peak hour (0.40 trips per unit) and 4 vehicle trips in the PM peak hour (0.51 trips per unit). According to the City's 2023 Traffic Impact Assessment (TIA) guidelines, developments generating fewer than five (5) two-way trips per peak hour do not require a TIA study. Additionally, all parking requirements will be met in accordance with Off-Street Parking Bylaw No. 1909 and will be finalized during the Development Permit (DP) and Building Permit (BP) stages.

2. Urban Forest Bylaw No. 1735

In late January 2025, Cascadia Biological Services conducted an Environmental Impact Assessment (**Appendix 3**) to evaluate potential riparian and wildlife setbacks and attributes for the proposed development. The assessment identified only one bylaw-protected tree on the property, which is located within the 2-meter strip of land designated for dedication as Road Right of Way. A tree removal permit will be required only after a Building Permit has been submitted to the City.

3. Off-site works

Frontage works along Goldfinch Rd are to be completed in accordance with the standards contained in the Subdivision and Development Servicing Bylaw No. 2000 and in alignment with Colwood's Transportation Master Plan as amended by Council from time to time. The final design and construction requirements will be

determined at the time of Development and Building Permit. As a condition of rezoning a the applicant must dedicate a 2m strip fronting the property to achieve an overall 18-meter Right of Way width.

Site Servicing

The applicant will be responsible for upgrading all site servicing requirements including municipal sewer and CRD water supply. A preliminary stormwater management design brief was provided which confirms that the area is suitable for an on-site infiltration system. Detailed design briefs will be provided at the time of DP and BP.

4. Building and Life Safety

All upgrades necessary to serve the development are the responsibility of the developer. A Fire Underwriters Survey (FUS) report is required at the Development Permit stage and prior to Building Permit approval. The Fire Department has provided preliminary acceptance of the site plan as presented.

5. Community Amenity Contributions

The applicant is proposing to meet Council's Community Amenity Contribution policy as identified in **Table 4**. This summary is based on a 4-unit proposal.

Table 4 | Preliminary summary of developer contributions

Contribution by Type	Rate per unit	Total	Bylaw/Policy Reference
Community Amenity Fund (CAC)	\$7,500/unit	\$30,000	Policy COM 003 as amended
Affordable Housing Reserve Fund	\$1,500/unit	\$6,000	Policy COM 003 as amended
Fire Hall Fund	\$618/unit*	\$2,472	Council Resolution R2020-165
School DCCs (payable to SD62)	\$900/unit	\$3600	CRD Bylaw No. 2019-01 (31 units/ha)
Water DCCs (payable to CRD)	\$2,557/unit	\$10,228	CRD Bylaw No. 2758 (31 units/ha)
Road DCCs	\$5,268.41/unit	\$21,073.64	Bylaw No. 1836-01
Sewer Enhancement Fees	\$2,095/unit	\$8,380	Bylaw No. 1500
Park Improvement DCC	\$2,455.67/unit	\$9,822.68	Bylaw No. 1900
Park Acquisition DCC	\$2,537.97/unit**	\$10,151.88	Bylaw No. 2037
Total Contributions		\$101,728.20	

*2025 rate. Subject to annual CPI increase.

**Payable on any Building Permit application associated with this rezoning that is submitted after October 28, 2025.

6. Public Engagement

As required by Development Application Consultation Policy DE 001, the applicant circulated the neighbourhood to directly engage neighbours. A summary of the applicant's engagement is included in **Appendix 5**.

OPTIONS / ALTERNATIVES

THAT the Planning and Land Use Committee consider recommending to Council one of the following options:

Option 1: The staff recommendation; OR

Option 2: THAT staff provide additional information before Council considers an amending bylaw for Rezoning Application No. RZ000025 for 221 Goldfinch Road; OR

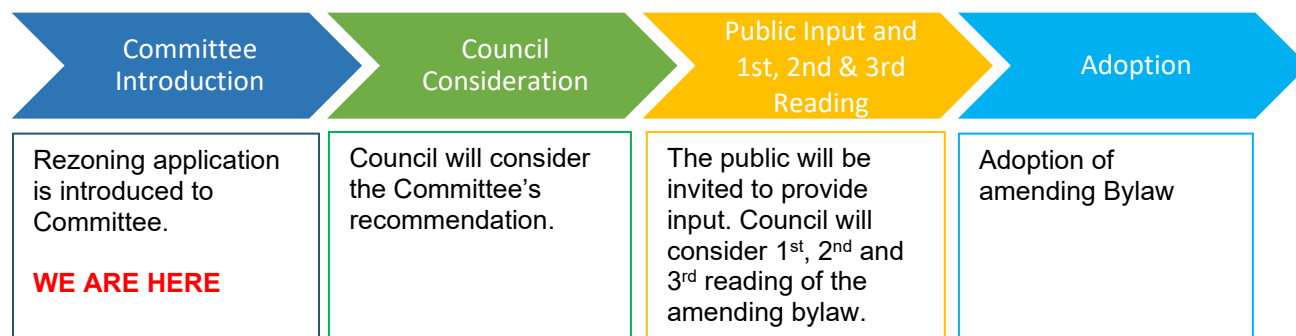
Option 3: THAT Rezoning Application No. RZ000025 for 221 Goldfinch Road be denied; OR

Option 4: THAT Committee provide another option for Council's consideration.

COMMUNICATIONS

A development notification sign was posted on the subject property as required under the Land Use Application Procedures Bylaw No. 427. In accordance with Section 464 of the *Local Government Act*, 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. Prior to 1st reading of the amending bylaw, the City will mail postcard notices to owners and occupants within a 100 meter radius of the subject property and post notice on the City's website and in 2 consecutive issues of a local newspaper in accordance with the Public Notice Bylaw No. 1933.

TIMELINES



CLIMATE CONSIDERATIONS

FINANCIAL CONSIDERATION

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** provides a preliminary estimate of developer contributions for the proposed 4 duplex style townhouse units.

CONCLUSIONS

In summary, the proposed rezoning of 221 Goldfinch Road is consistent with the OCP and advances Colwood's housing and infrastructure objectives. The duplex-style townhouse development offers family-oriented housing while accommodating an expanded road right-of-way to support transportation improvements. If approved, the project will enhance the City's housing supply while remaining compatible with the surrounding neighbourhood. Staff recommend moving forward with the bylaw readings as presented

Respectfully submitted,

Richard Roy
Senior Planner

Yazmin Hernandez, MCIP RPP
Director of Development Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation

Jason Johnson
Chief Administrative Officer

Attachments:

APPENDIX 1: Letter of Rationale

APPENDIX 2: Site Plan

APPENDIX 3: Environmental Impact Assessment

Appendix 4: Public Engagement Summary

Appendix 5: Amending Bylaw Colwood Land Use Bylaw No. 151, 1989, Amendment No. 220 (Metchosin Road 1 – 3145 Metchosin Rd), Bylaw No. 2054, 2025

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



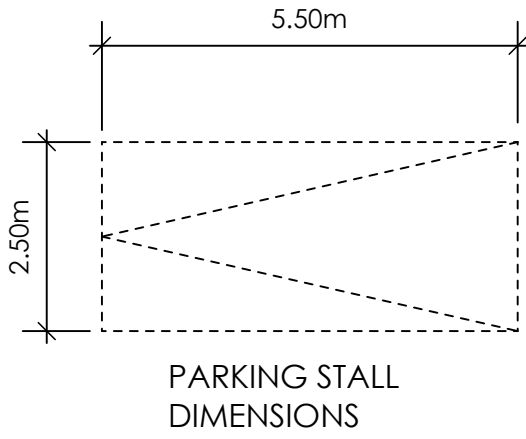
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Rezoning Application

SITE DATA	
ITEMS	PROPOSED
LOT AREA BEFORE ROAD DEDICATION	1278.88 sq.m.
LOT AREA AFTER ROAD DEDICATION	1150.25 sq.m.
LOT COVERAGE (BEFORE ROAD DEDICATION)	33.20 %
OPEN SITE AREA (BEFORE ROAD DEDICATION)	36.51 %
SETBACKS	
- FRONT (NORTH WEST)	4.08 m.
- REAR (SOUTH EAST)	6.00 m.
- SIDE (NORTH EAST)	4.16 m.
- SIDE (SOUTH WEST)	1.50 m.
BUILDIN HEIGHT	
	11.26 m.
GROSS FLOOR AREA OF ALL BUILDINGS	
F.A.R. (BEFORE ROAD DEDICATION)	0.77 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 Stalls

PROPOSED FLOOR AREA	BLOCK 1
UNIT 1	
- UPPER	91.49 sq.m.
- MAIN	91.07 sq.m.
- LOWER	51.37 sq.m.
- GARAGE	35.61 sq.m.
SUB-TOTAL G.F.A.	269.54 sq.m.
GARAGE ALLOWANCE	-35.61 sq.m.
GROSS FLOOR AREA	233.93 sq.m.
UNIT 2	
- UPPER	85.00 sq.m.
- MAIN	100.53 sq.m.
- LOWER	64.61 sq.m.
- GARAGE	34.68 sq.m.
SUB-TOTAL G.F.A.	284.82 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	250.14 sq.m.
GROSS FLOOR AREA OF BUILDING	484.07 sq.m.

PROPOSED FLOOR AREA	BLOCK 2
UNIT 1	
- UPPER	85.11 sq.m.
- MAIN	100.45 sq.m.
- LOWER	64.39 sq.m.
- GARAGE	34.37 sq.m.
SUB-TOTAL G.F.A.	284.32 sq.m.
GARAGE ALLOWANCE	-34.37 sq.m.
GROSS FLOOR AREA	249.95 sq.m.
UNIT 2	
- UPPER	84.86 sq.m.
- MAIN	100.45 sq.m.
- LOWER	64.51 sq.m.
- GARAGE	34.68 sq.m.
SUB-TOTAL G.F.A.	284.50 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	249.82 sq.m.
GROSS FLOOR AREA OF BUILDING	499.77 sq.m.



1
A2 Proposed Site Plan
Scale: 1:100

vd|victoria
g|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
221 Goldfinch Road
Colwood, B.C.

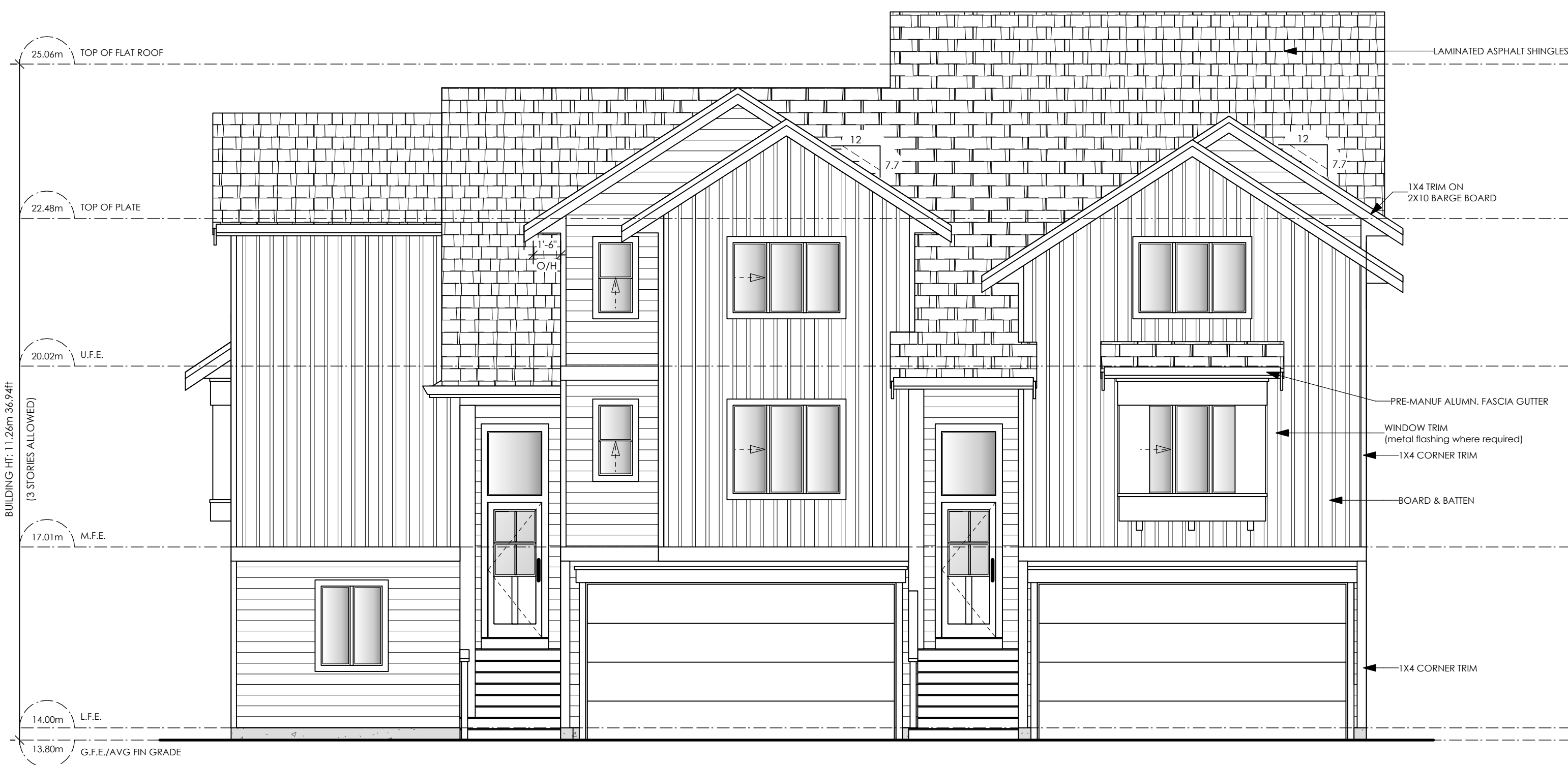
Prepared for
Serano Properties

Project #
8919

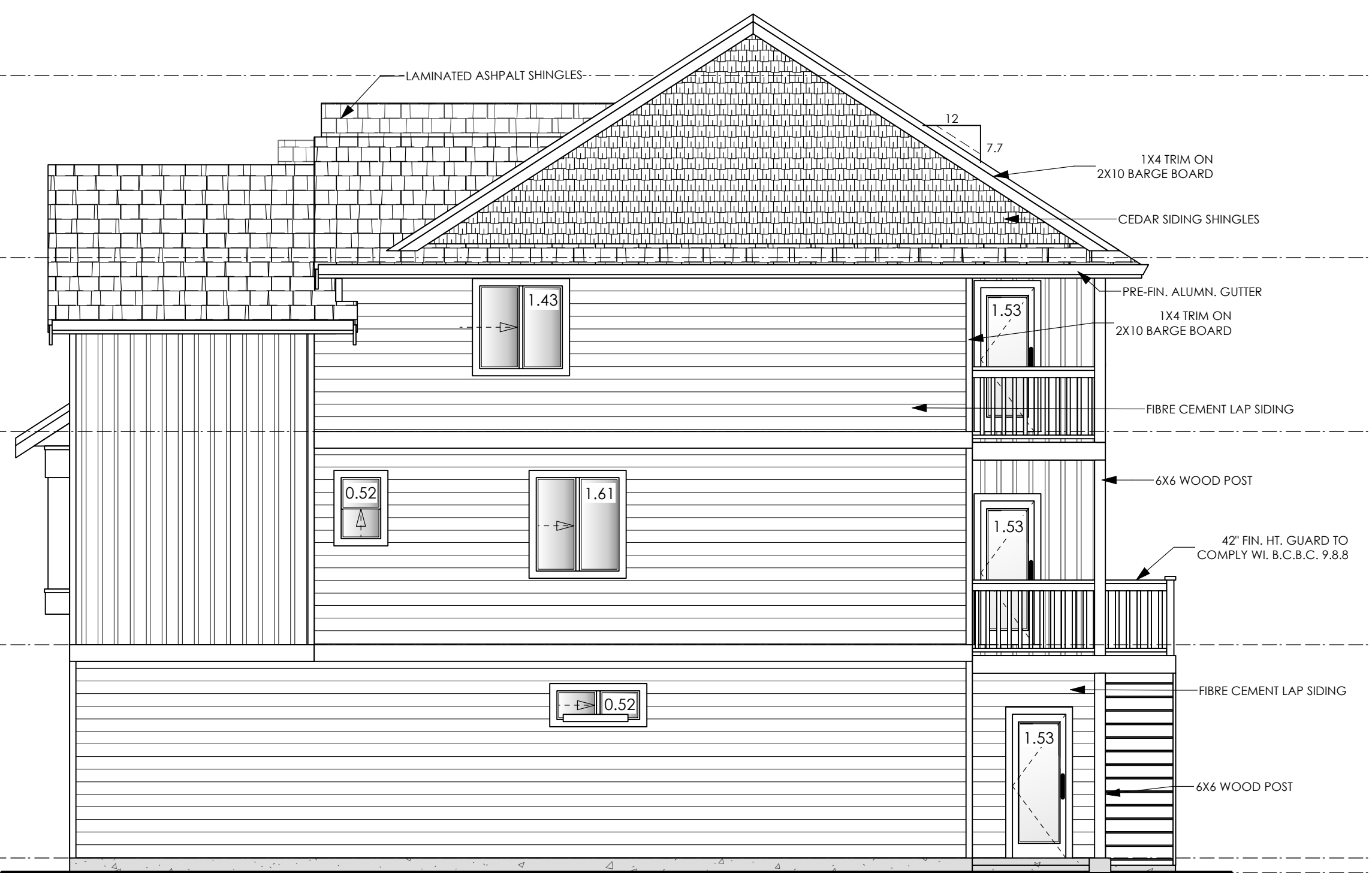
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PN

Rezoning Application

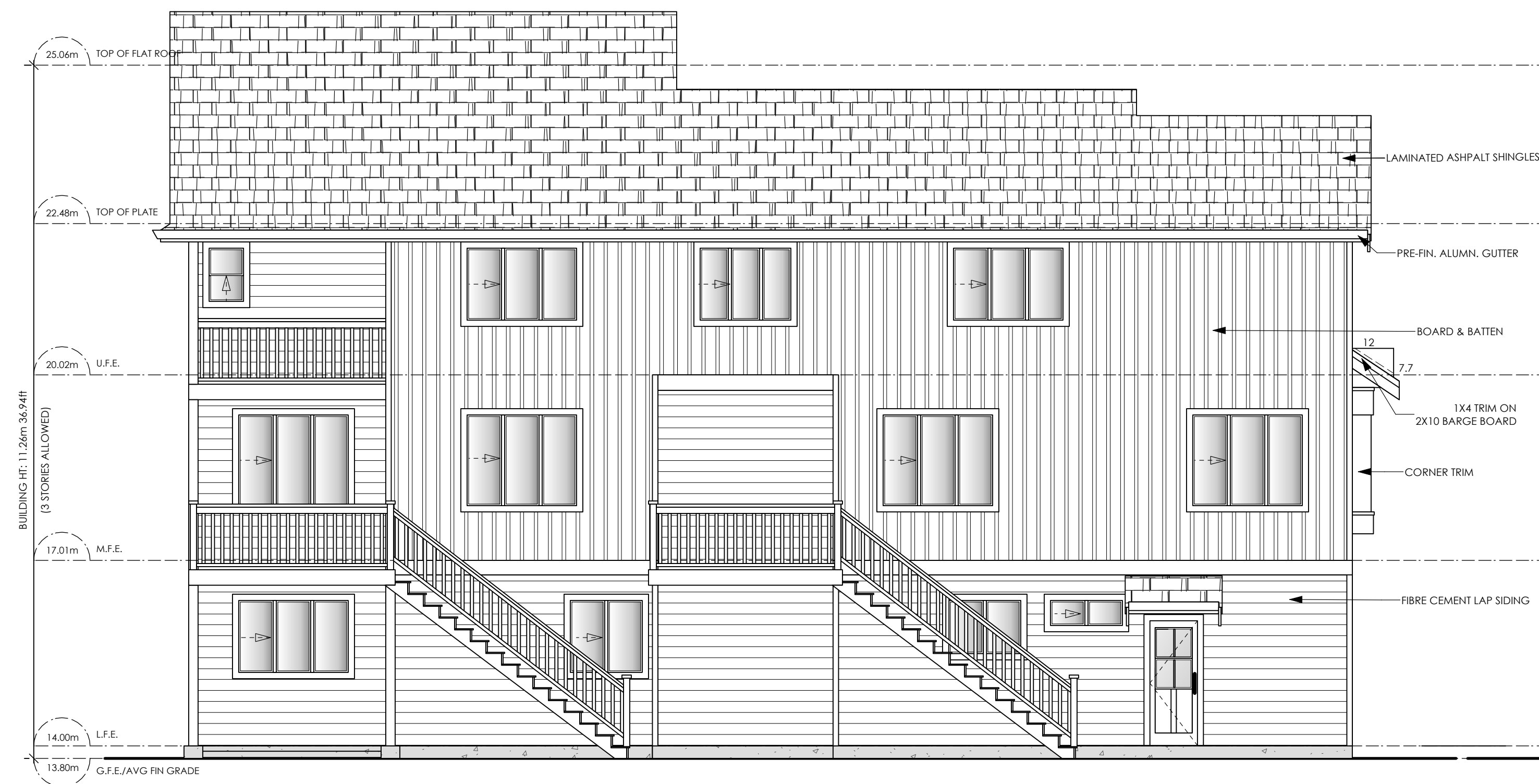


1 Front Elevation Block 1
A3 Scale: 3/16" = 1'-0"

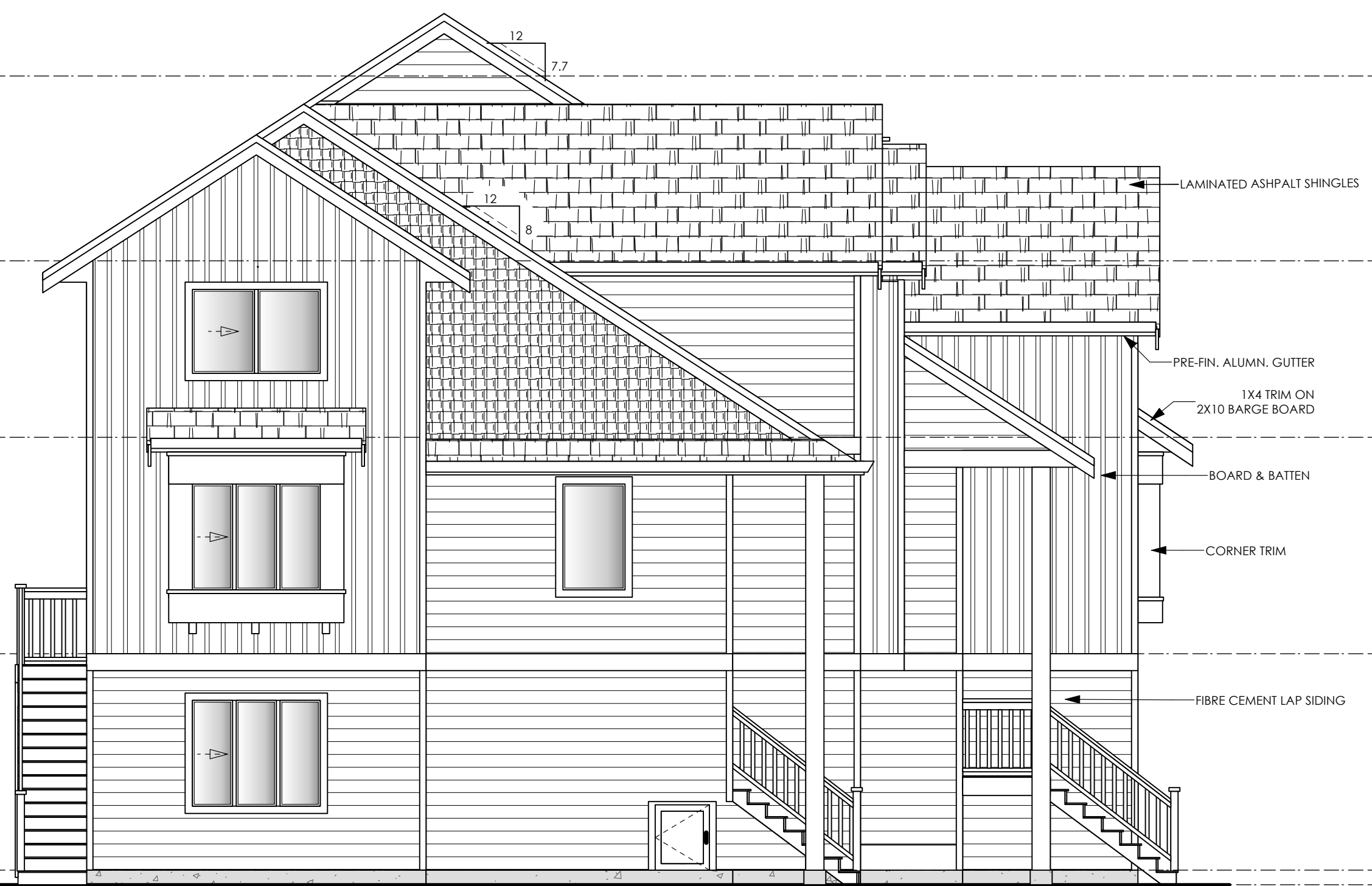


2 Right Elevation Block 1
A3 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.50	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	8.67	sq.m.



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



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

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Prepared for

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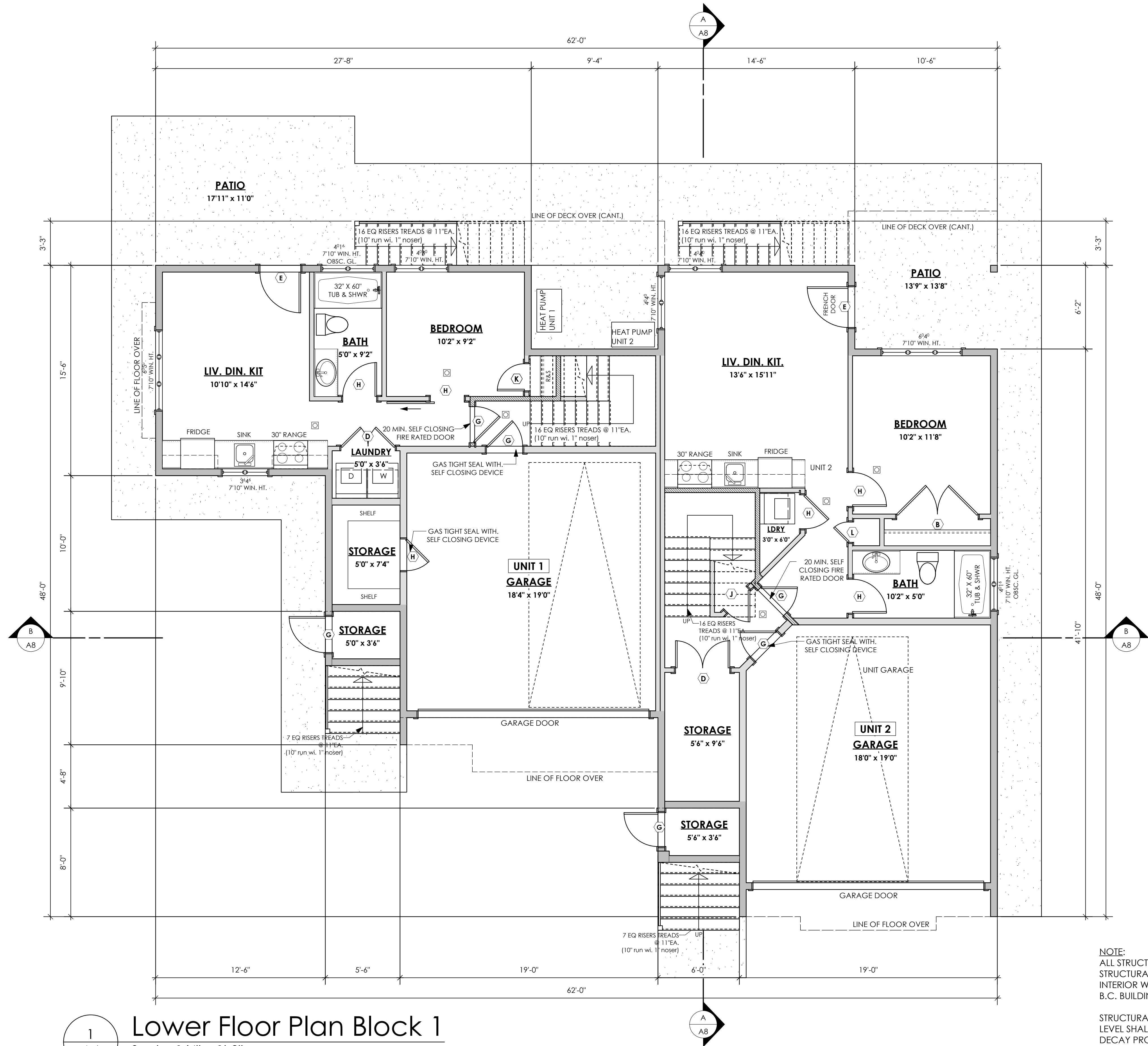
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Rezoning Application



1
A4

Lower Floor Plan Block 1

Scale: 1/4" = 1'-0"

UNIT 1

PRIMARY RESIDENCE:	142.30 sq.ft.	(13.22 sq.m.)
SECONDARY SUITE:	455.10 sq.ft.	(38.15 sq.m.)
TOTAL LIVING:	597.40 sq.ft.	(51.37 sq.m.)
GARAGE:	383.30 sq.ft.	(35.61 sq.m.)

UNIT 2

PRIMARY RESIDENCE:	183.63 sq.ft.	(17.06 sq.m.)
SECONDARY SUITE:	511.82 sq.ft.	(47.55 sq.m.)
TOTAL LIVING:	695.45 sq.ft.	(64.61 sq.m.)
GARAGE:	373.29 sq.ft.	(34.68 sq.m.)

NOTE:
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 9.23.13. AND SUPPLY DETAILS IF REQUIRED.

STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3).

SEE ELEVATIONS FOR WINDOW AND DOOR DESIGN AND CLARIFICATION ON WINDOW OPERATION. ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT) VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING.

ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

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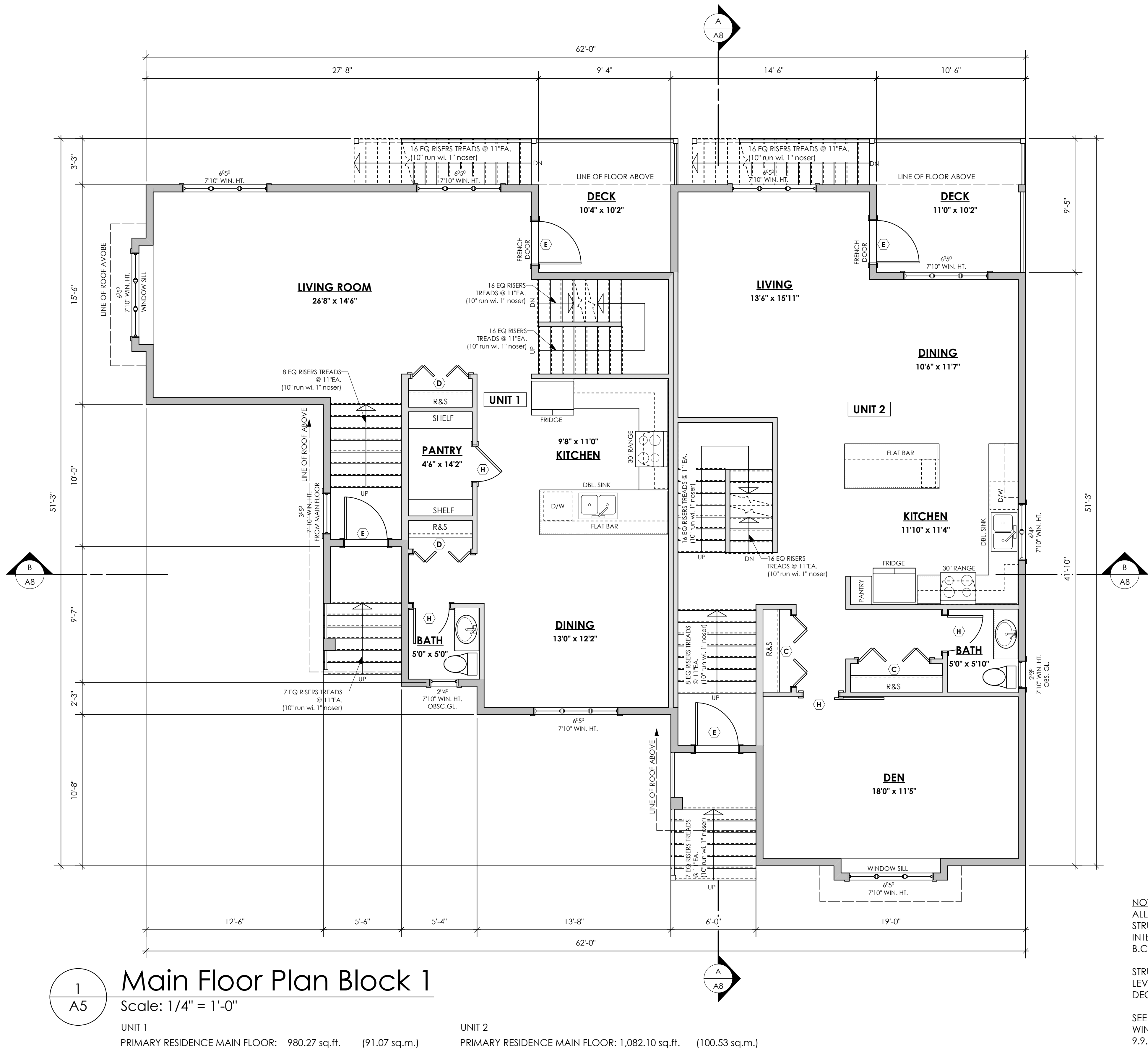
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221 Goldfinch Road
Colwood, B.C.

Prepared for

Serano Properties

Project #

8919

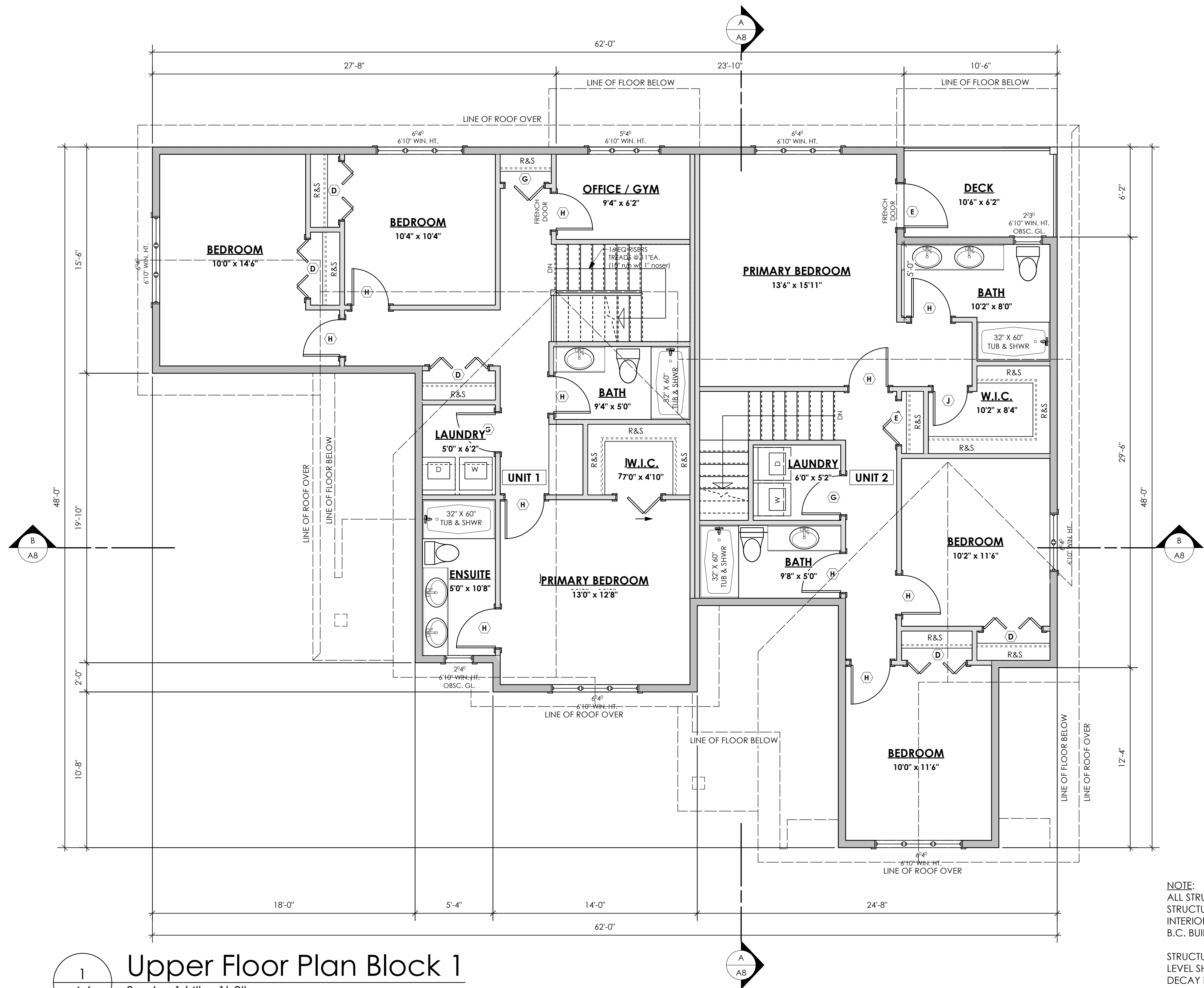
Scale

As Noted

Drawn By

PN

Rezoning Application



1
A6 Upper Floor Plan Block 1
Scale: 1/4" = 1'-0"

UNIT 1

UNIT 1 PRIMARY RESIDENCE UPPER FLOOR: 984.79 sq.ft. (91.49 sq.m.)

UNIT 2

UNIT 2 PRIMARY RESIDENCE UPPER FLOOR: 914.93 sq.ft. (85.00 sq.m.)

NOTE:
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 9.23.13. AND SUPPLY DETAILS IF REQUIRED.

STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3).

SEE ELEVATIONS FOR WINDOW AND DOOR DESIGN AND CLARIFICATION ON WINDOW OPERATION. ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT) VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING.

ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Date

Jan 07, 2025

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Serano Properties

Project #

8919

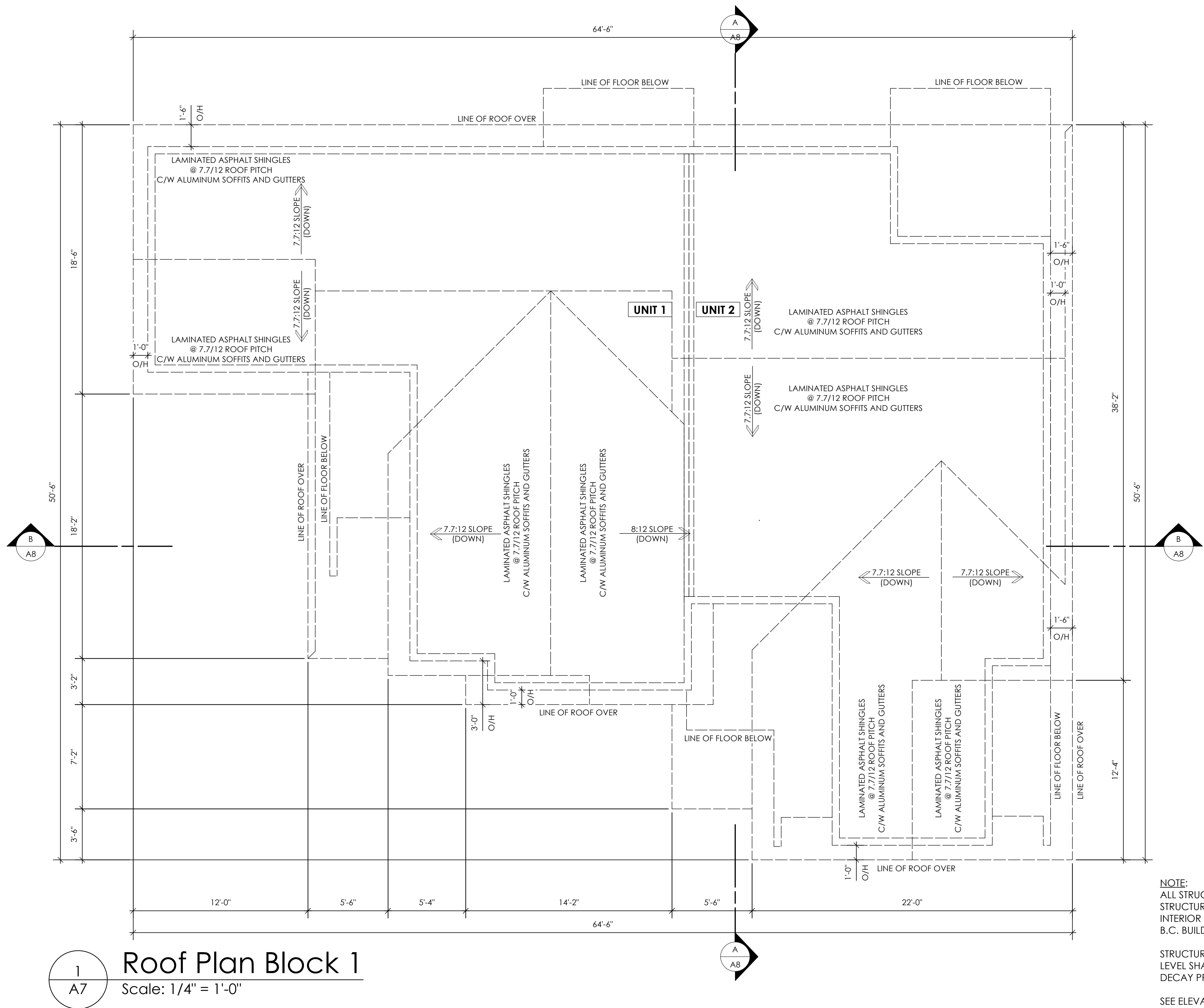
Scale

As Noted

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PN

Rezoning Application



DOOR SCHEDULE

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
(D)	4'0" X 6'8" (48" X 80")	(I)	2'4" X 6'8" (28" X 80")
(E)	3'0" X 6'8" (36" X 80")	(J)	2'0" X 6'8" (24" X 80")
		(K)	2'0" X 6'8" (24" X 80")
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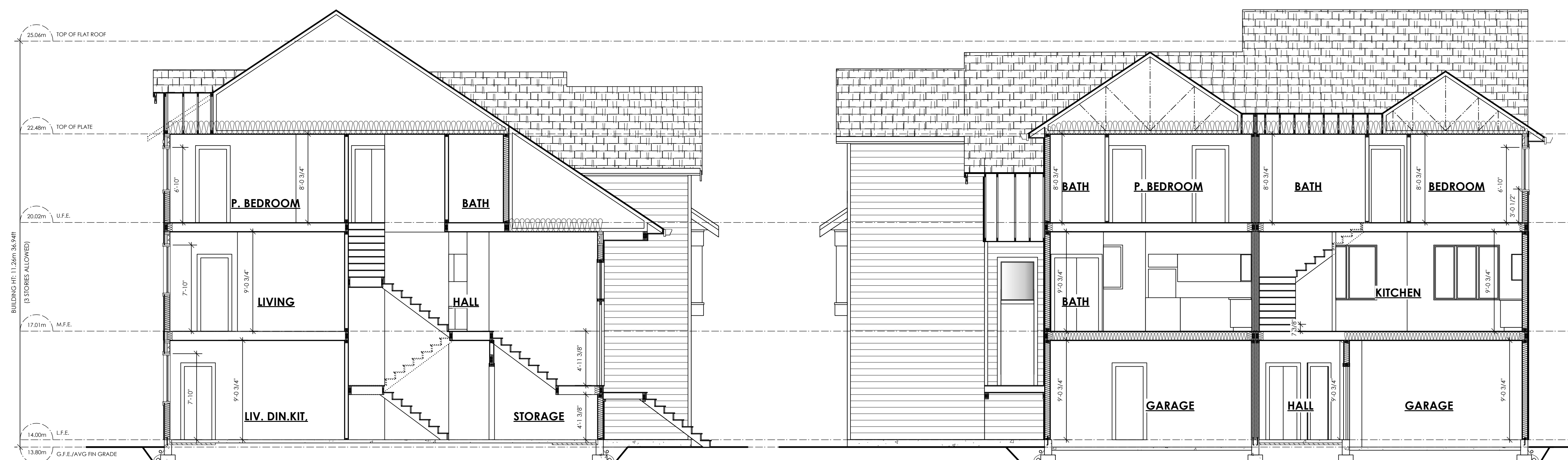
Scale

As Noted

Drawn By

PN

Rezoning Application



1
A8 Section A Block 1
Scale: 3/16" = 1'-0"

1
A8 Section B Block 1
Scale: 3/16" = 1'-0"

Date

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Project #

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Rezoning Application

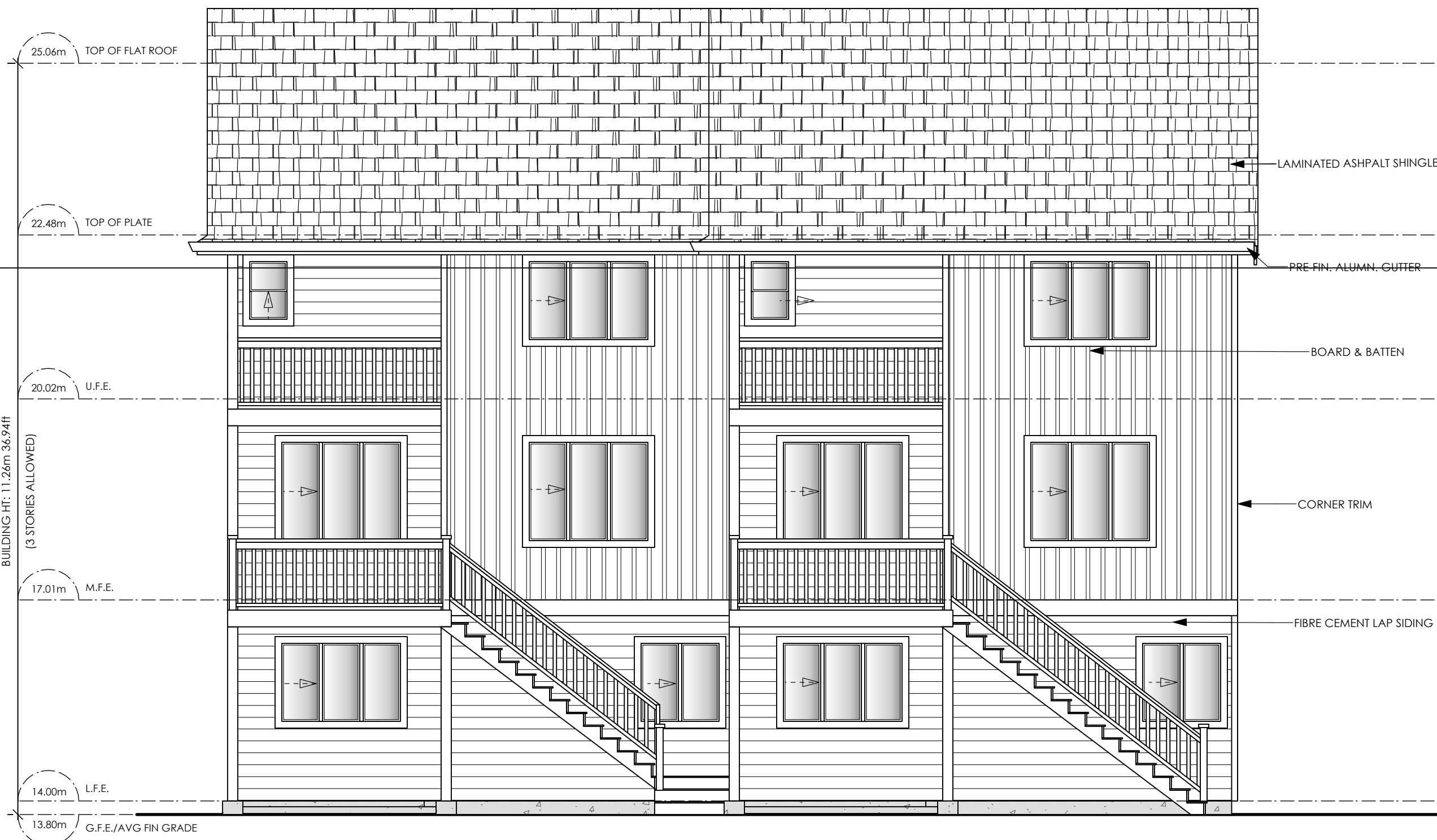


1 Front Elevation Block 2
A9 Scale: 3/16" = 1'-0"

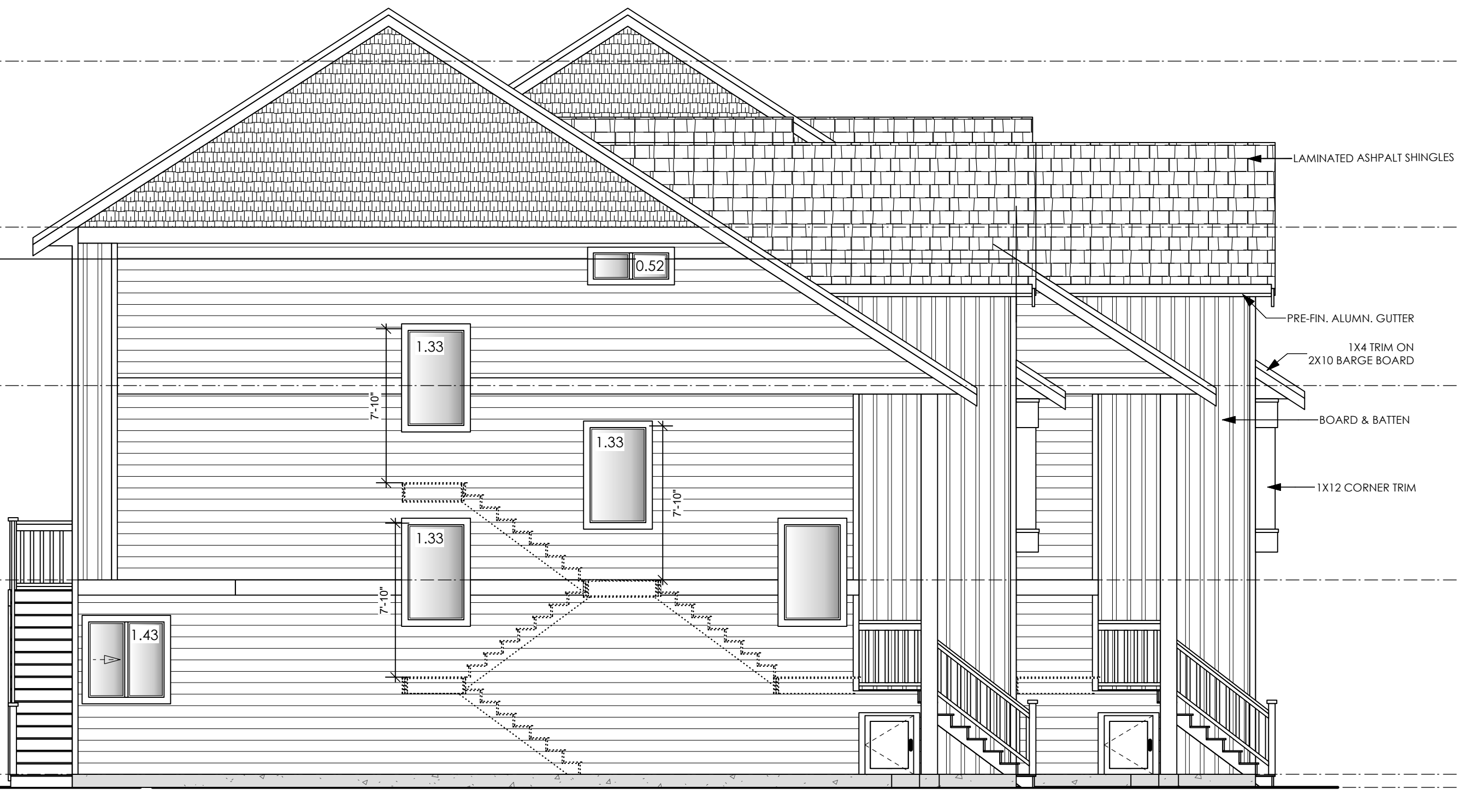


2 Right Elevation Block 2
A9 Scale: 3/16" = 1'-0"

UNIT 1		
Calculated Limiting Distance	1.50	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	8.67	sq.m.
UNIT 2		
Calculated Limiting Distance	12.22	m.
Exposed Building Face	32.21	sq.m.
Allowable Openings	100	%
Allowable Opening Area	32.21	sq.m.
Proposed Openings	4.59	sq.m.



3 Rear Elevation Block 2
A9 Scale: 3/16" = 1'-0"



4 Left Elevation Block 2
A9 Scale: 3/16" = 1'-0"

UNIT 2		
Calculated Limiting Distance	1.20	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	5.94	sq.m.

Date

Jan 07, 2025

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Serano Properties

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8919

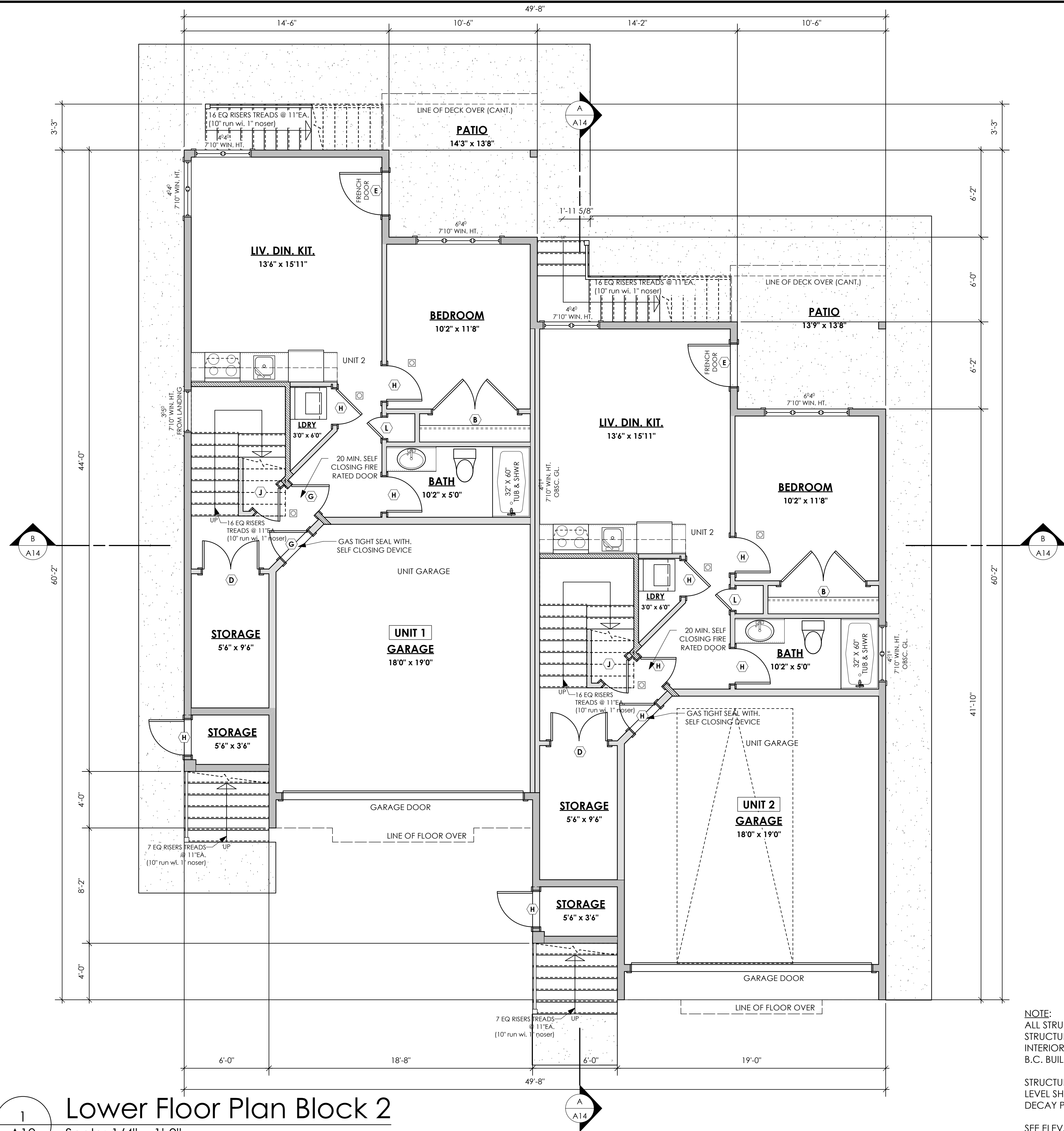
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Rezoning Application



Rezoning Application

Date

Jan 07, 2025

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Project

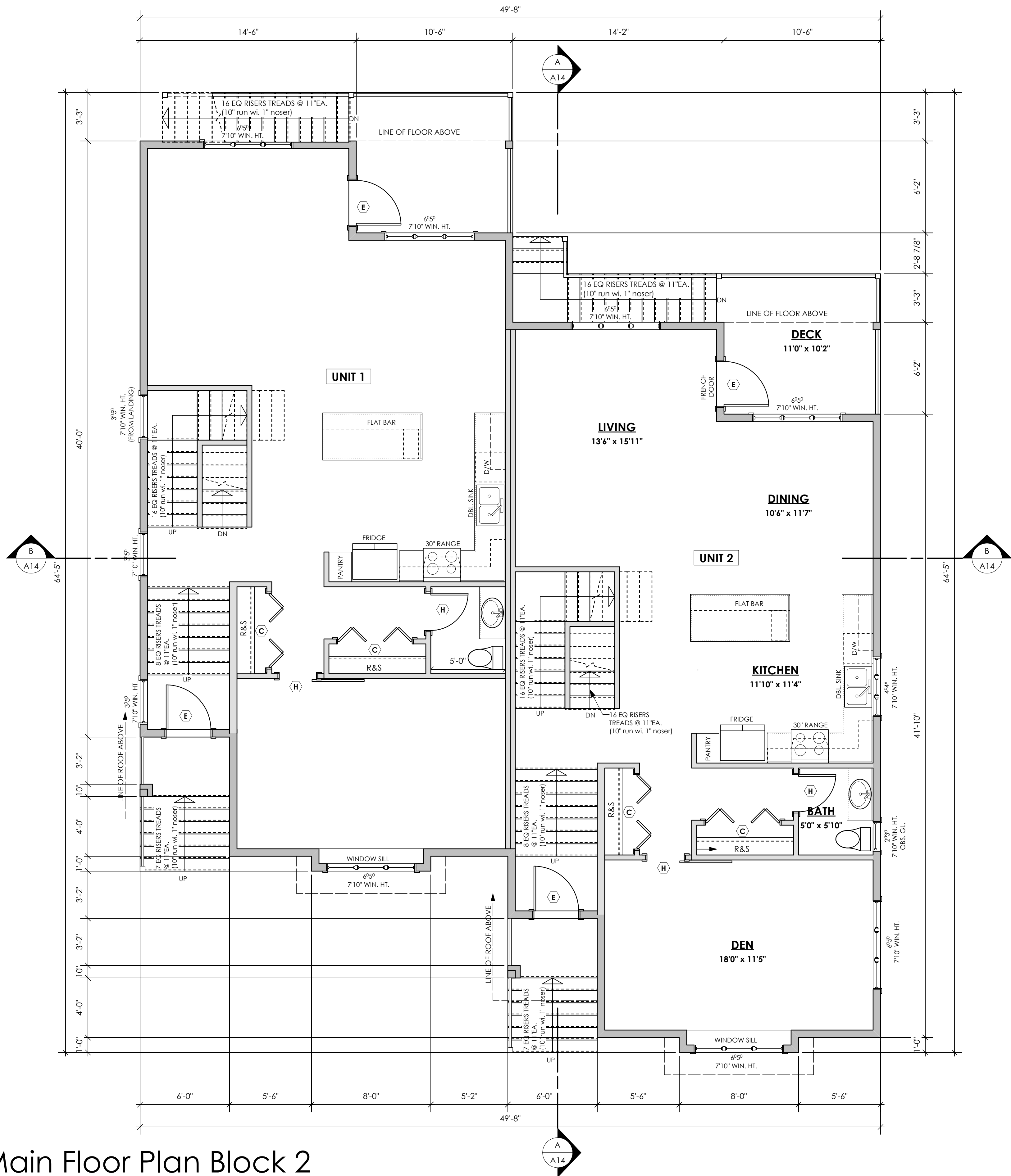
8919

Scale

As Noted

Drawn By

PN



1 A11 Main Floor Plan Block 2

Scale: 1/4" = 1'-0"

UNIT 1

PRIMARY RESIDENCE MAIN FLOOR: 1,081.23 sq.ft. (100.45 sq.m.)

UNIT 2

PRIMARY RESIDENCE MAIN FLOOR: 1,081.23 sq.ft. (100.45 sq.m.)

DOOR SCHEDULE

(A)	8'0" X 6'8" (9'6" X 8'0")	(F)	2'10" X 6'8" (34" X 8'0")
(B)	6'0" X 6'8" (7'2" X 8'0")	(G)	2'8" X 6'8" (32" X 8'0")
(C)	5'0" X 6'8" (6'0" X 8'0")	(H)	2'6" X 6'8" (30" X 8'0")
(D)	4'0" X 6'8" (4'8" X 8'0")	(J)	2'4" X 6'8" (28" X 8'0")
(E)	3'0" X 6'8" (3'6" X 8'0")	(K)	2'0" X 6'8" (24" X 8'0")
		(L)	1'6" X 6'8" (18" X 8'0")

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Colwood, B.C.

Prepared for

Serano Properties

Project

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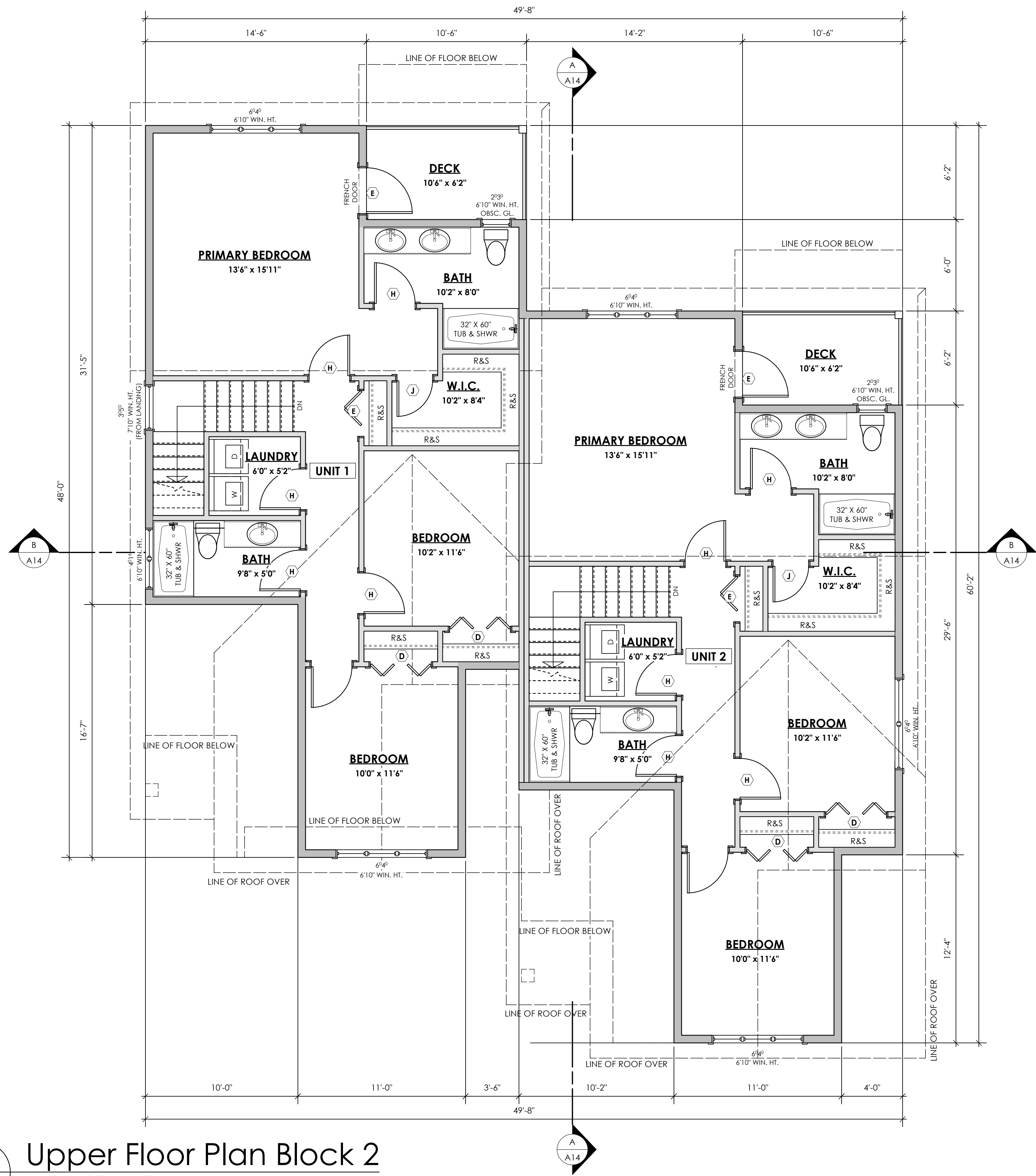
Scale

As Noted

Drawn By

PN

Rezoning Application



1
A12

Upper Floor Plan Block 2

Scale: 1/4" = 1'-0"

UNIT 1

PRIMARY RESIDENCE UPPER FLOOR: 916.12 sq.ft. (85.11 sq.m.)

UNIT 2

PRIMARY RESIDENCE UPPER FLOOR: 913.43 sq.ft. (84.86 sq.m.)

DOOR SCHEDULE

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
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Project

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Scale

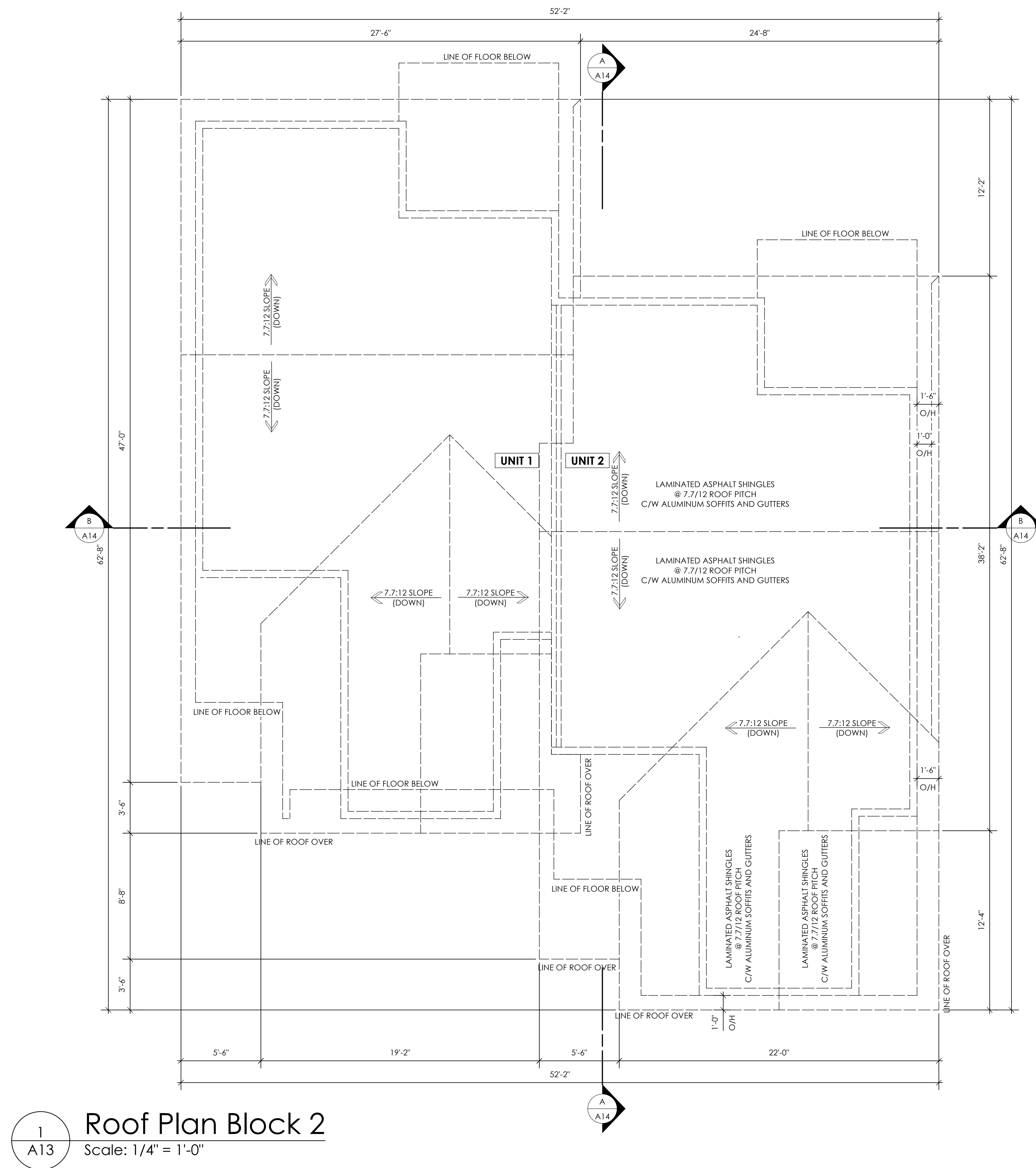
As Noted

Drawn By

PN

Rezoning Application

#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364



DOOR SCHEDULE

(F)	2'10 X 6'8 (34" X 80")
(G)	2'8 X 6'8 (32" X 80")
(H)	2'6 X 6'8 (30" X 80")
(J)	2'4 X 6'8 (28" X 80")
(K)	2'0 X 6'8 (24" X 80")
(L)	1'6 X 6'8 (18" X 80")

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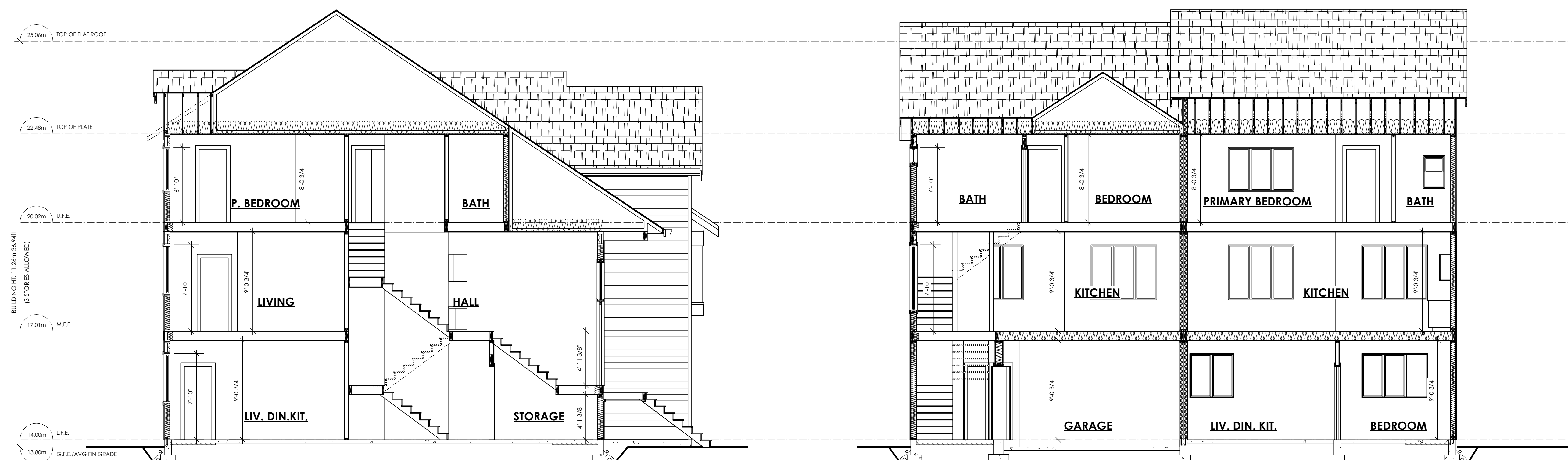
Scale

As Noted

Drawn By

PN

Rezoning Application



1
A14 Section A Block 2
Scale: 3/16" = 1'-0"

1
A14 Section B Block 2
Scale: 3/16" = 1'-0"

Date

Jan 07, 2025

Project Address

221 Goldfinch Road
Colwood, B.C.

Prepared for

Serano Properties

Project #

8919

Scale

As Noted

Drawn By

PN

Rezoning Application



1
A15

Colour Elevation
Scale: 3/16" = 1'-0"

Date

Jan 07, 2025

Project Address

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Colwood, B.C.

Prepared for

Serano Properties

Project #

8919

Scale

As Noted

Drawn By

PN

Rezoning 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)

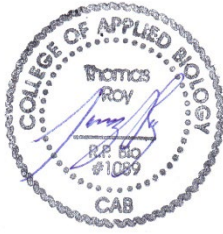
Recommendations

- 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 laden 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,

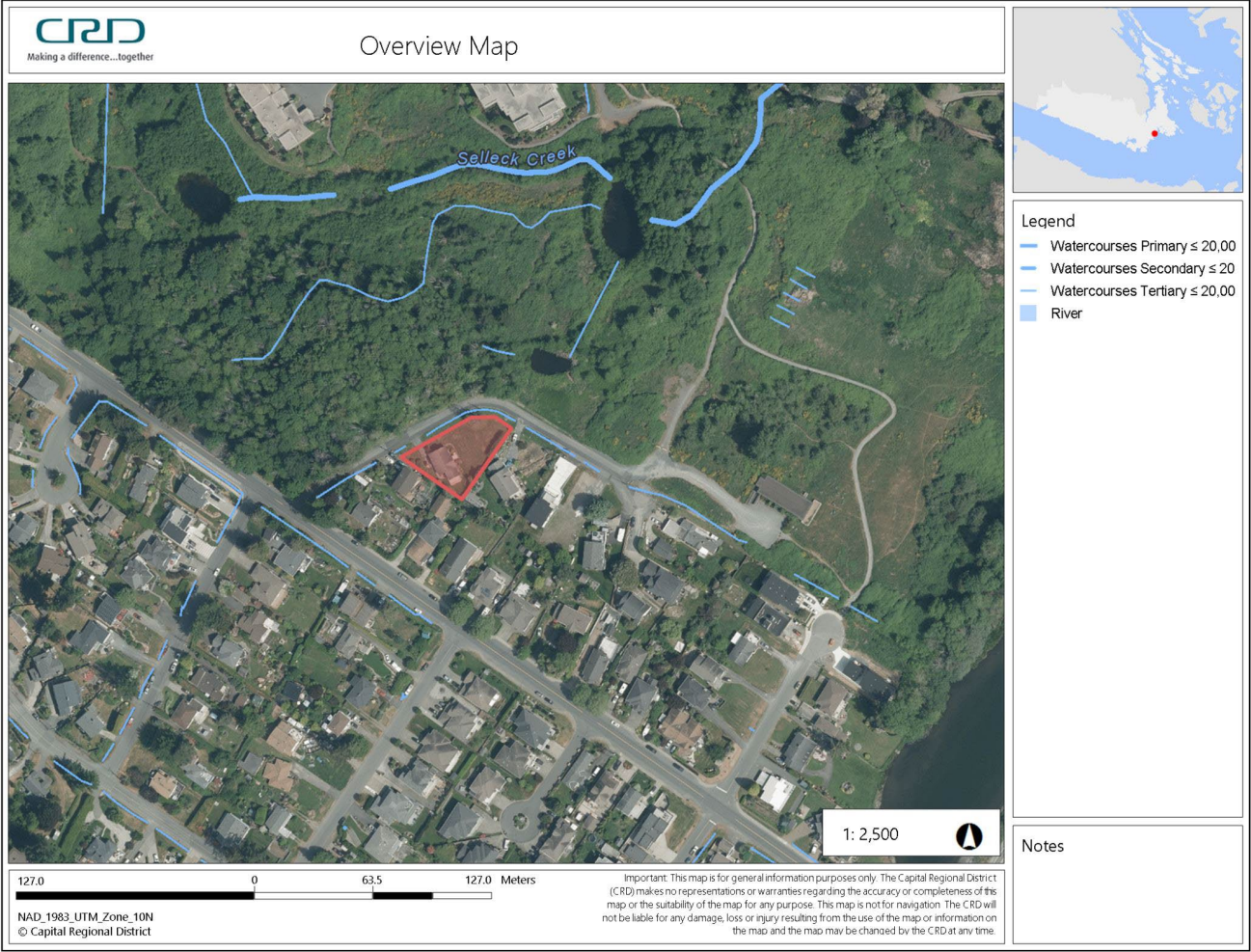


Thomas Roy, R.P. Bio.,
Cascadia Biological Services
cascadiabiological@shaw.ca
(250) 888-4864



Cascadia Biological Services

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



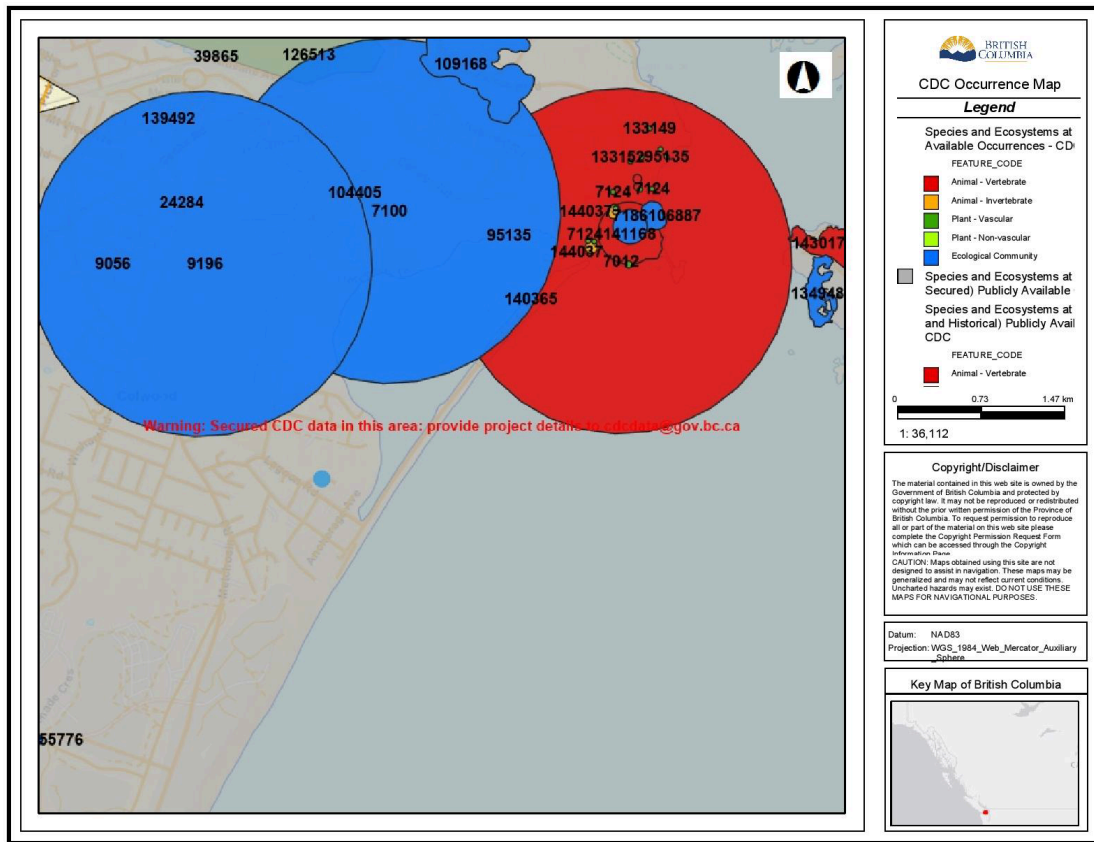
Note: Study Area is Presented as Red Polygon Above

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





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



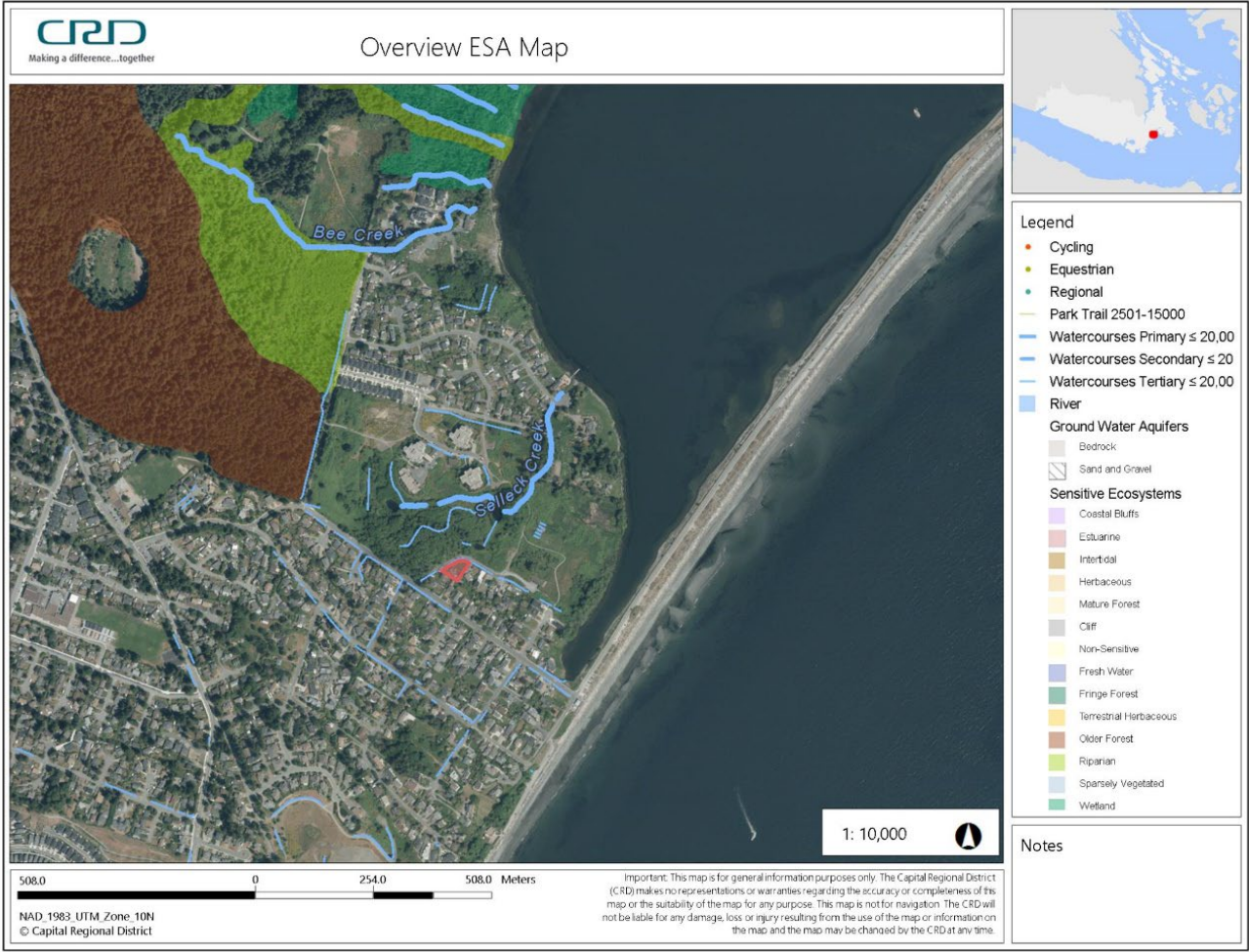
Plate #1 – Typical view of the lot facing south



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 Rd

Rezoning Application

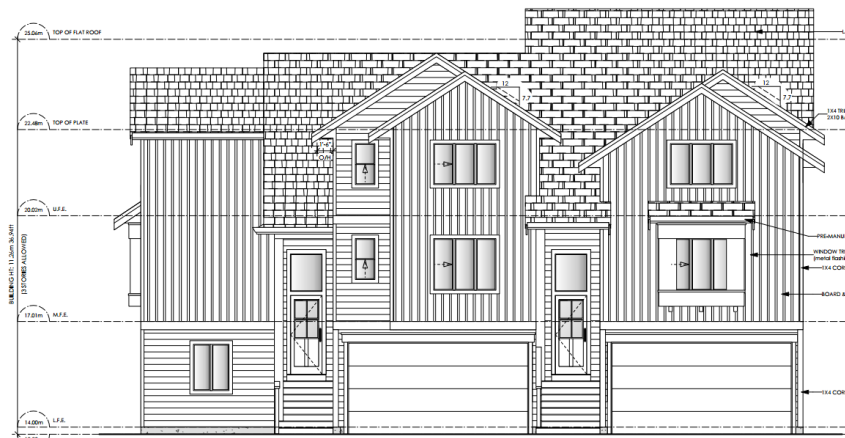
Richard Roy, Senior Planner

Planning and Land Use Committee

June 2, 2025

Proposal

- Rezoning of 221 Goldfinch Road from the Residential 1 (R1) zone to Medium Density Residential 7(RM7) Zone.
- Proposed 4-unit Duplex style townhouse development, each with suites
 - 0.85 FAR
 - 36.5% lot coverage
 - 2.5-3 story



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



1
A9 Front Elevation Block 2
Scale: 3/16" = 1'-0"

Site Context



Address: 221 Goldfinch Rd.



Zoned: R1



OCP Designation:
Neighbourhood –
Hillside and Shoreline



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

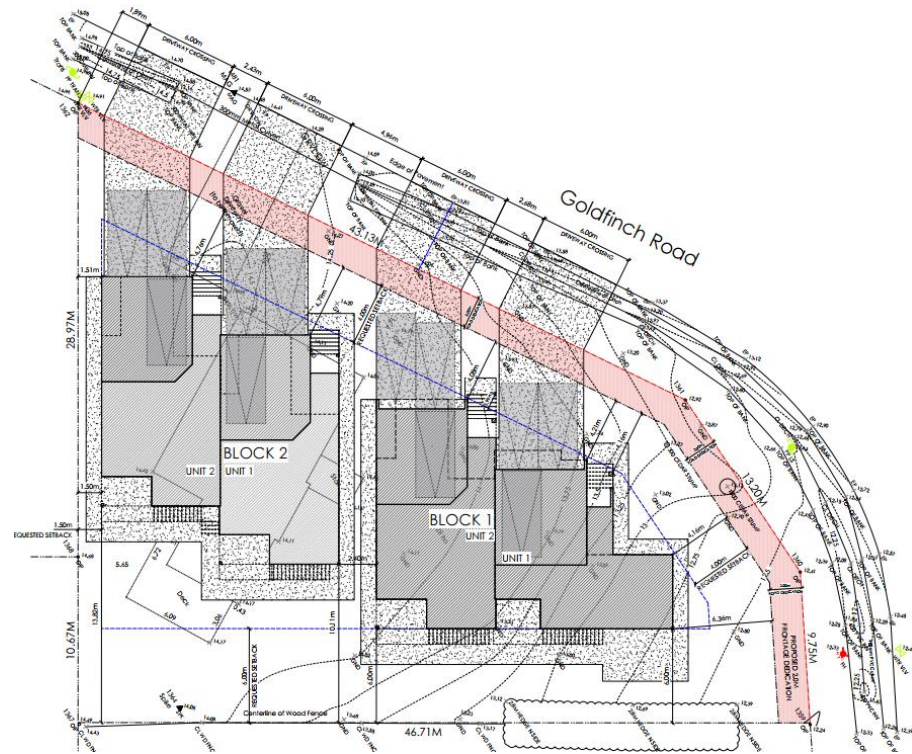


Land Use Bylaw

- **Medium Density Residential 7 (RM7) zone**
 - Ground-oriented multi-unit residential development, including duplexes and townhouses
 - Encourages gentle infill, expanding housing choices for diverse household needs
 - Supports density envisioned in the Official Community Plan (OCP), while preserving the character and scale of the predominantly single-detached residential area
 - minimum standards for usable open space 10%
 - 2.5 to 3-storey walk-up built form
 - Proposed setbacks maintain appropriate distance from neighboring properties, ensuring compatibility with existing conditions

Road Dedication/ Frontage

- 2-meter municipal road dedication is required along the front of the development as part of the rezoning process.
- Frontage improvement works also anticipated at time of building permitting.



Communication

- Development Notification Sign Posted
- Applicant led public consultation summary
- Notification postcards within 100m will be sent prior to amending bylaw readings
 - Ad in local newspaper
 - Highlighted on website



Options / Alternatives

Option 1	Staff recommendation
Option 2	Recommend that Council request staff to provide additional information
Option 3	Recommend to Council that the application be denied
Option 4	Committee provides another option for Council consideration

Thank you!



**CITY OF COLWOOD
BYLAW NO 2073**

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. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025.**”

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 Medium Density Residential 7 (RM7)) Zone, the property shown in Schedule 1 attached to this bylaw and described as LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN VIP7215 (221 Goldfinch Road)
- b. Repeal the following from Section 6.6A.02 Basic Development, and reorganize letters assigned in this section;
 - a. Apartment
 - b. Apartment (Senior Citizens)

6.13.4 Development Conditions
- c. Repeal Section 6.6A.03 Comprehensive Development – 360 Belmont Road, and replace with the following 6.6A.03 Development Conditions
 1. 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 FAR in accordance with Section 6.6A.04 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 Section 6.6A.03.1 shall be made at the time of the issuance of a building permit.
- d. Add the following to SCHEDULE B – AMENITY CONTRIBUTIONS

Zone	Bylaw No.	Legal Description	Amenity Contribution
RM7	2073	LOT C PLAN VIP20174 SECTION 68 ESQUIMALT	a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit

		(221 Goldfinch Road)	<p>b) Contribute to the Community Amenity Fund \$7,500 per additional dwelling unit</p> <p>c) Contribute to the Fire Hall Fund \$618 per additional dwelling unit</p> <p>d) All dollar amounts referred to above are the 2025 baseline rates and shall increase annually starting on January 1st of each year starting on January 1st, 2026, as per the Victoria Consumer Prince Index (CPI).</p>
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READ A FIRST TIME on the day of 2025

READ A SECOND TIME on the day of 2025

PUBLIC HEARING on the day of 2025

READ A THIRD TIME on the day of 2025

**RECEIVED APPROVAL OF THE
INSPECTOR OF MUNICIPALITIES** on the day of 2025

ADOPTED on the day of 2025

Mayor

Corporate Officer

NOTICE OF AMENDING BYLAW

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

MEETING:	Regular Meeting of Council/Public Hearing
DATE and TIME:	June 23rd, 2025, 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 and Second & Third Readings on the 23rd of June, 2025 at 6:30 pm in relation to the proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025**”.

PURPOSE: This application proposes a rezoning from R1 to RM7 to permit the construction of 2 duplexes with secondary suites.

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as “LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN VIP7215” (221 GOLDFINCH RD).

INSPECTION OF MATERIALS: Copies of the proposed bylaw and related materials can be viewed at www.colwood.ca/news.

We want to hear from you!

WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- 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.

NEED MORE INFORMATION? Contact Development Services at (250) 294-8153 or planning@colwood.ca.



