

Public Input Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No 230, CD30 (Area 3 & 7 – Rear Yard Setbacks), Bylaw No. 2104, 2026**” is to propose a text amendment to CD30 (Royal Beach) - Areas 3 & 7, to reduce the rear yard setbacks for single family and two-family dwellings from 6m to 5m.

Within the electronic binder, please find a copy of:

1. Staff Report to Planning and Land Use Committee (January 5th, 2026)
2. Appendix 1: Applicants Letter of Rationale
3. Staff Presentation (January 5th, 2026)
4. Background from Planning and Land Use
5. Applicant Presentation (January 5th, 2026)
6. Proposed Bylaw
7. Public Notice Advertisement

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)



STAFF REPORT

Planning and Land Use
Committee
Meeting Date: January 5,
2026

To: CAO – Jason Johnson
Submitted: December 12, 2025
From: Richard Roy, Senior Planner
RE: Zoning Amendment Application No. RZ000031 Text Amendment to CD30 Zone

RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Council not hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025;

AND THAT Council direct staff to prepare and publish public notifications, prior to 1st reading, which gives notice that a public hearing will not be held in accordance with requirements in the *Local Government Act* and Public Notice Bylaw No. 1933, 2022;

AND FURTHER THAT following public notification, Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025, be considered for first, second, and third reading.

SUMMARY AND PURPOSE

The purpose of this report is to present Zoning Amendment Application No. RZ000031 which proposes text amendments to the Comprehensive Development 30 Zone (CD30 - Royal Beach).

The first of two amendments proposes adding “Hotels and Motels” as a permitted use within Areas 1 and 8 of the CD30 zone. Currently, hotels and motels are permitted only in Areas 2, 4, 5, and 6 in the CD30 zone.

The second proposed amendment is technical in nature and seeks to reduce the rear yard setback requirement from 6 meters to 5 metres within Areas 3 and 7 of the CD30 zone. These are the only areas in the CD30 zone that permit low-density, single and two-family residential.

STRATEGIC PLAN

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

The proposed text amendments support the Pursue Economic Growth + Vitality strategic pillar in Colwood’s 2025-2027 Strategic Plan by encouraging new investment, diversifying the tax base,

expanding local employment opportunities, and generating additional tourism activity, all of which help foster a resilient and vibrant economy.

The 2024 Greater Victoria Hotel Development Prospectus (see Appendix 2) highlights the need for new hotel infrastructure and investment in the region and outlines the opportunities for major tourism growth within Greater Victoria.

The proposed setback amendments align with Colwood's 2025–2027 Strategic Plan by advancing the strategic pillar of Providing Excellence in Governance + Services. By updating setback requirements, the City is proactively addressing development challenges that may result in multiple variance requests. This approach reduces development timelines by eliminating the need for applicants to seek variances for setbacks that are consistently identified as problematic, thereby streamlining the approval process.

RELATED POLICIES

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

A large portion of the Beachlands area, including Area 1 & 8 fall within the Seaside Village Land Use Designation in the OCP. (see **Figure 1**) Seaside Village is identified as one of Colwood's two primary centres for cultural, civic, economic, and public life (the other centre being Colwood Corners).

The land use objectives for Seaside Village support the development of a complete and integrated neighbourhood that reflects Colwood's coastal identity. Key policy directions include:

- Encouraging a diverse mix of uses that create a complex and integrated neighbourhood, functioning independently while contributing to the broader urban structure.
- Supporting a diversity of housing types and choices to promote inclusivity and accommodate a range of household needs.
- Creating high-quality, accessible walking and cycling connections, particularly between commercial and community uses and the waterfront, to enhance mobility and public access.
- Establishing a high-quality public realm, with inviting spaces for gathering adjacent to active uses such as shops and services that foster vibrant street life.
- Promoting green infrastructure and green space to support environmental sustainability and community well-being.
- Ensuring strong transit connectivity, with infrastructure that supports frequent and reliable service.

Figure 1 – Royal Beach Land Use Designation



The *Royal Beach Sub-Area Plan* was adopted by Council and incorporated into the OCP in 2021. The purpose of the Sub-Area Plan is to provide additional policy direction to expand on the OCP's Seaside Village policy directions to ensure the area is developed in alignment with the OCP's vision and goals. Within the plan are guiding principles and policies which direct the design of the street network and built form with the aim of creating a vibrant, demographically diverse, and complete development that compliments its larger context within the City of Colwood. A map of the neighbourhoods within Beachlands are shown in **Figure 2**.

Figure 2 – Beachlands Neighbourhoods



BACKGROUND

Applicant Information

Owner:	RPSP Beach Front Development Manager Ltd.
Legal:	Lot H, Plan VIP58474, Sections 16, Esquimalt Land District, Except Plan EPP101061 & Lot G, Plan VIP58414, Section 38
Current Zoning:	Comprehensive Development 30 Zone (CD30 – Royal Beach)
Current OCP Designation:	Seaside Village/Neighbourhood
Development Permit Areas:	The Landing/Neighbourhood

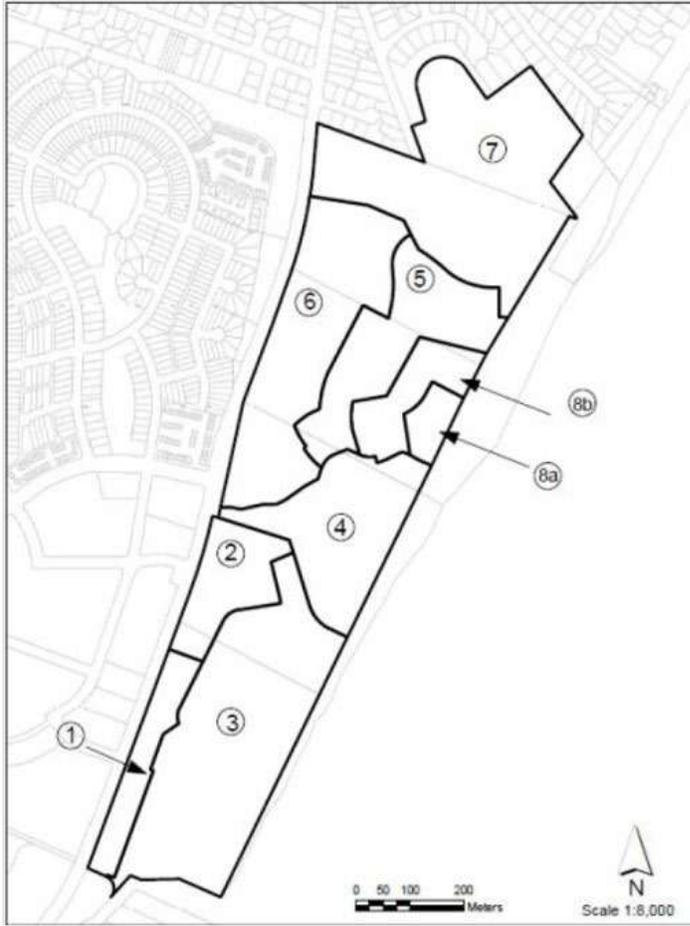
Proposal

The applicant is requesting a text amendment to the CD30 zone to facilitate additional permitted uses and optimize the development potential of certain areas within the Royal Beach development. (see **Figure 3**) The proposed amendments are:

- Add "Hotels and Motels" as a permitted use in Area 1;
- Add "Hotels and Motels" as a permitted use in Area 8;
- Reduce the rear yard setback from 6m to 5m in Area 3; and
- Reduce the rear yard setback from 6m to 5m in Area 7.

The applicant has submitted a letter of rationale (**Appendix 1**), which outlines the suitability of a hotel use and the need to optimize the buildable area of the single-family residential lots.

Figure 3 - Areas within the CD30 Zone



Area 8 - Hotels and Motels

The CD30 zone currently permits "Hotels and Motels" in Area 2, Area 4, Area 5, and Area 6. Areas 4, 5, 6 and 8 are all located within the "Landing" neighbourhood within the Royal Beach Sub-Area Plan which supports heights up to 12 storeys and is planned to accommodate a blend of residential, non-residential, and mixed-use developments, including retail, restaurants, and other amenities that contribute to a vibrant, pedestrian-friendly streetscape. (see **Figure 4**)

Figure 4 – The Landing & Hotels and Motels Use



Area 8 within the CD30 zone has a single list of permitted uses but then, is split into 8(a) and 8(b) with different development regulations. Area 8(a) is intended to be an urban plaza supported by low-scale (1-2 storey) pedestrian-oriented retail, food services, and other amenities. Area 8(b) is intended to serve the future Principal Street with mixed-use buildings transitioning away from the waterfront to a maximum height of 6 storeys and a maximum FAR of 3.5.

Table 1 shows a comparison of permitted uses between Areas 4, 5, 6 and 8. Area 8 already supports a similar range of commercial, institutional, and higher-density residential uses as the adjacent Areas 4, 5, and 6, which currently permit hotel use. As it is already a permitted use within some areas of the Landing neighbourhood, it complies with the Sub-Area Plan and the OCP.

TABLE 1 | Summary of Permitted Uses in Areas 4, 5, 6 and 8

Area 4	Area 5	Area 6	Area 8
Apartments Animal Hospital in enclosed buildings Apartments (Senior Citizens) Attached housing Assembly and	Animal Hospital in enclosed buildings Apartments Apartment (Senior Citizens) Attached housing	Apartments Apartment (Senior Citizens) Attached housing Assembly and Entertainment Uses	Apartment, above the ground floor Apartment (Senior Citizens), above the ground floor Assembly and Entertainment Uses

Entertainment Uses Bakery, not exceeding 200 m2 in floor area Brewhouse Colleges, Universities and Trade Schools Congregate Housing Daycare Eating and Drinking Establishment Group Home Home Occupation Hotels and Motels Liquor Retail Store Nursing Home Office, Financial Office, Medical Office, Professional Parking Areas & Facilities Personal Service Pet Daycare Public transportation depots and interchanges Scientific or technological research facilities Schools and Churches Retail Store	Assembly and Entertainment Uses Bakery, not exceeding 200 m2 in floor area Brewhouse Colleges, Universities and Trade Schools Congregate Housing Daycare Eating and Drinking Establishment Group Home Home Occupation Hotels and Motels Liquor Retail Store Nursing Home Office, Financial Office, Medical Office, Professional Parking Areas & Facilities Personal Service Pet Daycare Public transportation depots and interchanges Scientific or technological research facilities Schools and Churches Retail Store	Bakery, not exceeding 200 m2 in floor area Brewhouse Colleges, Universities and Trade Schools Congregate Housing Daycare Eating and Drinking Establishment Group Home Home Occupation Hotels and Motels Liquor Retail Store Nursing Home Office, Financial Office, Medical Office, Professional Personal Service Pet Daycare Public transportation depots and interchanges Scientific or technological research facilities Schools and Churches Seniors Congregate Housing Retail Store	Bakery, not exceeding 200 m2 in floor area Brewhouse College, Universities and Trade Schools Daycare Eating and Drinking Establishment Liquor Retail Store Office, Financial Office, Professional Office, Medical Personal Services Pet Daycare Retail Store
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A comparison of the development regulations demonstrates that the density and height in Area 8(b) (FAR 3.5, height 20m) are consistent with those in Areas 4, 5, and 6, which already permit "Hotels and Motels". Due to limited FAR and height in Area 8(a) (FAR 1.2, height 9.5m), a hotel development is unlikely to occur in this specific sub-area.

Table 2 | Comparison of Regulations among Area 4, 5, 6, 8a and 8b

	Area 4	Area 5	Area 6	Area 8a	Area 8b
FAR	3.5	3.5	3.5	1.2	3.5
Height	20m	20m	39m	9.5m	20m

Further supporting the viability of a hotel, the amending Bylaw proposes to change 9.a. of the CD30 zone, which currently limits non-residential floor area on the first storey:

The maximum floor area for any non-residential use, excluding Brewhouse and Eating and Drinking establishment, shall be 25% of the gross leasable area of the first storey.

The amendment seeks to include "Hotels and Motels" within the exclusion list. This change would permit a hotel to occupy the entire first storey without limitation, to accommodate ground-floor lobby, circulation and amenity spaces typical of this use.

Based on the assessment of the OCP, Sub-Area Plan and the existing use pattern within the Landing neighbourhood, permitting "Hotels and Motels" in Area 8 is appropriate. It ensures a consistent, aligned policy approach across the entire neighbourhood, and any future hotel development would be subject to the existing, development regulations that were approved when the CD30 zone was adopted. In the future, the applicant would need to come forward with a development permit application.

Area 1 - Hotels and Motels

In addition to Area 8, the applicant has also identified Area 1 as a potentially suitable location for hotel use, citing its proximity to the BC Museum site and future commercial development anticipated along the Royal Bay side of Metchosin Road. While hotels and motels are not currently permitted in Area 1, the zoning allows for up to 6,600 m² of non-residential floor area across Areas 1 and 2. As the current development concept for Area 2 does not include any non-residential space, the full allocation could feasibly be accommodated within Area 1 in the future.

Area 1 is included within the "Bluffs" Neighbourhood (See Figure 3), as identified in the Royal Beach Sub-Area Plan which enables mixed-use development up to 6 storeys (20m). The Bluffs neighbourhood includes Areas 1, 2 and 3 within the CD30 zone. Currently, "Hotels and Motels" are permitted in Area 2, suggesting the use already complies with the OCP in this neighbourhood.

Similar to the comparison exercise for Area 8, the permitted uses in Area 2 are consistent with those existing uses in Area 1. The current development regulations within Area 1 include a FAR of 2.5 and a height of 20m; consistent with existing areas within the zone that already permit a hotel.

No other amendments are proposed for Area 1. Adding "Hotels and Motels" aligns with the mixed-use intent of the Bluffs neighbourhood and is consistent with the adjacent Area 2. Any subsequent hotel application would be subject to the existing regulations within Area 1.

Rear Yard Setbacks - One and Two-family Dwellings

The proposed amendment is to decrease the rear yard setback from 6m to 5m in Area 3 and Area 7 (see Schedule 4) for one- and two-family dwellings. This is intended to enhance the development potential and optimize the efficient use of small residential lots while maintaining adequate separation between the rear elevations of adjacent dwellings. Although the original subdivision designs incorporated specific

setback parameters, these standards have become increasingly restrictive and now possibly limit the efficient use of available land.

The amendment is proposed as a blanket change applicable to all zones permitting one- and two-family dwellings (Area 3 and 7). This approach is expected to reduce the volume of individual variance applications submitted to Council during the build-out phase of the lots, thereby streamlining the approval process and supporting more predictable development outcomes.

Staff acknowledge that the proposed reduction in rear yard setback would result in the smallest permissible single- and two-family rear yard setback in the City of Colwood. Most zones currently require a minimum setback of 6 metres. The purpose of the rear yard setback is to provide private outdoor space for residents while maintaining desirable and adequate separation between residential dwellings. Staff consider the proposed decrease acceptable as the amendment would apply uniformly to single- and two-family dwellings throughout the CD30 Zone, thereby ensuring neighbourhood wide consistency. Although there is no established rationale for an ideal rear yard setback, maintaining consistent regulations across the neighbourhood remains important for prospective and future residents, as well as for overall neighbourhood coherence.

OPTIONS / ALTERNATIVES

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

Option 1: Staff Recommendation:

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Council not hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025;

AND THAT Council direct staff to prepare and publish public notifications, prior to first reading, which gives notice that a public hearing will not be held in accordance with requirements in the *Local Government Act* and Public Notice Bylaw No. 1933, 2022;

AND FURTHER THAT following public notification, Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025, be considered for first, second, and third reading.

Option 2:

THAT Council hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025;

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025, be considered for first and second reading;

AND FURTHER THAT Council direct staff to prepare and publish public notifications, after second reading, which give notice that a public hearing will be held in accordance with requirements in the *Local Government Act* and Public Notice Bylaw No. 1933, 2022.

Option 3:

THAT staff provide additional information before Council considers Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025.

Option 4:

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025 be denied.

Option 5:

THAT the Committee provide another option for Council consideration.

COMMUNICATIONS & ENGAGEMENT

A development notification sign has been posted on the subject property as per Colwood Land Use Application Procedures Bylaw 1998. In accordance with Section 464 of the *Local Government Act*, a local government is not required to hold a public hearing on a proposed zoning bylaw that is consistent with the OCP for residential development only. As these proposed amendments are for non-residential uses, Council has the option to hold a Public Hearing if they choose.

If Council decides to not hold a public hearing, the City is required to give notice that provides information on the amending bylaw and when Council will consider 1st reading of the bylaw, in accordance with the *Local Government Act*. Prior to first reading of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025, the City will mail postcard notices to owners and occupants within a 100-metre radius of the subject property and post notice on the City’s website and in two consecutive issues of a local paper, as per Public Notice Bylaw No. 1933, 2022.

Should Council determine that a public hearing is required for this application, then notices for the public hearing would be sent after first and second reading of the bylaw. The public hearing would take place in advance of third reading of the bylaw. Notices would be in accordance with Public Notice Bylaw No. 1933, 2022.

TIMELINES

<p>January 5th, 2026 Planning and Land Use Committee</p>	<p>January 26th, 2026 Council Meeting</p>	<p>February 2026</p>	<p>February 2026</p>
<p>Application is introduced to the Planning and Land Use Committee</p> <p>WE ARE HERE</p>	<p>Council consideration is given to the PLUC recommendation regarding public hearing and notices.</p>	<p>Staff prepare and publish public notices in accordance with Council direction and Local Government Act.</p>	<p>Council considers Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025, for readings.</p>

CLIMATE CONSIDERATIONS

Staff have not identified any significant climate considerations related to the zoning amendment.

FINANCIAL CONSIDERATION

Staff have not identified any immediate financial implications with this text amendment to the CD30 zone. That said, if a hotel were to be constructed in the CD30 - Royal Beach zone (i.e., Beachlands area), the City would see an increase in Class 6 properties and associated assessment values within the tax roll.

CONCLUSIONS

The proposed text amendment to add 'Hotel and Motels' as a permitted use within the area 1 and 8 of the CD30 - Royal Beach zone presents a strategic opportunity for the City to diversify its economic base, respond to a projected increase to tourism demand, and enhance local amenities. The future development of a hotel in the Beachlands area could generate substantial long-term tax revenue for the City, supporting community priorities and infrastructure improvements. Other areas within the CD30-Royal Beach zone and the Landing Neighbourhood currently permit hotels and motels, and it is important to maintain a consistent policy approach across the entire neighbourhood. Overall, the proposed amendment directly aligns with the policies and goals outlined in the OCP and Sub-Area Plan.

A proposed 1-metre reduction to the rear yard setback (from 6 metres to 5 metres) for single- and two-family developments within the CD30 Zone addresses a technical constraint that could otherwise limit development potential. As a blanket amendment to the lower-density areas of the CD30 Zone, this change will maintain consistency and neighbourhood coherence. By streamlining this requirement, the amendment is expected to reduce the need for individual variance applications, thereby improving efficiency in future Council considerations.

Attachments:

[Appendix 1: Applicants Letter of Rationale](#)

[Appendix 2: 2024 Greater Victoria Hotel Development Prospectus](#)

[Bylaw No. 2092](#)

[Staff Presentation](#)

Approved by:

Mairi Bosomworth, Manager of Planning
Heather Power, Deputy Corporate Officer
Marcy Lalande, Manager of Corporate Services
Kathy McLennan, Director of Finance
Jenn Hepting, Deputy Chief Administrative Officer
Jason Johnson, Chief Administrative Officer

Status:

Approved - 12 Dec 2025
Approved - 17 Dec 2025
Approved - 17 Dec 2025
Approved - 18 Dec 2025
Approved - 18 Dec 2025
Approved - 18 Dec 2025

the beachlands

WESTCOAST.
ELEVATED.

November 25, 2025

City of Colwood
3300 Wishart Road
Victoria, B.C. V9C 1R1
Attention: Richard Roy, Senior Planner

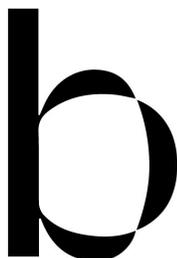
Re: Letter of Rationale for Zoning Amendment to add 'Hotel' as an allowable use within that area of land identified as Area 1 and Area 8 in the CD 30 Zone Map, and to amend the rear-yard setback from 6m to 5m for single-family homes in Area 3 and Area 7

Dear Richard,

We are writing in relation to our application to have the CD30 Zone amended in order to permit hotel use within the areas of land identified as Area 1 and 8 on the CD 30 Zone Map at The Beachlands, and to amend the rear-yard setback from 6m to 5m for single family homes in Area 3 and 7.

As the initial phases for the community come to life, we have and continue to spend considerable efforts in progressing further planning for a variety of areas across the The Beachlands, including the central waterfront plaza area, envisioned to be the vibrant core of not only the community, but also a city-wide and regional destination. Concurrently with this, substantial progress has been made on the initial servicing and development of the lands, with the entire southern portion of the site expected to be complete with roads and servicing by the end of 2025, and corresponding single-family, townhome and condominium work underway.

A key component of this place-making will be attracting a vibrant and diverse mix of commercial and retail tenants. As part of our planning, we see a hotels as a key component to this commercial mix, especially as tourism numbers continue to thrive across the Greater Victoria area, and the corresponding shortage of hotel rooms in the region has become increasingly apparent to the point of Destination Greater Victoria now looking to establish a hotel development task force to speed up the hotel development process. Done right, we see The Beachlands potentially being able to attract and support two different hotel types that target and appeal to different demographics. Given Area 1 and 2 of the sites' proximity to nearby services and amenities in Royal Bay, we see these areas as a viable and attractive opportunity for hotel uses potentially well before Area 8 servicing and development has advanced. It should also be noted that Area 1 and 2 already permit a variety of other commercial uses and while Area 2 explicitly already permits Hotel, Area 1 does not. Further to that, we also see the potential for a hotel in a key waterfront site at The



298 Beachlands Blvd.
Colwood, BC

info@thebeachlands.com
TheBeachlands.com



the beachlands

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Beachlands becoming a regional and beyond destination for guests staying as well as events like weddings, small conferences, family reunions and more.

Two defining elements of The Beachlands are its ocean views and access to the waterfront, providing a unique and unmatched seaside character. Inviting people to come experience this oceanfront lifestyle could be a defining element of a future hotel at The Beachlands and for Colwood as a whole. As such, we see strong potential in area 8 to accommodate a future Hotel use, which the CD30 zone does not currently permit. Accordingly, we have submitted an application to amend the allowable use of Hotel within the area of land identified as Area 1 and 8 in the CD 30 Zone. As noted previously, hotel is already use is permitted in other sub areas of the site although these locations are far less suitable and therefore unlikely to result in a hotel occurring.

Further to this, we also note that the Colwood off-street parking requirements of one stall per room seems quite high for Hotel use in this node, given the more urban nature of this waterfront core location. By comparison Victoria is at .25 stalls per room and other more suburban municipalities in the CRD range from .50 to .75 stalls per room, so we would like to also discuss and study a potential site specific by-law variance.

Finally, we are also seeking to amend the rear-yard setback requirement for single family homes within Areas 3 and 7 of The Beachlands from 6.0m to 5.0m. With lot servicing and road construction nearing completion, and home design work progressing, we see this amendment as a key element to facilitate improved site planning and building functionality for the single-family home lots. By reducing the rear-yard setback by 1.0m while maintaining the front yard at 6.0m, it balances functional and efficient home design while also having minimal impact on adjacent properties, ensuring consistency with the neighbourhood character and maintaining an appealing and welcoming public realm.

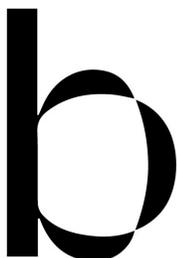
We are working hard to continue building out the long-awaited vision for a vibrant seaside community at The Beachlands, and strongly believe the amendment to permit Hotel in Area 1 and 8 as well as amending the rear-yard setback in Areas 3 and 7 of the site will only serve to enhance this community further.

Thank you for your consideration.

Kindly,

G. Desjardins 

Georgia Desjardins & Jon Stovell
RPSP Beachfront Development Manager Ltd.



298 Beachlands Blvd.
Colwood, BC

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TheBeachlands.com



Zoning Amendment Application No. RZ000031 Text Amendments to the CD30 (Royal Beach) Zone

Planning and Land Use Committee Meeting,
January 5th, 2026

Proposal

Two amendments to the Comprehensive Development 30 Zone (CD30 – Royal Beach).

1. Expand Hotel and Motel permitted land uses in key areas of the CD 30 zone (Areas 1 and 8)
2. Technical adjustment of rear yard setbacks requirements to improve development flexibility in low density areas.

OCP - Seaside Village Land Use Designation

Seaside Village Land Use Designation

- Areas 1 & 8 are located within Seaside Village.
- One of Colwood's two primary centres for cultural, civic, economic, and public life (along with Colwood Corners).
- Vision supports a complete, integrated neighbourhood reflecting Colwood's coastal identity.

Key Policy Directions

- Encourage a **diverse mix of uses** creating a self-sufficient, integrated neighbourhood.
- Support **varied housing types** to ensure inclusivity and meet diverse household needs.
- Create **high-quality walking and cycling connections**, especially linking commercial uses, community spaces, and the waterfront.
- Develop a **vibrant public realm** with inviting gathering spaces adjacent to active ground-floor uses.
- Promote **green infrastructure and green spaces** to enhance sustainability and well-being.
- Ensure **strong transit connectivity** with infrastructure supporting frequent, reliable service.

Beachlands Land Uses & Neighbourhoods



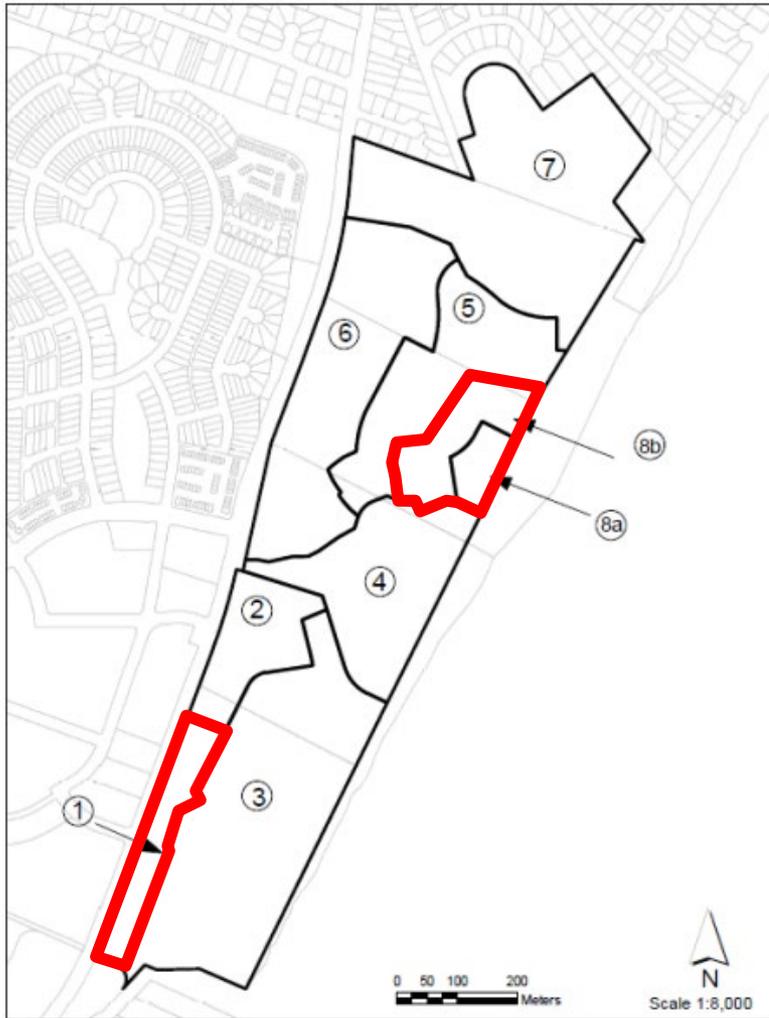
The Landing Neighbourhood

Map; The Landing, Hotels and Motels Use



- The **Landing is a hub of community activity**, offering places for residents and visitors to shop, work, live, gather, and connect to the ocean.
- An **activated waterfront** establishes a central activity node and creates a pedestrian-oriented Principal Street for the Landing neighbourhood.
- The Landing neighbourhood **adds new density to increase housing choice and affordability**.
- Added **density helps provide the critical mass** needed to sustain non-residential and institutional uses in the area.

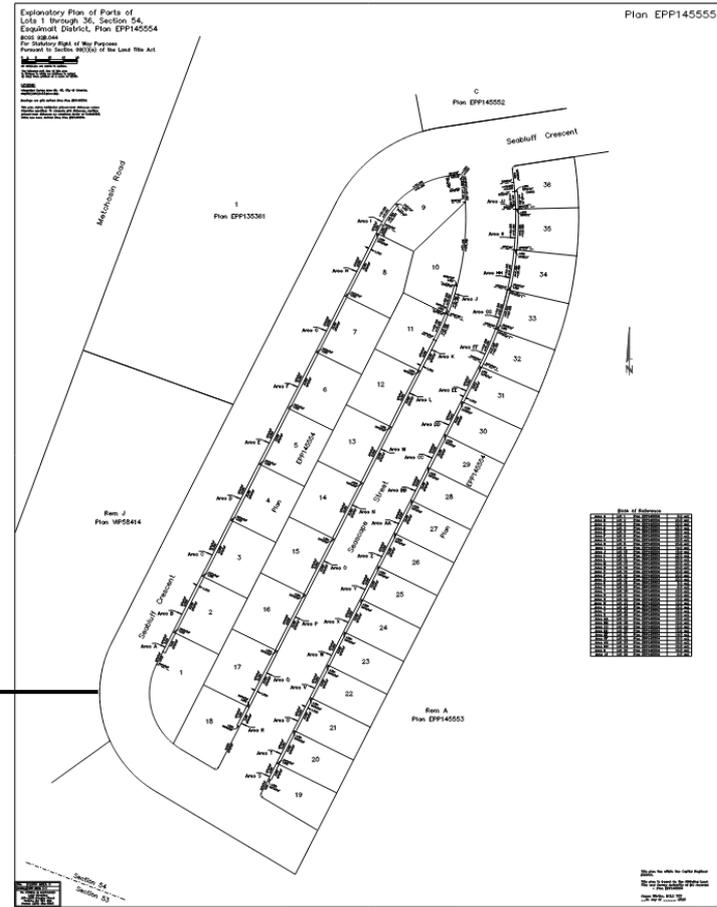
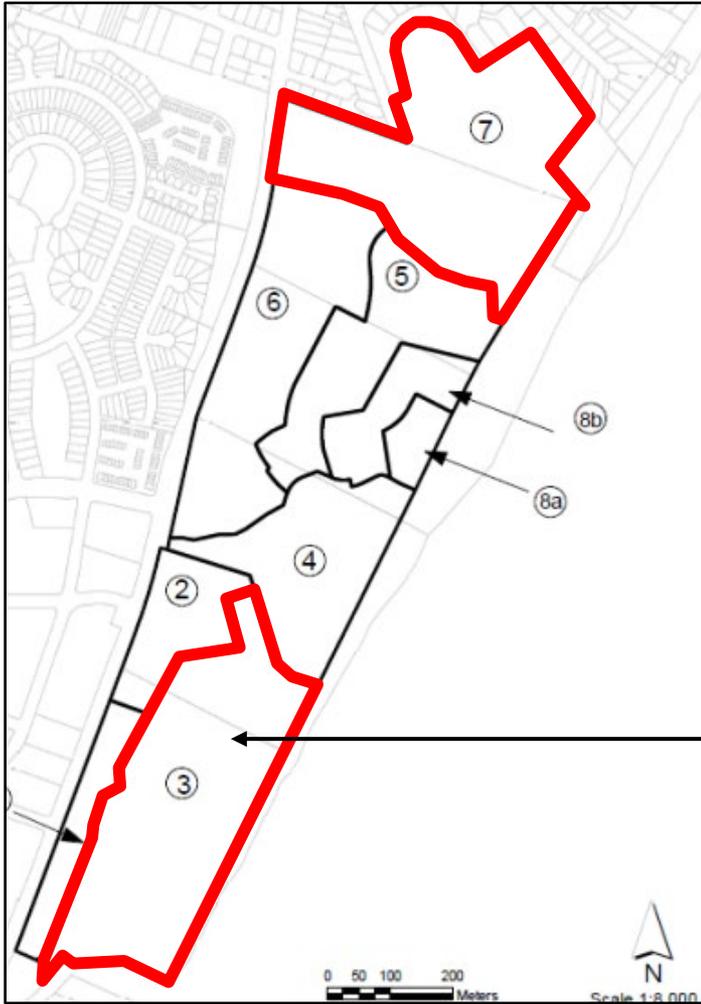
First proposed amendment to add Hotel & Motel Use in Areas 1 & 8



CD30 – Royal Beach Zone covers the Beachlands area

- Areas 1 and 8 are located within the Seaside Village designation in the OCP.
- Area 8 sits at the core of the Landing neighbourhood.
- The waterfront location provides a prime setting for future growth and investment.
- Area 1 represents the last remaining opportunity for commercial development in the Bluffs neighbourhood.
- Area 1 benefits from its proximity to the museum site and commercial sites on the Royal Bay side of Metchosin Road.

Second Proposed amendment; Rear Yard Setbacks - One and Two-family Dwellings



Rear Yard Setbacks - One and Two-family Dwellings

What the Amendment Does

- Reduces the rear yard setback from **6 m to 5 m** in **Area 3** and **Area 7**.
- Applies only to **one-family and two-family dwellings** in zones that permit these uses.
- Would become the **smallest rear yard setback in Colwood** (most zones require 6 m).

Rationale

- Current lot configurations make the 6 m setback increasingly restrictive
- Reduction enhances development potential and supports more efficient use of **small residential lots**.
- Maintains **adequate separation** between rear elevations of neighbouring homes.
- Supports provision of **private outdoor space** while balancing built form needs.

Benefits

- Reduces the need for **individual variances**, streamlining approvals and improving predictability.
- Provides **consistent regulations** across Areas 3 & 7, supporting neighbourhood coherence.
- Offers clarity for future residents and builders regarding expected development standards.

Communication

Notice will be posted in advance of introduction to Council in two consecutive issues of a local newspaper and to the City's website with supporting documents made available for public viewing.



Staff Recommendation

Option 1: Staff Recommendation:

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Council not hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025;

AND THAT Council direct staff to prepare and publish public notifications, prior to 1st reading, which give notice that a public hearing will not be held in accordance with requirements in the *Local Government Act* and Public Notice Bylaw No. 1933;

AND FURTHER THAT following public notification, Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025, be considered for 1st, 2nd, and 3rd reading.

Thank you!

Staff Recommendation

AT the January 5, 2026, Planning and Land Use Committee, Staff provided the following option for the Committees consideration.

Option 1: Staff Recommendation:

THAT Council not hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025;

AND THAT Council direct staff to prepare and publish public notifications, prior to 1st reading, which give notice that a public hearing will not be held in accordance with requirements in the *Local Government Act* and Public Notice Bylaw No. 1933;

AND FURTHER THAT following public notification, Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No.2092, 2025, be considered for 1st, 2nd, and 3rd reading.

Process for Staff Recommendation



PLUC Recommendation

AT the January 5, 2026, Planning and Land Use Committee, the following resolution was passed by the Committee for Councils consideration

PLUC Recommendation:

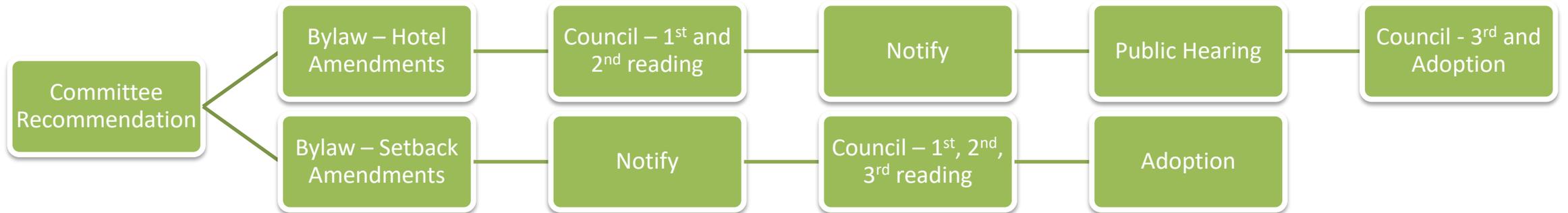
THAT Council support the proposed amendment to add hotels and motels within Area 1 on the CD30 zone map.

AND THAT Council support the proposed amendment to add hotels and motels within Area 8 on the CD30 zone map.

AND THAT Council oppose the proposed amendments to reduce rear setbacks for one-family and two-family dwellings from 6 metres to 5 metres.

AND FURTHER THAT Council hold a public hearing for Colwood Land Use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025;

Process for PLUC Recommendation



Options for Council

PLUC or Staff Recommendation

1. Hold a public hearing (PLUC) or Not hold a public hearing (Staff)
2. Council oppose the proposed setback reduction (PLUC) or Council Support the proposed Setback reduction (Staff)
3. Council support the proposed amendment to permit Hotel and Motel use in Area 1 in the bylaw (PLUC & Staff)
4. Council support the proposed amendment to permit Hotel and Motel use in Area 8 in the bylaw (PLUC & Staff)

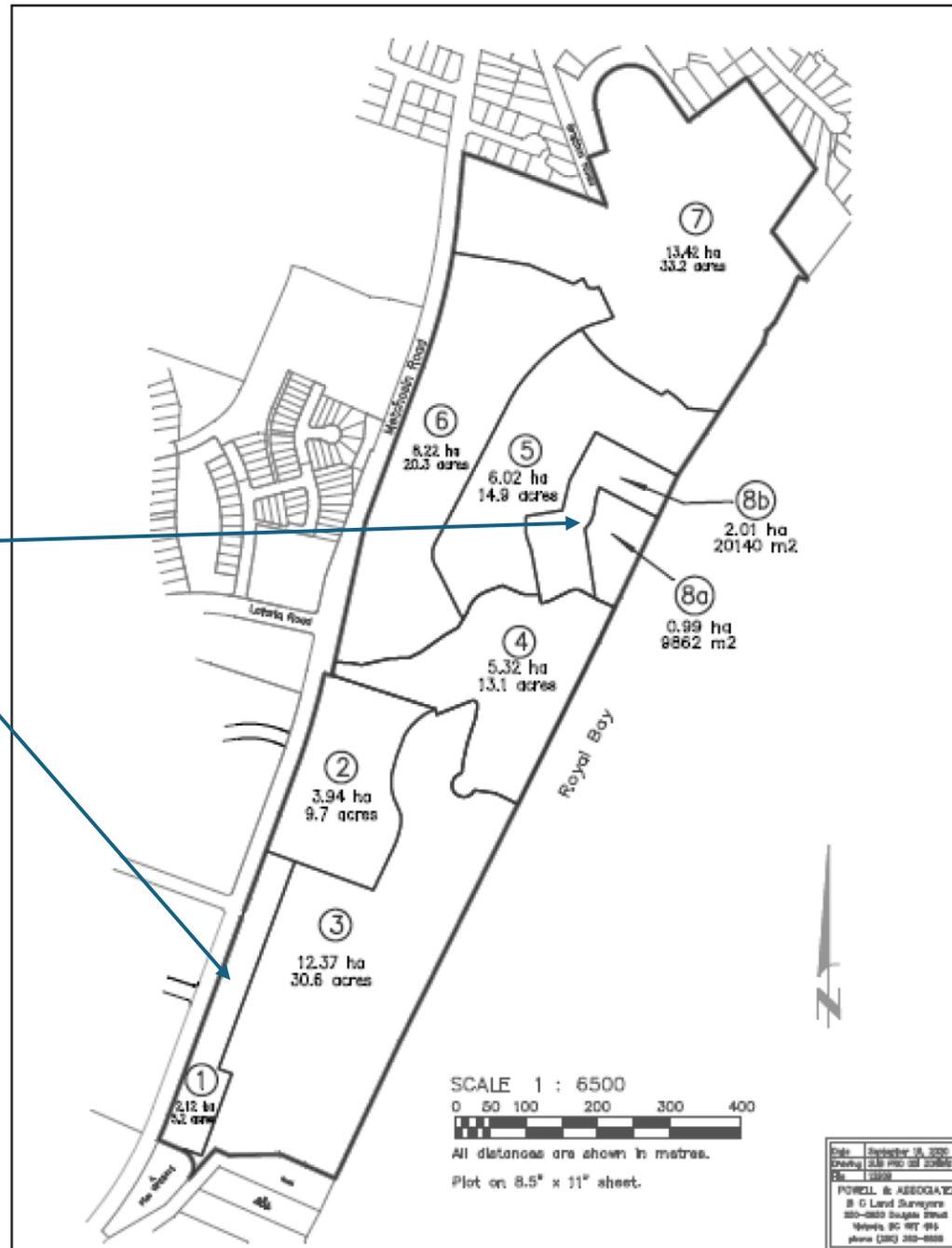


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Proposed CD30 Zone Text Amendment to:

- Add “Hotel” as an allowable use within the areas of land identified as “Area 1” and “Area 8” on the CD30 Zone Map
- Amend the rear-yard set-back for single-family home lots from 6m to 5m within the areas of land identified as “Area 3” and “Area 7” on the CD30 Zone Map

Proposed areas to add “Hotel” as allowable use



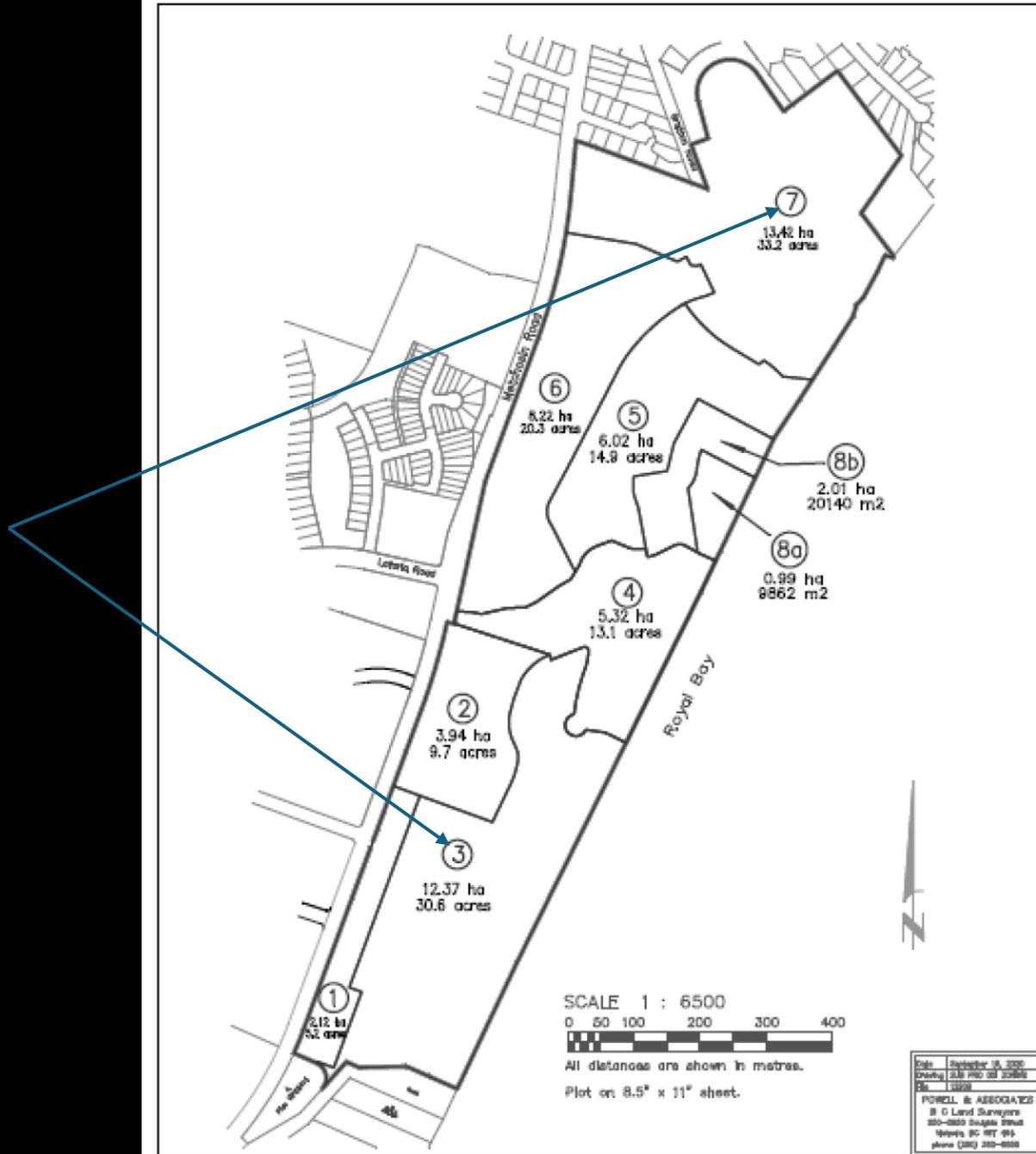
- Alignment with OCP
- Hotel is already a permitted use in all other Seaside Village designated development areas, and adds an additional commercial use to an already extensive list of permitted commercial uses in areas 1 and 8
- Supports City of Colwood's objectives to attract further commercial activity and promotes increased tourism.



- As tourism continues to thrive across the region, the corresponding shortage of hotels has become increasingly apparent
- Destination Greater Victoria has now established a task force focused on lowering barriers to new hotel development
- We see hotels as a strong potential use as part of a broader strategy to attract a vibrant and diverse mixture of commercial and retail tenants
- Opportunity potentially exists to attract and support two different hotel types that target and appeal to different demographics and could be delivered on different and earlier timelines
- Amending the zoning is a critical early step in determining project viability



Proposed areas to amend rear-yard setback by 1m



- Seeking a rear-yard setback amendment from a *minimum* 6m to 5m
- With lot servicing and road construction near completion and home design work progressing, we see this as a key element to facilitate improved site planning and building functionality for the single-family home lots
- With priority given through design to enhance and preserve green spaces and access to nature, this amendment will balance to allow for functional and efficient home design
- Maintains consistency within the neighbourhood and avoids repetitive variance requests
- Delivers an appealing and welcoming public realm
- Will help to relieve pressure for on-street parking





Thank you for your consideration





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**CITY OF COLWOOD
BYLAW NO 2104, 2026**

A BYLAW TO AMEND LAND USE BYLAW NO. 151, 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 230, CD30 (Area 3 &7 - Rear Yard Setbacks), Bylaw No. 2104, 2026”

2. AMENDMENT

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

- a) To the Table in Section 10.35.5.4, under Regulations, rear setback, One-family as well as Two-family Dwelling replace 6 meters minimum requirement, with for a 5 meter minimum requirement.
- b) To the Table in Section 10.35.5.8, under Regulations, rear setback, One-family as well as Two-family Dwelling replace 6 meters minimum requirement, with for a 5 meter minimum requirement.

READ A FIRST TIME on the day of 2026

READ A SECOND TIME on the day of 2026

READ A THIRD TIME on the day of 2026

ADOPTED on the day of 2026

Mayor

Corporate Officer

Colwood Corner



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Get Rewarded.



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Hey neighbours,
**Let's Talk
Colwood!**



Join the conversation at
LetsTalkColwood.ca

NEW SURVEY ON LET'S TALK COLWOOD

If sewer service came to your neighbourhood,
would you consider paying to connect?



NOTICE OF AMENDING BYLAW

Monday, March 23, 2026 at 6:30 PM

Colwood Council Chambers, 3300 Wishart Road, Colwood, BC

PURPOSE: Proposed text amendment to CD30 (Royal Beach)- Areas 3 & 7, to reduce rear yard setbacks for single and two family dwelling units from 6m to 5m.

Council will consider First, Second and Third Reading of proposed Colwood Land Use Bylaw No. 151, 1989, Amendment No 230, CD30 (Area 3 & 7 - Rear Yard Setbacks), Bylaw No. 2104, 2026.

SUBJECT PROPERTY: This Bylaw applies to the lands within The Beachlands legally described as:

- LOT(S) 1 through 36 DISTRICT LOT 54 ESQUIMALT DISTRICT PLAN EPP145554
- REM A, SECTION 53/54, ESQUIMALT LAND DISTRICT PLAN EPP145553
- LOT G SECTIONS 38 AND 55 ESQUIMALT DISTRICT PLAN VIP58414 EXCEPT PLAN EPP101061
- LOT 31 SECTION 56 ESQUIMALT DISTRICT PLAN VIP69848



INSPECTION OF MATERIALS: Copies of the proposed bylaw and related materials can be viewed at Colwood.ca/News, or in person at Colwood City Hall from March 9 to 23, 2026, between 8:30am and 4:30pm, Monday to Friday.

WRITE TO US

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

Email: corporateservices@colwood.ca

Mail/Drop-off: Colwood City Hall
3300 Wishart Rd, Colwood, BC V9C 1R1

WATCH THE MEETING: www.youtube.com/@cityofcolwoodmeetings9957

Need more information?

Contact Planning at 250-294-8153 or planning@colwood.ca

SPEAK TO COUNCIL

In-person: Provide comments during public participation at the meeting.

Electronically: Register by contacting corporateservices@colwood.ca before noon on the day of the meeting.

www.colwood.ca

