

Public Input Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026**” is to propose a text amendment to CD30 (Royal Beach) - Areas 1 & 8, to add Hotels as a permitted use.

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. Appendix 2: 2024 Greater Victoria Hotel Development Prospectus
4. Staff Presentation (January 5th, 2026)
5. Background from Planning and Land Use
6. Applicant Presentation (January 5th, 2026)
7. Council Resolution (January 12th, 2026) & Bylaw Readings (February 9th, 2026)
8. Proposed Bylaw (given First and Second Reading)
9. Public Notice Advertisement
10. Feedback from Public

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

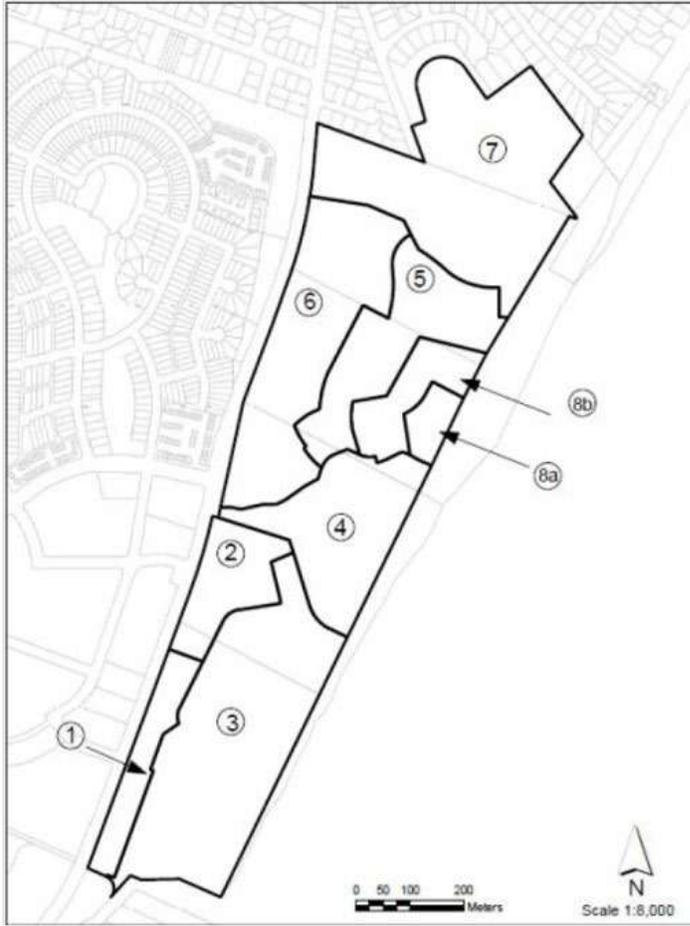
Proposal

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

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

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

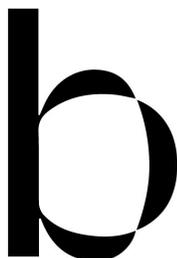
Re: Letter of Rationale for Zoning Amendment to add 'Hotel' as an allowable use within that area of land identified as Area 1 and Area 8 in the CD 30 Zone Map, and to amend the rear-yard setback from 6m to 5m for single-family homes in Area 3 and Area 7

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

WESTCOAST.
ELEVATED.

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.

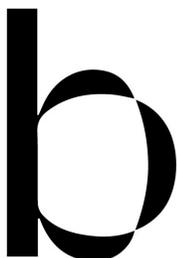
We are working hard to continue building out the long-awaited vision for a vibrant seaside community at The Beachlands, and strongly believe the amendment to permit Hotel in Area 1 and 8 as well as amending the rear-yard setback in Areas 3 and 7 of the site will only serve to enhance this community further.

Thank you for your consideration.

Kindly,

G. Desjardins 

Georgia Desjardins & Jon Stovell
RPSP Beachfront Development Manager Ltd.



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Colwood, BC

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TheBeachlands.com



Greater Victoria Hotel Development Prospectus



DESTINATION GREATER
VICTORIA

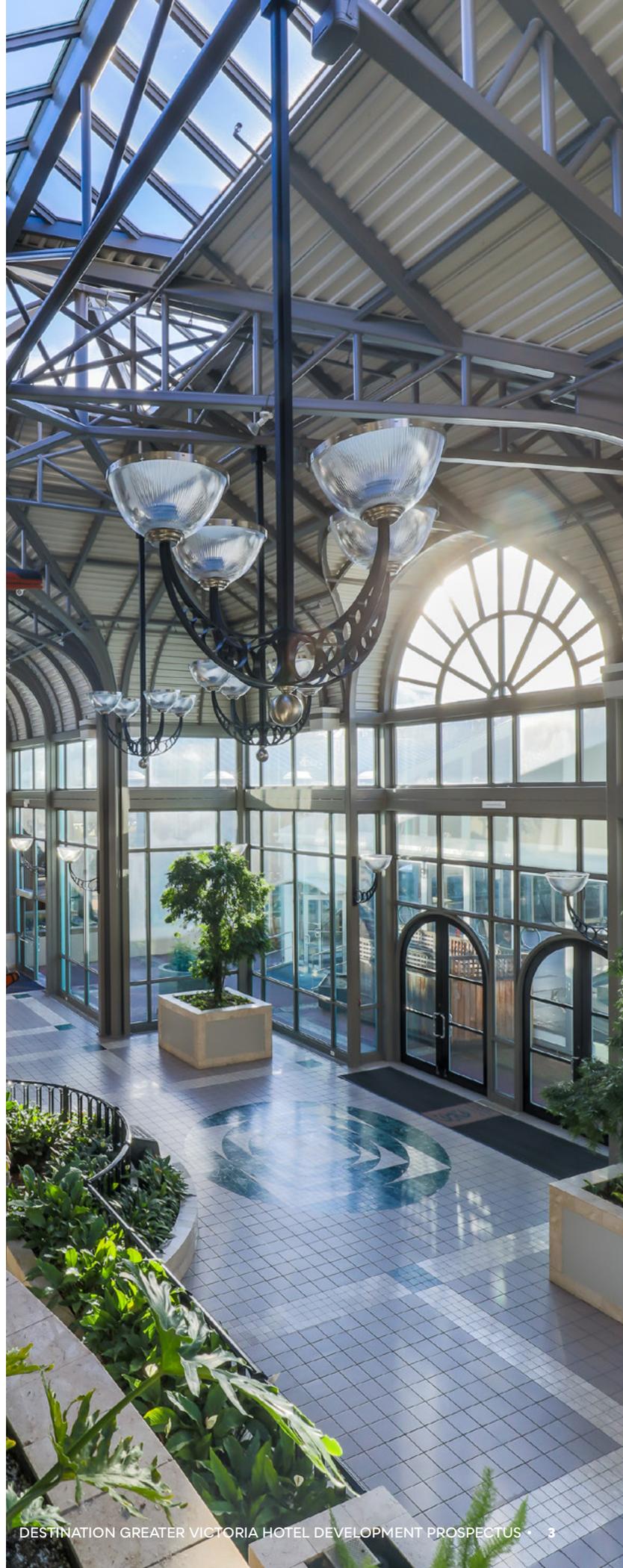
Territorial Acknowledgement

Destination Greater Victoria recognizes, with respect, that its office is located on the Territory of the Lək̓ʷəŋən peoples, now known as the Songhees Nation and Xwsepsum Nation. Destination Greater Victoria, as the official destination marketing organization for Greater Victoria, also respectfully recognizes that it operates on the Territory of the W̱SÁNEĆ Nations (W̱JOḺELP (Tsartlip), BOKÉĆEN (Pauquachin), S̱ÁUTW̱, (Tsawout) W̱SIKEM (Tseycum) and MÁLEXEĻ (Malahat)), and the Sc'ianew (Beecher Bay), T'Sou-ke, and Pacheedaht Nations.

Disclaimer

This prospectus was written by FLOOR13 for Destination Greater Victoria in the Fall of 2024.

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While FLOOR13 and Destination Greater Victoria have exercised reasonable care in preparing this document, it does not warrant or represent that it is accurate or complete.



Introduction

Greater Victoria is one of Canada's most iconic tourism destinations. Its core, including the Inner Harbour and downtown, is located on the traditional territory of the Lək̓ʷəŋən People, now known as the Songhees Nation and Xwsepsum Nation. The Greater Victoria area is comprised of 13 distinct municipalities, offering a vibrant mix of urban, rural, and coastal beauty.

In the last decade, Greater Victoria has experienced a rapid growth of its visitor economy. Celebrating its 50th year in 2024, Destination Greater Victoria has been instrumental in developing Greater Victoria into a globally recognized must-visit destination, earning sustained international attention.

- #1 Best Small City in the world by Condé Nast Traveler, 2023 & 2024
- #1 Ranked Most Sustainable Destination in North America by GDSM, 2024
- #1 Friendliest city in the world by Condé Nast Traveler, 2024
- #2 Favourite Cities in Canada by Travel & Leisure, 2024

With a world-class destination brand and the collaborative efforts of local governments and Destination Greater Victoria to support the development of new full-service hotels, the potential for success is clear. An inventory analysis confirms an immediate need for an additional 800 to 1,200 full-service hotel rooms, with a total of 2,000 new rooms required over the next decade. Considering the loss of inventory over time and the strength of the visitor economy, the market is understood to be underserved in several star categories.

This prospectus outlines the opportunity for major growth within Greater Victoria over the next decade and highlights the need for new hotel infrastructure and investment in the region.

Destination Greater Victoria's recently published Destination Master Plan (DMP) outlines a comprehensive plan that will guide the region's visitor economy for the next decade to even greater heights. The plan clearly outlines, as one of its priorities, the need for further expansion of its hotel inventory to meet the year-round growth and anticipated demand. The full plan can be found at <https://www.destinationgreatervictoria.com/destination-master-plan>



Greater Victoria's Visitor Economy at a Glance



4.9
million
visitors



\$1.9
billion in visitor
spend



89%
of spend by
overnight visitors



25,000
employed in
tourism



\$1.1
billion in
personal income
contributions



\$2
billion in
GDP
contribution



\$3.5
billion in
business sales
output



\$510
million in
taxes
contributions

Source: Destination Greater Victoria – Figures are annual, and the data referenced is from 2023

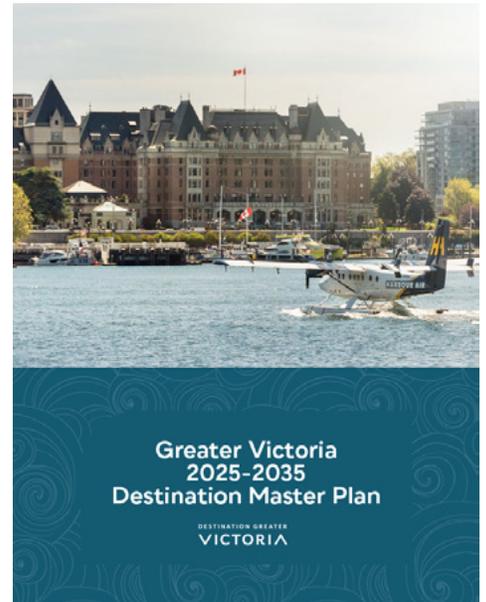
Situational Analysis

Destination Master Plan

Destination Greater Victoria (DGV) is the official destination organization responsible for overseeing the promotion and development of the region's visitor economy. DGV has developed integrated strategies over the last decade by which it has been able to increase the region's visitation in key segments such as leisure, travel trade, business events, and sports, and has played a leadership role in the development of major events. As visitor demand continues to grow, DGV and its industry and municipal partners must evolve continuously to maintain a high level of competitiveness in the marketplace.

DGV's recently released Destination Master Plan (DMP) takes a longer-term approach to planning the next decade's visitor economy evolution. The DMP has focused on five primary objectives that, in collaboration with partners, will ensure the continued sustainable growth of the sector through both an increase in visitation and tourism development. The five primary objectives of the plan include:

- Generate big ideas to improve the visitor experience, enrich current audiences, target new audiences, and set a course for sustainable, responsible growth,
- Address conference facility needs, hotel development, transportation links, harbourside activation, and other infrastructure opportunities,
- Ensure an inclusive process that engages current as well as new and non-traditional stakeholders,
- Develop an aligned road map that speaks to and will respond to the needs of residents, visitors, and stakeholders, and
- Undertake a detailed multi-modal transportation assessment.



Situational Analysis

Challenges and Opportunities

The recently completed Destination Master Plan process included an extensive and ongoing engagement process. This input resulted in a comprehensive environmental scan of Greater Victoria's challenges and opportunities for the foreseeable future.

Strengths and Opportunities

- The excellent national and international reputation
- A well recognized brand identity
- Proximity to short-haul national and US markets
- Luxury destination attracting higher yield visitors
- Strong interest from First Nations in authentic Indigenous Tourism development
- An urban vibe with a close connection to its rural region
- A concentrated and walkable city centre
- The Inner Harbour as both a tourism attraction and livable space
- A strong and aligned tourism industry
- Tourism being a top three economic industry driver
- The coastal beauty of the region
- A strong sales and marketing presence in key markets
- City approved major infrastructure projects to directly impact tourism in a positive way (airport, Inner Harbour, sports facilities)
- Provincial restrictions on short term accommodations
- Strong support for tourism from both the business community and the academic community
- Several well-established agritourism experiences

- Strong arts, culture and heritage scene
- Cruise port of call and disembarkation opportunities
- Year-round appeal and experiences, mild climate
- Airport expansion plan

Challenges

- Limited air access from US and international destinations
- Aging and smaller convention centre
- Lack of hotel rooms and diversity of product range (extended stay, family, mid scale)
- High cost of room rates year-round (not family-friendly)
- Peak season availability
- Sub-optimal regional transportation and mobility (LRT, airport shuttle, electric mobility)
- Lack of colourful nightlife and entertainment downtown
- The need for more downtown experiences (arts, nightlife, events, festivals, family fun)
- BC Ferries operating at near full capacity
- Increased competition from competitive destinations with new products and experiences
- Affordable housing for workforce
- New convention centre development in Canada (Calgary, Saskatoon, Kingston)

Situational Analysis

Tourism and Infrastructure Development

In addition to planned objectives and goals in the DMP, several major infrastructure initiatives have been announced and/or are in the evaluation and planning stages, all of which will have significant direct benefits to Victoria's visitor economy and point to strong prospects in terms of both destination brand and visitor experience.



The Rock Bay Industry, Arts & Innovation District will revitalize several blocks of underutilized space into a hub for small industry, arts, and innovation a short walk from the Inner Harbour. District. This area includes the 4.5-acre Matulia Lands, owned by Songhees Nation and Xwsepsum Nation.



Ship Point Master Plan planning is underway to rethink Victoria's iconic waterfront to incorporate green spaces, events, and performance infrastructure as well as culinary and retail options, making the area an iconic experience for both visitors and locals.



Bayview Place Roundhouse project is meant to continue the expansion of residential and retail space and connect this historical area adjacent to the downtown to the greater Inner Harbour renewal. This will also contribute to adding a new visitor experience to the city.



The Belleville International Terminal scheduled for opening in 2028, will provide the city with a state-of-the-art international ferry gateway for passengers and goods from both the US and mainland BC.



The Future of History project will transform the Steamship Terminal Building and adjacent water lot into a year-round cultural destination. The building will highlight recent maritime history, while a new floating structure will provide a space for the Lekwungen People to share their culture in the heart of their traditional territory.



The Royal BC Museum Victoria's most popular attraction has been slated for renewal. All parties remain optimistic that the new RBCM will continue to enhance downtown's tourism and cultural offer and could incorporate an eventual larger cultural and entertainment hub.

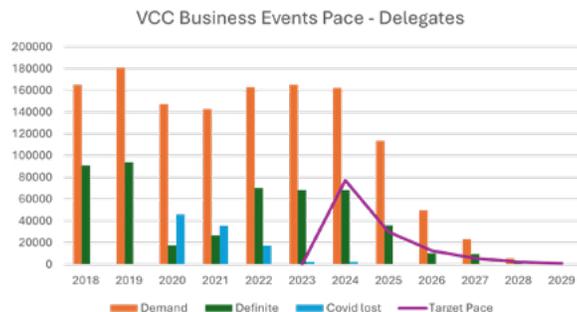
Situational Analysis

Market Conditions

Victoria's positive visitor economy outlook also extends to several key tourism partners who have all reported strong post pandemic performances and forecast continued growth for the near future. These partners work closely with DGV to ensure alignment and focus looking forward.

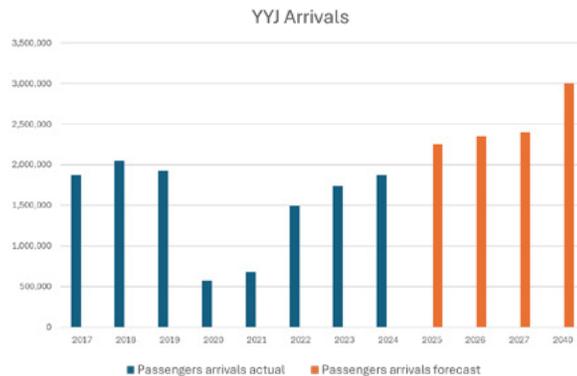
Business Events Pace

As one of Canada's most desired meeting destinations the Victoria Convention Centre (VCC) hosts business events throughout the year. Supported by the regions academic and business sectors, business events in Victoria are close to reaching their full potential, now only restricted by the size of the VCC's hosting capacity. Fortunately, renewal and redevelopment options for the VCC are currently being explored.



YYJ

The Victoria International Airport (YYJ) continues to perform as forecasted although US and international flights have not yet regained their full pre-pandemic levels. Domestic passenger traffic increases have performed above expectations. YYJ's Master Plan is also well underway and new expansion plans continue to evolve.



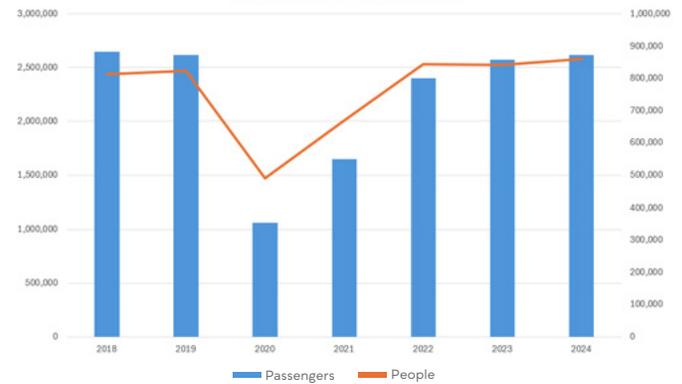
Ferry Services

Victoria boasts three ferry service access points, BC Ferries, FRS Clipper and MV Coho. All three companies have reported ongoing increases in post-pandemic traffic, and BC Ferries has reached maximum capacity issues during the high season. In relation to hotel supply, recent customer feedback states a need for more mid-priced accommodations options in the city. The growing demand for shoulder season has also increased the sales of those packages by 20 to 30% in the last two years.

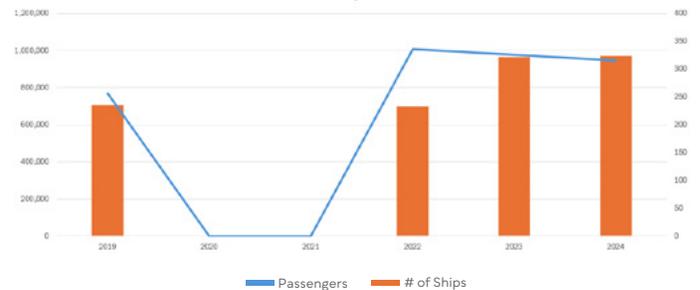
Cruise

Cruises remain a key staple of the region's visitor economy and account for approximately \$90 million in direct visitor spend. With the renewal of the Belleville terminal in the coming years, Victoria will be in a strong position to pursue home porting opportunities, resulting in the need for overnight accommodations for embarking and disembarking passengers. As early as 2025, passenger disembarkation in Victoria will begin.

BC Ferries Services Traffic to Victoria



Cruise Ship Arrivals



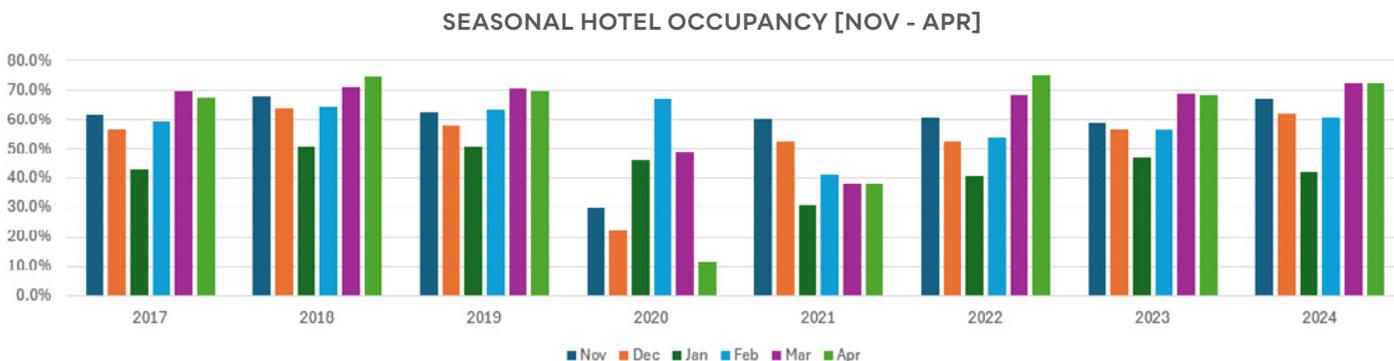
Sources: Destination Greater Victoria, Victoria Int'l Airport, BC Ferries, Victoria Port Authority



Situational Analysis

Hotel Performance

Victoria’s hotel inventory has remained relatively stagnant over the last few years and, coupled with a continued increase in demand, has driven the city’s hotel occupancy at or above the 70% per annum since 2016 (COVID exception) and increased the average daily rate to over \$270 and revpar above \$200. Occupancy during high season (May to September) remains the highest performing months and has on average, since 2017 (COVID exception), exceeded 83% as well as averaging a respectable 62% in the shoulder season (October to April).

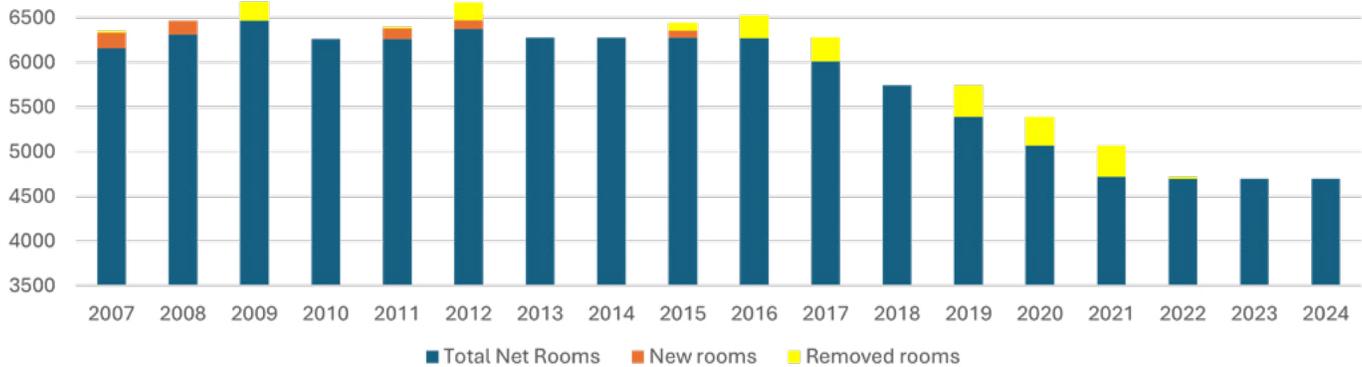


As demand continues to grow, Destination Greater Victoria and its partners, the City of Victoria and the Hotel Association of Greater Victoria have all agreed on the need to build more hotels within the city itself and throughout the region, to help meet the growing demand and offer a wider choice of accommodations and price points.

Hotel Performance

The hotel inventory in Greater Victoria has declined significantly in the last decade from a high of 6470 room available to a present day 4695 rooms available representing a 27% decrease in overall inventory.

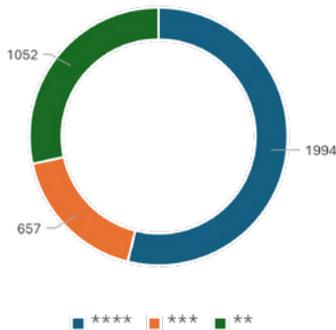
Greater Victoria Hotel Rooms Inventory Change



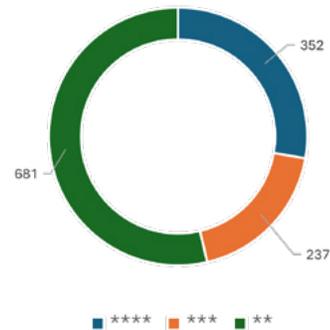
The following charts indicate the number of hotels per star category in both the downtown Inner Harbour district as well as those located in the Greater Victoria area. Of the total hotel inventory only 37% of hotels are branded, representing 49% of available rooms. 42% of branded hotels are in the economy (2-star) class. The present 4-star category of hotels represent the largest inventory of available rooms at 2346 and are predominantly located in the downtown district. The mid-tier 3-star category represents the lowest number of available rooms across the region at 894 with an average hotel size of 86 rooms. Bed and breakfast options are sprinkled throughout the region but do not a significant impact on the overall accommodations inventory.

In 2024, the Province of British Columbia enacted new legislation on short-term rental accommodations (e.g., Airbnb), significantly reducing their availability in Greater Victoria. By restricting short-term rentals to principal residences only, the legislation has reduced their impact on housing availability and has increased demand for hotel accommodations.

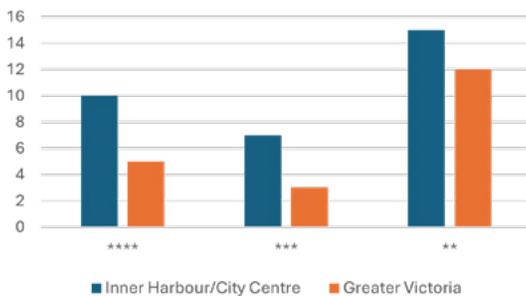
Inner Harbour/City Centre



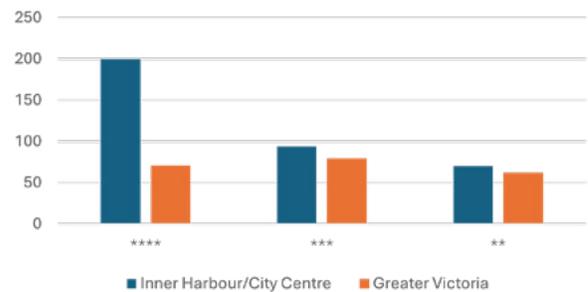
Greater Victoria



of hotels per star rating



Average available rooms per star rating



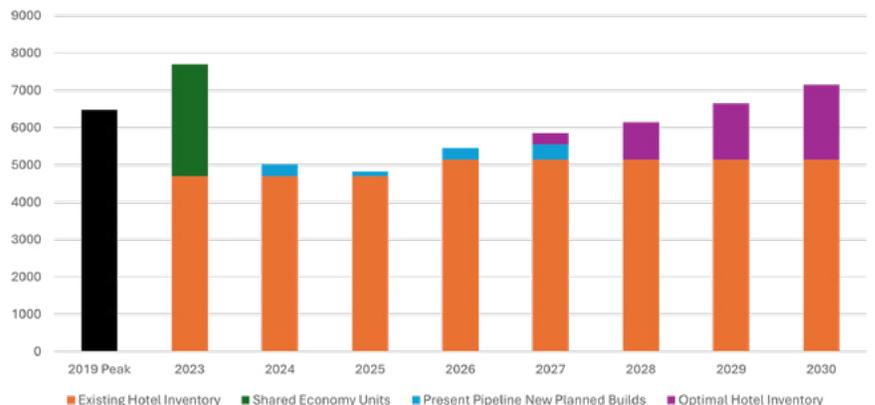


Potential Hotel Developments in Greater Victoria

In 2018, recognizing the decline in hotel inventory and with support from the City of Victoria, Destination Greater Victoria adopted a hotel attraction strategy to identify potential locations within the City where hotel development could be considered and encourage developers to initiate investments in the sector. Since then, and despite a complete pause due to the pandemic, several hotel projects have been put forward to the City for development which include:

- Broad Street (Duck Building) by Chard Development – 167 rooms (now under construction and recently approved for two additional floors from the city)
- Marriott Town Suites Victoria Airport – 129 rooms (now under construction)
- Blanshard Street (Wintergarden Hotel) by Merchant House Capital – 200 rooms (zoning approvals in place)
- Government Street Hampton Inn hotel by Ocean Gate Developments Inc – 198 rooms (under consideration for City submission)
- Blanshard Street (BC Power Commission) by Reliance – 77 rooms
- Sandman Signature Hotel – 179 rooms (now under review by the City)

Based on continued growth in demand and the currently limited hotel inventory, Greater Victoria could easily absorb an additional 1,200 to 2,000 hotel rooms over the next decade. To date several of these new hotel projects remain in the planning phase, pending municipal approvals, required zoning amendments and more favourable interest rates. The chart below illustrates the potential growth of Greater Victoria’s hotel inventory based on potential projects, loss of short term rental accommodations, and regaining past inventory levels.



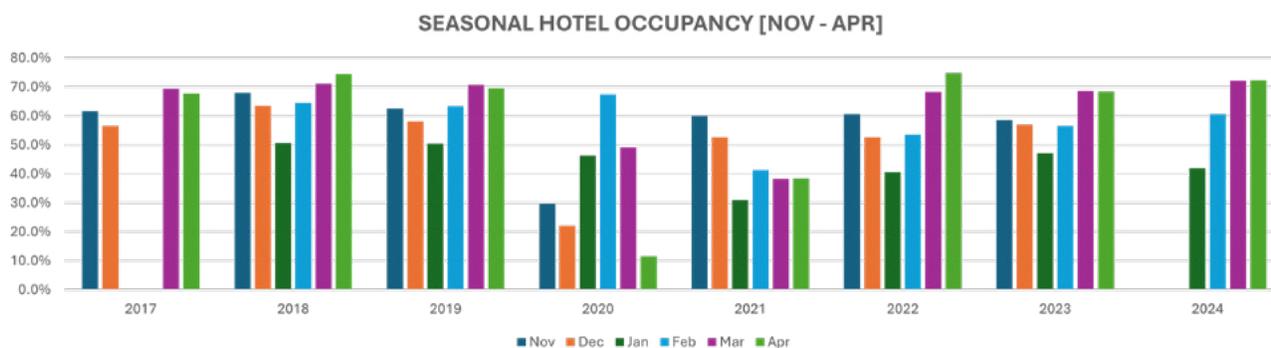
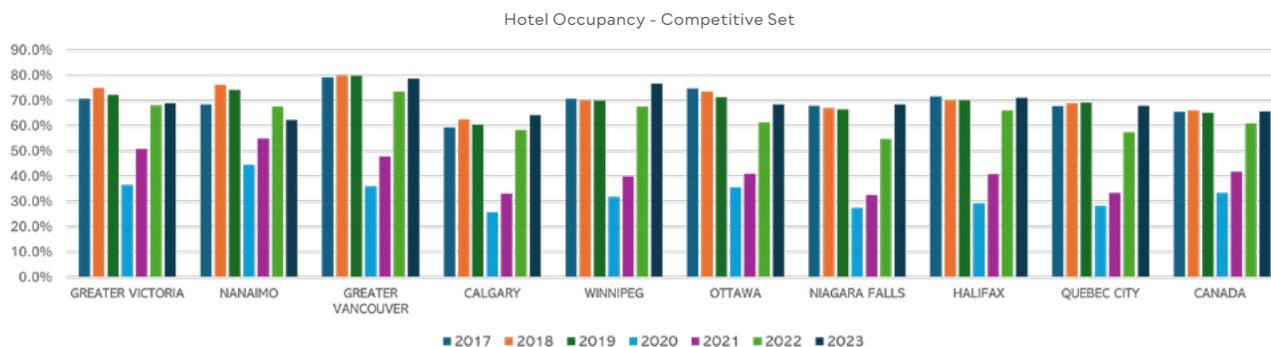
Situational Analysis

Victoria’s natural beauty and setting makes it one of Canada’s most iconic and desired tourism destinations. Nevertheless, the competitive landscape for visitors remains fierce and Victoria competes directly for both leisure and business travellers with other major destinations within the domestic and international markets. In partnership with Destination Canada, Victoria and most of its competitors have invested heavily in developing their marketing and sales presence in both the US and international feeder markets. This concerted effort has set Canada on a course to increase its global position in attracting more visitors. In parallel, these same destinations have also undertaken further investments in their own tourism infrastructures both from the public and private sectors to enhance their overall offerings. For example:

- The new BMO Centre at the Calgary Stampede is now the second-largest business events venue in Canada
- The conversion of office buildings into hotels in downtown Calgary, also being considered in other cities
- The new Ice District in downtown Edmonton
- The new Ring art installation in Montreal as well as two new hotel openings and two more under construction
- The new Royalmount shopping district in Montreal is now second biggest mall in Canada
- Four new hotels opening in Ottawa
- The Promenade Samuel de Champlain and Station de la Plage infinity pool in Quebec City
- Ongoing expansion of the Halifax waterfront (Muir hotel, art installations, stairs to the water installation, food and beverage, etc.)
- Soon to be announced conference centre in Moncton

These projects and many more as well as Canada’s reputation as a safe and friendly destination adds to the appeal for travellers from around the world to consider Canada for their holiday, or business event.

The charts below outline Victoria’s main competitors and their hotel performance in that last seven years. Victoria continues to hold its own in occupancy, despite its limited inventory, and outperforms all but Vancouver in ADR.



Potential Incremental Room Night Growth

The following estimated incremental room night growth is based on insights from partners and stakeholders as well as future public plans for Greater Victoria. These estimates are based on conservative assumptions, reflecting the expectation that the outlined plans and stakeholder forecasts will be achieved under stable economic conditions.

Growth Opportunity	Rationale	Potential yearly incremental room night growth
Increase in US and international business events	As business event bookings have begun reaching their annual limits, DGV aims to adjust the mix of business by focusing on attracting more US and international events, which typically require longer stays than domestic events. On average, DGV would need to convert 2,500 delegates to stay two extra nights. This goal equates to booking four non-domestic conventions.	5,000
Short-term rentals (Airbnb)	Recent provincial legislation on short-term rentals (STRs) now mandates that these rentals be part of the owner's principal residence, thereby restricting purpose-built or speculative vacation rentals. The most recent estimate indicates there were 3,000 vacation rentals in Victoria. Potentially, 75% of these vacation rentals may no longer be available as of 2025, shifting the demand for accommodations to traditional hotels. Airbtics has reported annual occupancy rates of 76% for this segment of accommodations in Greater Victoria. As a result, approximately 2,250 vacation rental units could be removed from the market, which, at a 76% occupancy rate, would equate to 624,150 room nights per year.	5,000
YYJ passenger increase	Based on the 2025 estimate of 2,220,000 total passengers, with 400,000 anticipated to be non-residents, capturing an additional 15% of those non-residents to stay one extra night could provide a significant boost to the local economy.	60,000
Home porting for cruise ships - embarkation and disembarkation	The Greater Victoria Harbour Authority estimates it will be in an excellent position to transition into offering home port status. This would allow ships to start and finish in Victoria thereby increasing demand for pre and post-accommodation needs. One ship weekly could home port during the season. This would translate into an average of 1200 passengers twice weekly arriving and departing. 2400 passengers per week with a capture rate of 50%, double occupancy for pre and post-accommodation needs, equaling 600 room nights per week. This, scaled over an 18-week schedule, the potential increase for incremental rooms would equal 10,800 room nights.	10,800
Increase in ferry traffic	Presently reporting 314,500 passengers per year and adding a potential 3% average increase in year-round overnight packages per annum sold by all three ferry companies. Capturing an incremental 3% of passengers with overnight packages would equate to.	9,435
Total potential incremental room night production increase over the next half decade	This would equal to an incremental 41% occupancy increase based on 2024's available room inventory.	709,385

Conclusion

Destination Greater Victoria, along with its partners, strongly believes that the region is on an upward trajectory and that its visitor economy is well positioned for steady growth over the next decade. Billions of dollars will be invested in infrastructure and urban renewal in the coming years, all of which have tremendous potential to improve the region's access and support year-round tourism demand.

Destination Greater Victoria has developed a comprehensive Destination Master Plan to guide the industry through the next decade of growth and ensure that tourism remains a central strategy for the region's economic prosperity.

As tourism and economic development initiatives continue to promote Victoria as an international destination, the city's limited lodging options may struggle to meet rising demand. Expanding hotel infrastructure will be essential not only to support expected visitor growth, but also to maximize economic benefits, create local jobs, and enhance the overall guest experience. By building more hotels, the city can ensure it remains competitive and fully capitalizes on its appeal as a world-class destination.

Local governments across Greater Victoria—including the City of Victoria, the District of Saanich, Town of View Royal, and the Township of Esquimalt—have expressed interest in new hotel developments.

Key local government contacts:

- City of Victoria: Stef Cara, Business Ambassador
T: 250-361-0370 | E: scara@victoria.ca
- District of Saanich: Mitchell Edgar, Manager of Economic Development
T: 250-475-5437 | E: mitchell.edgar@saanich.ca
- Township of Esquimalt: Terése Finegan, Manager of Economic Development
T: 1-250-414-7164 | E: terese.finegan@esquimalt.ca

For other municipalities across the region, Destination Greater Victoria can facilitate introductions to local government contacts and provide community profiles upon request.

For more information on Greater Victoria's visitor economy, or to discuss potential hotel development opportunities, please contact us at Destination Greater Victoria:

Jeremy Loveday, Executive Director, Public Affairs, Destination Stewardship and Sustainability
T: 250-634-2326 | E: jeremy.loveday@tourismvictoria.com

Paul Nursey, President, CEO
T: 250-812-7458 | E: paul.nursey@tourismvictoria.com

Annex A – Greater Victoria Hotel Inventory

Hotels within the Inner Harbour/Downtown

of Rooms

4 Star Rating

Fairmont Empress	431
Hotel Grand Pacific	304
Delta Hotels by Marriott Victoria Ocean Pointe Resort	240
Victoria Marriott Inner Harbour	236
Inn at Laurel Point	196
DoubleTree by Hilton Hotel & Suites Victoria	181
Chateau Victoria Hotel & Suites	176
The Parkside Hotel & Spa	126
Magnolia Hotel & Spa	64
Victoria Regent Waterfront Hotel & Suites	40

3 Star Rating

Coast Victoria Hotel & Marina by APA	132
Huntingdon Hotel and Suites	121
Best Western Plus Carlton Plaza Hotel	105
Sandman Hotel Victoria	100
The Oswego Hotel	80
Strathcona Hotel	67
Hotel Rialto	52

2 Star Rating

Royal Scot Hotel & Suites	177
Accent Inns Victoria	114
Best Western Plus Inner Harbour	108
Red Lion Inn	97
Days Inn by Wyndham Victoria Uptown	73
The Burrard	72
Days Inn by Wyndham Victoria On The Harbour	71
Embassy Inn	70
Quality Inn	63
Helm's Inn	49
James Bay Inn	45
Bedford Regency Hotel	43
Abigail's Hotel	30
Swans Hotel & Brewpub	30
Spinnakers Guest House	10

Hotels in Greater Victoria

of Rooms

4 Star Rating

Oak Bay Beach Hotel	100
The Westin Bear Mountain Golf Resort & Spa	91
Holiday Inn Victoria - Elk Lake	88
Solo Suites	40
Brentwood Bay Resort & Spa	33

3 Star Rating

Four Points by Sheraton	117
Fairways Hotels on the Mountain	65
The Sidney Pier Hotel & Spa	55

2 Star Rating

Best Western Premier Prestige Oceanfront Resort Sooke	122
The Vic Ascend Hotel	92
Victoria Airport Days Inn	83
Howard Johnson Hotel and Suites	80
Best Western Plus Emerald Isle	65
Hotel Zed	62
Robinhood Inn	55
Arbutus Inn	52
Quality Inn Waddling Dog	30
Sooke Harbour House, Wildly West Coast	28
Beacon Inn at Sidney	7
Abbeymoore Manor	5



For more information contact

DESTINATION GREATER VICTORIA

600-765 Broughton Street, Victoria, BC V8W 1E2

Jeremy Loveday, Executive Director, Public Affairs, Destination Stewardship
and Sustainability Jeremy.Loveday@TourismVictoria.com - 250-634-2326

OR

Paul Nursey, CEO, Paul.Nursey@TourismVictoria.com - 250-812-7458

DESTINATION GREATER
VICTORIA

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.

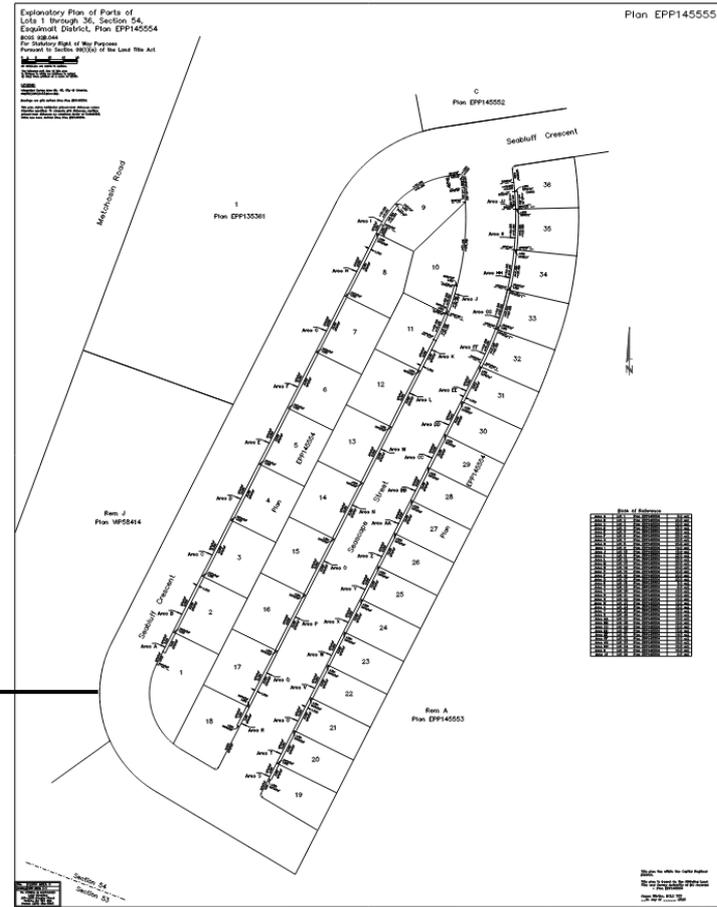
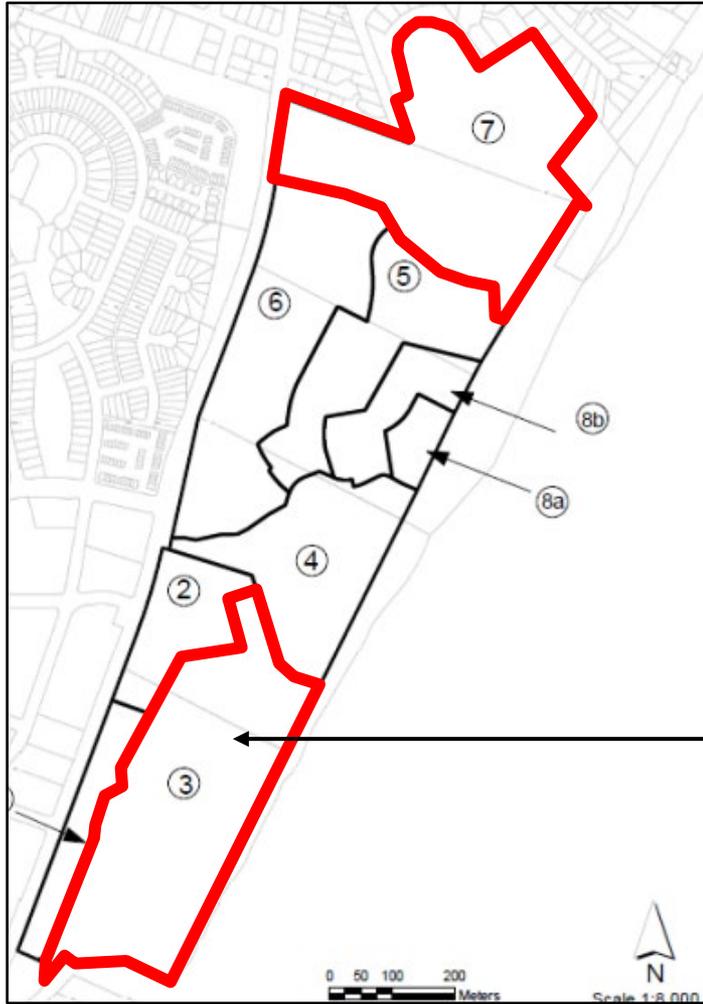
First proposed amendment to add Hotel & Motel Use in Areas 1 & 8



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:

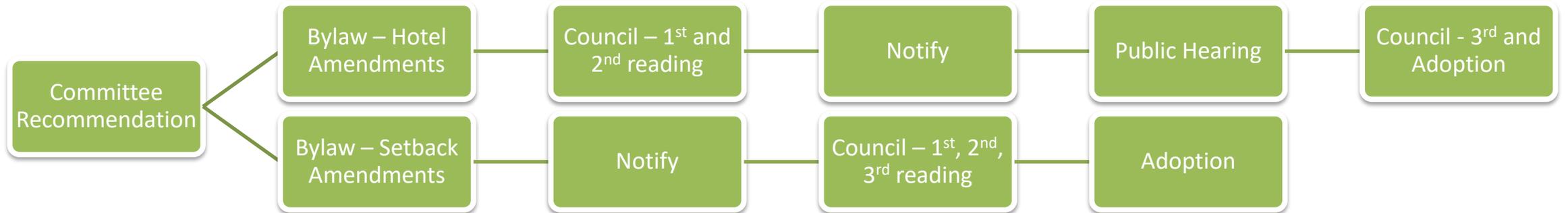
THAT Council support the proposed amendment to add hotels and motels within Area 1 on the CD30 zone map.

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)

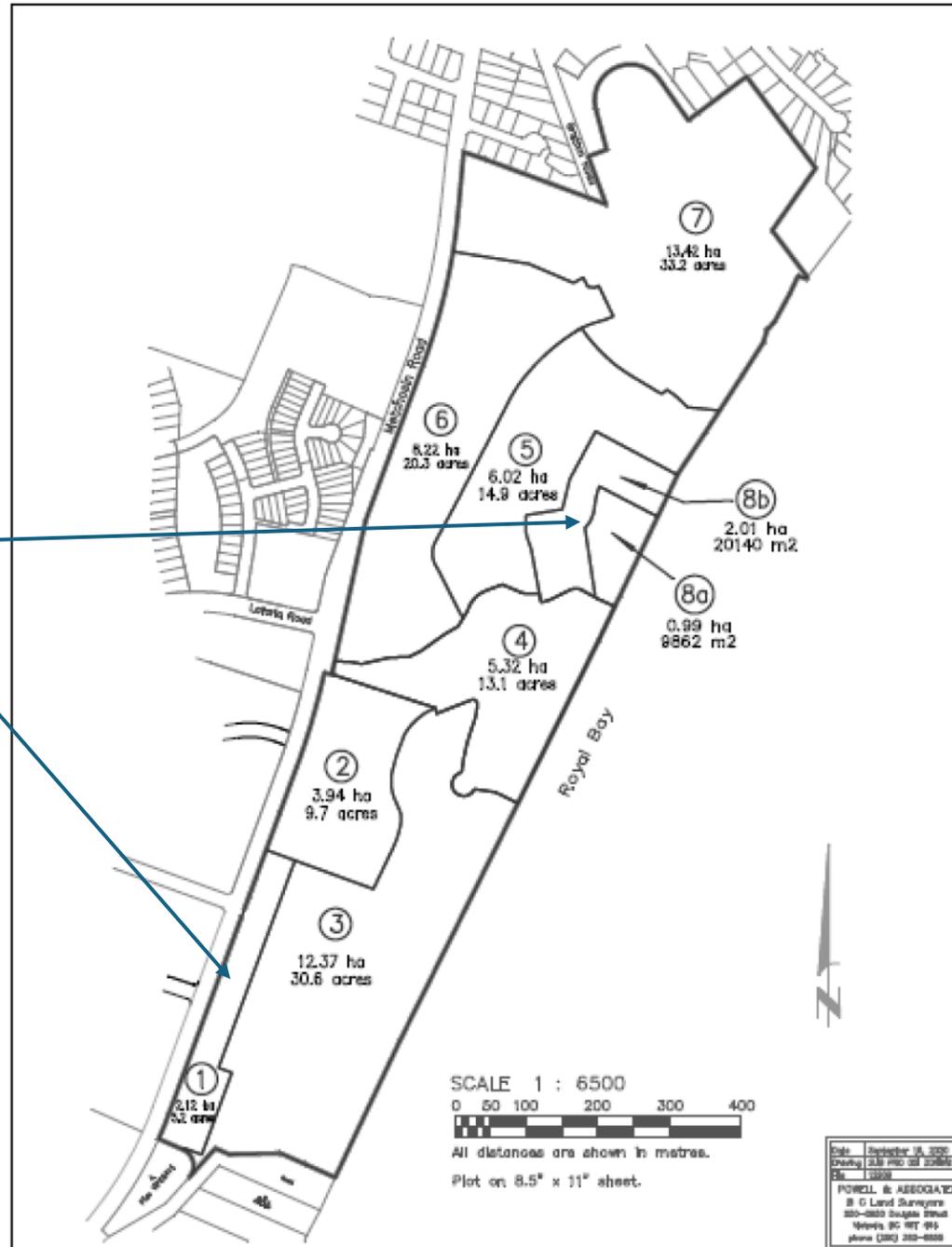
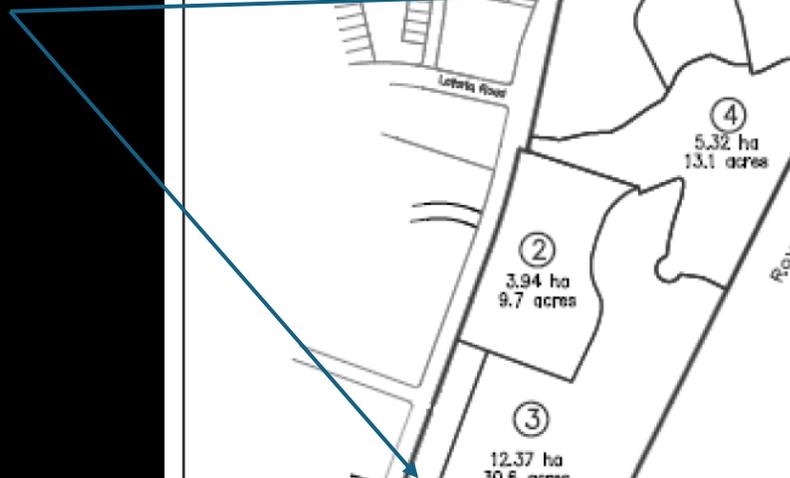


the
beach
lands

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



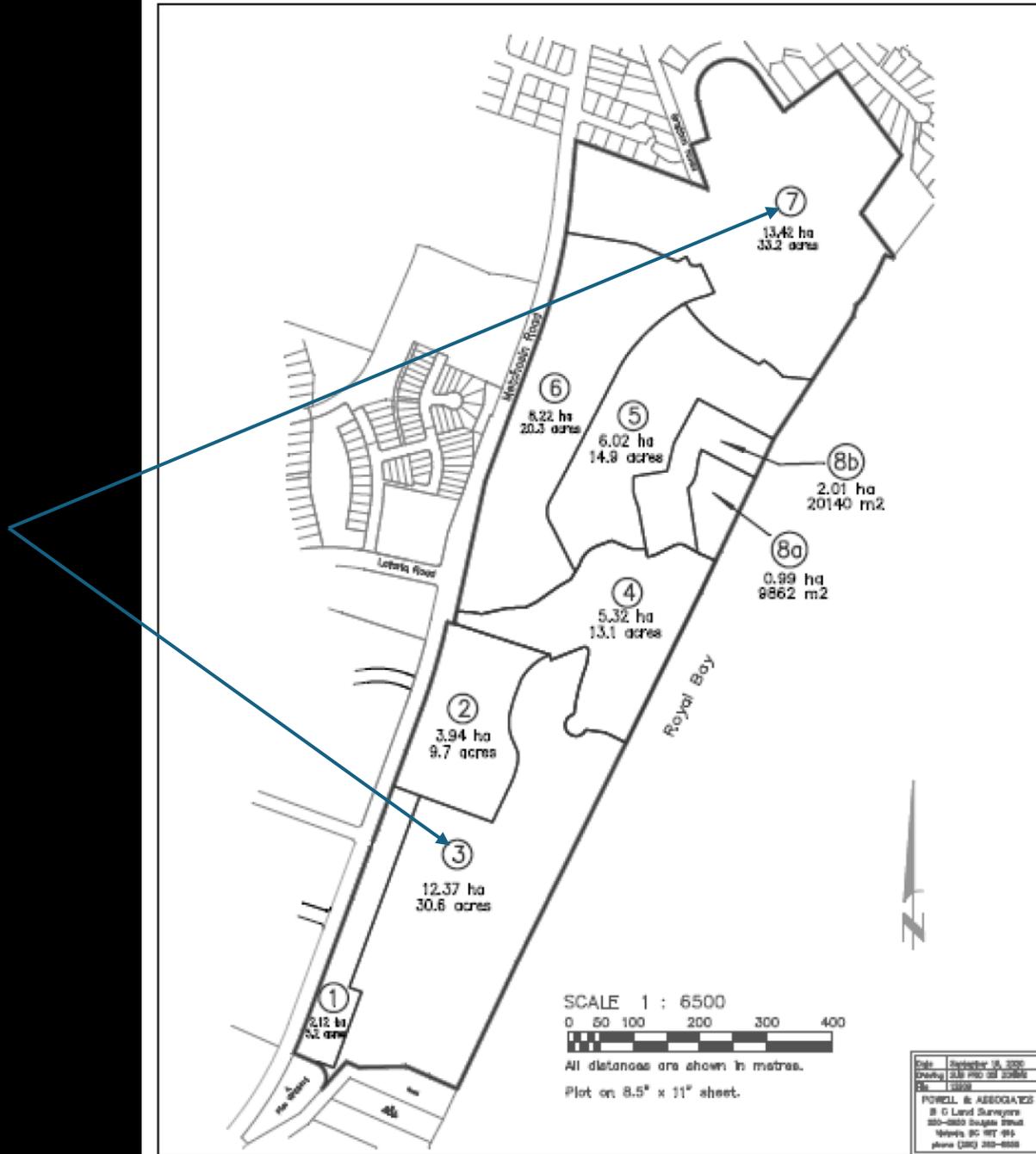
- Alignment with OCP
- Hotel is already a permitted use in all other Seaside Village designated development areas, and adds an additional commercial use to an already extensive list of permitted commercial uses in areas 1 and 8
- Supports City of Colwood's objectives to attract further commercial activity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





the
beach
lands

11.3 Zoning Amendment Application No. RZ000031 Text Amendment to CD30 Zone

MOVED BY: COUNCILLOR WARD

SECONDED: COUNCILLOR GROVE

R2026-12 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 support the proposed amendments to reduce rear setbacks for one-family and two-family dwellings from 6 metres to 5 metres.

AND THAT Council 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 the updated Colwood Land use Bylaw No. 151, 1989, Amendment No. 228, Bylaw No. 2092, 2025, and bring to an upcoming council meeting for consideration of first and second reading;

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

CARRIED

OPPOSED: COUNCILLOR DAY

Bylaw Readings;

10.1 Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Royal Beach, Area 8 & 1– Hotel Use), Bylaw No. 2092, 2026 - First and Second Reading

MOVED BY: COUNCILLOR OLSEN

SECONDED: COUNCILLOR GROVE

R2026-38 THAT "Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Royal Beach, Area 8 & 1– Hotel Use), Bylaw No. 2092, 2026" be given first and second reading.

CARRIED



**CITY OF COLWOOD
BYLAW NO 2092, 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 228, CD30 (Royal Beach Area 8 & 1 – Hotel Use), Bylaw No. 2092, 2026”

2. AMENDMENT

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

- a) In Section 10.35.2.5.b Within that area of land identified as Area 1 in the CD 30 Zone on the CD 30 Zone map:
 - a. add Hotels and Motels
- b) In Section 10.35.2.5.i Within that area of land identified as Area 8 in the CD 30 Zone on the CD 30 Zone map:
 - a. add Hotels and Motels
- c) Repeal and Replace section 10.35.5.4.9.a with the following;
 - a. The maximum floor area for any non-residential use, excluding Brewhouse, Eating and Drinking Establishment, and Hotels and Motels shall be 25% of the gross leasable area of the first storey.

READ A FIRST TIME on the day of 2026

READ A SECOND TIME on the day of 2026

PUBLIC HEARING on the day of 2026

READ A THIRD TIME on the day of 2026

ADOPTED on the day of 2026

Mayor

Corporate Officer

NOTICE OF PUBLIC HEARING

Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026

MEETING:	Regular Meeting of Council and Public Hearing
DATE and TIME:	March 9th, 2026, 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will hold a Public Hearing on Monday, March 9, 2026 at 6:30 pm in relation to the proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026.**”



PURPOSE: This application proposes a text amendment to CD30 (Royal Beach) - Areas 1 & 8, to add Hotels as a permitted use.

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

- Lot H, SECTION 18, ESQUIMALT LAND DISTRICT, PLAN VIP58414, EXCEPT PLAN EPP10106
- LOT J, SECTION 54, ESQUIMALT LAND DISTRICT, PLAN VIP58414

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 February 26 to March 9, 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 and must include your name and civic address.

- Email publichearing@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 the Planning Department at (250) 294-8153 or planning@colwood.ca.

From: [J. Lee](#)
To: [Public Hearing](#)
Subject: Notice of Public Hearing: Colwood Land Use Bylaw No. 151, 1989, Amendment No 228, CD30 (Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026
Date: Friday, February 27, 2026 6:24:30 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am against this proposal. The roads are overflowing today. Without roads for daily traffic flow, no more housing / hotels should be approved.

Jo-Ann Lee

[REDACTED]

Sent from my iPhone

From: [Sharyle Jewett](#)
To: [Public Hearing](#)
Subject: Hotels
Date: Saturday, February 28, 2026 10:59:43 AM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

A big NO! Too much traffic, too much noise, too little infrastructure. Beach front parks for public use only.

S.Jewett
2955 Gladeson Lane
Sent from my iPhone

From: [J.H](#)
To: [Public Hearing](#)
Subject: Feedback - Amendment No 228, CD30 (Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026
Date: Saturday, February 28, 2026 11:38:31 AM

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No thanks! Other developments have already blocked or destroyed our great natural views of the green mountains and hills from within our municipality, we don't need another blocking our view of the ocean.

Jordan Haynes
2951 Pickford Road, Victoria, BC V9B2K8



t. 250 248.4004 e. quality@qualityfoods.com
f. 250 248.4307 w. qualityfoods.com

A Division of Pattison Food Group Ltd. BOX 1120, Qualicum Beach, BC V9K 1T3

March 5, 2026

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

Dear Sirs:

Re: Rezoning Application for Hotel Use Beachlands

Dear Mayor and Council;

We are writing in support of the proposed rezoning to add Hotel use to the Beachlands development project.

We operate the grocery store in this community and feel that the addition of a hotel in this neighbourhood would complete the land uses in the community. There are very few hotel rooms available in Colwood, as well as the West Shore Communities of View Royal, Langford and Metchosin. At certain times of the year, most of the hotel rooms in the West Shore are booked and hotel patrons are forced to stay either in Victoria or Duncan.

The hotel use is also a good economic generator for the community by offering jobs to work at the hotel as well as spending from the guests staying at the hotel.

Yours very truly,

Quality Foods Ltd.

A handwritten signature in black ink, appearing to read "Justin Schley".

Justin Schley

Vice President

From: [Joe Cunliffe](#)
To: [Public Hearing](#)
Subject: The Beachlands - CD30 Zone Text Amendment to add Hotel as a permitted use
Date: Thursday, March 5, 2026 1:09:41 PM

You don't often get email from joe@joecoholdings.com. [Learn why this is important](#)

Dear Mayor and Council,

I am writing in support of the proposed zoning amendment to add hotel as a permitted use in the subject zones.

These zones already allow a broad range of commercial and employment uses, so adding hotel is a relatively modest and logical extension. The amendment does not change the overall development framework for the area—existing regulations around height, parking, parks, and other requirements would all remain in place.

I'm personally excited to see the Beachlands come to life, and allowing this small amendment makes it more likely that a hotel is built by the developer. Hotel accommodation for tourists and visitors in a beautiful setting such as Royal Bay would be incredible, and the added people that it would bring to the region are the very thing that would attract more businesses to Colwood and help our community grow and thrive.

For these reasons, I encourage Council to support the amendment.

Thank you for your consideration.

Joe Cunliffe

Owner

My-Chosen Cafe

The Rose Neighbourhood Public House

Colwood Pizza Co.



joe@joecoholdings.com

From: [Cameron Archer](#)
To: [Public Hearing](#)
Subject: FW: Letter of Support – Bylaw Amendment No. 2092 (Royal Beach Area 1 & 8 – Hotel Use)
Date: Friday, March 6, 2026 1:57:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

You don't often get email from carcher@orionconstruction.ca. [Learn why this is important](#)

Good morning Cameron,

Thank you for providing your written support for Bylaw Amendment No. 228. I am reaching out to clarify whether you would like your comments to be included in the Public Hearing on March 9, 2026? If so, please send your written support to publichearing@colwood.ca before 12pm on Monday, March 9, 2026.

Please let me know if you have any questions.

Cheers,

Simrit Grewal

Planning Technician

Planning Department | City of Colwood
250-478-5053 ext. #152
sgrewal@colwood.ca | www.colwood.ca



From: Cameron Archer <carcher@orionconstruction.ca>
Sent: Thursday, March 5, 2026 11:10 AM
To: Planning <planning@colwood.ca>
Subject: Letter of Support – Bylaw Amendment No. 2092 (Royal Beach Area 1 & 8 – Hotel Use)

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Mayor and Council,
City of Colwood

Re: Colwood Land Use Bylaw No. 151, 1989 – Amendment No. 228, CD30 (Royal Beach Area 1 & 8 – Hotel Use), Bylaw No. 2092, 2026

Dear Mayor and Members of Council,

I am writing to express my support for Bylaw Amendment No. 2092, which proposes amendments to the CD30 Zone within the Royal Beach neighbourhood to permit Hotels and Motels within Areas 1 and 8, and to update the provisions related to non-residential floor area.

Allowing hotel use within these areas represents a thoughtful and forward-looking planning decision that aligns with Colwood's continued growth as a regional destination. The Royal Beach area is uniquely positioned to benefit from hospitality uses due to its proximity to waterfront amenities, recreational opportunities, and the broader tourism network of the West Shore and Greater Victoria region.

Introducing hotel accommodations within the CD30 zone will support several important community objectives:

1. Strengthening the Local Economy

Hotel development supports tourism activity, increases visitor spending, and generates employment opportunities within the community. These projects typically stimulate additional investment in nearby restaurants, retail, and services.

2. Supporting a Complete and Vibrant Neighbourhood

The integration of hospitality uses within a mixed-use waterfront community such as Royal Beach contributes to an active and dynamic environment. Visitors support local businesses and help activate public spaces, contributing to the vibrancy of the area.

3. Strategic Use of Mixed-Use Land

The proposed amendment maintains an appropriate balance between residential and commercial uses. The updated provision limiting most non-residential uses to 25% of the gross leasable area of the first storey, while exempting eating establishments, brewhouses, and hotels, appropriately recognizes the operational realities of hospitality uses while preserving the intended mixed-use character of the zone.

4. Supporting Tourism Infrastructure for the Region

The West Shore continues to grow rapidly, and the addition of hotel accommodations will help meet increasing visitor demand while allowing Colwood to capture economic activity associated with tourism and regional events.

Overall, this amendment represents a logical evolution of the CD30 zoning framework and supports the long-term vision for Royal Beach as a vibrant waterfront community that serves both residents and visitors.

Thank you for the opportunity to provide input on this bylaw amendment, and for your continued leadership in shaping the future growth of Colwood.

Sincerely,

Cameron Archer

Director, Sales & Marketing

Orion Construction

p: [REDACTED]

a: Unit #105 - 19923 80A Avenue, Langley, BC, V2Y 0E2

w: orionconstruction.ca e: carcher@orionconstruction.ca

