

Public Hearing Binder

digital version

**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 188
(CD33-2350 Sooke), Bylaw No. 1913, 2021**

PURPOSE: To rezone the subject property from the Residential 1 (R1) Zone to Comprehensive Development (CD33-2350 Sooke) Zone to permit a 6 story, rental apartment building with 80 m2 of commercial space.

Within the binder, please find a copy of:

1. Staff Report to Committee of the Whole (November 15, 2021)
2. Proposed Bylaw
3. Council Resolution
4. Notice of Public Hearing
5. Public Input

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

- [City of Colwood - Meeting Type List \(civicweb.net\)](#)

**Staff Report to Committee of the
Whole (November 15, 2021)**

To: Committee of the Whole
Date: November 15, 2021
From: Dennis Carlsen, Planner
RE: 2350 & 2356 Sooke Road
File: RZ 21-010

RECOMMENDATION

THAT the Committee of the Whole consider recommended to Council:

THAT it be recommended that the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- a. A contribution of \$500 per additional apartment dwelling unit to the Affordable Housing Reserve Fund; and
- b. That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- a. A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Master Plan*.
- b. A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- c. All off-street residential parking, excluding visitor parking, will include an electrified 110V outlet.
- d. Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the Public Hearing, a Traffic Impact Assessment from a qualified professional be received to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

SUMMARY AND PURPOSE

The applicant is requesting a comprehensive development zone in order to permit 83 market rental units in 6 storeys with 80 m² ground floor commercial space. The proposed building would include three levels of parking under the building containing 144 parking spaces. The proposed parking is based on the current parking standards in the *Land Use Bylaw*.

Due to the sloping site the three levels of parking will be exposed at the rear of the building resulting in the building height increasing to 9 storeys while maintaining 6 storeys at the Sooke Road frontage.

The subject property is currently zoned Residential 1 (R1) Zone and is included within the Transit Growth designation in the Official Community Plan.

The proposed rezoning is considered to be consistent with the policies of the Transit Growth Area land use designation contained in the City's Official Community Plan which supports a maximum Floor Area Ratio of approximately 2.5 and multi-unit buildings up to approximately 6 storeys in limited situations. Staff are of the opinion that 6 storeys fronting Sooke Road would be appropriate based on the location and proximity to a major intersection at Veteran's Memorial Parkway and Sooke Road.

BACKGROUND

1. Site context

The subject property is located at the corner of Sooke Road and Veterans Memorial Parkway (VMP) as shown highlighted on Figure 1. The site is currently occupied by two single family dwellings. The properties slope down towards the rear with no development adjacent to the rear of the property.

Figure 1 – Site Context



Photo 1 - Site Photo



2346 Sooke

The adjacent property at 2346 Sooke Road has sufficient lot width and site area to accommodate redevelopment under the current Transit Growth policies contained in the Official Community Plan.

2330 Sooke

The property at 2330 Sooke Road was rezoned in 2019 to permit a 40 unit, six storey rental apartment; a 30 unit, six storey condominium; and 14 townhouses. The buildings will be serviced by underground parking with a total of 127 parking spaces.

2353 Sooke

A rezoning application has been submitted for the property at 2353 Sooke Road. The proposal is to develop the site for a car wash, gas bar, convenience store and retail uses. Staff are in the process of reviewing the application.

2. 2014- Rezoning

A rezoning application was submitted in 2014 to develop the subject property for a mixed-use development with commercial space on the main floor and four rental apartments on the second floor. The residence at 2350 Sooke Road was to be retained. The rezoning bylaw received third reading but did not receive adoption pending registration of the development agreement.

OVERVIEW

3. Proposal

The proposal is to develop the 3,200 m² site for a rental apartment building containing 83 dwelling units and 80 m² of commercial space on the ground floor (Appendix 1). The dwelling unit mix is described in Table 1.

Table 1 – Unit Mix

Unit Type	# of units
1 Bedroom	24
1 Bedroom + Den	12
2 Bedroom	41
2 Bedroom + Den	6
Total	83

The building would consist of 6 storeys fronting Sooke Road. The parking would contain 144 spaces for the residential dwellings plus 3 additional spaces for the proposed commercial use.

The property slopes towards the rear of the property. This will result in the three levels of parking being partially exposed resulting in a 9 storey building. The applicant has indicated that this in response to the sloping topography of the site and the objective of minimizing the amount of building that would intrude into the natural area at the rear of the property. The following conceptual image provided by the applicant illustrates the view from VMP.



A project summary is contained in the following table.

Table 2 – Project Summary

	Proposed
Number of Dwellings	83
Lot Area (m ²)	3230
Total Floor Area (m ²)	8084
Floor Area Ratio	2.5
Lot Coverage (%)	55
Open Space (%)	40
Max. Height (storeys)	6*
Front yard (m) -Sooke Rd.	3.4**
Side yard (m)- VMP	3.8
Side yard (m)-East	6.5
Rear yard (m)- North	6.5
Parking	144 + 3 (comc'l)***
*excludes three levels of parkade	
**to be confirmed pending TIA	
***complies with current parking standards	

4. Official Community Plan Bylaw No. 1700

The site is currently included in the “Transit Growth” designation. The policies support residential development up to approximately four storeys and up to six storeys in limited situations. A Floor Area Ratio (FAR) of up to 2.5 is also supported. “Limited situations” are not defined, however, staff are of the opinion that 6 storeys fronting Sooke Road would be appropriate based on the location and proximity to a major intersection. The additional three levels of parking at the rear of the property would not have a significant impact on adjacent properties.

The objectives for Transit Growth Areas include support for small scale neighbourhood related uses provided they do not compromise the viability of nearby commercial areas.

Table 3 describes the OCP objectives for the land use designation and how the proposal aligns with those objectives.

Table 3 – Compliance of Proposed Development with OCP Policies

Transit Growth Areas - OCP Policy		Proposal	Staff comments
7.2.23 Land Uses	Multi-unit residential Limited commercial and mixed use	Multi-unit residential with limited commercial	OCP policy met
7.2.24.a Built form	Ground-oriented buildings up to approximately four storeys & six storeys in limited situations	Six storeys fronting Sooke Road and nine storeys at the rear	OCP policy met at Sooke Road frontage
7.2.24.b Density	FAR ranging up to approximately 2.5	2.5 FAR	OCP policy met
7.2.25.a	Provide access to frequent transit	Improved public access to transit on VMP	OCP policy met
7.2.25.b.	Sensitively increasing density with gentle transition to adjacent single family detached residential areas	Density consistent with development on Sooke Road. No adjacent single family detached at the rear.	OCP policy met
7.2.25.c	Improving public realm for pedestrian and transit users	Improvements to Sooke and VMP in accordance with TMP.	OCP policy met
7.2.25.e.	Limited small scale neighbourhood retail that does not compromise established commercial areas.	80 m ² of limited neighbourhood oriented commercial proposed.	OCP policy met
7.2.25.f	Design buildings, open spaces & transportation networks consistent with Site Adaptive policies	50% of existing natural area retained.	OCP policy met

Site Adaptive Planning

This site is subject to the policies in the OCP regarding Site Adaptive Planning and Design. This is predicated on minimizing ecosystem disturbance, maintaining windfirm treed buffers and avoiding construction in water flow pathways.

The rear portion of the site which is steeply sloped and approximately 745 m² of the site is currently in a natural state. The applicant is proposing that approximately 370 m² of this natural area at the rear of the site will be retained. Staff are recommending that the 370 m² be protected through a conservation covenant.

5. Community Amenity Contributions

At its regular meeting on July 15th, 2020, Council directed staff to review the Community Amenity Contribution and Attainable Housing Policies and bring forward updates. No changes have yet been proposed, but are expected in the last quarter of 2021. The community amenity contributions are based on the current policies.

Community Amenity Fund

The *Community Amenity Fund* is to “assist in the provision of land used for parks or playing fields and /or for community building use and for the construction of community buildings such as art spaces, community centre, youth centre, theatre, recreational buildings and facilities and assembly and meeting space.” Based on the current policy, a contribution of \$1,500 per additional apartment would be a condition of rezoning. Based on the base entitlement of 2 dwelling units the 81 dwelling units proposed, this would generate a contribution of \$121,500.

Affordable Housing Reserve Fund

The *Affordable Housing Reserve Fund* is intended to assist in the provision of affordable housing by targeting strategic initiatives such as partnerships with housing agencies. The City's *Affordable Housing Reserve Fund* Policy states that additional detached, duplex or townhouses permitted by the rezoning should contribute \$500 per additional dwelling unit. Apartments are currently excluded from this requirement.

In addition, the Attainable Housing Policy calls for 1 in 10 dwelling units to be made affordable through housing agreements. Housing agreements typically require significant City resources to administer and monitor and a funding contribution to the *Affordable Housing Reserve Fund* would be preferable.

In lieu of securing affordable housing units the applicant is proposing to contribute to the City's Affordable Housing Reserve Fund based in the amount of \$500 per dwelling unit. Based on the base entitlement of 2 dwelling units the 81 dwelling units proposed, this would generate a contribution of \$40,500. This is consistent with similar applications that have been considered by Council.

6. Improvements - Sooke Road & VMP**Sooke Road**

In order to meet the standards contained in the Transportation Master Plan (TMP), land dedication would be required on Sooke Road based on achieving 15 m from the centre line of the right of way in order to achieve a 30 m cross section.

The developer would be required to improve Sooke Road to the standards included in the City of Colwood Transportation Master Plan (TMP) which would be amended to include:

- two lanes of travel in each direction; center median (planted with grass;
- trees with irrigation supply as enabled due to driveway and turn conflicts;
- sidewalk along the developing lands frontage;
- curb and drainage; boulevard improvements (including grass/trees and irrigation);
- laning and geometrics (and works necessary to tie-those works to existing);
- bike lane improvements complete with painted buffer;
- signage and lighting improvements.

Works along this portion of Sooke Road are contained in the City's Development Cost Charge Road (DCC) program and would be eligible for credits.

Sanitary service fronting the development has been enabled through the sanitary main extension to service 2330 Sooke Road and is presently under a latecomer consideration. If realized, the proposed development would contribute to the costs front ended by the development at 2330 Sooke Road.

The City's *Parks and Recreation Master Plan* identifies Sooke Road and the VMP intersection as targets for an active transportation route.

VMP Intersection

A Traffic Impact Assessment (TIA) will be required to be submitted by the applicant for staff and Ministry of Transportation and Infrastructure (MoTI) review prior to a public hearing. Terms of reference have been provided by the City to the applicant and are to be undertaken in coordination with MoTI.

Dedication may be required at the intersection in order to meet the requirements specified by MoTI and the City. Appropriate site access relative to the proximity to the intersection will also be a consideration of the TIA. Preliminary consideration has located the access at the furthest possible location from the intersection.

7. Proposed Colwood Off-Street Parking Regulation Bylaw

The proposed development will be subject to the current off-street parking regulations contained in Land Use Bylaw No. 151.

An Off-Street Parking Regulation Bylaw has been prepared but has not yet been adopted by Council. Staff are recommending that the development agreement include the proposed standards regarding electrified outlets for residential parking and bicycle storage.

COMMUNICATIONS

A development notification sign has been posted on the subject property as per Council Policy.

The City will mail notice to owners and occupants of properties within a 75m radius of the subject property prior to public hearing, as well as place notice of public hearing advertisements within the two consecutive issues of the Goldstream Gazette.

The applicant has requested that should Council advance the rezoning application that the requirement for a public hearing be waived. Staff have provided this as alternative recommendation.

Section 464 (2) of the *Local Government Act* enables a local government to waive the holding of a public hearing on a proposed zoning bylaw if (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and (b) the bylaw is consistent with the official community plan. Council may wish to consider recommending that the public hearing be waived on the basis that both an official community plan is in effect for the area and that the proposed zoning amendment bylaw is consistent with the City of Colwood Official Community Plan Bylaw No. 1700.

OPTIONS / ALTERNATIVES

In regard to rezoning application RZ- 21-010, Committee of the Whole may recommend to Council:

OPTION 1:

THAT it be recommended that the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- a. A contribution of \$500 per additional apartment dwelling to the Affordable Housing Reserve Fund; and
- b. That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- a. A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Management Plan*.
- b. A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- c. All off-street residential parking, excluding visitor parking, will include an electrified 110V outlet.
- d. Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the Public Hearing, a Traffic Impact Assessment from a qualified professional be received to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

OPTION 2:

THAT it be recommended that the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- a. A contribution of \$500 per additional apartment dwelling to the Affordable Housing Reserve Fund
- b. That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- a. A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Master Plan*.
- b. A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- c. All off-street residential parking, excluding visitor parking, will include an electrified 110V outlet.
- d. Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the 1st and 2nd reading of the Land Use Amendment Bylaw, a Traffic Impact Assessment (TIA) from a qualified professional be provided to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

AND FURTHER THAT the public hearing requirement be waived subject to Section 464 (2) of the *Local Government Act*.

OPTION 3:

Recommend to Council that application be deferred for further information.

OPTION 4:

Recommend to Council that the application be denied.

TIMELINES

Rezoning Process



FINANCIAL CONSIDERATION


Staff do not anticipate that the proposed development will translate to extraordinary costs to the City.

Should Council adopt the rezoning, the development would potentially generate a \$121,500 contribution to the City's *Community Amenity Fund* and a \$40,500 contribution to the City's *Affordable Housing Reserve Fund*.

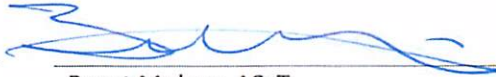
CONCLUSIONS

Committee may wish to recommend support of this application on the basis it will advance the housing objectives in the OCP regarding increasing housing choices for existing and future residents. The application will also advance the objectives of the City's *Parks and Recreation Plan* regarding achieving active transportation along Sooke Road.

Respectfully submitted,




Dennis Carlsen
Planner



Brent Molnar, ASCT
Director of Engineering & Development Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation



Robert Earl
Chief Administrative Officer

Attachments:

APPENDIX 1: Concept Plans dated July 2021

APPENDIX 1

BCA BIRLGA + CRESPO
ARCHITECTURE

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B1916743@bcarch.ca
778 400 5475 250 588 7222

Sheet Number	Sheet Name
A000	Sheet Cover
A001	20 Views Option 1 Open Parkade Parking VMP
A002	20 Views Option 1 Open Parkade Parking VMP
A003	20 Views Option 2 Endorsed Parkade Parking VMP
A004	20 Views Option 2 Endorsed Parkade Parking VMP
A005	Site Access
A010	Site Plan
A011	1:1 Site Plan
A012	Proposed 1
A013	Proposed 2
A014	Proposed 3
A015	Proposed 4
A016	Proposed 5
A017	Proposed 6
A018	Proposed 7
A019	Proposed 8
A020	Proposed 9
A021	Proposed 10
A022	Proposed 11
A023	Proposed 12
A024	Proposed 13
A025	Proposed 14
A026	Proposed 15
A027	Proposed 16
A028	Proposed 17
A029	Proposed 18
A030	Proposed 19
A031	Proposed 20
A032	Proposed 21
A033	Proposed 22
A034	Proposed 23
A035	Proposed 24
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A101	Proposed 90
A102	Proposed 91
A103	Proposed 92
A104	Proposed 93
A105	Proposed 94
A106	Proposed 95
A107	Proposed 96
A108	Proposed 97
A109	Proposed 98
A110	Proposed 99
A111	Proposed 100

Unit Number	Unit Type	Unit Count
201 to 601	1 Bed	602
201 to 602	2 Bed	602
201 to 603	1 Bed+Den	215
201 to 604	2 Bed	524
201 to 605	1 Bed	524
201 to 606	2 Bed+Den	302
201 to 607	2 Bed	602
201 to 608	2 Bed	602
201 to 609	2 Bed	602
201 to 610	1 Bed	134
211 to 610	1 Bed	302
211 to 611	2 Bed	302
212 to 612	1 Bed	602
213 to 613	1 Bed+Den	215
214 to 614	2 Bed	302
TOTAL	Stable area per level 2 to 6	1135.4
TOTAL	Stable area per level 2 to 6	1135.4
GRAND TOTAL	Stable 1:1 to 1:6	6786.99

Project Description:
The development proposes to construct a 6 Storey residential building on top of 3 levels of partially exposed parkades, 8 storeys total.

83 residential units and 1 commercial unit.

144 residential parking stalls, 3 commercial parking stalls, 1 loading bay.

90 secured bicycle stalls and 6 bicycles rack.

Resizing Application

Westcoast Lands Ltd.

2350, 2356 Sooke Rd

Cover Sheet

Sheet Number: A000

Date: 2023.07.19

Sheet No: 1 of 1

Project No: 230000000

Scale: 1:1

Author: J. Thiesen

Checker: J. Thiesen

Drawn: J. Thiesen

Scale: 1:1



CRD Image from subject properties



Aerial 3D View

Item	Value	Unit
Floor area ratio	2.499	
Gross floor area	8018.23	m ²
Lot Coverage	19283.45	%
Natural Open Space Existing	8020.15	m ²
Natural Open Space Proposed	3983.70	m ²
Open space Required	13928.51	m ²
Open space Proposed	13953.01	m ²
Circulation, services, non salable	13844.35	m ²

Item	Value	Unit
Stalls provided residential	144	
Stalls required residential	144	
Stalls provided Commercial	3	
Parking required residential	3	
Total stalls provided	147	
Required	1	
Provided	1	
Stalls required	89	
Stalls provided	96	

Item	Value	Unit
Subtotal gross area level 1	1336.3	m ²
Subtotal gross area level 2 to 6	1349.6	m ²
Total gross floor area	2685.9	m ²

Item	Value	Unit
Total area	6715.71	m ²
83 units*60m ²	4900	m ²
stalls in excess	19.1571	m ²
stall at 1:5 R	124.5	m ²
required stalls	143.6571	

Item	Value	Unit
Setbacks		m
Front (East)	5	
Rear (West)	6.5	
Side 1 (North)	6.5	
Side 2 (South)	3.5	
Side 3 (South)	3.5	
Height	71.08	m
Average grade	71.08	m
Building height	24.26	m
Number of storeys	9	

Item	Value	Unit
201 to 601	602	
201 to 602	602	
201 to 603	215	
201 to 604	524	
201 to 605	524	
201 to 606	302	
201 to 607	602	
201 to 608	602	
201 to 609	602	
201 to 610	134	
211 to 610	302	
211 to 611	302	
212 to 612	602	
213 to 613	215	
214 to 614	302	
TOTAL	1135.4	
TOTAL	1135.4	
GRAND TOTAL	6786.99	

Load Consultant/ Architect
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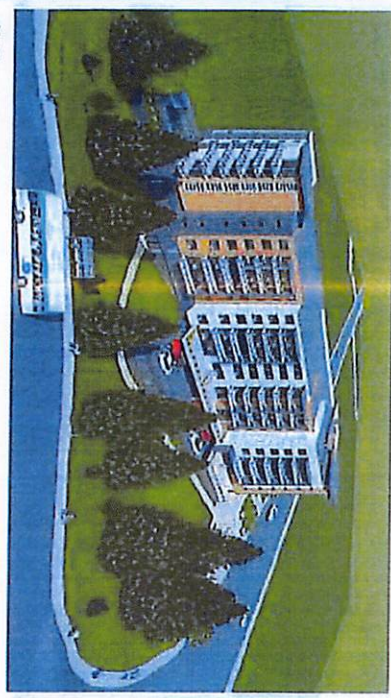
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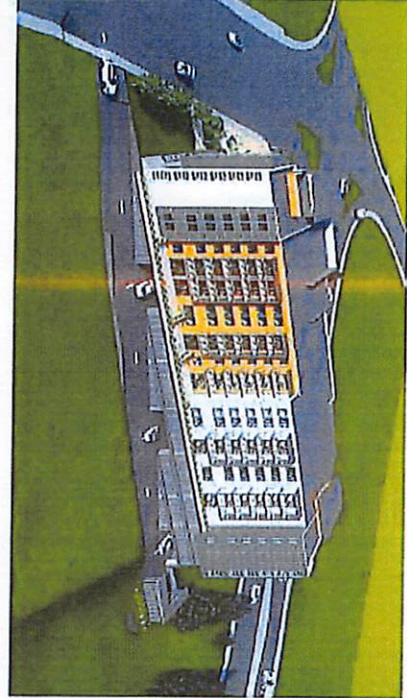
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Landscape Architect
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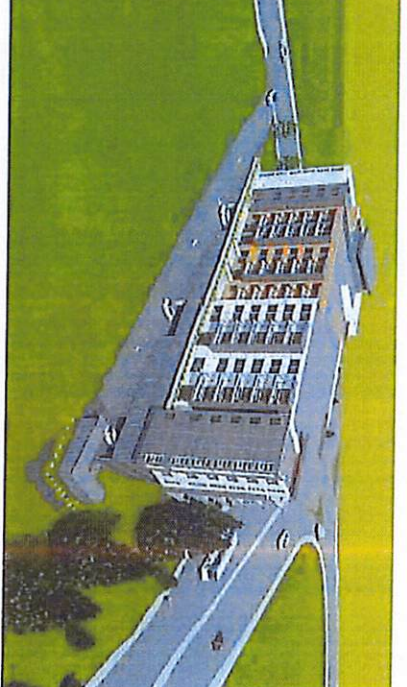
View 1



View 2



View 3



View 4



BCA
BENJAMIN + CRESPO
ARCHITECTURAL

3201 West Columbia St, Suite 100, West Covina, CA 91799
Tel: 626.835.1234 Fax: 626.835.1235
www.bcaarchitectural.com

Resubmitting Application

Westcott Lands Ltd.
2350, 2356 Solvay Rd
Patterson, CA 95764

3D Views Option 1: Open
Patterson Reading VMP

A001

3D architectural rendering of a multi-story residential building. The rendering shows a modern structure with a mix of grey, white, and orange-brown facade panels. The building is set against a backdrop of a clear blue sky with light clouds. In the foreground, there are green lawns, some trees, and a paved area with a few people and a car. The overall scene is bright and clear, suggesting a sunny day.



View 5



View 6



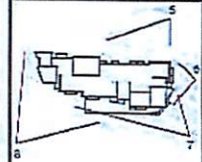
View 7



View 8

BCA BIRUGA + CRESPO
ARCHITECTURE

340-444 Courtney St. Victoria BC V8W 2K4
604-680-0808
info@bcacorp.com
778 482 5415 250 584 7222



3D architectural rendering of a multi-story residential building. The rendering shows a modern structure with a mix of grey, white, and orange-brown facade panels. The building is set against a backdrop of a clear blue sky with light clouds. In the foreground, there are green lawns, some trees, and a paved area with a few people and a car. The overall scene is bright and clear, suggesting a sunny day.

Rezoning Application

Westcor Lands Ltd.
2350, 2356 Sooke Rd

3D Views Option 1 Open
Parkade Facing VMP

Project No: 2023042
 Date: 2023 07 25
 Drawn by: BIRUGA + CRESPO
 Check by: BIRUGA + CRESPO

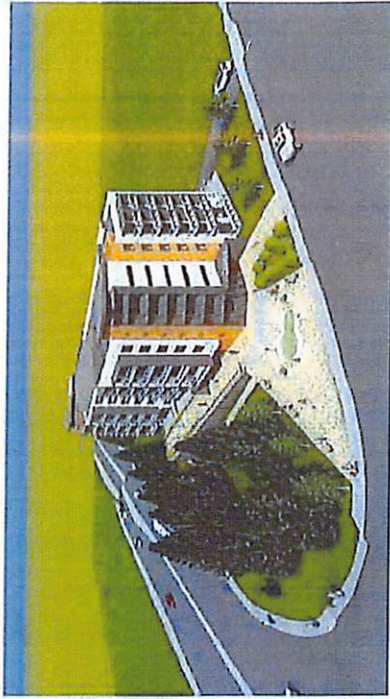
A002

BCA BROWN & CALDWELL ARCHITECTURE

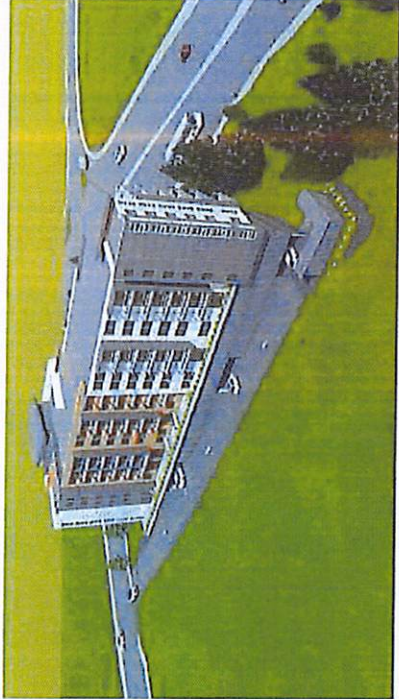
3077-668 Church St. Victoria BC V8W 2E4
 250-383-8222
 250-383-8222



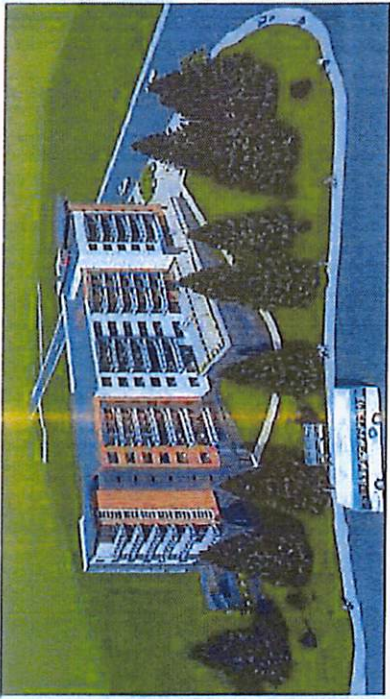
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Rezoning Application	
Westcoast Lands Ltd.	
2350 2358 Sooke Rd	
3D Views Option 2 Enclosed	
Parkade Facade VMP	
DATE	2018-05-10
BY	BCA
PROJECT NO.	18-003
DATE	2018-05-10



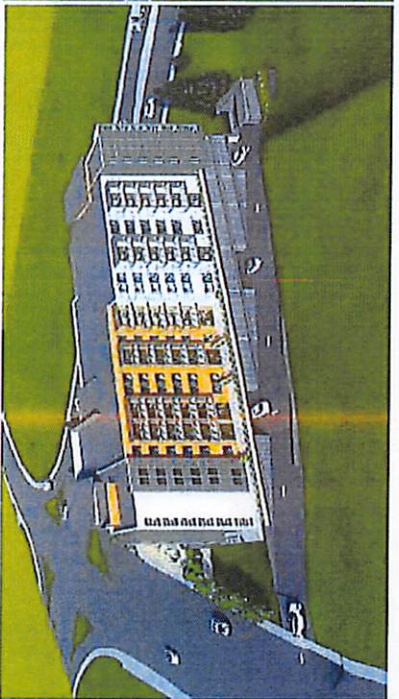
View 2



View 4



View 1



View 3



View 5



View 6



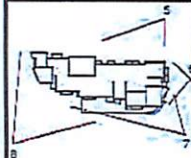
View 7



View 8

BCA BELUJA + CRISP
ARCHITECTURE

100-104 Courtney St. Victoria, BC V8P 1G6
K2068-6342@bc.ca
779.427.1479 250.688.1522



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Rezoning Application

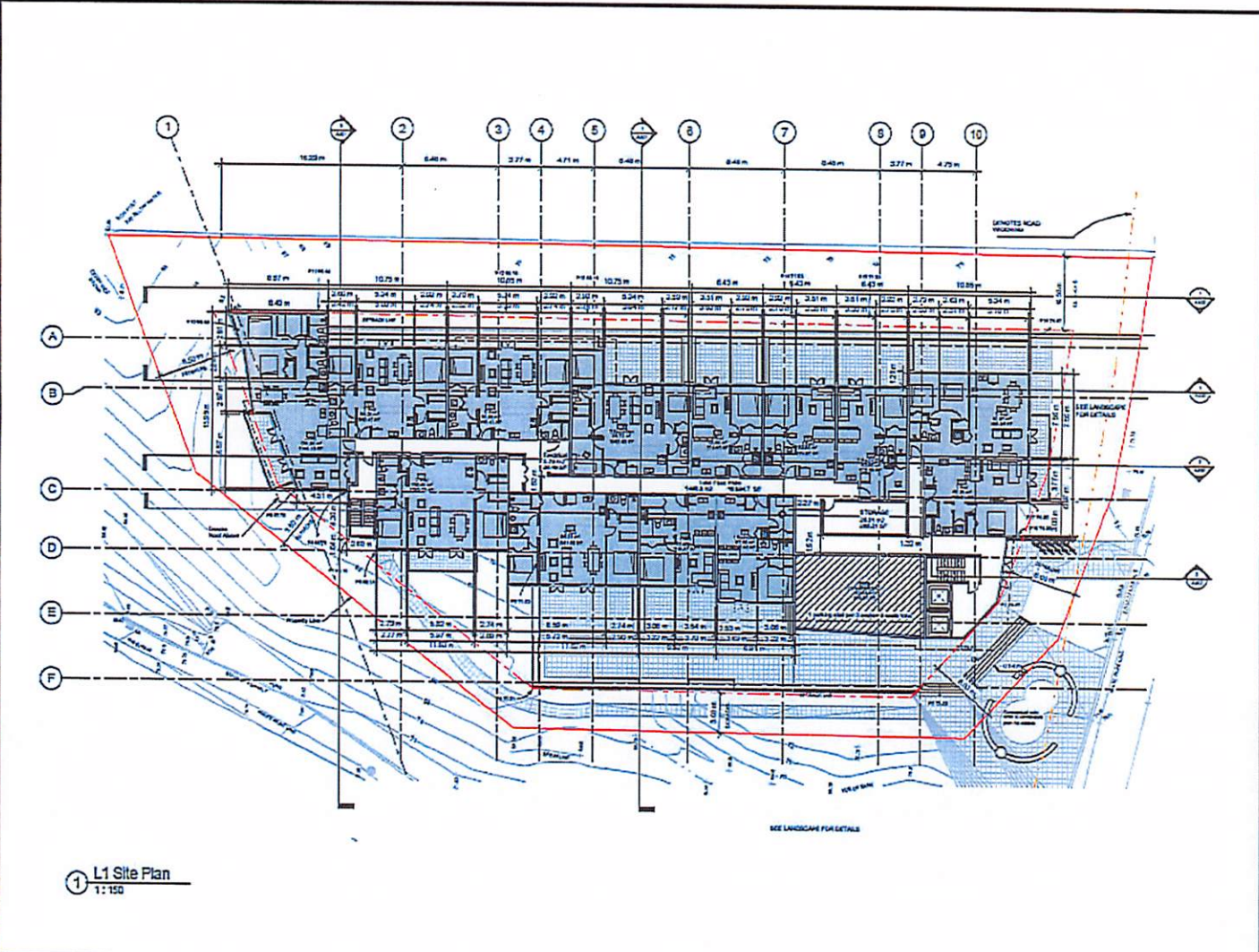
Westcor Lands Ltd.
2350, 2356 Sooke Rd

3D Views Option 2 Enclosed
Parkade Facing VMP

Project No: 2022-00004
Date: 01/27/23
Client: Westcor Lands Ltd.
Contract: 1000000000

A004

35. Any information that is not a part of the project or is not required for the project shall be removed from the project. The project shall be submitted to the appropriate authority for review and approval. The project shall be submitted to the appropriate authority for review and approval. The project shall be submitted to the appropriate authority for review and approval.



1 L1 Site Plan
 1:150

BCA BELLA + ERICSSO
 ARCHITECTURE

300+444 Courtney St. Victoria BC V8W 1K6
 alex@bellandericso.ca
 alex@bellandericso.com
 250.402.9405 250.588.1022

Average Finished Grade	
P1	74.67
P2	74.67
P3	73.83
P4	70.31
P5	71.53
P6	69.18
P7	69.18
P8	68.78
P9	67.79
P10	66.44
P11	66.44
P12	69.18
P13	69.18
P14	71.93
P15	71.93
P16	74.67
P17	74.9
P18	74.9
1279.51	

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Rezoning Application
 Westcor Lands Ltd.
 2350, 2356 Sooke Rd
 L1 Site Plan

Project No: 20180101
 Date: 2018 07 19
 Drawn by: Alex Ericsson
 Checked by: Alex Ericsson

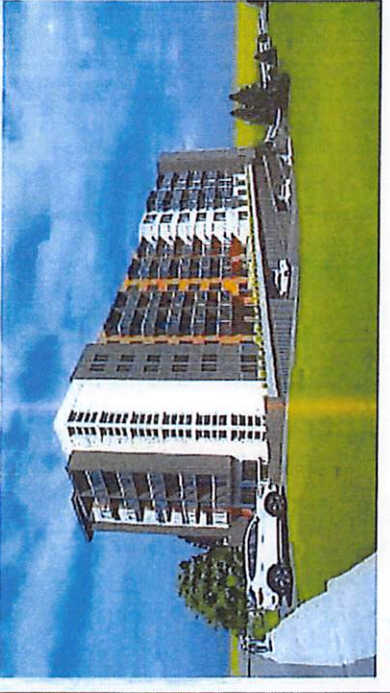
A101
 Date: 3/1/2018

BCA BERUCA + CHESPO
ARCHITECTURE

100-1000 Cherry Dr, Victoria, BC V8W 2G4
250-383-8888
www.bcaarchitecture.com
TRANS KEY 2023.09.20



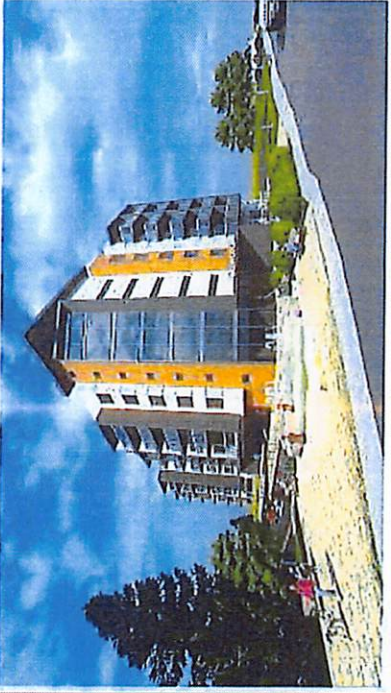
View 6



View 5



View 8



View 7

<p>Reasoning Application Westcor Landis Ltd. 2350, 2356 Sooke Rd 3D Views Option 1 Open Parkside, Facing VNP</p>	
PROJECT NO.	A002
DATE	2023.09.20
DRAWN BY	DAVID CHEN
CHECKED BY	DAVID CHEN

BCA BRUNGA & CRENSHAW ARCHITECTURE

1471-1481 Church St., Victoria, BC V8W 2E4
 250.383.8222
 250.383.8222



3D rendering of the proposed development, showing the building, parking areas, and surrounding landscape.

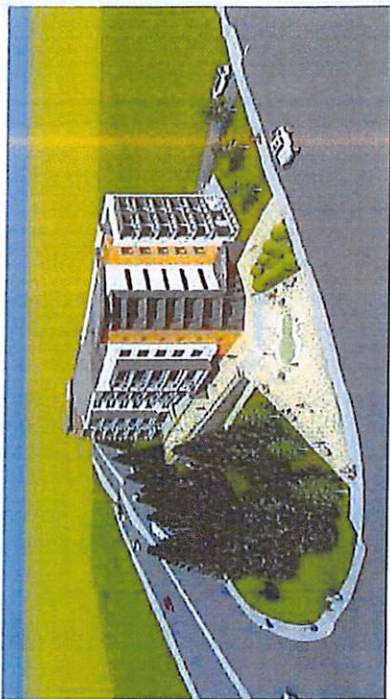
Resoning Application

Westcoast Lands Ltd.
 2350, 2356 Spooke Rd

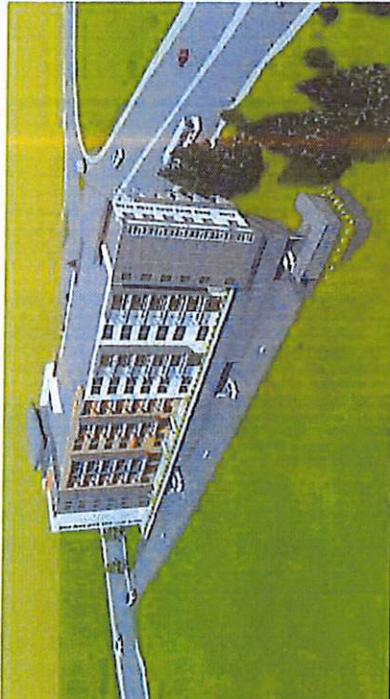
3D Views Option 2 Enclosed
 Partiale Falcon VMP

DATE: 2018-07-18
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]

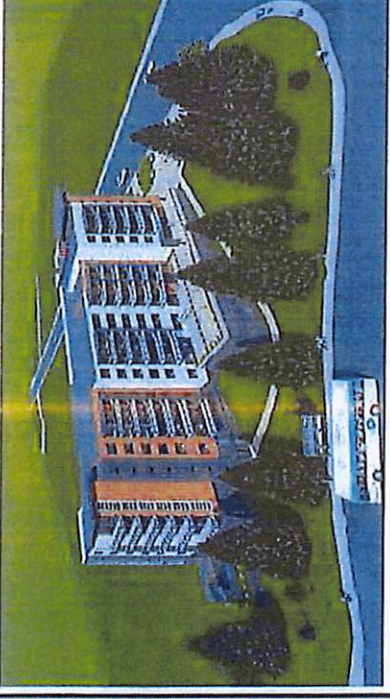
A003



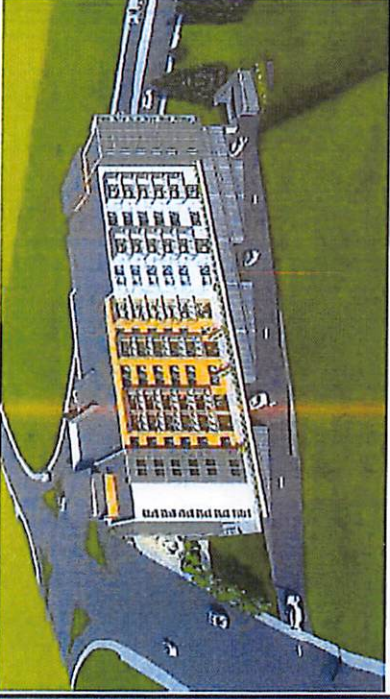
View 2



View 4



View 1



View 3



View 5



View 6



View 7



View 8

BCA BELUCA + CRISPO
ARCHITECTURE

1000-364 Courtney St. Victoria BC V8W 2G6
K206-854-2262/2263
237-237-2262/2263
779-420-8479 250-668-1322

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Rezoning Application

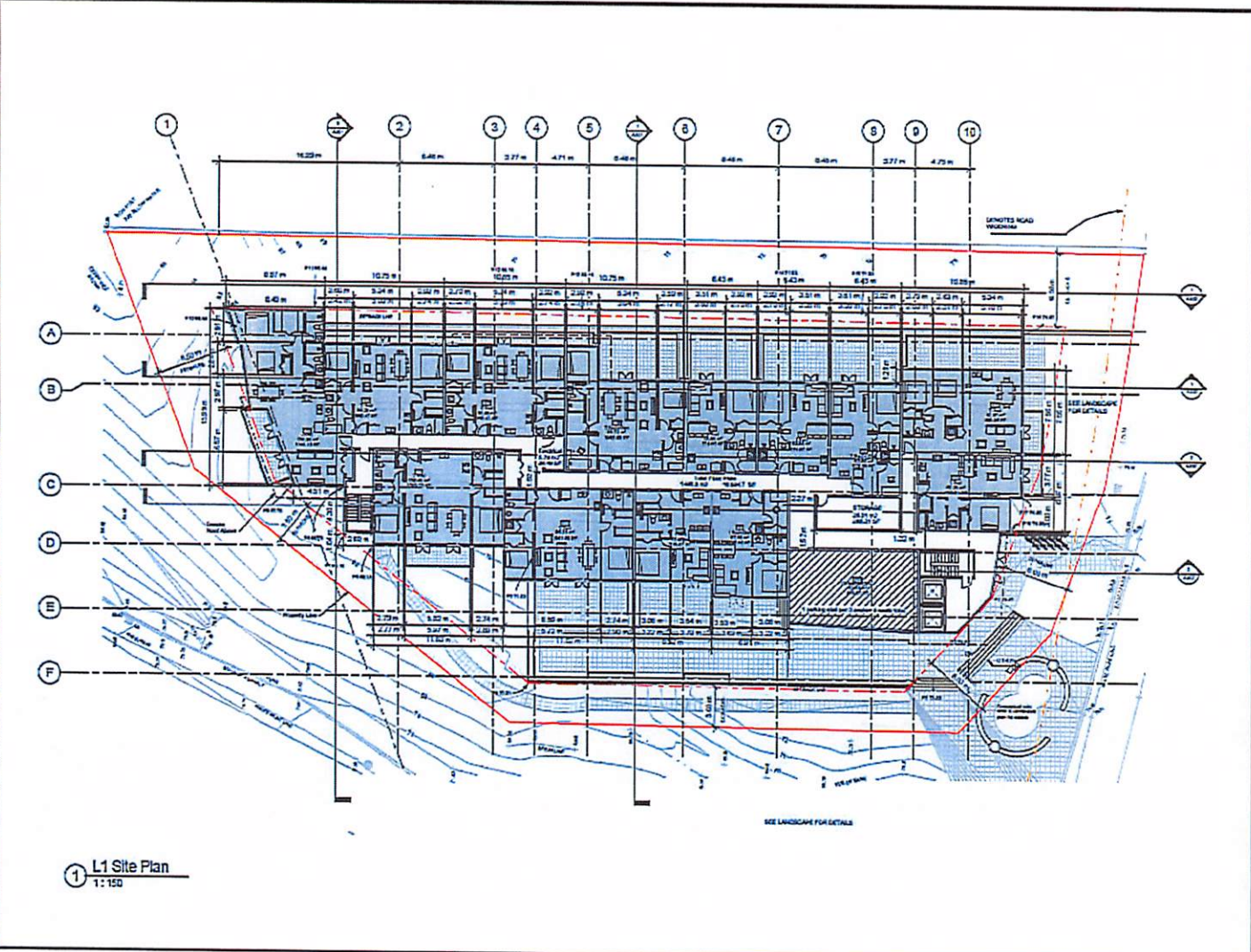
Westcoast Lands Ltd.
2350, 2356 Sooke Rd

3D Views Option 2 Enclosed
Parkade Facing VMP

Project Name: 2350/2356 Sooke Rd
Date: 01/22/2018
Client: Westcoast Lands Ltd.
Contract No: 180001-0001

A004

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BCA BRELIGA + CRESPO ARCHITECTURE

300+ 888 Courtney St. Victoria BC V8W 1K8
 info@bcarchitecture.ca
 250.388.1222

Average Finished Grade	
P1	74.67
P2	74.67
P3	73.83
P4	70.31
P5	71.53
P6	69.18
P7	69.18
P8	68.78
P9	67.79
P10	66.44
P11	66.44
P12	69.18
P13	69.18
P14	71.93
P15	71.93
P16	74.67
P17	74.9
P18	74.9
1279.51	

REZONING APPLICATION

Westcor Lands Ltd.
 2350, 2356 Sooke Rd

L1 Site Plan

Project No: A101
 Date: 2022-07-24
 Drawn by: Breliga + Crespo
 Checked by: Breliga + Crespo

A101

Date: 1:150

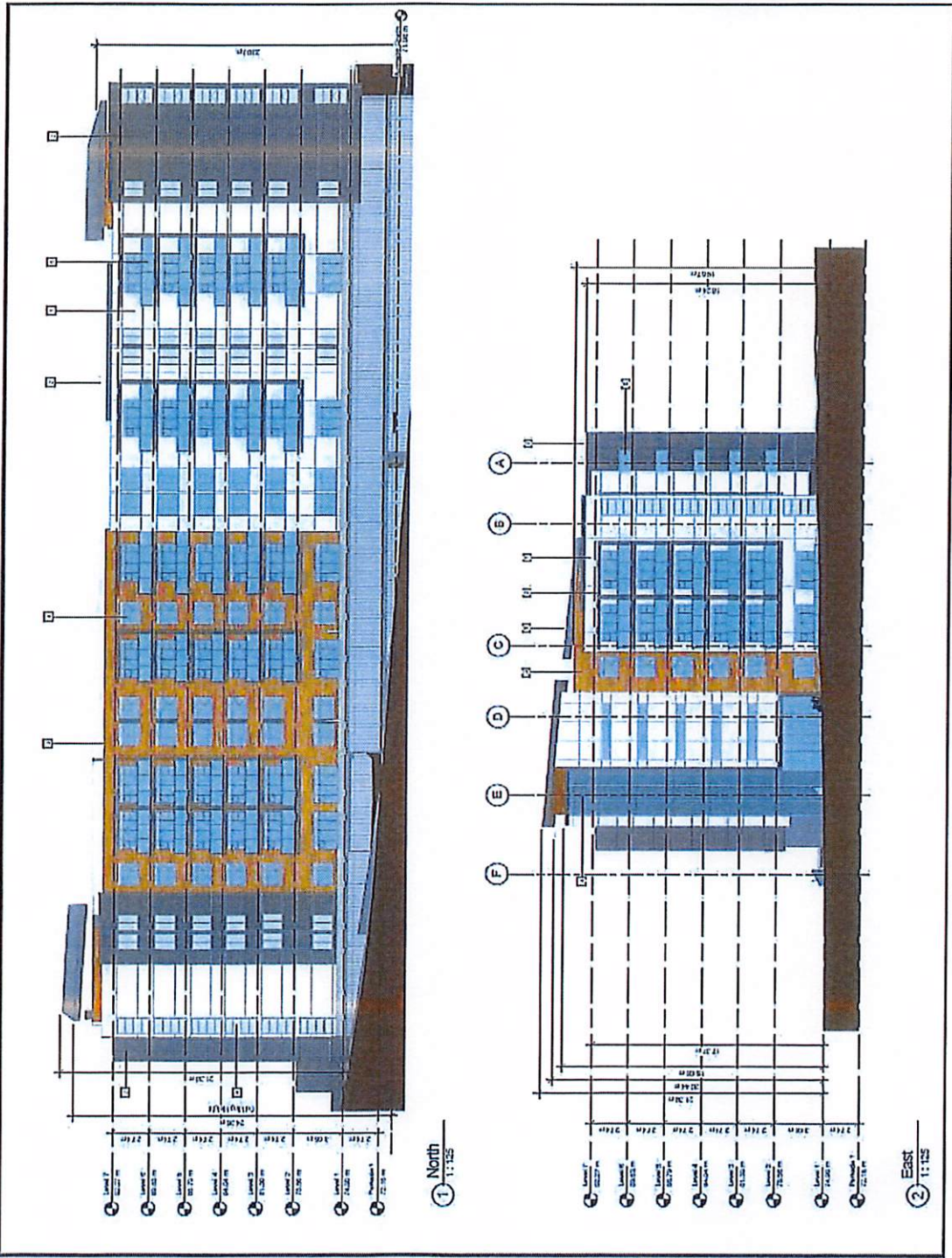
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2	STEEL	5000
3	GLASS	2000
4	WOOD	1000
5	MECHANICAL	500
6	ELECTRICAL	500

Rezoning Application

Westcor Lands Ltd.
 2350, 2356 Sookle Rd

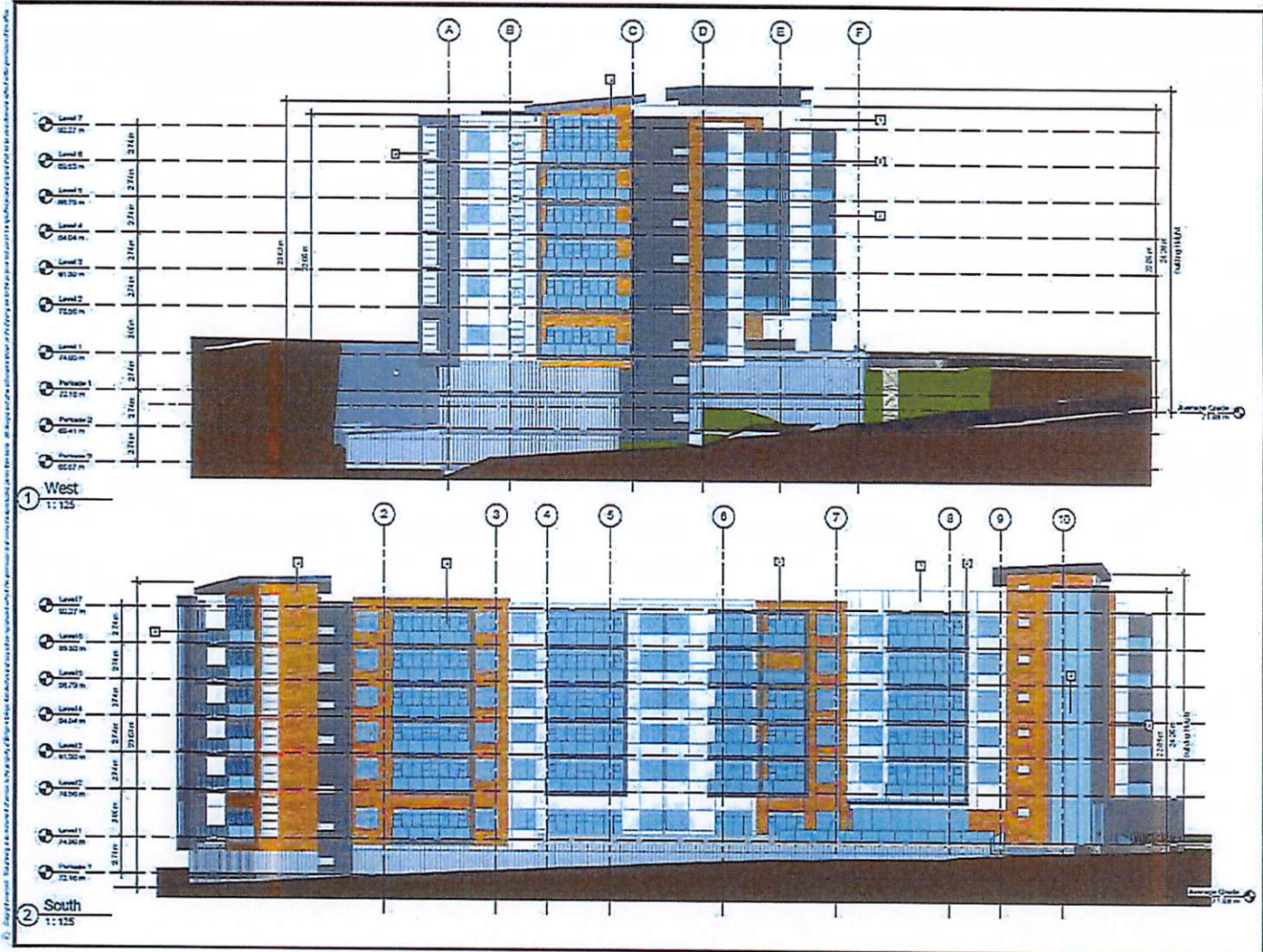
Elevations

A200



1 North 11:15

2 East 11:15



BCA BRUCA + CRESPO ARCHITECTURE

300 + 64 Courtney St. Victoria BC V8W 1A1
 250.562.2222
 250.562.2222

Material List	
Code	Description
1	Concrete
2	Dark Blue Ceramic Tiles
3	Polished Light Concrete
4	Green Glass
5	Green Metal Cladding
6	White Tile and supporting steel

Rezonig Application

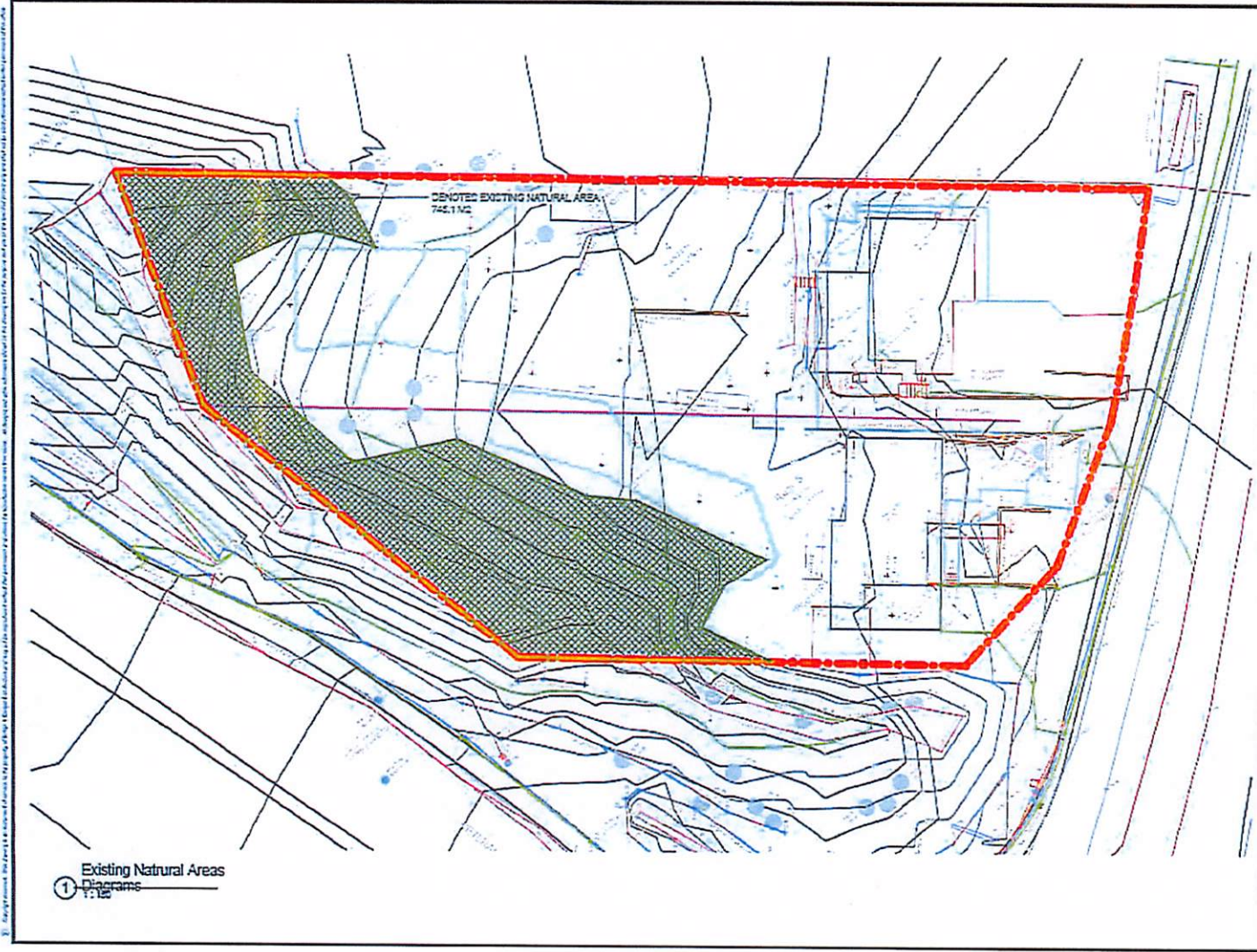
Westcor Lands Ltd.
 2350, 2356 Sooke Rd.

Elevations

Project No: 2023-0011
 Date: 2023-07-18
 Drawn by: [Name]
 Checked by: [Name]

A201

Date: 5.1.2023



BCA BIRUKA + CHEN
ARCHITECTURE

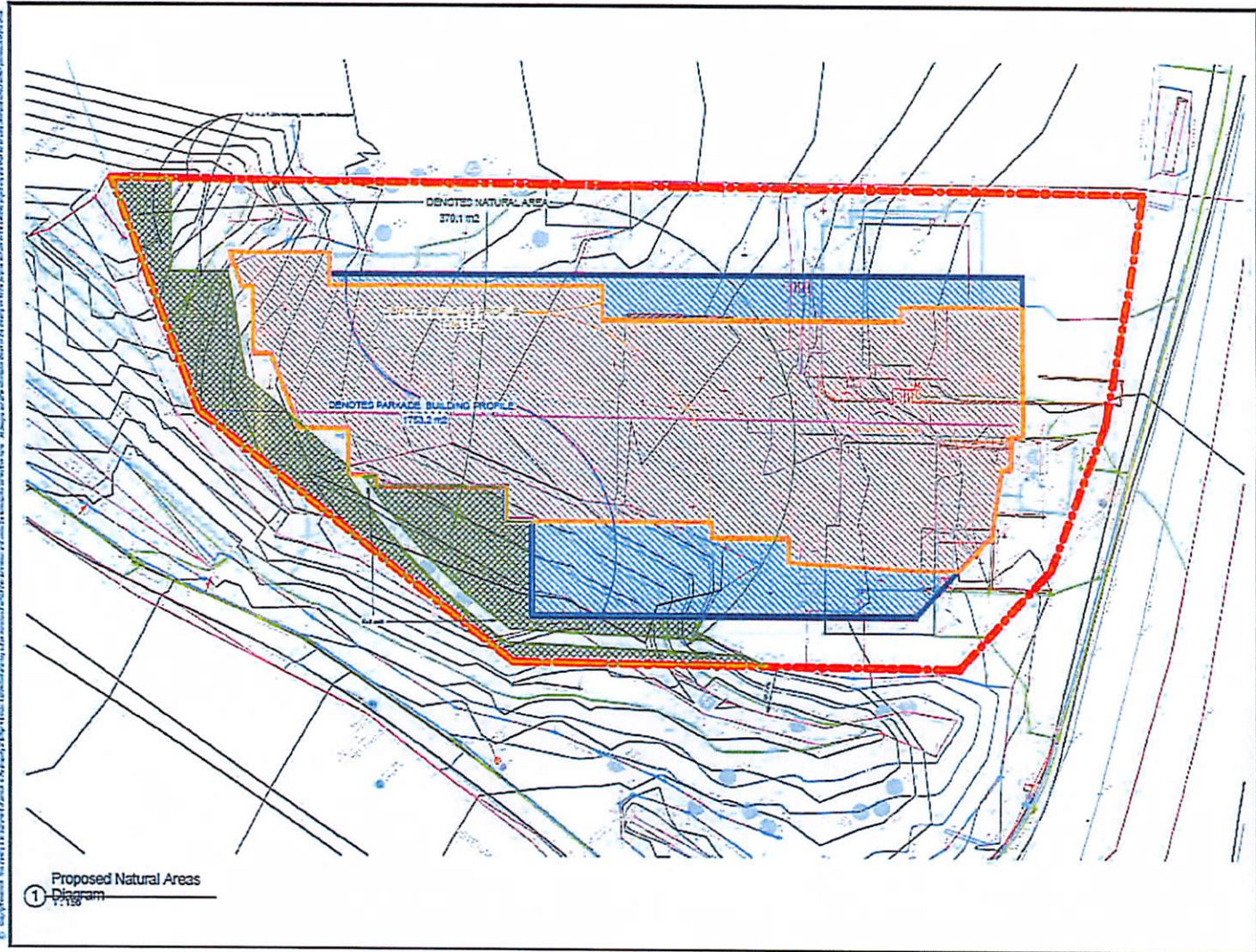
3307-14th Courtney St. Victoria BC V8W 1K1
604-683-8288
714 407 5679 250 888 7222

Existing natural areas may need to be confirmed by survey.
Current areas shown is based on official survey, assuming areas below top of bank have remained naturally undisturbed.

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Rezoning Application	
Westcor Lands Ltd. 2350, 2356 Sooke Rd	
Existing Natural Areas	
Project Name	2011/0123
Date	21st SEP 11
Drawn by	ALM
Checked by	CHW
A400	
Scale	1:100

Existing Natural Areas
Diagrams
1
1:100



BCA BRUGA + CRESPO
ARCHITECTURE

300-422 Cherry St. Victoria BC V8P 1Y3
K196-0306@bc.ca
360-632-0200
79-421-5415 250-582-7202

Project Name	2350, 2356 Sooke Rd
Client	Westcoast Lands Ltd.
Address	2350, 2356 Sooke Rd
Project Description	Proposed Natural Areas
Drawn by	JAC/PL
Checked by	JAC/PL
Scale	1:100
Date	21/01/2021

BCA

BRUCE & CHEN
ARCHITECTURE

3000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112

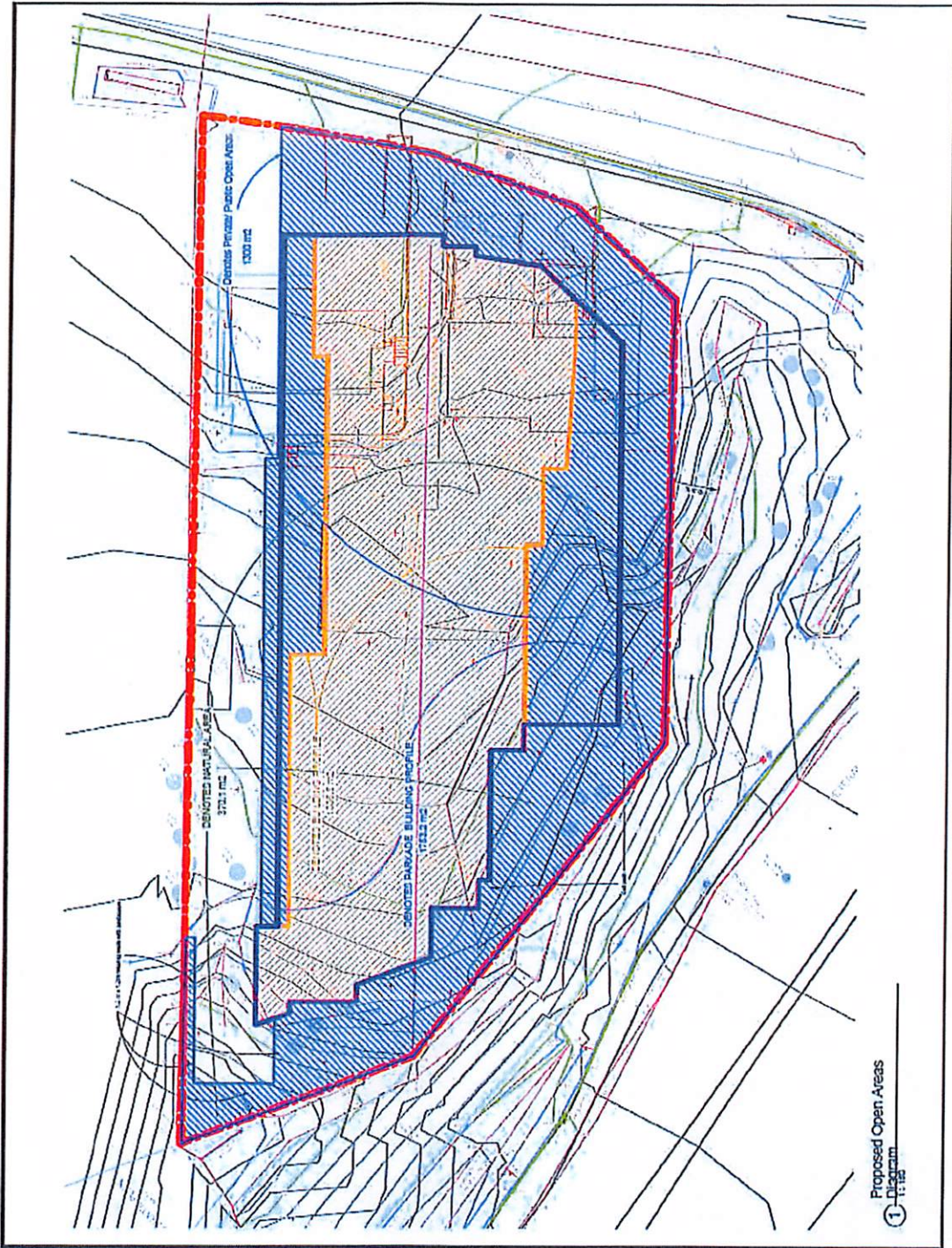
Project Name: [Blank]
Project No: [Blank]
Date: [Blank]

Rezoning Application

Weststar Lands Ltd.
2350, 2356 Sooke Rd

Proposed Open Space

Project Name	2350, 2356 Sooke Rd
Project No	A402
Date	11/15/18
Scale	1:100
Sheet No	1 of 1



Proposed Open Areas
1:100
11/15/18

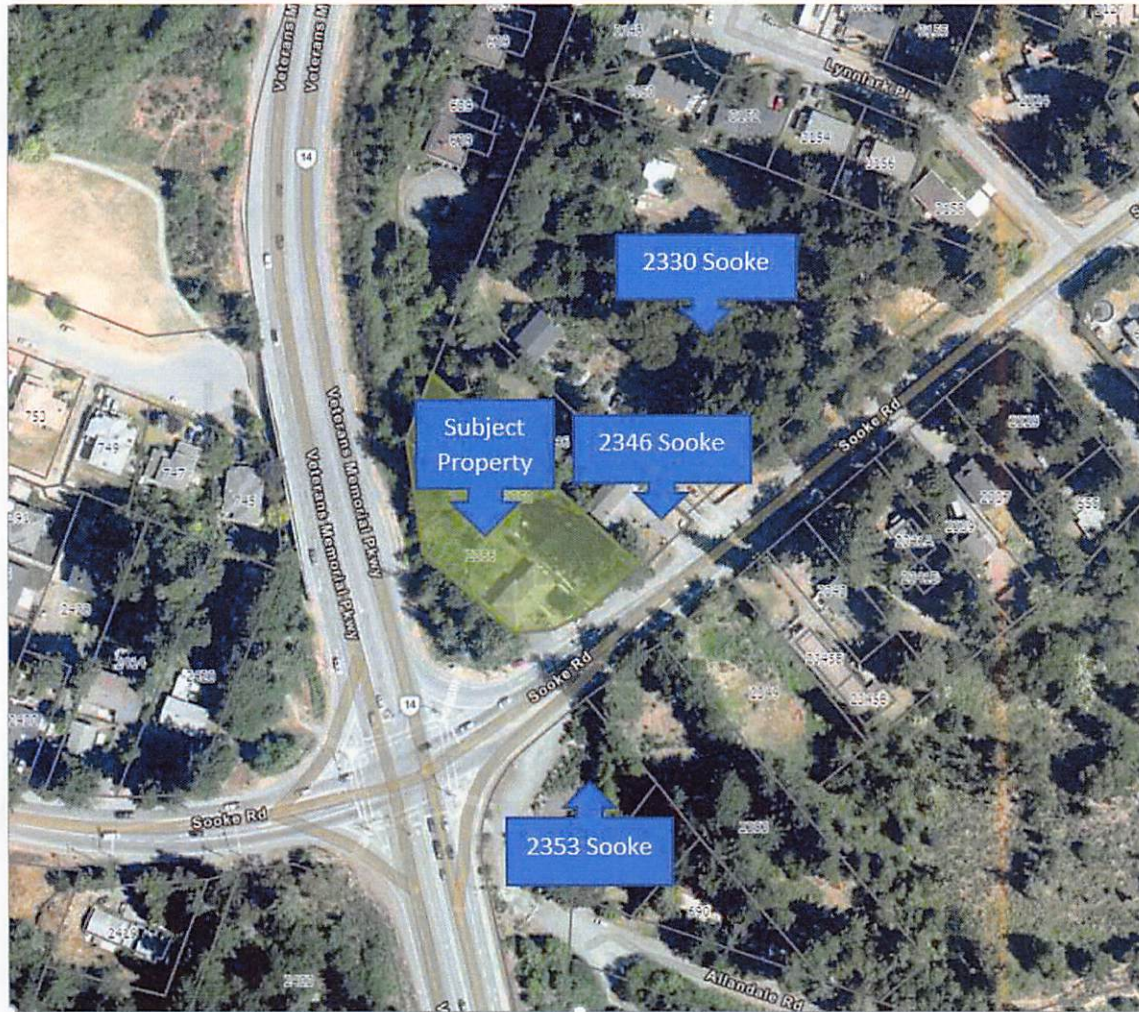
2350 & 2356 Sooke Road

Rezoning Application

Committee of the Whole

November 15, 2021

Context



Project Summary



- 83 market rental units
- 80 m2 commercial
- 6 storeys at Sooke Road
- 9 storeys at rear (3 levels parking)
- Complies with current parking requirements (144 spaces)

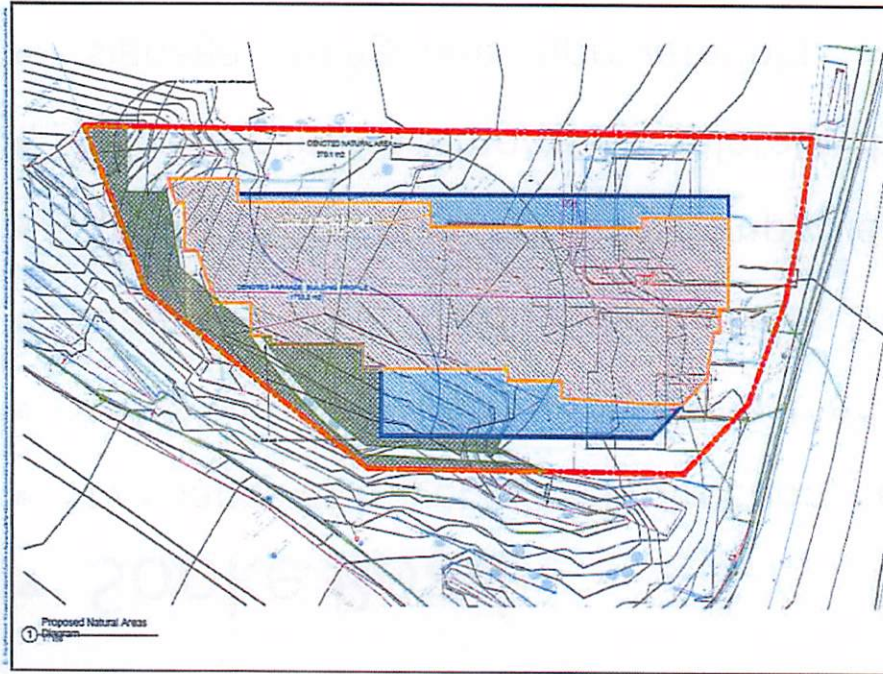
Unit Type	# of units
1 Bedroom	24
1 Bedroom + Den	12
2 Bedroom	41
2 Bedroom + Den	6
Total	83

Official Community Plan

Transit Growth Areas - OCP Policy		Proposal	Staff comments
7.2.23 Land Uses	Multi-unit residential Limited commercial and mixed use	Multi-unit residential with limited commercial	OCP policy met
7.2.24.a Built form	Ground-oriented buildings up to approximately four storeys & six storeys in limited situations	Six storeys fronting Sooke Road and nine storeys at the rear	OCP policy met at Sooke Road frontage
7.2.24.b Density	FAR ranging up to approximately 2.5	2.5 FAR	OCP policy met
7.2.25.a	Provide access to frequent transit	Improved public access to transit on VMP	OCP policy met
7.2.25.b.	Sensitively increasing density with gentle transition to adjacent single family detached residential areas	Density consistent with development on Sooke Road. No adjacent single family detached at the rear.	OCP policy met
7.2.25.c	Improving public realm for pedestrian and transit users	Improvements to Sooke and VMP in accordance with TMP.	OCP policy met
7.2.25.e.	Limited small scale neighbourhood retail that does not compromise established commercial areas.	80 m ² of limited neighbourhood oriented commercial proposed.	OCP policy met
7.2.25.f	Design buildings, open spaces & transportation networks consistent with Site Adaptive policies	50% of existing natural area retained.	OCP policy met

Site Adaptive Planning

- Retain 370 m² of natural area
- Secured through conservation covenant



Improvements – Sooke Road & VMP

- **Sooke Road**

- two lanes of travel in each direction; center median (planted with grass);
- trees with irrigation supply as enabled due to driveway and turn conflicts;
- sidewalk along the developing lands frontage;
- curb and drainage; boulevard improvements (including grass/trees and irrigation);
- bike lane improvements complete with painted buffer;
- signage and lighting improvements.

- **VMP Intersection**

- Site access restricted
- Traffic Impact Assessment (TIA)

Community Amenities

- **Community Amenity Fund**

- “assist in the provision of land used for parks or playing fields and /or for community building use and for the construction of community buildings such as art spaces, community centre, youth centre, theatre, recreational buildings and facilities and assembly and meeting space.”
- \$1,500 per apartment dwelling unit – Total contribution: \$121,500

- **Affordable Housing Reserve Fund**

- “assist in the provision of affordable housing by targeting strategic initiatives such as partnerships with housing agencies”
- \$500 per additional detached, duplex and townhouse (apartment excluded)
- Applicant proposing \$500 per apartment dwelling unit – Total contribution: \$40,500

Staff Recommendation

THAT the Committee of the Whole consider recommended to Council:

THAT it be recommended that the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- a. A contribution of \$500 per additional apartment dwelling unit to the Affordable Housing Reserve Fund; and
- b. That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- a. A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Master Plan*.
- b. A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- c. All off-street residential parking, excluding visitor parking, will include an electrified 110V outlet.
- d. Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the Public Hearing, a Traffic Impact Assessment from a qualified professional be received to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

Recommendation- Option

THAT it be recommended that the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- a. A contribution of \$500 per additional apartment dwelling to the Affordable Housing Reserve Fund
- b. That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- a. A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Master Plan*.
- b. A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- c. All off-street residential parking, excluding visitor parking, will include an electrified 110V outlet.
- d. Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the 1st and 2nd reading of the Land Use Amendment Bylaw, a Traffic Impact Assessment (TIA) from a qualified professional be provided to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

AND FURTHER THAT the public hearing requirement be waived subject to Section 464 (2) of the *Local Government Act*.

Proposed Bylaw



**CITY OF COLWOOD
BYLAW NO. 1913**

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

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

1. CITATION

This bylaw may be cited as "**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 188 (CD33-2350 Sooke), Bylaw No. 1913, 2021**".

2. Bylaw No. 151, the "Colwood Land Use Bylaw, 1989" is amended as follows:

- a) Amend Schedule "A" by deleting from the Residential 1 (R1) Zone and adding to the Comprehensive Development (CD33- 2350 Sooke) Zone, the property shown in Schedule 1 attached to this bylaw and described as:

Lot 4, Section 68, Esquimalt District, Plan 21735 & Lot 5, Section 68, Esquimalt District, Plan 21735 Exc. Pt. in Plan VIP71511 as shown in bold outline in Section 36.7 attached to and forming part of this bylaw.

- b) In Section 1.2 "DEFINITIONS", under the heading "COMPREHENSIVE DEVELOPMENT ZONES" and after "CD32" insert "CD33"
- c) In Section 1.3.09 under the heading "SHORT FORM" and after "CD32" insert "CD33" and under the heading "ZONE" and after "Comprehensive Development 32" insert "Comprehensive Development 33".
- d) After Section 10.37, add Section 10.38 COMPREHENSIVE DEVELOPMENT 33 (CD33) 2350 Sooke ZONE as per Schedule 2 of this bylaw.

READ A FIRST TIME on this the	day of	2021
READ A SECOND TIME on this the	day of	2021
PUBLIC HEARING held on this the	day of	2021
READ A THIRD TIME on this the	day of	2021
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on this the	day of	2021

ADOPTED BY THE MUNICIPAL COUNCIL
OF THE CITY OF COLWOOD on this the

day of

2021

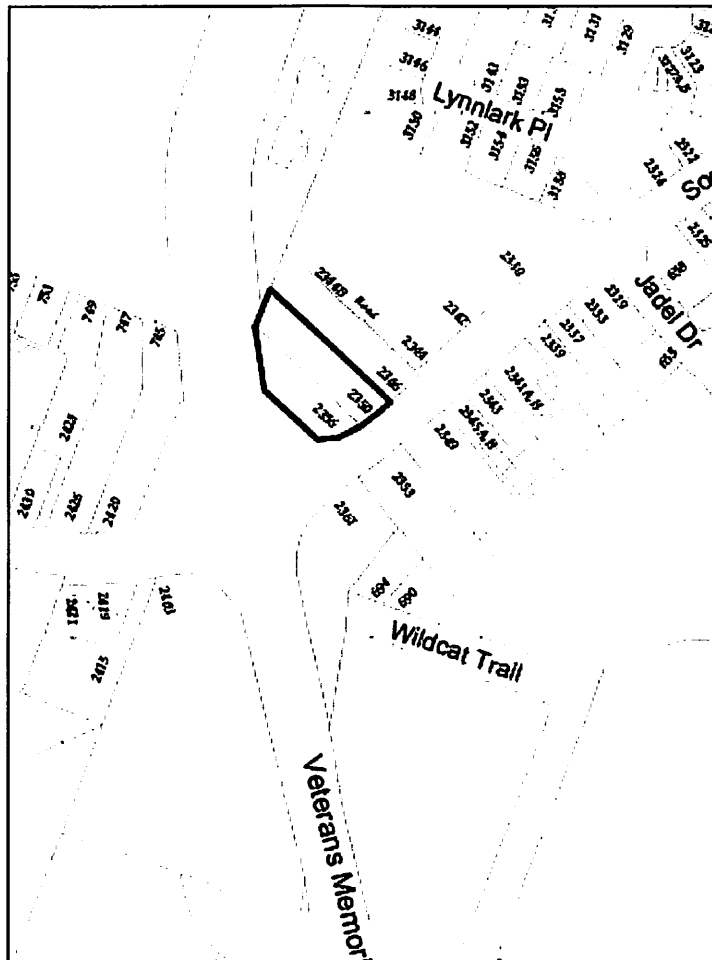
MAYOR

CORPORATE OFFICER

SCHEDULE 1

Subject Property Map

COMPREHENSIVE DEVELOPMENT 33 (CD 33 –2350 SOOKE ROAD) ZONE



Scale 1:2500
RZ-21-01D



SCHEDULE 2**SECTION 10.38 COMPREHENSIVE DEVELOPMENT 33 (CD 33 – 2350 Sooke) ZONE****10.38.1 Purpose**

The purpose of this zone is to provide for the orderly development of the lands at 2350 & 2356 Sooke Road in Colwood. A base level of development is provided for which would permit the development of the lands in the zone at a low density. Alternative regulations are specified for development at greater density, subject to the owner providing amenities contributions as contemplated by Section 482 of the *Local Government Act*.

10.38.2 Permitted Uses

- 1) In addition to the uses permitted by Section 2.1.10, the following uses and no others are permitted in the CD33 Zone:
 - i. Apartments
 - ii. Apartment (Senior Citizens)
 - iii. Personal Service
 - iv. Restaurants
 - v. Retail Store

10.38.3 Permitted Base Development

In the CD33 Zone the number of dwelling units shall not exceed 2.

10.38.4 Comprehensive Development

- 1) Notwithstanding Section 10.38.3, the density of development in Section 10.38.5 is permitted on the lands shown on the CD33 Zone Map if the Owner:
 - a) Contributes to the Affordable Housing Fund \$500 per additional residential unit;
 - b) Contributes to the Community Amenity Fund \$1,500 per additional dwelling unit for an apartment;
- 2) Payment of the contributions in Section 10.38.4.1) shall be made at the time of issuance of a building permit.

10.38.5 Development Regulations

The commercial floor space permitted shall not exceed 80 m².

Regulation Table:

Regulation	General
Minimum Lot Area	3,000 m ²
Minimum Lot Width	40.0 m
Floor Area Ratio	2.5
Maximum Lot Coverage	50%
Minimum Open Site Space	40%
Maximum Building Height	25.0 m
Minimum Building Setbacks	
Front (Sooke Road)	6.0 m
Side	6.0 m
Exterior side	3.0 m
Rear	6.0 m

10.38.6 General

The relevant provisions of Divisions 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this zone, the latter shall prevail.

Council Resolution

Council Minutes – November 22, 2021

2350 & 2356 Sooke Road

RZ 21-010

R2021-373 MAIN MOTION AS AMENDED

THAT the appropriate amendments to the *Land Use Bylaw* be prepared which includes the following regulations:

- A contribution of \$500 per additional apartment dwelling to the Affordable Housing Reserve Fund; and
- That the permitted commercial uses be limited to non-office.

AND THAT prior to adoption of the zoning amendment bylaw a development agreement be registered which includes the following conditions:

- A road dedication to be provided in order to achieve a 30 m road cross section for Sooke Road as identified in the City's *Transportation Management Plan*.
- A restrictive covenant to retain approximately 370 m² at the rear of the site for conservation of the green space and require installation of fencing to mark the area.
- All off-street residential, visitor, and commercial parking will have access to electrified 110V outlets.
- Long term bicycle storage will have access to an electrified 110V outlet.

AND THAT prior to the Public Hearing, a Traffic Impact Assessment from a qualified professional be received to the satisfaction of the Director of Engineering and Development Services and that recommendations from the TIA be included in the development agreement.

CARRIED

OPPOSED: COUNCILLOR DAY

Notice of Public Hearing

PUBLIC HEARING NOTICE

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 188 (CD33-2350 Sooke), Bylaw No. 1913, 2021

DATE and TIME:	Tuesday, February 22, 2022, 6:30 pm
PLACE:	Electronically at www.colwood.ca/Meetings

PURPOSE: To rezone the subject property from the Residential 1 (R1) Zone to Comprehensive Development (CD33-2350 Sooke) Zone to permit a six (6) story, rental apartment building with 80 m2 of commercial space.

This Bylaw applies to the land legally described as Lot 4, Section 68, Esquimalt District, Plan 21735 & Lot 5, Section 68, Esquimalt District, Plan 21735 Exc. Pt. in Plan VIP71511

Copies of the proposed bylaw and related materials can be viewed at www.colwood.ca/publicnotices or in person at Colwood City Hall from February 4, to February 22, 2022 between 8:30am and 4:30 pm Monday to Friday excluding statutory holidays.

We want to hear from you!

Due to the increased spread of COVID-19 and to ensure safety for all, under the authority of the *Local Government Act*, the public hearing will be conducted in an electronic format and be closed to in-person attendance.

WRITE TO US

For inclusion as part of the public record, the deadline for written submissions is 12:00 pm on the day of the public hearing 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 AT THE PUBLIC HEARING

Call toll-free 1-855-703-8985

Meeting ID: 810 9704 8672/Passcode: 388365

Instructions for speaking live via phone at the electronic public hearing will be available on the agenda at www.colwood.ca/Meetings.

Watch the Public Hearing Live at:

www.colwood.ca/Meetings

NEED MORE INFORMATION?

Contact Development Services at 250-294-8153 or publichearing@colwood.ca

Marcy Lalonde, CMC
Corporate Officer



Public Input