

Notice of 1st and 2nd Reading Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 203 (CD38 - 641 Latoria Road), Bylaw No. 1977, 2023**” is to amend the Colwood Land Use Bylaw No. 151, 1989 to enable the development of 29 townhomes.

Within the binder, please find a copy of:

1. Draft Staff Report to Council – 641 Latoria Road (October 10, 2023)
2. Draft Staff Presentation – 641 Latoria Road (October 10, 2023)
3. Proposed Bylaw No. 1977 (Land Use Bylaw Amendment)
4. Proposed Bylaw No. 1999 (Sign Bylaw Amendment)
5. Notice of Amending Bylaw

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

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

To: Planning and Land Use Committee
Date: October 3, 2023
From: Kelsea Fielden, Planner I
RE: Rezoning Application - 641 Latoria Road

RECOMMENDATION

THAT the Planning and Land Use Committee recommend to Council:

THAT an amendment to Land Use Bylaw No. 151 be prepared to rezone 641 Latoria Road from the Residential 1 (R1) zone to a new Comprehensive Development Zone;

AND THAT an amendment to Sign Bylaw No. 60 be prepared to include the new CD zone within Sign District B;

AND THAT prior to adoption of the amending bylaw to Land Use Bylaw No. 151, a Section 107 Plan of Road Dedication along Latoria Road be submitted to the City of Colwood for signature and registered at the BC Land Titles Office. The dedication plan is to achieve an overall 25.8m right of way width along the subject property's frontage;

AND FURTHER THAT prior to adoption of the amending bylaw to Land Use Bylaw No. 151, the following long-term conditions be registered with a Section 219 Covenant Development Agreement:

DELAYED CLEARING OF THE LANDS

1. The Owner covenants and agrees with the City that, irrespective of the issuance of an Environmental Development Permit, the Lands shall not be cleared or built upon unless and until the City is in receipt of a Building Permit application for the site, and the City provides written authorization to proceed with removal.

Prior to the issuance of a Development Permit:

ENVIRONMENTAL CONSERVATION AREA AND RESTORATION DEPOSIT

2. The Owner shall register a Section 219 Covenant over the lands agreeing to retain and maintain in total a minimum 1,544m² for environmental conservation and restoration purposes and requiring installation of split rail fencing limiting access to the area and installation of interpretative signage describing the environmental assets being protected within the area.
3. The Owner shall, at their own expense, and to the satisfaction of the Director of Development Services, submit a habitat restoration and enhancement plan and cost estimate for the proposed covenant area including removal of invasive plant species, replanting of disturbed areas with native plant species, and installation of nesting boxes, irrigation and other as deemed appropriate by the Qualified Professional, who is to oversee the installation of the works.
4. The Owner shall provide a 110% security deposit to complete the habitat restoration and enhancement plan, including the cost of planting replacement trees on-site. For clarity,

The Owner agrees that the City will hold the deposit for a minimum of two growing seasons after installation. A request to the City for the release of the deposit must be accompanied with a completion letter prepared by the Qualified Professional confirming the planting and restoration works are in good health and consistent with the restoration and enhancement plan.

Prior to the issuance of a Building Permit:

CASH-IN-LIEU OF REPLACEMENT TREES

5. That the Owner shall provide the City cash-in-lieu contribution to the Community Amenities Reserve Fund, in the amount of \$1,000 per any required replacement tree that cannot be accommodated on-site, at a replacement rate of 2:1. This cash-in-lieu commitment applies to all on-site protected trees removed for which replanting cannot be accommodated on-site. For clarity, the cash-in-lieu contribution will be calculated and payable prior to Building Permit issuance, once final architectural and landscape plans have been accepted by City of Colwood.

GREEN BUILDING FEATURES

6. The Owner covenants and agrees with the City that the Lands shall not be built upon, and the Owner shall not apply for a Building Permit and the Owner agrees it is not entitled to a Building Permit unless and until the following Green Building Feature conditions are confirmed to the satisfaction of the Chief Building Inspector:
 - a. All units have an EV charging rough-in;
 - b. All units are solar ready;
 - c. All units have no connection to a natural gas system;
 - d. All units will contain an electric heat pump for heating and cooling; and
 - e. Carbon capture concrete will be utilized wherever possible.

7. OFF-SITE WORKS

- a. The Owner completes frontage improvements on Latoria Road (or enters into a Servicing Agreement with the City of Colwood for the required frontage improvements) as required by applicable City of Colwood policies or bylaws, as amended from time to time.
- b. The developer applies for and obtains all necessary municipal, provincial and federal approvals and permits necessary to construct the required frontage improvements, including any applicable requirements and associated compensation under RAPR, including but not limited to driving lanes, bike lanes, sidewalks, boulevards, signage, lighting, and paint lines. The Developer acknowledges that the setbacks in the Land Use Bylaw are a minimum requirement and that the setbacks for any building or structure on the lands shall be predicated on the environmental offset needed to meet the required compensation area respecting the Provincial and Federal environmental approvals.

CRITICAL ROOT ZONE PROTECTION

- c. The Owner submits a report by an ISA Certified Arborist at the time of Building Permit submission which approves the design and confirms all proposed buildings and structures, including retaining walls are outside the Critical Root Zone of any trees tagged for retention or TBD and adequate tree fencing has been installed prior to Building Permit issuance.

SUMMARY AND PURPOSE

The purpose of this report is to present to Committee Rezoning Application RZ-22-013, which is requesting an amendment to the Land Use Bylaw to rezone 641 Latoria Road from the Residential 1 (R1) Zone to a new Comprehensive Development Zone. The applicant has provided a letter of rationale (Appendix 1) for the proposal of 29 townhomes within six blocks as shown in Appendix 2.

The proposal features housing for families (3-bedroom townhome units), which would contribute to a key area of need identified in the 2020 Housing Needs Assessment.

The rezoning application is consistent with the OCP built form policies for lands designated Neighbourhood Hillside. The proposed increase to the site's density is supported by OCP policy, which supports additional density located on an arterial road, close to a key intersection and a neighbourhood centre. The proposal inventoried the natural assets of the site (Appendix 3), including a Tree Management Plan (Appendix 4), which resulted in a site plan that responds to site adaptive planning principles, as well as meeting City requirements for emergency vehicle access and other road safety requirements.

STRATEGIC PLAN AND RELATED POLICIES

Colwood Strategic Plan 2019-2023

The proposal aligns with prosperity priorities in the Strategic Plan 2019-2023 by creating additional housing within walking distance of daily needs and aligns with key community goals identified in Section 3.2 of the OCP including increasing housing choices that meet a range of needs and lifestyles and offering residents well-connected green spaces and access to nature close to home.

Housing Needs Report (Urban Matters 2020)

The Housing Needs Report prepared by Urban Matters (2020) indicates that housing for families is a key area of local need in the Capital Regional District. In the Westshore Communities, households specifically look for options providing additional spaces resulting in a need for 3+ bedrooms. It was noted that new townhomes are often preferred by families as they are easier to maintain, and smaller lot subdivisions provide affordable housing options without having to sacrifice space.

BACKGROUND

Applicant Information

<u>Applicant:</u>	Formwell Homes Ltd.
<u>Owner:</u>	641 LATORIA DEVELOPMENT LTD
<u>Address:</u>	641 Latoria Road
<u>Legal:</u>	Lot 2, Sections 60 and 61, Esquimalt District, Plan 9849
<u>Current Zoning:</u>	Residential 1 (R1) zone
<u>Proposed Zoning:</u>	New Comprehensive Development Zone (CD38)
<u>Current OCP Designation:</u>	Neighbourhood – Hillside and Shoreline
<u>Development Permit Areas:</u>	Environmental – Hillside and Sensitive Ecosystem Natural Hazard – Steeply Sloped

APPLICATION REVIEW

1. Proposal

The applicant is requesting an amendment to the Land Use Bylaw to rezone 641 Latoria Road from R1 to a new Comprehensive Development zone. The zoning change would enable the construction of a 29-unit 3-storey townhouse development within six blocks.

2. Site Context

The subject property is 1.88 acres (7,620m²) in size and is located in South Colwood just west of the intersection at Latoria Road and Veterans Memorial Parkway. The property is a wide yet narrow hillside lot that features significant grade changes throughout the property, second growth trees and rocky outcrops. There are previously disturbed areas, including the existing driveway, the area where a derelict accessory building currently sits, and an area assumed to be the former location of a residential building. Table 1 summarizes the land uses and zones of properties adjacent to the site. There is a range of uses and development types surrounding the property ranging from single-family to mixed-use commercial with residential above.

Table 1 | Zones and Land Uses Adjacent the Site

	Existing Zone	Existing Use	Status
North	CD3	Commercial ground floor and residential above	Complete.
East	CD2 – Area 4	Vacant	Proposed Future Apartments.
South	CD2 – Area 2	Single Family Homes	Currently under construction.
West	CD2 – Area 2	Duplexes	Currently under construction.

3. Land Use Bylaw No. 151

The subject property is currently zoned R1 which is standard single-family zoning for Colwood that permits secondary suites and other uses that are ancillary to single family homes. The new Comprehensive Development zone would enable the construction of 29 townhomes in six blocks. Table 2 compares the permitted land uses imposed on the lands by the existing R1 zone, and the proposed land uses for the new CD Zone.

Table 2 | Comparison of Current Zoning and Proposed Zoning

	R1	Proposed new CD zone
Permitted Uses	One-family dwelling and two-family dwelling Group Home use Home occupation Not more than 2 boarders or lodgers Accessory buildings and structures Secondary suite Accessory dwelling unit Show homes	Attached housing Duplex Home Occupation – Office Use Only Show homes Accessory Buildings and Structures
Density (FAR)	0.4	0.7
Height	8.5m	12m
Lot Coverage	35%	30%
Setbacks	Front Yard	7.5m
	Side Yard, west*	1.5m
	Side Yard, east*	1.5m *sum of two side yards shall not be less than 4.5m
	Rear Yard	7.5m
		5.0m

4. Official Community Plan (OCP) Bylaw No. 1700

The subject property is designated as Neighbourhood – Hillside and Shoreline in the OCP which supports ground-oriented buildings including multi-unit townhouses up to approximately three storeys as permitted under Policy 7.2.20(c) and 7.2.21(a). The designation is expected to be exceptionally supportive of protecting natural features and sensitive ecological areas. To support the land use objectives, 40% of greenfield sites should be retained as part public and private open space and a strong focus on site adaptive planning principles, including clustering of development. Further supported land use objectives include maintaining the existing character and scale of existing areas, while increasing housing diversity through sensitive infill approaches that are compatible in terms of scale and intensity including ground-oriented townhomes. The property is just at the edge of the Neighbourhood Centre designation which envisions a small-scale, mixed-use gathering space meant to serve residents. Due to the distinct hillside nature of the site, staff have evaluated the proposal against the policies and objectives of the Neighbourhood – Hillside and Shoreline designation as those policies are most suitable to implementing site adaptive design in the context of a greenfield and hillside property.

The proposal is consistent with OCP Objective 6.2.4 and corresponding Policy 6.2.4.1 which supports moderate residential growth in established single-detached neighbourhoods in the Controlled Growth Area in the form of single-detached lots, secondary suites including coach houses, duplexes, and ground-oriented townhouses. 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

Neighbourhood Hillside & Shoreline – OCP Policy		Proposal	Staff comments
7.2.20.c. Land Uses	Ground-oriented multi-unit residential, including duplexes, townhouses, and apartments.	Ground-oriented townhouses.	OCP policy met.
7.2.21. b. Built form	Ground-oriented buildings up to approximately three storeys.	3-storey townhouses.	OCP policy met.
7.2.21.d. Density	FAR ranging up to approximately 1.2.	0.7 FAR.	OCP policy met.
7.2.19.a.	Maintain the existing character and scale of existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill approaches.	Townhouses respect the existing neighbourhood context which features a diverse dwelling stock ranging from mid- to low- density developments.	OCP policy met.
7.2.19.b.	Improving the public realm for pedestrians.	Providing frontage improvements along Latoria Road.	OCP policy met.
7.2.19.e.	Designing building, public open spaces, and transportation networks to protect natural assets.	Proposal includes an environmental protection covenant area over important hillside habitat that enhances the protection to the existing protected area at the rear of Olympic View lots.	OCP policy met.
7.2.22.b.	Strong focus on site adaptive policies, including clustering of development to be set back from and preserve nature features and sensitive ecosystems.	The proposal features clustered development blocks away from the proposed covenant area to ensure at least a key portion of the site experiences no alteration.	OCP policy met.
7.2.22.e.	When considering development on greenfield sites, retain a minimum of	The proposal features 50% of the site as open space: 21% would be	OCP policy met.

	40% of the site area as part public and part private open space.	undisturbed open space (environmental covenant area), and an additional 29% of the site accommodates the proposed landscaping for the development.	
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5. Site Adaptive Planning

Over the past 15-months, the applicant has worked with staff to define buildable and non-buildable areas based on the environmental impact assessment provided with the rezoning application. The concept plan has been redesigned three times to balance compliance with site adaptive planning principles while meeting City requirements regarding maximum height of retaining walls, driveway access location, maximum grade for a private driveway and other requirements for emergency vehicle access to the site.

The original concept plan (Figure 1) for the site featured a driveway access along the eastern property line. The plan was revised based on staff review comments which included 1) incorporate the required road dedication and frontage improvements 2) relocate the driveway access to avoid a conflict with the roundabout traffic pattern 3) satisfy fire access turn around movement requirements and 4) provide a grading plan and specifications to the proposed retaining walls.

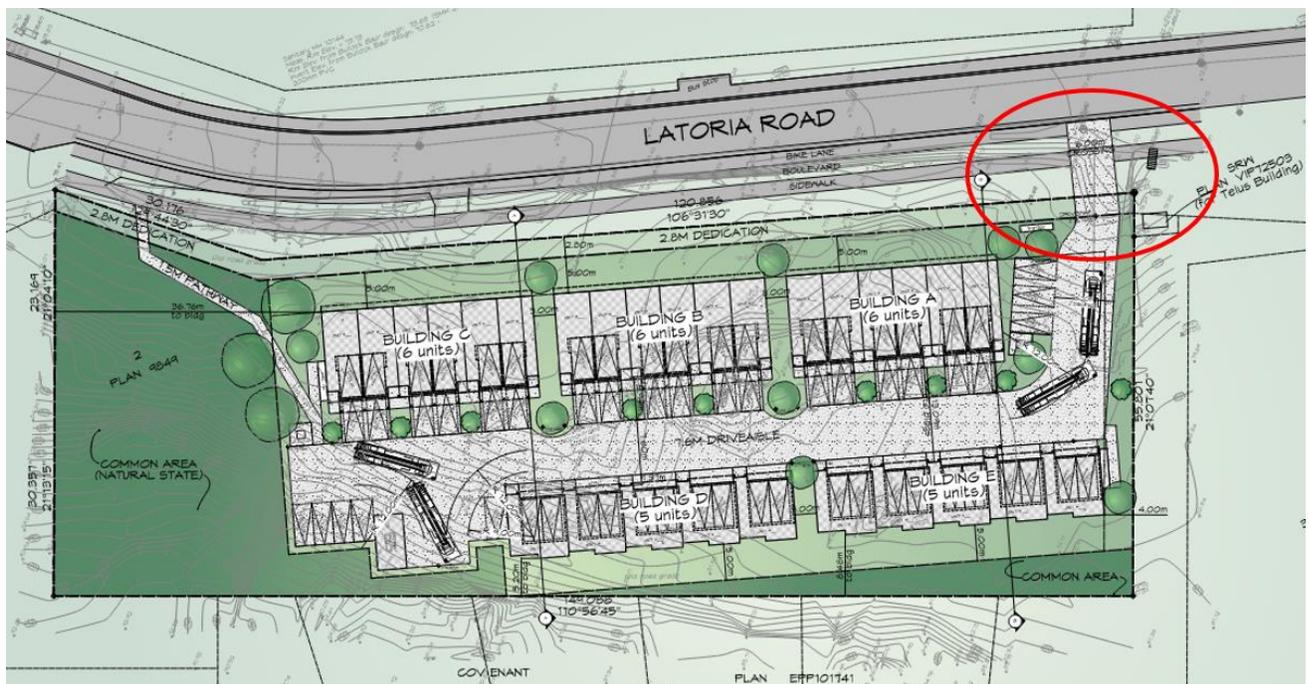


Figure 1: First Iteration

A second conceptual plan was developed addressing staff’s initial concerns (Figure 2) yet additional concerns emerged regarding 1) the steepness of the driveway and its impact on fire truck access and 2) the extensive need for retaining walls throughout the site and 3) significant land alterations for the drive aisle.



Figure 2: Second Iteration

The third and final conceptual plan emerged as the most balanced approach to developing this hillside lot recognizing the northern property line is up to 4.0m higher than Latoria Road, and the lot itself features up to an 11.0m grade difference between the front (north) and rear (south) property line. The revised concept plan clustered and reallocated units to ensure the protection of 5 additional trees along the eastern property line while adhering to all the City's technical requirements.



Figure 3: Third Iteration - Current Conceptual Plan

6. Open Space

The development has been designed to retain 21% of the site (1,544 m²) as an undisturbed area. This area is proposed to be protected with a section 219 covenant preventing further development or disturbance. Staff are of the opinion that increasing the size of the existing nearby environmental covenant area (Figure 4) will not only protect the site’s most valuable ecological features, but also lend additional protection to the rocky outcrops and trees located at the rear of the Olympic view properties, as intended under site adaptive planning principles.

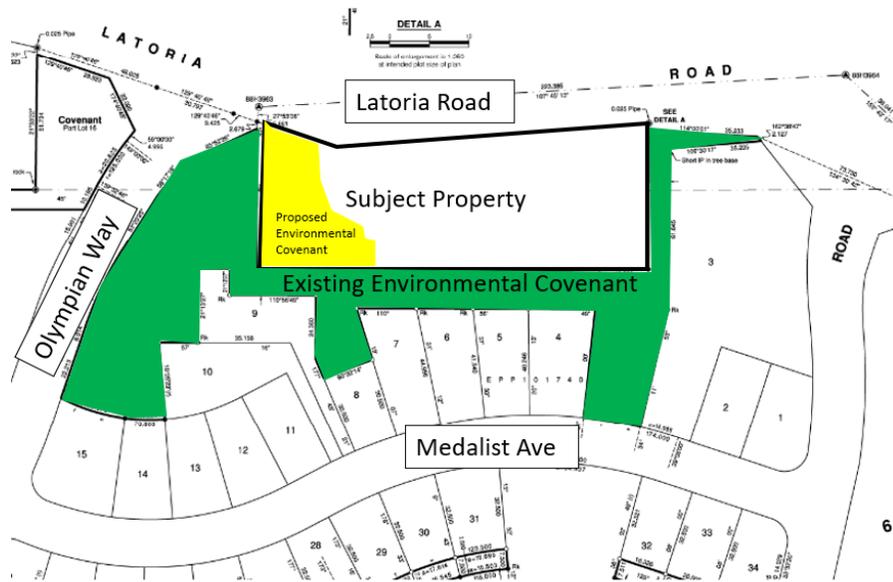


Figure 4: Existing and Proposed Environmental Covenant in Olympic View

Within the Neighbourhood - Hillside designation, Policy 7.2.22.e states: “when considering development on greenfield sites, retain a minimum of 40% of the site areas as part public and part private open space.” Table 4 shows how the proposed development intends to retain 50% of the site as open space.

Table 4 | Open Space Calculations

Open Space		
Undisturbed Land (Covenant Area)	1,544 m ²	21%
Open Green Space (Common Areas, General Landscaping)	2,110 m ²	29%
Total open space	3,654 m²	50%

7. Tree Management Plan

The current Tree Management Plan submitted to date has identified the need to remove 106 protected trees out of the 166 bylaw protected trees located within influencing distance of the proposed development. 73 of the trees proposed to be removed are located on the City’s road right of way and their removal is necessary to achieve the required frontage improvements. The City will be responsible for replacement of these right of way trees. Staff will work with the applicant through an Environmental Development Permit and a detailed civil plan submission to define the scope of the frontage works and their impact on tree removal.

The applicant will be responsible for replacing protected trees located within private property at a ratio of 2:1. Any required replacement trees that cannot be accommodate on-site as part of an approved landscape for the site and/or restoration and enhancement plan for the covenant area will be subject to the cash-in-lieu framework outlined in the staff recommendation.

8. Off-site works

Frontage works along Latoria Road are to be completed in accordance with the standards contained in the Subdivision Servicing Bylaw No. 285 and in alignment with Colwood's Transportation Master Plan as amended by Council from time to time. Frontage improvements shall include, sidewalk, curb, street lighting, boulevard, and trees. The required 2.8m road dedication to enable the intended Latoria Road cross-section will be secured prior to final adoption of the rezoning and is included in the requirements of the Development Agreement.

9. Traffic Impact Study

A Traffic Impact Assessment (TIA) was conducted by Watt Consulting Group (Appendix 5). The study included Veterans Memorial Parkway, Latoria Road, Castlewood Road, and Olympian Way. The study concluded that the development will have a negligible impact on vehicle volumes as it is within the normal range of daily fluctuations which will not impact the traffic operations in the area and the site is well-suited for the proposed use. The City's Engineering Department has reviewed and accepted the TIA recommendations.

10. Site Servicing

A civil, lighting, off-site landscape and irrigation, stormwater management plan and sewer and drain design drawings will be required prior to Building Permit issuance.

11. Building and Life Safety

All upgrades necessary to serve the development are the responsibility of the developer. A Fire Underwriters Survey (FUS) report is required at the Development Permit stage and prior to Building Permit approval.

12. Community Amenity Contributions

The applicant is proposing to meet Council's policy as identified in Table 5.

Table 5 | Preliminary summary of developer contributions

Contributions by Type	Rate per unit	Total	Bylaw/Policy Reference
CAC Fund	\$7,500*/unit	\$210,000	Policy COM 003 as amended
Affordable Housing Reserve Fund	\$1,500*/unit	\$42,000	Policy COM 003 as amended
Fire Hall Fund	\$525*/unit	\$16,268	Council resolution
School DCCs (payable to SD62)	\$900/unit	\$25,200	CRD Bylaw No. 2019-01
Road DCCs	\$4,539.74/unit	\$127,112	Bylaw No. 1839
Water DCCs (payable to CRD)	\$2,557/unit	\$71,596	CRD Bylaw No. 2758
Sewer enhancement fees	\$2,095/unit	\$58,660	Bylaw No. 1500
Total contributions		\$550,836	

* Subject to annual CPI increases

13. Legal Encumbrances

An old development agreement (Covenant FB19366) was registered on the property's title in 2007, when the property was rezoned from A1 to R1. This covenant will be discharged, and new development conditions will be imposed on the property as part of the development agreement outlined in the staff recommendation.

14. Public Engagement

As required by Development Application Consultation Policy DEV 001, the applicant hosted an open house on October 3, 2022, at the Colwood Church after sending out an introductory letter in the mail to properties within 100m of the subject property. A summary of the applicant's engagement summary is included in Appendix 6.

OPTIONS/ALTERNATIVES

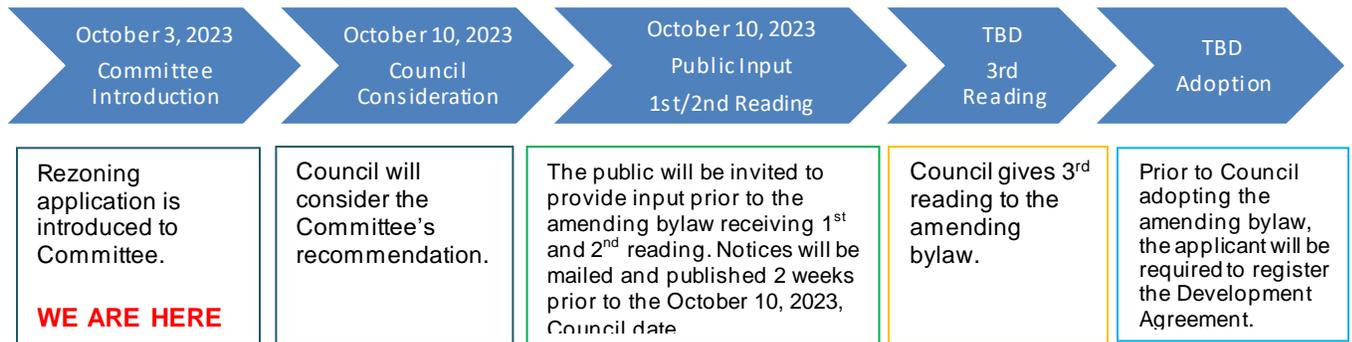
THAT the Planning and Land Use Committee consider recommending to Council one of the following options:

- Option 1:** The staff recommendation; OR
- Option 2:** THAT staff provide additional information before Council considers an amending bylaw for Rezoning Application No. RZ-22-013 for 641 Latoria Road; OR
- Option 3:** THAT Rezoning Application No. RZ-22-013 for 641 Latoria Road be denied; OR
- Option 4:** THAT Committee provides another option for Council consideration.

COMMUNICATION

A development notification sign was posted on the subject property as required under the Land Use Application Procedures Bylaw No. 427. The application and supporting documents have been available for public viewing on the City’s website as part of the Council and Committee agenda from September 22nd to October 10th, 2023. Prior to first reading of an amending bylaw, the City will mail postcard notices to owners and occupants within a 75-meter radius of the subject property and post notice on the City’s website and in two consecutive issues of a local newspaper.

TIMELINES



FINANCIAL CONSIDERATION

Rezoning the subject property to permit a higher density of development will increase the assessed value of lands, thus increasing its taxable value. Table 5 provides a preliminary estimate of the developer contributions for the proposed 29 townhouse units.

CONCLUSIONS

The proposal meets the policy objectives of the Neighbourhood-Hillside designation as well as the City’s broader OCP goals of increasing housing choices that meets a range of needs and lifestyles as emphasized in the Housing Needs Assessment. The proposal inventoried the natural assets of the site (Appendix 3), including a Tree Management Plan, which resulted in a site plan that responds to site adaptive planning principles, as well as meeting City requirements for emergency vehicle access and other road safety requirements. Committee may wish to recommend to Council that they endorse the staff recommendation.

Respectfully submitted,

Kelsea Fielden, BA
 Planner I

Yazmin Hernandez, MCIP RPP
 Director of Development Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation.

Robert Earl
Chief Administrative Officer

Attachments:

APPENDIX 1: Applicant's Proposal Letter

APPENDIX 2: Conceptual Site Plan and Architectural Drawings

APPENDIX 3: Environmental Impact Assessment

APPENDIX 4: Tree Management Plan

APPENDIX 5: Traffic Impact Assessment Memo

APPENDIX 6: Public Engagement Summary Letter

Rezoning Application No. RZ-22-013

641 Latoria Road

DRAFT

Presented by Kelsea Fielden

Planner I

October 3rd, 2023

Planning and Land Use Committee



History

June 2022



Application Received

July 2022



Review and Referral
Period

Iteration 1: Aug 2022
Iteration 2: Nov 2022
Iteration 3: June 2023



Feedback Provided

August 2022



Community Engagement

October 2023



Committee Consideration

WE ARE HERE

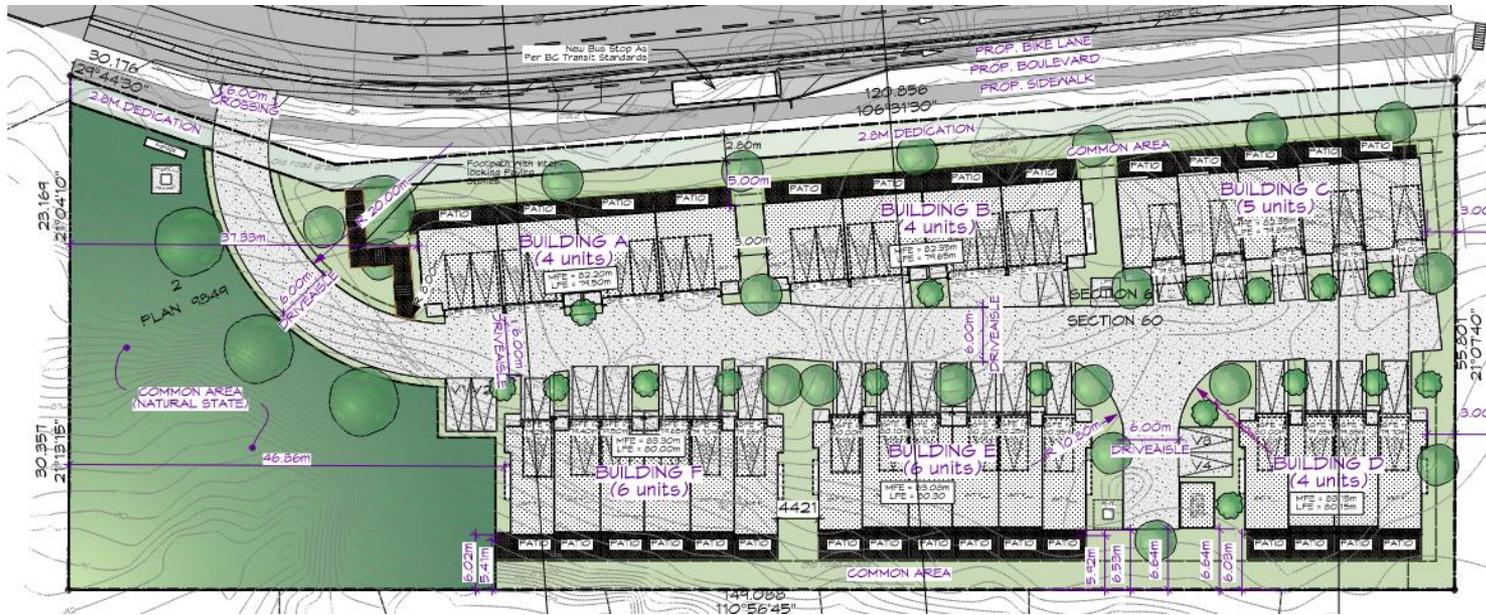
Site Context



- Lot size: 7,620m²
- Current Zone: R1
- OCP Designation:
 - Neighbourhood Hillside and Shoreline
- Development Permit Areas:
 - Environmental (Sensitive Ecosystem and Hillside)
 - Natural Hazard (Steeply Sloped)

Proposal

- 29 units.
- 3-storey townhomes.
- Floor Area Ratio of 0.7.
- Environmental Protection Covenant Area.



OCP Review

Policies & Built Form

Neighbourhood – Hillside and Shoreline supports:

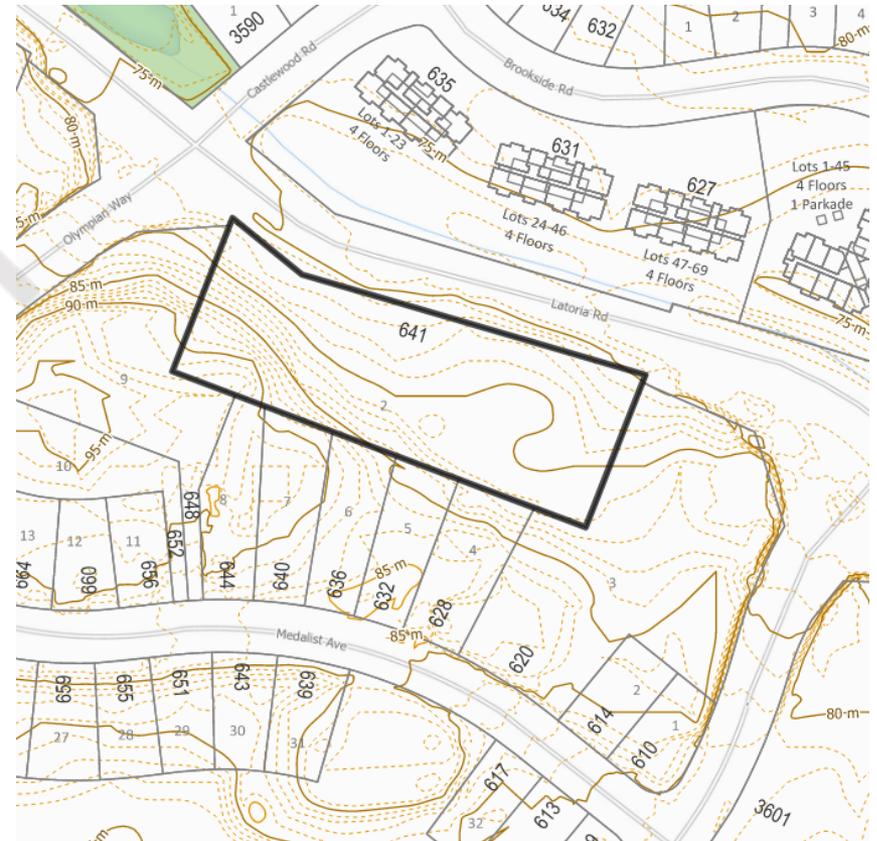
- Ground-oriented multi-unit townhouses up to 3 storeys.
- Floor Area Ratio up to 1.2.
- Protection of natural features and sensitive ecological areas.



OCP Review

Site Adaptive Planning

- Natural Assets and Tree Inventory.
- Three iterations to work with existing site conditions.
- Environmental Protection Covenant Area: 1,544.09m²
 - 40% open space requirement
- Significant grade change
 - Retaining walls



Comprehensive Development CD38 Zone

Table 2 | Comparison of Current Zoning and Proposed Zoning

		R1	Proposed new CD zone
Permitted Uses		One-family dwelling and two-family dwelling Group Home use Home occupation Not more than 2 boarders or lodgers Accessory buildings and structures Secondary suite Accessory dwelling unit Show homes	Attached housing Duplex Home Occupation – Office Use Only Show homes Accessory Buildings and Structures
Density (FAR)		0.4	0.7
Height		8.5m	12m
Lot Coverage		35%	30%
Setbacks	Front Yard	7.5m	5.0m
	Side Yard, west*	1.5m	5.0m
	Side Yard, east*	1.5m *sum of two side yards shall not be less than 4.5m	3.0m
	Rear Yard	7.5m	5.0m

Communication and Timeline

DEVELOPMENT APPLICATION
641 Latoria Road

PROPOSAL:
To rezone the property from R1 to a new CD zone to enable the construction of 28 townhouses

APPLICANT: Formwell Homes Ltd.



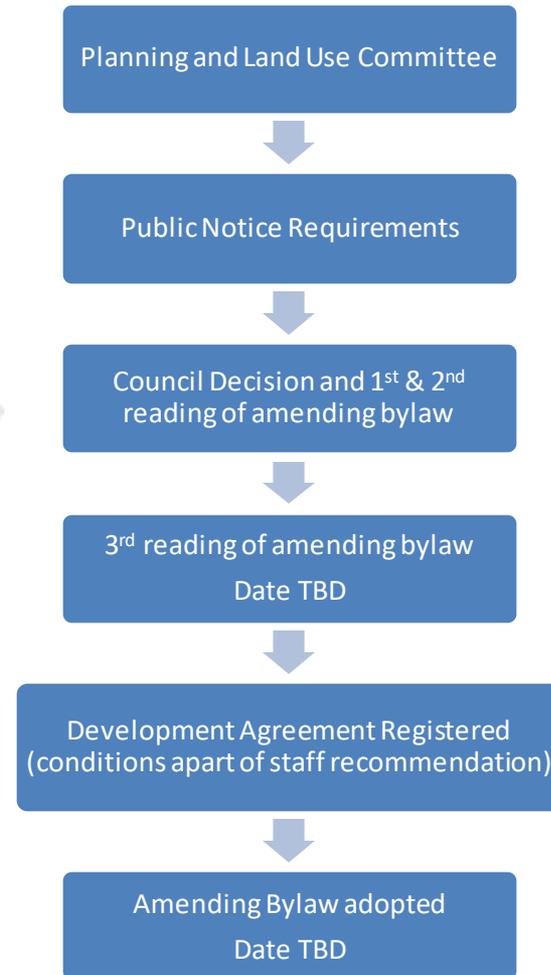
For more information, public meeting dates or to provide input: colwood.ca/planning

LEARN MORE

City of Colwood Development Services Dept.
3300 Wishart Road
250-294-8153

Colwood

This information is based on the initial application and is subject to change. Please contact the Development Services Department for instream updates.



Staff Recommendation

Rezone the subject property to a new CD38 Zone.

Subject to the following conditions:

1. The applicant registers a Development Agreement on title;
2. A portion of the property is dedicated to the City of Colwood as road;
3. A Section 219 covenant is registered agreeing to retain a minimum area 1,544.09m² for environmental conservation and restoration.

Options and Alternatives

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

DRAFT

Thank you!



**CITY OF COLWOOD
BYLAW NO. 1977**

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

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

1. CITATION

This Bylaw may be cited as **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 203 (CD38 - 641 Latoria Road), Bylaw No. 1977, 2023.”**

2. AMENDMENT

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

- a.) In Section 1.3.09 under the heading “SHORT FORM” and after “CD37” insert “CD38” and under the heading “ZONE” and after “Comprehensive Development 37” insert “Comprehensive Development 38”.
- b.) By adding as Section 10.43, the text attached as Schedule 1.

READ A FIRST TIME on the day of 2023

READ A SECOND TIME on the day of 2023

READ A THIRD TIME on the day of 2023

ADOPTED on the day of 2023

Mayor

Corporate Officer

SCHEDULE 1**SECTION 10.43 COMPREHENSIVE DEVELOPMENT 38 (CD38 – 641 LATORIA ROAD) ZONE****10.43.1 Purpose**

The purpose of this zone is to provide for the orderly development of the lands located at 641 Latoria Road in the City of Colwood.

10.43.2 Permitted Uses

1. In addition to the uses permitted by Section 2.1.10, the following uses and no others are permitted in the CD38 zone:
 - a. Attached Housing
 - b. Duplex
 - c. Home Occupation – Office Use Only
 - d. Show Homes
 - e. Accessory Buildings and Structures

10.43.3 Permitted Base Development

1. In the CD38 Zone the number of dwelling units shall not exceed 1.

10.43.4 Comprehensive Development Conditions

1. Notwithstanding Section 10.43.3, the density of development in Section 10.43.5 is permitted in the CD38 Zone in accordance with Sections 10.43.4 through 10.43.7, if the Owner contributes:
 - a. \$7,500 per duplex and townhouse dwelling unit toward the Community Amenity Reserve Fund;
 - b. \$1,500 per duplex and townhouse dwelling unit towards the Affordable Housing Reserve Fund; and
 - c. \$583 to the Fire Hall Fund per duplex and townhouse dwelling unit.
2. Payment of the contributions in Section 10.43.4 shall be made at the time of issuance of a building permit.
3. All dollar amounts referred to in Section 10.43.4.1 shall be increased annually effective January 1 of each calendar year in which this bylaw is adopted by the amount of the Victoria Consumer Price Index (CPI).

10.43.5 Permitted Density

1. The total number of attached housing and duplex dwelling units shall not exceed 29.

10.43.6 Regulatory Conditions

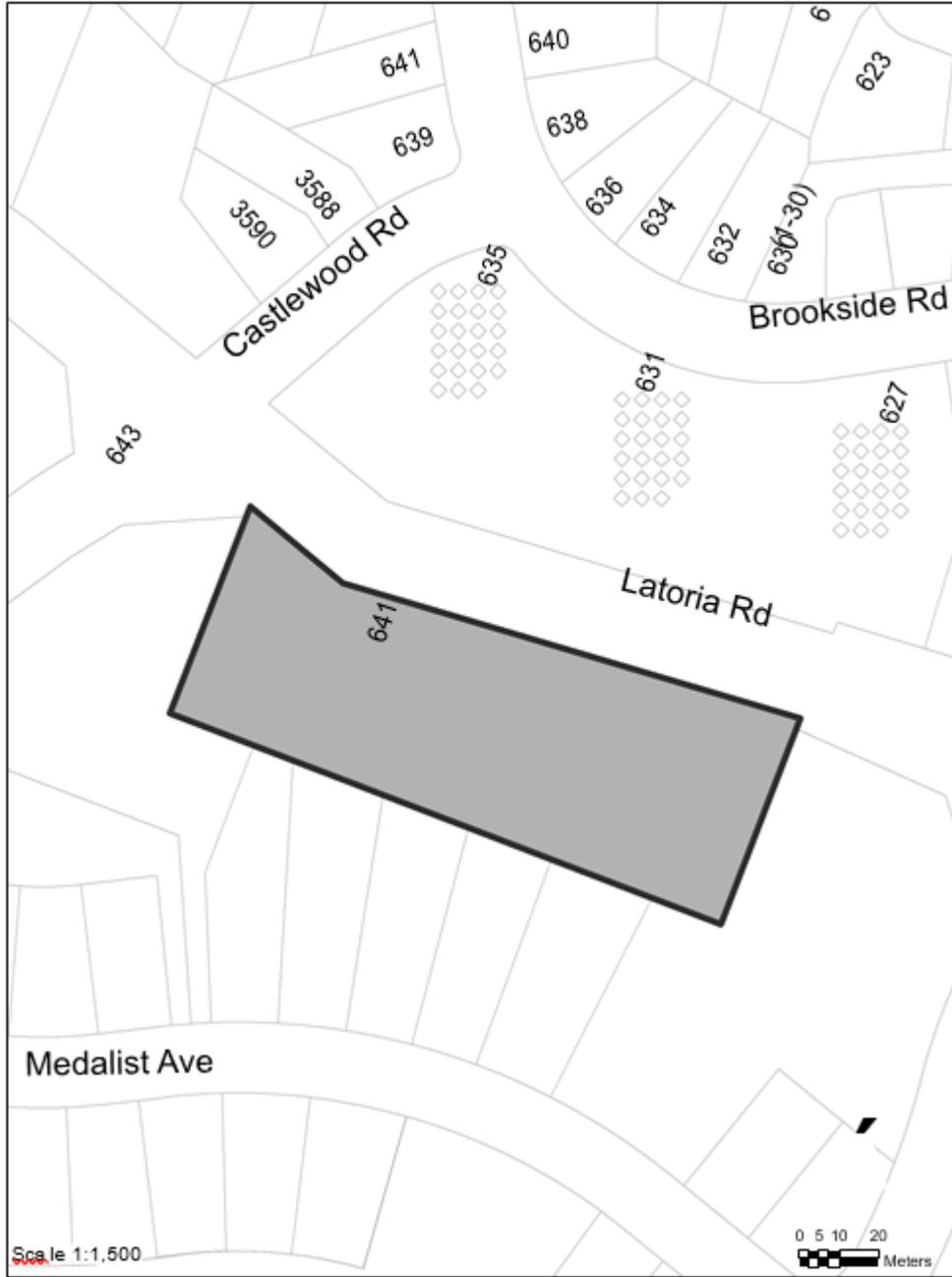
1. Regulatory conditions for the CD38 zone shall be as shown on the following table:

Regulation	General
Minimum lot area	7,206m ²
Maximum lot coverage	30%
Minimum lot frontage	151m
Maximum building height	12m
Maximum number of storeys	3 storeys
Maximum FAR	0.7
Minimum yard requirements for principal buildings	
Front	5.0m
Interior Side (West)	5.0m
Interior Side (East)	3.0m
Rear	5.0m

10.43.7 General

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

COMPREHENSIVE DEVELOPMENT 38 (CD38-641 LATORIA RD) ZONE





**CITY OF COLWOOD
BYLAW NO 1999**

A BYLAW TO AMEND BYLAW NO. 60 BEING THE “COLWOOD SIGN BYLAW, 1988”

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

1. CITATION

This Bylaw may be cited as **“Colwood Sign Bylaw, No. 60, 1988, Amendment No. 31 (CD38 Zone), Bylaw No. 1999, 2023.”**

2. AMENDMENT

Bylaw No. 60, the “Colwood Sign Bylaw, 1988” is amended as follows:

- a.) In Section 8(b), insert “Comprehensive Development 38” after “Park and Open Space” and “(CD38)” after “(P4)”.

READ A FIRST TIME on the day of 2023

READ A SECOND TIME on the day of 2023

READ A THIRD TIME on the day of 2023

ADOPTED on the day of 2023

Mayor

Corporate Officer

NOTICE OF AMENDING BYLAW

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 203
(CD38 - 641 Latoria Road), Bylaw No. 1977, 2023

MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, October 10, 2023, 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will consider First and Second Reading at the Regular Meeting of Council on Monday, October 10, 2023, at 6:30 pm in relation to the proposed **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 203 (CD38 - 641 Latoria Road), Bylaw No. 1977, 2023”**.

PURPOSE: To amend the current Colwood Land Use Bylaw No. 151, 1989 to enable the development of 29 townhomes.

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as “LOT 2 PLAN VIP9849 SECTION 60 & 61 ESQUIMALT” (641 Latoria Road).

INSPECTION OF MATERIALS: A copy of the bylaw and related materials can be viewed at www.colwood.ca/city-hall/public-notice.



We want to hear from you!

WRITE TO US

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

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

NEED MORE INFORMATION? Contact Development Services at (250) 478-5053 ext. 139 or planning@colwood.ca.

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.

Corporate Officer

