

Notice of 1st, 2nd and 3rd Reading Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 211 (RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road), Bylaw No. 2022, 2024**” is to rezone the subject properties to RBCD5 by amending the Land Use Bylaw No. 151, 1989, to enable a 27-unit townhouse development.

Within the binder, please find a copy of:

1. Staff Report to the Planning and Land Use Committee – 376 & 394 Royal Bay Drive and 3479 Wishart Road (April 2, 2024)
2. Staff Presentation to the Planning and Land Use Committee – 376 & 394 Royal Bay Drive and 3479 Wishart Road (April 2, 2024)
3. Applicant Presentation to the Planning and Land Use Committee – 376 & 394 Royal Bay Drive and 3479 Wishart Road (April 2, 2024)
4. Proposed Bylaw No. 2022 (Land Use Bylaw Amendment – RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road)
5. Notice of Amending Bylaw

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

- [City of Colwood - Home \(civicweb.net\)](https://www.colwood.ca/civicweb/home)



STAFF REPORT

To: Planning and Land Use Committee
Date: April 2, 2024
From: Kelsea Fielden, Planner I
RE: Rezoning Application – 376 & 394 Royal Bay Drive and 3479 Wishart Road

RECOMMENDATION

THAT the Planning and Land Use Committee recommend to Council:

THAT the Colwood Land Use Bylaw No. 151, 1989, Amendment No. 211, Bylaw No. 2022, 2024 be considered for readings;

AND THAT prior to adoption of the amending bylaw, all previous Development Agreements and Subdivision Requirements be discharged and replaced with the Development Agreement below;

AND THAT the required Community Amenity Contributions be reduced by 50% to account for the in-kind contribution of the Placemaking and Beautification Plan;

AND THAT if the cost of installation for the Placemaking and Beautification Plan is lower than the 50% reduction of CAC fees, the Owner will provide the difference with a cash contribution to the Community Amenity Contribution Fund equal to the full amount required per the RBCD5 zone;

AND FURTHER THAT prior to adoption of the amending bylaw, the following-long term conditions be registered with a Section 219 Covenant Development Agreement:

Prior to the issuance of a Development Permit:

ROAD RIGHT OF WAY IMPROVEMENTS

The Owner covenants and agrees with the City that a Development Permit shall not be issued until a Placemaking and Beautification Plan for the City's Road Right of Way between 376 Royal Bay Drive and 3439 Trumpeter Street is accepted by the Director of Development Services and secured with a 110% deposit;

The Owner covenants and agrees with the City that a Development Permit shall not be issued until a comprehensive wayfinding signage plan, in substantial compliance with the City's Wayfinding Strategy, be accepted by the Director of Development Services guiding residents to the Murray's Pond Trail through the City's Road Right of Way between 376 Royal Bay Drive and 3494 Trumpeter Street.

Prior to the issuance of a Building Permit:

CONSOLIDATION

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 that it is not entitled to a Building Permit unless the Owner consolidates the Lands into one legal lot and a plan of consolidation is filed with the BC Land Titles Office.

GREEN BUILDING FEATURES

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 and all energized electric vehicle outlets must provide, at a minimum, a Level 2 electric charging level as defined by the Society of Automotive Engineers (SAE) International’s J1772 standard or any superseding provincial or municipal regulation in effect at that time;
- b. All units have installed solar ready infrastructure; and
- c. All units will contain an electric heat pump for heating and cooling.

SUMMARY AND PURPOSE

The purpose of this report is to present to the Planning and Land Use Committee Rezoning Application RZ000001, which is requesting an amendment to the Land Use Bylaw No. 151 to rezone 376 & 394 Royal Bay Drive and 3479 Wishart Road from the Comprehensive Development 18 (CD18) Zone to the Royal Bay Comprehensive Development 5 (RBCD5) Zone (Figure 1). The applicant has provided a rationale letter (Appendix 1) for the proposal of 27 townhomes within 5 blocks as shown in the site plan (Appendix 2).

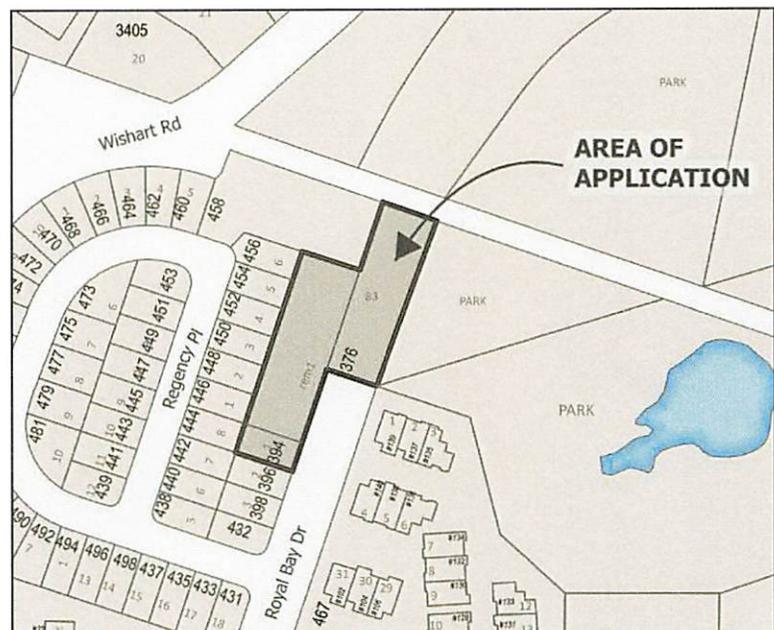


Figure 1: Subject Properties

STRATEGIC PLAN AND RELATED POLICIES

Colwood Draft Strategic Plan 2024-2027

The proposal aligns with the Infrastructure and Well-being pathways of the Colwood Draft Strategic Plan 2024-2027.

Infrastructure Pathway

The Infrastructure pathway emphasizes the creation of a well-connected network of streets, sidewalks, trails and cycling routes. The proposal supports this pathway by connecting the remaining section of the multi-use pathway in Royal Bay ensuring a cohesive trail network. In addition, the Infrastructure pathway takes direction from OCP Objective 8.2.2. which is to improve the safety, comfort, convenience, and enjoyment of walking for residents of all ages and abilities, and treating sidewalks as public places for gathering, shopping, resting, playing and other activities in addition to walking. The inclusion of a Placemaking and Beautification Plan for the City’s Right of Way (ROW) promoting the activation of a walkway achieves this strategic objective.

Well-Being Pathway

The Well-being pathway outlines the goal to enhance the quality of life for Colwood residents through implementation of actions that support access to housing. The proposal supports the pathway by increasing and diversifying the housing stock to meet a variety of household sizes, incomes, tenures, needs and

preferences. The creation of 27 townhouse units can contribute to an identified key area of local housing need in the City recognizing that Colwood is a family-oriented community.

Housing Needs Report (2020)

The Housing Needs Report prepared by Urban Matters (2020) indicates that 790 townhouse units are required between 2018-2028 to support Colwood’s project population growth. This proposal will add 27 units to fulfill that housing need.

BACKGROUND

Applicant Information

<u>Applicant:</u>	Abstract Developments
<u>Owner:</u>	West Coast Contemporary Homes Ltd
<u>Address:</u>	376 & 394 Royal Bay Drive and 3479 Wishart Road
<u>Legal:</u>	LOT 83 PLAN EPP117070 SECTION 39 ESQUIMALT (376 Royal Bay Dr) & LOT 1 PLAN EPP29636 SECTION 39 ESQUIMALT (394 Royal Bay Dr) & LOT 1 SECTION 39 ESQUIMALT PLAN VIP6906 EXCEPT PLAN EPP29636 EPP40996 EPP45377 EPP48970 AND EPP56201, THAT PT LYING TO THE W OF A BOUNDARY EXTENDING AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF SAID LOT & EXTENDING FROM A POINT THEREON DISTANT 509 FT FROM THE SW CORNER OF SAID LOT, & EXC PLANS EPP40996 PP45377 & EPP48970 (3479 Wishart Rd)
<u>Current Zoning:</u>	Comprehensive Development 18 (CD18)
<u>Proposed Zoning:</u>	Royal Bay Comprehensive Development 5 (RBCD5)
<u>OCP Designation:</u>	Neighbourhood

APPLICATION REVIEW

1. Proposal

The applicant is requesting an amendment to the Land Use Bylaw No. 151 to rezone 376 & 394 Royal Bay Drive and 3479 Wishart Road from the CD18 Zone to the RBCD5 Zone. This zoning change would enable the construction of a 27-unit development within 5 blocks, consisting of 3-storey townhomes with 3+ bedroom units. The applicant is also providing a Placemaking and Beautification Plan (**Appendix 3**) for the City’s ROW between the subject property and neighbouring site at 3439 Trumpeter St.

2. Site Context

The subject properties total 3,709m² in size and are located in the Royal Bay Neighbourhood with access off Royal Bay Drive. The site gradually slopes down towards the rear of the site connecting to a City-owned ROW as seen in **Figure 2**. A Form & Character Development Permit was issued to Abstract Developments for the

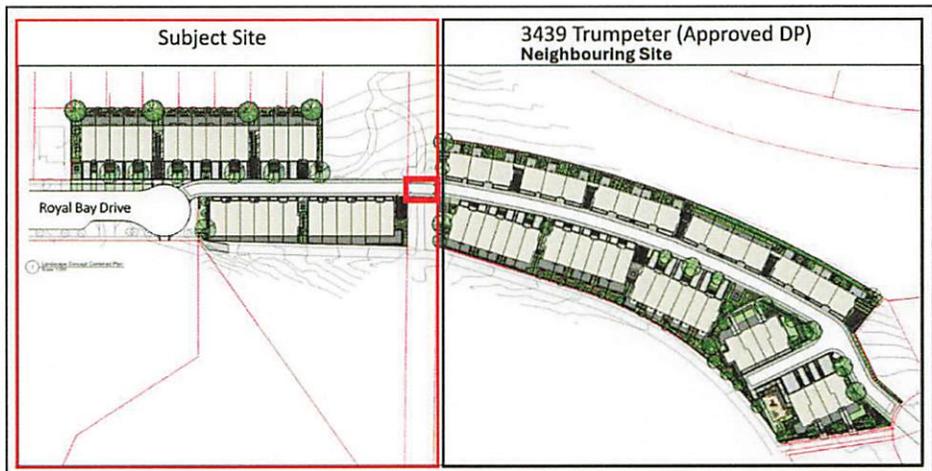


Figure 2: Site Context

property adjacent to the ROW (3439 Trumpeter St) for 44 townhomes. There is no public vehicle access through the properties from Trumpeter Street or Royal Bay Drive. A Statutory Right of Way (SRW) has been registered permitting fire truck access through both sites.

An existing multi-use pathway runs along the eastern portion of the site and will connect to Royal Bay Drive as part of this proposal. The multi-use pathway connects to Murray’s Pond Park Trail and Perimeter Trail. The neighbourhood is primarily residential with range of built forms. **Table 1** summarizes the land uses and zones of properties adjacent to the site.

Table 1 | Zones and Land Uses Adjacent the Site

	Existing Zone	Existing Use	Dwelling Units	Status
North 3439 Trumpeter St	Royal Bay Comprehensive Development 5 (RBCD5)	Townhomes	44	Development Permit issued. Construction anticipated.
East 467 Royal Bay Drive	Royal Bay Comprehensive Development 1 (RBCD1)	Townhomes	31	Complete.
South	N/A	N/A	N/A	N/A
West Regency Place	Comprehensive Development 18 (CD18)	Small-lot subdivision	50	Complete.

3. Land Use Bylaw No. 151

Table 2 compares the permitted land uses and regulatory conditions imposed on the lands by the existing CD18 zone and the current land uses of the RBCD5 zone. The majority of development within Royal Bay is zoned RBCD5 which provides a broad zoning framework for the area. The applicant is currently meeting all other regulatory requirements of the RBCD5 Zone. The amending bylaw for Council consideration is attached as **Appendix 7**.

Table 2 | Comparison of Current Zoning and Proposed Zoning

	CD18	RBCD5
Permitted Uses	Detached Dwelling Secondary Suite Accessory Buildings and Structures Homes Occupation Sales Centre not exceeding 250m ² Show Homes	One-family dwelling Two-family dwelling Attached housing Home Occupation Secondary Suite Accessory Dwelling Unit Boarding and Lodging Group Home Show Home
Density	57 units	N/A
Height	8.5m	12.5m
Lot Coverage	45%	50%
Setbacks		
• Front Yard	4.0m	3.0m
• Side Yard	1.5m	1.2m
• Rear Yard	6.0m	6.0m

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

The subject property is designated as Neighbourhood in the Official Community Plan, which supports ground-oriented buildings, including multi-unit townhouses up to approximately 3 storeys as permitted under Policy 7.2.17(c) and 7.2.18(a). Further supported land use objectives include maintaining existing character and scale of existing areas, while increasing housing diversity through sensitive infill that are compatible in terms of scale and intensity. The proposal is consistent with OCP Objective 6.2.4 and corresponding Policy 6.2.4.1, which supports moderate residential growth in established single-detached neighbourhoods in the Controlled Growth Area in the form of ground-oriented townhouses. **Table 3** describes the OCP objectives for the land use designation and how the proposal aligns with each objective.

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

Neighbourhood Policies		Proposal	Staff comment
7.2.17.c Land Uses	Ground-oriented multi-unit residential, including duplexes and townhouses.	Ground-oriented townhouses.	OCP Policy met.
7.2.18.a Built Form	Ground-oriented buildings up to approximately three storeys.	3-storey townhouses.	OCP Policy met.
7.2.18.b Density	FAR ranging up to 1.2.	1.0 FAR	OCP Policy met.
7.2.19.a.	Generally 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.	A Placemaking and Beautification Plan has been developed for the City's ROW along the Murray's Pond Trail. Frontage improvements will be provided including a cul-de-sac bulb and connection to existing pathway.	OCP Policy met.
7.2.19.c	Creating and maintaining a high degree of permeability, including direct walking connections, throughout residential areas.	The proposal includes the continuation of the existing walking path to Royal Bay Drive providing a direct pedestrian link to the Murray's Pond and Perimeter Trail.	OCP Policy met.
7.2.19.e	Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with the site adaptive policies.	The proposal is working with the existing topography of the land. The subject properties are not located within an Environmental or Natural Hazards Development Permit Area.	OCP Policy met.

5. Placemaking and Beautification Plan

Staff are of the opinion this rezoning application presents an opportunity to ‘activate’ the unused ROW space and is supported by City policies. The Royal Bay Local Area Plan embedded in the OCP outlines multiple policies which speak to designing public spaces that reflect a ‘sense of place’. Some of the Guiding Principles for the Royal Bay Local Area Plan Section 3.3 include:

1. Design compact walkable neighbourhoods:
 - Create a sense of place within each neighbourhood through celebrating West Coast sense-of-place.
2. Create integrated networks of parks and natural space:
 - Program spaces for both active and passive gatherings and recreation with opportunities for public art.
3. Celebrate local art and culture:
 - Incorporate local culture and sense of place in the design of new developments, including opportunities for large scale public art installations; and
 - Rekindle the spirit of the public realm, especially local streets, parks, and plazas for the celebration of local art and culture.
4. Celebrate our natural heritage:
 - Design public spaces that reflect the sense of place through regional design and the use of local materials;
 - Retain the natural qualities and character of the landscape in public realm, and where possible restore site ecology through plantings native to the region; and
 - Integrate community uses into the landscape, celebrating identified unique views and vistas, landforms, and natural character.

Ingrained in the Royal Bay Local Area Plan is the Public Park Network, Section 4.5, which outlines how to incorporate parks and open space in a way that is authentic, meaningful, and ultimately more livable. The following policies may be achieved with the Placemaking and Beautification Plan:

- a. Preserve future opportunities for the provision of public park amenities such as signage (for wayfinding and interpretation), benches, garbage receptacles and bicycle racks in public trailhead/parking areas;
- b. Establish destination points such as areas for sitting, picnicking and informal lookouts; and
- c. Consider incorporating public art installations and outdoor performance facilities within the parks and public spaces.

The Placemaking and Beautification Plan is limited to non-structural elements as the ROW is a thoroughfare for fire truck access and needs to remain clear. To accommodate for that requirement, the applicant has proposed:

- A decorative compass with a west-coast inspired mosaic incorporated inside;
- A timber little library;
- Two timber benches;
- One waste receptacle;
- One wayfinding signpost; and
- West coast native species inspired landscape plantings surrounding the ROW area in a soft rounded edge.

Figure 3 provides a general concept of the Placemaking and Beautification Plan; detailed drawings will be required prior to Development Permit issuance as required in the Development Agreement conditions. The applicant has provided a design rationale (**Appendix 4**) detailing the decision-making of the Placemaking elements.

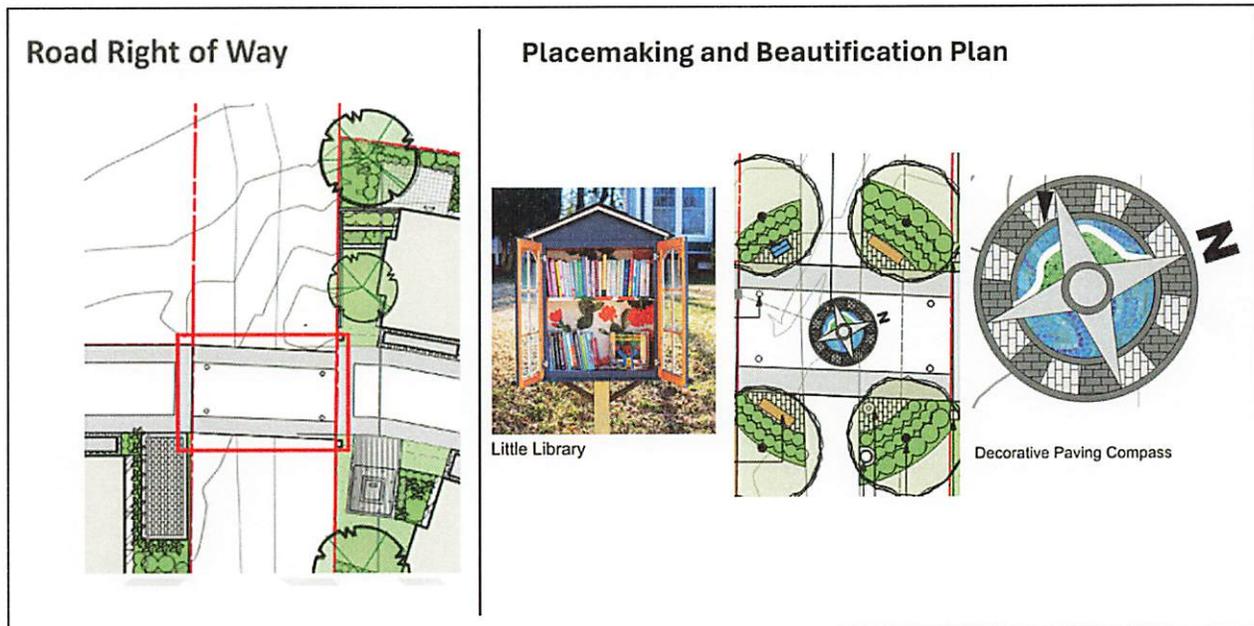


Figure 3: Aspects of the Placemaking and Beautification Plan

5. Off-site works

Frontage works along Royal Bay Drive will be required including a cul-de-sac bulb, streetlighting and sidewalk for the continuation of the multi-use pathway. Road dedication is not required for this proposal.

6. Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was conducted by Bunt & Associates (**Appendix 5**). The study concluded that the development is not expected to have a noticeable impact on the surrounding road network. The City's Engineering Department has reviewed and accepted the TIA analysis.

7. Site Servicing

The site can be serviced by municipal water and sewer is available on Royal Bay Drive. A civil, lighting, off-site landscape and irrigation, stormwater management plan and sewer design drawings will be required prior to Building Permit issuance.

8. Building and Life Safety

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

9. Community Amenity Contributions

The applicant is proposing to meet Council's Community Amenity Contribution policy as identified in **Table 4**.

Committee may wish to consider recommending to Council an 'in-kind' Community Amenity Contribution for the Placemaking and Beautification Plan. In-kind Community Amenity Contributions are direct public benefit amenities provided by the applicant as part of a rezoning application. These physical amenities are typically provided near to or on the same property as the development and can include on-site amenities which offer a public benefit such as a plaza or public realm improvements. In some situations, on-site amenities may be preferable to cash-in-lieu contributions as they have the potential to provide valuable placemaking

opportunities to be enjoyed by all residents. Staff are of the opinion the Placemaking and Beautification Plan can be considered for an in-kind Community Amenity Contribution.

The applicant has provided a preliminary estimate of \$100,000 for the cost of installation. To ensure there is alignment with the value of the works against the CAC reduction, the applicant will offer a cash reconciliation with the City following completion if the amount is lower than the 50% reduction of CAC fees outlined below; this amount will be determined prior to DP issuance. If the cost of installation is higher, the applicant will still be responsible for the remaining CAC commitment. If considered, staff recommend the CAC contribution outlined in **Table 4** be reduced by 50% to account for the in-kind contribution of the Placemaking and Beautification Plan.

Table 4 | Preliminary summary of developer contributions

Contributions by Type	Rate per unit	Total	Bylaw/Policy Reference
Community Amenity Contribution Fund	\$7,500*/unit	\$202,500	Policy COM 003 as amended
Affordable Housing Reserve Fund	\$1,500*/unit	\$40,500	Policy COM 003 as amended
Fire Hall Fund	\$583*/unit	\$15,741	Council resolution
Park Improvement DCC**	\$2,455.67/unit	\$66,303.09	Bylaw 1990
School DCCs (payable to SD62)	\$900/unit	\$24,300	CRD Bylaw No. 2019-01
Road DCCs	\$4,539.74/unit	\$122,572.98	Bylaw No. 1839
Water DCCs (payable to CRD)	\$2,557/unit	\$69,039	CRD Bylaw No. 2758
Total Contributions Required		\$540,956.07	
Total Contributions with 50% reduction to account for in-kind contribution		\$439,706.07	

*subject to annual CPI increase.

**Adopted October 10, 2023. Payable if Building Permit submitted after October 10, 2024.

10. Legal Encumbrances

There are two legal encumbrances registered on title from previous rezonings that are no longer applicable and are recommended for removal as outlined in the Development Agreement conditions. The two previous Development Agreement and Subdivision Conditions outline the requirements for drainage, sewer servicing, site access, site grading, road improvements, fire protection measures, park dedication and bus stop improvements which have now been completed.

11. Public Engagement

As required by Development Application Consultation Policy DEV 001, the applicant hosted two open houses on February 2nd and May 4th, 2023, online via Microsoft Teams. 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: The staff recommendation with the removal of the 50% reduction in CAC fees; OR

Option 3: THAT staff provide additional information before Council considers an amending bylaw for Rezoning Application No. RZ000001 for 376 & 394 Royal Bay Drive and 3479 Wishart Road; OR

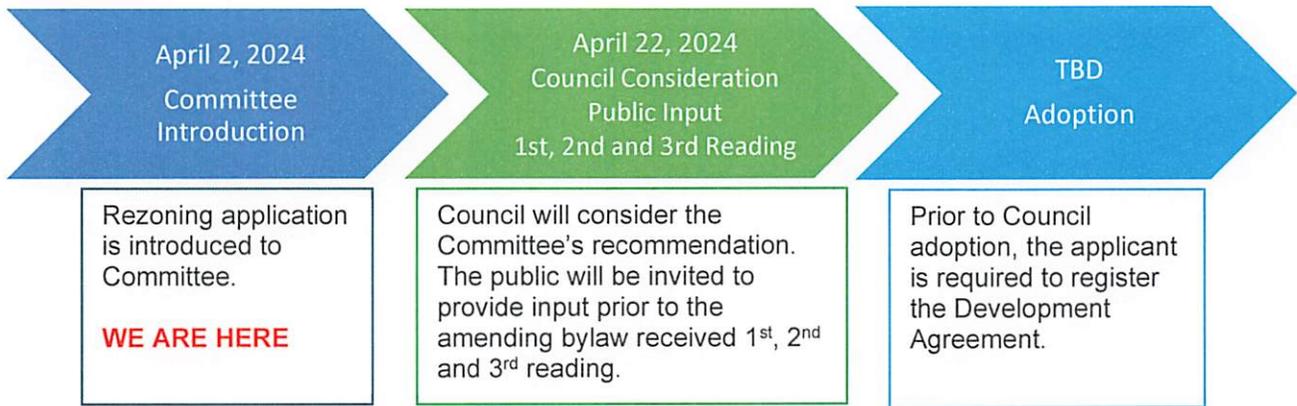
Option 4: THAT Rezoning Application No. RZ000001 for 376 & 394 Royal Bay Drive and 3479 Wishart Road be denied; OR

Option 5: THAT Committee provides another option for Council’s consideration.

COMMUNICATIONS

A development notification sign was posted on the subject property as required under the Land Use Application Procedures Bylaw No. 427. The application and supporting documents will be available for public viewing on the City’s website from March 25 to April 22, 2024. Prior to first reading of an amending bylaw, the City will mail postcards 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



CLIMATE CONSIDERATIONS

The Climate Action Plan (2023) identifies the opportunity to achieve the City’s climate goals by negotiating sustainability features such as zero-carbon energy systems, higher efficiency, alternative mobility and infrastructure and green infrastructure at the time of rezoning under Strategy B1-2. Green Building features have been included in the Development Agreement conditions above and beyond City and Provincial requirements, including Level 2 EV charging.

FINANCIAL CONSIDERATION

Rezoning the subject property to permit a higher density of development will increase the assessed value of the lands, thus increasing its taxable value. **Table 4** provides a preliminary estimate of the developer contributions for the proposed 27 townhouse units. If approved, the City will accept the Placemaking and Beautification additions to be asset managed appropriately.

CONCLUSIONS

The proposal meets the policy objectives of the Neighbourhood 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 Report. The proposal also supports objectives of the Royal Bay Local Area Plan by creating a ‘west-coast sense of place’ with the inclusion of the Placemaking and Beautification Plan for the City’s ROW. Committee may wish to recommend to Council that they endorse the staff recommendation.

Respectfully submitted,



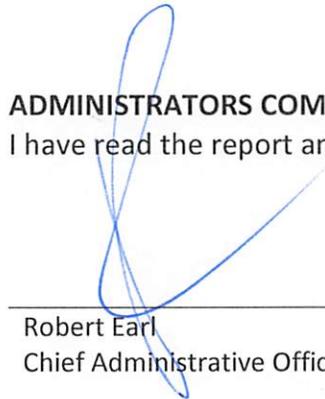
Kelsea Fielden, BA
Planner I



John Rosenberg, A.Sc.T
Director of Engineering and Development
Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation



Robert Earl
Chief Administrative Officer

Attachments:

APPENDIX 1: Letter of rationale

APPENDIX 2: Architectural Drawings

APPENDIX 3: Landscaping, Placemaking and Beautification Plan

APPENDIX 4: Placemaking and Beautification Proposal

APPENDIX 5: Transportation Impact Assessment

APPENDIX 6: Public Engagement Summary

APPENDIX 7: Colwood Land Use Bylaw No. 151, 1989, Amendment No. 211 (RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road), Bylaw No. 2022, 2024

376 & 394 Royal Bay Drive and 3479 Wishart Road

Rezoning Application

Kelsea Fielden, Planner I

Planning and Land Use Committee

April 2, 2024

Site Context



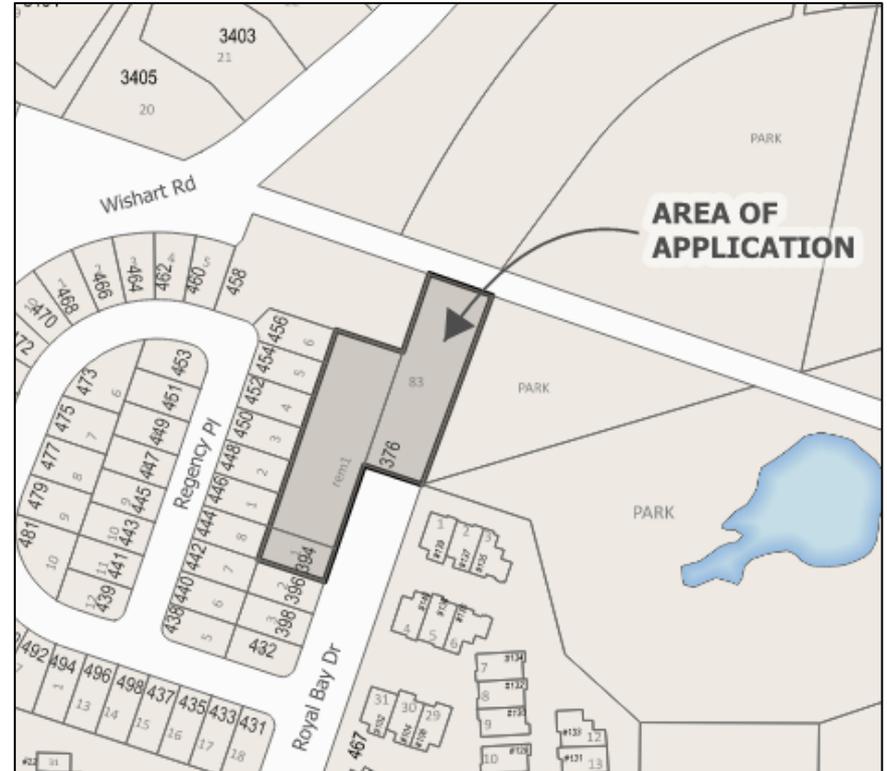
Address: 376 & 394
Royal Bay Drive and
3479 Wishart Road



Zoned: CD18



OCP Designation:
Neighbourhood



Proposal

- Rezone to existing RBCD5 zone
- 27 units, 3-storey townhomes
- 1.0 floor area ratio (FAR)
- Placemaking and Beautification Plan within City ROW



OCP Review

Policies & Built Form

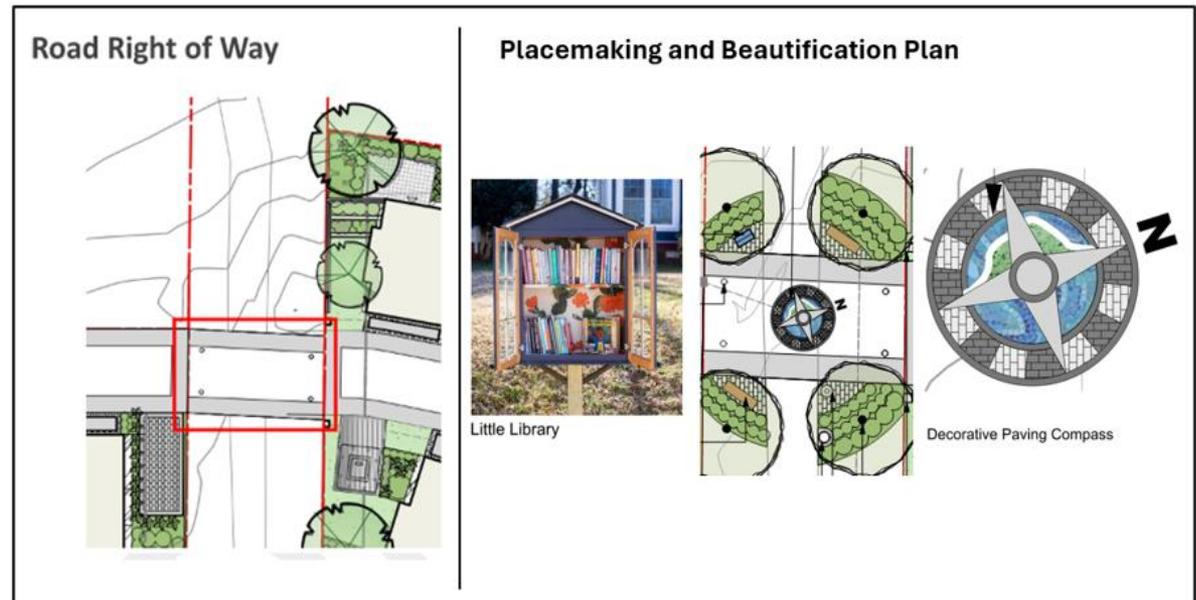
Neighbourhood designation supports:

- Ground-oriented multi-unit townhouses up to 3 storeys
- Floor Area Ratio up to 1.2
- Maintain existing character while increasing housing diversity
- Improving realm for pedestrians
- Creating and maintaining a high degree of permeability



Placemaking and Beautification Amenity

- Consider reduction of CAC fees for in-kind contribution of placemaking amenity within City ROW.
- Decorative compass with west-coast inspired mosaic, little library, wayfinding signage
- Royal Bay Local Area Plan



Communication

- Development Notification Sign Posted
- Applicant-led public consultation summary
- Notification Postcards within 75m will be sent prior to amending bylaw readings.



DEVELOPMENT APPLICATION
376 & 394 Royal Bay Drive and 3479 Wishart Road

PROPOSAL:
A REZONING APPLICATION TO PERMIT A 27-UNIT TOWNHOUSE DEVELOPMENT.

APPLICANT:
ABSTRACT DEVELOPMENTS

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

For more information, public meeting dates or to provide input:
City of Colwood
Development Services
3300 Wishart Road
250-294-8153
colwood.ca/planning

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Staff Recommendation

Rezone the subject properties to RBCD5

Subject to the following conditions:

1. Lot Consolidation
2. Road ROW improvements and Wayfinding
3. Green Building Features

Reduce CAC contributions by 50% to account for in-kind Placemaking and Beautification Plan.

Options / Alternatives

Option 1	Staff Recommendation
Option 2	Staff Recommendation with the removal of the 50% reduction in CAC fees
Option 3	Recommend that Council request staff to provide additional information
Option 4	Recommend to Council that the application be denied
Option 5	Committee provides another option for Council consideration

Thank you!

3479 WISHART ROAD, 376 & 394 ROYAL BAY DRIVE

PLANNING & LAND USE COMMITTEE

April 2nd, 2024



Our Project Team

Nicholas Standeven

Vice President of Development
Abstract Developments

Mackenzie Godfrey

Development Manager
Abstract Developments

Kristy Irvine

Development Coordinator
Abstract Developments



EKISTICS



Timeline



Abstract Developments

- Designed and Construction over 620 Homes in 25 Years.
- Townhome Project of the Year 2023 and 2021 in CARE Awards
- Green Builder of the Year 2021 and 2022 in CARE Awards



Etta – Approved 2023



Avery Lane - 2021



Bellewood Park - 2023



Project Precedents



Avery Lane by Abstract Developments



Greyson by Abstract Developments

Project Precedents



Mitchell by Mosaic



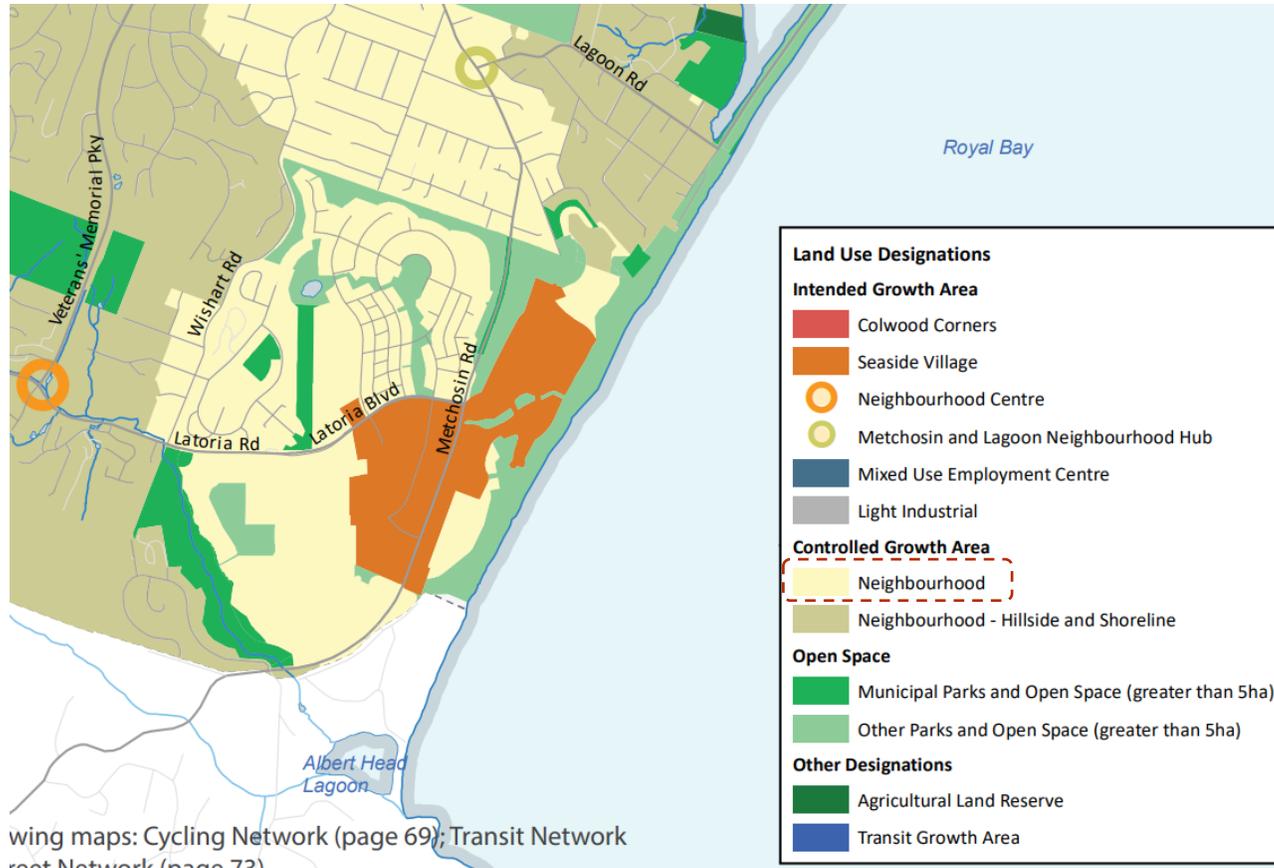
Seaside by Mosaic



Subject Site



Site Context - Policy



- ✓ Official Community Plan: Designated as Neighbourhood which supports ground oriented multi-unit residential
- ✓ Colwood Strategic Plan 2024-2027
 - ✓ Well-being pathway
 - ✓ Infrastructure pathway
- ✓ Housing Needs Report (2023)

Neighbourhood Context

Subject Site

3439 Trumpeter (Approved DP)



Proposed Site Plan



27 Homes
3 - 4 Bedroom



57 Parking Stalls
54 Resident + 3 Visitor



Designed to current Energy and Step Code Targets



27 Level 2 Electric Vehicle Plug-Ins

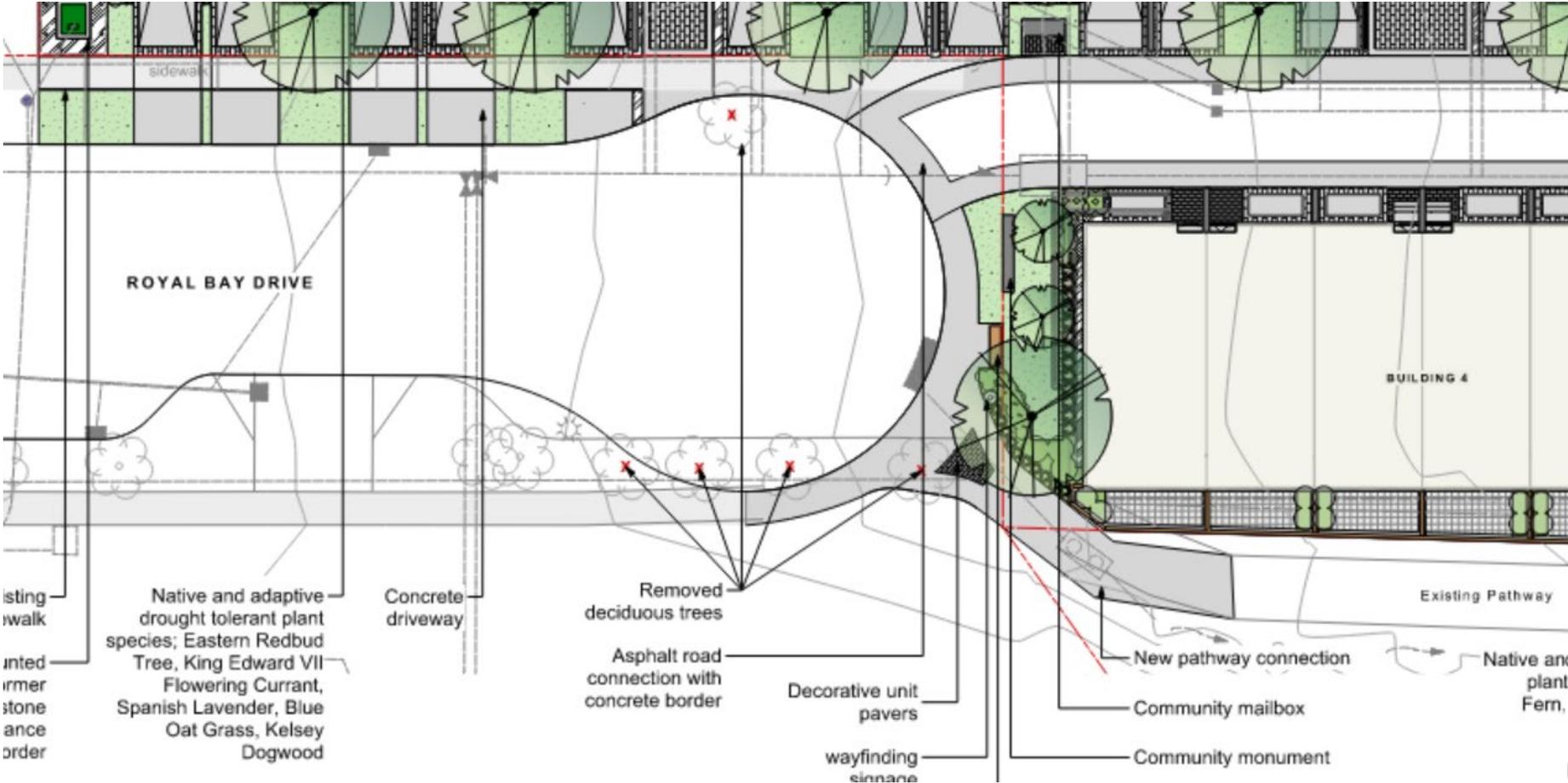


Energy Efficient Heat Pump Heating & Cooling

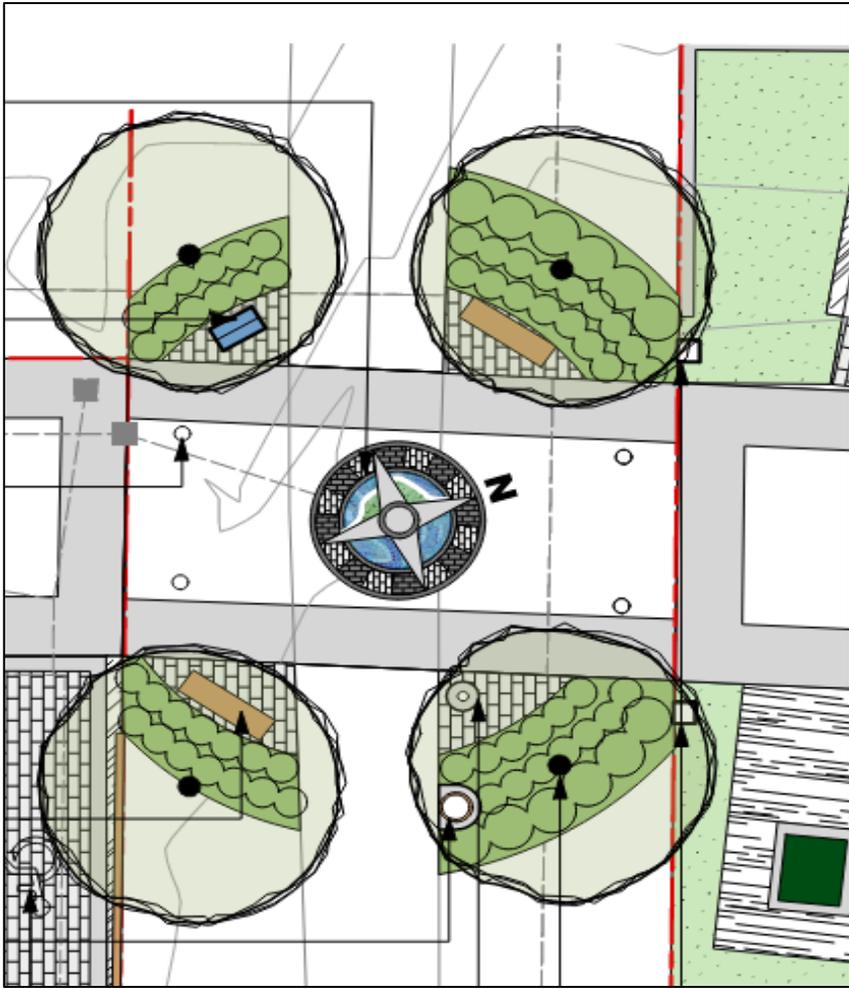


Sprinklered Throughout in Compliance with Colwood Building Bylaw

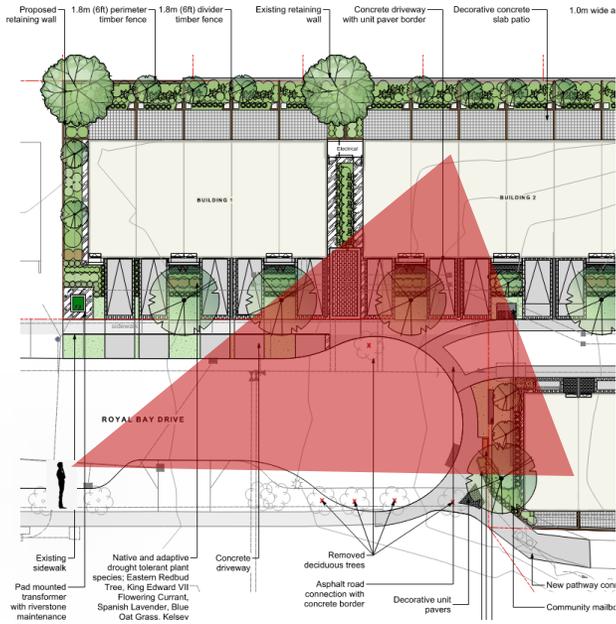
Proposed Frontage Improvements



Enhanced Public Realm



Proposed Concept



Thank You!



EKISTICS





**CITY OF COLWOOD
BYLAW NO. 2022**

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. 211 (RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road), Bylaw No. 2022, 2024.”**

2. AMENDMENT

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

- a. Amend Schedule “A” (Zoning Map) by deleting from the Comprehensive Development 18 (CD18) Zone and adding to the Royal Bay Comprehensive Development 5 (RBCD5) Zone, the properties shown in Schedule 1 attached to this bylaw and described as:
 - LOT 1 SECTION 39 ESQUIMALT PLAN VIP6906 EXCEPT PLAN EPP29636 EPP40996 EPP45377 EPP48970 AND EPP56201, THAT PT LYING TO THE W OF A BOUNDARY EXTENDING AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF SAID LOT & EXTENDING FROM A POINT THEREON DISTANT 509 FT FROM THE SW CORNER OF SAID LOT, & EXC PLANS EPP40996 EPP45377 & EPP48970 (3479 Wishart Road); AND
 - LOT 1 PLAN EPP29636 SECTION 39 ESQUIMALT (394 Royal Bay Drive).
- b. Delete the RBCD5 Zone Map under Section 10.4.6.
- c. Add Section 10.4.7 RBCD5 Zone Map.
- d. Under Section 10.4.7 RBCD5 Zone Map add Schedule 2 attached to this bylaw.
- e. Add Section 10.4.3.a Comprehensive Development – 376 & 394 Royal Bay Drive and 3479 Wishart Road.
- f. Under Section 10.4.3.a Comprehensive Development – 376 & 394 Royal Bay Drive and 3479 Wishart Road add:
 1. The density of development in Section 10.4.4 and 10.4.5 is permitted on the lands if the Owner contributes:
 - a. \$7,500 per attached housing unit toward the Community Amenity Reserve Fund, and for this purpose “community amenity” means land for parks or playing fields or for community building uses and the construction of community buildings such as a community centre, youth centre,

- theatre, recreational buildings and facilities, and assembly and meeting space, and other similar amenities;
 - b. \$1,500 per attached housing dwelling unit towards the Affordable Housing Reserve Fund;
 - c. \$583 to the Fire Hall Fund per attached housing dwelling unit.
2. Payment is to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or issuance of the building permit authorizing the construction of the dwelling unit.
3. All dollar amounts referred to in Section 10.4.3.a 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).

READ A FIRST TIME on the day of 2024

READ A SECOND TIME on the day of 2024

READ A THIRD TIME on the day of 2024

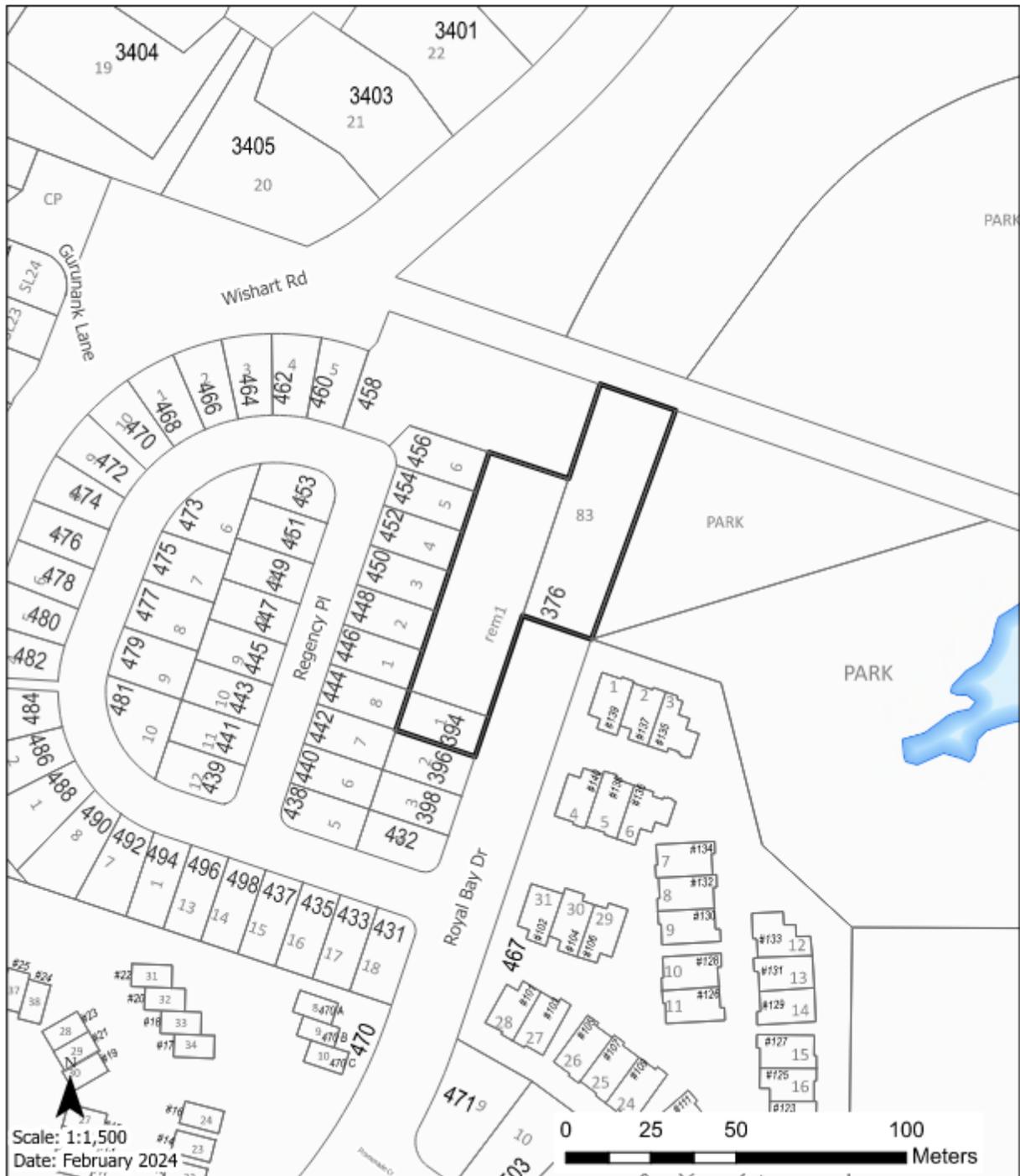
ADOPTED on the day of 2024

Mayor

Corporate Officer

SCHEDULE 1

ROYAL BAY COMPREHENSIVE DEVELOPMENT 5 (RBCD5) ZONE



SCHEDULE 2

ROYAL BAY COMPREHENSIVE DEVELOPMENT 5 (RBCD5) ZONE



NOTICE OF AMENDING BYLAW

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 211

(RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road), Bylaw No. 2022, 2024

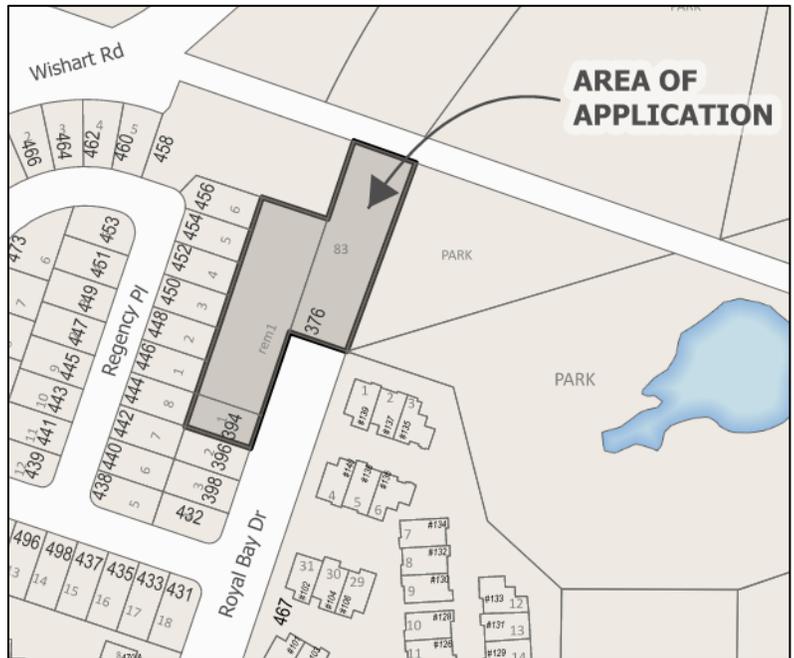
MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, April 22, 2024, 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will consider First, Second and Third Reading at the Regular Meeting of Council on Monday, April 22, 2024, at 6:30 pm in relation to the proposed “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 211 (RBCD5 Zone 376 & 394 Royal Bay Drive/3479 Wishart Road) Bylaw No. 2022, 2024”.

PURPOSE: To rezone the subject properties to RBCD5 by amending the Land Use Bylaw No. 151, 1989, to enable a 27-unit townhouse development.

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

LOT 83 PLAN EPP117070 SECTION 39 ESQUIMALT (376 Royal Bay Dr); LOT 1 PLAN EPP29636 SECTION 39 ESQUIMALT (394 Royal Bay Dr); AND LOT 1 SECTION 39 ESQUIMALT PLAN VIP6906 (3479 Wishart Rd).



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

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.

