

Public Input Binder

The general purpose of proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 214 (RBCD1 – 499 Royal Bay Dr), Bylaw No. 2035, 2024**” is to amend the RBCD1 zone to increase the amount of detached residential units from 119 to 130 to enable an 11-lot subdivision.

Within the electronic binder, please find a copy of:

1. Staff Report to Planning and Land Use Committee (November 4, 2024)
2. Staff Presentation (November 4, 2024)
3. Proposed Bylaw No. 2035
4. 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://civicweb.net)



To: Planning and Land Use Committee
Date: November 4, 2024
From: Kelsea Fielden, Planner I
RE: Text Amendment Rezoning – 499 Royal Bay Drive

RECOMMENDATION

THAT the Planning and Land Use Committee recommend to Council:

THAT the Colwood Land Use Bylaw No. 151, 1989, Amendment No. 214, Bylaw No. 2035, 2024 be considered for readings;

AND THAT prior to adoption of the amending bylaw, a Section 219 Tree Preservation covenant be registered over the lands agreeing to retain and maintain a minimum 8.0m wide, no less than 1,600m² area for tree preservation along the rear of Lots 28, 29, 30, 32 & 37 of Plan VIP75021 and Lots 45, 46 & 47 of Plan VIP76817;

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

PRIOR TO FURTHER SUBDIVISION OF PROPOSED LOT 1:

PARKLAND DEDICATION

1. The Owner covenants and agrees with the City that they are not entitled to further subdivide Proposed Lot 1 unless and until Proposed Lot 2 is either transferred or formally dedicated as Parkland to the City of Colwood.

STATUTORY RIGHT OF WAY

1. The Owner shall register a blanket Statutory Right of Way (SRW) over the lands to ensure a minimum 240m² area, for the purposes of providing a minimum 6.0m wide pathway to encompass both a future pedestrian walkway and utility connection from Portwell Place to an internal roadway. The blanket SRW shall be discharged upon dedication of such pathway and utility corridor.

PRIOR TO BUILDING PERMIT ISSUANCE:

FORM & CHARACTER

1. 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 the Owner complies with the following Form & Character considerations to the satisfaction of the Director of Development Services:
 - a. The design and siting for a proposed building must respond to and be compatible with the existing neighbourhood;
 - b. Exterior building design cannot be repeated within three lots on the same street frontage; and

- c. Proposed colour schemes should harmonize with the natural setting and complement surrounding buildings.

SUMMARY AND PURPOSE

The purpose of this report is to present to the Planning and Land Use Committee Rezoning Application No. RZ000016, which is requesting a text amendment to the RBCD1 zone to increase the detached residential density to enable an 11-lot subdivision at 499 Royal Bay Drive (**Figure 1**). This application also proposes 0.915 hectares (2.2 acres) of parkland dedication to expand Promenade Park. The current maximum density of development in the RBCD1 zone is 119 detached dwellings, 6 duplex dwellings and 103 attached dwellings. At this time, all units have been developed except a remaining 7 attached dwelling units. The applicant is proposing to increase the detached dwelling unit count to 130 and reduce the number of attached dwellings to 96, resulting in a net increase of 4 total units. The applicant has provided a letter of rationale (**Appendix 1**) for the proposed 11-lot detached residential subdivision, parkland dedication and tree preservation covenant (**Appendix 2**).

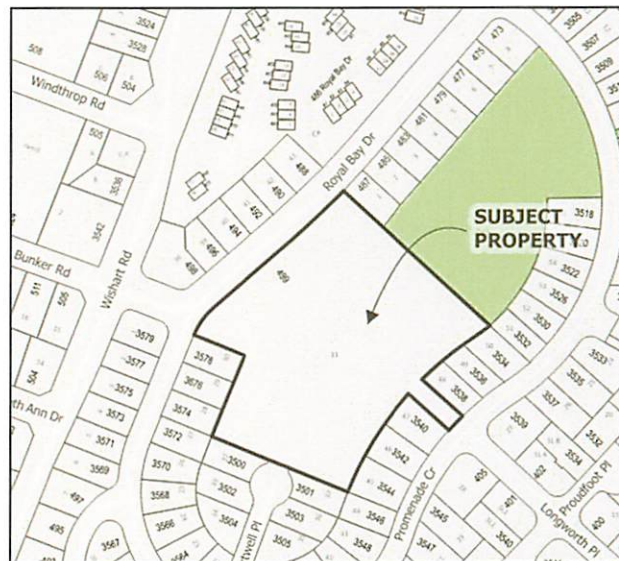


Figure 1: Subject Property

This application forms as part of the negotiated 'City Lands Swap Process', running concurrently with RZ000017_3698 Metchosin Road to expand Quarry Park and increase the allowable density by 500 units in Latoria South. These two simultaneous rezoning applications achieve multiple goals outlined in the Parks and Recreation Master Plan. At its in-camera meeting on August 26, September 3 and October 14, 2024, Council passed the following resolutions regarding confirmation and next steps to implement the Parks and Recreation Master Plan in South Colwood:

- IC-2023-004 THAT Council reaffirm the direction to explore the trading of land located at 3698 Metchosin Road to other landowners for land that provides increased ability to implement new parks and recreation amenities including an indoor recreation facility and athletic fields (Parks and Recreation Master Plan Recommendations C4, C11, C14, C15);
- AND THAT Council direct staff to proceed with specific land trading discussion to enable Quarry Park expansion;
- AND FURTHER THAT 499 Royal Bay Drive (PID 025-625-837) be considered in the land swap discussions.
- IC-2024-42 THAT Council direct staff to return to Council with the necessary documentation required to execute the proposed agreement;
- AND THAT Council direct staff to prepare the necessary bylaws to facilitate the conditions of the agreement.

IC-2024-69 THAT Council direct Administration to execute the Land Exchange Agreement for the Quarry Park Expansion Lands (Lots 4 & 5), as amended, currently owned by Latoria South Development LP (Latoria) and the "City Lands" property (3698 Metchosin Road) currently owned by the City of Colwood;

AND THAT Council direct Administration to execute the Purchase and Sale Agreement between Meadows Development Limited Partnership (Vendor) and the City of Colwood (Purchaser) for a portion of the 499 Royal Bay Drive property, which will be used by the City to expand Promenade Park, as amended;

AND FURTHER THAT Council direct staff to prepare and return to Council with the necessary bylaws and documentation to comply with the conditions of the agreements and close the deals.

STRATEGIC PLAN AND RELATED POLICIES

One of the key goals outlined in the City of Colwood's 2024-2027 Strategic Plan, under the Well-Being Pathway, is to action the Parks and Recreation Master Plan which aims to enhance and protect natural spaces and increase the amount and diversity of parkland in the City. By acquiring additional parkland to expand Promenade Park, the City would be able to advance Objective 11.2.1 of the Official Community Plan which is to maintain and enhance park access to residents and increase the amount of parkland per population ratio. The acquisition of parkland would also enable the preservation and restoration of natural habitats, provide more recreational opportunities for residents and visitors, and contribute to the City's climate resilience.

BACKGROUND

Applicant Information

<u>Applicant:</u>	GableCraft Homes and Placemark Design
<u>Owner:</u>	Royal Bay Holdings No. 2 Ltd
<u>Address:</u>	499 Royal Bay Drive
<u>Legal:</u>	LOT 31 SECTION 40 ESQUIMALT PLAN VIP75021
<u>Current Zoning:</u>	RBCD1
<u>Proposed Zoning:</u>	Amended RBCD1
<u>OCP Designation:</u>	Neighbourhood

APPLICATION REVIEW

1. Proposal

The applicant is requesting a text amendment to the RBCD1 zone to enable an 11-lot detached residential subdivision at 499 Royal Bay Drive. The applicant has proposed 0.915 hectares (2.2 acres) of parkland dedication to the City of Colwood to expand Promenade Park and an additional 1,600m² of covenant protected green space. The applicant will secure an 8.0m tree preservation covenant over private property to provide a green buffer between the existing dwellings and the new subdivision. The rationale for the different types of green space is provided later in this report.

The RBCD1 zone has a density cap of 119 detached residential units which have already been developed. The applicant is requesting a text amendment to increase the permitted detached residential units to 130. The RBCD1 zone also has a density cap of 103 attached housing units, all of which have been developed except for a remaining 7 units. The proposal will reduce the attached housing density to 96. With the additional detached dwelling units and reduction of attached housing units, this will result in a

net increase of 4 units contemplated as part of the RBCD1 zone. **Table 1** outlines the proposed density changes.

Table 1: Existing and Proposed Density of RBCD1 Zone

Existing RBCD1 Zone				
Type	Permitted	Built-Out Units	Proposed Changes	Revised Unit Count
Detached Residential	119	119	+11	130
Attached Residential	103	96	-7	96
Duplex Dwellings	6	6	0	6
Total	228	221	+4 net increase	232

2. Site Context

The subject property is 22,407m² (2.2 hectares or 5.5 acres) in size with existing informal trails throughout the property connecting public streets to Promenade Park. The applicant has provided a series of maps analyzing the property (**Appendix 3**). The area is composed of two distinct topographic landforms, $\frac{3}{4}$ as thick forested land and the remaining a rocky grassland outcrop with sparse forest. There are water views available at the summit along the southeast portion of the site which will be included in the proposed Promenade Park expansion. The City may consider a viewing platform for public enjoyment in the future. The area is not in an Environmental or Natural Hazards Development Permit Area (DPA).

The area is considered one of the first phases of Royal Bay and is substantially completed with the exception of 499 Royal Bay Dr. The subject property was previously identified as a future elementary site, but the parcel has since been released by School District 62; an elementary school has been proposed in Latoria South. The property is surrounded by existing detached residences and abuts Promenade Park along the eastern property line (**Figure 2**). There is an access easement off Promenade Cres along the southeast edge to enable vehicular rear access to 3 existing detached dwellings (3538 – 3534 Promenade Cres). A 6.0m City laneway and reciprocal private SRW are anticipated as part of the final subdivision and City Lands Swap Process. An informal trail has been created along the edge of the existing easement and will be formalized with parkland dedication.



Figure 2: Concept Rendering

3. Land Use Bylaw No. 151

The RBCD1 zone was originally adopted in 1999 and updated to its current form in 2017. The zone includes a maximum density limit of 228 dwelling units with a mix of single-detached, attached housing and duplex uses. The proposal requests to increase the total dwelling units to 232. The zone does permit a secondary suite and accessory dwelling unit (i.e. garden suite) on each detached residential lot. **Table 2** highlights the text amendment request.

Table 2: Section 10.1.6 Text Amendment

Current	The maximum density of development in the RBCD1 zone is 119 detached dwellings, 6 duplex dwelling units and 103 attached housing units.
Proposed	The maximum density of development in the RBCD1 zone is 130 detached dwelling units, 6 duplex dwelling units and 96 attached housing units.

The proposed detached residential lots are anticipated to be either ‘standard,’ ‘large’ or ‘estate’ lots with sizes ranging from 520m² to 1,600m² and a maximum FAR of 0.4 and height of 8.5m, consistent with the regulations in the RBCD1 zone. The amending bylaw does include some minor housekeeping changes including the removal of school regulations that are no longer contemplated in the area. The amending bylaw also removes the requirement for a housing agreement for secondary suites; this is no longer the City’s practice and is in alignment with Bill 44 (Small-Scale Multi-Unit Housing). The RBCD1 zone currently requires a 6.0m flanking street side yard setback for standard and large lots and 7.5m for estate lots. With the additional proposed road dedication off of Royal Bay Drive and Promenade Crescent, this flanking street requirement would make existing homes non-confirming as they were originally built to the side yard setback. The proposed amendment to the bylaw seeks to modify this requirement to a 3.0m setback to facilitate buildable and functional lots abutting a road. This adjustment aligns with the City’s standard for flanking side yard setbacks of similar zones within the Land Use Bylaw.

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

The subject property is designated as Neighbourhood in the OCP, which supports single-detached residential, secondary suites and coach houses as permitted under Policy 7.2.17(a & b). Further supported land use objectives include maintaining the existing character and scale of existing areas while increasing housing diversity under Policy 7.2.19(a). The proposal is consistent with Policy 7.2.19(c & e) by creating and maintaining a high degree of permeability, including direct walking connections throughout residential areas and designing public open spaces to protect natural assets. **Table 3** describes the OCP objectives for the land use designation and how the proposal aligns with each objective.

Table 3: Comparison of Proposed Development with Land Use Designation

Neighbourhood Policies		Proposal	Staff comment
7.2.17.a & b Land Uses	Single-detached residential with secondary suites and coach houses.	Single-detached residential.	OCP Policy met.
7.2.18.a Built Form	Ground-oriented buildings up to approximately three storeys.	3-storey single detached residential.	OCP Policy met.
7.2.18.b Built Form	FAR ranging up to 1.2.	0.4 FAR per the RBCD1 zone.	OCP Policy met.
7.2.19.a Policy Direction	Generally maintain the existing character and scale of existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill.	A new 11-lot subdivision of single-detached residential units zoned RBCD1 in alignment with the existing neighbourhood. Form & Character considerations have been embedded into the Development Agreement.	OCP Policy met.
7.2.19.c Policy Direction	Creating and maintaining a high degree of permeability –	The applicant has proposed the expansion of Promenade	OCP Policy met.

	including direct walking connections – throughout residential areas.	Park and will include new walking paths from the proposed subdivision to the greater neighbourhood.	
7.2.19.e Policy Direction	Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with site adaptive policies.	The proposal includes 0.915ha to expand Promenade Park. An Environmental Assessment was conducted in alignment with site adaptive planning principles (Appendix 4).	OCP Policy met.

Site Adaptive Planning

Although the property is not located within an Environmental DPA, it is considered a greenfield property and is subject to the principles of site adaptive planning per Section 18.4 of the OCP. A site adaptive planning approach focuses on formative systems that shape the terrain and habitats and forming the developable area around those these systems. The applicant has provided an Environmental Assessment (**Appendix 4**) which identifies the biophysical features of the site and provides recommendations to minimize the impacts of future development. Staff are satisfied the proposed subdivision plan meets the intent of site adaptive planning as the parkland dedication will enable the City to retain the most significant features of the land including the steeply sloped peak.

5. Parks and Recreation Master Plan

The Parks and Recreation Master Plan (PRMP), endorsed in 2021, designates Promenade Park as a Neighbourhood Park. Neighbourhood parks respond to localized outdoor recreation needs of community residents within close walking distance to their homes. They provide a visual, physical, and social focus for a neighbourhood area. Feedback from the greater Colwood community identified a desire for an increase in neighbourhood park space within walking distance of residential areas for functions such as a playground, informal open space, dog-walking, etc. There are some undeveloped parks, such as Promenade Park, that provide an opportunity to achieve that community desire. Promenade Park is currently 1.40ha (3.5 acres) and could increase to 2.31ha (5.7 acres) if the rezoning application is approved. The proposed parkland dedication is 41% of the site.



Figure 3: Proposed Subdivision Plan

There are currently 11 Neighbourhood Parks in Colwood totalling 5.4ha. The City has a below average parkland area to population ratio for Neighbourhood Parks. The current area to population ratio is 0.32ha/1000 residents with a target of 0.50ha/1000 residents. To achieve that target by 2038, the City needs to increase parkland by 7.82ha. This application is proposing 0.915ha of Neighbourhood parkland. This proposal brings the City closer to achieving the PRMP Policy Objective P2.2 (below).

P2.2 Through acquisition, dedication, and development (including of suitable undeveloped park parcels), work towards increasing Neighbourhood Park supply from the current 0.32ha/1000 residents to a target of 0.5ha/1000 residents, and a 5-10' (~400m-800m) walk time for access and distribution.

Parkland Dedication

The applicant is proposing 0.915 hectares (2.2 acres) of Neighbourhood park dedication and an 8.0m tree preservation covenant over private property totalling 0.160ha (1,640m²). The applicant will also dedicate a future walkway connecting Portwell Pl to an internal roadway when proposed Lot 1 develops totalling 247m²; there is no timeline of when Proposed Lot 1 will further subdivide. The total amount of parkland dedication, protected covenant area and walkway dedication will total 1.10 hectares.

The initial proposal included a 6.0m wide parkland buffer along the rear of 3574 – 3578 Royal Bay Dr, 3500 & 3501 Portwell Place and 3540 – 3544 Promenade Cres, however, staff recommend not pursuing park dedication in this area as it does not provide ideal connectivity and does not provide ideal useable park space. The PRMP focuses on dedicating useable park space, therefore, staff recommend an 8.0m wide Section 219 tree preservation covenant instead which will provide the intended natural state buffer while achieving goals of the PRMP. This tree preservation covenant has been embedded into the Development Agreement.

Table 4: Types of Green Space

Type	Amount
Parkland Dedication	0.915ha
Section 219 tree preservation covenant	0.160ha
Future dedicated walkway connecting to Portwell Pl	0.0247ha
Total	1.10ha

6. Off-site works

A new cul-de-sac access is proposed east of the intersection of Royal Bay Dr/Promenade Cres, aligning with the main entrance off Wishart Rd. The cul-de-sac may include 4 visitor stalls in the central bulb and 3 off-street stalls for Promenade park access. Currently, five lots will be accessed from the new cul-de-sac and six lots will be accessed from Royal Bay Dr. The developer will be responsible for all works associated with the new frontages. Approximately 2,700m² of road dedication will be accepted to create the new cul-de-sac and formalize rear access for 3534 – 3538 Promenade Cres; this will be asset managed appropriately.

7. Transportation Impact Assessment (TIA)

A TIA has been provided to account for the change of use and increase in density (**Appendix 5**). While the proposed development does not require a detailed TIA, the applicant provided a comprehensive report in response to residents’ concerns about traffic, vehicle speeds and sightlines in the area. The report concluded that the nominal increase in traffic is not anticipated to have a noticeable impact on the surrounding road network operations. The TIA recommends minor updates to the Royal Bay Dr/Promenade Cres and new cul-de-sac intersection when the 11-lots are actualized including the implementation of a 4-way stop and improvements to pedestrian sightlines. This change would be initiated by the developer when the 11-lot subdivision is submitted. The TIA has been accepted by the City’s Engineering Department.

8. Site Servicing

The 6 lots fronting Royal Bay Dr will be serviced directly from the street. The 5 lots in the cul-de-sac are anticipated to be serviced from Portwell Place with a utility SRW. A stormwater management plan will be required prior to Building Permit issuance.

9. Building and Life Safety

All upgrades necessary to serve the development are the responsibility of the developer. An FUS report will be required if the development proceeds to the Building Permit stage.

10. Community Amenity Contributions

The applicant will be subject to the existing Community Amenity and Affordable Housing Fund structure outlined in the RBCD1 zone. The applicant will also be responsible for to all applicable DCCs payable at the time of subdivision. **Table 4** provides a preliminary summary of developer contributions for the 11-lot subdivision.

Table 5: Preliminary summary of developer contributions

Contribution by Type	Rate per Unit	Total	Bylaw/Policy Reference
Community Amenity Contribution Fund	\$3,000	\$33,000	RBCD1 Zone Section 10.1.3(3)
Affordable Housing Reserve Fund	\$500	\$5,500	RBCD1 Zone Section 10.1.3(1)
Park Improvement DCC	\$2,806.48	\$30,871.28	Bylaw 1990
Road DCC	\$8,142.09	\$89,562.99	Bylaw 1836-01
Water DCC (payable to CRD)	\$2,922	\$32,142	SD62 Capital Bylaw No. 2758
School DCC (payable to SD62)	\$1,000	\$11,000	CRD Bylaw No. 2019-01
Total Contributions Required		\$202,076.27	

11. Legal Encumbrances

There are no legal encumbrances on title that affect this text amendment rezoning application. If the staff recommendation is endorsed, a Section 219 covenant for the long-term Development Agreement conditions will be registered prior to adoption.

12. Public Engagement

As required by Development Application Consultation Policy DEV 001, the applicant hosted an in-person open house on August 22, 2023, at Royal Colwood Golf Club. A summary of the applicant's engagement summary is included in **Appendix 6**. Residents expressed their concerns and requested that the new homes be built similar to existing properties in design, size, quality and character. Form & Character considerations have been embedded into the Development Agreement and each property owner will be required to review the Form & Character considerations at the time of Building Permit submission. A second open house was held on July 4, 2024, at 206-345b Latoria Boulevard (Bella Park Presentation Centre). Residents showed a preference for Concept 2, which is the current proposal with a cul-de-sac access of Royal Bay Dr.

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. RZ000016 for 499 Royal Bay Drive; OR

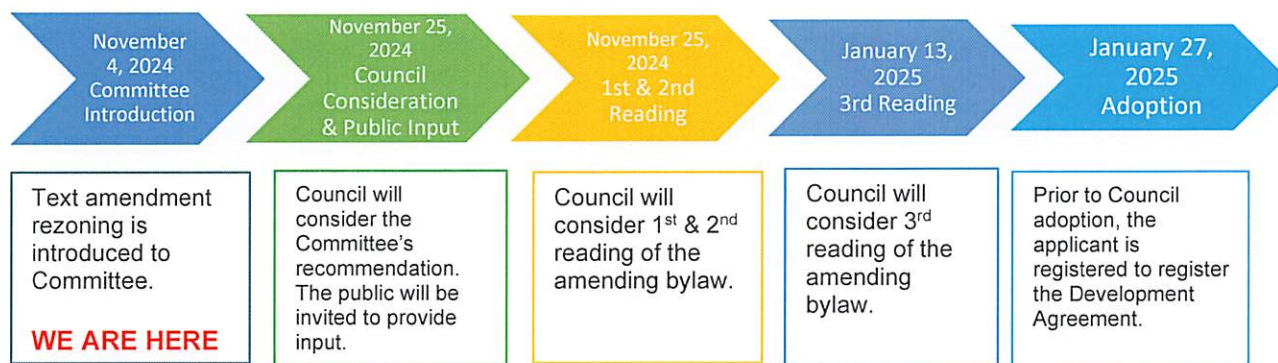
Option 3: THAT Rezoning Application No. RZ000016 for 499 Royal Bay Drive be denied; OR

Option 4: THAT Committee provide 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 October 28 to November 24, 2024. In accordance with Section 464 of the *Local Government Act* and Bill 44, the City must not hold a public hearing as the proposed bylaw is in alignment with the OCP land use designation and is a residential development. Prior to 1st reading of the amending bylaw, the City will mail postcard notices to owners and occupants within a 100-meter radius of the subject property and post notice on the City's website and in 2 consecutive issues of a local newspaper.

TIMELINES



CLIMATE CONSIDERATIONS

The acceptance of park dedication can achieve aspects of Strategy N2-3 of the Climate Action Plan (2023) which is to protect and restore biodiversity by expanding natural areas and enhancing ecological connectivity. Parks and open spaces can help mitigate greenhouse gas (GHG) emissions by sequestering carbon, reducing urban heat island effects, and encouraging active transportation modes. They can also enhance climate adaptation and resilience by providing flood protection, stormwater management, biodiversity and cooling and shading. In addition, parks and open spaces can support the well-being and quality of life of residents and visitors.

FINANCIAL CONSIDERATION

This application, running concurrently with RZ000017_3698 Metchosin Road, facilitates the City Lands Swap Process between the City and Latoria South Development LP (GableCraft) to acquire additional land for Quarry and Promenade Park. The City will accept both the Quarry Park expansion and Promenade Park as parkland and will be asset managed appropriately.

Increasing the residential density will increase the assessed value of the lands, thus increasing taxable value. **Table 5** provides a preliminary estimate of the developer contributions for the proposed 11-lot detached residential subdivision. These fees are not considered as part of the land swap process and are standard charges secured at the time of subdivision for new developments.

The applicant will also be responsible for a cash-in-lieu contribution via a Tree Management Permit (TMP) before site alterations and will be subject to a 2:1 replacement ratio of \$250 per replacement tree. A final count of trees to be removed and the cash-in-lieu amount will be determined when a TMP application is submitted, likely at the time of subdivision. This fee is not considered as part of the land swap process and is consistent with the tree removal process of any privately-owned lot.

CONCLUSIONS

The proposal meets the policy objectives of the Neighbourhood designation as well as goals outlined in the City's Parks and Recreation Master Plan. This proposal, alongside and concurrently with RZ000017_3698 Metchosin Rd, also supports the expansion of Quarry Park in Latoria South. Committee may wish to recommend to Council that they endorse the staff recommendation.

Respectfully submitted,



Kelsea Fielden
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: PROPOSED SUBDIVISION PLAN

APPENDIX 3: MAP ANALYSIS

APPENDIX 4: ENVIRONMENTAL ASSESSMENT

APPENDIX 5: TRANSPORTATION IMPACT ASSESSMENT

APPENDIX 6: WHAT WE HEARD REPORT

APPENDIX 7: COLWOOD LAND USE BYLAW No. 151, 1989, AMENDMENT No. 214 (RBCD1 ZONE - 499 ROYAL BAY DR), BYLAW No. 2035, 2024.

499 Royal Bay Drive

Text Amendment Rezoning Application

Kelsea Fielden, Planner I

Planning and Land Use Committee

November 4, 2024

Site Context



Address: 499 Royal Bay Drive



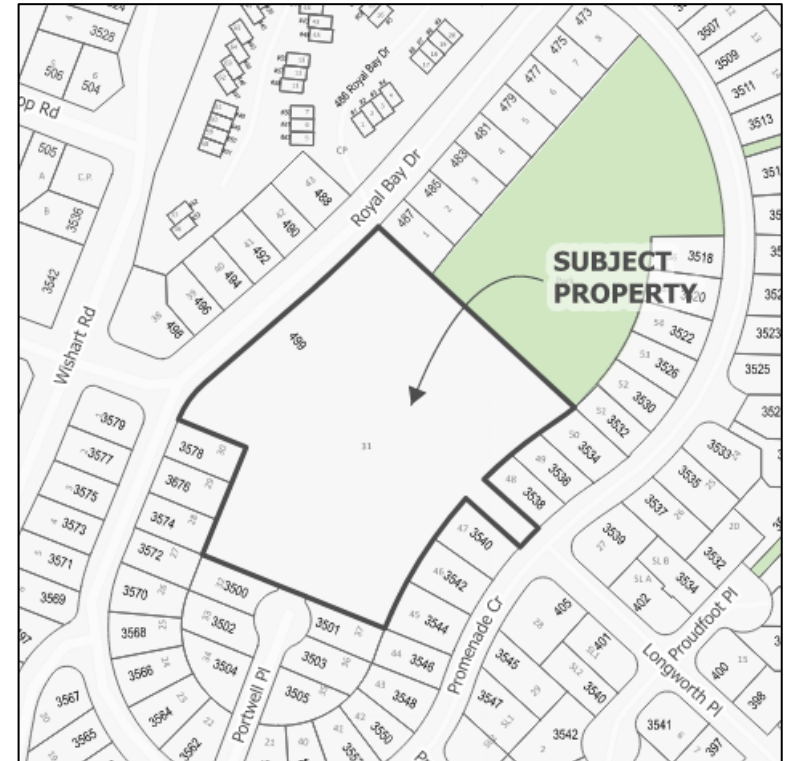
Zoned: RBCD1



OCP Designation:
Neighbourhood



Size: 2.2 hectares / 5.5 acres



Proposal

- Increase permitted detached residential units in the RBCD1 zone from 119 units to 130.
 - Reduce attached housing units from 103 to 96.
 - Enable a 11-lot subdivision.
- Provide 0.915 hectares / 2.2 acres of parkland to expand Promenade Park.



OCP Review

Policies & Built Form

- Neighbourhood designation supports:
 - Ground-oriented single detached residential;
 - Floor Area Ratio up to 1.2;
 - Maintaining existing character while increasing housing diversity;
 - Improving realm for pedestrians; and
 - Creating and maintaining a high degree of permeability.

Parks and Recreation Master Plan

- Promenade Park designated as 'Neighbourhood' Park.
 - Informal open space, dog-walking, localized residential use.
- Colwood has a below average area to population ratio for Neighbourhood Parks.
 - Targeting 7.82ha before 2038.
- Expansion of Quarry Park in Latoria South.

Parkland Dedication

- Proposal includes 0.915ha (2.2 acres) of park.
 - Totalling 41% of site.
- Section 219 tree protection covenant.
 - 8.0m buffer.

Type	Amount
Parkland Dedication	0.915ha
Section 219 tree preservation covenant	0.160ha
Future dedicated walkway connecting to Portwell PL	0.0247ha
Total	1.10ha

Financial Consideration

- City Lands Swap Process
 - 3698 Metchosin Road
 - Expansion of Quarry Park
 - Expansion of Promenade Park
- Tree Management Permit
- Developer Contributions

Communication

- Development Notification Sign Posted.
- Applicant-led public consultation summary.
- Notification Postcards within 100m will be sent prior to amending bylaw readings.
- Two ads in local newspaper.



Staff Recommendation

Committee recommend to Council that the text amendment to increase the detached residential unit count in the RBCD1 zone to 130 be approved.

Subject to the following conditions:

1. Section 219 tree protection covenant;
2. Formal park dedication; and
3. Form & Character.

Options / Alternatives

1

Staff recommendation.

2

Request staff provide additional information.

3

The application be denied.

4

Committee provides another option for Council consideration.

Thank you!



**CITY OF COLWOOD
BYLAW NO. 2035**

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. 214 (RBCD1 Zone - 499 Royal Bay Dr), Bylaw No. 2035, 2024.”

2. AMENDMENT

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

1. Replace Section 10.1.4(5) with “Secondary suites”.
2. Amend Section 10.1.6(1) by increasing 119 detached dwelling units to 130 and reducing 103 attached housing units to 96.
3. Remove Section 10.1.6(5) in its entirety.
4. Update regulatory conditions table under Section 10.1.7 to amend the flanking street setback for Standard Lots, Large Lots and Estate Lots to 3m.
5. Remove Section 10.1.8(1) in its entirety.
6. Replace Section 10.1.8(2) with “Only one secondary suite is permitted in a detached and duplex dwelling unit”.
7. Remove Section 10.1.8(7) in its entirety.
8. Remove Section 10.1.9 in its entirety.
9. Replace the RBCD1 Zone Map with Schedule 1.
10. Renumber sub-sections of Section 10.1 accordingly.

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**RBCD1 ZONE**

NOTICE OF AMENDING BYLAW

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 214 (RBCD1 – 499 Royal Bay Dr),
Bylaw No. 2035, 2024”

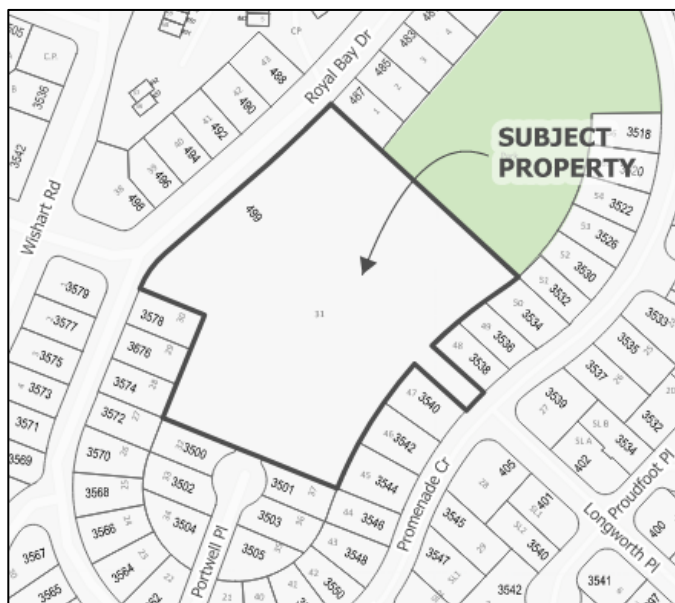
MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, November 25, 2024, 6:30pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will consider First and Second Reading on Monday, November 25, 2024, at 6:30pm in relation to the proposed “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 214 (RBCD1 – 499 Royal Bay Dr), Bylaw No. 2035, 2024**”.

PURPOSE: This application proposes a text amendment to the RBCD1 zone to increase the detached residential density from 119 to 130 to enable an 11-lot subdivision.

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as “LOT 31, SECTION 40, ESQUIMALT LAND DISTRICT, PLAN VIP75021” (499 ROYAL BAY DR).

INSPECTION OF MATERIALS: Copies of the proposed bylaw and related materials can be viewed at <https://www.colwood.ca/news>.



We want to hear from you!

WRITTEN SUBMISSIONS:

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

SPEAK TO COUNCIL:

In Person: The public is welcome to provide comments in person during the public participation portion of the meeting.

Electronically:

To pre-register to speak please contact corporateservices@colwood.ca up until noon on the day of the meeting.

NEED MORE INFORMATION? Contact Development Services at (250) 294-8153 or planning@colwood.ca.