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

The general purpose of proposed **"Colwood Land Use Bylaw No. 151, 1989, Amendment No. 210 (CD41-2346 Sooke), Bylaw No. 2018, 2024"** is to rezone from R1 to a new Comprehensive Development Zone (CD41) to enable a six-storey apartment building.

Within the electronic binder, please find a copy of:

1. Staff Report to Planning and Land Use Committee – 2346 Sooke Rd (February 4, 2024)
2. Staff Presentation to Planning and Land Use Committee (February 4, 2024)
3. Staff Report to Council – 2346 Sooke Rd (March 25, 2024)
4. Proposed Bylaw No. 2018, 2024 (Land Use Bylaw Amendment - CD41 2346 Sooke)
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)

City of Colwood
STAFF REPORT

To: Planning and Land Use Committee
Date: February 4, 2024
From: Desiree Givens, Planner II
RE: Rezoning Application RZ-22-001 for 2346 Sooke Road

RECOMMENDATION

THAT the Planning and Land Use Committee recommend to Council:

THAT the Colwood Land Use Bylaw No. 151, 1989, Amendment No. 210, Bylaw No. 2018, 2024 be considered for 1st, 2nd and 3rd reading;

AND THAT prior to scheduling 1st reading of Bylaw No. 2018, a Traffic Impact Study be accepted by the City's Engineering department;

AND THAT prior to adoption of Bylaw No. 2018, approval be received by the Ministry of Transportation and Infrastructure;

AND THAT prior to adoption of Bylaw No. 2018 a Section 107 Plan showing the proposed road dedication along Sooke Road to achieve a 30 m cross-section be submitted to the City of Colwood and/or the Ministry of Transportation and Infrastructure for review and signature and registered at the BC Land Titles Office;

AND FURTHER THAT prior to adoption of Bylaw No. 2018, the following long-term conditions be registered within a Section 219 Covenant Development Agreement:

Prior to the issuance of a Development Permit:

CONSERVATION COVENANT/HABITAT RESTORATION AND ENHANCEMENT

1. The Owner shall register a Section 219 Covenant over the lands agreeing to preserve and retain the wetland at the north end of the lands (a minimum of 232 m^2) for environmental conservation and enhancement purposes (as outlined in the Environmental Assessment prepared by WSP Canada dated December 13, 2023) and agreeing to install split rail fencing and signage to identify the conservation area and highlight the purpose of the conservation intent. The conservation area will be maintained at the Owner's expense. Herein this paragraph:

   conservation means retaining open green space areas in a natural state, limiting tree/vegetation removal (except for the removal of invasive plant species), and limiting disturbances to the forest floor; and

restoration means restoring open green space areas to a natural state when conservation is deemed impractical due to safety hazards during site preparation and active construction as identified by a qualified professional. Restoration work in open green space areas must be undertaken under the guidance of a registered biologist.

2. The Owner shall, at their own expense, and to the satisfaction of the Director of Development Services or their delegate, submit a habitat restoration and enhancement plan and cost estimate, including the removal of domestic refuse and invasive plant species within the conservation (wetland) area, the planting of native trees, shrubs and perennial herbaceous species and other species as deemed appropriate by a registered biologist (or qualified environmental professional) within the conservation area and the disturbed area located in the north part of the site, the installation of split rail fencing along the edge of the conservation area, and the installation of signage and irrigation within the conservation area as deemed appropriate by a registered biologist (or qualified environmental professional), who is to oversee the works.

3. The Owner shall provide a refundable security deposit in the amount of 125% of the habitat restoration and enhancement plan cost estimate, at their own expense, and to the Satisfaction of the Director of Development Services or their delegate, to complete the habitat restoration and enhancement plan. The Owner agrees that the City will hold the deposit for a minimum of one year from the date that the City receives written confirmation from a registered biologist (or qualified environmental professional) that the works included in the habitat and restoration plan have been completed. A request to the City for the release of the deposit must be accompanied with a completion letter prepared by a registered biologist (or qualified environmental professional) confirming that the restoration and enhancement works (including planting) remain in good health or order and are consistent with the habitat restoration and enhancement plan.

STATUTORY RIGHT OF WAYS

4. The Owner shall register a blanket Statutory Right of Way (SRW) enabling access to City of Colwood staff over the conservation area described in Section 1.a (above). The purpose of the public access SRW is to enable access for City staff to enter the area to monitor the terms of the Section 219 Conservation Covenant.

Prior to the issuance of a Building Permit:

PARKING COVENANT

5. The Owner shall register a Section 219 covenant over the lands agreeing to allocate parking for each residential unit as required by applicable City of Colwood bylaws and ensure that the allocated residential parking is not provided in exchange for additional compensation separate from the rent received for each residential unit.

HOUSING COVENANT

6. The Owner agrees to register a Section 219 covenant over the lands that agrees to secure residential units on the Lands for rental tenure for no less than 5 years commencing on the date an occupancy inspection is approved.

OFF-SITE WORKS

7. The Owner agrees to either: 1.) complete the frontage improvements on Sooke Road as required by applicable City of Colwood bylaws and policies and an approved Traffic Impact Assessment; 2.) enter into a Servicing Agreement with the City of Colwood (and provide the required security as agreed to by the City) that will address the required frontage improvements; 3.) provide a cash contribution to the City of Colwood in lieu of completing the required frontage improvements as determined and approved by the City; or 4.) a combination of cash-in-lieu and frontage works completion as determined and approved by the City.

CONSTRUCTION NUISANCE MITIGATION

8. Concurrent with building permit application, the Owner shall provide the City with a Construction Management Plan that complies with BC Building Code requirements and ensures that:

    a. Trades parking, including parking for construction vehicles, trades vehicles or employee vehicles, will be accommodated on-site whenever possible. If parking cannot be accommodated on-site, the Owner shall provide suitable off-street parking or make alternative arrangements acceptable to the City's Manager of Building Inspections and Bylaw Services (or their delegate) to minimize impacts to neighbouring streets and residents;

    b. Any dust, mud, stone or other material on all public roads in the immediate vicinity of the property will be cleaned up at the end of each day on which work on site occurs regardless of the supposed source of that material; and,

    c. Contractors will provide on-site emergency spill kits whenever equipment is working on site.

9. The Owner shall provide the City with a $10,000 refundable cash deposit (a Construction Nuisance Mitigation deposit) prior to building permit issuance, which the City's Building Inspections and Bylaw Services may use to enforce, where necessary, the requirements described Section 7 (above).

    a. The Owner agrees to authorize the City to draw $500 from the Construction Nuisance Mitigation deposit for each event of nuisance for each day;

    b. The City will provide one (1) warning notice of a nuisance event prior to drawing on the funds and on every subsequent infraction, the funds will be drawn from the deposit without warning;

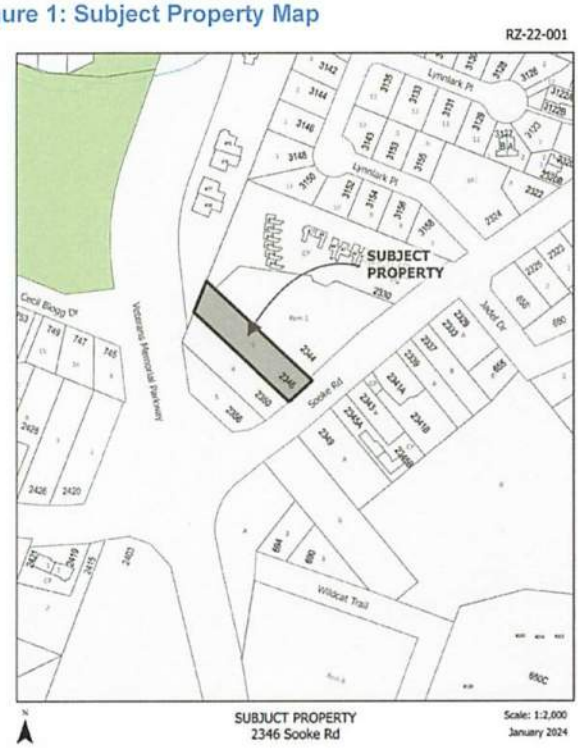
    c. The developer agrees to top up the deposit if and when it drops below $5,000; and,

d. The City will refund any remaining funds once construction works are substantially completed.

SUMMARY AND PURPOSE

The purpose of this report is to present to Council Rezoning Application RZ-22-001. The applicant is requesting an amendment to the Land Use Bylaw to rezone the property at 2346 Sooke Road (**Figure 1)** from the Residential 1 (R1) Zone to a new Comprehensive Development (CD) Zone to permit a 6-storey apartment building (**Appendix 1**). The applicant has provided a letter of rationale, which is provided in **Appendix 2.**

Figure 1: Subject Property Map



The proposal would provide market rental options for future Colwood residents, which would meet an area of need identified in the 2023 Housing Needs Assessment. The proposal is consistent with the policies of the Transit Growth Area land use designation, which supports a maximum Floor Area Ratio of approximately 2.5 and multi-unit buildings up to approximately 6 storeys (in limited situations). The applicant inventoried the natural assets of the site, which is documented in an Environmental Assessment (**Appendix 3**) and a Tree Management Plan (**Appendix 5**), to prepare a site plan that protects the formative features of the land in accordance with site adaptive planning principles outlined in the Official Community Plan. A site adaptive planning design rationale (**Appendix 4**) has been submitted by the applicant and was reviewed and accepted by the project biologist and arborist, both of whom endorse the proposed site plan.

STRATEGIC PLAN AND RELATED POLICIES

Colwood Draft Strategic Plan 2024-2027

The proposal aligns with the Infrastructure, Wellness and Environment pathways of the Colwood Draft Strategic Plan 2024-2027.

<u>Infrastructure Pathway</u>

The Infrastructure pathway emphasizes the creation of a well-connected network of streets, sidewalks, trails and cycling routes. The proposal supports this pathway by ensuring that the ultimate cross section for Sooke Road can be achieved for the portion that is in front of the subject property. The applicant is offering road dedication to achieve a 30-metre cross section for Sooke Road, as well as frontage improvements that will include new sidewalk, bike lane and landscaped boulevard in front of the property.

Wellness Pathway

The proposal supports the Wellness pathway by contributing 55 new market rental units to the Colwood primary rental housing market, which will help support a housing target identified in the 2023 Housing Needs Report.

Environment Pathway

The proposal partially aligns with the Environment pathway of the draft strategic plan, which values natural assets such as trees, green spaces and hillsides. While it is recognized that the development will result in the removal of most protected trees on site, the applicant is proposing to compensate for the loss by meeting the requirements for tree replacement (or cash-in-lieu-of-replacement) as outlined in the Urban Forest Bylaw. Further, the applicant is proposing to protect and enhance the greenspace and hillside areas (the natural wetland at the north portion of the site), as well as restore previously disturbed areas under the direction of a registered biologist.

Housing Needs Report (2023)

The Housing Needs Report prepared by the Community Social Planning Council of Greater Victoria (2023) indicates that rental housing is a key area of local need in the Capital Regional District. The report indicates that Colwood has had a low vacancy rate and rising rental costs for more than 15 years. In 2022, the rental vacancy rate was 0.8% suggesting that there are very few vacant units available. A healthy vacancy rate is considered to be between 3% and 5% and low vacancy rates often result in higher demand/excessive competition for vacant rental units, which contributes to increased rental costs. Further, the report projected that Colwood will require 3,300 new market rental units between 2016-2031 in order to support project population increases. This proposal will contribute 55 market rental units, which will help support an identified key area of local housing need in the city.

BACKGROUND

Applicant Information

Applicant/Owner:	Allandale Workhub Housing Ltd.
Address:	2346 Sooke Road
Legal:	Lot 3 Sec. 68 Esquimalt Plan VIP21735
Current Zoning:	Residential 1 (R1) Zone
Proposed Zoning:	New Comprehensive Development Zone
Current OCP Designation:	Transit Growth Area
Proposed OCP Designation:	No Change
Development Permit Area:	Form & Character DPA – Hillside and Shoreline Environmental DPA – Hillside Natural Hazard DPA – Steeply Sloped

APPLICATION REVIEW

1. Proposal

The applicant is requesting an amendment to the Land Use Bylaw No. 151 to rezone 2346 Sooke Road from the Residential 1 (R1) Zone to a new Comprehensive Development (CD) Zone. The zoning change would enable the construction of a six-storey 55-unit market rental apartment building, consisting of 8 one-bedroom units and 47 two-bedroom units.

2. Site Context

The subject property is located near the intersection of Veterans Memorial Parkway and Sooke Road as shown in **Figure 1**. The site is currently occupied by one single family dwelling. The property slopes down towards the rear with no planned development adjacent to the rear of the property.

Table 1 summarizes the land uses and zones of properties adjacent to the site. It should be noted that while there is no proposal or active development application for the existing single-family dwellings on the south side of Sooke Road, these lots are designated by the Official Community Plan as Mixed Use Employment Centre and their current land use is expected to transition, over time, to more compatible commercial, institutional, and low-impact/ and light industrial uses.

Table 1: Existing Zoning and Adjacent Parcel Uses

Parcel	Current Zoning	Existing Land Use	Proposed Land Use
North 639 Kildew Drive	Comprehensive Residential (RC1)	Duplex Attached housing	--
East 2330 Sooke Road	Comprehensive Development 25 (CD25)	Single family dwelling Attached housing	2 Multi-family Buildings
South 2349 Sooke Road	Residential 1 (R1)	Single family dwelling	--
2353 and 2361 Sooke Road	Comprehensive Development 34 (CD34)	Vacant lot	Carwash and Commercial Retail Development
West 2350 and 2356 Sooke Road	Comprehensive Development 33 (CD33)	2 Single family dwellings	1 Mixed-use Multi-family Building with Ground Floor Commercial Space

3. Land Use Bylaw No. 151

Table 2 compares the land use requirements imposed on the lands by the existing Residential 1 zone and the proposed requirements for the new CD zone. A copy of the draft amending bylaw (Bylaw No. 2018) can be found in **Appendix 8**.

Table 2: Comparison of Current and Proposed Zoning

	Residential 1 Zone (Current)	New CD Zone (Proposed)
Lot Area	Min. 695 m^2 (Single family dwelling) Min. 1,100 m^2 (Two family dwelling)	Min. 1,900 m2

	Residential 1 Zone (Current)	New CD Zone (Proposed)
Lot frontage	Min. 16m	Min. 22 m
Lot Coverage	35%	60%
Permitted Uses	1-family dwelling & 2-family dwelling Group Home Use Home occupation Not more than 2 boarders or lodgers Accessory buildings & structures Secondary suite Accessory dwelling unit Show homes	Accessory buildings & structures Accessory dwelling unit Apartment Home occupation – home office only
Density	Not to exceed 0.40 FAR	Not to exceed 2.5 FAR
Height	Max. 8.5m	26 m
Storeys	--	6 storeys
Building Setbacks		
Front	7.5 m	15 m
Rear	7.5 m	13.5 m
Side	1.5 m	2 m (northeast) 3 m (southwest)
Landscaping/Screening		
1. Where a lot line joins a public road a landscaped area of at least 1.5 m in width must be provided inside the property line; 2. A landscaped buffer area of at least 1.5 m in width and 2.0m in height must be provided along the inside of all property lines to separate parking areas from adjacent properties; 3. Whenever visible above finished grade from adjacent properties or public streets, loading areas, refuse removal areas and recycling containers must be screened by landscape or solid decorative fence or combination thereof; and 4. All mechanical, electrical, and other service equipment located outside or on the roof of a building must be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.		

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

Land Use Policies

The subject property is located on lands designated Transit Growth Area in Section 7 of the Official Community Plan (OCP). The Transit Growth Area land use designation supports low to mid-scale, multi-unit residential uses at densities that support transit use along Sooke Road. **Table 3** describes the OCP objectives for the land use designation and how the proposal aligns with those objectives.

Table 3: Compliance of Proposed Development with OCP Policies

Transit Growth Area OCP Policy		Proposal	Staff Comment
Land Uses Policy 7.2.23	• Multi-unit residential • Live/work and home occupations • Institutional • Limited commercial and mixed-use, on a case-by-case basis	Multi-unit residential	**Policy met**
Built Form Policy 7.2.24.a	Ground-oriented and low-rise buildings up to approximately 4 storeys and up to 6 storeys in limited situations when enhanced urban design mitigates impact of additional vertical impact	6 storeys fronting Sooke Road and 9 storeys at the rear. The building will be set back 13.5 metres (approximately 45 feet) away from the rear property line and the two bottom levels of structured	**Policy met**

Transit Growth Area OCP Policy		Proposal	Staff Comment
		parking that faces the rear property line will be screened using design techniques such as a green wall. This setback and green wall feature will help mitigate the impact of the additional 2 storeys that can be seen from the rear.	
Density Policy 7.2.24.b	Floor area ratio (FAR) up to approximately 2.5	The applicant is proposing a FAR of 2.5.	**Policy met**
Policy 7.2.25 (a)	Providing access to and support for frequent transit, as part of the Transit Growth Area shown on Figure 8: Land Use	Proposed density and residential uses will provide future residents and visitors access to and support for frequent transit on Sooke Road.	**Policy met**
Policy 7.2.25 (b)	Sensitively increasing density while providing a gentle transition in scale to existing predominantly single-detached residential areas, as illustrated in the "Scale Transition" diagram in this sub-section.	The proposed density is consistent with other proposals along Sooke Road as it is located between a proposal for a 6 storey multi-family mixed-use building (2350/2356 Sooke Road) and a proposal for two 6 storey multi-family residential buildings (2330 Sooke Road).	**Policy met**
Policy 7.2.25 (c)	Improving the public realm for pedestrians and transit users, with sidewalk amenities and improved transit facilities.	Frontage improvements will be installed on Sooke Road in accordance with the Transportation Master Plan and recommendations in the approved traffic impact study, including sidewalks, bike lanes, and landscaped boulevards.	**Policy met**
Policy 7.2.25 (d)	Creating and maintaining a high degree of permeability – including walking connections – with adjacent residential areas leading to/from the frequent transit service.	The applicant will be installing frontage improvements along Sooke Road, which will help maintain the high degree of permeability between the adjacent properties on the east and west with the frequent transit service on Sooke Road.	**Policy met**
Policy 7.2.25 (e)	Enabling limited small-scale, neighbourhood-serving retail uses where there is a demand and where they do not compromise the viability of established centres and other commercial areas.	Proposal does not consider retail uses.	**Not applicable**
Policy 7.2.25 (f)	Designing buildings, public open spaces, and transportation networks to protect natural assets, consistent with site adaptive policies in Section 11: Park Areas and Natural Assets.	The key natural features identified have been protected and the site is working with the topography of the lands. See the **Site Adaptive Planning** section below for more detail.	**Policy met**

Housing Policies

In addition to the land use policies in Section 7 of the OCP, the proposal also meets the following housing policies in Section 9:

- Policy 9.2.2.2: "Co-locate non-market, rental, and special needs housing with transit and other amenities to enable accessibility, while ensuring that these housing types are distributed throughout the city and integrated into diverse neighbourhoods"

To secure the rental housing proposed by this proposal, the staff recommendation includes the following agreed-upon requirement as a condition of rezoning in the Development Agreement:

HOUSING COVENANT

a. The Owner must register a Section 219 covenant over the lands that agrees to secure residential units on the Lands for rental tenure for no less than 5 years commencing on the date an occupancy inspection is approved.

Site Adaptive Planning Policies

Site adaptive planning is a general approach to conducting site analysis, identifying buildable and non-buildable (conservation) areas, and using this information to arrive at a site plan that reflects site opportunities and constraints. Described in Policy 11.2.2.3 and Section 18.4 of the OCP, this approach is encouraged when developing environmentally sensitive areas and hillside sites. The primary objectives of this approach are to:

- maintain the functions of key natural systems including hydrologic (runoff) systems, longshore (drift) systems, climate systems, and ecosystems; and
- minimize disruption to the landscape in areas identified by the development permit area objectives and guidelines.

The proposed development is considered a hillside site and must therefore achieve site adaptive planning policies of the OCP. As part of the rezoning application, the applicant retained a registered biologist to conduct environmental analysis and identify the formative systems and features of the site, map out a site analysis, outline a site adaptive planning rationale and plan for development within the areas of least constraints. This section summarizes the proposal's site adaptive planning approach. Further information can be found in **Appendices 3-5.**

A site adaptive planning approach was undertaken as per Section 18.4 and Policy 11.2.2.3 of the OCP, which requires that:

1. A natural assets inventory be provided to the City in support of site adaptive planning as a first step in the development approvals process; and,
2. The developable footprint of a proposal be shaped by the formative systems on the site as identified in the natural assets inventory.

Natural Assets Inventory

The Environmental Assessment (**Appendix 3**) prepared by WSP Canada includes a natural assets inventory for the subject property, which illustrates that the small remnant of the wetland ecosystem located at the northwest property line (see **Figure 2**) has the highest habitat value on the site. Staff are recommending that this wetland area be protected by a Section 219 conservation and restoration covenant. The remainder of the site consists of a mix of residential developed land and disturbed areas dominated by introduced/invasive species with very few native plant species.

The applicant has also provided a Site Adaptive Planning Rationale documenting their approach to site planning in accordance with the City's policies. This is provided as **Appendix 4.**

Tree Inventory

The current Tree Management Plan (**Appendix 5**) has identified the need to remove 14 of the 15 bylaw protected trees within influencing distance of the proposed development. This does not align with the Hillside Objective 19.1.s and Guideline 22.1.l for conserving and minimizing disruption of mature trees.

However, the applicant is planning to provide a cash deposit in lieu of replacing the required replacement trees in accordance with the Urban Forest Bylaw No. 1735.

Figure 2: Natural Assets Map

Importantly, the Design Guidelines for Environmental Development Permit Areas are currently being amended through Bylaw No. 1700-10. The amending bylaw is scheduled to receive adoption in February 2024 and will prohibit land clearing (including tree removal) on development sites in an environmental development permit area until the City has first received a building permit application. Therefore, staff are not recommending that this requirement be included as a long-term condition of rezoning in the development agreement.

5. Off-Site Works

Road Dedication

Road dedication along Sooke Road will be secured as part of this rezoning application.

The width and design of Sooke Road is currently being revisited as part of an update to the City's Transportation Master Plan. In May 2022, the Transportation Committee considered several options for the long-term cross section for the Sooke Road Corridor and at that time, the Transportation Committee recommended a 30-metre right-of-way. In October 2023, staff brought forward a recommendation that Council direct staff toward achieving a 30-metre right of way along Sooke Road and select an option for the preferred long-term cross-section of Sooke Road. Council referred the item to the Infrastructure and Active Transportation Committees.

Staff understand that Council has not yet endorsed the ultimate cross section for Sooke Road, and that further consideration is required at the Committee and Council tables. However, the applicant's proposed road dedication aligns with the 30-metre right-of-way, which is consistent with the road dedication that was/is being secured on adjacent lands, including 2350/56 Sooke Road, 2330 Sooke Road, and 2324 Sooke Road amongst others.

The staff recommendation requires that road be dedicated to allow the City to achieve a 30-metre road right-of-way prior to scheduling adoption of the amending bylaw.

Frontage Improvements

Frontage improvements along the property's frontage must be provided (or secured for) through the development process in accordance with the City of Colwood's Subdivision Servicing Bylaw No. 285 and Transportation Master Plan. Both documents are amended from time to time to reflect current and future transportation needs of the community, including road expansion, transit, and active transportation

considerations. As mentioned in the section above, the Transportation Master Plan is currently being updated and will determine a new cross-section for Sooke Road (e.g., laning, boulevard widths, sidewalks).

Considering this, staff are recommending a more flexible approach to securing frontage improvements on Sooke Road in order to account for the unknowns with respect to the City's preferred cross-section. This is captured by the following long-term condition in the Development Agreement:

OFF-SITE WORKS

- The Owner agrees to either: 1.) complete the frontage improvements on Sooke Road as required by applicable City of Colwood bylaws and policies and an approved Traffic Impact Assessment; 2.) enter into a Servicing Agreement with the City of Colwood (and provide the required security as agreed to by the City) that will address the required frontage improvements; 3.) provide a cash contribution to the City of Colwood in lieu of completing the required frontage improvements as determined and approved by the City; or 4.) a combination of cash-in-lieu and frontage works completion as determined and approved by the City.

6. Traffic Impact Assessment

The applicant has commissioned Bunt & Associates to review and provide comment on the surrounding road network and related intersections. An approved TIA is required prior to first reading and its recommendations will form part of the development requirements contained within the Development Agreement.

7. Site Servicing

The site can be serviced by municipal water. Sewer is available on Sooke Road. A civil, lighting, off-site landscape and irrigation, stormwater management plan and sewer and design drawings will be required prior to Building Permit issuance. The applicant is aware that water and sanitary capacity will need to be confirmed during the design stage, in advance of Building Permit consideration so the works can be available for connection.

8. Building And Life Safety

All upgrades 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 approval.

9. Community Amenity Contributions

The Community Amenity Contributions (CAC) Policy COM002 and Attainable Housing Policy ATT001 are considered at the time of a rezoning application with respect to increased residential density.
The applicant is proposing to meet Council's policy as identified in **Table 4**.

Table 4: Preliminary Summary of Developer Contributions

Contributions by Type	Rate per unit	Total	Bylaw/Policy Reference
CAC Fund	$7,500*/unit	$412,500	Policy COM 003 as amended
Affordable Housing Reserve Fund	$1,500*/unit	$82,500	Policy COM 003 as amended
Fire Hall Fund	$583*/unit	$32,065	Council resolution
School DCCs (payable to SD62)	$800/unit	$44,000	CRD Bylaw No. 2019-01
Road DCCs	$4,264.60/unit	$234,553	Bylaw No. 1839
Water DCCs (payable to CRD)	$1,644/unit	$90,420	CRD Bylaw No. 2758

Contributions by Type	Rate per unit	Total	Bylaw/Policy Reference
Sewer enhancement fees	$1,178/unit	$64,790	Bylaw No. 1500
Park DCC**	$1,578.64/unit	$86,825.20	Bylaw No. 1990
Total contributions		$1,047,653	

** Subject to annual CPI increases*

***Payable on any Building Permit application associated with this rezoning that is submitted after October 10, 2024.*

10. Legal Encumbrances

There are no legal documents on title that affect this application. If approved, a Section 219 covenant for the long-term Development Agreement conditions will be registered prior to adoption.

11. Public engagement

As required by Development Application Consultation Policy DEC 001, the applicant contacted nearby residents to inform them of their development proposal. A summary of the applicant's engagement summary is included in **Appendix 6**.

OPTIONS / ALTERNATIVES

The Planning and Land Use Committee may wish to consider recommending to Council one of the following options:

OPTION 1 - Same as the staff recommendation.

OR

OPTION 2 - That the application be deferred for further information.

OR

OPTION 3 - That the application be denied.

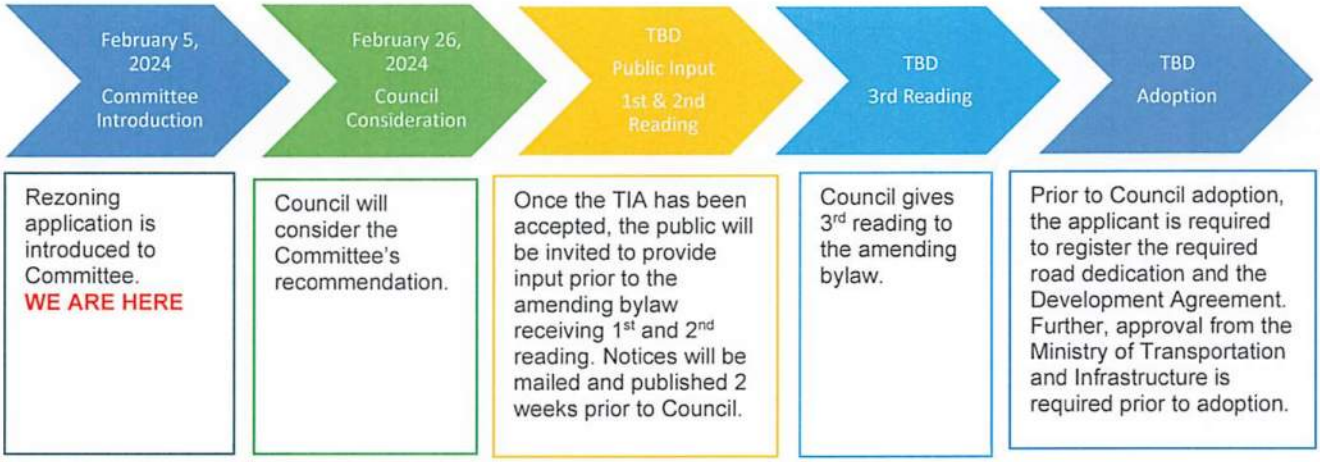
OR

OPTION 4 - Another option as selected by the Committee.

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 during the weeks leading up to first reading of an amending bylaw. Further, prior to first reading, 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 the lands, thus increasing its taxable value. **Table 4** provides a preliminary estimate of the developer contributions for the proposed 55 rental units.

CLIMATE CONSIDERATIONS

Under Pathway 3: Building and Infrastructure, the Climate Action Plan (2023) envisions that buildings in Colwood will be built for zero emissions and climate resilience. An action to achieve this is to continue reducing the carbon footprint of new buildings through the application of BC Energy Step Code in accordance with the provincial target for all new buildings to be net-zero energy-ready by 2032. The provincial timelines indicate that the target for all Part 3 buildings (e.g., multi-unit residential, commercial) to achieve Step 3 is by 2027. On December 11, 2023, Colwood Council passed a resolution (R2023-409) to move toward adoption of Zero Carbon Step Code in 2024. With this amendment, all Part 3 buildings must be designed to meet Step 4 (the "zero carbon performance") by July 1, 2024, or November 1, 2024, depending on the building's height and classification. If an application for a building permit is received before these dates, however, the building must be designed and constructed to meet Step 3. The applicant has indicated in their Energy Compliance Report (**Appendix 7**) that their proposal currently proposes to meet Step 3. It should be noted that if a building permit application for the proposal is received on or after the dates noted in the Council Resolution R2023-409, the Building Bylaw may require that the proposed building be designed and constructed to meet Step 4.

CONCLUSION

The proposal meets the policy objectives of the Transit Growth Area land use 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, which resulted in a site plan that responds to site adaptive planning principles while also meeting the transportation needs of the City. Committee may wish to recommend to Council that they endorse the staff recommendation.

Respectfully submitted,

Desiree Givens

Desiree Givens, MCIP
Planner II

Reviewed By:

for

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: Architectural Plans
APPENDIX 2: Letter of Rationale
APPENDIX 3: Environmental Assessment
APPENDIX 4: Site Adaptive Planning Rationale
APPENDIX 5: Tree Management Plan
APPENDIX 6: Applicant-Led Neighbourhood Consultation Summary
APPENDIX 7: Energy Compliance Report
APPENDIX 8: Draft Amending Bylaw

ARTIST VISUALIZATION - VIEW FROM SOUTH EAST

2346 SOOKE RD COLWOOD, BC

DRAWING LIST:

nick bray | architecture

T +1 604 506 8022 | E nick@nickbray.ca | W www.nickbray.ca
A 2531 Ontario Street, Vancouver, BC, V5T 2X7

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

PROJECT INFO

A001

2346 SOOKE RD

LEGAL DESCRIPTION	LOT 3, SECTION 68, ESQUIMALT DISTRICT, PLAN VIP 21735
PID	003-445-836
FOLIO	05238.030
SITE AREA	23,375.98 SF / 2,171.7 SM
EXISTING ZONING	R1
PROPOSED ZONING	NEW SITE SPECIFIC COMPREHENSIVE DEVELOPMENT TRANSIT GROWTH AREA ZONE

AREA

SITE AREA	23,375.98 SF	2171.7 SM
TOTAL LEVEL 6 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 5 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 4 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 3 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 2 - FLOOR AREA	9,288 SF	863 SM
TOTAL LEVEL 1 - FLOOR AREA	9,673 SF	899 SM
TOTAL LEVEL P1 AREA	13,593 SF	1,263 SM
TOTAL LEVEL P-2 AREA	13,593 SF	1,263 SM
TOTAL LEVEL P3 AREA	13,593 SF	1,263 SM
TOTAL FLOOR AREA [LEVEL 1-6]	**58,485 SF**	**5,433 SM**
BLENDED FAR	**2.50**	**2.50**
ROOF		
[STAIRS]	165 SF	15 SM
LEVEL 6		
SHARED/CIRCULATION AREA	1,437 SF	134 SM
RESIDENTIAL AREA	8,444 SF	784 SM
TOTAL LEVEL 6 AREA	**9,881 SF**	**918 SM**
LEVEL 5		
SHARED/CIRCULATION AREA	1,437 SF	134 SM
RESIDENTIAL AREA	8,444 SF	784 SM
TOTAL LEVEL 5 AREA	**9,881 SF**	**918 SM**
LEVEL 4		
SHARED/CIRCULATION AREA	1,437 SF	134 SM
RESIDENTIAL AREA	8,444 SF	784 SM
TOTAL LEVEL 4 AREA	**9,881 SF**	**918 SM**
LEVEL 3		
SHARED/CIRCULATION AREA	1,437 SF	134 SM
RESIDENTIAL AREA	8,444 SF	784 SM
TOTAL LEVEL 3 AREA	**9,881 SF**	**918 SM**
LEVEL 2		
SHARED/CIRCULATION AREA	1,437 SF	134 SM
RESIDENTIAL AREA	7,851 SF	729 SM
TOTAL LEVEL 2 AREA	**9,288 SF**	**863 SM**
LEVEL 1		
SHARED/CIRCULATION AREA	3,043 SF	283 SM
RESIDENTIAL AREA	6,630 SF	616 SM
TOTAL LEVEL 1 AREA	**9,673 SF**	**899 SM**
LEVEL P1		
SHARED/CIRCULATION AREA	1,145 SF	106 SM
PARKING AREA	12,448 SF	1,156 SM
TOTAL LEVEL P1 AREA	**13,593 SF**	**1,263 SM**
LEVEL P2		
SHARED/CIRCULATION AREA	1,663 SF	154 SM
PARKING AREA	11,930 SF	1,108 SM
TOTAL LEVEL P2 AREA	**13,593 SF**	**1,263 SM**
LEVEL P3		
SHARED/CIRCULATION AREA	4,671 SF	434 SM
PARKING AREA	8,922 SF	829 SM
TOTAL LEVEL P3 AREA	**13,593 SF**	**1,263 SM**
6 STOREYS BUILDING		
AVERAGE NATURAL GRADE	231.06 FT	70.43 M
BUILDING HEIGHT	86'-5 1/2"	26.35M
COVERED AREA 59.90%	13,994 SF	1,300 SM
OPEN AREA 40.10%	9,384 SF	872 SM

PROPOSED SETBACK	**PARKADE**	**BUILDING**
FRONT - Southeast	17.64M	16.67M
REAR - Northwest	10.53M	13.58M
SIDE - Southwest	1.80M	3.23M
SIDE - Northeast	0.54M	2.21M

PROPOSED PARKING

	Untis	Ratio		Proposed
2-BED UNITS	47	1.3		**62**
1-BED UNITS	8	1		**8**
VISITOR PARKNG		0.15		**11**
TOTAL PARKNG REQUIRED				**81**
TOTAL PARKNG PROVIDED				**88**
- REGULAR PARKING STALL				*72*
- ACCESSIBLE PARKING				*3*
- VISITOR PARKING				*12*
- LOADING PARKING				*1*
BICYCLE SPACES REQUIRED				Provided
UNITS	55	1 PER UNIT	36 (CLASS 1)	65
REQ. VISITOR BICYCLE SPACES		6 (CLASS 2)	6 @ FRONT	6

TOTAL UNIT MIX

	Number of Units		Unit Area	Unit Area
TYPE 1 (2BR)	10	18%	925 SF	86 SM
TYPE 2 (2BR)	10	18%	955 SF	89 SM
TYPE 3 (2BR)	18	33%	910 SF	85 SM
TYPE 4 (2BR)	8	15%	937 SF	87 SM
TYPE 5 (1BR)	8	15%	485 SF	45 SM
TYPE 6 (2BR + Der	1	2%	1,140 SF	106 SM
TOTAL	**55**	**100%**		

UNIT / FLOOR SUMMARY

2 Bed + Den	1		
2 Bed	46		
1 Bed	8		
Amenity Room	1	560 SF	52 SM
LEVEL 1 - RENTABLE AREA	86% EFF.	6,630 SF	616 SM
LEVEL 2 - RENTABLE AREA	85% EFF.	7,840 SF	728 SM
LEVEL 3 - RENTABLE AREA	85% EFF.	8,444 SF	784 SM
LEVEL 4 - RENTABLE AREA	85% EFF.	8,444 SF	784 SM
LEVEL 5 - RENTABLE AREA	85% EFF.	8,444 SF	784 SM
LEVEL 6 - RENTABLE AREA	85% EFF.	8,444 SF	784 SM
TOTAL RENTABLE AREA	**83% EFF.**	**48,246 SF**	**4,482 SM**

CONTEXT PLAN:

BUILDING LOCATION

ARTIST VISUALIZATION - VIEW FROM NORTH EAST

DESIGN RATIONALE

THIS CHALLENGING NARROW SITE IS ON A STEEP HILLSIDE THAT SLOPES DOWN AWAY FROM SOOKE ROAD. THE PROPOSAL PRESENTS AN ELEGANT AND EFFICIENT SOLUTION IN WHICH PARKING AREAS ARE LARGELY HIDDEN FROM STREET VIEW. THERE ARE A TOTAL OF 55 UNITS WITH SPACE-EFFICIENT LAYOUTS THAT HAVE AMPLE ACCESS TO NATURAL DAYLIGHT.

THE SITE IS LOCATED ON A PUBLIC TRANSPORTATION GROWTH CORRIDO, IN LINE WITH THE CITY OF COLWOOD'S APPROACH TO ENVIRONMENTAL SUSTAINABILITY AND THE 2026 TARGET OF REDUCING CAR USE WHILE INCREASING TRANSIT USE AND CYCLING. THE BUILDING ACCOMMODATES ELECTRIC CAR PARKING, WITH A RATIO OF 1.1 SPACES PER UNIT. WITH THE GROWTH OF CYCLING, ESPECIALLY ELECTRIC BICYCLES, THE BUILDING PROVIDES SECURE/INTERIOR BICYCLE SPACES FOR THE UNITS, ALL WITH ACCESS TO ELECTRIC CHARGING. IN ADDITION TO THIS, THERE ARE EXTERIOR VISITOR BICYCLE PARKING SPACES.

THE NORTH-WEST PORTION OF THE SITE IS A HEAVILY FORESTED AREA ON A STEEP HILL. UNFORTUNATELY, A SIGNIFICANT AMOUNT OF GARBAGE HAS BEEN DUMPED IN THIS AREA. THIS PROPOSAL INCLUDES TIDING THE AREA AND PRESERVING THE NATURAL ENVIRONMENT (25.1-C). THE AREA WILL ASSIST WITH STORM WATER MANAGEMENT (25.1-E). ADDITIONAL TREES WILL BE PLANTED ON THE HILL-SIDE TO ENHANCE THE FOREST AND INTEGRATE THE BUILDING INTO ITS NATURAL SETTING (25.2-B). THE FRONT OF THE PROPERTY WILL HAVE A HIGH-LEVEL LANDSCAPE TREATMENT PROVIDING CURB APPEAL (25.10-A).

TO BREAK UP THE LONG FAçADE, EACH STACKED UNIT TYPE HAS BEEN ACCENTUATED BY STEPPING-BACK / EXTENDING-FORWARD THEIR PORTION OF THE FAçADE AND BY USING CONTRASTING WHITE AND DARK-GREY CLADDING, VISUALLY BREAKING UP THE BUILDING INTO SECTIONS AND CREATING VARIATION AND VISUAL INTEREST (25.7-D / 25.9-F).

THE FRONT FAçADE CONSISTS OF TWO PRIMARY MATERIALS: A HIGH-QUALITY PRE-FINISHED WHITE COMPOSITE-CLADDING ADJACENT TO AND CONTRASTING WITH A STONE CLAD TOWER. THE STONE WRAPS UNDER THE WHITE CLAD BOX, GIVING THE GROUND FLOOR THE APPEARANCE OF A SOLID/STONE PLINTH, A VISUAL INTEREST AT A HUMAN SCALE. THE ROOF CANOPY SOFFIT IS CLEAR-COAT CEDAR. THIS AND THE WOOD-EFFECT PANELS WITHIN THE WINDOW OPENINGS ADD WARMTH TO THE FAçADE AND ENHANCE THE AESTHETIC THROUGH THE USE OF NATURAL MATERIALS. THE THREE MATERIALS (WHITE CLADDING, STONE AND WOOD) COMPLEMENT EACH OTHER AS PART OF A SMALL, DEFINED AND ELOQUENT MATERIAL PALETTE (25.9-A / B / C / F).

THE BUILDING LAYOUT IS MIRRORED FROM FRONT TO BACK, WITH THE SAME AESTHETIC REPEATED ON ALL SIDES (25.9-D). THE ROOF LINE IS CLEARLY DISTINGUISHED. THE EXPANSIVE FLAT ROOF WITH BE SOLAR-READY (25.7-E).

ENTRANCES, WINDOWS AND DECKS ARE POSITIONED TO OVERLOOK THE OPEN-AREAS AT THE REAR, AND THE SOOKE ROAD FRONTAGE (25.2-C). THE PRIMARY ENTRANCE IS EMPHASIZED, WITH A COVERED DOUBLE-HEIGHT "PORCH" (25.10-A).

BALCONIES ARE SETBACK INTO THE FAçADE AND PROVIDE SUMMER SOLAR SHADING (25.3-A). WINDOWS WILL USE LOW-E COATING TO FURTHER REDUCE SOLAR-GAIN (25.7-I). GLASS GUARDS ARE USED TO ALLOW DAYLIGHT PENETRATION FROM THE BALCONIES (25.9-G). IN ADDITION TO THE DEEP PRIVATE UNIT BALCONIES, THERE IS A LARGE AMENITY ROOM THAT OPENS OUT ON TO AN OUTDOOR TERRACE.

WINDOW MODULES AND PATTERNS ARE REPETITIVE, AND CORRESPOND TO THE CONTRASTING WHITE AND DARK-GREY BLOCKS, WITH A STAGGERED PATTERN IN THE FRONT / REAR WHITE BLOCKS (25.9-F).

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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

PROJECT SUMMARY

A002

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PROJECT NUMBER: 20067

SITE SURVEY

1:175

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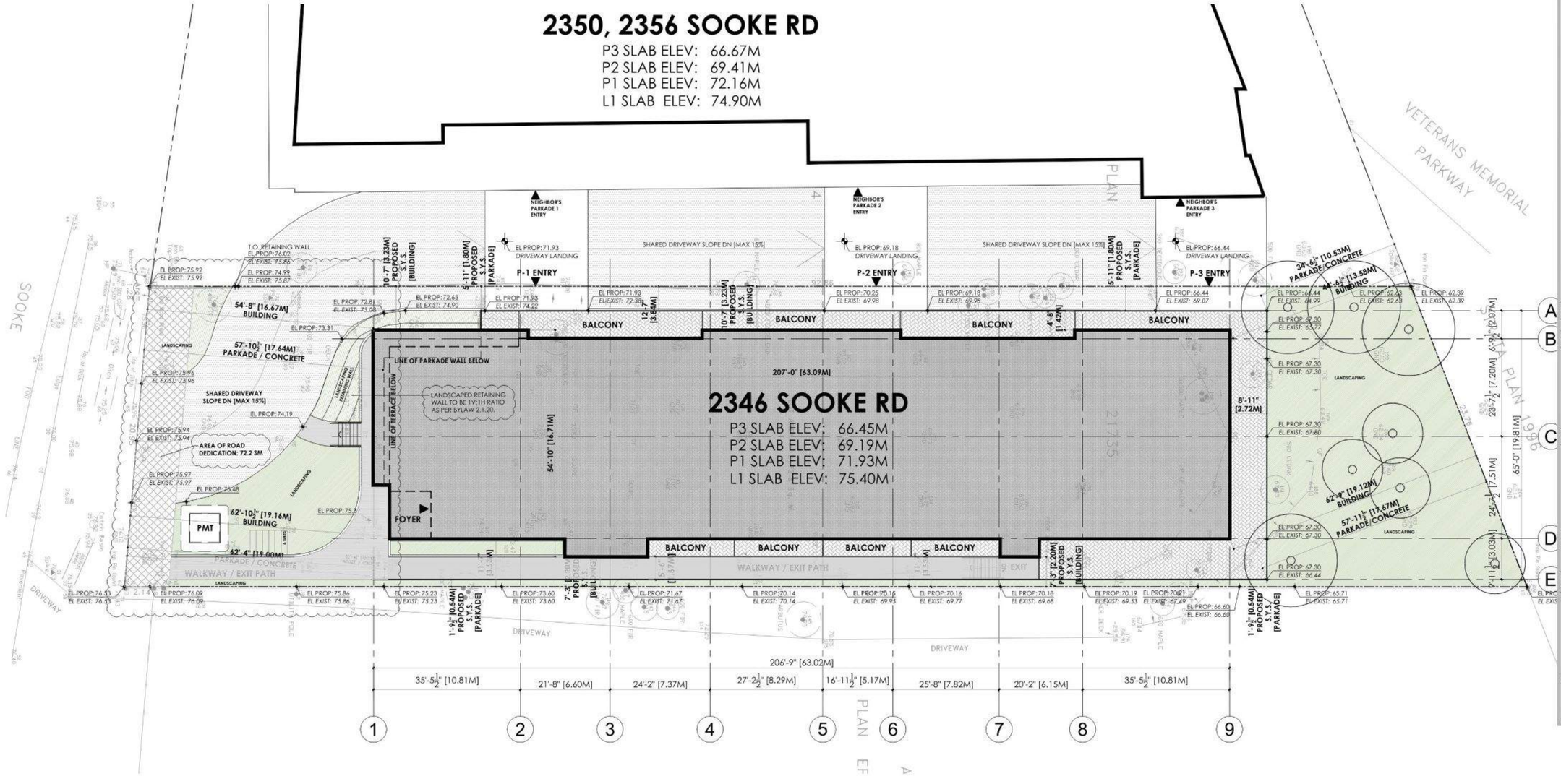

1 A100 SITE PLAN 1:150

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SITE PLAN

1:150

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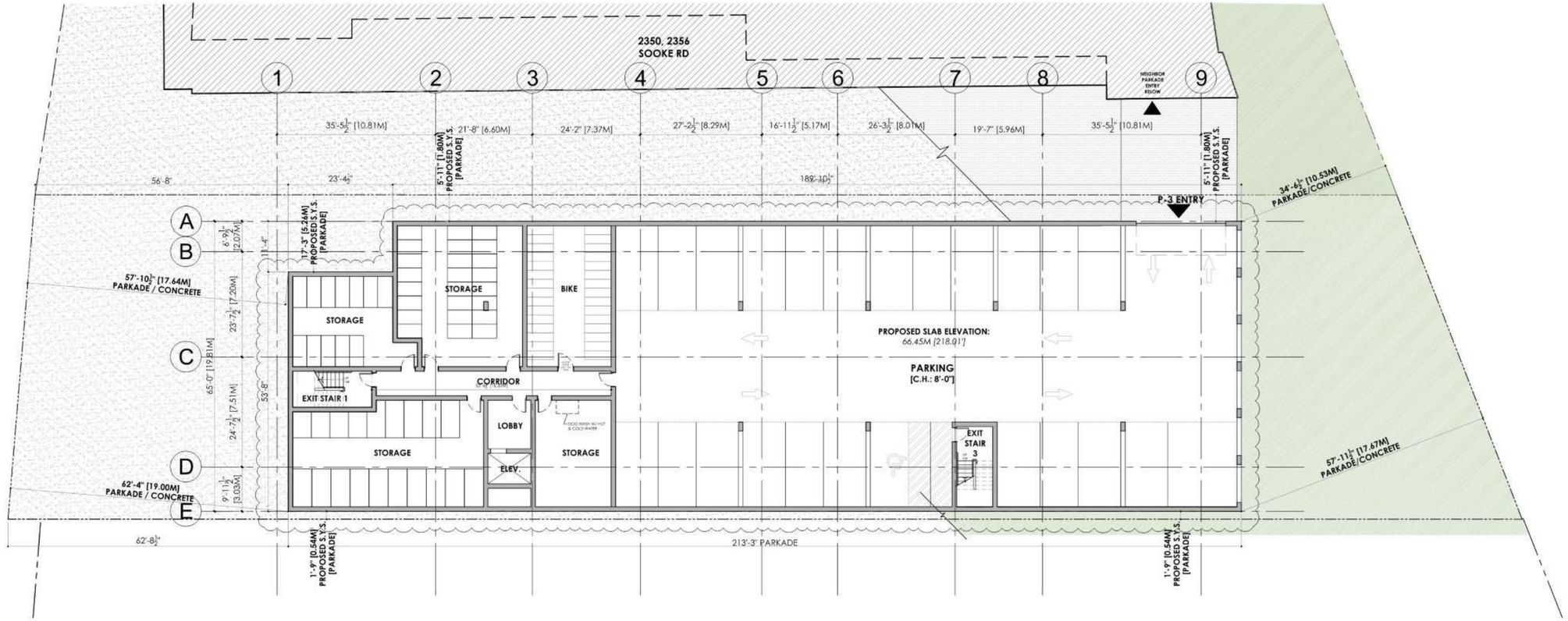

1 / A101 BASEMENT PARKADE P-3 SETBACK PLAN
1:150

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PARKADE P-3 SETBACK PLAN
1:150

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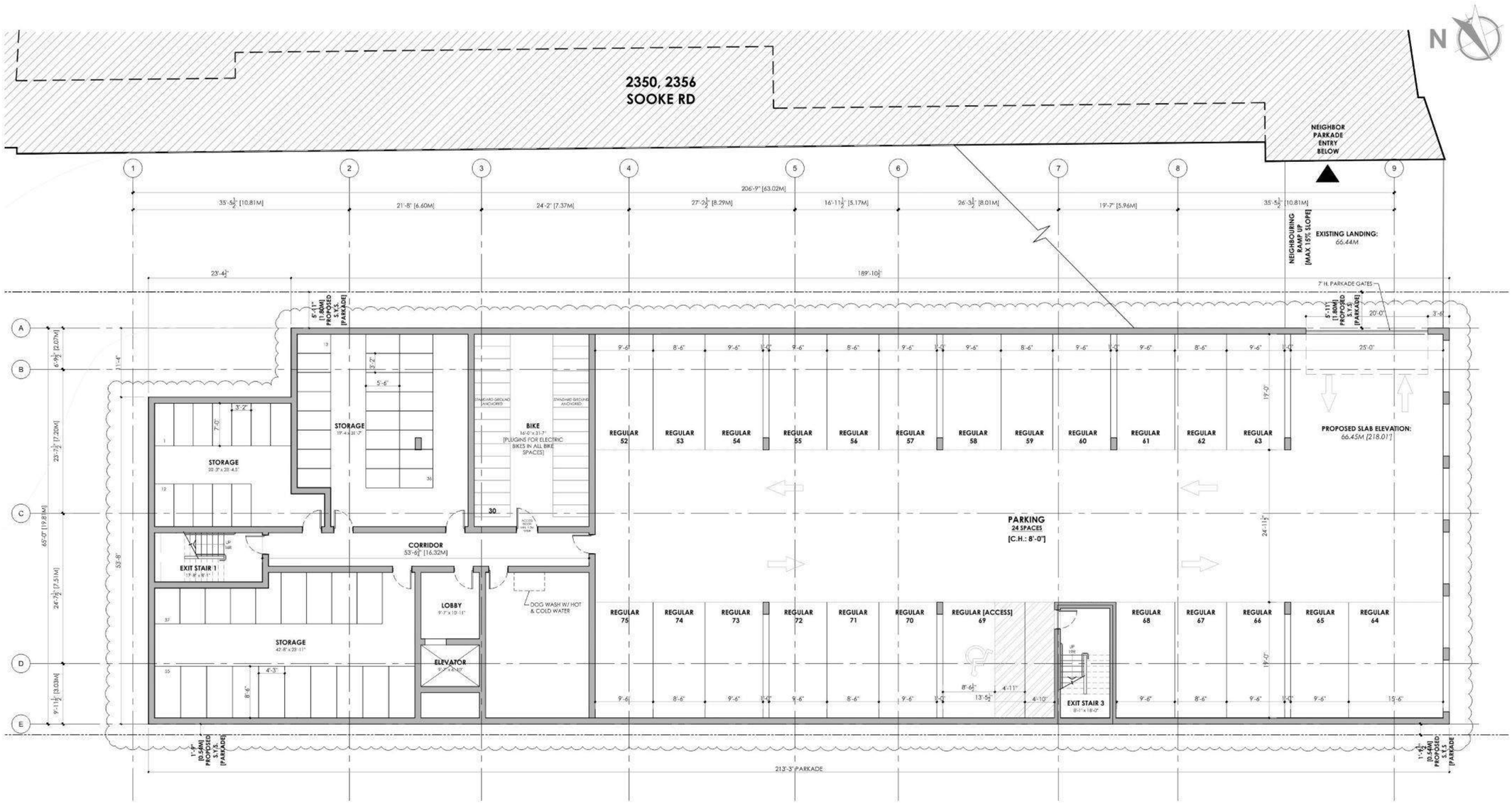

1 A102 BASMENT PARKADE P-3 PLAN
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PROJECT NUMBER: 20067

PARKADE P-3 PLAN

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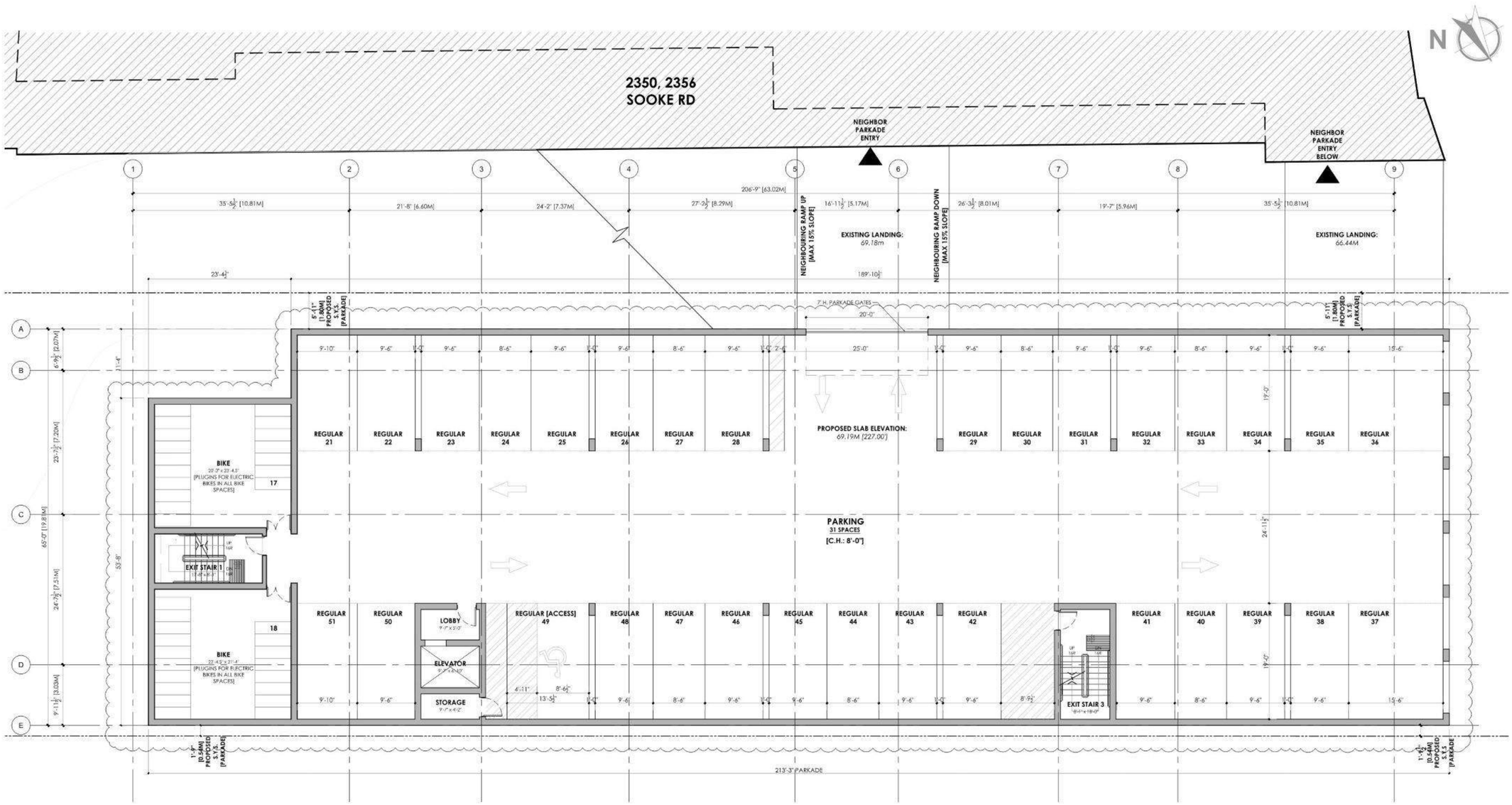
A102



1 A103 BASMENT PARKADE P-2 PLAN
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PROJECT NUMBER: 20067

PARKADE P-2 PLAN

1:100

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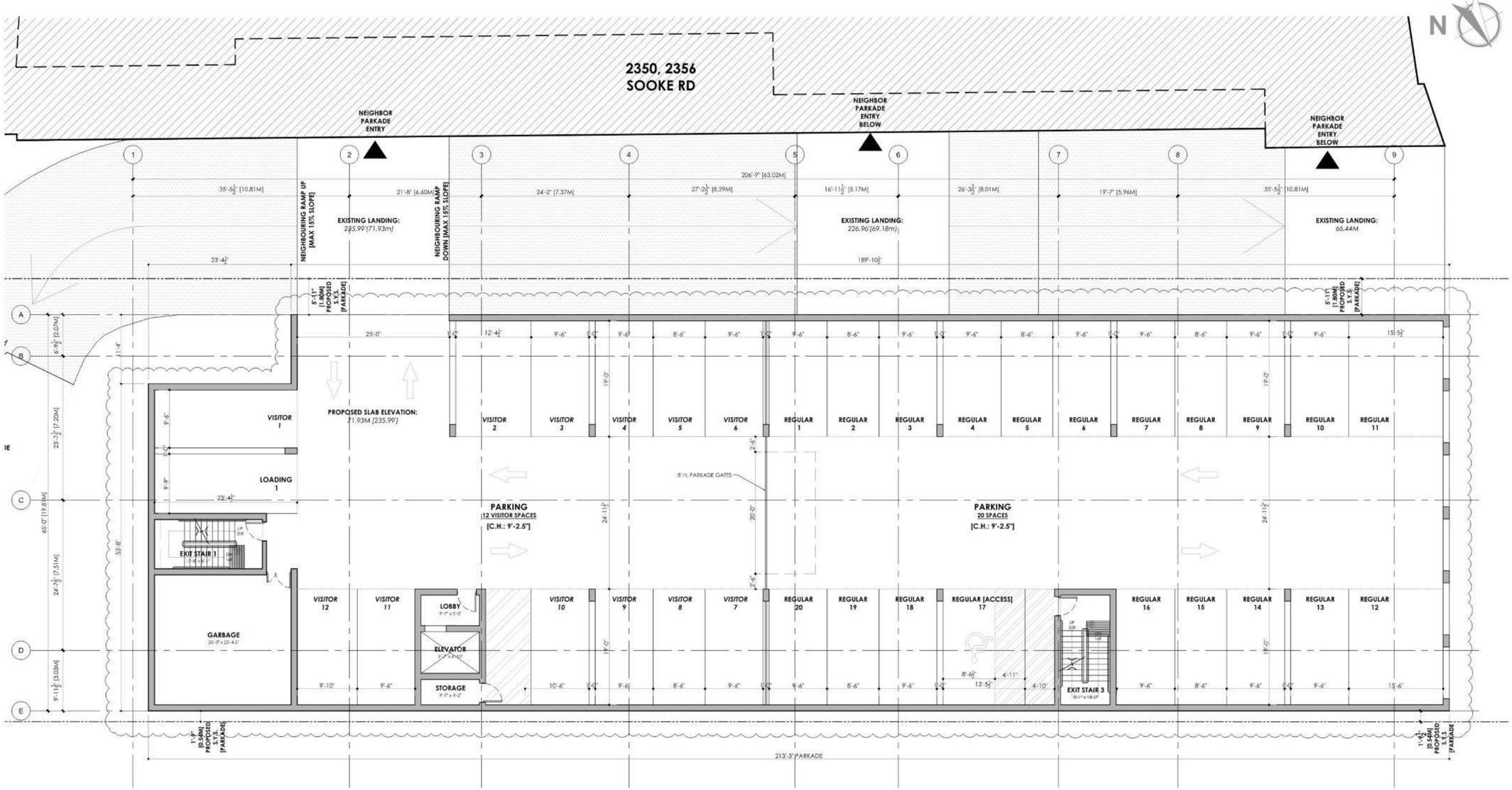

1 / A104 BASMENT PARKADE P-1 PLAN
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PARKADE P-1 PLAN

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REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

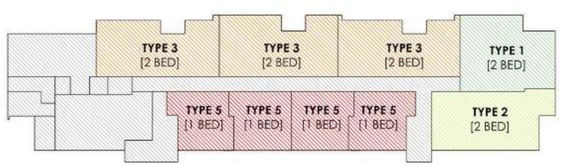
PROJECT NUMBER: 20067

LEVEL 1 PLAN

1:100

A105

LEVEL 1



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 / A105 LEVEL 1 PLAN
1:100

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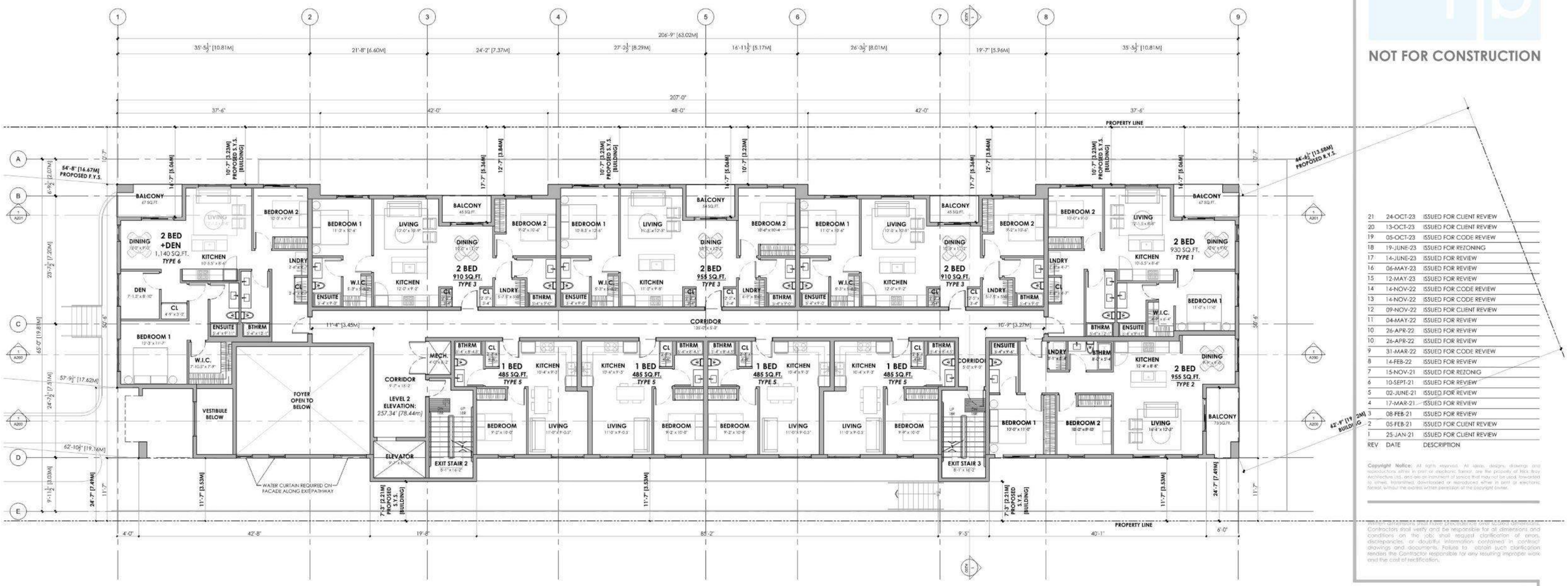
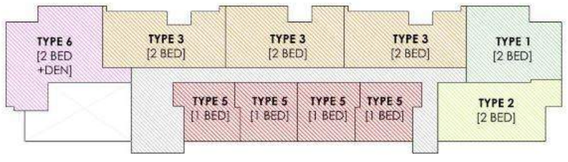
A 2531 Ontario Street, Vancouver, BC, V5T 2X7



LEVEL 2



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 / A106 LEVEL 2 PLAN 1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

LEVEL 2 PLAN

1:100

A106

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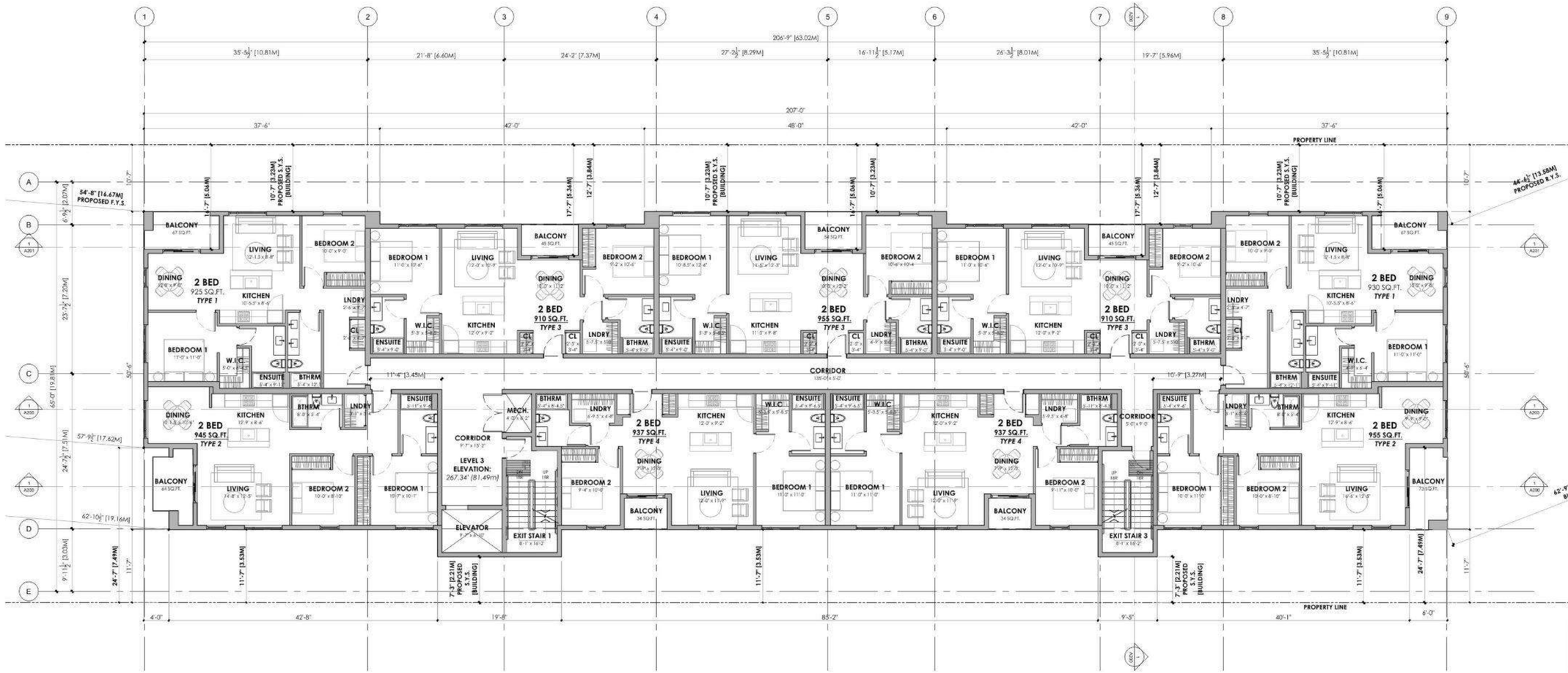
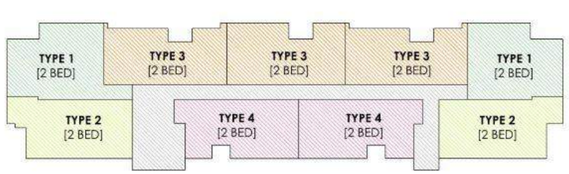


LEVEL 3-6



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1[2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 A107 LEVEL 3 PLAN 1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR CODE REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

All work shall comply with the requirements of the current building code. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

LEVEL 3 PLAN

1:100

A107

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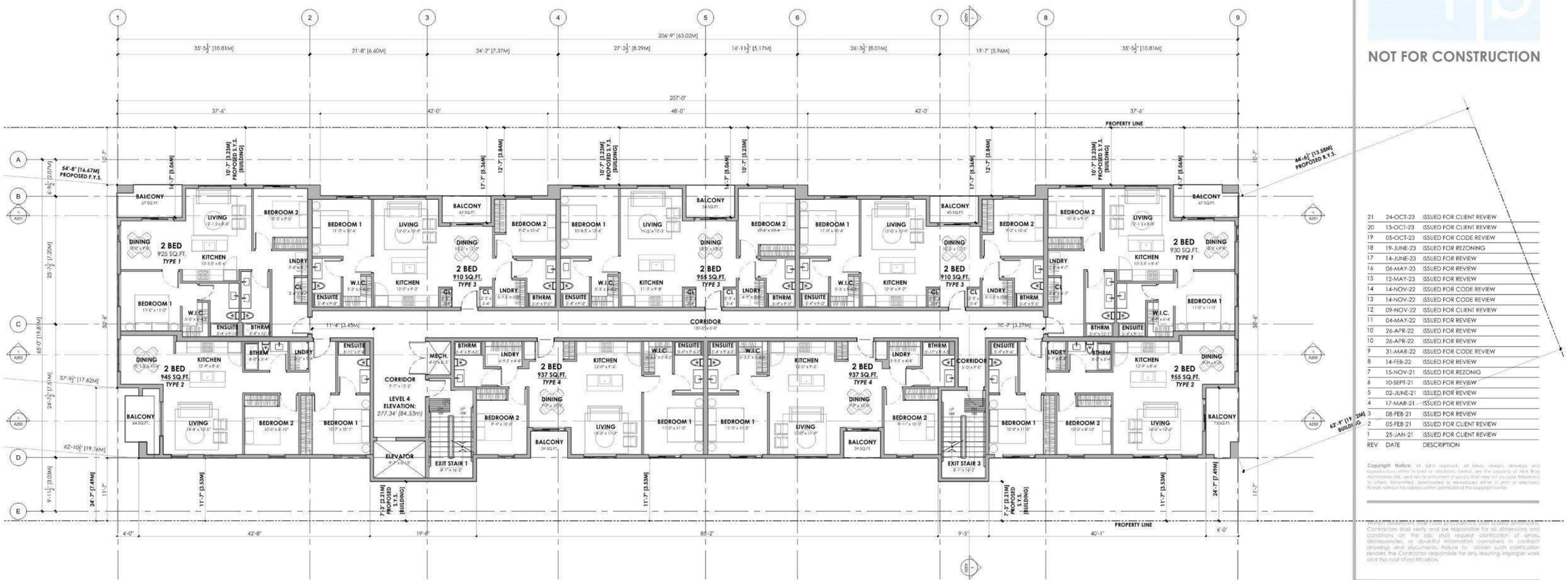
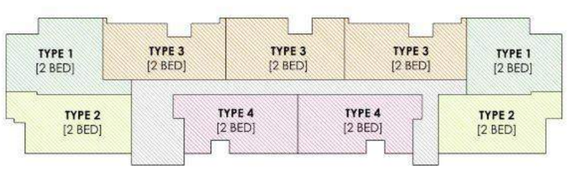


LEVEL 3-6



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1[2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 / A108 LEVEL 4 PLAN 1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

LEVEL 4 PLAN

1:100

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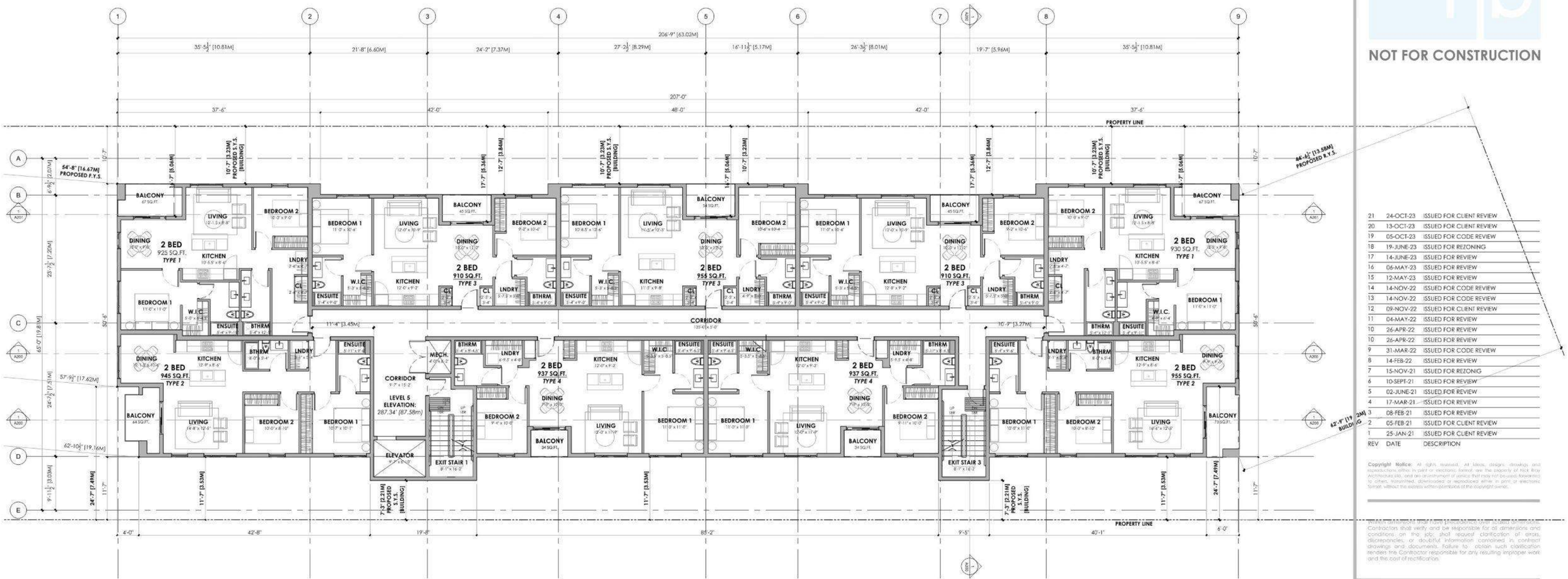


21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW
REV	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

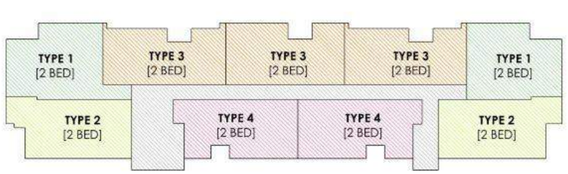
PROJECT NUMBER: 20067

LEVEL 5 PLAN

1:100

A109

LEVEL 3-6



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 / A109 LEVEL 5 PLAN 1:100

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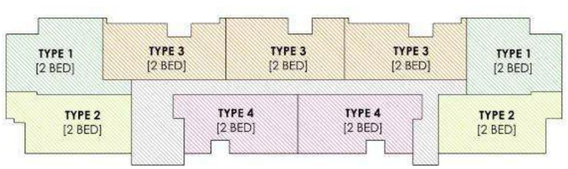
LEVEL 3-6



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	945 SF / 955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 / A110 LEVEL 6 PLAN 1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

LEVEL 6 PLAN

1:100

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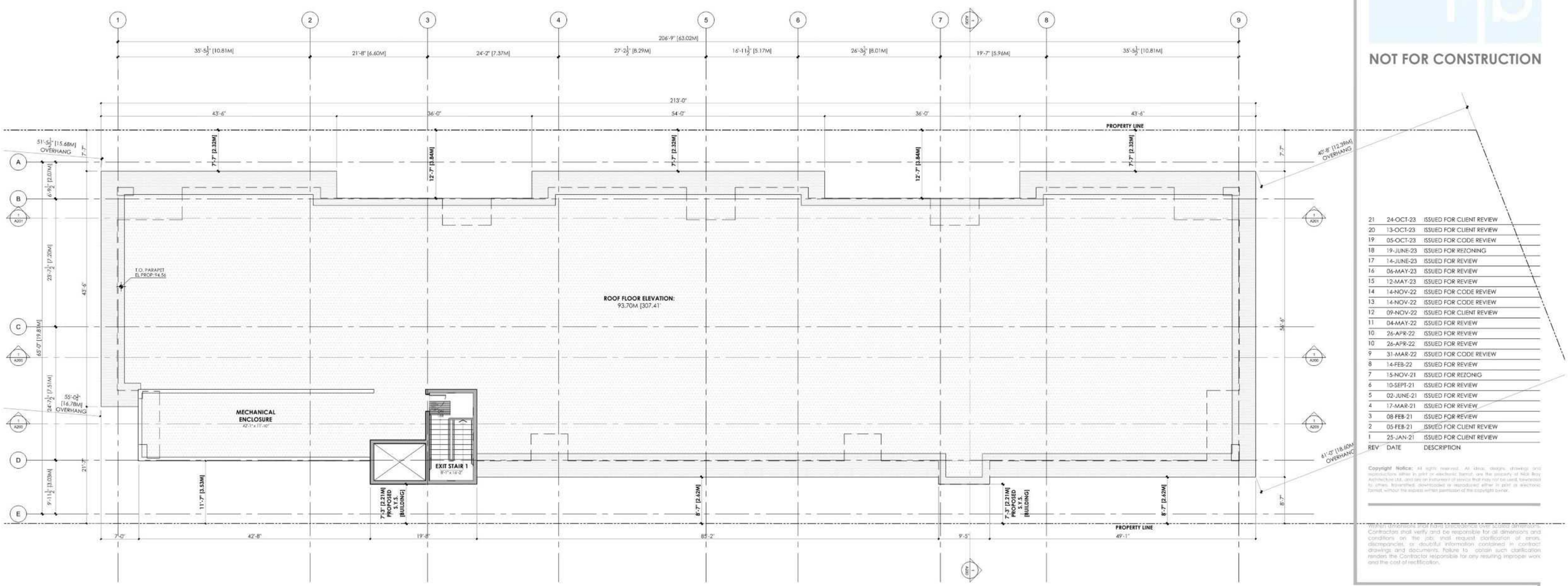

1 / A111 ROOF PLAN 1:100

NOT FOR CONSTRUCTION

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20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
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16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
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7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

REV DATE DESCRIPTION

WHERE DIMENSIONS ARE NOT GIVEN DO NOT SCALE DRAWINGS. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

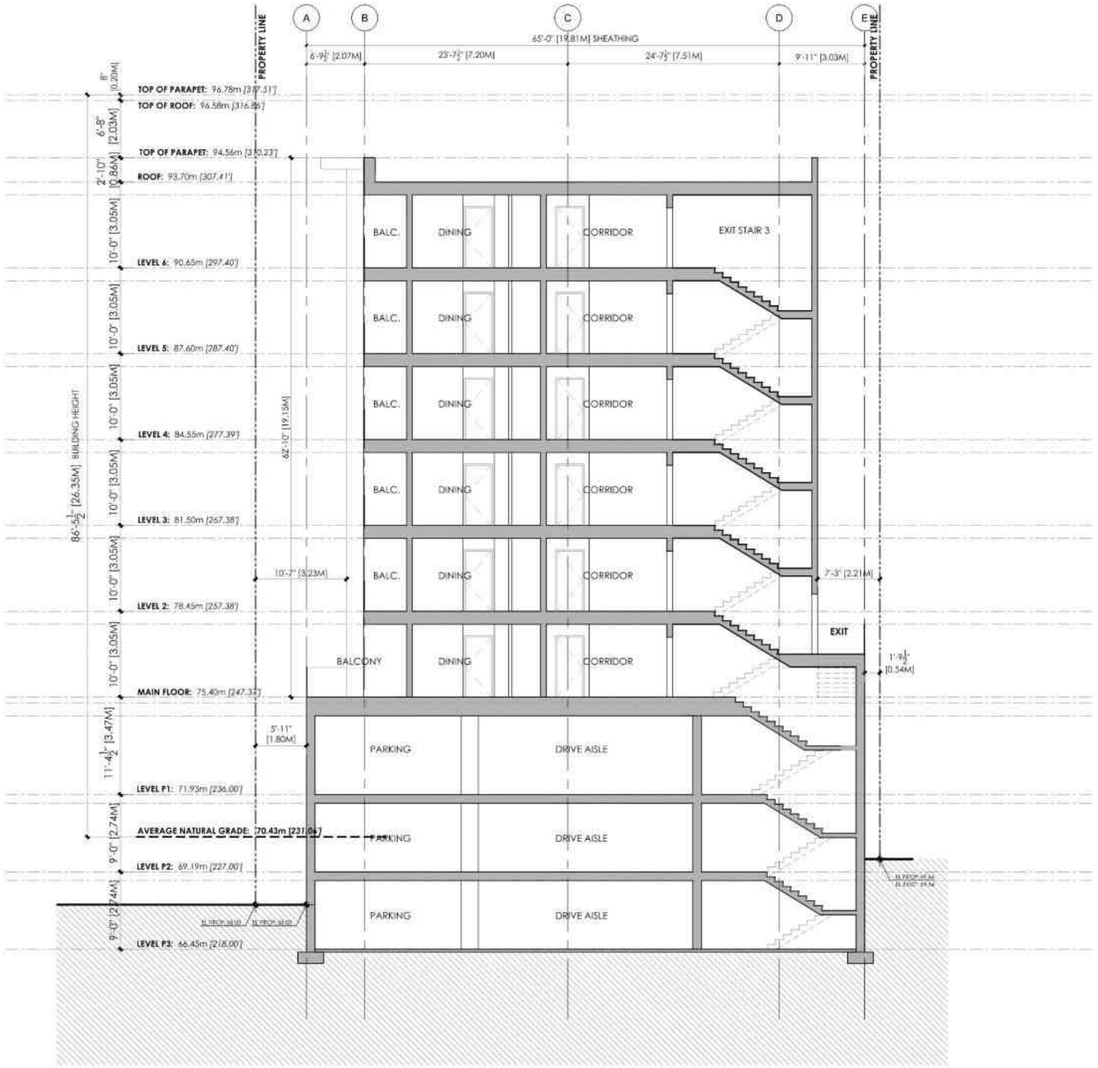
2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

ROOF PLAN

1:100

A111



1 / A201 SECTION 1
1:100

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NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
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17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification at once, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

SECTION 1

1:100

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REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
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17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

NOT FOR CONSTRUCTION

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or omissions information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

SECTION 2

1:100

A202

1 / A202 SECTION 2
1:100

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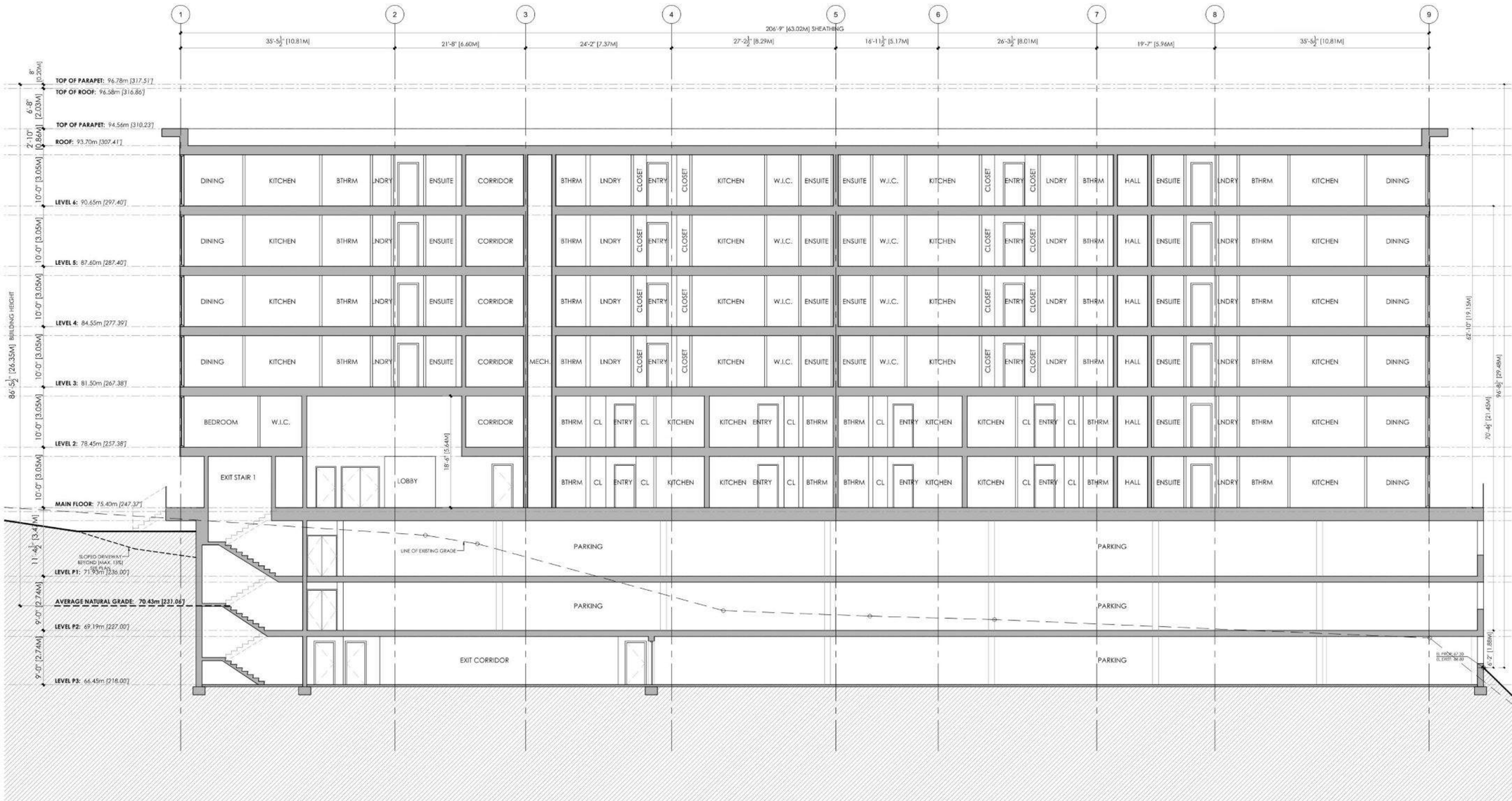
A 2531 Ontario Street, Vancouver, BC, V5T 2X7

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	26-APR-22	ISSUED FOR REVIEW
8	14-FEB-22	ISSUED FOR CODE REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Shall request clarification of errors, discrepancies, or doubtful understandings. Commence on contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

SECTION 2

1:100

A203

1 / A203 SECTION 2 1:100

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1 / A204 SECTION 4 1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20017

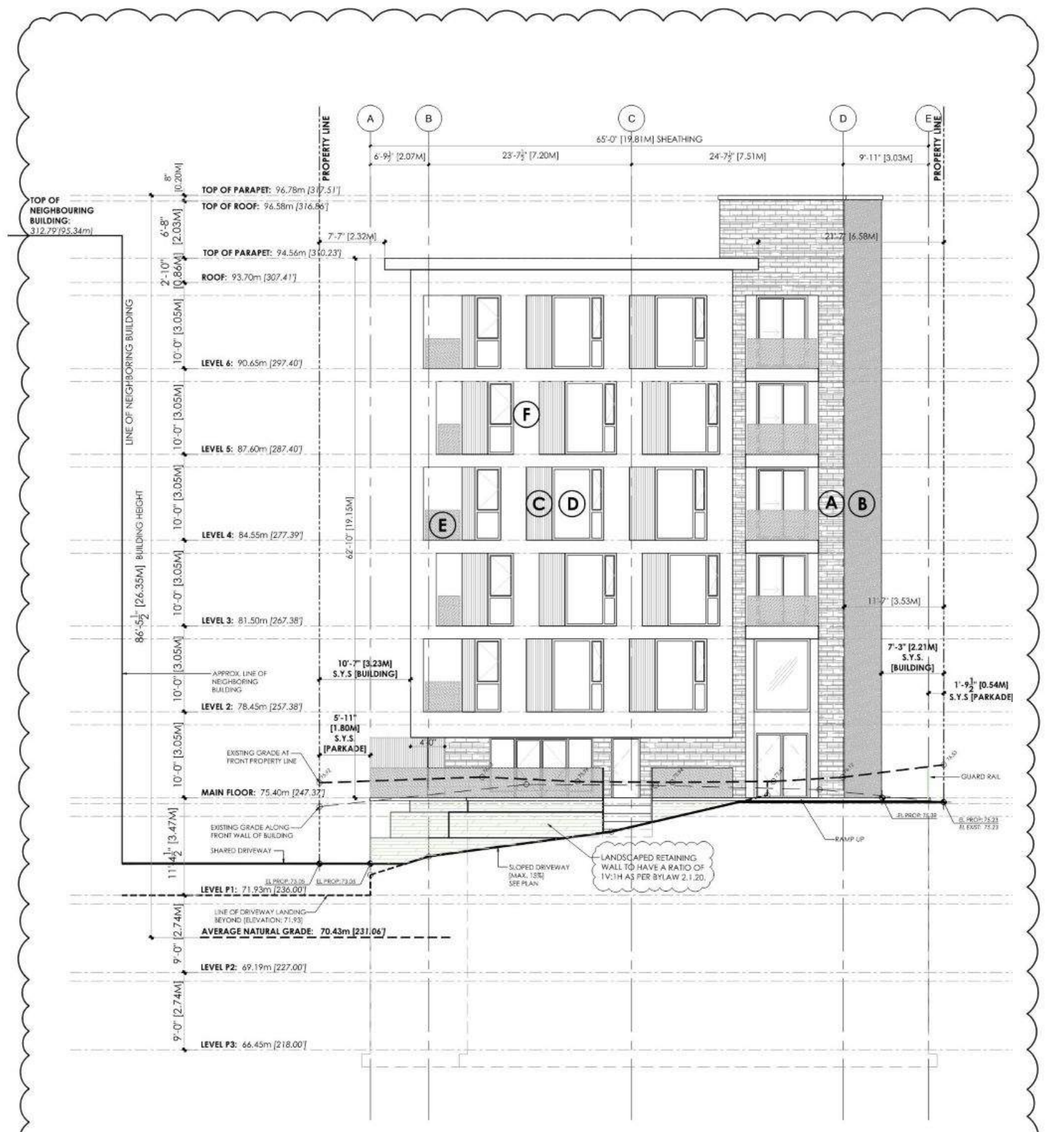
SECTION 4

1:100

A204

nick bray | architecture
T +1 604 506 8022 | E nick@nickbray.ca | W www.nickbray.ca
A 2531 Ontario Street, Vancouver, BC, V5T 2X7

MATERIAL LEGEND
- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



AVERAGE NATURAL GRADE CALCULATION:
75.07 + 75.23 + 66.44 + 64.99 = 281.73 / 4 = 70.43

AVERAGE GRADE ON WEST ELEVATION
66.44M + 67.83M + 68.80M + 67.80M + 66.44M /5 = 67.46M

1 A301 FRONT [EAST] ELEVATION
1:100

2 A301 REAR [WEST] ELEVATION
1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONIG
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

FRONT AND REAR ELEVATION
1:100

A301

nick bray | architecture
T +1 604 506 8022 | E nick@nickbray.ca | W www.nickbray.ca
A 2531 Ontario Street, Vancouver, BC, V5T 2X7

MATERIAL LEGEND
- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL

AVERAGE GRADE ON SOUTH ELEVATION
66.44M + 66.44 + 69.18M + 69.18 + 71.93M + 71.93 + 72.81M = 69.61M

1 / A302 SOUTH SIDE ELEVATION
1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

SOUTH SIDE ELEVATION

1:100

A302

nick bray | architecture
T +1 604 506 8022 | E nick@nickbray.ca | W www.nickbray.ca
A 2531 Ontario Street, Vancouver, BC, V5T 2X7

MATERIAL LEGEND
- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL

1 / A303 NORTH SIDE ELEVATION
1:100

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

NORTH SIDE ELEVATION

1:100

A303

STRONGITHARM CONSULTING LTD.

December 20, 2023

Mayor Kobayashi and Members of Council
City of Colwood
300 Wishart Rd, Colwood BC
V9C 1RL Sent via email

RE: Rezoning Application – 2346 Sooke Road (Lot 3, Section 68, Esquimalt District Plan 21735)

Dear Mayor Kobayashi and Members of Council:

We are writing to apprise you of our rezoning application for the property located at 2346 Sooke Road in Colwood, BC.

The site is located at the corner of Sooke Road and Veterans Memorial Parkway. The site fronts directly onto Sooke Rd and is 2,172 m^2 (23,379 ft^2) in area. The existing zone is R-1 (Residential 1), and we respectfully request it to be rezoned to a new CD zone to accommodate the proposed development.

The proposal is for a 55-unit, 6-storey, multi-family residential market rental building with 3 storeys of underground parking. The project is sited between two other multi-family building projects.

The key features and details of the proposal are outlined in the attached documents, including building plans, landscape plans, traffic impact assessment, arborist report, infrastructure assessment, environmental assessment, geotechnical assessment, and an energy efficiency report.

The OCP designates the land for future growth in the "Neighbourhood – Hillside – Transit Growth Area". The proposed development aligns with the Official Community Plan (OCP) policies, specifically including:

- Policy 7.2.20 (g) on uses,
- Policy 7.2.21 (b) and (c) on built form,
- Policy 7.2.23 (a) on multi-unit residential use, and
- Policy 7.2.24 (a) and (b) on built form.

Suite 302 – 821 Burdett Avenue, Victoria BC V8W 1B3

778-401-6053 | 250-889-1862 | strongitharmconsult@icloud.com

Site Characteristics

The site slopes from south to north with a pronounced drop in elevation at the rear of the property. The siting and design of the building takes advantage of the existing site characteristics and has applied site adaptive principles in the siting and design of the building.

The project is sited directly on major transit routes (rapid bus), bike lanes (Galloping Goose), and is in close proximity to shopping areas, schools, and parks. It supports the goal of keeping residential densities close to essential amenities. In addition, the proposal includes features to minimize impacts on adjacent properties, such as the siting of the building within the slope, leaving a large rear setback that allows for tree protection and tree planting.

Both the arborist and environmental impact reports have been prepared resulting in identifying a wetland area at the rear of the property that will be preserved and enhanced by covenant. Another special feature of the design includes grade–level parking entrances into each parking floor by utilizing the natural grades of the site to access the 3 levels of underground parking.

Importantly, we have successfully partnered with the developer of the westerly adjacent development to allow for one common driveway accessing both properties from Sooke Road. A common driveway will not only help to improve traffic flow and safety but will also reduce the amount of impervious pavement needed and allows for more open space and pervious areas within the development improving stormwater management.

Offsite improvements include road dedication to afford road widening, improved cycling lanes and pedestrian separation.

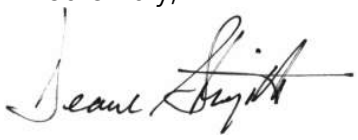
Additional details related to building data such as lot coverage, lot frontage, total floor area, FAR, height, coverage, setbacks, parking stalls, and bicycle parking can be found on the attached information sheet and the architectural plans.

As we are at the land-use decision stage, a Development Permit (DP) is not yet required. However, in anticipation of the DP submission, information pertaining to future DP considerations have been provided, including design plans, environmental assessment, arborist report, transportation study, geotechnical report, energy efficiency report, conceptual landscape plan, civil servicing information and an analysis of site-adaptive principles and practices.

To summarize, this rezoning application for 2346 Sooke Road aligns with the City of Colwood OCP policies and, in our view, presents a well thought out plan for a multi-family market rental building that will integrate seamlessly with the surrounding neighbourhood. While modest in size, it will add to the inventory of much-need rental housing in the community.

We thank you for your consideration of this application and its positive contributions to the community and adherence to the City's planning principles.

Yours truly,



Deane Strongitharm, MCIP, RPP
Strongitharm Consulting Ltd.

cc. Garret Campbell,

Attach.

December 13, 2023

Fair Reality
301 – 1321 Blanshard Street
Victoria, BC, V8W 0B6
Attention: Marco Juras, markojuras@shaw.ca

Subject: **2346 Sooke Road, City of Colwood, B.C. Residential Development - Update to the Environmental Impact Assessment to Address Changes to Site Layout Plan**

WSP ref.: 2023CA119537

Dear Mr. Juras :

1. INTRODUCTION

The development at 2346 Sooke Road is located near the intersection of Sooke Road and Veterans Memorial Parkway in the City of Colwood, B.C. (Figure 1). The original development proposed in 2021 was to consist of a 36-unit condominium or apartment building. Permit parking was designed for two different levels. The massing was to appear as a four-story building from the main entrance off of Sooke Road with the lower parkades and storage below the road grade.

WSP prepared an Environmental Overview Assessment (EOA) which outlined the potential environmental impacts associated with the original design which was prepared in WSP's document titled "Environmental Overview Assessment - 2346 Sooke Road Proposed Residential Development (November 4, 2021). With changes to the Site layout plan that occurred in June 2023, the City of Colwood requested that WSP review the new plan and provide an update summary on the changes to the potential environmental impacts.

2. JUNE 2023 REVISION

The revised site layout design for 2346 Sooke Road that was developed in 2023 consisted of a proposed building will be a 55-unit condominium, or apartment building. The property's unique shape and topography will allow for the creative use of grades to permit parking on three different levels. The massing will appear as a six-story building from the main entrance off Sooke Road with the lower parkades and storage below the road grade.

#301-3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Canada

T: +1 250 384-5510
wsp.com

3. COMPARISON OF SITE LAYOUT PLANS

The original (2021) site layout plan proposes:

- Four story building
- 36 units
- Parking on two levels
- Approximate footprint of 1378 m^2

The proposed new (2023) site layout plan proposes:

- Six story building
- 55 units
- Parking on three levels
- Approximate footprint of 1378 m^2.

A spatial comparison of the 2021 and 2023 site layout plans are presented in Figure 2. Modifications to the site layout plan are predominantly the number of building stories and levels of parking but the footprint remains the same. The new site layout plan is also set back further on the lot (to the northwest) by approximately 3 m. The entire area of development that is proposed in the new site layout plan is located within a disturbed area and does not encroach into the wetland area located at the northwest end of the lot. Because the new site layout plan is located 3 m further to the northwest, there is now some potential for the slope located to the east of the wetland to be affected (Figure 2). If there are disturbances to this area it should be restored following the completion. The Environmental Overview Assessment (EOA) report recommended that a Restoration Plan be developed for the slope and wetland which would include the removal of domestic refuse and invasive plant species and the planting of native trees, shrubs and perennial herbaceous species.

In addition, it will be important to protect the wetland from construction activities including encroachment, invasive species management, stormwater management, protection of trees and sediment and pollution control which are all outlined in WSP's EOA report. Snow fencing should be installed along the extent of the proposed construction footprint prior to the commencement of works. At its closest, the development is located approximately 5 m from the wetland and therefore WSP recommends the installation of a split rail fence to effectively protect the integrity of the wetland long term. The project should be monitored by a Qualified Environmental Professional (QEP) to ensure that all measures are taken to protect the wetland during construction.

4. CONCLUSIONS

Based on the new 2023 site layout plan it appears that the environmental impacts are still limited to the developed and disturbed areas and do not encroach into the wetland area. The new plan does move the construction footprint 3 m further to the northwest and is at its closest is located 3 m from the wetland edge. Therefore, it will be very important to follow the best management practices outlined in the WSP's EOA report.

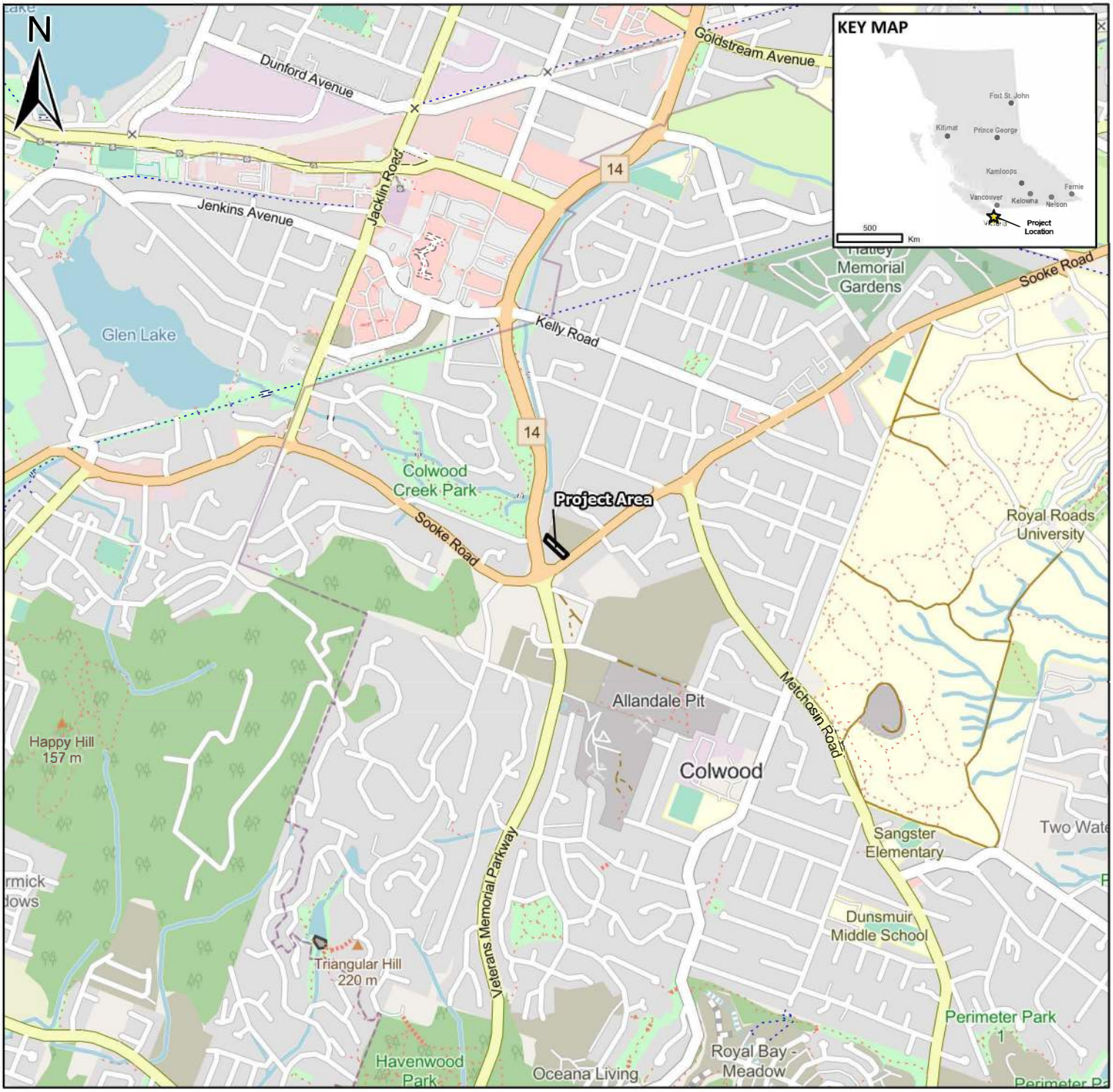
For any further questions, we invite you to communicate with the undersigned at 250-360-3578.

Yours sincerely,

Susan Blundell

Susan Blundell, M.Sc., R.P.Bio.
Senior Biologist

Attachments: Figures 1 and 2



LEGEND

PROJECT AREA

0 0.3 0.5 1

1:20,000 Kilometers

REFERENCES

1. Parcel and hydrography data contain information licensed under the Open Government License – British Columbia

Spatial Reference: NAD 1983 UTM Zone 10N

CLIENT
MARKO JURAS

PROJECT
2346 SOOKE ROAD

TITLE
OVERVIEW MAP

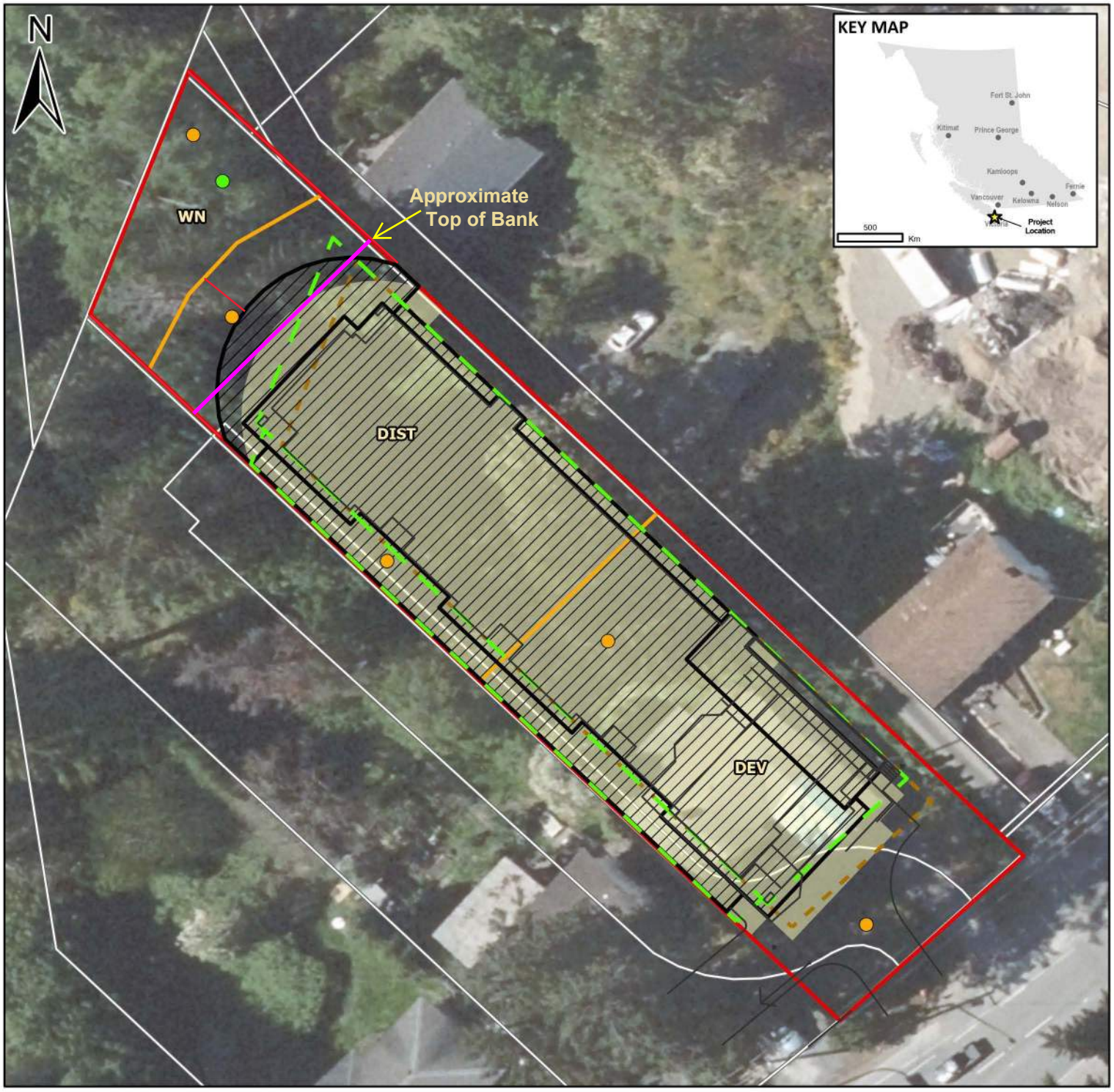
CONSULTANT

wsp

YYYY-MM-DD	2023-12-05
DESIGNED	SB
PREPARED	MY
REVIEWED	
APPROVED	

PROJECT NO.	PHASE	REV.	FIGURE
CA-WSP-211-08588-00	N/A	A	1

Y:\Burnaby\CAD-GIS\Client\Marko_Juras\Sooke\99_PROJECTS\211-08588-00\02_PRODUCTION\MXD\Report\REV_A_FIG_1_211-08588-00_Sooke_2346_Overview.aprx



LEGEND

Type	VEGETATION POLYGON
VEGETATION PLOT	DEV - DEVELOPED
WILDLIFE TREE	DIST - DISTURBED
SITE LAYOUT 2021	WN - WETLAND
SITE LAYOUT 2021	
SITE LAYOUT LINE 2023	
SITE LAYOUT 2023	
SITE LAYOUT 2023	
PROJECT AREA	

1:500 0 5 10 20 Meters

REFERENCES

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Spatial Reference: NAD 1983 UTM Zone 10N

CLIENT
MARKO JURAS

PROJECT
2346 SOOKE ROAD

TITLE **COMPARISON OF SITE LAYOUT PLANS (2021 & 2023)**

CONSULTANT
wsp

YYYY-MM-DD	2023-12-06
DESIGNED	SB
PREPARED	MY
REVIEWED	
APPROVED	

PROJECT NO.	PHASE	REV.	FIGURE
CA-WSP-211-08588-00	N/A	A	2

Y:\Burnaby\CAD-GIS\Client\Marko_Juras\Sooke\99_PROJECTS\211-08588-00\02_PRODUCTION\MXD\Report\REV_A_FIG_2_211-08588-00_Sooke_2346_SITE_VEGETATION_PLOT.aprx

Allandale Workhub Housing Ltd.

ENVIRONMENTAL OVERVIEW ASSESSMENT

2346 Sooke Road
PROPOSED RESIDENTIAL DEVELOPMENT

November 4, 2021

CONFIDENTIAL

WSP CANADA INC.
760 Enterprise Crescent
Victoria, BC Canada

WSP.COM

November 4, 2021

WSP File No.: 211-08588-00

Confidential

Allandale Workhub Housing Ltd.
464 Pelican Drive,
Victoria BC
V9C 0A4

Attention: Marko Juras, Project Developer

Subject: Environmental Overview Assessment –
2346 Sooke Road, Colwood, B.C.

Dear Sir;

WSP Canada Inc. is pleased to submit a PDF copy of the Environmental Overview Assessment report for the above-referenced property.

We trust that the enclosed report meets your current requirements. If you have any questions regarding this project, the enclosed reports, or our services, please do not hesitate to call the undersigned at (250) 360-3578.

Thank you for utilizing our professional services. We look forward to serving your future environmental and engineering needs.

Sincerely,

Susan Blundell, M. Sc., R. P. Bio
Project Manager

Encl. Environmental Site Assessment

WSP ref.: 181-00363-01

SIGNATURES

PREPARED BY

Susan Blundell, M. Sc., R. P. Bio
Senior Biologist

Reviewed by

Karen Truman, B.Sc., R.P.Bio.
Project Biologist

No environmental site assessment or investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a site. Performance of a standardized environmental site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Site, given reasonable limits of time and cost.

The disclosure of any information contained in this report is the sole responsibility of the intended recipient. The material in it reflects WSP's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This limitations statement is considered part of this report.

The original of the technology-based document sent herewith has been authenticated and will be retained by WSP for a minimum of ten years. Since the file transmitted is now out of WSP's control and its integrity can no longer be ensured, no guarantee may be given with regards to any modifications made to this document.

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The development at 2346 Sooke Road is located near the intersection of Sooke Road and Veterans Memorial Parkway in the City of Colwood, B.C. Allandale Workhub Housing Ltd. is requesting a rezoning from traditional residential to a site-specific multi-family residential zone. The proposed building will be a 36-unit condominium or apartment building. The property's unique shape and topography will allow for the creative use of grades to permit parking on two different levels. The massing will appear as a four-story building from the main entrance off of Sooke Road with the lower parkades and storage below the road grade.

A focus will be put on transportation needs by foot and bicycle by designing a prominent grand vaulted lobby with excess room for pedestrian movement. The traffic and bicycle flow will enter directly off Sooke Road to the bilevel parkade featuring 39 parking spots.

The four-story massing above two levels of concrete will be cladded with high quality durable products using a combination of white Hardie panels, with a wood faux soffit accent adjacent to each window. The building shapes itself to 35 large two-bedroom suites, one one-bedroom plus den, that offer an affordable townhome alternative.

The development will be serviced with City of Colwood municipal septic sewers as well as CRD water. Access to the site will be via Sooke Road. Anticipated construction commencement is summer 2022 with an estimated completion date 18 months after commencement.

Figures 1 shows the project area overview area and Figure 2 shows the proposed development layout.

As part of the City of Colwood Official Community Plan (OCP) the development of properties occurring within the Hillside Development Permit Areas should be undertaken using a site adaptive design approach. Site Adaptive Planning requires that special consideration be given to site conditions, processes and systems in laying out a development plan and requires careful attention to both the natural and man-made systems that may be present on a particular site. As part of the site adaptive planning process, the developer requested that WSP Canada Inc. (WSP) complete an environmental overview of the site and provide recommendations on minimizing environmental impacts associated with the proposed subdivision development.

2. ENVIRONMENTAL SETTING

2.1 TERRESTRIAL RESOURCES

2.1.1 VEGETATION

2.1.1.1 METHODS

OFFICE STUDY

Prior to the field program an office study was completed to review available secondary information. The following were examined:

- 1:20,000 colour orthophotos (2019)
- TRIM mapping (1:20,000 scale)
- SEI mapping (1:20,000 scale)

In addition, the following websites were visited to collect data on sensitive ecosystems, record trees and rare species occurrence:

- Capital Regional District Atlas web map https://maps.crd.bc.ca/Html5Viewer/?viewer=public
- BC Conservation Data Centre's (CDC) Species and Ecosystems Explorer https://a100.gov.bc.ca/pub/eswp/

  BC CDC's iMap http://maps.gov.bc.ca/ess/hm/cdc/
- Sensitive Ecosystem Inventory http://www.env.gov.bc.ca/sei/van_gulf/index.html
- B.C. Big Tree Registry http://bcbigtree.ca/

FIELD SURVEY

The focus of the field survey inventory was to determine the potential presence of rare and endangered vascular plants and plant communities and to confirm the location of environmentally sensitive areas. Following a review of available mapping and aerial photographs, a field survey was completed to determine vegetation composition. WSP Canada Inc. (WSP) visited the study site on July 26, 2021, at which time vegetation plots (approximately 10 m x 10 m) were established and examined. Figure 3 shows the location of the vegetation plots, as well as environmental features noted during the survey.

The following information was collected for each quadrat:

- Dominant tree species (primary and secondary canopy)
- Dominant tall and low shrub species
- Dominant herbs

- Aspect and gradient

Concurrent with the vegetation survey, the site was examined for the occurrence of rare plants. A short list of potential rare plants were created based on regional occurrences and habitat features present on Site.

2.1.1.2 RESULTS

GENERAL

The Project Area is located in the Georgia Puget Basin Ecoregion within the Southern Gulf Islands Ecosection. This Project Area lies within the Coastal Douglas-fir Moist Maritime (CDFmm) Biogeoclimatic Subzone. Douglas-fir as well as grand fir and western redcedar dominate forests on zonal sites within the CDFmm. Salal, Oregon-grape, oceanspray and Oregon-beaked moss dominate the understory. Less prominent species include baldhip rose, snowberry, western trumpet honeysuckle, vanilla leaf and electrified cattail moss. The presence of Garry oak, arbutus and numerous members of the lily family characterize these drier sites. A species list for vegetation typically occurring within the CDFmm is presented below in Table 1. Table 2 shows the plant species encountered during the 2021 field survey.

The property is bounded on the southeast by Sooke Road, on the southwest by a single family residential lot, on the northwest by Kildew Road and on the northeast by a multi-family residential development under construction.

The subject lot consists of a mix of residential developed land, disturbed areas dominated by introduced and invasive shrub and herbaceous species and a fragment of a native plant community. A small remnant of a wetland ecosystem is located at the north end of the property.

Table 1: Vegetation Typically Occurring within the Coastal Douglas-fir Moist Maritime Subzone (CDFmm)

Arbutus	*Arbutus menziesii*
bigleaf maple	*Acer macrophyllum*
Douglas-fir	*Pseudotsuga menziesii ssp. menziesii*
Garry oak	*Quercus garryana*
grand fir	*Abies grandis*
shore/lodgepole pine	*Pinus contorta*
western redcedar	*Thuja plicata*
baldhip rose	*Rosa gymnocarpa*
dull Oregon-grape	*Mahonia nervosa*
Falsebox	*Paxistima myrsinites*
hairy honeysuckle	*Lonicera hispidula*
Indian plum	*Oemleria cerasiformis*
Labrador tea	*Ledum groenlandicum*
Oceanspray	*Holodiscus discolor*
red elderberry	*Sambucus racemosa*
Salal	*Gaultheria shallon*
Salmonberry	*Rubus spectabilis*
snowberry	*Symphoricarpos spp.*
western trumpet honeysuckle	*Lonicera ciliosa*
Alaska oniongrass	*Melica subulata*
big-leaved sandwort	*Moehringia macrophylla*
bracken fern	*Pteridium aquilinum*
broad-leaved shootingstar	*Dodecatheon hendersonii*
false lily-of-the-valley	*Maianthemum dilatatum*
lady fern	*Athyrium filix-femina*
nodding trisetem	*Trisetum cernum*
Pacific sanicle	*Sanicula crassicaulis*
purple peavine	*Lathyrus nevadensis*
skunk cabbage	*Lysichiton americanum*
sword fern	*Polystichum munitum*
three-leaved foamflower	*Tiarella trifoliata*
vanilla leaf	*Achlys triphylla*
coastal leafy moss	*Plagiomnium insigne*
electrified cat's tail moss	*Rhytidiadelphus triquetrus*
juniper haircap moss	*Polytrichum juniperinum*
lanky moss	*Rhytidiadelphus loreus*
Oregon-beaked moss	*Kinbergia oregana*
palm tree moss	*Leucolepis menziesii*
red-stemmed feathermoss	*Pleurozium schreberi*
reindeer lichen	*Cladina spp.*
sphagnum moss	*Sphagnum spp.*
step moss	*Hylocomium splendens*

Table 2: Plant Species Encountered during the 2021 Field Survey

Trees	
Arbutus menzeisii	arbutus
Acer macrophyllum	bigleaf maple
Prunus emarginata	bitter cherry
Cornus nuttallii	Pacific dogwood
Pseudotsuga menziesii	Douglas-fir
Abies grandis	grand fir
Alnus rubra	red alder
Thuja plicata	western redcedar
Shrubs	
Buddleia davidii	butterfly bush*[i]
Symphoricarpos albus	common snowberry
Vitis vinifera	domestic grape*
Mahonia nervosa	dull Oregon-grape
Hedera helix	English ivy*[i]
Spiraea douglasii	hardhack
Rubus armeniacus	Himalayan blackberry*[i]
Juniperis communis	common juniper
Syringa vulgaris	lilac*
Rosa nutkana	Nootka rose
Sambucus racemosa	red elderberry
Cornus sericea	red-osier dogwood
Rhododendron sp.	rhodendron*
Gautheria shallon	salal
Rubus spectabilis	salmonberry
daphne laureola	spurge laurel*[i]
Mahonia aquifolium	tall Oregon-grape
Herbs	
Veronica americana	American brooklime
Elymus glaucus	blue wildrye
Pteridium aquilinum	bracken
Bromus sp.	brome
Galium aparine	cleavers
Ranunculus repens	creeping buttercup
Narcissus	daffodil*
Taraxacum sp.	dandelion*[i]
Geranium molle	dovefoot geranium*
Plantago laceolata	english plantain*
Festuca sp.	fescue

Equisetum arvense	field horsetail
Lapsana communis	herb Robert*
Poa pratensis	kentucky bluegrass*
Athyrium filix-femina	lady fern
Stachys byzantina	lamb's ear*
Galium palustre	marsh bedstraw
Claytonia perfoliata	miners lettuce
Lapsana communis	nipplewort*
Dactylis glomerata	orchard grass
Leucanthemum vulgare	oxeye daisy*[i]
Sanicula crassicaulis	Pacific sanicle
Oenanthe sarmentosa	Pacific water parsley
Adenocaulon bicolor	pathfinder
Vinca minor	periwinkle*[i]
Rumex acetosella	sheep sorrel*
Potentilla anserina	silverweed
Lysichiton americanus	skunk cabbage
Carex obnupta	slough sedge
Polystichum munitum	sword fern
Rubus ursinus	trailing blackberry
Epilobium sp.	willowherb

* introduced species

VEGETATION COMMUNITIES

WETLAND (WN, CDFmm/Ws52)

A small wetted area is located at the north end of the property. The tree layer consists of red alder, western redcedar and bigleaf maple. The shrub layer is patchy but dense in areas and consists of salmonberry, hardhack, red-osier dogwood and red elderberry. The herb layer is well developed and consists of sword fern, field horsetail, marsh bedstraw, silverweed, American brooklime, slough sedge, lady fern, skunk cabbage and Pacific water-parsley. There are areas of Himalayan blackberry present. There is evidence of standing water seasonally. Based on the species composition this area is likely the Red alder – Skunk cabbage (CDFmm/Ws52). The wetland area covers approximately 232 m^2.

DISTURBED LAND (DIST)

Disturbed land on the Site is located in the center of the property. The south half of the disturbed area consists of a mix of introduced grass species with some scattered Himalayan blackberry and spurge laurel along the fenceline on both property edges. The disturbed area extends beyond a steep slope in the north part of the Site which is heavily colonized with English ivy which covers both the ground and is climbing the trees. There is also a significant amount of periwinkle located along to top of the slope. There is a

significant amount of domestic refuse deposited at the base of the slope. Several young trees are located on the slope including bigleaf maple, arbutus, western redcedar and Douglas-fir. Disturbed lands cover an area of 950 m^2 of the subject site.

DEVELOPED LAND (DEV)

Developed lands are present in the south part of the property and consist of a residence, carport, gardens and associated ancillary buildings. This area covers 990 m^2 of the subject site.

In summary, the site consisted of the following:

- 232 m^2 of wetland (WN)
- 950 m^2 of disturbed land (DIS)
- 990 m^2 of developed land (DEV).

These habitat types are shown on Figure 3.

SENSITIVE ECOSYSTEMS

According to the Sensitive Ecosystem Inventory maps from the Ministry of Environment (MoE) and a review of the City of Colwood's Development Permit Areas, there are no sensitive ecosystem polygons present within the study area. Based on WSP's site survey it was determined that there is a small wetland (WN) sensitive ecosystem present at the north end of the Site. This area is extremely small and there are some invasive species present, but it can still be classified as a sensitive ecosystem.

RARE AND ENDANGERED VASCULAR PLANTS AND PLANT COMMUNITIES

Rare vascular plants occurring within the South Island Forest District listed by the Conservation Data Center (CDC) are shown in Appendix B. As of October 2021, 66 plant species were present on the CDC list, including 46 red-listed species, 19 blue-listed species and one yellow species.

Rare and endangered vascular plant species are listed by the Conservation Data Center (CDC), which categorizes them as either red listed or blue listed. Red-listed species include species that are extirpated in British Columbia, in danger of becoming extirpated, or threatened. Blue-listed species are species that are sensitive or vulnerable to human activity or habitat encroachment. The CDC now makes available from its website a search engine to determine whether there are any element occurrence polygons present on the property. These polygons indicate the expected area in which a rare plant may be found. There were no polygons found in the immediate vicinity of the property. The closest occurrences of rare plants are 1.5 to 2.0 km away from the site and are presented in Table 3.

Table 3: Rare Plant Species Known to Occur in Close Vicinity of the Project Area

Plant Species		Status	Location and Date of Observation	Habitat
Common Name	**Latin Name**			
Vancouver Island beggarticks	*Bidens amplissima*	S3, blue	2012 – Glen Lake	Lacustrine: riparian
Heterocodon	*Heterocodon rariflorus*	S3, blue	2007 – Savory Road	Terrestrial; woodland mixed, grassland, herbaceous
Prairie lupine	*Lupinus lepidus*	S1, red	2012 – Langford Lake	Terrestrial; grassland, herbaceous
Slimleaf onion	*Allium amplectens*	S3, blue	2007 – Braemar Heights	Terrestrial; Woodland Mixed Rock outcrop

The species noted above have no (slimleaf onion, heterocodon, prairie lupine) to low (Vancouver Island beggarticks) probability of occurring on the Site due to the lack of suitable habitat present.

The CDC reports the occurrence of 45 rare and endangered plant communities in the South Island Forest District within the CDFmm; including 34 red-listed and 11 blue-listed communities (Appendix A). Although the red alder – skunk cabbage (CDFmm/Ws52) wetland located at the north end of the Site is somewhat compromised due to disturbance and invasive plant presence it is still considered a rare plant community.

SIGNIFICANT TREES

The *B.C. Register of Big Trees* of does not show any "record trees" occurring within the Project Site. Although there are several mature Douglas-fir in the front yard of the Site none of them have a large diameter.

2.1.2 WILDLIFE

2.1.2.1 METHODS

OFFICE STUDY

The following information was reviewed:

- TRIM mapping (1:20,000 scale);
- Target species (species to be studied with a particular focus on species at risk), including habitat use, feeding behavior, and breeding behavior;

This information was used to assist in aerial photograph interpretation of vegetation, drainages, landform and any other prominent features located in the study area.

The following webpages were also visited to collect relevant wildlife data for the subject site:

- WiTS (Wildlife Tree Stewardship) http://www.cmnbc.ca/atlas_gallery/wildlife-tree-stewardship
- Conservation Data Centre (CDC) iMap http://maps.gov.bc.ca/ess/sv/cdc/

During the review of the Mapped Known Occurrences of Species at Risk webpage the database indicates that there is a small portion of the south property that is located within a masked occurrence polygon. A query has been submitted to the CDC to determine if this occurrence would be affected by the development of the Site.

FIELD STUDY

The field survey took place on July 26, 2021, concurrent with the vegetation survey. Encounter transects were conducted across the Site with a focus on verifying presence and potential use by breeding birds, including raptors, small mammals, amphibians, and reptiles. The wildlife surveys consisted of:

Incidental Bird Sightings

Wildlife Tree and Nest Survey;

Incidental Sightings of Herpetiles and Mammals

INCIDENTAL BIRD SIGHTINGS

The aim of this inventory was to incidentally observe and record all birds present within the Project Area, and specifically to identify the presence or potential for any red- or blue-listed species known to occur in the region as well as those yellow-listed species that are listed under COSEWIC/SARA. While walking within the Project Area, bird songs, visual observations and nest sites were noted.

WILDLIFE TREE AND NEST SURVEY

The site was traversed in order to determine if there were any wildlife trees of high significance or nest trees that might be protected permanently under Section 34b of the *Wildlife Act*.

INCIDENTAL MAMMAL AND HERPETILE SURVEY

The purpose of the ground survey was to:

1. Identify any areas of potential habitat use;
2. Record observations of any mammal or herpetile presence (incidental sightings).
3. Wildlife activity was described by detections of sign such as prey remains, regurgitated pellets, whitewash, feathers, old and/or new open nests, cavity nests or roosts, foraging tree cavities, dens, burrows, browse, tree scratches, scat, fecal droppings, tracks, and trails.

POTENTIAL OCCURRENCE OF VERTEBRATES OF CONSERVATION CONCERN

The COSEWIC/SARA and British Columbia's Red, Blue and Yellow rating status definition for each species identified are presented below.

COSEWIC and SARA ratings for species have been defined in the following ways:

- Extinct - A species that no longer exists.
- Extirpated - A species that no longer exists in the wild in Canada, but occurring elsewhere (for example, in captivity or in the wild in the United States).
- Endangered - A species facing imminent extirpation or extinction.
- Threatened - A species likely to become endangered if limiting factors are not reversed.
- Special Concern - A species of special concern because of characteristics that make it particularly sensitive to human activities or natural events.

Red, Blue and Yellow status as defined by the B.C. Conservation Data Centre's are as follows:

Red list - Includes any indigenous species or subspecies (taxa) considered to be Extirpated, Endangered, or Threatened in British Columbia. Extirpated taxa no longer exist in the wild in British Columbia but do occur elsewhere. Endangered taxa are facing imminent extirpation or extinction. Threatened taxa are likely to become endangered if limiting factors are not reversed. Red-listed taxa include those that have been, or are being, evaluated for these designations.

Blue List - Includes any indigenous species or subspecies (taxa) considered to be Vulnerable in British Columbia. Vulnerable taxa are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed taxa are at risk, but are not Extirpated, Endangered or Threatened.

Yellow list - This comprises any indigenous species or subspecies (taxa) which is not at risk in British Columbia. The CDC tracks some Yellow listed taxa which are vulnerable during times of seasonal concentration (e.g. breeding colonies).

The Conservation Data Centre (CDC) maintains tracking lists of rare vertebrates, for each Forest District in British Columbia. Species, subspecies, populations, or communities at high risk of extinction or extirpation are placed on the red list, while those considered vulnerable are placed on the blue list.

RESULTS

BIRDS

No nests of species whose nests are continuously protected under Section 34b of the B.C. *Wildlife Act* (e.g. bald eagle; great blue heron) were found on the property.

Based on habitat features present, songbirds likely form the largest part of the area's bird population. Open and above canopy areas typically attract use by sparrows and other

aerial insectivores. Nesting habitat is limited to the parts of the property with shrubs and tree cover, specifically in the north part of the Site.

Table 4 summarizes bird species and all other incidental wildlife detections recorded during the field survey as well as the bird species recorded on the adjacent lot during an April 2017 survey. A total of 19 songbird species were observed on the site during the survey.

Table 4: Summary of Wildlife Observations in the Project Area

Species	Type of Observation	Comments
Mammals		
Black-tailed Deer	droppings	Noted throughout site
Grey squirrel	visual	Introduced species
Raccoon	scat	Observed at base of conifer
Rat	scat	Observed in shed
Birds		
Northwestern crow	Visual	
House sparrow	visual	
Anna's hummingbird	Visual/auditory	
Northern Flicker	auditory	
Red-breasted Nuthatch	visual	bark gleaner
Spotted Towhee	auditory	common and abundant
Chestnut-backed Chickadee	visual	common and abundant
American Robin	auditory	common and abundant
Dark-eyed Junco	visual	common and abundant
Yellow-rumped warbler	visual	
Pacific wren	auditory	
White-crowned sparrow	auditory/visual	
Golden-crowned sparrow	visual	
Brown creeper	visual	bark gleaner
Golden-crowned kinglet	auditory	
Bewick's wren	auditory	
Red-breasted sapsucker	sign	excavations on tree
Downy woodpecker	auditory	
Bushtit	visual	

HABITAT CAPABILITY

The property is bounded by a private road and townhome complex to the northeast. To the southwest is a single-family residential development. To the southeast is Sooke Road; to the northeast is a multi-family residential development under construction. There were three general habitat types surveyed during this wildlife field survey. Their habitat values are presented in Tables 5 and 6.

INCIDENTAL OBSERVATIONS

A black-tailed deer (*Odocoileus hemonionus* ssp. c*olumbiana*) was observed on the property; the majority of the deer sign was north half of the Site. Multiple grey squirrels were observed on the treed slope and the wetland area. Raccoon (*Procyon lotor*) scat was also observed in this area.

Rat (*Rattus norvegicus* or *Rattus rattus)* scat was observed in the small shed in the back yard. Other mammal species that have some potential of occurring on the property include the introduced eastern cottontail (*Sylvilagus floridanus*), deer mouse (*Peromyscus maniculatus*), house mouse (*Mus musculus*), little brown bat (*Myotis lucifugus*) and silver-haired bat (*Lasionycteris noctivagans*). The site also likely supports reptiles including common (*Thamnophis sirtalis*) and western terrestrial (*Thamnophis elegans*) garter snakes. The Site is likely unsuitable for the Painted Turtle – Pacific Coast Population (*Chrysemys picta* pop. 1) due to the lack of permanent water in the wetland and disturbed nature of the surrounding vegetation. This species is red-listed by the province and listed as Threatened by COSEWIC and Endangered by *SARA*. Although there is seasonal standing water in the north end of the Site it is uncertain if the water persists long enough to allow for successful reproduction of amphibians. This area is likely used as foraging habitat for the Pacific tree frog (*Pseudacris regilla*) which can use a variety of habitats outside of the breeding season and possibly the northern red-legged frog (*Rana aurora*) blue-listed by the province and special concern by COSEWIC and *SARA*...

The following provides a discussion of potential wildlife species of conservation concern that could occur at the site.

NORTHERN PYGMY OWL SWARTHI SUBSPECIES (*GLAUCIDIUM GNOMA SWARTHI*) (BLUE-LISTED) (COSEWIC/SARA - NOT LISTED)

The northern pygmy owl has not been listed by SARA but is Blue listed as species of concern by the CDC in the Southern Vancouver Island Forest District. The northern pygmy owl is most abundant across the northwest and southern part of the province and typically occupies the edges of open coniferous forests or mixed woodlands of riparian thickets, damp and dry meadows, vacant city lots, parks, cemeteries and residential areas. Primarily a cavity nester, historically, all nests discovered in British Columbia have been in old woodpecker holes of coniferous trees including Douglas-fir, western hemlock, and western larch. Although there is some potential for this species to occur on site it is low given the limited presence of snags which would be suitable for cavity nesting and the level of urban development around the Site which reduces the probability. There is one suitable western redcedar snag located in the wetland area which should be retained for other cavity nesting birds.

OLIVE-SIDED FLYCATCHER (*CONTOPUS COOPERI*) (BLUE-LISTED, COSEWIC/SARA-SPECIAL CONCERN)

Olive-sided flycatchers are often found in clearings and early post-fire landscapes. They have a preference for coniferous forest edges and opening like meadows, rivers, bogs, swamps and ponds. They feed exclusively on insects that are caught in the air and have a preference for bees. Cup nests are constructed high in the tree, usually conifers but occasionally deciduous. Due to the presence of suitable trees for nesting as well as the wetland at the north end of the Site there is some potential for this species to occur on site.

NORTHERN RED-LEGGED FROG (RANA AURORA) (BLUE-LISTED, COSEWIC/SARA - THREATENED)

The northern red-legged frog is typically associated with low elevation streams and wetlands however can move far from water in moist forests. This species has been detected in the parks and the more rural areas in and around Southern Vancouver Island. Due to the disturbed nature of the Site there is low potential for this species to be present at the Site however restoration could enhance the Sites potential.

LITTLE BROWN MYOTIS (MYOTIS LUCIFUGUS) (YELLOW-LISTED, COSEWIC/SARA - ENDANGERED

The little-brown myotis is a bat that can be found roosting in the summer in a range of habitat and anthropogenic features including in trees, rock crevices/outcrops, buildings, bridges, bat houses and cliffs. During the winter it moves to roost in mines and caves. Trees and buildings are two of the possible roosting features on Site. Characteristics of roost trees generally include large diameter and tall trees that can be alive or dead. Important tree types include dead or dying trees, older trees with peeling bark, trees with

crevices or trees with cavities. Bats can use different parts of a building including under shakes or shingles, and inside of buildings.

Table 5: Habitat Values for Selected Vertebrate Species/Species Groups

Habitat Grouping	Relative Importance to Species / Species Group in Current Condition						Overall Wildlife Rating
	Deer	Furbearers[1]	Small Mammals[2]	Herptiles[3]	Woodpeckers	Songbirds	
Wetland	Moderate	Moderate	High	Moderate to High	Moderate	Moderate to High	Moderate to High
Disturbed	Moderate	Low	Low to Moderate	Low to Moderate	Nil	Low	Low
Developed	Moderate	Low	Low to Moderate	Nil	Nil	Low	Low

Notes:

[1] "Furbearers" is a generalized term, which includes raccoons, mustelids, Eastern cottontails and red squirrels.
[2] "Small Mammals" include shrews, mice and voles native to Vancouver Island.
[3] "Herptiles" is a term given to the combined grouping of amphibians with reptiles.

Table 6: Summary of Values in Habitat Types in Current Condition

Habitat Grouping	Forage Production			Snag Abundance	Coarse Woody Debris	Surface Complexity	Hiding Cover	Travel Corridor Potential
	Browse	Herbage	Berries					
Wetland	High	High	High	Low	Low	Moderate	High	Moderate
Disturbed	Low	Moderate	Nil	Nil	Nil	Low	Low	Low
Developed	Low	Low	Nil	Nil	Nil	Low	Low	Low

3. IMPACT ASSESSMENT

3.1.VEGETATION

3.1.1.POTENTIAL IMPACTS

Based on the current Site layout plan losses to vegetation communities is as follows:

- 950 m^2 (100%) ha of disturbed land (DIS)
- 990 m^2 ha (100%) of developed land (DEV)

The proposed site plan shows that no part of the wetland (Ws52) plant community will be impacted. Potential impacts associated with the loss of vegetation include the following:

- Loss of biodiversity;
- Mass wasting or erosion due to removal of root systems.

Impacts to intact natural vegetation is negligible as the development focusses on the cleared land.

3.1.2. MITIGATION STRATEGIES

A **Tree Protection Plan** should be put in place to protect the trees that are to be retained on the site during construction. This plan should include the following:

- Marking trees or flagging areas that are to be protected during the construction phase of the project;
- Install 'Tree Protection' signs;
- Take all measures necessary to prevent the activities such as storage of materials or equipment, stockpiling of soil or excavated materials, burning, excavation or trenching or cutting of roots or branches within the tree protection areas;
- Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances; and,
- Avoid alterations to existing hydrological patterns to minimize impact on vegetation.

A **Restoration Plan** should be developed for the slope and wetland located at the north end of the property which would include the removal of domestic refuse and invasive plant species and the planting of native trees, shrubs and perennial herbaceous species.

3.2. WILDLIFE

3.2.1. POTENTIAL IMPACTS

3.2.1.1. HABITAT LOSS AND ALTERATION

The potential impacts to wildlife include the loss or alteration of habitat and disturbance caused by construction and the increase in housing at the Site. The current site layout plan may result in loss of 1940 m^2 of low value wildlife habitat.

None of the moderate to high value wildlife habitat associated with the wetland will be lost. Habitat losses can reduce the carrying capacity of an area however if the site has already been compromised due to the presence of invasive plant species, the habitat suitability is reduced as well as the diversity potential. The overall impact on forest-associated wildlife is expected to be low due to the disturbed small fragmented presence on the site; the impact on several species adapted to urban development (e.g. deer, raccoon, eastern cottontail) will be temporary and minimal. No nest trees protected under Section 34b (B.C. *Wildlife Act*) were noted on the property.

3.2.1.2. WILDLIFE DISTURBANCES

In addition to habitat loss, the project has some potential to cause disturbance of wildlife breeding, feeding, movement and/or dispersal patterns. Construction-related activities such as falling and chipping, and the daily operation of construction machinery (trucks, excavators) will generate considerable noise, which may force wildlife to abandon habitats up to 200 m from the active construction zone. The size of the impact area would depend on factors such as the noise level, the duration of the activity, and its timing. The main group of concern with respect to disturbance is forest-associated birds. Construction during the spring breeding season may result in lowered reproductive success or nest abandonment. The increase in housing structures will reduce the habitat availability to more urban tolerant species.

3.2.2. MITIGATION STRATEGIES

3.2.2.1. HABITAT LOSS

It is usually not possible to completely mitigate the impact of permanent habitat loss on pristine habitats however it is possible to restore habitats especially in urban areas thereby increasing the value to local wildlife by returning the form and function. If designed correctly and monitored for their effectiveness, restored habitats can provide habitats for a range of species providing food, thermal and security habitat. The Sites proximity to the narrow undeveloped corridor that parallels Veterans Memorial Parkway could provide linkage to Colwood Creek for some species. Overall habitat impacts are considered low due to the preservation of the undisturbed habitats and the restoration of some of the disturbed habitats. consideration should be given to the following mitigation measures:

- Use existing clearings for equipment storage, material stockpiling and lay-down areas.
- Undertake enhancement of any retained habitat by the placement of large woody debris and planting trees and shrubs.
- Replant disturbed area located in the north part of the site with native trees and shrubs
- Landscape with native plants selecting species that provide forage, security and thermal security habitat.

3.2.2.2. WILDLIFE DISTURBANCES

It is recommended that tree clearing on the property take place prior to the commencement or after the completion of the breeding bird window of early February to late August. This window is based on the breeding window identified for species protected under the Migratory Birds Convention Act breeding window (mid-March to mid-August) and for species protected under the provincial Wildlife Act including nocturnal raptors (early February to late August). Delineating the restored areas pre-restoration with a barrier such as a split rail fence will minimize disturbance.

In addition, the Best Management Practices as outlined in Section 4 should be followed wherever possible in order to minimize the impacts to wildlife disturbance.

4. BEST MANAGEMENT PRACTICES

4.1. INVASIVE SPECIES MANAGEMENT PLAN

An invasive plant management plan includes:

- Limiting the introduction of invasive plant via seed or runners
- Early detection and eradication of small patches of invasive plants
- Maintaining desired plant communities through good management
- Revegetating disturbed sites with desired plants
- Evaluating the effectiveness of prevention efforts and adapting plans for the following year.

4.1.1 INITIAL EVALUATION

The first step in managing invasive plant species is to determine the extent and nature of the infestation. Invasive shrub and ground cover species including English ivy, Himalayan blackberry, Scotch broom and spurge laurel were observed.

4.1.2 ERADICATION

Once the nature of the infestation has been determined these materials should be removed. The removal method specifics are determined by the plant species.

4.1.1.1 English Ivy

Recommended English ivy eradication involves the physical removal of the plant material. Bulk ivy removal can be done in strips, working from the top of a slope downward. Standing on top of the ivy and down slope of the line of removal, the ivy should be disentangled or cut from around the base of native plants. Proceeding to the top of the "ivy strip" leaves and stems can be pulled along a line up to 8 feet in width. The ivy can then be rolled into cylindrical wads. The removed ivy can be composted, left in a heap, or hauled to commercial yard debris outlet. It is important to remove any missed runner stems and roots as English ivy stems can regenerate from a piece six inches in length if left behind. If found climbing trees, it should be cut and removed from the bottom circumference of each tree to a height of at least three feet high. To ensure removal effectiveness a follow-up removal should be undertaken the following year as well as planting with competitive native species in newly exposed soil.

4.1.1.2 Spurge Laurel

Seedlings and young plants can be hand-pulled. Larger plants can be pulled with a weed wrench or similar tool but the entire root should be removed to avoid re-growth from root sprouts. After pulling, the area should be monitored for new seedlings and covered with deep mulch.

For large populations it might be more cost-effective to use mechanical methods. Plants up to three years old can be controlled fairly effectively (up to 95% mortality) with a weed whip or similar tool by cutting the plant close to the ground level. Older plants should be cut below the soil line to minimize resprouting. Volatile plant toxins may be released during cutting, so protective gear is recommended. Due to the plant's ability to sprout from suckers, it may be advisable to apply herbicide to stems immediately following cutting. Triclopyr has been shown to be effective in test plots.

4.1.1.3 Himalayan blackberry

Manual control methods are highly selective and permit weeds to be removed with limited damage to surround native vegetation. The recommended approach, referred to as the Bradley Method, consists of hand removal starting in areas with lesser weed infestation and working towards the worst stands. This approach maximizes the potential for recovery in areas of native vegetation. The manual removal will result in the production of slash, which can be chipped and used as mulch if the cutting takes place prior to seed production.

Freshly cut stumps may be treated with the appropriate concentrated herbicide. As well, resprouted stems that appear in the fall can also be effectively treated with pesticide. Roundup and Garlon are known to be effective although these chemicals are not permitted for use on private land in the District of Saanich. All applications of pesticides should be undertaken by a qualified, licensed individual.

Areas of full infestation, such as disturbed newly colonized areas adjacent to the roadway, can be treated by grubbing out the root crowns and major roots in addition to the above ground foliage.

Several cuttings may be necessary to eradicate the blackberry. If only a single cutting can be made, the best time is when the plants begin to flower, because at this stage the reserved food supply in the roots has been nearly exhausted and new seeds have not yet been produced.

Initial removal should be followed by herbicide treatment of re-sprouted canes in the fall following burning, subsequent burning or cutting to exhaust the soil seed bank and underground food reserves or revegetation with fast growing or shade tolerant native species.

Treatment strategies should be customized based on the size and density of the blackberry infestation as well as the degree of native vegetation present and the ease of access to the affected site. The following best management practices should be followed:

- Scattered individual plants in healthy native vegetation – hand cutting aboveground vegetation and either digging out root crowns or treating freshly cut root crowns with herbicide. Replanting is likely not necessary
- Small to moderate patches of blackberry within a matrix of native vegetation – hand cutting aboveground vegetation; follow up treatment of either treating freshly cut stumps with herbicide or spot spraying resprouted canes between late September and early November. Replanting may be necessary.
- Large patches of blackberry with scattered native vegetation – clear mature vegetation using weed-eaters or similar power tool prior to seed set. Spot-spray resprouting canes at approximately 60 cm in height with herbicides in late summer or fall. If native vegetation is particularly sparse and the site is accessible by tractor, it may be more economical to mow and/or grub the entire area and plant with the appropriate native species.
- Monoculture of blackberry – use appropriate size of mower or weed-eater to remove aboveground vegetation, followed by spraying resprouted stems with herbicide. Replant with appropriate native vegetation as soon as possible to minimize the risk of erosion.

It will important to prevent the re-establishment of invasive species in the newly restored areas. This will be achieved by the immediate stabilization of disturbed soils by the application of mulch, the application of a native grass seed mix or the planting of native shrubs and trees.

4.2. WILDLIFE MANAGEMENT PLAN

The following wildlife management guidelines are intended to act as a planning tool and a way to mitigate impacts from the residential development plan to the adjacent retained habitat. For the site it is recommended that:

- If possible for night lighting, use low-pressure sodium lights and install them at a height and angle that will minimize light and glare impacts onto the adjacent forest habitat, as these lamps will be less attractiveness to night-flying insects and reduce light disturbances to nocturnal animals;
- Avoid lighting that illuminates the northern portion of the Site that is to be preserved and restored;
- Implement a sediment and erosion control plan pre-construction;
- Do not allow residents to leave open garbage cans and pet food out, especially at night when opportunists are most active, as this would encourage opportunists such as raccoons and support populations above that found in the wild. This could be accomplished by running an article in a local or municipal newsletter;
- Give preference to native species in landscape planting both in landscaped common areas of the development. Landscape planting using exotic species is of little value to wildlife and serves to reduce the biodiversity of the area, especially with the significant polygons in the area;
- Plant native plants in a density that will provide cover and security habitat and prevent the establishment of invasive plant species;
- If the construction is to occur during the breeding season (summer period), before grading or using heavy construction equipment, the ground should be sprayed with water which will reduce the amount of dust released into the air by 50 to 90%;
- During construction activities, hydroseeding and other planting efforts should utilize indigenous vegetation, preferably indigenous species already existing in the area. Salvage any plants to be removed and replace them in areas where they would be of benefit. If possible, seed for planting should be obtained from local sources. Appropriate indigenous seed mixes should be used for hydroseeding. Conscientious hydroseeding will prevent the spread of, and introduction of, exotic species.
- Avoid forest clearing during the nesting period to prevent bird-nest abandonment (early February-late August). Where possible, clearing should be done before or after this period;
- Post-development, avoid the use of pesticides. Spot treatments with herbicides may be used in exceptional circumstances (e.g., noxious weeds) where it can be demonstrated that the herbicide will not be harmful to the herpetifauna habitat.

4.3. STORMWATER MANAGEMENT PLAN

4.3.1 OBJECTIVES

At the current time the site-specific stormwater development plan has not been developed. The following are the primary objectives of a stormwater management plan:

- Infiltrate or convey runoff through the development to a secure outlet with minimal impacts to people and properties;

- Contribute to the protection of water-related resources;
- Balance the needs of economic development and environmental sustainability.

It is likely that stormwater generated from the development's southern roadways and roofs will be directed to existing stormwater infrastructure located along Sooke Road. The CRD Natural Atlas depicts stormwater flowing alongside Veterans Memorial Parkway and Sooke Road flowing along the back of the Site into Colwood Creek. The small wetland at the north end of the Site has some capacity for receiving and infiltrating stormwater from the north part of the property as long as it is treated before it discharges into this area.

4.4. SEDIMENT AND POLLUTION CONTROL PLAN

4.4.1 CONSTRUCTION PHASE

A sediment control plan should be followed throughout and following the construction phase. The sediment control plan will consist of the following elements:

- To the extent possible, site clearing and grading will be scheduled for the dry weather period (summer), when the potential for surface runoff to erode exposed soils is lowest. As much as possible, the clearing and grading operations will be staged to avoid having large areas of disturbed soil present at any time, and particularly during the winter;
- To the extent possible, site clearing will immediately precede construction to minimize the amount of time that disturbed soils are exposed to weathering. Clearing will be limited to the minimum area necessary for construction;
- If any soil or other erodible material is to be stockpiled for more than seven days, it will be covered with polyethylene sheeting that is anchored securely to prevent displacement by wind.
- Where necessary, sedimentation ponds and silt fencing will be used to retain sediments on the construction site. The design engineers will determine the appropriate sizes and locations of settling ponds;
- The sediment control structures will be installed as the first construction activity. All sediment control structures will be inspected regularly, and repaired/maintained as necessary;
- Ditches and/or berms will be installed as necessary to direct surface runoff away from disturbed areas. The ditches will be designed to prevent erosion due to high water velocities through the use of check dams (sandbags), filter fabric, rock rip-rap or polyethylene lining. Apart from these necessary diversions, the natural drainage patterns will be maintained;
- Sediment and erosion control materials will be stockpiled on site for use in any emergency situation that may arise. Stockpiled materials will include filter cloth, hay bales, rip-rap, grass seed, drain rock, culverts, matting polyethylene, used tires, etc; and,

- As soon as practical after construction, any remaining disturbed soils will be revegetated using an appropriate grass seed mixture. Seeding will be conducted before the end of the growing season to allow establishment of germination/roots.

4.5. SPILL PREVENTION PLAN

The spill prevention plan consists of the following elements:

- Activities that carry a risk of materials' spills should take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
- Any areas where vehicle fuels or other potentially deleterious substances are stored should be equipped with impervious containment berms. If fuel tanks larger than 250 L are present within a berm, the bermed area should have a holding capacity equal to 125% of the capacity of the largest tank;
- Storage and maintenance facilities should have spill clean-up and disposal equipment. They also should have Medical Safety Data Sheets (MSDS) for any hazardous substances, a list of emergency contact names and telephone numbers, and a written list of emergency response and spill-reporting procedures;
- Mobile construction equipment should be fuelled, lubricated and serviced only at these approved locations;
- If a spill does occur, it should immediately be reported to the environmental monitor and to the Provincial Emergency Program (1-800-663-3456). Written notification should follow within two weeks of the verbal report;
- If a spill does occur, site personnel should immediately take steps to stop the discharge (if possible). As quickly as possible, they should contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;
- All hydraulic systems, fuel systems and lubricating systems should be in good repair;
- Equipment should be inspected before commencing work. Equipment with fuel or fluid leaks should not be permitted to work within or above any watercourse. Any equipment that develops a leak should immediately be removed from the watercourse and repaired;
- Before commencing work, all equipment should be steam-cleaned to remove oil, grease and other substances deleterious to aquatic life; and,
- Equipment should use only biodegradable hydraulic fluid.

The Spill Prevention Plan will be operationalized and put into effect by the Environmental Monitor, who will be responsible for ensuring that the contractor is familiar with the plan, and that all elements of the plan are appropriately put into effect.

4.5.1. ENVIRONMENTAL MONITORING

The environmental monitor (monitor) will be responsible for ensuring compliance with federal, provincial and municipal guidelines, the authorization from the City of Colwood and possibly provincial and government agencies. They will follow and enforce the approved sediment erosion control plans and other relevant legislation, and for putting the Spill Prevention Plan into effect. The monitoring guidelines will be in place prior to any works proceeding.

4.5.2. MEETINGS AND COMMUNICATION

The monitor will meet with the general contractor for the site to establish appropriate lines of communication before site mobilization. The monitor should also meet with the site contractor during any site inspection. The monitor will also meet with subcontractors, other field staff, environmental agency representatives, key stakeholders and other engineering staff associated with the project where required. The monitor will also contact the City of Colwood designate prior to visiting the site.

4.5.3. MONITORING PRIOR TO AND DURING SITE CLEARING

The monitor will be responsible for the following activities prior to and during site clearing:

- Examining construction areas prior to commencement of work to identify sensitive areas where adverse effects may occur to ensure that they are adequately delineated;
- Ensuring that contractors are aware of environmentally sensitive areas in advance of construction activities and assisting in the development or modification of appropriate mitigative measures, if necessary;
- Marking environmentally sensitive areas and identify these areas to the construction foreman and/or crew;
- Reviewing vehicle access points to the site and the sediment control structures at these points prior to the start of clearing;
- Providing information and advice to project staff and contractors about construction matters related to environmental issues;
- Preparing site inspection field notes, and routinely taking photographs (and where necessary video) to record conditions; and
- Reviewing the sediment control structures proposed during construction.
- Reviewing the restoration efforts

4.5.4. MONITORING PRIOR AFTER SITE CLEARING

- Review the success of restorative planting and any enhancement measures.

4.6. DRAINAGE AND SEDIMENT CONTROL

The environmental monitor will review the proposed sedimentation control plan proposed for the site with the site contractor prior to construction activities. The monitor will be on site during construction of the sediment control system (SCS). It is understood that the General Contractor will be responsible for ensuring that the SCS is maintained and working adequately to control all discharges from the site. Their responsibilities will include inspection and maintenance of the SCS.

During construction, the responsibility of the monitor will be to:

- Examine the adequacy of the sedimentation and erosion control works in reaching acceptable sediment levels as recommended by DFO/MoE guidelines (i.e., total suspended solids and turbidity) discharged from the site;
- Make recommendations to the General Contractor on improving the SCS, if required;
- Instruct the construction foreman as to the site requirements and design specifications on sediment control structures and complete an inspection of such structures on a routine basis, particularly during periods of inclement weather;
- Review placement of sand, gravel and materials (e.g., hydroseed and mulch) specified to control erosion in exposed areas;
- Require that works be stopped in the event of malfunctions of the sediment control system or contravention of discharges limits;
- Ensure that runoff is diverted from cleared areas by use of swales or low berms and that runoff is routed to the appropriate sedimentation control structures. In environmentally sensitive or problem areas, the monitor will need to oversee the installation and maintenance of sediment control structures;
- Review stockpiling methods for excavated materials to ensure that they are placed in appropriate locations and stored properly (e.g. covered with tarps); and,
- Recommend mitigation measures and ensure expeditious implementation of these if activities are found to have the potential for environmental impact or poor water quality runoff.

4.6.1. CONTROL OF DELETERIOUS SUBSTANCES ON THE DEVELOPMENT SITE

The monitor will review housekeeping practices on site (e.g. daily cleanup, use of disposal bins) and ensure proper use, storage and disposal of deleterious substances and associated containers. This necessitates that the monitor be aware of all such substances used on site. Any spillage of fuels, lubricants or hydraulic oils events should be immediately reviewed by the monitor to determine if additional remedial measures are required and, if necessary, implemented expeditiously. The monitor will operationalize the Spill Prevention Plan and will ensure that an inventory of all hazardous materials is maintained.

4.6.2. FREQUENCY OF SITE INSPECTIONS

Initially, the monitor will visit the site daily. Once all the environmental management measures are in place and these measures have demonstrated effective site control, the frequency of monitoring will be decreased to once per week. This frequency will increase during heavy rainfall events.

4.6.3. REPORTING

The monitor will provide environmental monitoring summary reports to the project developer and City of Colwood planner as required. The monitor will also complete an environmental completion report at the end of the construction phase, which will outline the major construction activities in relation to environmental issues, significant concerns encountered during the project and mitigation measures used to deal with those concerns.

5. CONCLUSIONS

Allandale Workhub Housing Ltd. is proposing to construct a site-specific multi-family residential zone at 2346 Sooke Road. The proposed building will be a 36-unit condominium or apartment building. The property's unique shape and topography will allow for the creative use of grades to permit parking on two different levels.

Based on the Site conditions and the proposed layout plan the environmental impacts associated with the development will be low. The Site is compromised primarily of previously developed and disturbed land which is rated as having low ecological values. A small wetland located at the north end of the Site which has been rated as having moderate to high values will be retained as part of the development. With the application of best management practices such as tree protection, stormwater management, spill response and sediment and erosion control plans as well as the restoration and conservation of the wetland area the environmental impacts to the Site will be negligible.

6. CLOSURE

This report was prepared by WSP Canada Inc. The assessment represents the conditions at the subject property only at the time of the assessment and is based on the information referenced and contained herein. The conclusions presented respecting current conditions represent the best judgment of the assessors based on current environmental standards. WSP Canada Inc. attests that to the best of our knowledge, the information presented in this report is accurate. The information in this report should be evaluated, interpreted, and implemented only in the context of the assignment. The use of this memo or any of its parts for other projects without written permission of the Client and WSP Canada Inc. is solely at the user's own risk. This report must be reviewed and approved by the relevant regulating agencies prior to being relied on for planning and/or construction purposes.

APPENDIX

A FIGURES

Legend

- ☆ Project Location
- ● Populated Place

0 0.5 1 Kilometers

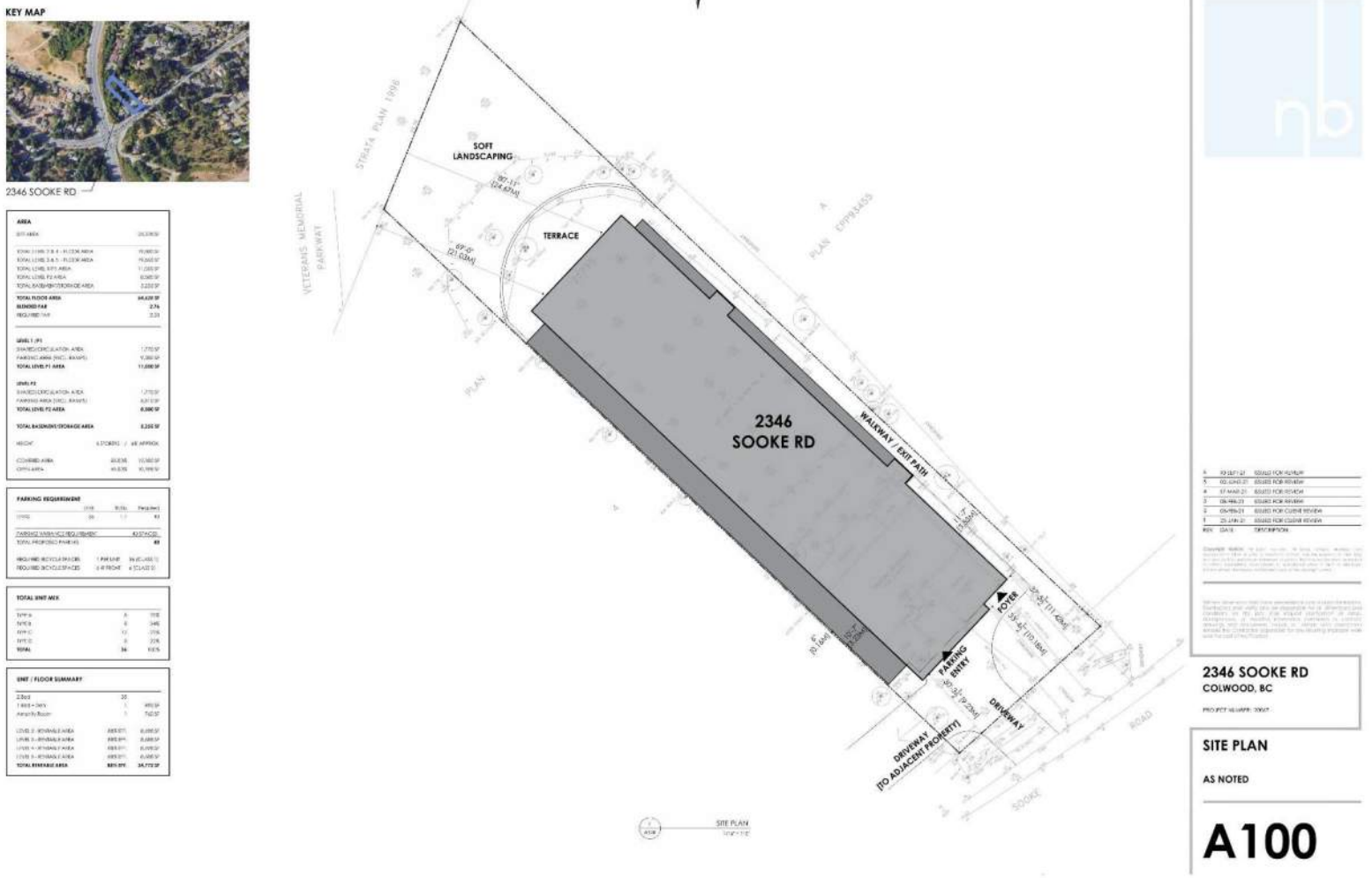
Scale:1:20,000

References:
Data BC - BC Catalogue
Open Government License
(http://www.data.gov.bc.ca/)
NRCAN Geogratis
Open Government License
(http://geogratis.cgdi.gc.ca/)

CLIENT:	Allandale Workhub Housing Ltd
PROJECT:	2346 Sooke Road
TITLE:	Overview Map
DATE: November 02, 2021	PROJECT NO: 211-08588-00
Figure 1	
GIS FILE:	01-01-001_Overview.mxd
COORDINATE SYSTEM:	NAD 1983 UTM Zone 10N
ANALYST: MY	REVIEWED: SB

wsp

Y:\GIS\Projects\2021\211-08588-00_Allandale_Workhub_Housing\Mapping\01_general\01_overview\01-01-001_Overview.mxd



	PROJECT: 2346 SOOKE ROAD				
	TITLE: SITE LAYOUT PLAN				
	CLIENT: ALLANDALE WORKHUB HOUSING LTD.				
FIGURE NO.: 2	DATE: OCT 2021	FILE NO.: 211-08588-00	SCALE: NTS	DRAWN BY: SB	REV NO.: 0

Legend

- Vegetation Plot
- Wildlife Tree
- Project Area

Vegetation Polygon

- DIST - Disturbed
- DEV - Developed
- WN - Wetland

0 10 20 Meters

Scale: 1:800

References:
Data BC - BC Catalogue
Open Government License
(http://www.data.gov.bc.ca/)
NRCAN Geogratis
Open Government License
(http://geogratis.cgdi.gc.ca/)

CLIENT: Allandale Workhub Housing Ltd

PROJECT: 2346 Sooke Road

TITLE: Environmental Features

DATE:	PROJECT NO:	
November 02, 2021	211-08588-00	**Figure 3**

GIS FILE: 01-01-002_Vegetation_Plot.mxd

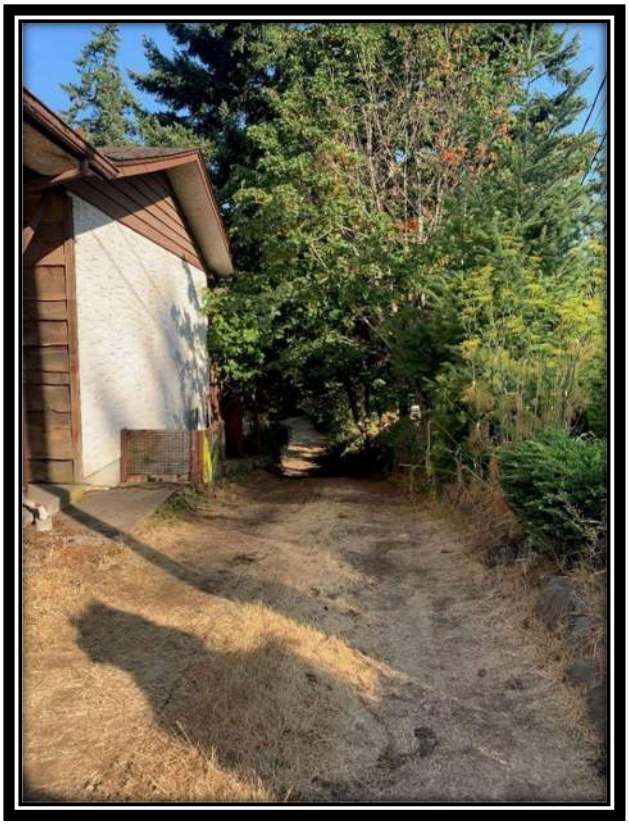
COORDINATE SYSTEM:	ANALYST:	REVIEWED:
NAD 1983 UTM Zone 10N	MY	SB

wsp

Y:\GIS\Projects\2021\211-08588-00_Allandale_Workhub_Housing\Mapping\01_general\01_overview\01-01-002_Vegetation_Plot.mxd

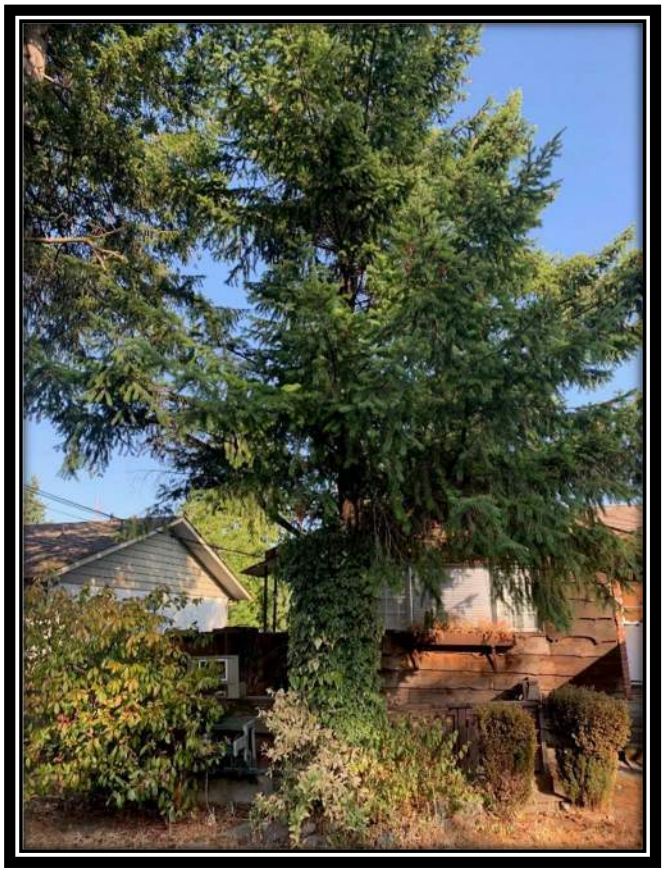
APPENDIX

B PHOTOPLATES



Photograph 1: Looking North along driveway.

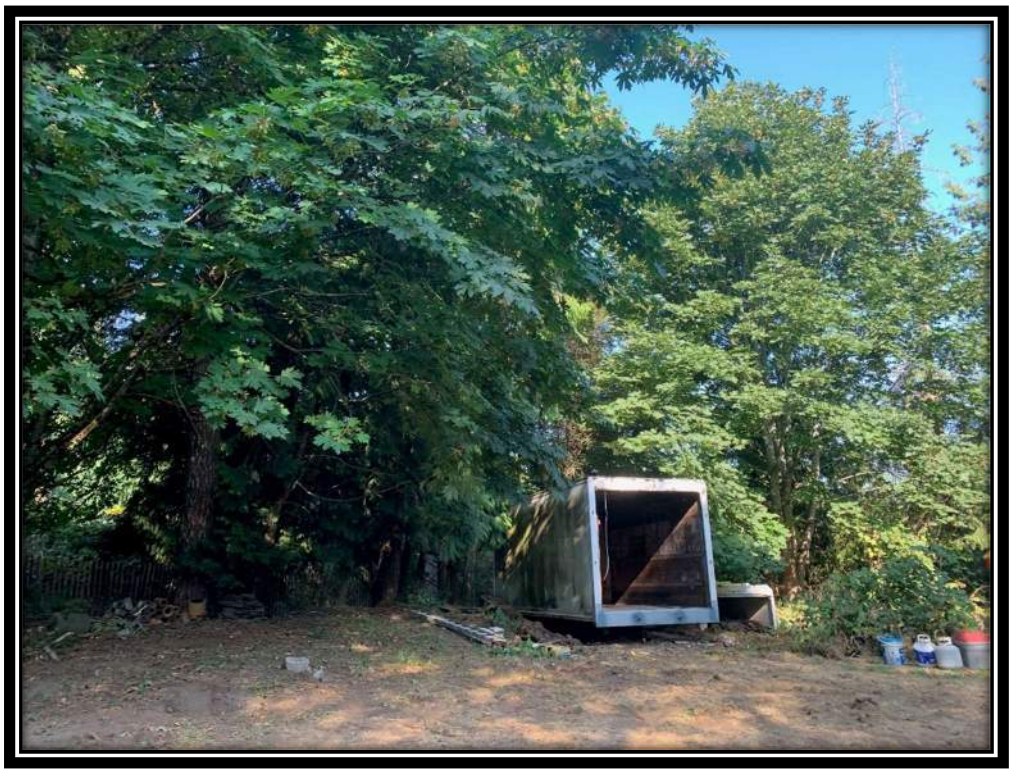
Photograph 2: Several mature Douglas fir located in front yard.



Photograph 3: View of front of house from street.

Photograph 4: Looking North across backyard to house.

Photograph 5: Shed located along west property boundary.



Photograph 6: Looking North across backyard.

Photograph 7: Looking downslope at North end of property.

Photograph 8: Looking across backyard from top of slope.

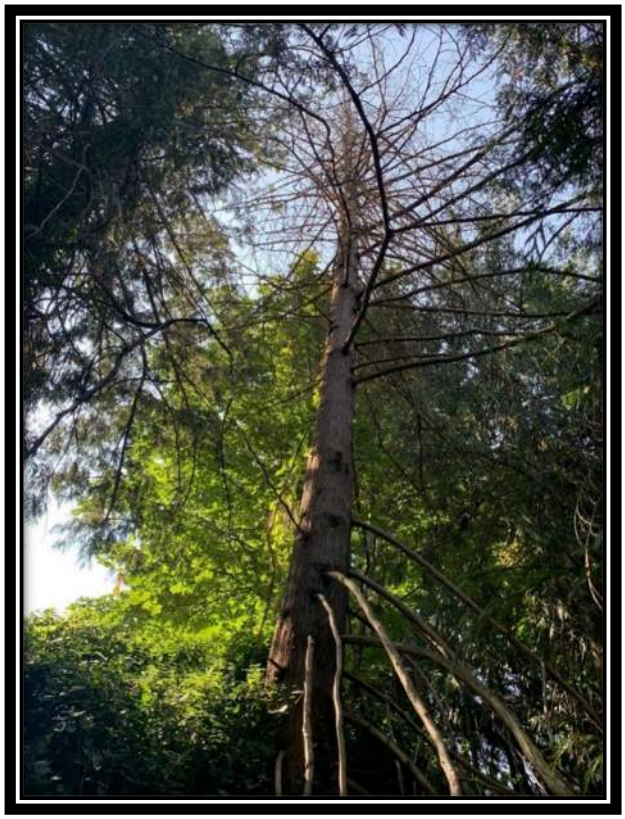
Photograph 9: Looking East across slope.

Photograph 10: Low lying seasonally wetted area at North end of property.

Photograph 11: Heavy growth of ivy climbing trees.

Photograph 12: Heavy growth of ivy on forest floor at North end of property.

Photograph 13: Domestic refuse located at base of slope.



Photograph 14: Western redcedar snag located in low lying area.

Photograph 15: Western redcedar located at top of slope.

Photograph 16: Panoramic view of backyard from driveway.

APPENDIX

C CDC DATA

Rare Plants

Scientific Name	English Name	Biogeoclimatic Units	Provincial	BC List	Global	COSEWIC	SARA
Abronia latifolia	yellow sand-verbena	CDFmm; CWHvm; CWHxm	S3 (2019)	Blue	G5 (1988)		
Allium amplectens	slimleaf onion	CDFmm; CWHxm	S3 (2019)	Blue	G4 (1988)		
Aphyllon pinorum	pine broomrape	CDFmm; CWHmm; CWHxm	S1S2 (2019)	Red	G4 (2016)		
Balsamorhiza deltoidea	deltoid balsamroot	CDFmm; CWHxm	S2 (2019)	Red	G5 (1988)	E	1-E (2003)
Bartramia aprica	rigid apple moss	CDF; CWH	S2 (2015)	Red	GU (2006)	E	1-E (2003)
Bidens amplissima	Vancouver Island beggarticks	CDFmm; CWHdm; CWHms; CWHxm	S3 (2019)	Blue	G3 (2016)	SC	1-SC (2003)
Camissonia contorta	contorted-pod evening-primrose	CDFmm	S1 (2019)	Red	G5 (1988)	E	1-E (2007)
Carex tumulicola	foothill sedge	CDFmm	S3S4 (2019)	Yellow	G4 (1985)	E	1-E (2010)
Castilleja levisecta	golden paintbrush	CDFmm	S1 (2019)	Red	G2 (2020)	E	1-E (2003)
Castilleja victoriae	Victoria's owl-clover	CDFmm	S1 (2019)	Red	G1 (2016)	E	1-E (2012)
Cephalanthera austiniae	phantom orchid	CDFmm; CWHdm; CWHxm	S2 (2019)	Red	G4 (1990)	E	1-T (2003)
Clarkia purpurea ssp. *quadrivulnera*	wine-cup clarkia	CDFmm; CWHxm	S2 (2019)	Red	G5T5 (2016)		
Claytonia washingtoniana	Washington springbeauty	CDFmm; CWHdm; CWHxm; IDFww	S2 (2017)	Red	G2G4 (2001)		
Corallorhiza maculata var. *ozettensis*	Ozette coralroot	CDFmm; CWHxm	S3 (2018)	Blue	G5T3 (2019)		
Crassula connata	Erect Pigmyweed	CDFmm	S2S3 (2019)	Blue	G5 (1993)		
Dryopteris arguta	coastal wood fern	CDFmm	S3 (2019)	Blue	G5 (2011)	SC	1-SC (2003)
Entosthodon fascicularis	banded cord-moss	CDF; CWH; ICHdm; ICHdw	S2S3 (2015)	Blue	G4G5 (2001)	SC	1-SC (2006)
Epilobium densiflorum	dense spike-primrose	CDFmm	S2 (2019)	Red	G5 (1988)	E	1-E (2006)
Epilobium torreyi	brook spike-primrose	CDFmm	SH (2019)	Red	G5 (1988)	E	1-E (2007)
Erigeron philadelphicus var. *glaber*	salt marsh Philadelphia daisy	CDFmm; CWHxm	S1 (2013)	Red	G5T1 (2015)		
Eurybia radulina	rough-leaved aster	CDFmm; CWHxm	S2 (2019)	Red	G4G5 (1988)		
Fraxinus latifolia	Oregon ash	CDFmm; CWHxm	S1S2 (2019)	Red	G5 (1990)		
Githopsis specularioides	common bluecup	CDFmm; CWHmm; CWHxm; MHmm	S3 (2019)	Blue	G5 (1994)		
Glehnia littoralis ssp. *leiocarpa*	American glehnia	CDFmm; CWHvh; CWHwh; CWHxm	S3 (2019)	Blue	G5T5 (1991)		
Hosackia gracilis	seaside bird's foot lotus	CDFmm	S2 (2019)	Red	G4 (2005)	E	1-E (2003)
Hosackia pinnata	bog bird's-foot lotus	CDFmm; CWHmm	S2? (2019)	Red	G4G5 (2001)	E	1-E (2005)
Juncus kelloggii	Kellogg's rush	CDFmm	S1S2 (2019)	Red	G3? (1990)	E	1-E (2005)
Lathyrus littoralis	silky beach pea	CDFmm; CWHvh; CWHwh; CWHxm	S2 (2019)	Red	G3G4 (2013)	T	
Limnanthes macounii	Macoun's meadow-foam	CDFmm; CWHxm	S2? (2019)	Red	G2? (2020)	T	1-T (2006)
Lomatium dissectum	fern-leaved desert-parsley	CDFmm	S2 (2019)	Red	G4T4 (2003)		
Lomatium papilioniferum	butterfly bearing lomatium	CDFmm; CWHxm	S2 (2019)	Red	GNR	T	1-T (2011)
Lupinus lepidus	prairie lupine	CDFmm; CWHmm; CWHxm	S1 (2019)	Red	G5 (1989)	E	1-E (2003)
Lupinus microcarpus var. *microcarpus*	dense-flowered lupine	CDFmm	S1 (2019)	Red	GNRTNR	E	1-E (2006)
Lupinus oreganus var. *kincaidii*	Kincaid's lupine	CDFmm	SU (2019)	Unknown	G4T2 (2016)	XT	1-XX (2011)
Marah oregana	coast manroot	CDFmm	S1 (2019)	Red	G5 (1990)	E	
Meconella oregana	white meconella	CDFmm; CWHxm	S1S2 (2019)	Red	G2 (2020)	E	1-E (2006)
Microseris bigelovii	coast microseris	CDFmm	S2 (2019)	Red	G4 (1995)	E	1-E (2007)
Nuttallanthus texanus	Texas toadflax	CDFmm; CWHxm	S3 (2019)	Blue	G4G5 (2016)		
Orthocarpus bracteosus	rosy owl-clover	CDFmm	S1 (2019)	Red	G3? (1998)	E	1-E (2005)
Plagiobothrys figuratus ssp. *figuratus*	fragrant popcornflower	CDFmm	S1 (2019)	Red	G4T4 (1996)	E	1-E (2010)
Plagiobothrys tenellus	slender popcornflower	CDFmm	S1? (2019)	Red	G4G5 (1988)	T	1-T (2011)
Platanthera ephemerantha	white-lip rein orchid	CDFmm; CWHvh	S3 (2019)	Blue	G3? (2012)		
Polystichum californicum	California Sword-fern	CDFmm	S1 (2019)	Red	G4 (1989)		
Psilocarphus elatior	tall woolly-heads	CDFmm; CWHvh	S2 (2019)	Red	G4 (2001)	E	1-E (2003)
Pyrola aphylla	leafless wintergreen	CDFmm; CWHmm; CWHvm; CWHxm; IDFww	S3 (2019)	Blue	GNR		
Ranunculus alismifolius var. *alismifolius*	water-plantain buttercup	CDFmm	S1 (2019)	Red	G5T5 (1995)	E	1-E (2003)
Ranunculus californicus	California buttercup	CDFmm	S2 (2019)	Red	G5 (1987)	E	1-E (2011)
Ranunculus lobbii	Lobb's water-buttercup	CDFmm	SH (2019)	Red	G4 (1991)		
Rubus lasiococcus	dwarf bramble	CDFmm; CWHds; CWHmm; CWHxm; ESSFmw; MHmm	S3 (2019)	Blue	G5 (1990)		
Sabulina pusilla	dwarf sandwort	CDFmm	S1 (2019)	Red	G5T3T5 (2004)	E	1-E (2005)
Sanicula arctopoides	bear's-foot sanicle	CDFmm	S2 (2019)	Red	G5 (1990)	T	1-T (2003)
Sanicula bipinnatifida	purple sanicle	CDFmm; CWHxm	S2 (2019)	Red	G5 (1990)	T	1-T (2003)
Sericocarpus rigidus	white-top aster	CDFmm; CWHxm	S3 (2019)	Blue	G3 (2007)	SC	1-SC (2003)
Sidalcea hendersonii	Henderson's checker-mallow	CDFmm; CWHxm	S3 (2021)	Blue	G3 (2016)		
Silene scouleri ssp. *scouleri*	coastal Scouler's catchfly	CDFmm	S1 (2019)	Red	G5T3T5 (2002)	E	1-E (2005)
Sisyrinchium idahoense var. *segetum*	Idaho blue-eyed-grass	CDFmm	S1 (2014)	Red	G5TNR		
Syntrichia laevipila	twisted oak moss	CDFmm	S3 (2015)	Blue	GNR	SC	1-SC (2005)
Tonella tenella	small-flowered tonella	CDFmm	S3 (2019)	Blue	G5 (1990)	E	1-E (2005)
Trifolium depauperatum var. *depauperatum*	poverty clover	CDFmm; CWHxm	S3 (2019)	Blue	G5T5? (2000)		
Trifolium dichotomum	Macrae's clover	CDFmm; CWHxm	S2 (2021)	Red	G4? (2002)		
Triphysaria versicolor ssp. *versicolor*	bearded owl-clover	CDFmm	S1 (2019)	Red	G5T5 (1997)	E	1-E (2003)
Triteleia howellii	Howell's triteleia	CDFmm	S1 (2005)	Red	G4G5T3T4Q (2020)	E	1-E (2005)
Uropappus lindleyi	Lindley's microseris	CDFmm	S1S2 (2019)	Red	G5 (1990)	E	1-E (2010)
Viola howellii	Howell's violet	CDFmm; CWHmm; CWHxm; MHmm	S1S2 (2019)	Red	G4 (1988)		
Viola praemorsa var. *praemorsa*	yellow montane violet	CDFmm; CWHxm	S1 (2019)	Red	G5T3T5 (2000)	E	1-E (2003)
Woodwardia fimbriata	giant chain fern	CDFmm; CWHxm	S3 (2019)	Blue	G5 (1994)		
Zeltnera muehlenbergii	Muhlenberg's centaury	CDFmm	S1 (2019)	Red	G5? (1996)	E	1-E (2010)

Rare Plant Communities

Scientific Name	English Name	Biogeoclimatic Units	Provincial	BC List	Global	COSEWIC	SARA
Abies grandis / Mahonia nervosa	grand fir / dull Oregon-grape	CDFmm/04	S1 (2009)	Red	G1	N/A	N/A
Abies grandis / Tiarella trifoliata	grand fir / three-leaved foamflower	CDFmm/06	S1 (2013)	Red	G1	N/A	N/A
Alnus rubra / Carex obnupta [*Populus trichocarpa*]	red alder / slough sedge [black cottonwood]	CDFmm/14	S1 (2006)	Red	G1	N/A	N/A
Alnus rubra / Lysichiton americanus	red alder / skunk cabbage	CDFmm/Ws52	S2 (2010)	Red	GNR	N/A	N/A
Alnus rubra / Rubus spectabilis / Equisetum arvense	red alder / salmonberry / common horsetail	CDFmm/09; CDFmm/Fl51; CWHvh1/10; CWHvh1/Fl51; CWHvh2/10; CWHvh2/Fl51; CWHwh1/09; CWHwh1/Fl51	S3 (2009)	Blue	GNR	N/A	N/A
Arbutus menziesii / Arctostaphylos columbiana	arbutus / hairy manzanita	CDFmm/00; CWHxm1/00	S1S2 (2021)	Red	G2	N/A	N/A
Artemisia campestris - Festuca rubra / Racomitrium canescens	northern wormwood - red fescue / grey rock-moss	CDFmm	S1 (2008)	Red	G1	N/A	N/A
Bolboschoenus maritimus var. *paludosus* Alkali Marsh	seacoast bulrush Alkali Marsh	BGxh2/Wm11; BGxw1/Wm11; CDFmm/Wm11; IDFdk1/Wm11; IDFxh2/Wm11; PPxh1/Wm11; PPxh2/Wm11	S1 (2015)	Red	GNR	N/A	N/A
Carex lasiocarpa - Rhynchospora alba	slender sedge - white beak-rush	CDFmm/Wf53; CWHmm1/Wf53; CWHmm2/Wf53; CWHxm1/Wf53; CWHxm2/Wf53	S2 (2004)	Red	G2	N/A	N/A
Carex lyngbyei Herbaceous Vegetation	Lyngbye's sedge herbaceous vegetation	CDFmm/Em05; CWH/Em05	S2 (2013)	Red	GNR	N/A	N/A
Carex macrocephala Herbaceous Vegetation	large-headed sedge Herbaceous Vegetation	CDFmm/00; CWHvh1/00; CWHwh1; CWHxm1	S1S2 (2008)	Red	G1G2	N/A	N/A
Deschampsia cespitosa ssp. *beringensis - Hordeum brachyantherum*	tufted hairgrass - meadow barley	CDFmm/Ed01; CWH/Ed01	S2 (2013)	Red	G3	N/A	N/A
Distichlis spicata - Sarcocornia pacifica	seashore saltgrass - Pacific swampfire	CDFmm/Em03; CWHxm1/Em03	S1S2 (2018)	Red	GNR (2008)	N/A	N/A
Dulichium arundinaceum Herbaceous Vegetation	three-way sedge	CDFmm/Wm51; CWHmm1/Wm51; CWHxm2/Wm51; ICHwk1/Wm51	S2 (2004)	Red	GNR	N/A	N/A
Eleocharis palustris Herbaceous Vegetation	common spike-rush Herbaceous Vegetation	BGxw2/Wm04; CDFmm/Wm04; CWH/Wm04; ESSFdv/Wm04; ESSFdv1/; ESSFdv2/Wm04; IDFxm/Wm04; SBSdk/Wm04; SBSmk2/Wm04	S3 (2004)	Blue	GNR	N/A	N/A
Festuca roemeri - Koeleria macrantha	Roemer's fescue - junegrass	CDFmm/00; CWHxm1/00	S1 (2004)	Red	G1	N/A	N/A
Juncus arcticus - Plantago macrocarpa	arctic rush - Alaska plantain	CDFmm/Ed03; CWH/Ed03	S1 (2007)	Red	GNR	N/A	N/A
Leymus mollis ssp. *mollis - Lathyrus japonicus*	dune wildrye - beach pea	CDFmm; CWHdm; CWHds1; CWHms2; CWHvh1; CWHvh2; CWHvm1; CWHwh1; CWHwm; CWHws1; CWHxm1; CWHxm2	S1S2 (2008)	Red	GNR	N/A	N/A
Menyanthes trifoliata - Carex lasiocarpa	buckbean - slender sedge	CDFmm/Wf06; CWHws1/Wf06; ICHwk1/Wf06; IDFdc/Wf06; IDFdk2/Wf06; SBSdk/Wf06	S3 (2004)	Blue	G3	N/A	N/A
Myosurus minimus - Montia spp. - *Limnanthes macounii*	tiny mousetail - montias - Macoun's meadow-foam	CDFmm/00	S1 (2013)	Red	G2	N/A	N/A
Myrica gale / Carex sitchensis	sweet gale / Sitka sedge	CDFmm/Wf52; CWHmm1/Wf52; CWHmm2/Wf52; CWHvh2/Wf52; CWHwm/Wf52; CWHxm1/Wf52; CWHxm2/Wf52	S2 (2004)	Red	G3	N/A	N/A
Pinus contorta / Sphagnum spp. CDFmm	lodgepole pine / peat-mosses CDFmm	CDFmm/10	S1 (2004)	Red	GNR	N/A	N/A
Polygonum paronychia - Abronia latifolia	black knotweed - yellow sand-verbena	CDFmm/; CWHxm1/	S1 (2011)	Red	GNR	N/A	N/A
Populus tremuloides / Malus fusca / Carex obnupta	trembling aspen / Pacific crab apple / slough sedge	CDFmm/00; CWHxm1	S1 (2018)	Red	G2 (2013)	N/A	N/A
Populus trichocarpa - Alnus rubra / Rubus spectabilis	black cottonwood - red alder / salmonberry	CDFmm/08; CWHdm/09; CWHds1/09; CWHds2/09; CWHmm1/09; CWHms1/08; CWHms2/08; CWHvm1/10; CWHwm/06; CWHws1/08; CWHws2/08; CWHxm1/09; CWHxm2/09	S3 (2010)	Blue	GNR	N/A	N/A
Pseudotsuga menziesii - Arbutus menziesii	Douglas-fir - arbutus	CDFmm/02	S2 (2021)	Red	GNR	N/A	N/A
Pseudotsuga menziesii / Mahonia nervosa	Douglas-fir / dull Oregon-grape	CDFmm/01	S1 (2018)	Red	G2	N/A	N/A
Pseudotsuga menziesii / Melica subulata	Douglas-fir / Alaska oniongrass	CDFmm/03	S1 (2018)	Red	G1	N/A	N/A
Quercus garryana - Arbutus menziesii	Garry oak - arbutus	CDFmm/00	S1 (2004)	Red	G1	N/A	N/A
Quercus garryana / Bromus carinatus	Garry oak / California brome	CDFmm/00; CWHxm1/00	S1 (2004)	Red	G1	N/A	N/A
Quercus garryana / Holodiscus discolor	Garry oak / oceanspray	CDFmm/00	S1 (2004)	Red	G1	N/A	N/A
Rhododendron groenlandicum / Kalmia microphylla / Sphagnum spp.	Labrador-tea / western bog-laurel / peat-mosses	CDFmm/Wb50; CWHdm/Wb50; CWHvm1/Wb50; CWHxm1/Wb50; CWHxm2/Wb50	S3 (2004)	Blue	G4	N/A	N/A
Ruppia maritima Herbaceous Vegetation	beaked ditch-grass Herbaceous Vegetation	CDFmm/Em01; CWH/Em01	S2 (2013)	Red	GNR	N/A	N/A
Salix sitchensis - Salix lasiandra var. *lasiandra / Lysichiton americanus*	Sitka willow - Pacific willow / skunk cabbage	CDFmm/Ws51; CWH/Ws51; ICH/Ws51	S2 (2004)	Red	G2	N/A	N/A
Sarcocornia pacifica - Lysimachia maritima	American glasswort - sea-milkwort	CDFmm/Em02; CWH/Em02	S2 (2013)	Red	G3G4	N/A	N/A

Schoenoplectus acutus Deep Marsh	hard-stemmed bulrush Deep Marsh	BGxh1/Wm06; BGxh2/Wm06; BGxw1/Wm06; BGxw2/Wm06; CDFmm/Wm06; CWHxm1/Wm06; ICHwk1/Wm06; IDFdc/Wm06; IDFdk1/Wm06; IDFdk3/Wm06; IDFdk4/Wm06; IDFdk5/Wm06; IDFdm1/Wm06; IDFdm2/Wm06; IDFmw1/Wm06; IDFxc/Wm06; IDFxh1/Wm06; IDFxh2/Wm06; IDFxk/Wm06; IDFxm/Wm06; MSdk/Wm06; MSdk1/; MSdk2/; MSdm2/Wm06; PPxh1/Wm06; PPxh2/Wm06; PPxh3/Wm06; SBPSmk/Wm06; SBPSxc/Wm06; SBSmk2/Wm06	S3 (2020)	Blue	G5	N/A	N/A
Selaginella wallacei / Cladina spp.	Wallace's selaginella / reindeer lichens	CDFmm; CWHxm1; CWHxm2	S3 (2012)	Blue	GNR	N/A	N/A
Thuja plicata / Achlys triphylla	western redcedar / vanilla-leaf	CDFmm/12	S1 (2013)	Red	G1	N/A	N/A
Thuja plicata / Oemleria cerasiformis	Western Redcedar / Osoberry	CDFmm/13	S1 (2006)	Red	G1	N/A	N/A
Thuja plicata - Picea sitchensis / Lysichiton americanus	western redcedar - Sitka spruce / skunk cabbage	CDFmm/Ws54; CWHdm/12; CWHdm/Ws54; CWHds1/12; CWHds1/Ws54; CWHds2/12; CWHds2/Ws54; CWHmm1/12; CWHmm1/Ws54; CWHms1/11; CWHms1/Ws54; CWHms2/11; CWHms2/Ws54; CWHvh1/13; CWHvh1/Ws54; CWHvh2/13; CWHvh2/Ws54; CWHvm1/14; CWHvm1/Ws54; CWHvm2/Ws54; CWHwh1/12; CWHwh1/Ws54; CWHwh2/06; CWHwh2/Ws54; CWHws1/11; CWHws1/Ws54; CWHws2/Ws54; CWHxm1/Ws54; CWHxm2/Ws54	S3? (2004)	Blue	G3?	N/A	N/A
Thuja plicata / Polystichum munitum - Lysichiton americanus	western redcedar / sword fern - skunk cabbage	CDFmm/11; CDFmm/Ws53; CWHdm/Ws53; CWHxm1/12; CWHxm1/Ws53; CWHxm2/12; CWHxm2/Ws53	S3? (2012)	Blue	GNR	N/A	N/A
Thuja plicata - Pseudotsuga menziesii / Eurhynchium oreganum	western redcedar - Douglas-fir / Oregon beaked-moss	CDFmm/05	S1 (2013)	Red	GNR	N/A	N/A
Thuja plicata / Symphoricarpos albus	western redcedar / common snowberry	CDFmm/07	S1 (2013)	Red	GNR	N/A	N/A
Typha latifolia Marsh	common cattail Marsh	BGxh1/Wm05; BGxh2/Wm05; BGxw1/Wm05; BWBSmw/Wm05; CDFmm/Wm05; CWHdm/Wm05; CWHxm1/Wm05; CWHxm2/Wm05; IDFdc/Wm05; IDFdk1/Wm05; IDFdk2/Wm05; IDFdk3/Wm05; IDFdk5/Wm05; IDFdm1/Wm05; IDFdm2/Wm05; IDFmw1/Wm05; IDFmw2/Wm05; IDFxc/Wm05; IDFxh1/Wm05; IDFxh2/Wm05; IDFxk/Wm05; PPdh2/Wm05; PPxh1/Wm05; PPxh2/Wm05	S3 (2020)	Blue	G5	N/A	N/A

Rare Animals

VI? (Y/N)	Scientific Name	English Name	Biogeoclimatic Units	Provincial	BC List	Global	COSEWIC	SARA
	Accipiter gentilis laingi	Northern Goshawk, *laingi* subspecies	CDF; CWH	S2 (2010)	Red	G5T2 (2016)	T	1-T (2003)
	Aechmophorus occidentalis	Western Grebe	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS	S1B,S2N (2015)	Red	G5 (2016)	SC	1-SC (2017)
	Allogona townsendiana	Oregon Forestsnail	CDF; CMA; CWH; ESSF; MH	S2 (2015)	Red	G3G4 (2010)	E	1-E (2005)
	Ammodramus savannarum	Grasshopper Sparrow	BG; CDF; IDF; PP	S1B (2018)	Red	G5 (2016)		
	Anarta edwardsii	Edwards' Beach Moth	CDF; CWH	S1 (2021)	Red	GNR	E	1-E (2011)
	Anaxyrus boreas	Western Toad	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; PP; SBS; SWB	S4 (2016)	Yellow	G4 (2008)	SC	1-SC (2018)
	Aneides vagrans	Wandering Salamander	CDF; CWH	S3 (2016)	Blue	G4 (2005)	SC	1-SC (2018)
	Aplodontia rufa	Mountain Beaver	CDF; CWH; ESSF; MH; MS	S4 (2015)	Yellow	G5 (2016)	SC	1-SC (2003)
	Ardea herodias fannini	Great Blue Heron, *fannini* subspecies	CDF; CWH	S2S3B,S4N (2018)	Blue	G5T4 (2016)	SC	1-SC (2010)
	Asio flammeus	Short-eared Owl	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS; SWB	S3B,S2N (2015)	Blue	G5 (2016)	T	1-SC (2012)
	Athene cunicularia	Burrowing Owl	BG; CDF; IDF; PP	S1B (2020)	Red	G4 (2016)	E	1-E (2003)
	Bartramia longicauda	Upland Sandpiper	BG; BWBS; CDF; CWH; ICH; IDF; SBPS; SBS; SWB	S2B (2015)	Red	G5 (2016)		
	Bombus occidentalis	Western Bumble Bee		S2S4 (2016)	Blue	G3 (2018)	T	
	Botaurus lentiginosus	American Bittern	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS	S3B, SNRN (2015)	Blue	G5 (2016)		
	Brachyramphus marmoratus	Marbled Murrelet	CDF; CWH; MH	S3B,S3N (2015)	Blue	G3 (2016)	T	1-T (2003)
	Branta bernicla	Brant	BWBS; CDF; CWH; IDF; SBPS	S3M (2015)	Blue	G5 (2016)		
	Branta canadensis occidentalis	Canada Goose, *occidentalis* subspecies		S2M (2009)	Red	G5T3 (2016)		
	Buteo lagopus	Rough-legged Hawk	BAFA; BG; BWBS; CDF; CWH; ESSF; ICH; IDF; IMA; MS; PP; SBPS; SBS; SWB	S3N (2015)	Blue	G5 (2016)	NAR	
	Buteo swainsoni	Swainson's Hawk	BG; BWBS; CDF; ICH; IDF; MS; PP; SBS	S2B (2015)	Red	G5 (2016)		
	Butorides virescens	Green Heron	BG; CDF; CWH; ICH; IDF; PP; SBS	S3S4B (2015)	Blue	G5 (2016)		
	Calcarius pictus	Smith's Longspur	BAFA; BG; BWBS; CDF; CMA; CWH; IDF; MS; PP; SBS; SWB	S3S5B (2015)	Blue	G4G5 (2016)		
	Calidris canutus	Red Knot	CDF; CWH	S1S2M (2015)	Red	G4 (2016)	E/T	1-T/E (2010)
	Callophrys eryphon sheltonensis	Western Pine Elfin, *sheltonensis* subspecies	CDF; CWH	S3 (2013)	Blue	G5TNR		
	Callophrys johnsoni	Johnson's Hairstreak	CDF; CMA; CWH	S2? (2020)	Red	G3 (2017)		
	Callophrys mossii mossii	Moss' Elfin, *mossii* subspecies	CDF; CWH	S2 (2021)	Red	G4T4 (2001)		
	Cardellina canadensis	Canada Warbler	BWBS; CDF; CWH	S3S4B (2015)	Blue	G5 (2016)	SC	1-T (2010)
	Carychium occidentale	Western Thorn	CDF; CWH	S3 (2015)	Blue	G3G4 (2002)		
	Cercyonis pegala incana	Common Wood-nymph, *incana* subspecies	CDF; CWH	S2? (2021)	Red	G5T4T5 (2003)		
	Chondestes grammacus	Lark Sparrow	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS	S3S4B (2015)	Blue	G5 (2016)		
	Chordeiles minor	Common Nighthawk	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; MH; MS; PP; SBPS; SBS; SWB	S4B (2015)	Yellow	G5 (2016)	SC	1-T (2010)
	Chrysemys picta	Painted Turtle	BG; CDF; CWH; ICH; IDF; MH; PP; SBS	S3 (2018)	No Status	G5 (2016)	E/SC	1-E/SC (2007)
	Chrysemys picta pop. 1	Painted Turtle - Pacific Coast Population	CDF; CWH; MH	S1S2 (2018)	Red	G5T2 (2007)	T	1-E (2007)
	Coccothraustes vespertinus	Evening Grosbeak	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; MH; MS; PP; SBPS; SBS; SWB	S5 (2015)	Yellow	G5 (2016)	SC	1-SC (2019)
	Coccyzus americanus	Yellow-billed Cuckoo	BG; CDF; CWH; ICH; PP	SXB (2015)	Red	G5 (2016)		
	Coenonympha tullia insulana	Common Ringlet, *insulana* subspecies	CDF; CWH	S1 (2021)	Red	G5T3T4 (1998)		
	Contia tenuis	Common Sharp-Tailed Snake	CDF; CWH	S1S2 (2018)	Red	G5 (2016)	E	1-E (2003)
	Contopus cooperi	Olive-sided Flycatcher	BWBS; CDF; CWH; ESSF; ICH; IDF; MH; MS; PP; SBPS; SBS; SWB	S3S4B (2015)	Blue	G4 (2016)	SC	1-T (2010)
	Copablepharon fuscum	Sand-verbena Moth	CDF	S1 (2006)	Red	G1G2 (2004)	E	1-E (2005)
	Corynorhinus townsendii	Townsend's Big-eared Bat	BG; CDF; CWH; ICH; IDF; PP	S3S4 (2015)	Blue	G4 (2016)		

	Cryptomastix devia	Puget Oregonian	CDF; CWH	SX (2015)	Red	G2 (2017)	XT	1-XX (2005)
	Cypseloides niger	Black Swift	BAFA; BG; CDF; CMA; CWH; ESSF; ICH; IDF; IMA; MH; MS; PP; SBPS; SBS; SWB	S3S4B (2021)	Blue	G4 (2016)	E	1-E (2019)
	Danaus plexippus	Monarch	BG; CDF; CWH; ESSF; ICH; IDF; MS; PP	S1?B (2020)	Red	G4 (2015)	E	1-SC (2003)
	Dolichonyx oryzivorus	Bobolink	BG; BWBS; CDF; CWH; ICH; IDF; PP; SBS	S3B (2015)	Blue	G5 (2016)	T	1-T (2017)
	Enallagma clausum	Alkali Bluet	BAFA; BG; CDF; CMA; CWH; ESSF; ICH; IDF; IMA; MH; MS; PP; SBPS	S3 (2015)	Blue	G5 (2015)		
	Epargyreus clarus	Silver-spotted Skipper	CDF; CWH; ESSF; ICH; IDF; MH; MS; PP	S3 (2020)	Blue	G5 (2020)		
	Epargyreus clarus californicus	Silver-spotted Skipper, *californicus* subspecies	CDF; CWH	S1 (2016)	Red	G5TNR		
	Eptesicus fuscus	Big Brown Bat		S5 (2015)	Yellow	G5 (2016)		
	Eremophila alpestris strigata	Horned Lark, *strigata* subspecies	CDF; CWH	SXB (2019)	Red	G5T2 (2016)	E	1-E (2005)
	Erynnis propertius	Propertius Duskywing	CDF; CMA; CWH; MH	S2 (2020)	Red	G5 (2020)		
	Erythemis collocata	Western Pondhawk	BG; CDF; CWH; ESSF; PP	S3S4 (2015)	Blue	G5 (2016)		
	Euchloe ausonides insulanus	Large Marble, *insulanus* subspecies	CDF; CWH	SX (2021)	Red	G5T1 (2010)	XT	1-XX (2003)
	Euphagus carolinus	Rusty Blackbird	BG; BWBS; CDF; CWH; ESSF; MS; PP; SBPS; SBS; SWB	S3S4B (2015)	Blue	G4 (2016)	SC	1-SC (2009)
	Euphydryas editha taylori	Edith's Checkerspot, *taylori* subspecies	CDF; CWH	S1 (2021)	Red	G5T1 (2008)	E	1-E (2003)
	Euphyes vestris	Dun Skipper	CDF; CMA; CWH; ESSF; IDF; IMA; MH; PP	S2S3 (2020)	Blue	G5 (2020)	T	1-T (2003)
	Falco mexicanus	Prairie Falcon	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; MS; PP; SBS	S1 (2018)	Red	G5 (2016)	NAR	
	Falco peregrinus	Peregrine Falcon	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; MS; PP; SBS; SWB	S3 (2015)	No Status	G4 (2016)	SC	1-SC
	Falco peregrinus anatum	Peregrine Falcon, *anatum* subspecies	BG; BWBS; CDF; CWH; IDF; MS; PP; SBS	S2? (2011)	Red	G4T4 (2016)	NAR	1-SC (2012)
	Falco peregrinus pealei	Peregrine Falcon, *pealei* subspecies	CDF; CWH	S3S4 (2019)	Blue	G4T3 (2016)	SC	1-SC (2003)
	Falco rusticolus	Gyrfalcon	BAFA; BG; BWBS; CDF; CWH; ICH; IDF; SBPS; SBS; SWB	S3S4B, SNRN (2015)	Blue	G5 (2016)	NAR	
	Galba vancouverensis	Vancouver Fossaria	CDF	SH (2015)	Red	GHQ (2015)		
	Glaucidium gnoma swarthi	Northern Pygmy-owl, *swarthi* subspecies	CDF; CWH; MH	S3S4 (2018)	Blue	G4G5T3T4Q (2019)		
	Hemphillia dromedarius	Dromedary Jumping-slug	CDF; CWH	S2 (2015)	Red	G3G4 (2005)	T	1-T (2005)
	Hemphillia glandulosa	Warty Jumping-slug	CDF; CWH	S2? (2015)	Red	G3G4 (2005)	SC	1-SC (2005)
	Hesperia colorado oregonia	Western Branded Skipper, *oregonia* subspecies	CDF; CWH; MH	S2 (2021)	Red	G5T2 (2016)	E	
	Hirundo rustica	Barn Swallow	BAFA; BG; BWBS; CDF; CWH; ESSF; ICH; IDF; IMA; MH; MS; PP; SBPS; SBS; SWB	S3S4B (2015)	Blue	G5 (2016)	SC	1-T (2017)
	Icaricia icarioides blackmorei	Boisduval's Blue, *blackmorei* subspecies	CDF; CWH; MH	S3 (2021)	Blue	G5T3 (2006)		
	Icaricia saepiolus insulanus	Greenish Blue, *insulanus* subspecies	CDF; CWH	SH (2021)	Red	G5TH (2018)	E	1-E (2003)
	Icteria virens	Yellow-breasted Chat	BG; CDF; CWH; ICH; IDF; PP; SBS	S2B (2018)	Red	G5 (2016)	E	1-E (2003)
	Larus californicus	California Gull	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBS	S2S3B (2015)	Blue	G5 (2016)		
	Lasionycteris noctivagans	Silver-haired Bat		S4S5 (2015)	Yellow	G3G4 (2016)		
	Lasiurus cinereus	Hoary Bat		S4S5 (2015)	Yellow	G3G4 (2016)		
	Lepus americanus washingtonii	Snowshoe Hare, *washingtonii* subspecies	CDF; CWH	S1 (2011)	Red	G5T3T5 (1996)		
	Limnodromus griseus	Short-billed Dowitcher	BG; BWBS; CDF; CWH; ICH; IDF; PP; SWB	S2S3B (2015)	Blue	G5 (2016)		
	Limosa haemastica	Hudsonian Godwit	BWBS; CDF; CWH; IDF; MS; SWB	S1B (2020)	Red	G4 (2016)	T	
	Megascops kennicottii	Western Screech-Owl	BG; CDF; CWH; ICH; IDF; PP	S4 (2015)	No Status	G4G5 (2016)	T	1-T
	Megascops kennicottii kennicottii	Western Screech-Owl, *kennicottii* subspecies	CDF; CWH; MH	S2S3 (2017)	Blue	G4G5T4 (2016)	T	1-T (2005)
	Melanerpes lewis	Lewis's Woodpecker	BG; CDF; CWH; ICH; IDF; PP; SBS	S2S3B (2015)	Blue	G4 (2016)	T	1-T (2012)
	Melanitta americana	Black Scoter	CDF; CMA; CWH; MH	S3S4N (2015)	Blue	G5 (2016)		

	Melanitta perspicillata	Surf Scoter	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS; SWB	S3B,S4N (2015)	Blue	G5 (2016)		
	Mustela erminea anguinae	Ermine, *anguinae* subspecies	CDF; CWH; MH	S3 (2010)	Blue	G5T3 (2016)		
	Mustela frenata altifrontalis	Long-tailed weasel, *altifrontalis* subspecies	CDF; CWH; MH	SH (2011)	Red	G5TNR		
	Myodes gapperi occidentalis	Southern Red-backed Vole, *occidentalis* subspecies	CDF; CWH	S1 (2006)	Red	G5T5 (2016)		
	Myotis californicus	Californian Myotis		S4S5 (2015)	Yellow	G5 (2016)		
	Myotis evotis	Long-eared Myotis		S5? (2015)	Yellow	G5 (2021)		
	Myotis lucifugus	Little Brown Myotis	BG; BWBS; CDF; CWH; ESSF; ICH; IDF; MH; MS; PP; SBPS; SBS; SWB	S4 (2015)	Yellow	G3 (2016)	E	1-E (2014)
	Myotis volans	Long-legged Myotis		S4S5 (2015)	Yellow	G4G5 (2016)		
	Myotis yumanensis	Yuma Myotis		S5 (2015)	Yellow	G5 (2016)		
	Nearctula sp. 1	Threaded Vertigo	CDF; CWH	S3 (2015)	Blue	G3G5 (2006)	SC	1-SC (2012)
	Numenius americanus	Long-billed Curlew	BG; CDF; CWH; ICH; IDF; PP; SBPS; SBS	S3B (2018)	Blue	G5 (2016)	SC	1-SC (2005)
	Nycticorax nycticorax	Black-crowned Night-heron	BG; CDF; CWH; ICH; IDF; PP	S1 (2015)	Red	G5 (2016)		
	Omus audouini	Audouin's Night-stalking Tiger Beetle	CDF; CWH	S1 (2017)	Red	G5 (2008)	T	1-T (2018)
	Ophiogomphus occidentis	Sinuous Snaketail	BAFA; BG; CDF; CMA; CWH; ESSF; ICH; IDF; IMA; MH; MS; PP; SBPS	S3 (2015)	Blue	G5 (2015)		
	Oreoscoptes montanus	Sage Thrasher	BG; CDF; CWH; ICH; IDF; PP	S1B (2015)	Red	G4 (2016)	E	1-E (2003)
	Parnassius clodius claudianus	Clodius Parnassian, *claudianus* subspecies	CDF; CMA; CWH; MH	S3S4 (2013)	Blue	G5TNR		
	Parnassius smintheus olympiannus	Rocky Mountain Parnassian, *olympiannus* subspecies	CDF; CMA; CWH; MH	S3 (2021)	Blue	G5T4 (2001)		
	Patagioenas fasciata	Band-tailed Pigeon	CDF; CWH; ICH; IDF; MS; SBS	S3S4 (2015)	Blue	G4 (2016)	SC	1-SC (2011)
	Pekania pennanti	Fisher	BAFA; BWBS; CDF; CMA; CWH; ESSF; ICH; IDF; IMA; MH; MS; PP; SBPS; SBS; SWB	S3 (2020)	No Status	G5 (2016)		
	Pelecanus erythrorhynchos	American White Pelican	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS	S1B (2015)	Red	G4 (2016)	NAR	
	Phalacrocorax auritus	Double-crested Cormorant	BWBS; CDF; CWH; ICH; IDF; PP; SBPS; SBS	S3S4 (2015)	Blue	G5 (2016)	NAR	
	Phalacrocorax penicillatus	Brandt's Cormorant	CDF; CMA; CWH; MH	S1B,S4N (2015)	Red	G5 (2016)		
	Phalaropus lobatus	Red-necked Phalarope	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS; SBS; SWB	S3S4B (2015)	Blue	G4G5 (2016)	SC	1-SC (2019)
	Planorbula campestris	Meadow Rams-horn	BAFA; BWBS; CDF; CMA; CWH; ESSF; ICH; IMA; MH; SBS	S3S4 (2015)	Blue	G4G5 (2015)		
	Pluvialis dominica	American Golden-Plover	BAFA; BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBS; SWB	S3S4B (2015)	Blue	G5 (2016)		
	Pooecetes gramineus affinis	Vesper Sparrow, *affinis* subspecies	CDF	S1B (2019)	Red	G5T3? (2016)	E	1-E (2007)
	Pristiloma johnsoni	Broadwhorl Tightcoil	CDF; CWH; MH	S3 (2015)	Blue	G3 (2013)		
	Progne subis	Purple Martin	BWBS; CDF; CWH; ICH	S3S4B (2020)	Blue	G5 (2016)		
	Promenetus umbilicatellus	Umbilicate Sprite	BG; CDF; IDF; PP	S2S3 (2015)	Blue	G4 (2015)		
	Prophysaon coeruleum	Blue-grey Taildropper	CDF; CWH	S2S3 (2015)	Blue	G3G4 (2010)	T	1-T (2019)
	Ptychoramphus aleuticus	Cassin's Auklet	CDF; CWH	S2B,S3N (2018)	Red	G4 (2016)	SC	1-SC (2019)
	Rana aurora	Northern Red-legged Frog	CDF; CWH; MH	S3 (2016)	Blue	G4 (2015)	SC	1-SC (2005)
	Recurvirostra americana	American Avocet	BG; BWBS; CDF; CWH; ICH; IDF; MS; PP; SBPS	S2S3B (2015)	Blue	G5 (2016)		
	Setophaga virens	Black-throated Green Warbler	BWBS; CDF; CWH; ESSF; ICH; SBS	S3B (2015)	Blue	G5 (2016)		
	Sorex navigator brooksi	Western Water Shrew, *brooksi* subspecies	CDF; CWH	S2S3 (2018)	Blue	G5T2T3 (2019)		
	Sorex rohweri	Olympic Shrew	CDF; CWH	S2? (2015)	Red	G4G5 (2007)		
	Sorex trowbridgii	Trowbridge's Shrew	CDF; CWH	S3 (2015)	Blue	G5 (2016)		

	Speyeria zerene bremnerii	Zerene Fritillary, *bremnerii* subspecies	CDF; CWH	S2 (2013)	Red	G5T3T4 (1998)		
	Sterna forsteri	Forster's Tern	BG; BWBS; CDF; CWH; ICH; IDF; PP	S1B (2015)	Red	G5 (2016)	DD	
	Sympetrum vicinum	Autumn Meadowhawk	CDF; CWH	S3S4 (2015)	Blue	G5 (2015)		
	Synthliboramphus antiquus	Ancient Murrelet	CDF; CWH	S2S3B,S4N (2020)	Blue	G4 (2016)	SC	1-SC (2006)
	Tramea lacerata	Black Saddlebags	CDF	S2 (2015)	Red	G5 (2016)		
	Tringa incana	Wandering Tattler	BWBS; CDF; CWH; IDF; SBS; SWB	S3B (2015)	Blue	G4G5 (2016)		
	Tyto alba	Barn Owl	BG; BWBS; CDF; CWH; ICH; IDF; PP	S2? (2015)	Red	G5 (2016)	T	1-T (2018)
	Uria aalge	Common Murre	CDF; CWH	S2B,S3S4N (2015)	Red	G5 (2016)		

Site Adaptive Planning
2346 Sooke Rd
Colwood

DECEMBER 3/2023

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Site Adaptive Planning

Table of Contents

“In sustainable development, nature and progress converge, fostering a harmonious coexistence”

1)Introduction

The implementation of Colwood's Site Adaptive Planning Policy at 2346 Sooke Rd reflects a dedication to environmentally sensitive development. Drawing inspiration from William M. Marsh's landscape planning principles, this approach aims to harmonize developmental goals with ecological preservation. The policy, as outlined in the Official Community Plan (OCP), encourages site planning that is attuned to both natural and man-made systems. Emphasizing a non-prescriptive strategy, the process involves an in-depth site analysis to identify buildable and non-buildable areas, fostering a site plan that considers opportunities and constraints. The primary objectives are to sustain key natural systems and minimize landscape disruption, focusing on the formative systems that shape the terrain and habitats.

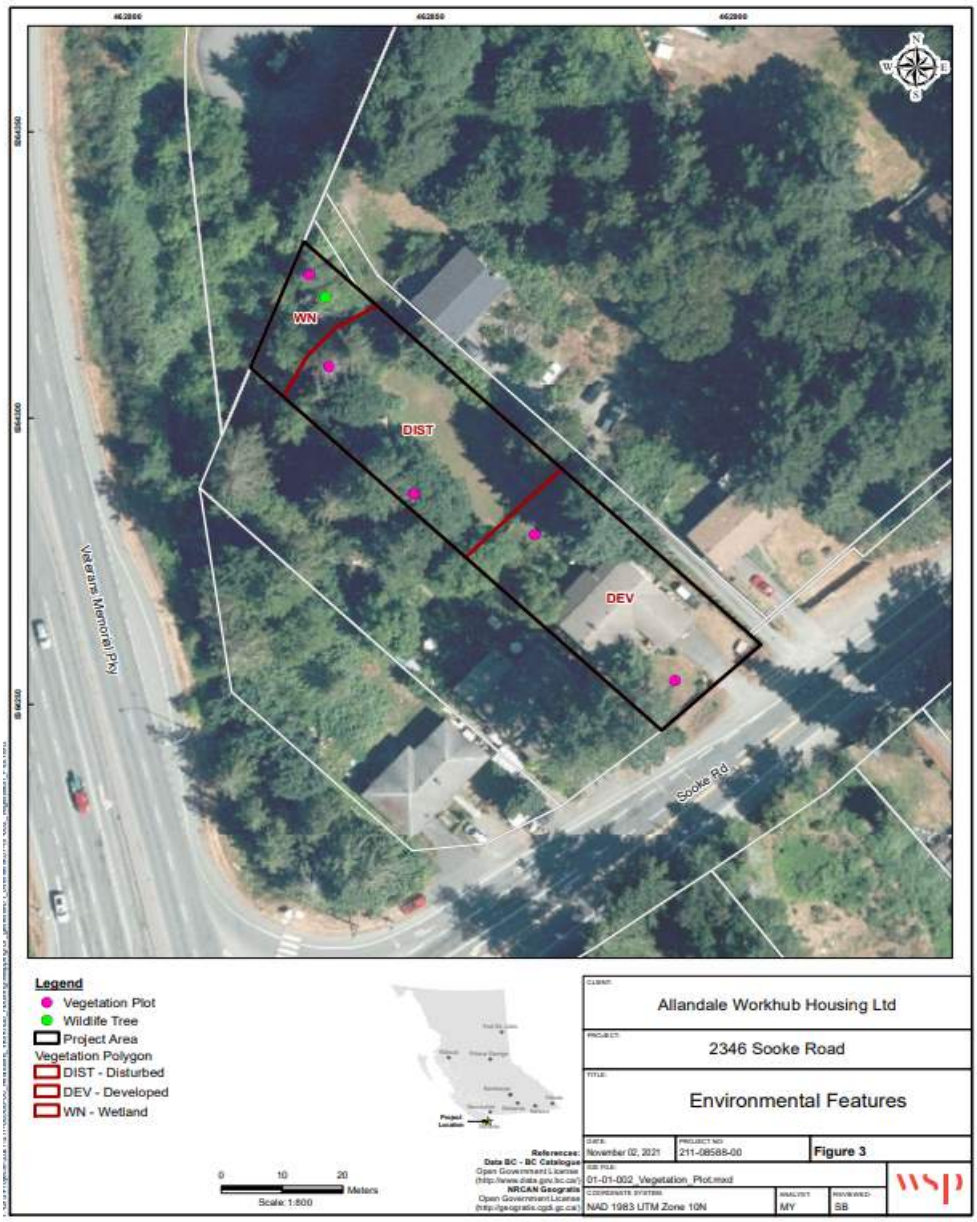
2)Site Analysis

The initial phase of Site Adaptive Planning at 2346 Sooke Rd focused on identifying formative systems and features, particularly those related to runoff. This includes overland flow, stormflow, and stream flow, with corresponding features such as swales, seasonal channels, streams, and wetlands. A comprehensive site analysis, led by our Arborist and Qualified Environmental Professional, mapped out key forms and features designated for protection within the development. The analysis considered hydrologic features, topographic features, and areas of high value, such as Environmentally Sensitive Areas, guiding subsequent development plans.

As part of the site adaptive planning process, WSP Canada Inc. conducted an environmental overview, providing recommendations to minimize environmental impacts. Their field survey aimed to determine the potential presence of rare and endangered vascular plants, a wildlife survey, and confirming the location of environmentally sensitive areas. The survey revealed distinct vegetation communities, including wetland, disturbed land, and developed land, with specific details on each habitat type. See figure 1.

Figure 1 Maps out the following areas:

- 232 m2 of wetland (WN)
- 950 m2 of disturbed land (DIS)
- 990 m2 of developed land (DEV)



3)

3) Policy Application

The Colwood site adaptive policy underscores a sustainable and environmentally conscious approach to development. Applying this policy to the project at 2346 Sooke Rd demonstrates efforts to identify and protect the rear wetland area. The acknowledgment of site conditions and the proposed layout plan signifies a commitment to minimizing environmental impacts associated with development.

The site primarily comprises previously developed and disturbed land, characterized by low ecological values, aligning with the policy's principle of prioritizing areas with lower ecological significance. Commitment to retaining a small wetland at the north end of the site, due to its moderate to high ecological values, demonstrates a proactive approach to environmental conservation. Best management practices, including tree protection, stormwater management, spill response, and sediment and erosion control plans, will be implemented, aligning with the policy's emphasis on responsible development.

---

4)Protective Covenant

In dedication to environmental stewardship, a strategic initiative is introduced to preserve the rear wetland—an ecological area covering 232m2 square meters. The conservation strategy involves the implementation of a protective covenant, designed to proactively shield the rear wetland from encroachment or development activities. This legal framework serves as a barrier to maintain the ecological integrity of this ecosystem.

Supplementing the legal safeguards is a multidisciplinary conservation approach, guided by our Qualified Environmental Professional (QEP) and Landscape Architect. Restoration efforts focus on a discerning selection of native flora and trees chosen for their adaptive traits within the specific ecosystem. Plans are underway to integrate a protective covenant at the neighboring development (2350/2356 Sooke Rd), creating a continuous expanse of protected natural habitat.

---

5)Summary of Site Adaptive Planning Measures

The Site Adaptive Planning for the development at 2346 Sooke Rd demonstrates a commitment to environmentally sensitive development in adherence to Colwood's Site Adaptive Planning Policy. The measures encompass a site analysis, policy application, and the establishment of a protective covenant, showcasing an environmentally conscious approach to development. The comprehensive strategy involves identifying key formative systems, conducting an environmental overview, and integrating a legal framework to ensure perpetual protection of the rear wetland. This commitment extends beyond the immediate project, with plans to integrate protective measures at the neighboring development, amplifying the impact of environmental preservation. In summary, the Site Adaptive Planning measures underscore a commitment to sustainable development.

2346 Sooke Road - Site Adaptive Planning features of the proposed development plan

Blundell, Susan <Susan.Blundell@wsp.com>

Wed 2023-12-20 1:01 PM

To:Marko Juras <markojuras@shaw.ca>;Garett Campbell <Garett@logichomes.ca>

Dear Mr. Juras,

Please see below my comments regarding how the proposed development plan for the property located at 2346 Sooke Road supports the Site Adaptive Planning approach as outlined in the City of Colwood's OCP.

> As per subsection 18.3 of the City of Colwood's Official Community Plan Section 18, Development Permit Guidelines, "*the City expects that site planning in **Environmentally Sensitive** and **Hillside** Development Permit Areas be undertaken using a site adaptive design approach. This method calls for site planning that is sensitive to the landscape by giving special consideration to site conditions, processes and systems in laying out a development plan. It requires careful attention to both the natural and man-made systems that may be present on a particular site, and is therefore non-prescriptive in nature.*"
>
> The proposed site layout plan focusses on the previously developed and disturbed portions of the lot. The entire property has been designated as a Hillside Development Permit Area in the OCP, but the only hillside is located near the north end of the lot and is heavily disturbed. More importantly, a wetland is located at the extreme north end of the property; this area is classified as a Sensitive Ecosystem as defined under the Sensitive Ecosystem Inventory Methodology (https://a100.gov.bc.ca/pub/acat/public/viewReport.do?reportId=2124). The slope adjacent to the wetland as well as the wetland itself will be retained as part of the development plan.
>
> As mentioned in the arborist report "2346 Sooke Road Adaptive Planning Review" (Talmack Urban Forestry Ltd., December 12, 2023), as part of the site development it will be necessary to remove several trees in the north part of the property. As part of the retention and management of the wetland and its associated riparian area, it will be important to remove and manage the invasive plant species currently present in this area and replant the area with appropriate native shrubs and trees suitable for riparian and wetland conditions. As the development plan progresses an invasive species management plan as well as a replanting plan will be developed. As well, a physical barrier between the land development and the remaining natural resources should be installed to protect the area from recreational use.
>
> The stormwater management system will be designed to discharge into the municipal system with an emergency overflow to direct water to the existing wetland during significant storm events. Run-off will be managed so that the quality and rate of flow into the wetland will not harm the wetland ecosystem. The majority of the stormwater originating from the site will be from roof leaders as most of the parking will be located underground and therefore it will be easier to manage the quality of site run-off particularly with regards to chemicals such as PAHs, BTEX, oil and grease and 6PPD-quinone.

I hope that this information is helpful. Please let me know if you have any questions or require further details.

Best Regards,

Susan Blundell
Senior Biologist
M.Sc., R.P.Bio.

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Consulting Arborists

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

December 12, 2023,

Logic Homes Ltd.
#400 – 108, 800 Kelly Road
Victoria, BC V9B 5T6

As requested by: Garrett Campbell

Subject: 2346 Sooke Road Adaptive Planning Review.

Following our review of the Adaptive Planning report and our discussions during the preparation of this report, we concur with the conclusion in this report that due to the disturbed nature and constraints of the site and the development of the surrounding properties, the trees within the developed and disturbed areas of the site are unlikely to survive the development impacts and therefore were identified for removal in our November 22, 2021, Tree Impact Report. In our opinion it will be best to replant within the site to replace their function.
The wetland area proposed for protection at the rear of the site is a location where native tree species suited to growing within a wetland e.g. Scouler and Pacific willow, Trembling aspen, Red alder, Grand Fir, and Western Red cedar can be allowed to regenerate once the invasive plant species are removed. With the exception of the willow and aspen species it will be difficult to plant larger replacement trees within this area, however native tree should regenerate naturally and young trees in a smaller container size can be established in raised areas of the wetland that are not flooded for large portions of the year.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Tom Talbot
ISA Certified: #PN-0211A
TRAQ – Qualified

Talmack Urban Forestry Consultants Ltd.
ISA Certified & Consulting Arborists

Talmack Urban Forestry Consultants Ltd.

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September 21, 2023,

Logic Homes Ltd.
#400 – 108, 800 Kelly Road
Victoria, BC V9B 5T6

As requested by: Garrett Campbell

Subject: 2346 Sooke Road Tree Impact related to design change.

At your request, we reviewed, the drawings outlining the relocation of the building footprint and driveway access from what was outlined in our November 22, 2021, Tree Protection Report, and the potential change in impact on the trees that are designated for retention.
There are no trees that were identified for retention in our previous report that are now to be removed.

- All of the documented trees that will require removal related to this design alteration were identified for removal in our previous report.
- One additional tree, Big Leaf maple #016 on the adjacent 2350 Sooke Road property, that was not documented by us previously as it was away from the area of impact may require removal for construction access. This is a tree that is in decline, is extensively decayed along its lower trunk, and will likely be removed related to these risk factors, when the adjacent property is developed.

From our observations it is our opinion that the design changes that were reviewed will not significantly change the tree impact and retention potential of this development

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Tom Talbot
ISA Certified: #PN-0211A
TRAQ – Qualified

Talmack Urban Forestry Consultants Ltd.
ISA Certified & Consulting Arborists

Enclosure: drawing reviewed

Assumptions and Limiting Conditions:

The assessment was based on our review of the site drawings and visits to the property and from a visual ground-level assessment made of the site and subject trees on September 20, 2023.
The opinions provided will be based on the circumstances and observations as they existed at the time of the site inspection of the client's or agent's property and the trees situated thereon. The opinions are given based on observations made and using generally accepted professional judgment. However, because trees and plants are living organisms whose health and structure are subject to change, damage and disease, the results, observations, recommendations, and analysis as set out are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation, or opinion is offered as to the length of the validity of the results, observations, recommendations, and analysis. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made at the date of such inspections.

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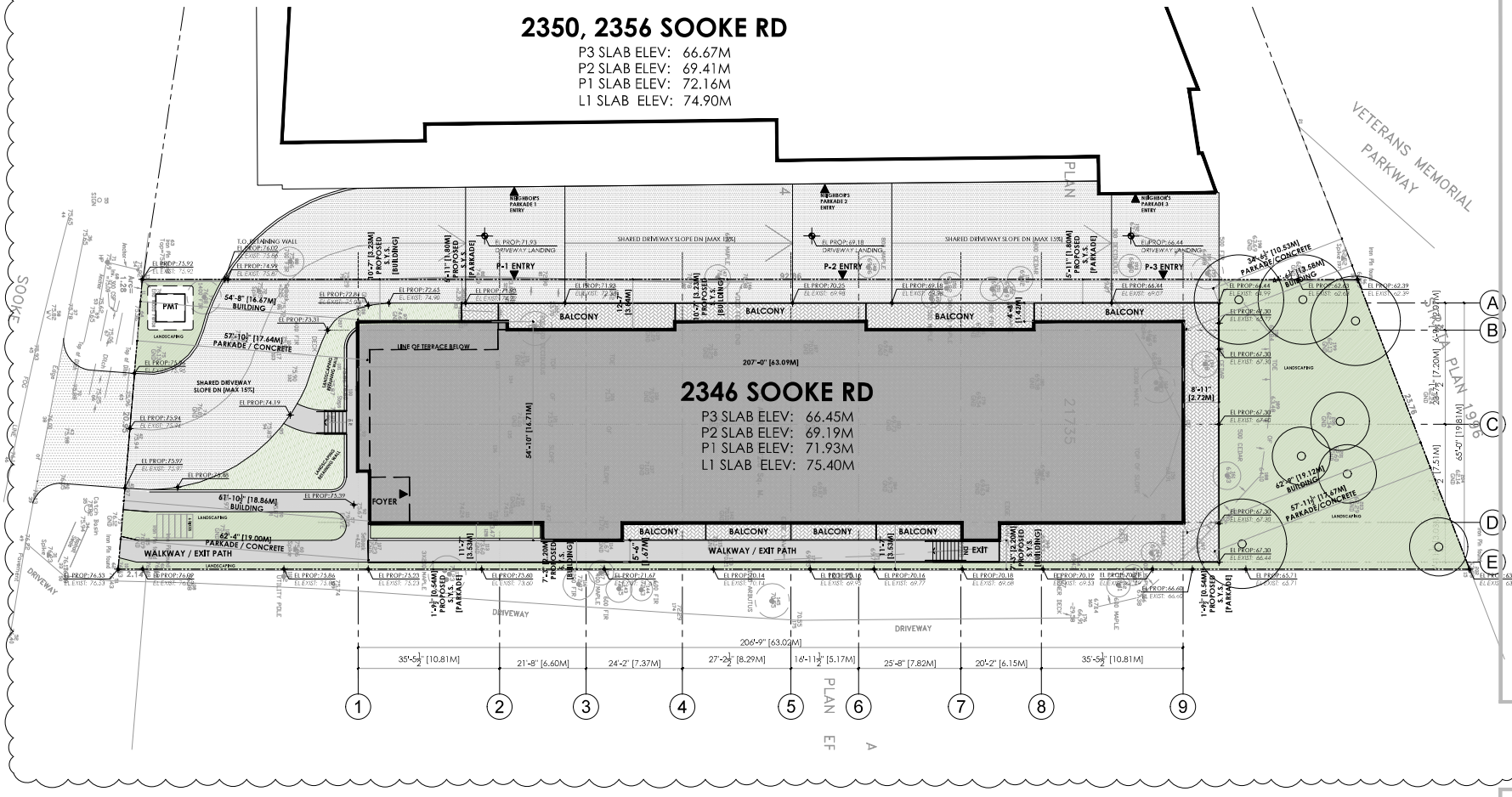
A 355-485 W. 8th Avenue, Vancouver, BC, V5Y 3Z5



1 SITE PLAN
A100 1:150

REV	DATE	DESCRIPTION
19	19-JUNE-23	ISSUED FOR REZONING
13	14-JUNE-23	ISSUED FOR REVIEW
14	06-MAY-23	ISSUED FOR REVIEW
13	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work at the cost of rectification.

REGISTERED ARCHITECT NICK BRAY 2023-06-20 BRITISH COLUMBIA

NOT FOR CONSTRUCTION

N

2346 SOOKE RD
COLWOOD, BC
PROJECT NUMBER: 20067

SITE PLAN

1:150

A100

TALBOT MACKENZIE & ASSOCIATES

CONSULTING ARBORISTS

2346 Sooke Rd, Colwood, BC

Construction Impact Assessment and Tree Management Plan

PREPARED FOR:	Logic Home Ltd 800 Kelly Rd, suite 400-108 Victoria, BC V9B 5T6
PREPARED BY:	Talbot, Mackenzie & Associates Shannon Murray– Consulting Arborist ISA Certified # PN-9024A Tree Risk Assessment Qualified
DATE OF ISSUANCE:	November 22, 2021(amended)

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

Talbot Mackenzie & Associates was asked to complete a tree inventory and impact assessment for the trees at the following proposed project:

Site:	2346 Sooke Rd., Colwood BC
Municipality	City of Colwood
Client Name:	Logic Home Ltd
Dates of Site Visits:	May 13, 2021 and June 11, 2021
Site Conditions:	Residential lot
Weather During Site Visit:	Overcast

The purpose of this report is to address the tree management plan requirements of the City of Colwood's tree management bylaw No. 1735 for the proposed development on this site. The impact assessment section of this report (section 7), is based on plans reviewed to date, including the site survey (August 19, 2020) – Prepared by J.E. Anderson and Associates and the layout for the proposed building (November 5, 2021) Prepared by Nick Bray Architecture. We have also reviewed the site plan for 2350 Sooke Rd (July 15, 2021) Prepared by Birliga+Crespo Architecture, and 2330 Sooke Rd (Dec 3, 2019) - Prepared by Low Hammond Row Construction, where they pertain to this project.

2. TREE INVENTORY METHODOLOGY

Talbot Mackenzie & Associates initially visited the subject site on May 13, 2021 to inventory the trees within influencing distance to the proposed building footprint. Another site visit was conducted on June 4, 2021 to capture site photos. The size, health, and structural condition of trees was documented. For ease of identification in the field, numerated metal tags were attached to the lower trunks of onsite trees. Trees located off-site are assigned by no tag numbers, mapped in *Appendix A*.

3. EXECUTIVE SUMMARY

This site consists of 18 on-site trees, 15 of which are protected (#010, 011, 012, 452, 653, 654, 655, 656, 657, 658, 659, 666, 667, 668, 669) and three are non-protected tree (#662, 663, 664). All on site trees with the exception of Pacific dogwood #655, are necessary for removal due to proximity to proposed building.

If retention of Pacific dogwood #655 is desired, the project arborist will need to be on site to supervise excavation in the CRZ of this tree and tree protection fencing will be installed in accordance with *Appendix A*.

There are an additional 21 private offsite trees within influencing distance of the proposed building footprint inventoried for this report. All of these trees (#004, 005, 006, 007, 009, 017, 013, 014, 015, 384, 385, 386, 387, 450, 451, 660, 661, 665, 670, 671, 672) are necessary for removal as they are expected to the heavily impacted by the construction activities required for this project as well as the proposed projects at 2330 and 2350 Sooke Rd. Due to the overlap in removals necessary for the proposed

development between the 3 adjacent sites, we defer replacement requirement decisions for the off-site trees between the 3 properties to the city of Colwood, pending permit approval for development.

There are 2 trees along the Sooke Rd frontage (001, 002) that are beyond the property line, understood as municipal trees. These trees will have to be removed to accommodate the proposed driveway.

Pending the result of the determination of responsibility for replacement of offsite trees by the city of Colwood, it is likely that the majority of the require replacements for on stie trees will have to be provided as cash-in-lieu due to limited viable planting locations post-development.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number for onsite trees on a metal tag attached to tree with nail.
NT: No tag due to inaccessibility or ownership by municipality or neighbour.
DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.
~ Approximate due to inaccessibility or on neighbouring property
Dripline: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.
Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not consider individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).
Critical Root Zone: A calculation radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development:
A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of the 3 largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

Rating: Suitable.

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Rating: Conditional.

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

Rating: Unsuitable.

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

Retention Status:

- Remove - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain * - See report for more information regarding potential impacts

Table 1. Tree Inventory

Tag#	Location	Protected?	Tree Species		Size DBH (cm)	CRZ radius	Crown Spread diameter	Health	Structure	Relative Tolerance	Observations	Retention Notes	Retain/Remove
	Onsite/Offsite/Municipal	Yes/No	Common name	Latin name		(m)	(m)						
384	Off	Yes	Arbutus	*Arbutus menziesii*	85.0	12.3	9.0	Good	Good	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
385	Off	Yes	Grand Fir	*Abies grandis*	58.0	8.4	7.0	Fair	Fair	Poor	Portion of root system paved over. Canopy asymmetry	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
386	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	49.0	7.1	7.0	Fair	Fair	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
387	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	101.0	14.6	10.0	Good	Fair	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
672	Off	No	Big Leaf maple	*Acer macrophyllum*	29.2	2.8	14.0	Good	Fair	Good	Suppressed by adjacent fir trees	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
671	Off	No	Big Leaf maple	*Acer macrophyllum*	21.0	2.0	8.0	Good	Fair	Good	Suppressed, canopy asymmetry	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
670	Off/shared	Yes	Big Leaf maple	*Acer macrophyllum*	36.2	3.4	7.0	Poor	Poor	Good	Declining health, decay in stems. Fruiting bodies of wood decay pathogen kretschmaria deusta at stem union.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
669	On	Yes	Douglas-fir	*Pseudotsuga menziesii*	118.0	17.1	15.0	Fair	Fair	Poor	Health stress narrow stem union, weakness at attachment	Tree lies under front driveway, necessary for removal	Remove
668	On	Yes	Douglas-fir	*Pseudotsuga menziesii*	73.8	10.7	7.0	Fair	Poor	Poor	65 cm stem removed at 2.5 metres above grade. (No live foliage on 65 cm stem. Some health stress.	Tree lies within building footprint	Remove

1	Municipal	Yes	Arbutus	*Arbutus menziesii*	9.0	1.3	3.0	Good	Good	Poor	Municipal frontage	Interferes with front driveway, necessary for removal	Remove
2	Municipal	Yes	Arbutus	*Arbutus menziesii*	5.0	0.7	4.0	Good	Good	Poor	Municipal frontage	Interferes with front driveway, necessary for removal	Remove
4	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	74.0	10.7	10.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
5	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	71.0	10.3	15.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
6	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	64.0	9.3	10.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	Overlapping with laneway to adjacent property	Remove
7	Off	Yes	Douglas-fir	*Pseudotsuga menziesii*	84.0	12.2	16.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	Overlapping with laneway to adjacent property	Remove
667	On	Yes	Pacific dogwood	*Cornus nuttalli*	39.0	3.7	9.0	Good	Fair	Good	Canopy asymmetry. Growing from sunken planting	Tree lies within building footprint	Remove
666	On	Yes	Pacific dogwood	*Cornus nuttalli*	28.0	2.7	6.0	Poor	Poor	Good	Growing from sunken planting. Most of canopy dead most of cambium on trunk dead	Tree lies within building footprint	Remove
665	Off	No	Walnut	*Juglans spp*	49.0	4.7	18.0	Good	Good	Good	On shared boundary with 2350 Sooke Rd.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
9	Off	Yes	Big Leaf maple	*Acer macrophyllum*	65.0	6.2	18.0	Good	Fair	Good	Canopy asymmetry 11 metres of canopy over subject property	CRZ overlaps with proposed building footprint, not suitable for retention	Remove

10	On	Yes	Big Leaf maple	*Acer macrophyllum*	51.0	4.8	22.0	Good	Fair	Good	Canopy asymmetry 11 metres of canopy over subject property	Tree lies within building footprint	Remove
11	On	Yes	Big Leaf maple	*Acer macrophyllum*	46.0	4.4	12.0	Good	Good	Good		Tree lies within building footprint	Remove
664	On	No	Big Leaf maple	*Acer macrophyllum*	27.2	2.6	16.0	Good	Fair	Good	Canopy asymmetry 8 metres of canopy over subject property	Tree lies within building footprint	Remove
12	On	Yes	Douglas-fir	*Psteudotsuga menziesii*	69.0	10.0	15.0	Fair	Good	Poor	Some health stress in canopy	Tree lies within building footprint	Remove
13	Off	Yes	Western Red cedar	*Thuja plicata*	52.0	7.5	10.0	Fair	Good	Poor	Some health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
663	On	No	Big Leaf maple	*Acer macrophyllum*	20.0	1.9	14.0	Good	Fair	Good	Canopy asymmetry 7 metres of canopy over subject property	Tree lies within building footprint	Remove
14	Off	Yes*	Douglas-fir	*Pseudotsuga menziesii*	50.0		N/a	Dead	Dead		Trunk of dead tree, hazard.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
15	Off	Yes	Western Red cedar	*Thuja plicata*	77.0	11.2	9.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress. 4 metres from property boundary	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
662	On	No	Big Leaf maple	*Acer macrophyllum*	19.0	1.8	7.0	Fair	Fair	Good		Tree lies within building footprint	Remove
661	Off	No	Big Leaf maple	*Acer macrophyllum*	19.0	1.8	8.0	Fair	Fair	Good		CRZ overlaps with proposed building footprint, not suitable for retention	Remove

660	Off	No	Flowering plum	*Prunus serrulata*	29.0	2.8	12.0	Good	Fair	Moderate		CRZ overlaps with proposed building footprint, not suitable for retention	Remove
659	On	Yes	Big Leaf maple	*Acer macrophyllum*	53.0	5.0	10.0	Good	Poor	Good	Narrow stem unions, weakness present.	Tree lies within building footprint	Remove
17	Off	Yes	Grand Fir	*Abies grandis*	51.0	7.4	8.0	Fair	Fair	Poor	Health stress in canopy	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
658	On	Yes	Western Red cedar	*Thuja plicata*	38.0	5.5	7.0	Good	Good	Poor	Backfilled around trunk	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
657	On	*Yes	Western Red cedar	*Thuja plicata*	46.0		N/a	Dead			Backfilled around trunk	Not suitable for retention due to lack of health and structure	Remove
656	On	Yes	Western Red cedar	*Thuja plicata*	54.0	7.8	11.0	Poor	Good	Poor	Backfilled around trunk. Health stress	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
655	On	Yes	Pacific dogwood	*Cornus nuttalli*	11.4	1.1	6.0	Good	Fair	Good		*CRZ overlaps with proposed building footprint, suitable for retention if desired. Project arborist to supervise excavation in the CRZ, tree protection fencing to be installed according to *Appendix A*	*Retain
654	On	Yes	Western Red cedar	*Thuja plicata*	40.0	5.8	10.0	Poor	Poor	Poor	Probably low limbs from cedar 657 that are growing out of the fill	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
653	On	Yes	Red alder	*Alnus rubra*	53.9	7.8	10.0	Poor	Poor	Poor	15 and 37 cm stems dead. Weak unions	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
452	On	Yes	Western Red cedar	*Thuja plicata*	49.0	7.1	10.0	Good	Good	Poor	Backfilled around trunk	Tree lies within building footprint	Remove

451	Off	Yes	Big Leaf maple	*Acer macrophyllum*	33.0	3.1	8.0	Good	Fair	Good	Suppressed by adjacent trees	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
450	Off	Yes	Big Leaf maple	*Acer macrophyllum*	45.0	4.3	14.0	Good	Good	Good		CRZ overlaps with proposed building footprint, not suitable for retention	Remove

*Location and ownership of unsurveyed trees are approximated for the purpose of this report without being surveyed by a registered BC Land Survey

5. SITE INFORMATION & PROJECT UNDERSTANDING

The subject site (2346 Sooke Rd) consists of 1 residential with neighbouring properties proposed for development, plans for which have been reviewed pertaining to offsite tree removals for this project. The on-site tree resources consist of a variety of native and non-native species distributed throughout the property. The property has a slope downwards towards the Northern fence line and is currently in a relative permeable state. It is our understanding that the intention is to demolish the existing building and develop a new building on an altered footprint, covering most of the property.

Figure 1: Site context air photo. The yellow line indicates the approximate boundary of the subject site.

6. CONSTRUCTION IMPACT ASSESSMENT

6.1. RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

There are 2 private offsite trees located within influencing distance of the proposed building footprint. 12 trees lie beyond the Western property line (4, 5, 6, 7, 665, 9, 13, 661, 660, 17, 14, 15) and 9 lie beyond the Eastern property line (451, 450, 384, 385, 386, 672, 387, 671, 670). Due to the adjacent properties (2350 Sooke Rd on West, 2330 Sooke Rd on East) are undergoing development, likely resulting in removals of these offsite trees, we

defer replacement requirement decisions for the 3 properties to the city of Colwood, pending permit approval for development.

Remove 21 trees

- 4, 5, 6, 7, 9, 17, 13, 14, 15, 384, 385, 386, 387, 450, 451, 660, 661, 665, 670, 671, 672

Note: Removal of trees along rear property line is due to poor health and structure or anticipation of fill placement based on landscape diagrams. depending on the extent of the fill and changes to the water table, some of these trees might be able for retention.

6.2. RETENTION AND REMOVAL OF MUNICIPAL TREES

It is our understanding that outside the property line along the Sooke Rd frontage (001, 002) are municipal-owned. Both of these trees will have to be removed in order to accommodate the driveway entrance from Sooke Rd.

Remove 2 trees

- 001, 002

6.3. RETENTION AND REMOVAL OF ONSITE TREES

There are 15 protected trees located on this property

Remove 14 protected trees

- 452, 653, 654, 656, 657, 658, 659, 012, 011, 010, 666, 667, 668, 669

Retain 1 protected tree (if desired)

- 655

TREE REPLACEMENT

Pursuant to City of Colwood tree protection bylaw No. 1735, the tree replacement calculations are as follows:

Quantity of Existing trees	# of Trees Retained	# of Trees Removed	Replacement Tree Ratio	Replacement Trees Required
Onsite (bylaw protected size)				
15	1	14	2:1	28
City owned Trees (live)				
2	0	2	2:1	4
Private offsite Trees				
21	2	19	2:1	TBD
			2:1	**70**
Note: due to restricted viable plating locations under the current proposed building plan, it is our understanding that most of the replacement trees required for this project will be supplemented by cash-in-lieu.				

7. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix A* for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- Any excavation within the critical root zone of 655 required for the construction of the proposed building shall be supervised by the project arborist.

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must consider the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

8. LIMITATIONS OF REPORT

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

9. IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talbot Mackenzie & Associates

Prepared by:

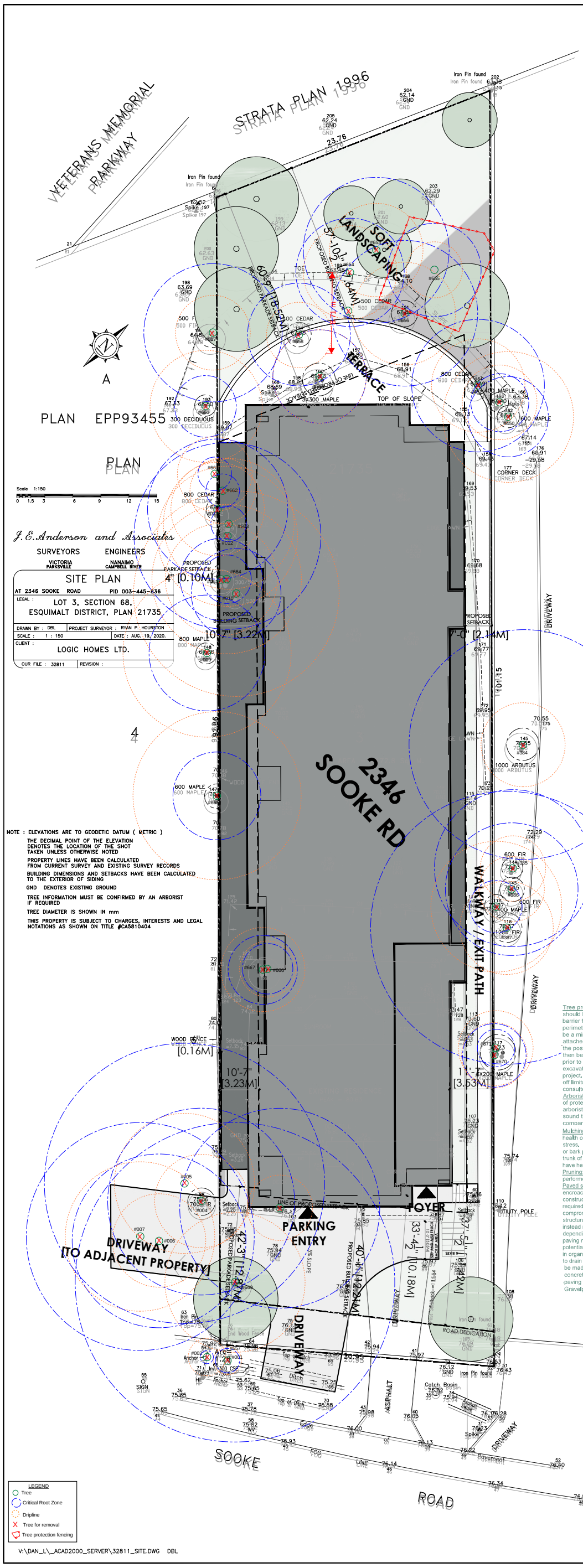
Shannon Murray BSc
ISA Certified Arborist PN – 9024A
Tree Risk Assessment Qualification
Email: tmtreehelp@gmail.com

10. REFERENCES

City of Colwood Bylaw No. 1735

APPENDIX A- TREE MANAGEMENT PLAN

Tree Management Plan: 2346 Sooke Rd.



Tree Inventory Table

Tag#	Location	Protected?	Tree Species		Size DBH (cm)	CRZ radius (m)	Crown Spread diameter (m)	Health	Structure	Relative Tolerance	Observations	Retention Notes	Retain/Remove
	Onsite/Offsite/Municipal	Yes/No	Common name	Latin name									
384	Off	Yes	Arbutus	Arbutus menziesii	85.0	12.3	9.0	Good	Good	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
385	Off	Yes	Grand Fir	Abies grandis	58.0	8.4	7.0	Fair	Fair	Poor	Portion of root system paved over. Canopy asymmetry	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
386	Off	Yes	Douglas-fir	Pseudotsuga menziesii	49.0	7.1	7.0	Fair	Fair	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
387	Off	Yes	Douglas-fir	Pseudotsuga menziesii	101.0	14.6	10.0	Good	Fair	Poor	Portion of root system paved over	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
672	Off	No	Big Leaf maple	Acer macrophyllum	29.2	2.8	14.0	Good	Fair	Good	Suppressed by adjacent fir trees	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
671	Off	No	Big Leaf maple	Acer macrophyllum	21.0	2.0	8.0	Good	Fair	Good	Suppressed, canopy asymmetry	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
670	Off	Yes	Big Leaf maple	Acer macrophyllum	36.2	3.4	7.0	Poor	Poor	Good	Declining health, decay in stems. Fruiting bodies of wood decay pathogen kretschmaria deusta at stem union.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
669	On	Yes	Douglas-fir	Pseudotsuga menziesii	118.0	17.1	15.0	Fair	Fair	Poor	Health stress narrow stem union, weakness at attachment	Tree lies under front driveway, necessary for removal	Remove
668	On	Yes	Douglas-fir	Pseudotsuga menziesii	73.8	10.7	7.0	Fair	Poor	Poor	65 cm stem removed at 2.5 metres above grade. (No live foliage on 65 cm stem. Some health stress.	Tree lies within building footprint	Remove
1	Municipal	Yes	Arbutus	Arbutus menziesii	9.0	1.3	3.0	Good	Good	Poor	Municipal frontage	Interferes with front driveway, necessary for removal	Remove
2	Municipal	Yes	Arbutus	Arbutus menziesii	5.0	0.7	4.0	Good	Good	Poor	Municipal frontage	Interferes with front driveway, necessary for removal	Remove
4	Off	Yes	Douglas-fir	Pseudotsuga menziesii	74.0	10.7	10.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
5	Off	Yes	Douglas-fir	Pseudotsuga menziesii	71.0	10.3	15.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
6	Off	Yes	Douglas-fir	Pseudotsuga menziesii	64.0	9.3	10.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	*CRZ overlaps with proposed building footprint, and adjoining driveway. Not possible for retention	*Retain
7	Off	Yes	Douglas-fir	Pseudotsuga menziesii	84.0	12.2	16.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress	*CRZ overlaps with proposed building footprint, and adjoining driveway. Not possible for retention	*Retain
667	On	Yes	Pacific dogwood	Cornus nuttalli	39.0	3.7	9.0	Good	Fair	Good	Canopy asymmetry. Growing from sunken planting	Tree lies within building footprint	Remove
666	On	Yes	Pacific dogwood	Cornus nuttalli	28.0	2.7	6.0	Poor	Poor	Good	Growing from sunken planting. Most of canopy dead most of cambium on trunk dead	Tree lies within building footprint	Remove
665	Off	No	Walnut	Juglans spp	49.0	4.7	18.0	Good	Good	Good	On shared boundary with 2350 Sooke Rd.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
9	Off	Yes	Big Leaf maple	Acer macrophyllum	65.0	6.2	18.0	Good	Fair	Good	Canopy asymmetry 11 metres of canopy over subject property	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
10	On	Yes	Big Leaf maple	Acer macrophyllum	51.0	4.8	22.0	Good	Fair	Good	Canopy asymmetry 11 metres of canopy over subject property	Tree lies within building footprint	Remove
11	On	Yes	Big Leaf maple	Acer macrophyllum	46.0	4.4	12.0	Good	Good	Good		Tree lies within building footprint	Remove
664	On	No	Big Leaf maple	Acer macrophyllum	27.2	2.6	16.0	Good	Fair	Good	Canopy asymmetry 8 metres of canopy over subject property	Tree lies within building footprint	Remove
12	On	Yes	Douglas-fir	Pseudotsuga menziesii	69.0	10.0	15.0	Fair	Good	Poor	Some health stress in canopy	Tree lies within building footprint	Remove
13	Off	Yes	Western Red cedar	Thuja plicata	52.0	7.5	10.0	Fair	Good	Poor	Some health stress	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
663	On	No	Big Leaf maple	Acer macrophyllum	20.0	1.9	14.0	Good	Fair	Good	Canopy asymmetry 7 metres of canopy over subject property	Tree lies within building footprint	Remove
14	Off	Yes*	Douglas-fir	Pseudotsuga menziesii	50.0		N/a	Dead	Dead		Trunk of dead tree, hazard.	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
15	Off	Yes	Western Red cedar	Thuja plicata	77.0	11.2	9.0	Fair	Good	Poor	Located at 2350 Sooke Road. Health stress. 4 metres from property boundary	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
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660	Off	No	Flowering plum	Prunus serrulata	29.0	2.8	12.0	Good	Fair	Moderate		CRZ overlaps with proposed building footprint, not suitable for retention	Remove
659	On	Yes	Big Leaf maple	Acer macrophyllum	53.0	5.0	10.0	Good	Poor	Good	Narrow stem unions, weakness present.	Tree lies within building footprint	Remove
17	Off	Yes	Grand Fir	Abies grandis	51.0	7.4	8.0	Fair	Fair	Poor	Health stress in canopy	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
658	On	Yes	Western Red cedar	Thuja plicata	38.0	5.5	7.0	Good	Good	Poor	Backfilled around trunk	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
657	On	*Yes	Western Red cedar	Thuja plicata	46.0		N/a	Dead			Backfilled around trunk	Not suitable for retention due to lack of health and structure	Remove
656	On	Yes	Western Red cedar	Thuja plicata	54.0	7.8	11.0	Poor	Good	Poor	Backfilled around trunk. Health stress	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
655	On	Yes	Pacific dogwood	Cornus nuttalli	11.4	1.1	6.0	Good	Fair	Good		*CRZ overlaps with proposed building footprint, suitable for retention if desired. Project arborist to supervise excavation in the CRZ, tree protection fencing to be installed according to *Appendix A*	*Retain
654	On	Yes	Western Red cedar	Thuja plicata	40.0	5.8	10.0	Poor	Poor	Poor	Probably low limbs from cedar #657 that are growing out of the fir	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
653	On	Yes	Red alder	Alnus rubra	53.9	7.8	10.0	Poor	Poor	Poor	15 and 37 cm stems dead. Weak unions	*CRZ lies outside of proposed footprint, not suitable for retention due to poor health	*Remove
452	On	Yes	Western Red cedar	Thuja plicata	49.0	7.1	10.0	Good	Good	Poor	Backfilled around trunk	Tree lies within building footprint	Remove
451	Off	Yes	Big Leaf maple	Acer macrophyllum	33.0	3.1	8.0	Good	Fair	Good	Suppressed by adjacent trees	CRZ overlaps with proposed building footprint, not suitable for retention	Remove
450	Off	Yes	Big Leaf maple	Acer macrophyllum	45.0	4.3	14.0	Good	Good	Good		CRZ overlaps with proposed building footprint, not suitable for retention	Remove

TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Mulching: Mulching can be an important proactive step in maintaining the health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Methods to avoid soil compation: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

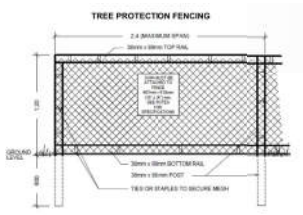
- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Landscaping and irrigation systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technical consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

Arborists role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

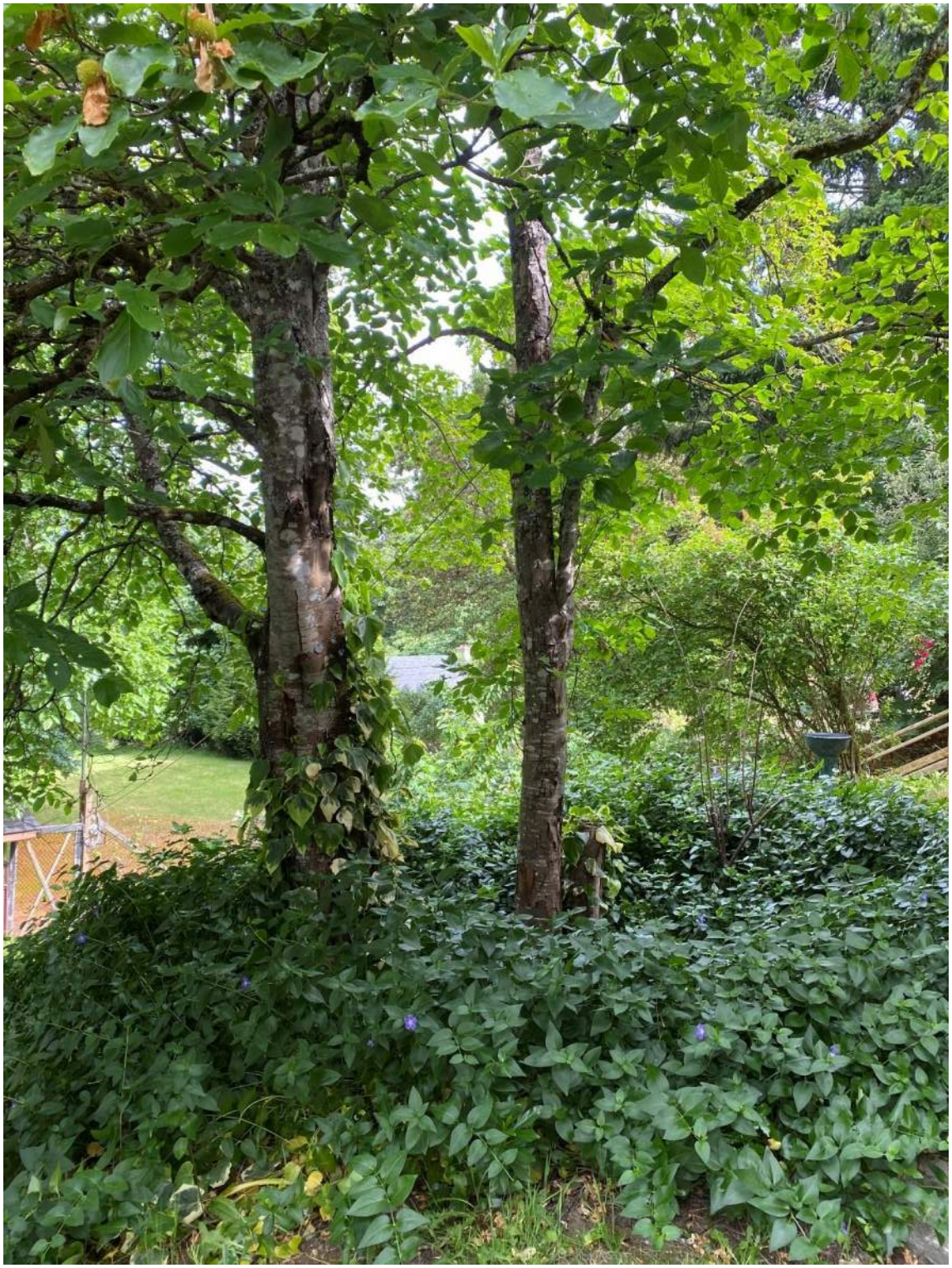
- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

Talbot Mackenzie & Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 - Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



APPENDIX B - PHOTOGRAPHS

Photograph 1 – Douglas fir #669 (front) with offsite Douglas firs #006, 007, 004, 005 (background, left to right)



Photograph 2- on site Pacific dogwoods #667, 666 located on North side of house

Photograph a- Captured from Western property line, Abrutus #384, Douglas firs #385, 386, 672, 387(background, from left to right)

Photograph 4- Big leaf maples #010, 664, 011 in North West corner of property

Neighbourhood Consultation Summary

Neighbourhood Consultation Summary

2346 Sooke Rd
Colwood

DECEMBER 18/2023

ALLANDALE WORKHUB HOUSING LTD

ALLANDALE WORKHUB
HOUSING LTD

Neighbourhood Consultation Summary

Contents

Neighbourhood Consultation Summary

Introduction

The purpose of this report is to to demonstrate to Council that input from the public has been considered during the application process.

Allandale Workhub Housing LTD has reached out to each neighbour and fielded any questions directly via email and phone calls. The following describes the notification process, the neighbouring lots, and the discussions/questions/responses.

Notification of Neighbours

Neighbors were notified between the dates of January 1st, 2023, and December 12th, 2023 in the form of email and zoom.

A meeting was not held due limited immediate neighboring properties and due to the position of the proposed development between properties either approved for condo and apartment buildings, or in the process of rezoning for such. The immediate property to the east, 2330 Sooke Road, provides a substantial buffer to the nearest single-family homes with future buildings to be built, further buffered by the 16-unit townhome project recently completed.

2350 Sooke Road

2350 Sooke Road (also the owner of 2356 Sooke Road which will be consolidated into one property) is a developer we have previously engaged prior to presenting to council. The developer has knowledge of the project as we have recently negotiated a reciprocal easement between his and our property. This process included aligning the grades of the two projects to accommodate parkade entrances and shifting the footprint of the project easterly to accommodate the shared parkade ramp between 2346 and 2350 Sooke Road. This has been finalized and registered on title at BC Land Title.

Neighbourhood Consultation Summary

2330 Sooke Road

2330 Sooke Road is another development. They are approved and rezoned for a condo and apartment building(s) (construction hasn't started) on the directly joining neighboring lot, and have already developed a 16-unit townhome project on the same property. An email was sent on December 12th, 2023 with information pertaining to our proposal with an offer to meet on site to discuss. To date we have not heard back.

639 Kildew Road

639 Kildew Road is an 18-unit 1990 townhouse development. The property is a fully utilized long narrow lot with the adjoining portion of the lot (which is roughly 15 meters) has no buildings in the vicinity and triangles down to an unusable portion of the lot for the townhome development. We have emailed the property manager from Brown Bros to pass on the development information to each owner within the strata. The property manager confirmed receiving the email on December 12th, 2023 and noted she would pass it on to the strata. We have not received any questions to date from any of the strata owners.

-

Questions and Discussion Points

The following questions were raised by the neighbors and the accompanying responses: None.

Changes and Considerations

As a result of the following changes will occur: N/A (beyond changes made to accommodate the reciprocal easement with 2350 Sooke Road).

SCHEMATIC DESIGN REPORT:

ENERGY EFFICIENCY FOR BC ENERGY STEP CODE

2346 Sooke Rd Residential

Colwood, BC

Project No.: P21-495

December 8, 2021

Prepared for:

Logic Homes Ltd.

400-800 Kelly Road

Victoria, BC V9B 5T6

Prepared by:

AVALON MECHANICAL
#300 – 1245 Esquimalt Road

Victoria, BC V9A 3P2

info@avalonmechanical.com

TABLE OF CONTENTS

PROJECT BACKGROUND

The proposed project is a five-storey multi-family residential building in Colwood, BC. Containing 36 suites. Two parking levels and a basement are located beneath the five storeys. The general building layout includes a central corridor with suites located on each side of the corridor. The project energy target is Step 3 of the BC Energy Step Code.

RELEVANT CODES AND STANDARDS

All spaces of the building will be designed to meet the following codes, standards, and by-laws, as applicable:

British Columbia Building Code - 2018 Edition

National Energy Code of Canada for Buildings – 2015 Edition

ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality – 2001 Edition

REFERENCED DRAWINGS AND DESIGNS

The information provided refers to the architectural layouts proposed by Nick Bray Architecture dated November 15, 2021. Refer to architectural drawings for further details of the proposed architectural design.

ENERGY

BC Energy Step Code

It is understood that this project is to meet Step 3 of the BC Energy Step Code (BC Building Code Subsection 10.2.3). Compliance with Step 3 requires an energy model of the proposed design which shall satisfy the total energy use intensity (TEUI) and thermal energy demand intensity (TEDI) targets for the project climate zone.

For this project the Step 3 targets are a TEUI of 120 kWh/m^2 per year and a TEDI of 30 kWh/ m^2 per year.

The energy model must be completed according to the requirements of BCBC 10.2.3. the NECB, and the City of Vancouver Energy Modelling guidelines. This includes a detailed thermal bridging analysis will be completed to determine the heat losses through various construction and geometric details which interrupt the insulating layer(s). These include (but are not limited to):

- Framing and installation details of the windows and doors
- Interior floors intersecting with the exterior wall
- The foundation and roof structures intersecting with the exterior wall
- Balconies or overhangs projecting from the building exterior
- Concrete columns supporting the main floor
- Roof anchors through the roof insulating layer

These details shall be designed to minimize interruption of the insulation layer(s) where possible.

An energy model will be completed at the preliminary stage based on preliminary design information. The results of this model will inform the detailed design process for the building envelope, mechanical, and lighting systems.

Based on the building size, shape, occupancy, and orientation, a building designed to meet Step 3 will generally include the following:

- Heat recovery ventilation for the residential suites and common spaces (lobby and office) with sensible recovery rates of 75% or higher.
- Heat recovery ventilation may also be required for the corridors depending on the results of the preliminary energy model. Corridor ventilation is commonly achieved by gas-fired ventilation units, however heating outdoor air is an energy-intensive process.
- Airtightness of 0.2 L/s per m^2 of exterior façade area or lower. Airtightness shall be verified by a blower door test.
- Double-glazed windows with a project average U-value of U-1.50 W/m^2-K or lower.
- Suspended slab above parkade insulated to R-20.
- R-30 continuous insulation above roof deck.
- Exterior wood stud walls with batt insulated cavity and 1.5” to 2” of continuous exterior insulation. This assumes 2x6 wood stud construction. Alternate constructions with a similar effective U-value are suitable. **The requirement for continuous exterior insulation may be removed upon initial results of the energy model, however it is conservative to assume it will be required at the preliminary stage of the project.**
- LED lighting in corridors, stairways, common areas, and building exterior.

An annual overheating requirement of less than 200 hours above the ASHRAE 55 80% upper acceptability limit is required by the BC Energy Step Code. This requirement is not onerous; its satisfaction does not guarantee interior comfort during the summer. The project owner shall determine whether mechanical cooling is to be provided in consultation with the mechanical design team. Due to the orientation of this building, a lower solar-gain window on the southwest face will alleviate summer temperatures in the late afternoon and evening. However, low solar-gain windows will increase the winter heating demand. Attention to window performance and use of exterior shading at the preliminary design stage is recommended.

As the Step Code is performance-based rather than prescriptive, there are many possibilities to meet the required level of energy efficiency. The design parameters above are guidelines only and are not prescriptive requirements. Depending on the results of the initial energy model, it may be possible to relax some of these guidelines.

CLOSURE

This report is for the use of the intended client only and was produced in accordance with good engineering practice. Avalon Mechanical Consultants Ltd. will not be responsible for any unauthorized third-party use of this report. The assessments and conclusions in this report are based on information gathered and provided by various methods, and should new or conflicting information arise, Avalon Mechanical Consultants Ltd. requests the opportunity to amend the report as required.

Report Prepared by:

AVALON MECHANICAL CONSULTANTS LTD.

Andrew Melville, EIT

Checked by:

AVALON MECHANICAL CONSULTANTS LTD.

Jon Edgell, P.Eng.

Principal

Written: Andrew MelvilleJon Edgell
File:P21-495 2346 Sooke Road - Energy Compliance Schematic Design Report

CITY OF COLWOOD
BYLAW NO. 2018

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

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

1. CITATION

This bylaw may be cited as **"Colwood Land Use Bylaw No. 151, 1989, Amendment No. 210 (CD41-2346 Sooke), Bylaw No. 2018, 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 Residential 1 (R1) Zone and adding to the Comprehensive Development 41 (CD41) Zone, the property shown in Schedule 1 attached to this bylaw and described as "Lot 3, Section 68, Esquimalt District, Plan VIP21735, PID 003-445-836"

b) In Section 1.2 "DEFINITIONS", under the heading "COMPREHENSIVE DEVELOPMENT ZONES" insert "CD41"

c) In Section 1.3.09 under the heading "SHORT FORM" insert "CD41" and under the heading "ZONE" insert "Comprehensive Development 41".

d) Add Section 10.46 COMPREHENSIVE DEVELOPMENT 41 (CD41) 2346 SOOKE ZONE as per Schedule 2 of this bylaw.

READ A FIRST TIME on this the day of , 2024

READ A SECOND TIME on this the day of , 2024

READ A THIRD TIME on this the day of , 2024

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on this the day of , 2024

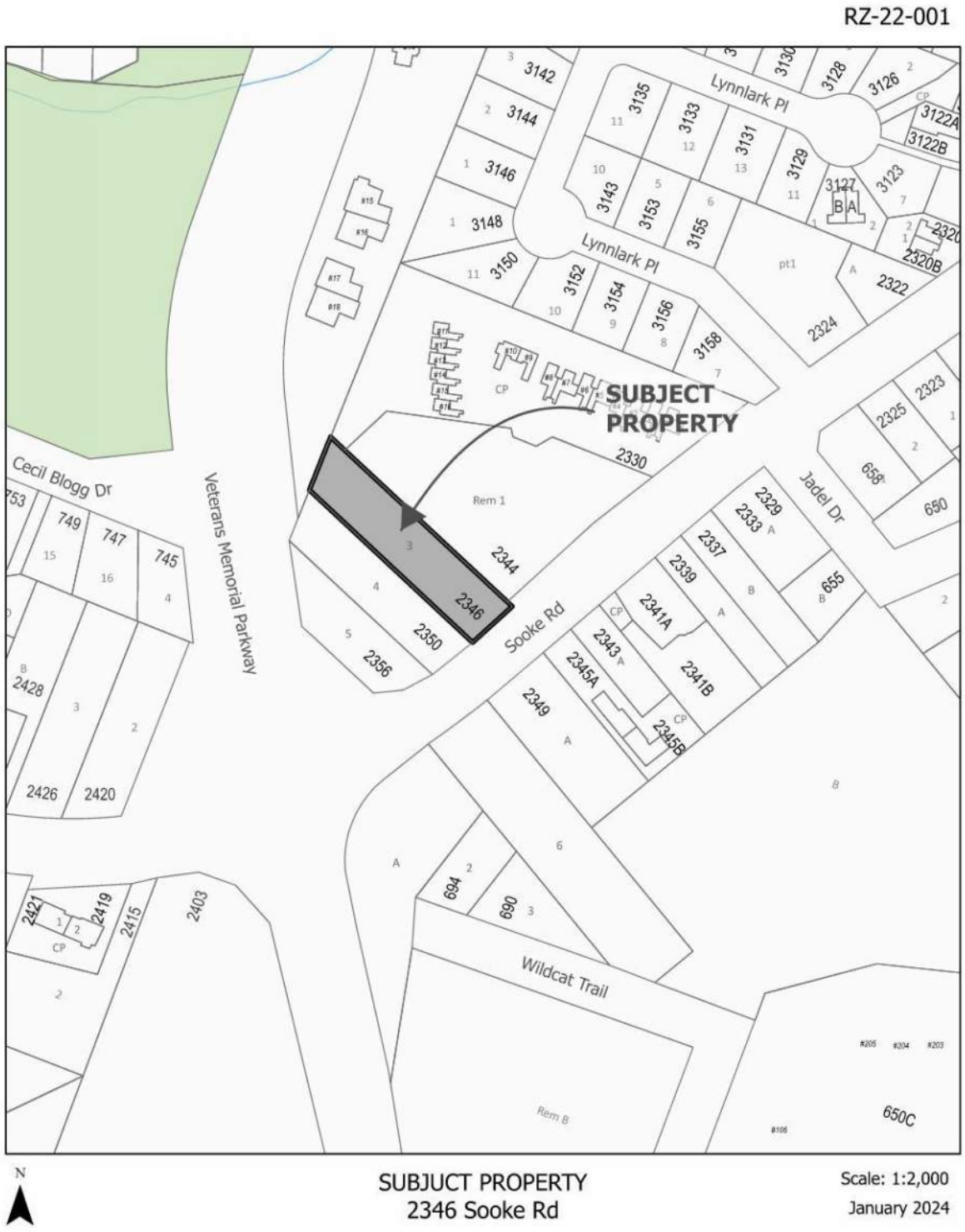
ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD on this the day of 2024

MAYOR

CORPORATE OFFICER

SCHEDULE 1

Subject Property Map



SCHEDULE 2

SECTION 10.46 COMPREHENSIVE DEVELOPMENT 41 (CD 41 – 2346 SOOKE) ZONE

10.46.1 Purpose

The purpose of this zone is to provide for the orderly development of the lands at 2346 Sooke Road in Colwood. A base level of development is provided for which would permit the development of the lands in the zone at a low density. Alternative regulations are specified for development at greater density, subject to the owner providing amenities contributions as contemplated by Section 482 of the *Local Government Act.*

10.46.2 Permitted Uses

1) In addition to the uses permitted by Section 2.1.10, the following uses and no others are permitted in the CD41 Zone:

   i. Accessory buildings and structures
   ii. Accessory dwelling unit
   iii. Apartment
   iv. Home occupation – office use only

10.46.3 Base Level of Development

In the CD41 Zone the number of dwelling units shall not exceed 2.

10.46.4 Community Amenity Contributions

1) Notwithstanding Section 10.46.3, the density of development in Section 10.46.5 is permitted in the CD41 Zone in accordance with Sections 10.46.4 through 10.46.7 if the Owner:

   a) Contributes to the Affordable Housing Fund $1,500 per additional residential unit;

   b) Contributes to the Community Amenity Fund $4,500 per additional dwelling unit for an apartment;

   c) Contributes to the Fire Hall Fund $583 per additional dwelling unit;

2) All dollar amounts referred to in Section 10.46.4 (1) are the 2022 baseline rates and shall increase annually starting on January 1st of each year starting on January 1, 2023 as per the Victoria Consumer Price Index (CPI).

3) Payment of the contributions in Section 10.46.4 (1) shall be made at the time of issuance of a building permit.

10.46.5 Regulatory Conditions

1) Within the CD41 Zone, the following regulatory conditions apply:

Regulation	General
Minimum Lot Area	1,900 m^2
Minimum Lot Width	22 m
Floor Area Ratio	2.5
Maximum Lot Coverage	60%
Usable Open Space	5% (minimum)
Maximum Building Height	Lesser of 6 storeys or 26 m
Minimum Building Setbacks	
Front Setback	15 m
Side Setback (Northeast)	2 m
Side Setback (Southwest)	3 m
Rear Setback	13.5 m
Minimum Parkade Setbacks	
Front Setback	17 m
Side Setback (Northeast)	0.5 m
Side Setback (Southwest)	1.75 m
Rear Setback	10 m

10.46. 6 Landscaping and Screening

1) Landscaping is to be provided:
    a. Where a lot line joins a public road, a landscaped area of at least 1.5 m in width must be provided inside the property line that abuts the public road.
    b. Whenever visible above finished grade from adjacent properties or public streets, loading areas and refuse removal area and recycling containers must be screened from adjacent properties and streets.
    c. All mechanical, electrical, and other service equipment located on the roof of a building must be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.
    d. All mechanical, electrical, and other service equipment located within the front or side yard setback at finished grade must be screened from streets with a decorative UV and graffiti resistant laminated wrap that will form a year-round visual barrier.
    e. All portions of the lot not covered by buildings, structures or parking areas shall be landscaped and maintained in a neat and tidy condition.
    f. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting with native species that enhances the natural environment.

10.46.7 General

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

Rezoning Application RZ-22-001 for 2346 Sooke Road

Presented by Desiree Givens, Planner II

Planning and Land Use Committee Meeting

February 5th 2024

Colwood

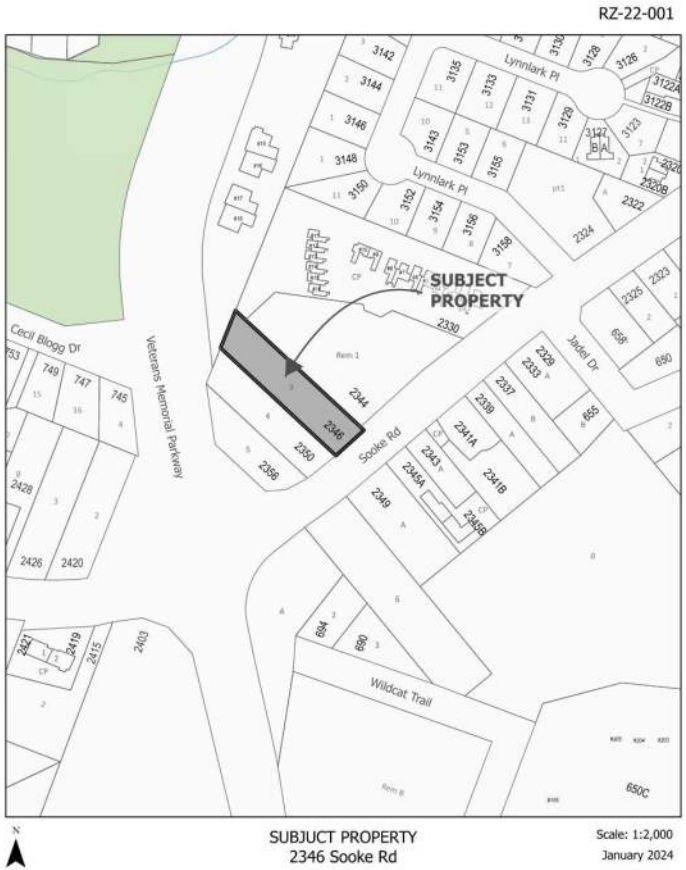
Application History

Jan ‘22/ Jun ‘23	Application / Re-Application Received
Jun – Aug ‘23	Review and Referral Period
Aug ’23/Dec ‘23	Feedback Provided/Resubmission Received
Dec – Jan 24	Applicant-led Neighbourhood Consultation
Feb ’24	Committee Consideration

We are here!

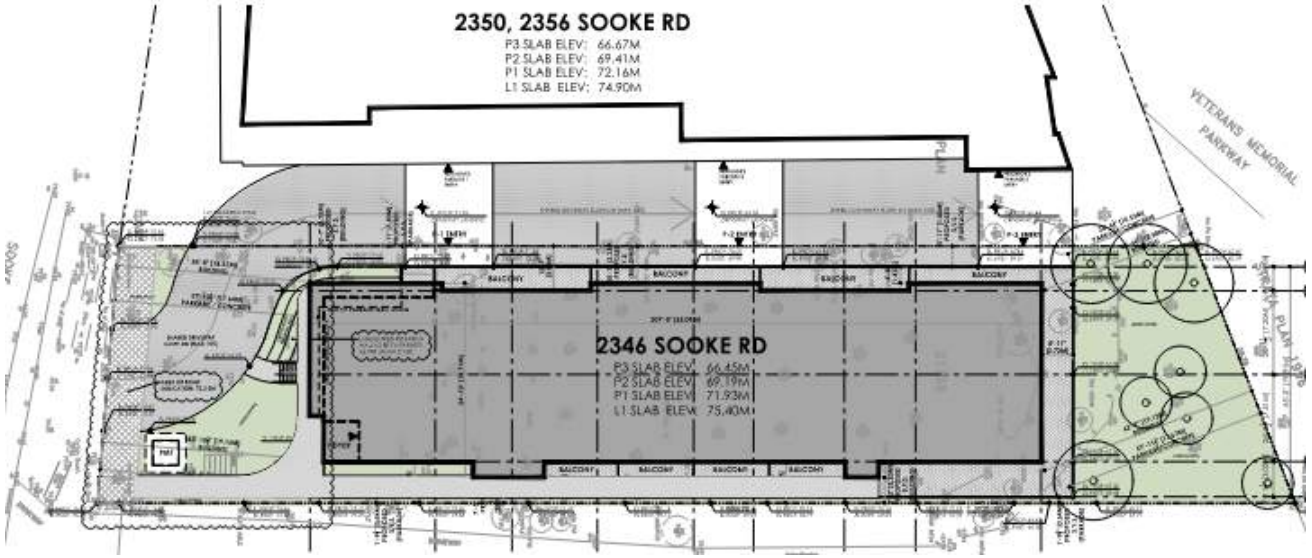
Colwood

Site Context



- Currently zoned Residential 1 (R1)
- Designated as Transit Growth Area in OCP
- Development Permit Areas:
  - Environmental (Hillside)
  - Natural Hazard (Steeply Sloped)
  - Form and Character (Hillside)

Proposal



- Market rental apartment
- 55 units
- 6 storeys (fronting Sooke)
- Floor area ratio of 2.5

- Offering road dedication and frontage improvements along Sooke

Colwood

OCP Review

Built Form Policies

Transit Growth Areas support:

- Ground-oriented and low-rise buildings
- Up to 4 storeys and 6 in limited situations
- Floor Area Ratio up to 2.5

OCP Review

Transition in Scale

Scale Transition between Transit Growth Areas and Existing Low-Density Neighbourhood Residential Areas

Proposals in Transit Growth Areas should provide a gentle transition in scale to single-detached neighbourhoods

OCP Review

Public Realm Policies

Proposals in Transit Growth Areas should demonstrate improved public realm for pedestrians and transit users

OCP Review

Natural Assets Policies

Buildings in the Transit Growth Areas should be designed to protect natural assets (when proposal is in an environmentally sensitive area or is a greenfield site)

Proposed CD41 Zone

Permitted Uses:

- Accessory buildings and structures
- Accessory dwelling unit
- Apartment
- Home occupation – office use only

Regulation	General
Minimum Lot Area	1,900 m^2
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Rear Setback	10 m

Colwood

Communication/Timeline

Dec ‘23 — Neighbourhood Consultation

Dec ‘23 — Notice Sign Installed

Feb ‘24 — Planning Land Use Committee

Feb ‘24 — Council Decision

TBD — Public Notices

TBD — Public Input / Bylaw Readings

Colwood

Staff Recommendation

Rezone the subject property to a new CD zone

Subject to the following conditions:

I. Engineering confirms acceptance of a Traffic Impact Assessment

II. A portion of the property's frontage is dedicated to the City of Colwood as road

III. The applicant registers a Development Agreement on title

Options/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: Another option as selected by Committee

Colwood

Thank you!

Colwood

Colwood

STAFF REPORT

To: **Council**
Date: **March 25, 2024**
From: **Desiree Givens, Planner II**
RE: **Rezoning for 2346 Sooke Road – Fixed Term Rental Condition**

RECOMMENDATION

THAT Council consider the following recommendation:

THAT Council require that the following additional long-term conditions be registered within a Section 219 Covenant Development Agreement prior to adoption of Bylaw No. 2018:

Prior to the issuance of a Building Permit:
HOUSING COVENANT

a. The Owner shall register a Section 219 covenant over the lands that agrees to secure a minimum of 20% of the total residential units on the Lands for rental tenure for no less than 10 years commencing on the date an occupancy inspection is approved.

SUMMARY AND PURPOSE

At its Regular Meeting of Council on March 11th 2024, Council considered a rezoning application for 2346 Sooke Road and passed a resolution that required that staff work with the developer to identify a fixed term as a purpose rental building prior to first reading of the amending bylaw.

Staff have worked with the applicant to identify a fixed term and are recommending that Council consider securing the applicant's offer by requiring it as a long-term condition within the Section 219 Covenant (Development Agreement).

Importantly, the 2020 Housing Needs Report indicates that rental housing is a key area of local need in the Capital Regional District (CRD) and that there is a need for more rental housing options across the CRD. The report also indicates that Colwood has a low vacancy rate of 0.0% (for reference, a healthy vacancy rate is considered to be between 3-5%). Requiring a Section 219 housing covenant to secure a portion of the units as rental tenure will support an identified key area of local housing need in the region.

If Council is satisfied with the proposed fixed term condition offered by the applicant, it may wish to consider moving the staff recommendation to include the applicant's offer as a legal condition within the Development Agreement.

If Council is not satisfied with the offer proposed by the applicant, it may wish to pursue Option 2.

OPTIONS/ALTERNATIVES

Council may wish to consider the following options:

1. THAT Council require that the following additional long-term conditions be registered within a Section 219 Covenant Development Agreement prior to adoption of Bylaw No. 2018:

   Prior to the issuance of a Building Permit:
   HOUSING COVENANT

   a. The Owner shall register a Section 219 covenant over the lands that agrees to secure a minimum of 20% of the total residential units on the Lands for rental tenure for no less than 10 years commencing on the date an occupancy inspection is approved.

   OR

2. Another Option as Selected by Council

Respectfully submitted,

Desiree Givens, MCRP
Planner II

Reviewed By:

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

CITY OF COLWOOD
BYLAW NO. 2018

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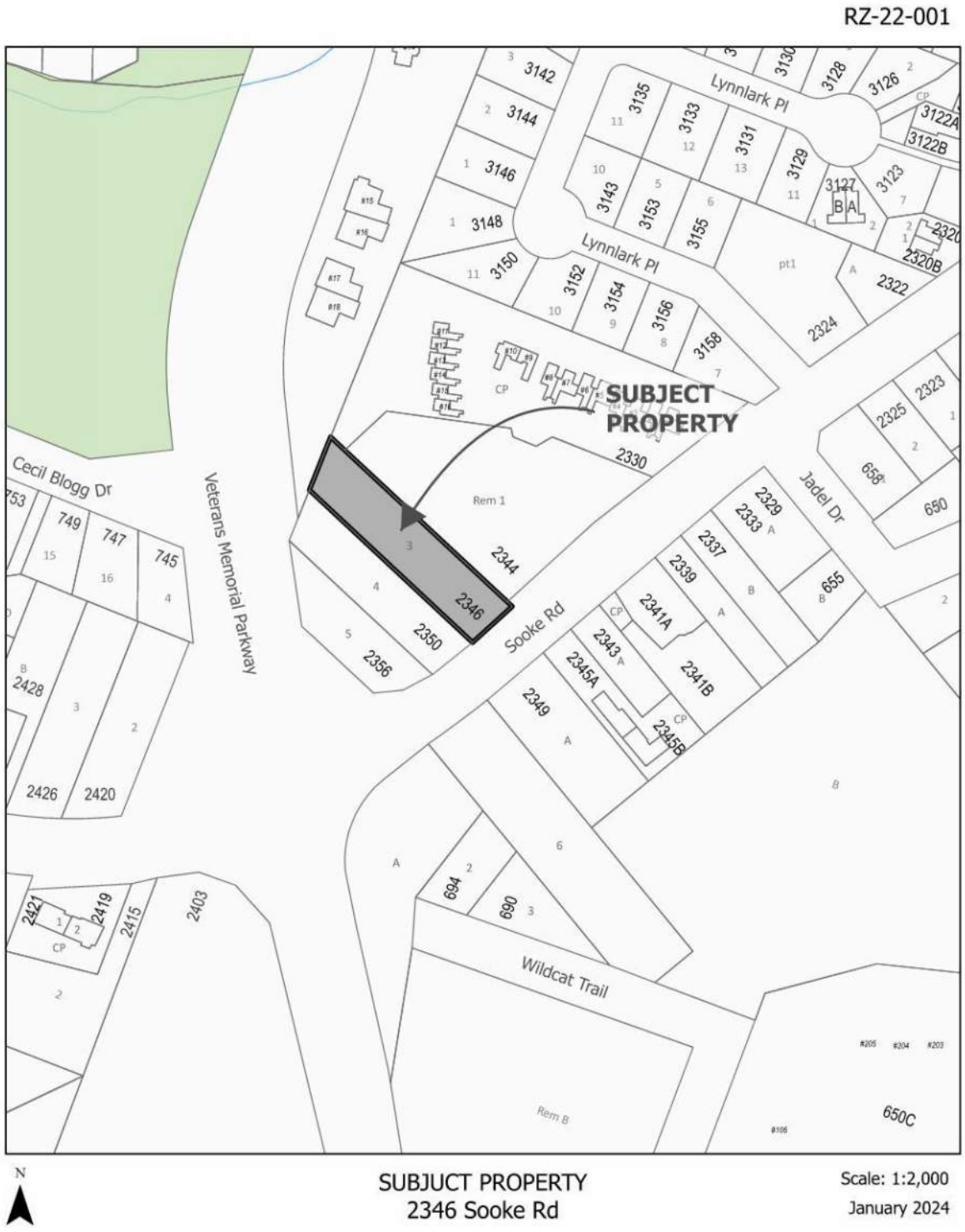
MAYOR

CORPORATE OFFICER

SCHEDULE 1

Subject Property Map



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Minimum Building Setbacks	
Front Setback	15 m
Side Setback (Northeast)	2 m
Side Setback (Southwest)	3 m
Rear Setback	13.5 m
Minimum Parkade Setbacks	
Front Setback	17 m
Side Setback (Northeast)	0.5 m
Side Setback (Southwest)	1.75 m
Rear Setback	10 m

10.46. 6 Landscaping and Screening

1) Landscaping is to be provided:
    a. Where a lot line joins a public road, a landscaped area of at least 1.5 m in width must be provided inside the property line that abuts the public road.
    b. Whenever visible above finished grade from adjacent properties or public streets, loading areas and refuse removal area and recycling containers must be screened from adjacent properties and streets.
    c. All mechanical, electrical, and other service equipment located on the roof of a building must be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.
    d. All mechanical, electrical, and other service equipment located within the front or side yard setback at finished grade must be screened from streets with a decorative UV and graffiti resistant laminated wrap that will form a year-round visual barrier.
    e. All portions of the lot not covered by buildings, structures or parking areas shall be landscaped and maintained in a neat and tidy condition.
    f. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting with native species that enhances the natural environment.

10.46.7 General

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

NOTICE OF AMENDING BYLAW

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 210 (CD41-2346 Sooke), Bylaw No. 2018, 2024

MEETING:	**Regular Meeting of Council**
DATE and TIME:	**Monday, May 13, 2024, 6:30pm**
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 on Monday, May 13, 2024, at 6:30pm in relation to the proposed "**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 210 (CD41-2346 Sooke), Bylaw No. 2018, 2024**".

PURPOSE: This application proposes a rezoning from R1 to a new Comprehensive Development Zone (CD41) to enable a six-storey apartment building.

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as "LOT 3, SECTION 68, ESQUIMALT LAND DISTRICT, PLAN VIP21735" (2346 SOOKE RD).

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

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

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.

Colwood