

Revisions to November 9, 2017 Draft OCP for 2nd Draft - February 5, 2018



The below table summarizes the revisions made to the 1st Draft OCP dated Nov. 9, 2017 in compilation of the 2nd Draft OCP dated February 5, 2018. The legend provides a description of the colour coded indications for the basis of the revisions.

Corresponding page number references are provided for both drafts as per the column headers. The un-bracketed section references provided in the revision comments reflect the numbering in the November 9, 2017 Draft. The corresponding section references to the February 5 Draft are indicated by numbering shown in square brackets –i.e. [0.0(x)].

Please note that this table replaces the table of revisions provided online on February 6, 2018 with the release of the 2nd Draft. It has been improved to be more information rich, more easily interpreted and to correct several errors. Please contact planning@colwood.ca if you note any additional errors or omissions.

Legend		
Revisions for clarification and correction or typological and grammatical errors <no colour>		
Revisions associated with comments regarding affordability and reduction of development potential		
Revisions associated with comments concerning neighbourhood centres		
Revisions associated with comments concerning environmental protection		
General improvements based on other comments, staff/consultant refinements and legal review		
Page # Draft 1 OCP 9/11/17	Page # Draft 2 OCP 5/2/18	Revisions
Throughout	Throughout	Minor edits to correct grammatical and typographical errors and to provide clarity were made throughout the document.

Table of Contents	Table of Contents	Added Area Plans: Royal Bay, Olympic View and Ocean Grove
4	4	Updated timeline in second sentence of first paragraph, changing it from 1 year to 1.5 years.
4	4	Corrected number of OCP interactions from 1300 to 1400 as noted in graphic on pg. 7
5	5	Added a paragraph summarizing public engagement activities in Phase 3.
7	7	Updated graphic to include participation numbers from Phase 3.
15	15	First paragraph, changed the word 'families' to 'People'
16	16	Corrected the placement of Latoria Boulevard on the Planning Area map
18	18	Replaced last sentence in third paragraph with: "These projections are based on the most recent analysis compiled by the Capital Regional District in 2014. To effectively plan for future growth, the City of Colwood will develop its own population projections that are based on the latest demographic and development trends."
19	19	Corrected typo in 4 th line of first paragraph (2.2) not (2.2%); and added "in" after "...reside in".
20-21	20-21	Updated Statistics Canada values for employment and immigration.
22-25	22-24	Replaced Regional Context Statement to reflect revised Draft Regional Growth Strategy referred for municipal acceptance in January, 2018; and Added a third bullet to 5.1.1: "This OCP minimizes the need for service extensions".
26	24	Changed reference to "current draft RGS (2016)" to "current draft Regional Growth Strategy (2018)"; Replaced first paragraph under section 5.2 with: "This OCP anticipates Colwood accommodating approximately 27,000 residents, and 11,000 dwelling units by the year 2038, while the RGS anticipates Colwood's population growing to 31,100 residents, in 12,200 dwelling units by 2038."; and Added an implementation item (in callout): "ACTION: Undertake a Colwood-specific demographic study and a land yield analysis in order to understand Colwood's future growth. TIMING: Immediately".
29	27	Added "minimum density." at end of last sentence in Policy 6.2.3.1 [6.2.3.1]
32	30	Added Policy 7.2.2 Olympic View Area Plan.
33	31	In Figure 8: Deleted one of the Neighbourhood Centre designations from south Colwood (Olympic View)

33	31	In Figure 8: Deleted Neighbourhood Centre designation from Belmont Road; and Changed Neighbourhood Centre designation at Metchosin and Lagoon Road to smaller circle and differentiate by colour. Added a corresponding new designation in the map legend titled “Metchosin and Lagoon Neighbourhood Hub”
33	31	Deleted Alandale Economic Study Area designation in map.
37-59	35-57	Added the word “approximately” before all maximum FARs in the land use section.
36	34	Replaced image in top left hand corner.
38-39	36-37	Revised illustration of Seaside Village to reduce building height of tower shown at the extreme top left of the illustration.
40	37	Replaced image in top right hand corner <Seaside Village built form examples>.
43	41	Added “...as measured on the street network...” in the last sentence of the Neighbourhood Centre description.
45	43	Added “... up to approximately 4 storeys <i>at the core of the centres and tapering to lower buildings towards the edges</i> ” to the first sentence of the page.
45	43	Added a new policy sub-section for the “Metchosin and Painter Neighbourhood Hub” sub-designation, and added an implementation item (callout).
46	44	Replaced a sentence with: “The City will undertake a planning exercise conducted in collaboration with land owners to identify opportunities for economic development and coordinated planning in the “Allendale Pit” area.”
49	47	Replaced “...550 m ² or greater” with “...of sufficient size and width to accommodate off-street parking without compromising onsite landscaping, boulevards, street trees and the overall visual aesthetics of streetscapes.”
49	47	Specified “through rezoning” for the “case-by-case” reference in item f, under “USES” [7.2.20(f)]
54	52	Updated images to better reflect hillside and shoreline dwellings.
55	53	Added new policy item from previous/current OCP: “When considering development on greenfield sites, retain a minimum of 40% of the site area as part public and part private open space. If an area plan is in place, each subdivision application will benefit from the overall conditions of the plan as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas will not be expected to achieve the 40% open space on a site by site basis.”
59	57	Added “...and up-to 6 storeys in limited situations.” and increased FAR to 2.5. [7.2.14(b)]

62	60	Updated photo <Streets and Mobility>
64	62	Added the following to the end of Policy 8.2.2.3 [8.2.2.3] “Provide public access to the waterfront in such a way that does not threaten the ecological integrity of the foreshore and marine ecosystems.”
66-67	64-65	Added a new policy titled “Reducing Barriers in the Built Environment” [8.2.2.9].
67	65	Added photo representing individual(s) living with disabilities taking advantage of a well-designed public space, in place of previous image on page 65.
75	73	Deleted “park and ride facility” and “recreation centres” in second to last and last lines under Policy 8.2.6.6(a) [8.2.6.6(a)]
77	75	Removed reference to tenure breakdown data.
78	76	Replaced “...that are 550 m ² or greater” in third line under Policy 9.2.1.3 with “...of sufficient size and width to accommodate off-street parking without compromising onsite landscaping, boulevards, street trees and the overall visual aesthetics of streetscapes.”
78	76	Deleted “Encourage the development of lock-off suites and mingle suites” from last line of Policy 9.2.1.3 and corresponding graphics.
82	80	Figure 14, last row, changed “per capita” to “total”
83	81	Added “Incentives for GHG Emissions Reduction” policy [10.3.1.3].
85	83	Added item [10.3.5(k)] re: Sea Level Rise
84	82	Changed timing of CEEP update to Before 2023.; and Added new sentence to implementation action about mitigation strategies.
87	85	Added “Avoid damage to natural vegetation by using already disturbed areas for public waterfront access.” to Policy [11.2.2.1].
89	87	In implementation box, added/specified “including habitat and ecological function”.
90	88	Removed “Development Permit Areas” policy as already covered in DP section.
91	89	Added “without compromising tree protection” to item “e” in “Conservation Subdivision Design” policy [11.2.2.3(e)]; and Added “and function” at end of last item [11.2.2.3(f)].
94 (and 131)	92 (and 129)	Adjusted two of the callouts in Figure 17: Replaced the word “avoid” with “prevent” in the following: “Prevent net increases to storm water discharge downstream from any proposed developments.”; and

		Updated upland callout on illustration: “Manage shoreline areas and their upland riparian zones as conservation areas to buffer the short zone from upland development and protect ecological function.”
97	95	Added “Conduct financial impact assessments of new development proposals that estimate the long-term financial relationships that the developments will have to municipal finances at the rezoning stage.” to the end of the first paragraph under Policy [12.2.1.3] <Asset Management>.
98	96	Added a new: “Emergency Services Infrastructure Planning” policy [12.2.1.6]. Added new Implementation Action: “Conduct a long-term needs assessment of fire hall infrastructure to support planning integration of new fire hall sites in development areas if required. TIMING: Before 2023”; Clarified item “a” under “Integrated Rainwater Management Planning”: “Maintains base flows and reduces...”[12.2.3.1]; and Clarified item “f” under “Integrated Rainwater Management Planning”: Improves the quality of water flowing into the downstream habitats including the marine foreshore [12.2.3.1].
100	98	Deleted reference to Four Seasons Musical Theater and added reference to Colwood’s vibrant festival scene in Section 13.1.
102	101	Added “Continue to collaborate with the West Shore Arts Council on local art programs;” to list under Policy [13.2.4.3]
105	103	Added to “Food Production” policy: “Consider offering up of pocket parks to neighbourhood residents and/or organizations to manage as community gardens.”
109-110	107-108	Added new “Planning Initiatives” policy; Added new “Partnerships” policy. Added WestShore Chamber of Commerce and ‘local businesses’ as partners; Added new “Attracting Development in Colwood Corners” policy; and Added new “Economic Development Strategy” policy.
111	109	Added new “Guiding decision making” policy: “Use the implementation actions and timelines contained in this section to guide Council’s Strategic Plan and Capital Works Plan”.
111	109	Added new Implementation Items to Section 16 as mentioned above.
114	112	Moved Climate Change Policy Implementation to <5 Years
119	117	Deleted final bullet in list: “Studies required to address other issues...”
121	119	Addressed awkward wording in first paragraph, separating “form and character” and “sustainability”.
122	120	Deleted final paragraph under “General Regulations”; and

		Added the following to the following text to the preamble in “Application Requirements”: “...and may be subject to the requirements outlined in this section.”
123	121	Deleted the last two sentences in the second to last paragraph <process for considering divergence from guidelines>
125	123	Revised Figure 19 to reflect grading changes at Royal Bay.
126	124	Revised Figure 20 to remove Neighbourhood Centre at Belmont Park, and noted Metchosin and Lagoon as a smaller-scale “Neighbourhood Hub”.
126	124	Revised Figure 20 to remove Neighbourhood Centre at Olympic View.
127	125	Revised introduction to Site Adaptive Planning to read: “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. Site adaptive planning is a concept outlined by William M. Marsh in his 2010 book titled <i>Landscape Planning- Environmental Applications, 5th Edition</i> . However, as invoked in this OCP, site adaptive planning is meant to represent a general approach to 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. Other similar approaches such as in the designing of “conservation subdivisions”, conceptualized by Randal Arendt (see: <i>Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks {1996}</i>), and Michael von Hausen’s eco-plan process (see: <i>Eco-Plan: Community Ecological Planning and Sustainable Design {2011}</i>) also call for holistic approaches to site planning and would be equally respected by the City as landscape sensitive methodologies. Site adaptive planning is encouraged as an approach to developing environmentally sensitive areas and hillside sites. Its application is not meant to reduce development potential in Intended Growth Areas or sites that do not contain significant natural features or ecological sensitivities. Examples of site adaptive planning are outlines on the following pages.”
134	132	Added a new exemption for land in Steep Slopes DP Area that is less than 30% in slope.
135	133	Added a new exemption for removal of trees not located in a sensitive ecosystem DPA and at least 3 m from a slope of 30% or more that is authorized by a tree management permit.
136	134	Combined items “s” and “t”.

		Added "... and the hazard(s) cannot be addressed other than by removing the tree." Removed sentences beginning with "Three modification/hazard..." in Section 19.2 (n).
136-137	134-135	Revised preamble in Section 19.3 to indicate: "Submission requirements may include the following items, based on the specific requirements of and scope of the application at the discretion of the City of Colwood. All of the listed items may not be required for more minor applications:"
137	135	Removed wording after item s. where numbering restarted, making this one single list of submission requirements.
137	135	Revised so that tree inventory information is included in-text. Added requirement for sun/shade analysis, as per figure on page 128 [126]. Added reference to "cost estimate for the proposed plant material" to the landscaping requirement. Revised introductory paragraph to eliminate need for reader to read additional information indicated by an asterisks.
140	138	Throughout Part D: Revised list designations to avoid undesignated bullet points.
140		Moved first bullet in Section 20.1 to preamble and revised as follows "The following design guidelines are intended to complement a site adaptive planning approach to minimize ecosystem disturbance and protect open space and wildlife corridors."
141	139	Added "Figure 19" to "Map X" placeholder in last bullet.
142	140	Removed item "j." re natural watercourses dedicated through return-to-Crown.
143	144	Removed item "m" and revised it to state that "In addition to the City's guidelines the following Provincial Government documents are resources available to help guide the development of environmentally sensitive areas." Relocated to the end of the section on page 147 (144). Moved item d to Section 12.3: Submission Requirements.
144	141	Deleted item 20.2 (a) < "must use a site adaptive approach" > ; Revised item 20.2(c) to remove requirement for Green Shores certification.
144	141	Moved reference to Green Shores criteria to page 95 [93] in Park Areas and Natural Assets policy section, as it pertains to works undertaken by the City [11.2.5.1].
144	141	Removed reference to "locally established flood construction levels" in item "g" [20.1(e)].
146	143	Revised 20.2(s) [20.2(q)] to the following: "Structures, other than boardwalks designed to minimize trampling, roads, utility corridors and landscaping must not be located in marsh or wetland areas."

147	144	50 year erosion lifecycle requirement increased to 75 year (20.2[y])
148	146	Moved first half of bullet in Section 21.1 to preamble and revised as follows “The following design guidelines are intended to complement a site adaptive planning approach to minimize ecosystem disturbance and protect open space and wildlife corridors.”
149	147	Deleted 21.1(d) <reduction of calculation of permitted dwelling units if in sensitive ecosystem>.
150	148	Added the following to the preamble: “Hillsides form the backdrop for many of the views within Colwood, and views of Colwood from neighbouring municipalities. Hillsides and ridgelines are important travel corridors for wildlife and form the headwaters of the creeks and streams. Careful development of these areas protects views, natural drainage patterns and wildlife habitat, while ensuring slope stability and protecting property values both on and below hillsides.”
150	148	Moved first sentence in s 22.1 [22.1] to preamble and revised as follows “The following design guidelines are intended to complement a Site Adaptive Design approach to minimize ecosystem disturbance and protect open space and wildlife corridors.”
150	148	Added “should also be applied along major roads fronting the development” to [22.1.(b)].
151	149	Deleted last line and words starting with “see Environmental...” in item 22.1(l) [22.1(l)]; Addressed typo in item “m” and move item “n” to Hillsides DPA guidelines; Removed reference to “must not alter the natural drainage patterns” from 22.1.(d) [22.1.(d)]; and Added new item: “Discourage development on ridge lines”.
152	150	Improved list designation embedded in item 23.1(c) [23.1(c)].
152	150	Added wording designating any area within 5.6 meters of the sea level (Canadian Geodetic Vertical Datum) as subject to the Development Permit requirements (source: KWL Ocean Blvd. Pump Station Protection Plan dated July 2016), and referring to the Land Use Bylaw Requirements for Flood Protection as applicable to other areas.
153	151	Deleted items “e” and “g” <slopes unsuitable for development to be dedicated to City... and reduction of calculation of permitted dwelling units on steep slopes>
156	152	Added the following to the preamble/introduction: “The design guidelines for form and character are intended to complement a site adaptive planning approach.”
156-158	152-154	Corrected error in section numbering
157	153	Changed “representative elevations” to “relevant building elevations” in 24.1 [24.2(e)]; and

		Added “as well as an estimate of costs of all hard and soft landscaping” under “Submission Requirements”.
158	154	Reduced area covered by last exemption listed under “b.” to 100 m ² from 200 m ²
159	155	Deleted exemption under “k.” <propane tanks>; and Replaced “City Planner” with “Director of Planning”
160	156	Removed reference to “intensive” in title and preamble; and Added reference to the City of Colwood’s Retaining Wall Regulations in “Site Planning Guidelines” (d).
166	162	Deleted 25.7(b). <green roof requirement>
174	170	Delete item 25.11(m) <requirement for internal amenity spaces in multi-family projects>
175		Changed “will” to “should” in 25.12(e) [25.12(e)] <inclusion of pedestrian and bicycle through connection>; and Added new guideline “h”: “Exposed underbuilding parking is not permitted except for very limited applications. All underbuilding parking areas shall be fully screened by walls or other permanent architectural features.”
177	173	Removed reference to asphalt in 25.13(o) [25.13(o)]
181	177	Changed 25.18(h) [25.18(h)] to metric dimension.
182	178	Removed reference to full cut off in 25.19(e) [25.19(e)] <outdoor lighting>; and Deleted 25.20(a) and “b” <frontage and onsite improvement requirements –covered by other regulations>
185	181	Changed title of Section 26 to Intensive Residential; Changed the header photo; and Added types of housing included in preamble. Revised development permit area application and definition of Intensive Residential: “Intensive Residential guidelines apply to intensive residential development. Intensive residential development includes: <ul style="list-style-type: none"> • in hillside areas, detached dwellings on lots of any size; • in all other areas, on lots smaller than 550 m² in area; and • duplexes and attached housing (townhouse) in all areas.”
188	184	Revised item “e” to include the words “if they are present”. , <entry porches>
190	186	Deleted illustrations.
191	187	Added guideline section on secondary suites [s 26.4]

192	188	<p>Added the following to item a under “Setbacks”: “Where there is a conflict between the setback guidelines in this section and those specified in a specific area plan, the area plan guidelines shall prevail.”;</p> <p>Added the following to item “b” under “Setbacks”: “...and for irregularly shaped lots.”;</p> <p>Deleted third row in table.; and</p> <p>Replaced “Council” with “Planning Director” in item “e”.</p>
194	190	Expanded on first policy under “Safety, Security, and Accessibility” by adding the following words: “...including by staggering windows and providing screening.” [26.7(a)]
202	198	Added three additional parking/hardscaping policies at the top of the page [s 26.12(l-n) –pg. 198] , under “Parking”.
204	200	<p>Clarified in item 26.14(h) [26.15(h)] that fencing must be visual permeability, and removed reference to “50% wood”; and</p> <p>Revised item 26.14(m) [26.15(m)] as follows: “Two hard surfacing materials must be used in cases where the width of the parking areas is greater than 4 m, and one should permeable –e.g. permeable pavers.”</p>
206-207	202-203	Corrected numbering issue.
212	208	Added the following to Section 27.3(a) [27.3(a)]: “Where there is a conflict between the setback guidelines in this section and those specified in a specific area plan, the area plan guidelines shall prevail.”
215	211	Section 27.8 added image of Hatley Park stone fence as a reference.
222	218	Added the following to item 28.9(c) [28.9(c)]: “Do not plant invasive species.”
225	221	<p>Replaced “need” with “should” in 29.2(a) [29.2(a)]; and</p> <p>Deleted 29.2(b) <provision for artisan/small light industrial uses –covered by Land Use Bylaw></p>
228	224	29.59(b) [29.59(b)] Parking item b. Changed “off street surface parking is not permitted...” to “off street surface parking is strongly discouraged...”
230	226	Updated the introduction to Section 30. Hillside. “The following guidelines pertain to intensive residential, multifamily, commercial, and light industrial development in hillside areas shown on the map presented in Figure 20. These guidelines mainly focus on responsible land development that is context specific, and they are intended to complement a site adaptive planning approach.”
242	238	Deleted 30.17(d) <reciprocal access agreement requirement>

243	239	Deleted 30.19(e) <priority review of alternatives to City standards on steep slopes>
245	240	Added “integrate stormwater management” into Section 30.20 Landscaping[30.20(p)]
General	General	Expanded acronyms for “QP” to “Qualified Professional”; Replaced majority of bulleted lists with numbering; Removed capitalization of “site adaptive planning” except in headings; and Adjusted formatting of text and graphics as required, due to additional material outlined in this table.
General-Definitions	General-Definitions	Added glossary of terms.