



CITY OF COLWOOD  
NOTICE OF  
Regular Council Meeting  
Monday, June 8, 2026 at 6:30 PM  
Council Chambers and Electronic  
3300 Wishart Road, Colwood, BC

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Approved By: Corporate Officer

## A G E N D A - as Amended

**“We acknowledge with respect that we are meeting on the traditional territory of the Lekwungen speaking people and we are honoured to have the opportunity to build strong working relationships with the people of the Songhees and Xwsepsum Nations.”**

### **Options for Public Participation**

- In Person: The public is welcome to provide comments in person during the public participation portion of the meeting.
- Electronically (to speak): To participate via telephone or computer please pre-register by noon on the day of the meeting by contacting [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) or 250-294-8157.
- Electronically (to view): The meeting will stream live on our website at [colwood.civicweb.net/Portal/Video.aspx](http://colwood.civicweb.net/Portal/Video.aspx)
- Written Submissions: Submissions will be received at [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) or by mail/in person at City Hall up until noon on the day of the meeting and will be appended to the agenda. When providing a submission please indicate the specific meeting and date you want your submission included.

Page

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**2.1. Regular Council Meeting Agenda - June 8, 2026**

RECOMMENDATION

THAT the Agenda of the Regular Council meeting of June 8, 2026 be adopted as presented.

**3. MAYOR'S MESSAGE**

Discussion Item: No Documentation

**4. ADOPTION / RECEIPT OF MINUTES**

**4.1. Adoption:** 9 - 23

- **Regular Council Meeting Minutes - May 25, 2026**

**Receipt:**

- **Capital West Accessibility Advisory Committee Meeting Minutes - February 25, 2026**

**RECOMMENDATION**

THAT the minutes of the Regular Council meeting held May 25, 2026 be adopted as presented,

AND THAT the committee meeting minutes be received for information:

- **Capital West Accessibility Advisory Committee Meeting Minutes - February 25, 2026**

**5. PUBLIC PARTICIPATION**

*Members of the public will be provided an opportunity to present concerns or ask questions of Council.*

**5.1. Written Submissions**

25 - 99



**6. CONSENT AGENDA**

Items in this section may be voted on in one motion.

A member may make a request to remove an item for the purpose of individual debate or discussion.

**6.1. UBCM Excellence Awards - Motion to Support Application  
Marcy Lalande, Manager of Corporate Services**

**RECOMMENDATION**

THAT Council supports the submission of the Colwood Medical Clinic for consideration for the UBCM Excellence Award in Service Delivery.

**7. NEW BUSINESS**

**7.1. Contract Award - South Colwood Dog Park  
Ryan Campeau - Parks Lead - Capital**

101 - 142

RECOMMENDATION

THAT Council authorize staff to award the contract for the construction of the South Colwood Dog Park to Landscape Structures Inc, through the Canoe Procurement Group of Canada, in the amount of \$344,766.

**7.2. Policy Program for Remainder of 2026 and Looking to 2027** 143 - 196  
**Mairi Bosomworth, Manager of Planning**

RECOMMENDATION

THAT Council endorse the Planning Department's proposed sequencing of policy work, recognizing that the City's next major policy priority will be preparation for a comprehensive Official Community Plan (OCP) update to be scoped following the 2026 local government election;

AND THAT Council direct staff to prioritize the following policy projects for advancement during the remainder of 2026, within available departmental capacity:

- Intensive Residential Development Permit OCP Amendment
- Outlook Park Management Plan
- Age Friendly Plan Review

AND THAT staff return to Council at the outset of each project with a project summary that identifies a high level scope of work, engagement plan and key milestones.

AND THAT Council direct staff to return on a biannual basis with updates on policy work and Planning Department capacity, including any recommended adjustments based on changes in development application activity.

AND FURTHER THAT Council direct staff to bring forward the rezoning application for 420 Tamarack Road for consideration under the existing OCP land use designation.

**8. BYLAWS**

**8.1. Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224** 197 - 247  
**(221 Goldfinch Road), Bylaw No. 2073, 2025 - Abandon**

[\(First reading given at June 23, 2025 Council meeting.\)](#)

[\(First, second and third reading given at July 14, 2025 Council meeting.\)](#)

**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026 - First, Second and Third Reading**  
**[Rezoning Application No. RZ000025 – 221 Goldfinch Road]**

RECOMMENDATION

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned;

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property's frontage;

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 for Council's consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

- |             |   |           |
|-------------|---|-----------|
| <b>8.2.</b> | <b>Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2026 - First, Second and Third Reading</b><br><u><a href="#">(Background from the May 11, 2026 Council Meeting.)</a></u> | 249 - 252 |
| <b>8.3.</b> | <b>Off-Street Parking Regulations Bylaw No 1909-3 (SSMUH) - First, Second and Third Reading</b><br><u><a href="#">(Background from the May 11, 2026 Council meeting.)</a></u>                               | 253 - 254 |
| <b>8.4.</b> | <b>Public Notice Bylaw No. 2117, 2026 - First, Second, and Third</b>  | 255 - 262 |

**Reading**

**RECOMMENDATION**

THAT Council consider giving first, second and third reading to Public Notice Bylaw No. 2117, 2026.

**9. NOTICE OF MOTION**

**9.1. Website Considerations**



**Councillor Day**

*(This item will be brought to Council for discussion at the June 22, 2026 Council meeting)*

**RECOMMENDATION**

THAT Council direct the Chief Administrative Officer to treat the City of Colwood Website as core governance infrastructure by:

1. Restore a staff directory including names, titles, direct line contacts and emails in a manner consistent with privacy and security best practices;
2. Establish Governance Ownership by assigning the website responsibility to a named position, with defined maintenance standards, content review obligations, and accountability to Council;
3. Improve Information Architecture by directing the position responsible to implement the following within 90 days:
  1. Consolidate Bylaws into a current, searchable, and prominently accessible location
  2. Relocate the Organizational Chart to the Governance section of the site
  3. Enhance the Development Tracker to include application status, site details, proponents and timelines
  4. Implement a task based navigation improvement to increase discoverability of governance content
  5. Correction of broken or outdated links, remediation of the search function deficiencies as identified to Council by members of the public including the March 12 submission from the Royal Bay Homeowners Association
4. Establish a Council Decisions Tracker including which department is responding, status, and anticipated dates

for reporting back to council on this initiative on design and timeline for the work within 60 days; and

5. Report Back to council within 30 days with a report and an implementation plan, including timelines, for the full set of website improvements.

9.2. Investigation of Speed-Control Measures for Kelly Road  
Playground Zone



Councillor Ward

*(This item will be brought to Council for discussion at the June 22, 2026 Council meeting)*

**RECOMMENDATION**

**WHEREAS** Kelly Road contains a designated playground zone with significant pedestrian activity, including children and families accessing nearby recreational amenities; and

**WHEREAS** concerns have been raised regarding vehicle speeds within and approaching the playground zone; and

**WHEREAS** a range of conventional and emerging traffic-calming technologies exist that may improve compliance with posted speed limits and enhance pedestrian safety;

**THEREFORE BE IT RESOLVED THAT** Council direct staff to investigate and report back on the feasibility, effectiveness, regulatory considerations, and estimated capital and operating costs associated with implementing speed-control improvements within the Kelly Road playground zone.

**AND FURTHER THAT** the review include, but not be limited to, consideration of:

a) Speed ditches (inverted speed humps), consisting of concave roadway depressions that require vehicles to descend and ascend when crossing, thereby encouraging lower travel speeds;

b) Actibump or active dynamic speed-control systems, whereby a radar-equipped roadway plate remains level for vehicles travelling at or below the posted speed limit but lowers for speeding vehicles, creating a noticeable vertical deflection;

c) Raised crosswalks, raised intersections, speed humps,

speed cushions, and other conventional traffic-calming measures;

d) Enhanced signage, flashing beacons, speed feedback displays, and other speed-awareness technologies; and

e) Any additional engineering measures staff deem appropriate to improve compliance with the posted speed limit and enhance pedestrian safety.

**AND FURTHER THAT** staff report on the suitability of the Kelly Road playground zone as a pilot project location for the testing and evaluation of innovative traffic-calming technologies not commonly used in British Columbia, including Actibump-style active dynamic speed-control systems and other emerging approaches designed to improve compliance with posted speed limits.

**AND FURTHER THAT** staff identify any legal, operational, accessibility, maintenance, emergency response, transit, cycling, insurance, procurement, or liability implications associated with the measures reviewed, including whether approvals from external agencies would be required and whether grant or partnership funding opportunities may be available to support implementation.

**9.3. Hardscaping of Select Traffic Circles and Majority of Cul-de-Sac Islands to Reduce Maintenance Costs and Improve Streetscape Condition**



**Councillor Ward**

*(This item will be brought to Council for discussion at the June 22, 2026 Council meeting.)*

**RECOMMENDATION**

**WHEREAS** the City of Colwood maintains a number of traffic circles and cul-de-sac central islands that form part of the municipal road network and neighbourhood streetscape;

**AND WHEREAS** many of these landscaped features require ongoing maintenance including mowing, irrigation, plant replacement, weed control, and seasonal upkeep, which contributes to recurring operational costs and staff time;

**AND WHEREAS** in several locations, current landscaping

**conditions have deteriorated or are inconsistently maintained, negatively impacting the visual quality and overall appearance of neighbourhood streetscapes;**

**AND WHEREAS** hardscaped or low-maintenance design treatments, such as decorative rock, permeable paving, or durable architectural materials, may offer reduced lifecycle maintenance requirements, improved durability, and more consistent visual presentation over time;

**THEREFORE BE IT RESOLVED** that Council direct staff to investigate and report back on the feasibility, costs, and implications of converting existing traffic circles and cul-de-sac central islands within the City of Colwood to hardscaped or low-maintenance design standards where appropriate;

**AND FURTHER THAT** the staff report include:

1. **An inventory of all City-maintained traffic circles and cul-de-sac central islands;**
2. **An assessment of current maintenance requirements, associated costs, and known maintenance challenges;**
3. **Identification of locations where existing landscaping is in poor condition or repeatedly requires remediation;**
4. **A lifecycle cost comparison between current landscaping approaches and hardscaped or low-maintenance alternatives;**
5. **Potential pilot locations where conversion could be tested;**
6. **Consideration of design standards, drainage impacts, and safety requirements.**

## **10. ADJOURNMENT**

All recommendations as presented are for discussion purposes only, and should not be considered as the opinion or direction of council.

This Notice is posted in accordance with "Council Procedure Bylaw No. 1890, 2021" and the *Community Charter*.



**CITY OF COLWOOD**  
**MINUTES OF**  
**REGULAR COUNCIL MEETING**  
**Monday, May 25, 2026 at 6:30 PM**  
**Council Chambers**  
**3300 Wishart Road, Colwood, BC**

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**PRESENT**

Mayor	Doug Kobayashi
Councillors	Cynthia Day
	David Grove
	Dean Jantzen, <i>via Zoom</i>
	Misty Olsen
	Ian Ward

**REGRETS**

Councillor	Kim Jordison
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**ATTENDING**

Chief Administrative Officer	Jason Johnson
Director of Engineering and Public Works	John Rosenberg
Manager of Engineering	Joshua Baylis
Manager of Planning	Mairi Bosomworth
Manager of Corporate Services	Marcy Lalande
Recording Secretary	Tiffany MacDonald

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**1. CALL TO ORDER**

*Mayor Kobayashi called the meeting to order at 6:30 pm and acknowledged meeting on the shared traditional lands of the Lekwungen speaking people represented by the Xwepsum and Songhees Nations.*

**2. APPROVAL OF THE AGENDA**

**MOVED BY: COUNCILLOR OLSEN**  
**SECONDED: COUNCILLOR GROVE**

- R2026-160      THAT the Agenda of the Regular Council meeting of May 25, 2026 be adopted as presented with the following amendments:
- Strike Item 9.1 Colwood Land Use Bylaw No. 151, 1989, Amendment No. 232 (CD 44 - 420 Tamarack Road), Bylaw No. 2115, 2026 - First, Second and Third Reading

- Include the following under Item 10.1 Motion to Close the Meeting to the Public:

Section 90 (2) (b) the consideration of information received and held in confidence relating to negotiations

(i) Between the municipality and a provincial government of the federal government, or both.

**CARRIED**

### 3. MAYOR'S MESSAGE

*Mayor Kobayashi advised that property tax notices will be arriving to mailboxes soon and are due by July 2, 2026.*

### 4. ADOPTION / RECEIPT OF MINUTES

**MOVED BY: COUNCILLOR GROVE**

**SECONDED: COUNCILLOR OLSEN**

R2026-161 THAT the minutes of the Regular Council meeting held May 11, 2026 be adopted as presented;

AND THAT the minutes of the Emergency Planning Committee meeting held March 17, 2026 be received for information.

**CARRIED**

### 5. PUBLIC PARTICIPATION

*The following written submissions were received and will be appended to the agenda and made available on the City Meeting website:*

- *One (1) Petition to the CRD regarding the installation of "no smoking" signs at all bus stops*
- *Two (2) Petitions regarding a formal request for the Official Community Plan Boundary Adjustment for Tamarack - Gamble neighbourhood*
- *Three (3) Petition regarding enforcement of Council motion for Official Community Plan review of the Tamarack-Gamble neighbourhood and development of a gentle infill policy*
- *One (1) regarding 420 Tamarack Road*
- *Six (6) regarding Amendments to Delegated Authority for Form and Character Development Permits*
- *One (1) regarding the Sewer Survey*

**MOVED BY: COUNCILLOR WARD**  
**SECONDED: COUNCILLOR DAY**

R2026-162 THAT Council endorse sending a letter of support to the Capital Regional District (CRD) for the inclusion of a requirement for "No Smoking" signage at all bus stops within the region.

**CARRIED**

*Andrew Peterson of PC Urban Properties addressed Council regarding the in-stream protection for developer projects related to the decision of the delegated authority.*

*Caleb Crooks, Resident of Royal Bay and Vice President of the Better Transit Society, addressed Council regarding the BC Transit presentation.*

*Resident of Tamarack Road addressed Council, regarding a formal request for Tamarack-Gamble neighbourhood being removed from the Official Community Plan as a high-density location.*

*Resident of Tamarack Road addressed Council, regarding reconsideration of high-density for 420 Tamarack Road to medium density designation.*

*Resident of Gamble Place addressed Council regarding policy review and floor area ratios (FAR) related to 420 Tamarack Road.*

*Resident of Tamarack Road addressed Council regarding the Tamarack-Gamble neighbourhood being a one-way street, gentle infill strategy policy, life safety, infrastructure liability and asked Council to act prior to new Council.*

*Resident of Tamarack Road addressed Council regarding the Gamble intersection traffic flow, diversion of bike traffic, funding for infrastructure and rate of change.*

*Resident of Tamarack Road addressed Council regarding Policy Projects and the need for the gentle infill policy to be prioritized.*

*Resident of Seafield Road, addressed Council regarding speed limits across Colwood and concerns for safety.*

*Resident of Gamble Place addressed Council regarding community feedback from their petition and suggestion of an alternative location suitable for a high-density.*

*Resident of Gamble Place addressed Council regarding concerns of traffic safety, no sidewalks, street access, lighting, limited parking and development within reason.*

## **6. DELEGATIONS**

## **6.1 BC Transit - Update on the Victoria Regional Transit Plan**

### **Levi Megenbir, Manager, Service Planning, Victoria Regional Transit**

*Levi Megenbir, Manager, Service Planning, Victoria Regional Transit, presented on the Victoria Regional Transit Plan update. Chris Fudge, Director of Government Relations, Victoria Regional Transit made themselves available for questions.*

*Council discussion ensued regarding:*

- *Transit oriented growth and key corridors*
- *Transit system improvements*
- *Future planning*
- *Mobility hubs, park and ride locations*
- *Ridership metrics*
- *Digital on demand transit and pilot programs*
- *Regional Transit Commission representation*
- *Service level and community growth pressures*
- *Infrastructure challenges to obtaining dedicated lanes*

## **7. CONSENT AGENDA**

The following item was removed from the Consent Agenda and added as New Business:

- Victoria Family Court & Youth Justice Committee - Annual Report 2025 as Item 8.4

### **7.1 Contract Award - Playground Equipment**

#### **Ryan Campeau, Parks Lead, Capital**

**MOVED BY: COUNCILLOR OLSEN**  
**SECONDED: COUNCILLOR WARD**

R2026-163 THAT Council authorize staff to award the contract for the procurement and installation of playground equipment for Herm Williams Park, Meadows Park South, and Meadows Park Green to Landscape Structures Inc, through the Canoe Procurement Group of Canada, in the amount of \$477,204.

**CARRIED**

### **7.2 Development Variance Permit - 392 Royal Bay Drive**

#### **Kelsea Fielden, Planner II**

**MOVED BY: COUNCILLOR OLSEN**  
**SECONDED: COUNCILLOR WARD**

R2026-164 THAT Development Variance Permit No. DVP00016 for 392 Royal Bay Drive be approved;

AND THAT the applicant add to their updated plan "grass crete pavers" or similar treatment to the visitor stall, to be attached to the Development Variance Permit.

**CARRIED**

## **8. NEW BUSINESS**

### **8.1 Sewer Survey Results**

**Tyler Pettepiece, Capital Projects Lead**

*Jason Johnson, Chief Administrative Officer, introduced John Rosenberg, Director of Engineering and Public Works, who presented on the sewer survey results. Joshua Baylis, Manager of Engineering made themselves available for questions.*

*Council discussion ensued regarding:*

- *Sewer connection requests*
- *Septic systems, data availability, and monitoring*
- *Survey results and participation*
- *Simplifying process and public knowledge for applications*
- *Future capacity and growth pressures*
- *Updated website content*
- *Environmental concerns*

**MOVED BY: COUNCILLOR WARD  
SECONDED: COUNCILLOR GROVE**

R2026-165 THAT Council receive the results of the Sewer Expansion Community Survey;

AND THAT Council direct staff not to proceed with further work on a sewer conversion program or targeted engagement at this time, maintaining the current approach to sewer expansion;

AND FURTHER THAT Council direct staff to provide a concise and clear summary why status quo applies, including how to apply for sewer service on the city website.

**CARRIED**

The meeting recessed at 8:01 pm.

The meeting resumed at 8:06 pm.

### **8.2 Policy Project Update**

**Mairi Bosomworth, Manager of Planning**

*Jason Johnson, Chief Administrative Officer, introduced the Policy Project Update. Mairi Bosomworth, Manager of Planning, made themselves available for questions.*

*Council discussion ensued regarding the public art policy.*

**MOVED BY: COUNCILLOR DAY**  
**SECONDED: COUNCILLOR GROVE**

R2026-166 THAT Council receive the staff memo titled "Policy Project Update" for information.

**CARRIED**

### **8.3 Decision Points for Council for Amendments to Delegated Authority for Form and Character Development Permits** **Mairi Bosomworth, Manager of Planning**

*Jason Johnson, Chief Administrative Officer, introduced Mairi Bosomworth, Manager of Planning, who presented the decision points for Council for amendments to the Delegated Authority for Form and Character Development Permits.*

*Council discussion ensued regarding:*

- *Delegated authority versus Council oversight*
- *Design guidelines within the 2018 Official Community Plan*
- *Project timelines and certainty of completion*
- *Applications currently in progress and risks*
- *Further clarification to definitions*
- *Site specific considerations*
- *Public transparency and communications*
- *Staff role and implementation moving forward*

**MOVED BY: COUNCILLOR WARD**  
**SECONDED: COUNCILLOR OLSEN**

R2026-167 THAT Council direct staff to amend Development Permit Delegation Bylaw No. 1742, 2018, as follows:

#### 1. Form and Character Development Permits - General Approach

THAT Council approve a hybrid approach, whereby Form and Character Development Permits for developments of more than four units within the following Development Permit Areas are approved by Council, with all other Form and Character Development Permits remaining delegated to staff:

- Centres
- Mixed Use Employment Centre

- Neighbourhood
- Hillside
- Light Industrial

## 2. Master Planned Communities

THAT Council:

- Retain delegated authority within those sub-areas of master planned communities that are subject to Council-approved design guidelines (e.g. The Commons in Latoria South Sub-Area Plan, The Landing in Royal Beach (Beachlands) Sub-Area Plan, Ocean Grove);
- Require Council approval for Development Permits outside of those defined sub-areas; and
- Require Council approval for Development Permits where land ownership has transferred from the original developer and any subsequent development proposal(s) materially differ from the original master planned community design framework or approved design guidelines.

AND THAT grounds the decision in land-use planning rationale rather than ownership status;

AND THAT staff include objective criteria within the amending bylaw defining: “major amendment,” “material alteration,” and “development unit count thresholds” to ensure consistency and procedural fairness;

AND THAT existing Development Permit applications deemed substantially complete prior to adoption of the bylaw amendments continue under the existing delegated authority framework;

AND THAT staff report back with procedural recommendations to ensure Development Permit approvals maintain predictable timelines and avoid unnecessary delays;

AND FURTHER THAT staff include:

1. Reapplication waiting periods,
2. Revised submission criteria,
3. Defined reconsideration procedures as part of the broader approvals-process review.

## 3. In-Stream Development Permit Applications

THAT Council direct that no in-stream protection be provided for Development Permit applications that have been submitted but not

issued prior to adoption of amendments to the Development Permit Delegation Bylaw No. 1742, 2018.

#### 4. Scope of Delegated Authorities

THAT Council:

- Retain delegated authority for the determination and release of Development Permit security;
- Retain delegated authority for Development Permit extensions;
- Require Council approval for major amendments that materially alter a Form and Character Development Permit approved by Council;
- Retain delegated authority for minor Development Permit amendments that do not result in substantive changes to form, character, or site layout;
- Delegate authority to issue Development Permits that vary land use regulations for developments of four units or less, limited to minor variances, where the proposal is consistent with the applicable OCP design guidelines; and
- Retain Council approval to consider and approve all other Development Permit variances.

AND THAT Council direct staff to return with an amending Bylaw to the Development Permit Delegation Bylaw No. 1742, 2018 for consideration of first, second and third reading.

**CARRIED**

#### **8.4 Victoria Family Court & Youth Justice Committee - Annual Report 2025 Mayor Marie-Terese Little, Chair; Mayor District of Metchosin**

*Councillor Day provided information on the services through the Victoria Family Court & Youth Justice Committee.*

**MOVED BY: COUNCILLOR DAY  
SECONDED: COUNCILLOR GROVE**

R2026-168 THAT the Victoria Family Court & Youth Justice Committee - Annual Report 2025 be received for information.

**CARRIED**

**9. IN-CAMERA**

**MOVED BY: COUNCILLOR OLSEN  
SECONDED: COUNCILLOR WARD**

R2026-169 THAT the meeting be closed to the public at 9:11 pm accordance with the following sections of the *Community Charter*

**90** (1)A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(c)labour relations or other employee relations;

**90** (2)(b)the consideration of information received and held in confident relating to negotiations:

(i)Between the municipality and a provincial government of the federal government, or both.

**91** (1)If all or part of a meeting is closed to the public, the council may allow one or more municipal officers and employees to attend or exclude them from attending, as it considers appropriate.

**CARRIED**

**10. ADJOURNMENT**

**MOVED BY: COUNCILLOR GROVE  
SECONDED: COUNCILLOR OLSEN**

R2026-170 THAT the meeting move out on in-camera at 9:28 pm.

**CARRIED**

**MOVED BY: COUNCILLOR GROVE  
SECONDED: COUNCILLOR OLSEN**

R2026-171 THAT the meeting adjourn at 9:28 pm.

**CARRIED**

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APPROVED AND CONFIRMED

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CERTIFIED CORRECT



## MINUTES

### Capital West Accessibility Advisory Committee Meeting 2:00 p.m. - Wednesday, February 25, 2026 Council Chambers, District of Metchosin

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The Capital West Accessibility Advisory Committee was held on Wednesday, February 25, 2026, in the District of Metchosin Council Chambers, with the following members present:

#### **PRESENT:**

District of Sooke	Susan Dyble (Chair), Citizen Representative
Township of Esquimalt	Madison Sutcliffe, Citizen Representative (Teams)
Town of View Royal	Patsy Hamilton, Citizen Representative (Teams)
City of Colwood	Heather Power, Deputy Corporate Officer
District of Highlands	Amanda Irving, Corporate Officer
City of Langford	Marie Watmough, Director of Legislative and Protective Services
District of Metchosin	Tina Hansen, Deputy Corporate Officer

#### **REGRETS:**

City of Langford	Belinda Jickling, Citizen Representative
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#### **ATTENDING:**

City of Langford	Melisa Miles, Deputy Corporate Officer
Town of View Royal	Elena Bolster, Corporate Officer
District of Sooke	Nancy Owen, Deputy Corporate Officer
Township of Esquimalt	Deb Hopkins, Corporate officer and Jeff Byron, Manager of Recreation Services (Teams)
District of Metchosin	Thomasina Barnes, Recording Secretary

#### **1. CALL TO ORDER**

Tina Hansen, Deputy Corporate Officer, District of Metchosin, called the February 25, 2026, Capital West Accessibility Advisory Committee Meeting to order at 2:00 p.m.

**2. INTRODUCTION OF LATE ITEMS**

- No new agenda items were brought forward.
- Two new Committee members were introduced:
  - Susan Dyble, citizen representative for the District of Sooke;
  - Madison Sutcliffe, citizen representative for the Township of Esquimalt.

The Chair provided territorial acknowledgment.

**3. APPROVAL OF AGENDA**

**3.1. February 25, 2026, Capital West Accessibility Advisory Committee Agenda**

**Moved and Seconded by:** Heather Powers, City of Colwood and, Amanda Irving, District of Highlands

THAT the February 25, 2026, Capital West Accessibility Advisory Committee Meeting agenda be adopted as presented.

**Carried**

**4. ADOPTION OF MINUTES**

**4.1. November 26, 2025, Capital West Accessibility Advisory Committee Meeting**

**Moved and Seconded by:** Heather Powers, City of Colwood and, Amanda Irving, District of Highlands

THAT the November 26, 2025, Capital West Accessibility Advisory Committee Meeting minutes be adopted as presented.

**Carried**

**5. PUBLIC PARTICIPATION**

- No members of the public wished to address the Committee.

**6. BUSINESS ITEMS**

**6.1. Annual Chair/Vice Chair Appointment**

- Amanda Irving, Corporate Officer, District of Highlands nominated Susan Dyble as Committee Chair.
- A Vice-Chair position was not appointed.

**Moved and Seconded by:** Amanda Irving, District of Highlands and, Heather Powers, City of Colwood

THAT Susan Dyble be appointed as the Capital West Accessibility Advisory Committee Chair for 2026.

**Carried**

\*\*\*At this point Susan Dyble assumed the Chair for the February 25, 2026, Capital West Accessibility Advisory Committee Meeting \*\*\*

## **6.2. Esquimalt Recreation Strategic Plan (Agenda Item No. 6.3)**

Jeff Byron, Manager of Recreation Services, Township of Esquimalt, introduced consultant Sarah Nickerson, Cornerstone Planning Group. Sarah Nickerson summarised the written report including information on:

- Background of Cornerstone Planning Group;
- Goals of the Esquimalt Recreation Strategic Plan;
- Approach and Timeline for a final report;
- Proposed engagement opportunities; and
- Questions for Committee feedback on accessibility barriers and priorities.

### **Committee discussion:**

- Clarification was sought on community engagement opportunities, in person and virtually, and dates of these opportunities for residents and non-residents;
- Open House will take place on April 9th to coincide with the Esquimalt 5K and Kids Fun Run 2026;
- Clarification was sought on budget for accessibility changes;
- Committee members discussed a need for accessibility support for invisible and visible disabilities at all municipal events;
- Clarification was sought regarding non-resident feedback opportunities;
- Committee members identified youth lesson capacity and registration deadlines as accessibility barriers; and
- Committee members identified locker room space and capacity as safety hazards for accessibility.

## **6.3. Membership Update (Agenda Item 6.2)**

- Tina Hansen, Deputy Corporate Officer, District of Metchosin, summarised the written report to acknowledge the resignation and services of Metchosin representative Janie Finnerty and next steps for appointment of a new member.

## **6.4. City of Langford Accessibility, Feedback Received**

Marie Watmough, Director of Legislative and Protective Services, City of Langford, summarised the feedback received and next steps taken by staff to address concerns regarding:

- Accessible parking at the bus exchange;
- Accessible street parking enforcement; and
- Visibility of sidewalk protuberances.

Deb Hopkins, Director of Corporate Services, Township of Esquimalt, asked that the committee return to Item 6.2, Esquimalt Recreation Strategic Plan, to offer further feedback. Consultants will gather further feedback from the Committee by way of written correspondence to be forwarded to Esquimalt staff.

## **6.5 Accessibility Upgrades at the District of Highlands Office – Request for Feedback**

Amanda Irving, Corporate Officer, District of Highlands, summarised the written report including information on the recently completed accessibility upgrades to the District of Highlands municipal office entry and driveway/parking areas.

### **Committee Discussion:**

- Committee members sought clarification on completed bathroom accessibility upgrades.

## **7. UNFINISHED BUSINESS**

### **7.1. Updated Terms of Reference**

The updated Terms of Reference has been endorsed by all participating municipal Councils, amended, distributed and received.

## **8. ROUNDTABLE DISCUSSION**

### **8.1. Patsy Hamilton, View Royal representative reported on:**

- Sidewalk and cycle lane infrastructure and safety for persons with disabilities and the public as a whole with recommendations for:
  - Municipal action and priority for sidewalk infrastructure safety improvements; and
  - Signage for safety improvements for accessible parking stalls along bike-lanes and urban sidewalks.
- Advocacy for National Accessibility Week May 31 - June 6, 2026, by the Committee.
  - Committee members discussed ideas including:
    - Posting information on websites;
    - Committee hosted event or awareness campaign;
    - Use of social and traditional media as tool for connection and advocacy; and
    - Partnerships with other organization hosted events.

### **Marie Watmough, Director of Legislative and Protective Services, City of Langford, reported on:**

- Request for Committee feedback on accessibility barriers to municipal elections.

### **Susan Dyble, District of Sooke representative reported on:**

- Request for Current District of Sooke Accessibility Plan; and
- Request for update on staff training for accessibility tools within the District of Sooke's municipal hall.

**9. ADJOURNMENT**

All recommendations as presented are for discussion purposes only and should not be considered as the opinion or direction of council.

**Moved and Seconded by** Amanda Irving, District of Highlands, and Tina Hansen, District of Metchosin

THAT the February 25, 2026, Capital West Accessibility Advisory Committee Meeting be adjourned at 3:18 p.m.

**Carried**

**Certified Correct**

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**From:** [Arthur Entlich](#)  
**To:** [Corporate Services](#)  
**Subject:** Colwood Land Use Bylaw No. 151  
**Date:** Sunday, May 24, 2026 5:48:05 AM

---

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I would like this (very long) comment to be entered into the official record for the May 25th full council meeting, where the 1st, 2nd and 3rd readings of the revised Colwood Land Use Bylaw changes will be presented.

To Whom It May Concern:

I have now read a goodly portion of the 166 page public binder regarding Colwood's plans for the new Land Use Bylaws. It all sounds so very mundane "changing the Land Use Bylaws" but it is anything but. It is EXACTLY what I have feared, and I have to wonder which parts of these changes are Provincial government mandated and which are just Colwood Council with "big eyes" on the future. How much of this is just a chance for Colwood Council and Planning, itching for a larger tax base so they can plan all sort of "projects" at work? If I wanted to live in Landford, or Victoria I would have bought my house there several years ago.

Now that I've read these plans in more detail, the "out of left field" invitation to residents to move from the very environmentally sound use of septic systems, to the city sewer system comes into better focus. Only lots with city sewer can be considered for this new plan. Luckily, my neighbours to either side are still on septic, for now. My lot went to city sewer services when the septic system failed before I purchased the house, but I am reminded each June of the cost of that foolish decision, and each year it is a point of anxiety as to what new reason the CRD will have to cause massive increases to my sewer service fee. Now, reading the new land use plans, I am also regretting having selected Colwood to buy my home, as I foolishly thought the city was on a much greener road. (BTW, my home is fitted with solar hot water, another disastrous decision, it seems everyone, including the city, has distanced themselves and abandoned these systems now that they are all failing, and there is no one to repair them. Literally no one, even in Vancouver.

But back to the Land use. The acceptable lot sizes for additional density are

absurdly small. For triplexes, there is no minimum limit on lot size. I looked over the map of lots which are set to be able to have 3plexes or 4plexes, and it appears to be just about every property serviced by city sewer and water services. That's a massive incentive for developers, and even homeowners might consider such an option if they have plans to sell. Especially, with the fast tracking and no neighbourhood input or objection allowed, what a sweet deal for them. It makes the land value in Colwood to potentially increase considerably, now that builders can put a four plex or more on just about half of Colwood's properties, but single family home values will further drop as all the ills and costs of increased density befall the city. WHO WOULD WANT TO LIVE next to a 4plex or 6plex in a strictly residential area? As it is, my neighbourhood has multiple dogs, perhaps one or more per most households (I believe my neighbour on one side has three, the other side two or more.) The offsets on one side are so tight, their dogs almost live on my property, and are certainly very audible and present. There are plenty more noise generators, leaving little of the day peaceful enough to enjoy my garden. I've read nothing about how many PEOPLE (or dogs) can occupy a lot. Can a 4plex have 8 people per residence, a potential 24 people on a 280 square meter (2520 square feet) plot of land? How many barking dogs can live in that 4 plex? As of now, just about every other day, the fire engines, with full sirens blaring, pass right in front of my home, and every dog in the neighbour announce their arrival. How much disruption, roads being torn up, construction noise and dust will this plan support?

Are the measures being presented the minimum required by the provincial mandates, or do they go beyond that?

I was wondering why Colwood has been so quiet about informing the residents of these massive irreversible changes to the whole city's makeup, when not so long ago it was looking at limiting cars, even off road, per residence, now, that has evolved into making our streets into virtual parking lots to accommodate the spill over of vehicles in these higher density housing options with no off street parking from secondary suites, an addition house, or even multiplexes on tiny land parcels. I looked at my own lot, which is modest, and it could almost accommodate two 4-plexes on it, were the lot to be subdivided, and the setbacks do not give me the least sense of comfort. As it is, neighbour conflicts have grown as more density has occurred. I hope the city is budgeting for hiring a lot more bylaw officers and

police, because every study shows that as density rises, once it reaches certain thresholds, dissatisfaction, neighbour and domestic disputes, and crime begin to skyrocket. If I were younger, I would seriously consider selling my home now, before Colwood becomes another Langford, or much worse. I will NOT be suggesting that anyone consider moving here. I also think that for such a massive change in the city's whole makeup, council has been amazingly lax in presenting these matters to the residents of Colwood, and I assure you that only a small single digit of residents here even know of these upcoming changes, and particularly that their input and voices will be completely silenced as to what happens to their neighbourhoods. I can guarantee you, if this wasn't done so stealthfully, there would be major objections.

Why wasn't a basic summary of these massive changes which are discussed within those 166 pages, provided to residents in the Colwood newsletter, along with notation as to which of them are to fulfill the provincial mandate, and which are ones are those that council just thinks are "good ideas"? This should have been offered in the Colwood newsletter months ago, especially considering, rather conveniently, very few people receive the home delivered editions of the Goldstream Gazette anymore. I know higher density will mean much more in tax revenues, and with that, many more "projects" to make with that revenue, as well as considerable increases in all city employee salaries. I also know that Metchosin, where I lived for nearly 40 years, has proven that lower density does not cost more, in fact, quite the opposite, and further studies show that taxes never go down per resident or property in spite of increased density, because extra city staff and policing, fire, road maintenance, traffic calming and traffic flow budgets, plus that juicy bundle of extra revenues which can built all sorts of new facilities will eat it all up.

Nothing about this plan is good for current Colwood residents, and if they knew about it, they would tell you so. My sense is what Colwood Council is suggesting goes well beyond the minimum requirements, and that this provincial mandate can be used as a guise for completely upending the current land use policies here.

These changes are a really BAD idea, and any that aren't absolutely mandated should not be incorporated into this plan. I paid well over \$1 million for a modest home, to move to a community which I THOUGHT

supported my values. As it is, now that the madness of COVID is over, my home is slowly devaluing. These planned changes will make single family home values plummet, unless one wishes to have them torn down to have a 4plex replace them. None of these changes will improve the lives of residents of Colwood. Yes, more housing is needed, no doubt, perhaps through infill of vacant lots, but not to potentially double the city's population. Where are the estimates of how many more people are likely to move into Colwood for each of the next 10 years with these land use changes, and what will that mean for infrastructure. A simple traffic light at the intersection of Cairndale Road and VMH, where I live, has been "planned" for at least 7 years, possibly longer, and it still hasn't occurred. How is Colwood going to possibly keep up with the required infrastructure which will be needed to maintain sanity in a city inspired to grow its population by leaps and bounds?

Sincerely,

Arthur Entlich  
[REDACTED] Cairndale Road  
Colwood

**From:** [Doug Foord](#)  
**To:** [Corporate Services](#)  
**Cc:** [REDACTED]  
**Subject:** Written Submission for June 8 Council Meeting – 420 Tamarack Rezoning Application RZ#000030  
**Date:** Wednesday, June 3, 2026 9:33:36 AM  
**Attachments:** [Letter to Colwood Mayor and Council regarding rezoning application for 420 Tamarack June 3, 2026.pdf](#)

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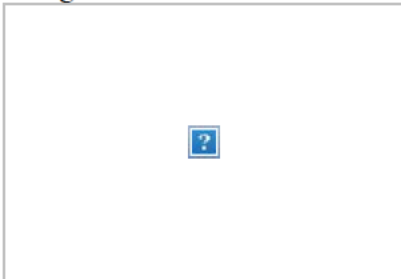
Dear Corporate Services,

Please find attached a written submission regarding the rezoning application for 420 Tamarack Road scheduled for Council consideration at the June 8 Council meeting.

We respectfully request that this correspondence be included in the Council agenda package and circulated to the Mayor and Council as part of the public record for this meeting.

Thank you for your assistance. Please let me know if any additional information is required.

Kind regards,  
Doug Foord





## Invictus Commercial Investment Corp.

Real Estate Development Division

#204-605 Douglas Street  
Victoria BC V8V 2P9  
Office: 778.350.2620

Colwood Municipality City Hall  
3300 Wishart Rd Victoria, BC V9C 1R1

June 3, 2026

Dear Mayor and Council,

I am writing to follow up regarding our rezoning application for 420 Tamarack in the Colwood Corners Town Centre, which is scheduled for Council consideration on June 8.

Our proposal has been in process for approximately one year and has undergone a full technical review with municipal staff. Throughout this process, we have responded directly to staff comments and revised our plans accordingly. We understand that staff have now completed their review and remain supportive of the application as consistent with the City's planning framework.

Our understanding is that, at the June 8 Council meeting, staff will be recommending that the application for 420 Tamarack be considered on its own merits and advanced independently of any broader policy work currently underway related to residential form and scale in other areas of the community. If this understanding is correct, we appreciate this approach, as it recognizes that this application has completed a full technical review and is now appropriately before Council for consideration within the existing planning framework.

We would also note that, following extensive discussions with staff during the early stages of the process, we advanced the project, removed initial conditional uncertainties, and proceeded with acquisition of the property based on the existing OCP designation and the density range identified for Colwood Corners. Our application was then prepared and submitted within that framework, at the lowest end of the permitted range, consistent with those discussions and the City's adopted policy direction.

The Planning and Land Use Committee reviewed the application and voted to advance it to Council with a recommendation of support, reflecting their determination that the proposal is consistent with the Colwood Corners vision and the applicable planning framework.

We would also note that, during Planning and Land Use Committee consideration, Planning staff reaffirmed their support for the current Colwood Corners designation and its role as the City's primary growth centre. Staff advised that Colwood Corners is intended to accommodate the highest densities and building heights in the City, and that the long-term vision remains a transition toward higher-density development over time. Staff further indicated that any reconsideration of the designation would be more appropriately undertaken as part of a broader city-wide Official Community Plan review rather than through a site-specific or standalone amendment.

I would respectfully highlight three key points for Council's consideration:

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## **1. Consistency with the Official Community Plan**

The subject property is located within the Colwood Corners designation, identified in the OCP as the primary growth area for higher-density development in Colwood. The permitted density range is 2.0 to 4.5 FSR, and our application is at the minimum of that range at 2.0 FSR. All applicable requirements, including height, setbacks, and parking, are met.

In this context, the proposal does not seek an exception to policy but rather implements the adopted OCP vision for the Town Centre.

We recognize that some residents have expressed concerns regarding parking and access. Unlike the previous development proposal in the neighbourhood that included a parking variance, this application fully complies with the City's parking bylaw, which is among the most stringent in Greater Victoria.

Concerns have also been raised regarding access to Wale Road. While the configuration of the public roadway is outside the scope of this application, we have worked closely with Engineering staff to develop what we believe is the most practical solution available. The proposed design improves the existing access condition and provides a less constrained arrangement than currently exists.

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## **2. Policy certainty, Town Centre function, and built form context**

The OCP establishes Colwood Corners as the City's primary Town Centre and growth node, intended to accommodate higher-density, mixed-use development over time in a transit-supportive and urban form. The subject site is located within this designated core area, where higher-density redevelopment is an anticipated outcome of the long-term policy framework.

The surrounding lower-density or single-family context reflects historic land use patterns, while the OCP envisions a gradual transition toward a more urban built form appropriate to a Town Centre setting.

We also recognize that many businesses have located and invested in Colwood Corners with the expectation that the planned population growth and increased density contemplated by the OCP would support their continued viability and growth. The success of the Town Centre depends not only on housing, but also on creating the customer base necessary to sustain local businesses and services.

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## **3. Process fairness and reliance on established policy**

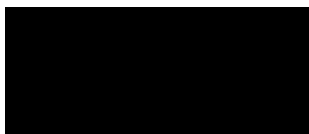
We acquired and advanced this property in good faith based on the existing OCP designation and the established planning framework, following extensive discussions with municipal staff regarding development expectations for this site. The application has proceeded through the established review process, including Planning and Land Use Committee consideration, where it was advanced to Council with a recommendation of support.

We respectfully request that Council give careful consideration to the importance of maintaining predictability and confidence in the planning framework. Consistency in the application of adopted policy is important not only for applicants, but also for residents, businesses, and investors who make long-term decisions based on the growth strategy established by the OCP.

We recognize and respect the range of perspectives within the community. However, we believe that planning decisions are most effective and fair when they remain grounded in the adopted OCP, which is intended to guide both growth and expectations for all parties.

I would welcome the opportunity to answer any questions or meet individually prior to Council's consideration.

Thank you for your time and consideration.



Doug Foord  
Invictus Commercial Investment Corp.

**From:** [Corrie Delisle](#)  
**To:** [Corporate Services](#); [Mayor and Council](#)  
**Subject:** June 8th Coucil Meeting  
**Date:** Thursday, June 4, 2026 9:07:08 AM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[Letter of Support- Dallas King- Alora Developments.pdf](#)

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Good morning,

Attached, you will find a letter sent on behalf of John Wilson, CEO of the Greater Victoria Chamber of Commerce. It relates to an item on the agenda for the June 8<sup>th</sup> Council meeting.

Kind regards,  
Corrie

**Corrie Delisle (she/her)**  
**Senior Director of Government Relations and Communications**

Email: [govrelations@victoriachamber.ca](mailto:govrelations@victoriachamber.ca) Web: [www.victoriachamber.ca](http://www.victoriachamber.ca)

Direct: (250) 360-3476 Office: (250) 383-7191

Address: #201C-633 Courtney Street, Victoria, BC V8W 1B9

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CHAMBER OF COMMERCE

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250.383.7191 | victoriachamber.ca

**THE  
CHAMBER.**

GREATER VICTORIA  
CHAMBER OF COMMERCE

May 21, 2026

Mayor and Council via email

**Re: 420 Tamarack Road (Colwood Corners) – Rezoning application for a 153-unit multi-family development**

Dear Mayor and Council,

I am writing on behalf of the Greater Victoria Chamber of Commerce to support the proposed rezoning at 420 Tamarack Road in the Colwood Corners area, a 153-unit multi-family development being advanced by Dallas King, President of Alora Developments. While we recognize neighbouring residents may have questions, it is also important that Council hear from the broader community about the benefits of planned, OCP-aligned growth.

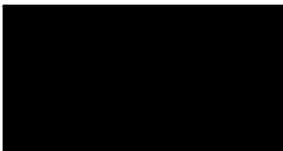
Colwood Corners is intended to be a complete, walkable commercial hub. Adding new residents nearby will help support local businesses, jobs, and the municipal tax base. As the applicant has noted, this project could bring more than 250 new customers within walking distance of the area's shops and services.

We also encourage Council to consider this application in the context of regional housing need. While vacancy rates have improved, that is a sign that supply is beginning to catch up with demand—not that new housing is no longer required. Slowing new supply now risks reversing that progress.

Based on the information provided to us, the proposal aligns with the City's Official Community Plan for the Colwood Corners area, meets parking bylaw requirements, and has been designed to limit impacts on neighbouring property. We offer this letter to support a balanced discussion that considers both local concerns and the broader need for housing, economic vitality, and planned growth.

Thank you for your consideration of this application.

Sincerely,



John Wilson  
CEO, Greater Victoria Chamber of Commerce  
President, Wilson's Group

Cc: Dallas King, Alora Developemnts

**From:** [Coastal Craftsmen](#)  
**To:** [Corporate Services](#)  
**Subject:** Tamarack Rd. zoning  
**Date:** Thursday, June 4, 2026 11:11:02 AM  
**Attachments:** [420 Tamarack Rd - Rezoning.pdf](#)

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To whom it may concern,

I have attached a letter regarding the zoning proposal for Tamarack Road development.

Thanks you for your consideration,

Jake Peterson

Sent from my iPhone

April 27, 2026

To Colwood Mayor and Council,

When I was asked to look at the 420 Tamarack Road proposal, I was probably better placed than most to have an opinion on it. I am a journeyman joiner and right now I am finishing up work on the new museum going up in Royal Bay, which means I have spent the better part of the last while watching a neighbourhood take shape from the inside out. You notice things when you work a site like that. The families walking through on a lunch break, checking on progress. The way a community fills in around the buildings almost as quickly as the buildings go up. I have seen what a well-located residential project does for a street, and I brought that to reading the Tamarack proposal.

My wife Melanie and I have lived at [REDACTED] Pickford Road for almost three years, and in that time something happened that I don't think either of us expected. We know our neighbours. Not in the nodding-in-the-driveway way, in the actual way. Three kids, all of them playing lacrosse in the JDF league, and the friendships that come out of that spill back into the neighbourhood. The same parents you are cheering beside on a Saturday morning are the ones you wave to on a walk or run into at the store. Each season there are a few more of them. That is not something I take for granted.

I think about our kids a lot, and I do not always feel settled about what I see coming. Melanie and I were able to work hard and get where we are today, and what we have built here matters to us. Three kids in sports, a street where people know each other, a neighbourhood that has wrapped itself around our family in a way that genuinely surprised me. My question, and I am not the only one asking it, is whether the generation coming up behind ours will have the same chance. Will our kids be able to give their own children this? When I read through the 420 Tamarack Road proposal I saw something I was not quite expecting. Not a concrete tower on some obvious busy corridor. A building on a street, beside a park, with groceries in walking distance and the Galloping Goose trail nearby. A place where you could still know your neighbours, walk your dog, board a bus, or take a long stroll without getting in a car. That is a real neighbourhood. That is not nothing.

Reading through the proposal also gave me a different appreciation for this part of Colwood than I had before. I was not aware just how central the Colwood Corners area is, or how well serviced it already is. It is clear that the staff, council, and the broader community have put serious thought into what this part of the city is meant to become. The community plan is not an afterthought. 420 Tamarack fits the plan. It is not pushing limits, it is filling in a gap that the plan already anticipated. A building like this, in a location like that, with the groundwork already laid around it, is exactly the kind of expansion that makes a neighbourhood rather than just adding square footage to a city.

Melanie runs a local clothing store, and she will tell you that community is not a marketing strategy, it is the thing that keeps a local business alive. You treat people well, they come back, they bring someone with them. I work the same way. Almost everything I take on comes through a referral from somewhere in Colwood or the Westshore. The support we have both received in this community is consistent enough, and has been building long enough, that neither of us could imagine operating anywhere else. Both of us are living proof that when you invest in community, it comes back to you. The way I see it,

there is no ceiling on how many people can be part of a neighbourhood. It grows as the people grow. There is room for more.

That is what I see in 420 Tamarack Road. An exciting expansion to a neighbourhood where friendships, adult and child, will no doubt be formed. That is what we found on Pickford Road, and I do not think there is anything unique about us. Give people the right setting and they find each other. This is the right setting.

Respectfully,

Jake & Melanie

**From:** Alexander Bogdanov [REDACTED]  
**Sent:** Friday, June 5, 2026 11:07 AM  
**To:** Corporate Services <corporateservices@colwood.ca>  
**Subject:** Letter to be included June 8th Council Agenda

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Hello Corporate services,

Attached is a letter sent to council awhile back, i ask that its included on the June 8th council agenda regarding 420 Tamarak if possible please and thank you

Best regards

Alex

<https://outlook.live.com/mail/inbox/itemId/AAkALgAAAAAAHYQDEapmEc2byACqAC%2FEWg0AhiH%2FChju3Ea4rU2Xz2ef7AAJ796LVwAA/attachment/AAkALgAAAAAAHYQDEapmEc2byACqAC%2FEWg0AhiH%2FChju3Ea4rU2Xz2ef7AAJ796LVwAAARIAEACUEIjIGBXnRYyoUnz7r8k7?culture=en-us&country=us>

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**Alexandre and Janelle Bogdanov**

██████████ Rockwood Terrace  
Colwood, British Columbia

April 2026

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**420 Tamarack Road Development Application**

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To the Mayor and Council of the City of Colwood,

We are writing to express our support for the proposed development at 420 Tamarack Road. Between the two of us, we see Colwood's housing gap from two very different professional angles, and we think both are worth putting on the record.

I am a local property manager. My days are spent helping people find somewhere to call home and helping property owners find good tenants. Singles, couples, newcomers, young professionals, people transitioning between stages of life. I show a lot of rental units across the region, and I hear the same feedback constantly when showing suites on the busier corridors: the location feels like a concession. The traffic, the noise, the sense that you are living next to a road rather than inside a neighbourhood. People take those units because their options are limited, not because the location is what they wanted. Finding a well-located rental option in a quiet, connected, park-adjacent setting at a price point that does not require a townhouse or single family home budget is genuinely rare. That is exactly what 420 Tamarack Road offers, and I can tell you from direct experience that it fills a gap that is very real.

Janelle brings a different but equally relevant lens to this conversation. In her words:

I operate my own home care business serving Colwood's aging community, and I want to speak to a housing gap that does not get talked about nearly enough. Many of the clients I care for have lived in their Colwood homes for twenty, thirty, even forty years. They are part of this community in the deepest sense. They know their neighbours, they walk familiar streets, they are rooted here. When the time comes to downsize out of a single family home, the options available to them are almost always on the busy arterials, away from the neighbourhoods they have spent their lives in. Downsizing from a family home into a smaller multifamily setting is already emotionally difficult. Having to leave the community you have built at the same time makes it so much harder. A building like 420 Tamarack Road, situated in a real neighbourhood, quietly located, with a park next door and proper pedestrian connections being built as part of the project, is the kind of option that lets people stay connected to Colwood rather than being relocated within it. That matters enormously to the people I work with every day.

What strikes us about this project is that it speaks to both ends of that journey. Young families and individuals who need an entry point into a liveable neighbourhood. Older residents who want to stay in the community they love without being pushed to a corridor they never chose. The unit mix reflects that range, from studios and one-bedrooms through to three-bedroom homes. This is not a building designed for one type of person. It is designed for the full life of a community.

On a personal level, we are a young couple who are thinking seriously about where we want to put down roots. Colwood keeps proving that it is a city making the right kinds of decisions. Supporting this project would be another one of them.

We sincerely hope you will support this application.

Respectfully submitted,

**Alexandre and Janelle Bogdanov**

██████████ Rockwood Terrace, Colwood

**From:** [Percy, Christian](#)  
**To:** [Corporate Services](#)  
**Subject:** June 8th Agenda, Inclusion  
**Date:** Friday, June 5, 2026 11:58:02 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Tamarack-Letter.pdf](#)

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Can this please be included in the June 8<sup>th</sup> Council agenda? Thank you for the consideration.

**Christian Percy**  
[REDACTED]

---

[REDACTED]

[REDACTED]

**Christian & Ariana Percy**

█ Dunlin Street  
Colwood, British Columbia V9C 0H3

April 23, 2026

Mayor and Members of Council  
City of Colwood  
3300 Wishart Road  
Colwood, BC V9C 1R1

**Re: Letter of Support — 420 Tamarack Road Rezoning Application**

Dear Mayor and Members of Council,

We are writing to express our position on the proposed rezoning at 420 Tamarack, and we want to do so as two people who have called Colwood home for most of our adult lives.

We both grew up in Victoria and chose Colwood when it came time to put down roots. We bought our first home on Triangle Mountain in 2014, and in 2020 we made the move to Royal Bay, where we are raising our two children, and our golden retriever, Blue. This community has given our family a great deal, and we think about its future often, including the kind of Colwood our kids will grow up in.

That is really the lens through which we read about this project. When we look at 420 Tamarack, we see a building that backs directly onto Gamble Park, which means future residents will have exactly what we look for when we load the kids and Blue into the car for an evening walk. A park right next door is not a luxury, it is a genuine quality of life. The proposed playground upgrade through this development makes that park better for every family in the area, not just the ones moving in.

What also stands out to us is how well this location works for everyday life. The site sits on a quiet cul-de-sac, tucked away from the noise and pace of the main roads, yet it is only minutes from everything. Groceries, schools, services, all easily reachable. And with the Galloping Goose Trail now safely connected via the new overpass over the Island Highway, residents of this building will have a genuine, protected cycling and walking route at their doorstep. That kind of access changes how a family moves through their neighbourhood. We know because it has changed how ours does.

What stays with us, though, is a bigger question about who gets to live in a neighbourhood like this one. Colwood has some genuinely beautiful, quiet, family-friendly pockets, and for a long time the only way to access them was to buy a detached home. Not everyone can do that, especially not right now. The families who will move into this development, whether they are renting or buying their first place, deserve the same thing our kids have: a park at the end of the street, safe routes to get around, and a neighbourhood that does not feel like a compromise. That is not a small thing to offer someone. It is exactly what this location provides, and we think it should be available to more than just the people who could afford a single family home.

Colwood has grown so much since 2014, and nearly all of that growth has happened because people made deliberate choices about where it should go and what it should look like. This project fits that vision. It is modest in scale, generous in what it gives back, and it is exactly the kind of development that keeps a city liveable for the long term.

Yours sincerely, Christian and Ariana

**From:** [Mons, Kyle](#)  
**To:** [Corporate Services](#)  
**Cc:** [Kyle Mons](#)  
**Subject:** Support of 420 Tamarack Rd Development  
**Date:** Friday, June 5, 2026 12:22:59 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[420 Tamarack - Mons.pdf](#)

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Good afternoon, and to whom this may concern,

Please see attached support letter from my wife and myself, regarding 420 Tamarack Rd, and accept my polite request to have my support letter included in the June 8<sup>th</sup> council agenda.

Thank you for your time.

Kyle

[REDACTED]

[REDACTED]

[REDACTED]

**Kyle Mons**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**Re:420 Tamarack Road**

Mayor and Council,

My name is Kyle Mons and I am writing alongside my wife Kayla to express our support for the proposed development at 420 Tamarack Road. I grew up in Colwood for over ten years through the mid-nineties, and in 2025 we made the decision to come back and raise our own family here. That decision was not made lightly, and it was made because of what Colwood meant to me growing up. We are hoping our children get to experience a version of that.

I heard about the 420 Tamarack Road project through a friend I play hockey with. Because I grew up in this part of Colwood, the location was immediately familiar to me. I knew the cul-de-sac, I knew the park, I knew the feel of that corner of the neighbourhood. So when I heard a development was proposed there, I wanted to understand it properly before forming an opinion.

What changed my view from curious to genuinely supportive was the design. When you look at what the team has done with the natural topography of that site, the building steps down with the land so that from the Tamarack Road side you are only looking at three storeys. That is comparable to a large home. It does not announce itself. It does not dominate. For a six-storey building to read that way from the street is a real accomplishment, and it is the kind of careful, site-specific thinking that separates a development designed for its location from one that could have been dropped anywhere.

The responsible density argument also matters to me. There is less and less land available in Colwood. The parcels that remain need to be treated thoughtfully, and that means accepting that the era of building single-family homes on every available lot is over. To put this in terms that are easy to grasp: to build 153 homes on standard 6,000 square foot lots, you would need over 21 acres of land. This project delivers those 153 homes on a fraction of that footprint, in a location that was specifically designed for this kind of growth. Spreading those homes across the landscape at low density would not serve the community better. It would just consume more land.

Colwood got this right with the Colwood Corners OCP designation. The vision is clear: concentrate meaningful housing growth in areas that are already connected to transit, services, employment, and active transportation. The Galloping Goose trail. Grocery and amenities within reach. The kind of walkable, accessible neighbourhood that a growing family actually wants to live in. 420 Tamarack Road fits that vision precisely. It is not an outlier or an exception. It is what the plan was written for.

We moved back to Colwood because we believe in what this city is becoming. Supporting projects like this one is part of how it gets there.

We respectfully urge you to approve this application.

With respect, **Kyle and Kayla Mons**

**From:** [Castro Boateng](#)  
**To:** [Mayor and Council](#); [Doug Kobayashi](#); [Dean Jantzen](#); [Ian Ward](#); [Kim Jordison](#); [Misty Olsen](#); [Corporate Services](#); [Planning](#); [Cynthia Day](#)  
**Subject:** June 8th council meeting/ 420 Tamarack road  
**Date:** Friday, June 5, 2026 12:23:39 PM

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Dear Mayor and council,

I hope this letter finds you well.

Please include my letter in June 8ths council meeting.

I would like to acknowledge the concerns raised during the September 2nd 2025 and October 14th 2025 meetings regarding the suitability of Gamble Tamarack neighbourhood for high-density development. It is clear that both residents and council members share a commitment to maintaining the integrity of our community.

I would like to express my appreciation for the Council's support of our concerns and their recommendation for an Official Community Plan (OCP) review. However, I understand that staff resources have necessitated a delay in undertaking this important review.

The resolution directing staff to reconsider our neighbourhood's inclusion (October 14th council meeting) in the Centres designation should be addressed before any more development proposals are accepted.

This delay has left, developers, existing residents and landowners, limited to proposing development ideas that are not suitable for our neighbourhood. Without a comprehensive review, we risk allowing developments that do not align with our community's needs.

A viable solution to this issue is to utilize the OCP's existing boundary alteration mechanism. This allows for changes to the corners designation due to geographic constraints. The single entry and exit point, along with our current infrastructure, presents a geographical incompatibility for high-density development.

In light of these considerations, I propose exploring new development zoning, such as RM4 for 420 Tamarack. This zoning would be consistent with Bill 44 requirements, ensuring that we do not overload our existing infrastructure or set unsustainable precedents for unsuitable development in our fully built-out neighbourhood. At the same time, it would allow for more housing and a more appropriate evolution of our community going forward.

Thank you for your attention to these matters. I look forward to discussing these proposals further.

Kind Regards,

Chef Castro

[Redacted]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

**From:** [marci huchzermyer](#)  
**To:** [Corporate Services](#)  
**Date:** Friday, June 5, 2026 12:24:24 PM  
**Attachments:** [Tamarack Letter.pdf](#)

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Please see attached letter

Sent from my iPhone

**Marci Huchzermeyer**

█ Osprey Street  
Colwood, British Columbia

April 2025

Mayor and Council  
City of Colwood  
3300 Wishart Road  
Colwood, BC V9C 1R1

**Re: 420 Tamarack Road Development Application**

Dear Mayor and Council,

My name is Marci Huchzermeyer and I am writing to express my support for the proposed development at 420 Tamarack Road. I live at █ Osprey Street, and Colwood has been my home for over eight years. I have worked here as a dental assistant for over thirty years. My husband owns a local roofing company, and our daughter has recently left for university. We are as rooted in this community as it gets, and this project matters to us.

Thirty years of working in the same community gives you a perspective that is hard to come by any other way. I have watched Colwood grow up, and in some cases, I have watched the people grow up with it. Patients I first saw as young children have come back to my chair as adults. Some of those adults now have children of their own who are my patients. When you have that kind of continuity, you stop thinking about a city in the abstract and you start thinking about it as a living thing, a place that belongs to the people in it across generations.

What I find myself thinking about more and more is what happens to the next generation. My daughter is off to university now, and like every parent in this region, I wonder whether she will be able to come back when she is ready to settle down. Not just afford to come back, but find a place that fits where she is in her life. A place that is part of a real neighbourhood, close to the things that make Colwood what it is, and not located somewhere inconvenient simply because that is what was left over after better land was used for other things.

The 420 Tamarack Road development speaks to that directly. A well-located, thoughtfully designed building that creates 153 homes in a community that has the services, the transit connections, and the neighbourhood character to support them. My husband has worked alongside a lot of the tradespeople and contractors who build projects like this one across Colwood, and he understands better than most what it means when a developer takes the time to do it properly. The community infrastructure contributions being made with this project, the sidewalks, the park upgrade, the pedestrian connections, are not window dressing. They are the mark of a project that has been planned with the community in mind.

Colwood has been good to our family for a long time. I hope this project gets the support it deserves so it can be good to the next family that chooses to call it home.

I sincerely hope you will support this application.

Kindly,

Marci Huchzermyer

**From:** [Cara King](#)  
**To:** [Corporate Services](#)  
**Subject:** Letter to be included on June 8 agenda please  
**Date:** Friday, June 5, 2026 12:31:02 PM  
**Attachments:** [420 Tamarack Development.pdf](#)

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■ Liela Place  
Colwood, British Columbia

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Mayor and Council  
City of Colwood

### **Support for 420 Tamarack Rd**

To Mayor and Council,

We are writing to express our wholehearted support for the proposed development at 420 Tamarack Road. My name is Cara and I am writing alongside my husband Matthew. We live at ■ Liela Place in Colwood, and this city is our home in every sense of the word.

Colwood has been home to me for most of my life. I grew up here, sledding down the hill at City Hall in the winters, spending summer afternoons at the Esquimalt Lagoon and the beaches nearby, making my way through Dunsmuir and Belmont for my schooling, and swimming at the Juan de Fuca Recreation Centre from the time I was young until I graduated from high school. Those experiences shaped who I am. When the time came to put down roots as an adult, there was never really a question. Colwood is where I wanted to be, because I already knew what it was.

Our life here now is woven into the community in the same way. Matthew is a dentist here in Colwood and I work alongside him as a hygienist. Outside of work our weekends tend to look the same way most Colwood weekends do: walking our three dogs, Goose, Maverick and Frank, out on the trails and through the neighbourhood, the occasional round at Royal Colwood Golf Course, and cheering on our nieces and nephews at whatever sport they have on that week throughout town. We are not observers of this community. We are inside it.

That is especially true in our work. When you spend your days seeing Colwood residents across every stage of life, you hear things. A dental appointment is one of the few places where people sit still long enough to have a real conversation, and the topic that comes up more than almost any other is housing. Retirees who have spent forty years in Colwood and are wondering whether there is anywhere to downsize that still feels like the neighbourhood they know. Young adults who grew up here and are trying to figure out whether they can afford to stay or come back after school. Young couples and families trying to find a foothold somewhere that actually has community around it, not just square footage. The question underneath all of those conversations is the same: is there room for us here?

420 Tamarack Road is a direct answer to that question. One hundred and fifty-three homes in a location that genuinely represents what makes Colwood worth choosing. A quiet street, a park next door with a playground being added as part of the project, proper pedestrian connections, underground parking, and a building designed to fit the site rather than impose on it. The people who will live there will be part of this community, not housed on the edge of it. That is not a small distinction. As people who have spent years hearing what Colwood residents want for this place, we can tell you it is exactly the distinction that matters.

Colwood made room for us. We would like to see it make room for the next generation too.

We sincerely hope you will support this application.

**Cara and Matthew**

**From:** [carlakmunro](mailto:carlakmunro)  
**To:** [Corporate Services](#); [Mayor and Council](#)  
**Subject:** Letter of support for 420 Tamarack Road  
**Date:** Friday, June 5, 2026 4:10:42 PM

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Dear Mayor and Council,

My son brought this proposal to my attention a few weeks ago. He knows I have lived in Colwood for twenty years and thought I might want to have a say. I was not familiar with 420 Tamarack Road specifically, but once I saw it on the map and read through what was being proposed, I understood why he thought of me.

My husband and I are retired and we have lived in a strata unit for some years now. I want to be clear about that because I think it matters. A great deal of the hesitation around projects like this comes from people who have never lived in a well-run multifamily building and are imagining something quite different from the reality. The reality, in our experience, is a quieter life than we expected, a well-maintained property, and neighbours we actually know. It works. It has worked for us for a long time.

The memory that comes back to me most when I think about what makes community real is something quite ordinary. Every summer our owners get together and have a potluck BBQ and sit and chat and enjoy each other's company. One spring our complex even organized a cleanup day. Residents come out, tidied up the grounds, including the nearby park and at the end of it Red Barn provided the BBQ burgers.

That kind of thing does not happen by accident. It happens because people choose to show up for each other, and because the building and the people who run it have created the conditions for it.

The residents who move into 420 Tamarack Road will find those conditions too, if they look for them.

My neighbours and I walk regularly around Colwood and I know this part of the city reasonably well. The location being proposed is a genuinely good one. A residential street, a park running the length of one side, and the amenities of Colwood Corners within easy reach. The kind of setting where you can live without getting in the car every time you need something. That matters at our stage of life, and I expect it will matter equally to the people who eventually call that building home.

I do not think every letter of support needs to make a grand argument. Mine is simpler. Twenty years in Colwood has shown me what a good community looks like from the inside. This is a project that belongs in one, and I hope you will approve it.

Sincerely,

Carla Munro

Sent from my iPad



Family Owned and Operated Since 1960 | Colwood, British Columbia

Mayor and Council  
City of Colwood  
3300 Wishart Road  
Colwood, BC V9C 1R1

### **420 Tamarack Road Rezoning Application**

To Colwood's Mayor and Council,

Williams Scrap Iron and Metals has been part of this community since 1960. My father started this business. I have run it for decades. My children are now involved, and the fourth generation is coming up behind them. That kind of continuity is not something you plan. It is something you earn, one year at a time, by serving the people around you well enough that they keep coming back. Over sixty-five years, this community has done that for us, and we have tried to give it back in every way we can.

What that looks like in practice is youth sports. It is making sure the child who wants to play hockey or soccer does not sit out because the family cannot cover the fees. It is the local food bank, where a contribution does not disappear into an abstraction but lands on a specific shelf that a specific family will reach for this week. It is showing up for the community events and the local organizations that make a neighbourhood feel like more than a place people happen to live. These are not marketing decisions for us. They are what we believe a business that has benefited from a community owes to it.

Greater Victoria is a tight-knit business community. The relationships we have built over sixty-five years with other local businesses, suppliers, contractors, and customers are not incidental to what we do. They are the structure of how this region's economy actually works. We have been the beneficiaries of that dynamic for a long time, which is why we now operate a second location and why we carry business relationships that go back decades. When a community is healthy and growing, businesses like ours grow with it. When it stagnates, so do we. That is not an generalisation. It is sixty-five years of evidence.

The 420 Tamarack Road development matters to us because of where it sits in that picture. Housing that brings more people into well-established, well-located neighbourhoods strengthens the community that businesses like ours depend on. More residents in good locations means more people spending locally, more children in the sports programs we support, more capacity for the kind of community investment that has kept this region's business community functioning as well as it has. We have watched that dynamic work for a long time. This project is a contribution to it.

We have four generations tied to this community now. The youngest ones are still in their earlier years, but they will run this company one day, in this city. The decisions

this council makes about how Colwood grows will shape the community they inherit. We believe this application is the right decision for this community.

**Lloyd Williams**

2nd Generation Owner/Operator

Williams Scrap Iron & Metals | Est. 1960

**From:** [Greg Sivertson](#)  
**To:** [Corporate Services](#)  
**Subject:** June 8 2026 Council Meeting  
**Date:** Sunday, June 7, 2026 10:02:51 PM  
**Attachments:** [Colwood Council 420 Tamarack June 7.docx](#)

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Please find attached a letter in opposition to proceeding with the rezoning of 420 Tamarack Road without first completing the OCP review of the Gamble Neighbourhood.

Thank you,

Grag and Annamarie Sivertson

■ Tamarack Road

June 7, 2026

To Colwood Council,

Re: development proposal for 420 Tamarack Road

We are writing this letter to oppose the rezoning of 420 Tamarack Road. During the October 2025 Council meeting, Colwood staff were directed to determine the appropriateness of the Colwood Corners (high density) zoning designation for our neighbourhood and to develop a gentle infill process for existing neighbourhoods. If the rezoning of 420 Tamarack was allowed it will poison that process. It will be difficult to justify our community's position with an already accepted 6-story, high density complex in the development stage.

We are worried that putting up a very large complex in a single-family neighbourhood will have many negative impacts on the current residents. These concerns were well presented during the rezoning application process for 396 Tamarack Road and still apply for this rezoning application. Colwood has other locations that are much more suitable for developments of this nature.

Please allow the process of staff reviewing the OCP as it pertains to our neighbourhood to be concluded before allowing future developments to proceed.

Respectfully,

Greg and Annamarie Sivertson

█ Tamarack Road

Dear Mayor and Council,

I am writing as a resident of the Gamble-Tamarack neighbourhood in response to the staff report for Agenda Item 7.2. Having reviewed that report carefully, I want to engage directly with its analysis. I believe the report's own evidence supports a different conclusion than the one staff have reached.

This letter addresses three questions that Item 7.2 puts before Council: (1) whether the Colwood Corners designation review for Gamble-Tamarack belongs in a future OCP update or can be advanced now as a standalone amendment; (2) what the staff report's own capacity analysis actually permits; and (3) how Council should treat the 420 Tamarack Road rezoning application in the meantime. It closes with a description of the outcomes we are asking Council to achieve.

### 1. The “not a deferral” claim does not hold up

The staff report states that reviewing the Colwood Corners designation through a future OCP update “does not delay or diminish” this priority. This framing deserves scrutiny.

- **A realistic timeline.** The report recommends that the OCP update be *scoped* following the fall election. Scoping, initiating, and completing a comprehensive OCP update is realistically a 2028–2029 outcome at the earliest. That is a deferral in every practical sense, regardless of how it is characterized.
- **A new Council will not have this file's institutional history.** This Council passed R2025-224, recognized the procedural unfairness of continuing to approve development before R2025-224 is resolved, and deferred 420 Tamarack on that basis. A Council seated in November will inherit this file cold. The knowledge and political will that exists on this Council today cannot be assumed to transfer.
- **The “comprehensive process” framing overstates the scope of what is being asked.** Our neighbourhood does not require a city-wide policy exercise. It requires a targeted OCP amendment. This is an instrument Council employs routinely (most recently at the May 25 meeting) without triggering full reviews. The staff report asserts that the designation review “involves broader land use, density, and growth management considerations” requiring a comprehensive update, but does not demonstrate why a boundary correction for one neighbourhood, grounded in the OCP's own Gentle Infill objective, cannot proceed as a standalone amendment.

### 2. The staff report's own capacity analysis supports a standalone project

The report identifies 1,050 hours of available capacity for new projects in the remainder of 2026.<sup>1</sup> The three projects staff recommend total approximately 750 hours, leaving roughly 300 hours unallocated within the 80% capacity target.

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<sup>1</sup> Staff report, Policy Program for Remainder of 2026 and Looking to 2027, Table 2.

- The February 2026 report estimated the Development Approvals Process Review at 350–450 hours. A targeted OCP amendment for Gamble-Tamarack, which does not require a city-wide study and has a clear policy basis already established in the OCP, need not exceed that scope.
- The staff report itself explicitly acknowledges advancing the Colwood Corners designation review and gentle infill strategy as standalone projects as an alternative option, noting “there may be interest from Council to advance these initiatives ahead of the OCP update.”
- **A standalone amendment is a discrete correction, not a substitute for the OCP update.** Resolving Gamble-Tamarack’s designation now removes a well-defined and contested item from the backlog the 2027 review would otherwise need to address, rather than competing with it.

### 3. New context based on the May 25 Council meeting

#### Council’s own transit priorities undercut the CD designation for our area

If our neighbourhood is removed from the Colwood Corners CD, the two alternatives are Transit Growth and Neighbourhood. We are asking for a Neighbourhood designation, and Council’s own stated transit priorities support that specific outcome.

- Gamble-Tamarack currently sits approximately 10 minutes’ walk from the nearest Rapidbus stop (depending on individual fitness and luck with lights). That proximity is the primary factual basis for arguing for densification based on transit access.
- At the May 25 Council meeting, Council actively advocated for the Rapidbus route to be redirected away from the current corridor onto Kelly Road. If that preference is realized, the nearest rapid transit stop would be approximately 1.3km away (a 17-minute walk under optimal conditions).
- **A neighbourhood that is a 17-minute walk from rapid transit, on a single-access road with no left-turn exit, does not meet the locational rationale for Comprehensive Development or Transit Growth.** Council’s own stated transit priorities, if implemented, eliminate the factual basis for anything above a Neighbourhood designation.

#### Infrastructure capacity is a city-wide concern, not just a neighbourhood complaint

- At the May 25 meeting, Councillor Ward (speaking to a separate issue) observed: “We are well ahead of our housing targets... We will likely hit sewer capacity in probably 10 years.”<sup>2</sup>
- This observation reinforces the infrastructure argument for Gamble-Tamarack. Staff have confirmed on the record that viable densification here requires converting the neighbourhood wholesale to 15-storey towers.<sup>3</sup> That concentration of load on

<sup>2</sup> Councillor Ward, City of Colwood Council meeting, May 25, 2026. Timestamp 1:24:30.

<sup>3</sup> Member of planning staff, Planning & Land Use Committee meeting, May 4, 2026. Timestamp 1:35.

infrastructure that (by the City’s own assessment) has finite capacity is not a neighbourhood-specific concern; it is a city-wide planning liability.

#### 420 Tamarack has no protected status as an in-stream application

- At the May 25 meeting, staff clarified that “in-stream application” protection applies to shovel-in-ground projects — not to sites where only demolition has occurred, and not to applications that have not yet received rezoning approval.
- **420 Tamarack Road has not received rezoning approval and has no protected in-stream status.** There is no procedural obligation to advance this application. Doing so under a designation Council has already identified as problematic is inconsistent with Council’s own definitions and is procedurally unfair.

#### 4. Reclassification is consistent with the OCP’s own objectives

For the benefit of Council members reviewing this file, the core OCP argument:

- OCP Policy 6.2.4.1 directs the City to enable moderate residential growth in established single-detached neighbourhoods in the Controlled Growth Area, through secondary suites, coach houses, duplexes, and ground-oriented townhouses.<sup>4</sup> The Neighbourhood designation implements this objective for areas “historically comprised largely of single-detached homes,” with a land use objective to “protect existing character, while enabling gentle infill.”
- **That is a precise description of Gamble-Tamarack.** The Colwood Corners designation was designed for a regional commercial and civic hub oriented toward major employment, high-rise residential intensification, and city-wide destination uses. It has no policies for gentle infill because it was never intended to govern established residential neighbourhoods.
- Reclassifying Gamble-Tamarack to a Neighbourhood designation would not contradict the OCP. It would bring the OCP’s application into alignment with its own stated objectives for established single-detached neighbourhoods. This is consistent with how comparable neighbourhoods in Colwood are already treated.
- Staff are on the record as opposed to the premise of R2025-224.<sup>5</sup> A staff-led project with an open-ended scope will produce a recommendation consistent with that position. If Council wishes to act on R2025-224, the direction it gives tonight needs to be specific enough to define both the policy basis and the target outcome.

#### 5. What we are asking Council to achieve tonight

At a minimum, we ask that Council remove the final clause of the staff recommendation (the direction to bring forward the 420 Tamarack Road rezoning application) and confirm that no development applications in this neighbourhood will proceed under the existing

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<sup>4</sup> Colwood 2018 OCP, Policy 6.2.4.1.

<sup>5</sup> Member of planning staff, Planning & Land Use Committee meeting of May 4, 2026. Timestamp 1:12.

OCP designation while Resolution R2025-224 remains unresolved. This is the minimum step consistent with the procedural position Council has already taken.

However, severing the clause alone does not resolve the underlying designation question and does not bind a future Council. It preserves the status quo without producing a durable outcome. We ask Council to go a step further and act proactively, following one of two possible actions:

**Action A: Direct OCP amendment**

Direct staff to bring forward an OCP amendment to reclassify Gamble-Tamarack from the Colwood Corners CD designation to a Neighbourhood gradual-infill designation, on the grounds that the current designation is inconsistent with OCP Policy 6.2.4.1. The direction should specify the target designation, set a deadline for staff to return with a project summary before the election, and confirm that no further development applications in this neighbourhood will be brought forward until the amendment is resolved.

**Action B: Constrained standalone project**

If Council is not prepared to direct an amendment at this meeting, we ask that Council refuse a de-facto deferral of the concerns raised in R2025-224 by directing staff to advance the Colwood Corners Designation Review (Master Policy List Item #2) and the Gentle Infill Strategy (Item #3) as standalone projects in 2026, within available capacity. We further ask that Council provide staff with specific direction on resolving this issue. Critically, the direction should specify the policy basis to be applied (OCP Policy 6.2.4.1 and its objectives for established single-detached neighbourhoods), the target outcome if that policy basis is found to apply (a Neighbourhood designation), and a deadline for a project summary before the election. Without these parameters, a staff-led process is unlikely to produce a recommendation that differs from status quo.

Regardless of the steps taken by Council tonight, no further development applications in this neighbourhood should proceed until this work is complete. **To proceed with 420 Tamarack under the current contested OCP designation is the same as declaring that this designation will stand. It prejudices the outcome of R2025-224 and is a violation of procedural fairness.**

This Council has engaged with our neighbourhood's concerns seriously and in good faith throughout this process. The staff report before you tonight acknowledges the priorities Council identified, but recommends a process that places them beyond the reach of this Council's term. The capacity exists, the policy basis exists, and the precedent for targeted OCP amendments without full reviews has been established at these very meetings.

We are asking Council to act on a problem it has already recognized, using tools it has in hand, on a timeline it can still control.

Thank you for your continued attention to this matter.

Sincerely,

Caitlin Keenan  
Resident and co-owner, [REDACTED] Tamarack Road

**From:** [Charlotte Boateng](#)  
**To:** [Mayor and Council](#); [Doug Kobayashi](#); [Ian Ward](#); [Kim Jordison](#); [Misty Olsen](#); [Cynthia Day](#); [Dean Jantzen](#); [Planning](#); [Corporate Services](#)  
**Subject:** Formal Opposition to Proposed Land Use Bylaw Amendment No. 232 (CD 44 - 420 Tamarack Road), Bylaw No. 2115  
**Date:** Monday, June 8, 2026 12:18:40 AM

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\*Please include my correspondence to the council agenda and add to the June 8th council meeting.

Dear Mayor and Council,

As we continue to await the fulfillment of Council's October 14th resolution to review the OCP designation for our neighbourhood, city staff have again asked for 420 Tamarack to be put to Council for approval. We are writing to express our opposition to the proposed rezoning of 420 Tamarack Road from R1 to a Comprehensive Development (CD) zone to permit a 6-storey apartment building with a 2-storey, 173-stall parking garage.

We want emphasize the significance of the single-egress bottleneck as a major safety flaw in our neighbourhood. This acknowledgment by city staff and council reinforces our position that the high-density "Colwood Corners" designation is fundamentally flawed and must be adjusted through a boundary retraction. The geographic reality of our neighborhood cannot be overlooked; it necessitates a reconsideration of the proposed density.

The existing boundary alteration mechanism in the Official Community Plan (OCP) allows for the modification of the Colwood Corners designation due to geographic constraints. The single egress and the current infrastructure of our neighborhood present a geographical incompatibility for high-density development.

In light of this, we propose a practical framework that aligns with this approach. A boundary adjustment, coupled with a zoning swap to RM4, presents a common-sense compromise. This solution allows council to vote "No" on the unsuitable 6-storey Comprehensive Development (CD) zone while also voting "Yes" to a development plan that respects provincial housing targets and addresses the entry/exit safety concerns that have been acknowledged.

Reclassifying Gamble-Tamarack to a Neighbourhood designation would not contradict the OCP. Instead, it would bring the application of the OCP into alignment with its own stated objectives for established single-detached neighbourhoods. This reclassification is consistent with how comparable neighborhoods in Colwood are already treated.

We respectfully ask that the Council remove the final clause of the staff recommendation, which directs the advancement of the 420 Tamarack Road rezoning application. We also request confirmation that no development applications in this neighborhood will proceed under the existing OCP designation while Resolution R2025-224 remains unresolved. This step is the minimum necessary to align with the procedural position the Council has already taken.

Kind regards,

[REDACTED]

[REDACTED]

**From:** [Shara Schultz](#)  
**To:** [Corporate Services](#); [Mayor and Council](#)  
**Subject:** Procedural Accountability and Urgent Deferral of Development Application CD-44 (420 Tamarack Road)  
**Date:** Monday, June 8, 2026 8:32:36 AM

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Please include this submission in the meeting packet for today's meeting.

Date: June 8, 2026

To: Mayor Kobayashi and Members of Colwood City Council, Corporate Services

From: Shara Schultz [REDACTED] Tamarack Rd

Subject: Procedural Accountability and Urgent Deferral of Development Application CD-44 (420 Tamarack Road)

Dear Mayor and Councillors,

### 1. Statement of Core Objection: Demanding Procedural Accountability

I am writing to register my formal procedural objection to Council hearing or considering the 420 Tamarack Road application tonight before the mandated neighbourhood review is delivered. This file has arrived back on your agenda despite an explicit, unanimous Council resolution passed on October 14, 2025, instructing staff to review the appropriateness of the "Colwood Corners Centre" high-density OCP designation for this specific pocket.

At the last Council meeting, this item was rightly stripped from the agenda. Mayor Kobayashi looked our packed gallery in the eye and made an unambiguous statement: Council does not want to see anything regarding 420 Tamarack until that OCP review is conducted. By placing this file right back on the agenda tonight without delivering that review, unelected municipal staff are openly defying an executive directive and testing the authority of the Mayor's chair. Local democracy breaks down if public promises made by the Mayor to a live audience are immediately overridden by staff reports.

### 2. The Subversion of Democratic Oversight by Staff

I anticipate that planning staff will justify this item's return by arguing that Council approved a new internal policy framework to rank and prioritize its backlog, and that our neighbourhood review did not score high enough to merit being put ahead of other city business. While that prioritization matrix is an internal staff tool designed to manage workflow, it is being used as a shield to bypass the clear intent of Council's October 14, 2025 resolution. Furthermore, staff have publicly acknowledged in recent

memos presented to council, that local development applications are currently at an all-time low and that this market slowdown has granted the department a significant surplus of operational time, including the time to come up with the new “policy procedures” policy itself. Despite having more than adequate hours and resources to complete the high-rise centre designation review mandated by Council on October 14, 2025, planning staff have actively chosen not to execute it.

Staff are treating a private developer's individual application as a mandatory operational item that must move forward under standard legislative timelines, while treating Council's democratic neighbourhood review as a low-priority, discretionary project. An internal staff matrix cannot be used to trap a direct Council order in an endless queue while letting the target project slip through the back door. Allowing 420 Tamarack to proceed under an artificial lack of priority subverts the entire legislative process.

### 3. Agenda Whiplash and the Abuse of Public Resources

The current administrative approach is an inefficient use of public resources that inflicts severe "agenda whiplash" on local citizens. Forcing residents to repeatedly organize, review multi-hundred-page agenda packages, and mobilize to City Hall for an item Council has already stated it does not want to see is an abuse of the public participation process. It forces a volunteer community to constantly defend itself in bad faith against a project that currently lacks a settled policy foundation.

### 4. Policy Double Standards and the Reality of Gentle Infill

Council has already put on the record that high-rise development is inherently inappropriate for this specific pocket. 420 Tamarack suffers from the exact same inappropriate scale as 396 Tamarack, but introduces three times as many units and three times the infrastructure pressure on a fully built-out neighbourhood. Passing this project would directly contradict Council's established voting track record and create a severe policy double standard on the exact same street.

Furthermore, staff have previously dismissed Council's request for a "gentle infill strategy" here by claiming that the unreviewed OCP designation negates the right to gentle infill because Tamarack is technically no longer a "neighbourhood." This logic is entirely backwards. We *are* a neighbourhood, which is exactly why the review was ordered.

Provincial legislation legally mandates 3 to 6 units on these residential lots, making gentle infill the default legal baseline. Building multiplexes and townhomes directly satisfies Colwood's housing mandates, fully preserves our family-friendly, quiet cul-de-sacs, and protects against severe infrastructure issues caused by underplanned

development. Staff's willingness to deny Council's resolution and fight gentle infill in favour of a 6-storey vertical mass raises serious questions regarding administrative motivation.

## 5. Rebuttal to Expected Developer Arguments

I fully expect the developer's legal team and planning consultants to deploy standard pro-density arguments in favour of this development. Council must view these claims through a critical lens:

- Vested Rights & Financial Hardship: They will claim that endless "procedural pausing" creates unfair financial prejudice and supply chain inflation. However, statutory timelines exist to serve public transparency and due diligence, not to let a developer rush an application through before the city can finish assessing if multi-family high or mid-rises even belong here.
- Economic Viability: They will argue that building townhouses or triplexes on this 2.45-acre lot is financially unfeasible due to high land and material costs, making a 6-storey vertical mass the only viable way to deliver market rentals. Council is under no legislative obligation to guarantee a private applicant's profit margins at the expense of sound community planning.
- The Growth Boundary Plan: They will argue this project perfectly aligns with the transit-adjacent "Colwood Corners Centre" growth boundary. However, the existing OCP boundary mechanism allows for adjustments when geographical constraints are identified. The overwhelming neighborhood turnout and previously submitted letters and petition proves that adequate community consultation was never done when this high-density boundary line was originally drawn.
- Community Amenity Contributions (CACs): The developer will highlight a lucrative amenity package (e.g., stormwater updates, sidewalk extensions, or Millstream Creek ecological cash) that gentle infill cannot fund. Council must not allow limited infrastructure upgrades to be used as a transactional leverage point to bypass explicit planning directives.

## 6. The Actionable Remedy Requested of Council

To prevent this administrative loop from wasting further city resources and community time, I urge Council to defend its own integrity and honor its public word.

I request that a member of Council introduce a formal Motion to Postpone Consideration of all readings of Bylaw 2115 (Application CD-44) to a Definite Date, specifically directing staff that this application shall not return to the agenda until the mandated Gamble/Tamarack OCP review is completed, published, and debated first.

To satisfy provincial administrative fairness requirements and shield the City from claims of an "infinite freeze," I request that Council set a strict, reasonable deadline for staff to complete and present that review. Alternatively, I request that Council initiate the existing OCP Boundary adjustment process to formally remove our neighbourhood from the Centres designation due to clear, unstudied geographical constraints.

Show this community that your public promises have meaning, and defend the integrity of your own voted resolutions.

Respectfully,

Shara Schultz

--

**Shara Leah Schultz**



**From:** [Tom Wansbrough](#)  
**To:** [Corporate Services](#)  
**Subject:** 420 Tamarack Support  
**Date:** Monday, June 8, 2026 8:51:51 AM  
**Attachments:** [image001.png](#)  
[420 Tamarack Support Letter.pdf](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

It is my understanding that there is an opportunity to add 420 Tamarack to tonight's agenda.

I believe keeping this project moving is important for the healthy growth of the community and ask for it to be added to the agenda.

Please see attached letter in support of the project.

Thank you,

**Tom Wansbrough**

#132-328 Wale Rd.  
Victoria BC, V9B 0J8  
O: [250-940-1873](tel:250-940-1873)  
W: [www.MetroCP.ca](http://www.MetroCP.ca)





## **HOLIDAY INN EXPRESS COLWOOD**

& Coastal Offices  
Colwood, British Columbia

Mayor and Council  
City of Colwood  
3300 Wishart Road  
Colwood, BC V9C 1R1

### **Letter of Support for 420 Tamarack Rd**

Dear Mayor, Council Members, and Planning Staff,

I grew up in Colwood, and I have had a front-row seat to what this city has become. The transformation from a quiet suburb into an urban centre with its own identity, its own economy, and its own sense of place has been one of the more remarkable things I have watched happen in my lifetime. Running two businesses here now, the Holiday Inn Express Colwood and Coastal Offices, I have a daily stake in how that story continues to unfold. I write this letter from that vantage point.

I want to raise something that I think gets overlooked in discussions about new residential development: the hospitality effect. When 153 units come online at 420 Tamarack Road, those are 153 households that will eventually have people coming to visit them. Parents flying in from across the country for move-in weekend. Siblings staying for a week after the baby arrives. Out-of-town coworkers in for a project. Friends who have never been to Colwood before and suddenly have a reason to come. Every occupied unit in a new residential building generates a stream of visitor stays, and those visitors need somewhere to sleep. The Holiday Inn Express Colwood is the natural choice for those stays. That is not a minor benefit. It is a direct, predictable, and ongoing one for a hospitality business that operates close to this site, and it is a benefit that compounds over time as the building fills and the neighbourhood settles.

Of our thirty employees, the majority live in Colwood or Langford, and housing cost and availability are a topic that comes up regularly. It is a genuine struggle for existing staff, and it has become a barrier to bringing on new people. Finding someone with the right skills and the right attitude is already not easy in this industry. Asking them to also navigate a housing market that is out of reach for entry-level and mid-career workers makes it harder. A development like this, in a location this well-served, adds supply where the market most needs it.

Colwood Corners is the right location for this density, and I say that as someone who has watched this area evolve over decades. Public transit connections are here. The Galloping Goose trail runs through. The Juan de Fuca Recreation Centre and the library are within reach on foot.

132-328 Wale Rd, Colwood BC V9B 0J8  
O: 250-940-1873 / F: 778-265-3398 / MetroCP.ca

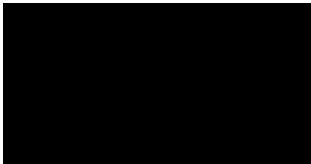


They are the things that make a location genuinely liveable for the people who move into it, and they are the things that drive foot traffic and spending to the businesses around them. The Official Community Plan got this right. This project is consistent with it.

One thing our hotel does that I am particularly proud of is donate a portion of revenue from guests who are staying for medical reasons to the Victoria Hospitals Foundation. It is a small way of acknowledging that some of the people coming through our doors are going through something difficult, and that the community around them matters. That instinct, putting some of what a business earns back into the community it operates in, is something I think more businesses should practice. I mention it here because I think it reflects a broader point: the health of the commercial sector in Colwood depends on the health of the community around it, and developments like this one are part of what keeps that community growing in the right direction.

I am proud of what Colwood has built. I support what it is still building. I ask that this committee approve the 420 Tamarack Road application.

Best regards,



Tom Wansbrough  
Owner/Operator

**From:** [Jason Schultz](#)  
**To:** [Mayor and Council; Corporate Services](#)  
**Subject:** Formal Opposition to Proposed Land Use Bylaw Amendment No. 232 (CD 44 - 420 Tamarack Road), Bylaw No. 2115  
**Date:** Monday, June 8, 2026 9:16:38 AM

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please include this letter in the meeting packet for the June 8th Council Meeting.

Date: June 8, 2026

To: Mayor and Council, City of Colwood, Corporate Services

From: Jason Schultz, [REDACTED] Tamarack Rd

Subject: Formal Opposition to Proposed Land Use Bylaw Amendment No. 232 (CD 44 - 420 Tamarack Road), Bylaw No. 2115

#### 1. Introduction and Executive Summary

As I continue to await the fulfillment of Council's October 14th resolution to review the OCP designation for our neighbourhood, I see that staff has once again asked for 420 Tamarack to be put to Council for approval. I am writing to express my resolute opposition to the proposed rezoning of 420 Tamarack Road from R1 to a Comprehensive Development (CD) zone to permit a 6-storey apartment building with a 2-storey, approximately 175 stall parking garage. While I recognize the ongoing regional need for diverse housing options, municipal upzoning must never occur at the expense of community safety, infrastructure capacity, taxpayer equity, and critical environmental assets. This proposal represents an over-densification of a sensitive, single-egress cul-de-sac. It fundamentally violates the core principles of Sustainable Development by creating an isolated, vehicle-dependent development that lacks safe infrastructure, exposes residents to extreme safety liabilities, creates future tax payer infrastructure burden, and threatens an active, salmon-bearing waterway.

#### 2. Environmental Threat to the Salmon-Bearing Ravine and Coho Return

The most irreversible impact of this proposal is the immediate ecological threat it poses to the delicate ravine system running directly adjacent to 420 Tamarack Road. This ravine shelters a critical, salmon-bearing stream that supports an active annual Coho salmon return. Coho are an increasingly fragile species on the Pacific Coast, highly vulnerable to urban encroachment, habitat degradation, and stormwater contamination.

The construction of this massive concrete structure and parking garage immediately adjacent to this ravine creates three primary environmental hazards:

Green Space Loss and Thermal Pollution: Excavation and construction will require clearing significant portions of the natural root systems on the slope. This vegetation acts as a vital sponge for the massive amount of water that Colwood already struggles to manage as it makes its way down the steep grade of the neighbourhood when it rains.

Toxic Runoff and Siltation: The introduction of approx. 175 parking stalls ensures that high concentrations of automotive heavy metals, microplastics, and petroleum hydrocarbons will gather on the property. Without the natural filtration of undisturbed natural soil, heavy rain events will wash toxic contaminants from the street straight down the ravine banks into critical salmon habitat. Furthermore, construction-phase rock blasting and soil disturbance risk catastrophic siltation and increased turbidity to the stream.

Hydrological Disruption: Replacing 2.45 acres of absorbent natural groundcover with impermeable concrete roofing and parking tiers will permanently alter the local water table. Instead of clean groundwater slowly percolating into the stream, the site will generate rapid, high-volume stormwater surges, causing bank erosion and impacting delicate habitat that young Coho fry rely on to survive the winter.

### 3. The Structural Illusion of "Transit-Oriented" Upzoning

Proponents of this development frequently point to the roadside bus stop at Goldstream Avenue and Wale Road to justify this high-density application. However, under the Province of British Columbia's Transit-Oriented Areas (TOA) Framework, high density is intended to cluster safely within a strict 400-metre radius of a highly engineered, off-street Major Rapid Bus Exchange. The roadside stop at Goldstream is a standard transit stop, not an interchange, and Goldstream is a narrow 2 lane corridor with ever increasing congestion problems and no designated bus lanes.

Furthermore, the actual walking route home completely lacks safe, accessible pedestrian infrastructure. It features no continuous concrete sidewalks, no universally accessible curb ramps, and no dedicated pedestrian lighting. Forcing future transit users—including children, seniors, and those with mobility aids—to navigate unpaved gravel shoulders and dark blind spots alongside active traffic lanes is a severe municipal liability. This infrastructure deficit cannot be expanded or resolved in the near term, as BC Transit has no capital budget for regional service expansion this year, and the City of Colwood has no current plans or funding allocated to redesign the highly problematic Wale Road intersection, which will only become more dangerous with the added car traffic from 420 as all those cars exit Gamble at the right turn only onto Wale rd.

### 4. The 175 Stall Parking Contradiction and Single-Egress Emergency Risk

The inclusion of a 2-storey parking garage containing 175 parking stalls provides clear evidence that this project is not a genuine transit-oriented development. It is a vehicle-dependent complex. The developer knows future residents will rely on private vehicles because the surrounding infrastructure cannot support a car-free lifestyle. Furthermore, dense housing of this nature will incur added delivery traffic such as Amazon Prime and Uber Eats trucks, to service the

residents of the building. Existing Garbage and Recycling services already struggle to navigate the 3 cul-de-sacs of Tamarack and Gamble, with drivers having to resort to backing down the narrow residential streets to service them.

Introducing a minimum of 175 additional vehicles onto Tamarack Road presents an extraordinary public safety hazard. Tamarack Road is a narrow, single-access cul-de-sac. Channeling a high volume of commuter traffic through a single egress lane will result in peak-hour gridlock at the mouth of the street.

More alarmingly, this single-choke-point design leaves the neighborhood highly vulnerable to disaster. As locally demonstrated by the severe March 20, 2024 structural fire on the 400-block of Goldstream Avenue, vacant structures and construction sites are high-risk zones for sudden blazes. If a major fire or medical emergency occurs at 420 Tamarack, incoming multi-jurisdictional emergency vehicles will completely block the single narrow access road. With the single egress trapped, local families and surrounding residents will have absolutely zero emergency evacuation routes, converting a planning failure into a catastrophic safety bottleneck.

#### 5. Site Deficiencies and the Retention of the Remnant House

The proposed site layout contains another glaring planning deficiency as the developer intends to retain the existing single-family dwelling on the property. According to the plans, this home will be left sandwiched between the river ravine and the new 6-storey building and its 2-storey parking structure.

The assertion that this home will be maintained for "personal enjoyment" is completely unfeasible. Immersed in the constant shadow of a 6-storey condo block and subjected to the direct exhaust fumes, headlight glare, tire screeching, and mechanical noise of a 173-stall parking garage, this structure will become entirely unlivable. It will inevitably be abandoned and left vacant. As historical patterns in Colwood demonstrate, unmonitored, vacant remnant houses rapidly become magnet properties for trespassing, vandalism, and arson, introducing a permanent security and fire hazard directly to the cul-de-sac.

#### 6. Unjust Fiscal Impact on Colwood Taxpayers

Finally, forcing intense multi-family complex developments onto a street engineered exclusively for single-family homes will overload local sewer and utility networks. Upgrading these localized systems to accommodate multiple high-density footprints as planning has indicated are desired for this neighbourhood, requires significant capital expenditure. The residents of Colwood have absolutely no appetite to shoulder new sewer development fees or infrastructure tax hikes to fund utility expansions that serve private developer profit. The city's current capital plan does not allocate funds for these extensive neighborhood utility retrofits. Planning staff have indicated that development scales of 12 to 15 stories throughout this entire neighbourhood would be required to fund the required upgrades if the neighbourhood is to support higher density structures. Approving this amendment would mean offloading the developer's infrastructure deficits directly onto local taxpayers, which seems

wholly avoidable if this “Neighbourhoods” status is restored to one that allows for more sustainable and feasible gentle infill development as is currently legally allowed by the Province of BC under Bill 44.

## 7. Conclusion

Bylaw Amendment No. 232 represents an inappropriate, high-liability upzoning that contradicts Colwood’s commitment to safe, orderly, and environmentally responsible growth. It introduces an unmanageable traffic volume to a single-egress dead end, compromises public evacuation safety, places an unfair financial burden on local taxpayers, and creates a vacant nuisance property risk. Most critically, it introduces unacceptable ecological hazards to an active Coho salmon spawning stream.

For these reasons, I respectfully urge Mayor and Council to protect our community's safety, fiscal integrity, and natural environment by voting NO on the proposed rezoning of 420 Tamarack Road, and follow through on its plan to review the suitability of the Colwood Corners High Density Centers designation for our neighbourhood.

Sincerely,

Jason Schultz

**From:** [REDACTED]  
**To:** [Mayor and Council; Corporate Services](#)  
**Subject:** Letter of Support — 420 Tamarack Road Rezoning Application (June 8 Council Agenda)  
**Date:** Monday, June 8, 2026 10:07:32 AM  
**Attachments:** [Outlook-nlufu4ue.png](#)  
[Letter of Support for the 420 Tamarack Road Rezoning Application \(1\).pdf](#)

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor, Council, and Corporate Services,

Please find attached a letter of support for the 420 Tamarack Road rezoning application.

I would be grateful if this letter could be included on the June 8th Council agenda as correspondence for Council's consideration.

Thank you for your time, and please let me know if you require anything further from me to have it added to the record.

Sincerely,

**Dr. Shane Francis**  
Principal Dentist

P. 778-486-9222

F. 778-486-9223

E. [info@royalbaydentalco.ca](mailto:info@royalbaydentalco.ca)





ROYAL BAY DENTAL CO.

Mayor and Council  
City of Colwood  
3300 Wishart Road  
Colwood, BC V9C 1R1

Dear Mayor, Council, and Planning Staff,

I am writing in support of the 420 Tamarack Road rezoning application.

As a local business owner operating within the Greater Victoria and Westshore community, I understand firsthand the importance of responsible growth and the need for housing that supports working people and families. Businesses across this region are experiencing the same challenges when it comes to attracting and retaining staff, and housing availability continues to play a major role in that reality.

The proposed development at 420 Tamarack Road represents the kind of thoughtful growth that aligns with the direction Colwood has established through its planning framework. The location is well suited for additional residential density, with access to transit, services, schools, and amenities that support a complete community.

Projects like this contribute to the long-term health of the region. More housing in appropriate locations strengthens local businesses, supports employees who want to live closer to where they work, and helps create sustainable growth within the community.

From reviewing the proposal and surrounding context, it is clear this application reflects the broader vision already outlined for the Colwood Corners area. Developments that align with existing planning objectives and respond to the growing housing needs of the community deserve support.

I believe approving this application would be a positive step for Colwood and for the continued growth of the Westshore region.

Thank you for your time and consideration.

Sincerely,

Dr. Shane Francis  
Royal Bay Dental Co.

Royal Bay Dental Co.  
345B Latoria Blvd Suite 202  
Victoria, BC  
V9C 0S9

Dr. Shane Francis  
Dr. Danielle Wiese  
Dr. Courtenay Cleaver  
Dr. Ryan Chan

P: 778-486-9222  
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E: [info@royalbaydentalco.ca](mailto:info@royalbaydentalco.ca)

**From:** [Bruce Goulding](#)  
**To:** [Corporate Services](#)  
**Subject:** Question For The Meeting 8th June.  
**Date:** Monday, June 8, 2026 10:29:27 AM

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Good evening, Mayor Kobayashi and members of Council. My name is Bruce Goulding, and I reside on Wishart Road here in Colwood.

I am writing to voice a growing concern regarding Colwood's municipal bylaws—specifically, the lack of clear location guidance for residential heat pumps and how this intersects with Colwood's noise policy.

Right now, my household is experiencing this gap firsthand. A neighbour's heat pump is adjacent to our bedroom window, because Colwood currently lacks specific setback rules or strategic placement requirements for outdoor mechanical units, the continuous, low-frequency hum severely disrupts our sleep and reduces our ability to enjoy our property. Colwood's current noise policy makes it incredibly difficult to find a resolution once a heat pump system has already been fully installed and operational. Without clear, upfront guidelines, residents are left dealing with potential neighborhood friction which is preventable with clear guidance in place.

As green energy adoption rightfully increases, I am asking Council to direct staff to review our zoning and noise policies to establish clear, proactive placement guidelines. Other municipalities have successfully implemented simple setback and decibel levels taken at the property line that protect neighborhood peace and quiet while still supporting climate goals.

My question to Council tonight is: What steps are Colwood Council currently taking—or willing to take—to update the noise and zoning policies so they proactively address heat pump placement before it becomes a more widespread community friction point? Thank you.

***Full address provided for residency verification purposes only; please omit the specific house number from the public agenda package."***

 **Wishart Road**

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**From:** Tim Day [REDACTED]  
**Sent:** Monday, June 8, 2026 10:34 AM  
**To:** Cynthia Day <[cday@colwood.ca](mailto:cday@colwood.ca)>; David Grove <[dgrove@colwood.ca](mailto:dgrove@colwood.ca)>; Dean Jantzen <[djantzen@colwood.ca](mailto:djantzen@colwood.ca)>; Doug Kobayashi <[dkobayashi@colwood.ca](mailto:dkobayashi@colwood.ca)>; Ian Ward <[iward@colwood.ca](mailto:iward@colwood.ca)>; Kim Jordison <[kjordison@colwood.ca](mailto:kjordison@colwood.ca)>; Misty Olsen <[molsen@colwood.ca](mailto:molsen@colwood.ca)>; Corporate Services <[corporateservices@colwood.ca](mailto:corporateservices@colwood.ca)>  
**Cc:** Jason Johnson <[jjohnson@colwood.ca](mailto:jjohnson@colwood.ca)>  
**Subject:** Colwood Sewer Capacity Allocation Limiting Growth?

Greeting,

Could you please add my letter to the records for the 2026-06-08 Council Meeting?

June 8, 2026

Mayor and Council,

I would like to comment on the last Council Meeting regarding Colwood's [REDACTED] sewer survey. I do not understand why all the time and money went into gauging public sentiment for a service that the City has known it cannot provide since 2018. The amount of [REDACTED] accompanying the survey was astounding. To make any assumptions based on the survey would be difficult other than up to 25% of Colwood's septic users have been [REDACTED] into believing that somehow Colwood has or can easily attain enough sewer capacity to service Colwood's septic users. For 2023, 2024 and 2025 Colwood averaged over 600 new building units per year. Colwood will be able to sustain the current pace of development for a few more years prior to Colwood reaching its maximum allocation in the CRD Wastewater Treatment Plant. Colwood's sewer users will be facing fines of 3 times the cost to treat wastewater for flows beyond Colwood's purchased capacity allocation.

Colwood purchased a **total** allocation for wastewater treatment in the CRD Wastewater Treatment Plant to add approximately **3000 new building units** to the existing 2018 sewer users. All of the 3000 new building units were to facilitate major development as was included in the 2018 OCP. The majority of the development was Royal Bay with an OCP plan for a total of 2800 new homes. Colwood's capacity allocation has never been increased but, somehow, Colwood Council in 2022, approved even more density in Royal Bay with the Royal Beach development for 2850 new housing units.

Royal Bay/Beach has more than doubled in total new building units already approved by this and previous Councils yet no plan has ever been envisaged to service all of the approved Royal Bay/Beach sewer users.

Deficiencies with Colwood's sewer infrastructure to service Royal Bay, when it was proposed to be 2800 total new homes, were identified in 2018. The deficiencies that were identified 2018 have been exacerbated by the more than doubling of the proposed original density. Colwood has no capacity allocation to try to provide sewer service to the already approved Royal Bay/Beach developments. Colwood does not have a plan of what to do when sewer infrastructure is exceeded by the Royal Bay/Beach development. Colwood's planned Royal Bay lift station upgrade is based on less than half of the approved Royal Bay/Beach density.

Unfortunately for Colwood residents, the City maintains a denial of the consequences of the present development rate of over 600 new homes per year. Staff did allude to some of the known deficiencies being encountered when budget discussions were going on regarding sewers but no money has been set aside to address the near term projected problems. The Royal Bay/Beach and the Allandale pump stations will need to be upgraded soon as they will become unreliable due to over use.

I am going to make a prediction that nothing is going to be done to address Colwood's limited sewer capacity infrastructure until sewage is ponding around either the Royal Bay/Beach or Allandale pump stations. The reason will be poor planning due to failing to address Colwood's limited wastewater allocation in the CRD Wastewater Treatment Plant prior to approving development and the delayed reaction to sewer infrastructure deficiencies by denying the impact of adding 600 new homes per year for more than a few more years.

Colwood has been especially bad at transparency this term. Development has operated in a grey zone regarding record keeping since accepted practices of providing citizens with access to proposed development materials on the website prior to 2023. Deleting the year of the application from the development proposed has certainly added an additional level of difficulty for the public to become informed. Why has no effort been spent to address the Colwood website deficiencies to provide accessible and accurate public records?

I have provided many letters to inform Council that the City is [REDACTED] the pace of development. In November, 2025, the City, for the first time, provided the numbers of **actual** number of new housing units that were built in 2023, 2024 and up to the end of September, 2025. Unfortunately, the City has not updated the total number of new housing units for 2025 on the website. The City is currently not informing the public regarding what to expect for 2026. From the number of cranes building apartment buildings and the sewer main extensions into unserved areas like the Wishart/Windthrop neighbourhood and along Sooke Road, 2026 could be a banner year for development and bad year for sewer pump stations.

Will this Council request that staff provide the growth expectations for 2026? How many new building units are currently being built? How many new building units have reached the stage where they could apply for a building permit? The big question, of course, is what is the total number of total number of new building units this and the previous Council have approved. The previous Council exceeded Colwood total allocation by more than twice the capacity allocation and this Council has employed development tactics such as floodplain denial and frequent transit designations in areas that will not be served by frequent bus service. From the presentation by BC Transit at the previous Council Meeting, it is abundantly clear that VMP south of Sooke Road and Sooke Road from Metchosin Road to VMP will not be included in any future transit improvements. Colwood's only **actual** frequent bus corridor is Colwood Corners and Goldstream Avenue. Another irony, Colwood's strategy of naming areas without adequate bus service as frequent bus corridors will end up limiting the frequency of bus service to Royal Bay/Beach as the development will stall due to a lack of sewer allocation while inappropriate auto dependant six story buildings are needlessly scattered around Colwood.

I have provided sewer flow charts for 2018-2021 to help explain why the sewer flows from Colwood are lower than would be expected for the amount of development that has taken place over the last four years. From the CRD sewer flow charts it can be seen that over those four years of limited development the total sewer flows from Colwood decreased each year. The obvious reason for the decreased flows is improvements to the sewer infrastructure at Belmont Park. Belmont Park has been long identified as an area of high I&I rates (infiltration of rain water). It would

appear that the improvements at Belmont Park have netted an average annual improvement of 0.4%.

Colwood's total allocation capacity is 4.7ML/day or 4.35% of the total capacity of the CRD Wastewater Treatment Plant. The Colwood sewer flows in 2021 would have been approximately 0.4% higher without the Belmont Park improvements. In the summer of 2025 Colwood sewer flows were 3.08 ML/day but would have been approximately 3.5 ML/day (74.4% of total allocation) without Belmont Park sewer infrastructure improvements. Thank goodness for the DND. My guess is that this years sewers flows, measured this summer, will be around 0.3 ML/day higher than last years as there is a delay between development and sewer flows.

An annual rate of 600 need housing units would generate an approximate expected flow of:

600 new housing units X 2.2 residents/housing unit X 220 L/day per resident = 290,000 L/day or approximately 0.3 ML/day

Colwood should be addressing how to service already approved development that will not be accommodated by Colwood's limited total sewer allocation. The OCP needs to reflect Colwood's limited sewer allocation and infrastructure. In 2018, Colwood's total sewer allocation was already spoken for. Smoke and mirrors are not good planning principals.

Sincerely,  
Tim Day

**Table 2 Annual Sewage Flows 2018-2019**

Participant	Estimated Annual Flow (m <sup>3</sup> /year)*	Percentage of Total Flows
Saanich	9,170,992	26.35
Oak Bay	2,822,595	8.11
Victoria	12,397,164	35.62
Esquimalt	1,992,251	5.72
View Royal	827,710	2.38
Colwood	1,185,159	3.41
Langford	2,509,309	7.21
Sidney	1,291,715	3.71
Central Saanich	1,358,126	3.90
North Saanich	499,706	1.44
Esquimalt First Nation	25,336	0.07
Songhees First Nation	222,220	0.64
Pauquachin First Nation	28,236	0.08
Tseycum First Nation	11,649	0.03
Institute of Ocean Sciences	5,440	0.02
Department of National Defence	141,456	0.41
Ganges Sewer	176,401	0.51
Maliview Sewer	18,374	0.05
Magic Lakes Estates Sewer	100,832	0.29
Port Renfrew Sewer	19,326	0.06
<b>Total Flow</b>	<b>34,803,997</b>	<b>100%</b>

**Note:**

\*For the period October 1, 2018-September 30, 2019

2018 - 3.41%

**Table 2 Annual Sewage Flows 2019-2020**

<b>Participant</b>	<b>Estimated Annual Flow (m<sup>3</sup>/year)*</b>	<b>Percentage of Total Flows</b>
Saanich	9,670,079	26.3
Oak Bay	3,069,465	8.4
Victoria	12,913,159	35.2
Esquimalt	2,204,366	6.0
View Royal	865,716	2.4
Colwood	1,235,991	3.4
Langford	2,872,068	7.8
Esquimalt First Nation	25,336	< 0.1
Songhees First Nation	224,030	0.6
Department of National Defence	133,506	0.4
North Saanich	502,860	1.4
Central Saanich	1,379,908	3.8
Sidney	1,303,450	3.6
Pauquachin First Nation	27,618	< 0.1
Tseycum First Nation	11,993	< 0.1
Institute of Ocean Sciences	4,083	< 0.1
Ganges Sewer	155,257	0.4
Maliview Sewer	18,841	< 0.1
Magic Lakes Estates Sewer	100,832	0.3
Port Renfrew Sewer	19,380	< 0.1
<b>Total Flow</b>	<b>36,737,936</b>	<b>100%</b>

Note: \*For the period October 1, 2019-September 30, 2020

2019 - 3.4 %

**Table 2 Annual Sewage Flows 2020-2021**

Participant	Estimated Annual Flow (m <sup>3</sup> /year)*	Percentage of Total Flows
Saanich	10,234,514	26.73
Oak Bay	3,054,787	7.98
Victoria	13,284,932	34.69
Esquimalt	2,451,312	6.40
View Royal	816,583	2.13
Colwood	1,169,227	3.05
Langford	3,327,295	8.69
Esquimalt First Nation	27,738	0.07
Songhees First Nation	243,322	0.64
North Saanich	528,049	1.36
Central Saanich	1,449,113	3.78
Sidney	1,339,620	3.50
Pauquachin First Nation	29,661	0.08
Tseycum First Nation	14,980	0.04
Institute of Ocean Sciences	3,889	0.01
Ganges Sewer	167,123	0.44
Maliview Sewer	19,815	0.05
Magic Lakes Estates Sewer	109,685	0.29
Port Renfrew Sewer	19,997	0.05
<b>Total Flow</b>	<b>38,291,624</b>	<b>100%</b>

Note: \*For the period October 1, 2020-September 30, 2021

2020 - 3.05 %

**Table 2 Annual Sewage Flows 2021-2022**

Participant	Estimated Annual Flow (m <sup>3</sup> /year)*	Percentage of Total Flows
Saanich	10,004,812	25.22
Oak Bay	3,534,142	8.91
Victoria	13,694,787	34.53
Esquimalt	2,534,467	6.39
View Royal	821,374	2.07
Colwood	1,176,153	2.97
Langford	3,602,221	9.08
Esquimalt Nation	30,014	0.08
Songhees First Nation	262,275	0.66
North Saanich	636,319	1.60
Central Saanich	1,531,949	3.86
Sidney	1,439,905	3.63
Pauquachin First Nation	39,977	0.10
Tseycum First Nation	16,459	0.04
Institute of Ocean Sciences	4,682	0.01
Ganges Sewer	162,256	0.41
Maliview Sewer	19,188	0.05
Magic Lakes Estates Sewer	128,350	0.32
Port Renfrew Sewer	23,344	0.06
<b>Total Flow</b>	<b>39,662,672</b>	<b>100%</b>

Note: \*For the period October 1, 2021-September 30, 2022

2021 - 2.97 %

**From:** [Anne Jeffrey](#)  
**To:** [Corporate Services](#); [Mayor and Council](#)  
**Subject:** Letter for June 8, 2026 City Council Meeting  
**Date:** Monday, June 8, 2026 10:34:43 AM

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Good morning,

Please add my letter to the agenda for today's City Council meeting. Thank you!

Anne Jeffrey

Dear Mayor and City Council:

I am a resident and co-owner of [REDACTED] Tamarack Rd.

Following the last City Council meeting on May 25, 2026, I was deeply disappointed to see the published Agenda for today's meeting, in particular, the Report from Staff on Agenda item 7.2.

On May 25th, I spoke to Council regarding staff's increased (but still limited) capacity for policy projects. I specifically noted with appreciation that staff had identified "Gentle Infill Strategy" as the top additional policy item that they suggested could be added to their present workload.

I also addressed Council about the need to ensure procedural fairness by taking one of the following actions:

- a. Pass an OCP amendment to remove the Gamble-Tamarack Neighbourhood from the "Centres" designation and reclassify it as "Neighbourhood", which would remove the need for staff to complete that portion of the policy review directed under Resolution R2025-224;
- b. Complete Council's directives to staff in Resolution R2025-224 by not only completing the Gentle Infill Strategy for existing neighbourhoods, but also by completing the review of the appropriateness of the Gamble-Tamarack Neighbourhood's inclusion in the "Centres" designation in the OCP; or
- c. Commit to pausing all development proposals for the Gamble-Tamarack Neighbourhood that rely on the disputed "Centres" designation under the current version of the OCP until such time as Resolution R2025-224 has been completed.

I was therefore dismayed to see that the Staff Report appended to today's meeting agenda had removed "Gentle Infill Strategy" as a recommended policy project.

Not only have staff now recommended to Council that both unresolved issues put forward in Resolution R2025-224 be delayed, but they have also once again recommended that the development proposal for 420 Tamarack Rd., which relies on the disputed "Centres" designation of the Gamble-Tamarack Neighbourhood, be brought forward for consideration under the current OCP, as early as next month.

### **Procedural Fairness**

I am frankly baffled at this evidence that our city staff is ignoring both the obvious issues of procedural fairness inherent in this approach and the very clear messages that Mayor and Council have provided on this matter. The 420 Tamarack Rd. proposal was removed from the May 25th meeting agenda precisely because it is premature and manifestly unjust to consider approving a development proposal that relies on a matter of policy that Council has already identified as being in need of review and revision.

I anticipate that the developer will argue that it is unfair for the City to delay considering their application. I wish to draw attention to the fact that the developer is fully aware of the unresolved policy issues and has chosen to proceed anyway.

From the Report attached to the Planning and Land Use Committee meeting agenda for May 4th:

#### **"Council Resolutions**

At its October 14 Regular Meeting, Council passed a resolution (Resolution No. R2025-224) directing staff to review the appropriateness of the Official Community Plan (OCP) Colwood Corners designation for the surrounding neighbourhood and to develop a gentle infill strategy for existing neighbourhoods. As the subject property is located within the Colwood Corners designation, this direction has potential implications for the proposed rezoning. **Staff advised the applicant of this resolution, including that a similar rezoning application in the area was not supported by Council. Notwithstanding this, the applicant has requested that their application proceed for consideration under the current OCP policies.** [emphasis added]

At that Oct. 14th City Council Meeting, Council recognized that the proposed 6-storey, 66-unit building was unsuitable for our small neighbourhood and listened to our requests that our neighbourhood be removed from the "Centres" designation in the OCP that plans for condo towers as high as 15 storeys to be built there.

The developer is fully aware of this resolution and has chosen to move forward with their proposal anyway. **They have accepted the risk that Council may reject or defer approval to their proposal** due to the unresolved resolution.

When Council passed Resolution R2025-224, my neighbours and I believed that our argument that we should be removed from the “Centres” comprehensive development (“CD”) zone in the OCP would be fully investigated, fairly considered, and ultimately decided on before any more developments would be approved. To do otherwise is such an obvious breach of procedural fairness that it would deeply undermine public trust in our elected officials. How can we trust our City Council if it does not enforce its own resolutions?

Even without completing Resolution R2025-224, City Council has full authority to change the boundary of the “Colwood Corners” zone in the OCP in order to exclude our small neighbourhood from the area slated for comprehensive development.

The current OCP states:

“OCPs are living documents that are flexible and fluid by nature, and can be slightly adjusted over time to address changing conditions in the community.” [p. 1]

I understand that city staff are very busy and need to prioritise their projects, and I can understand that at first glance, it may appear most efficient to delay the implementation of Resolution R2025-224 until the next full review of the OCP.

**The problems that arise from this delay are the uncertainty it creates, both for current homeowners and prospective developers, and the risk that any development that gets approved in spite of the unresolved resolution will change the neighbourhood to the extent that it undermines the intent of the resolution.** If the population of our neighbourhood is doubled or tripled by the current proposal, and we have already lost the quiet serenity and safe streets that we are trying to preserve, then it becomes much more likely that, when city staff finally do consider Resolution R2025-224, they will simply declare that the damage has already been done and there is no point attempting to preserve the rest of the neighbourhood.

#### **Property Tax Burden:**

A further concern for our neighbourhood is that, if larger-scale developments are built there, our property taxes may increase past the point that we can handle.

From my review of BC Assessment’s Highest and Best Use Policy, it appears that we may be at risk of having our properties assessed at the rate appropriate to a property with a condo development on it, even though there is no such development or even any plan for it.

The rationale is that, if it seems probable to the assessor that a development could go up within the next 5 years, then the property is not currently being used for its “highest and best use”, and it should be taxed as if it were.

I found that homeowners who have lived in their property for at least 10 years are eligible to submit a request for reassessment on the grounds that the property is a residential property and the owner intends for it to remain so. That is helpful, particularly to many of our senior, long-time residents, but there are also many young families in our neighbourhood, including my own, who have not yet lived here for 10 years.

If our homes begin to be taxed at the rate of a condo development, we may be unable to afford them and end up being effectively forced to sell our homes, with no recourse simply because we haven’t owned our homes long enough. This is deeply unfair to young families who have struggled to get into the housing market.

**Conclusion:**

In light of the above, I am making the following requests:

- a. That Council make a targeted OCP amendment to remove the Gamble-Tamarack Neighbourhood from the “Centres” designation in the OCP. This is the simplest and fastest way to resolve the outstanding policy issues without taking up staff time and causing additional delay that would be detrimental to all parties;
- b. Alternatively, that Council direct staff to prioritize the 2 outstanding policy issues from Resolution R2025-224, and that this work be completed **before** any further development proposals in the Gamble-Tamarack Neighbourhood, including the proposal for 420 Tamarack Rd., be brought forward for approval;
- c. Finally, if Council decides to allow the proposal for 420 Tamarack Rd. to be brought forward prior to the completion of Resolution R2025-224, that Council carefully consider all matters of policy and procedural fairness, including the significant risks that approval of this proposal would have the following impacts:
  - i. Undermining the intent of Resolution R2025-224 by changing the surrounding neighbourhood so much that, when the policy review finally takes place, staff can simply say that the damage has already been done and there is no quiet and calm neighbourhood left to preserve; and
  - ii. Raising property taxes for the other properties in the neighbourhood based on

the Highest and Best Use policy, to the point where many of our neighbourhood's current homeowners, particularly young families who have owned their homes less than 10 years, may be forced to sell their properties.

I thank you for your attention to these matters.

Yours truly,

Anne Jeffrey

**From:** [H2X Contracting Ltd](#)  
**To:** [Corporate Services](#)  
**Subject:** Fwd: Support for 420 Tamarack Rd, Colwood  
**Date:** Monday, June 8, 2026 10:52:29 AM  
**Attachments:** [attachment.png](#)  
[attachment.png](#)  
[H2X Letter to Colwood.pdf](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Good day,

I did not receive a response to my email attached from April. Can this be added to the agenda tonight?

Thankyou very much for your response.

Kind Regards,  
Genevieve Harold  
250.294.2109

OFFICE ADMINISTRATOR



601 Terison Lane, Victoria, BC V9B 6E2  
[www.h2xcontracting.ca](http://www.h2xcontracting.ca)  
NEW LOCATION  
2202 Petersen Place, Nanaimo, BC V9S 4N5

Begin forwarded message:

**From:** H2X Contracting Ltd <[REDACTED]>  
**Subject:** Support for 420 Tamarack Rd, Colwood  
**Date:** April 27, 2026 at 1:29:01 PM PDT  
**To:** [mayorandcouncil@colwood.ca](mailto:mayorandcouncil@colwood.ca)

Good day,

Please see attached.

Kind Regards,  
Genevieve Harold  
250.294.2109

OFFICE ADMINISTRATOR



601 Terlson Lane, Victoria, BC V9B 6E2  
[www.h2xcontracting.ca](http://www.h2xcontracting.ca)  
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601 Terison Lane, Victoria, BC V9B6E2

**Office:** 250.294.2109 **Dispatch:** 250.818.1916

www.h2xcontracting.ca

Westshore Family Business | Established 2004

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Mayor and Council

City of Colwood

3300 Wishart Road

Colwood, BC V9C 1R1

**Re: Letter of Support, 420 Tamarack Road Development Application**

Mayor and Council,

H2X Contracting has been operating on the Westshore since 2004. Our family-run business and its related companies employ close to a hundred people, the majority of them from the communities we serve, a meaningful portion from Colwood specifically. When you employ people locally, the wages stay local. They get spent at nearby restaurants and shops, with local tradespeople, on the hockey registration and the soccer sign-up and the groceries bought a few streets from where those people work. At some point you stop thinking about a city as a collection of properties and start thinking about it as an ecosystem. That ecosystem is what we have been part of for over twenty years, and it is what gives us a stake in this application.

Our owners Genevieve and Kevin Harold have maintained an employee unit in a Colwood building as part of our long-standing commitment to housing people locally. Genevieve has served on the strata council of that building for fifteen years. We mention this because it is easy to have opinions about density and multifamily housing from the outside. It is a different thing entirely to have spent fifteen years engaged in the practical governance of a shared residential building, watching it function over time, watching it become part of a neighbourhood, and understanding from the inside what well-managed multifamily housing actually looks like when it is done right. That perspective informs our support for this application.

H2X provides services directly to the City of Colwood, including catch basin and drain maintenance, trench excavation for home utilities, and drainage work throughout the municipality. Richard Harold, our Colwood-resident owner, has worked in this city long enough to know what good planning looks like on the ground, because he has seen the results of both careful and careless decisions in the infrastructure

work we do. The 420 Tamarack Road site is in a part of Colwood that has been designated for this kind of growth. The location is right. The infrastructure can support it. What is before you is simply the decision of whether to allow it.

A significant portion of our employees are young people and growing families navigating the same housing market that this development is designed to address. We hear those conversations regularly. The disconnect between what a working family earns and what they can access in a neighbourhood they would genuinely want to live in is real, and it has real consequences for businesses like ours that depend on being able to attract and retain people in this region. Housing in good locations is not simply a quality of life question. It is an economic development question. A community that can house its working population in places worth living is a community that continues to function.

Our companies have invested in this community in ways that go beyond the work we do. The IEOA Christmas Truck Parade and Food Drive. Community running and cycling events across the Westshore. Local youth sports programs, teams, and athletes. Golf fundraising events that support causes close to home. We do these things because we are genuinely part of this community, not because it is useful to appear that way. We are writing this letter for the same reason.

The decision before you on 420 Tamarack Road will shape that corner of Colwood for decades. A well-located, well-designed project that brings more people into a neighbourhood worth living in is exactly the kind of development that deserves approval. We have built our business on the strength of this community for more than twenty years and we intend to keep doing so. We ask that you support this application.

Yours sincerely,

**Richard, Genevieve and Kevin Harold**

H2X Contracting Ltd and Related Companies

**From:** [Reception of Dr. Williamson](#)  
**To:** [Corporate Services](#)  
**Cc:** [Mayor and Council](#)  
**Subject:** Letter of support  
**Date:** Monday, June 8, 2026 10:48:09 AM  
**Attachments:** [Colwood Dental letter.docx](#)

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Some people who received this message don't often get email from [williamson@colwooddental.ca](mailto:williamson@colwooddental.ca). [Learn why this is important](#)



**P:** (250)474-4014

**F:** (250)478-1704

**E:** [williamson@colwooddental.ca](mailto:williamson@colwooddental.ca)



COLWOOD DENTAL GROUP  
318 GOLDSTREAM AVE  
VICTORIA, BC  
V9B 2W3

DR. KERR WILLIAMSON  
250-474-4014

Mayor and Council

City of Colwood

3300 Wishart Road

Colwood, BC V9C 1R1

**420 Tamarack Road Rezoning**

Dear Mayor and Council of Colwood,

Colwood Dental Group was established in the early 1970s, and my predecessor was one of its founding partners. I took over Dr. Dave Mick's practice in 2011, and I have spent every year since then building on what those founders started. We now consistently employ north of 55 people, making us one of the more significant employers in Colwood. My approach to dentistry has always been that less is more: comprehensive treatment planning, prevention first, and building long-term relationships with patients rather than chasing procedures. Running a practice this way for fourteen years in the same community means that this city is not just where I work. It is where I have built something.

Colwood Corners has grown at a remarkable rate over the years I have been here, and I believe it has done so in a way that genuinely serves the community. When I look at the 420 Tamarack Road proposal, what I see is a development that fits the trajectory this area is on. The current community infrastructure can support it, and I am happy to say plainly that my practice is ready to welcome new patients from the building. A well-located residential development in a neighbourhood this well-served is not a burden on community services. It is what those services were planned to support.

Through Colwood Dental Group, I have been an active contributor to community initiatives for as long as I have been here. We support local food banks. We sponsor the arts and food festivals at the Colwood Lagoon. I donate monthly to the Red Cross for local anti-bullying campaigns, and we support Langford

Minor Fastball. These are not token gestures. They reflect a genuine belief that a business with roots in a community has an obligation to give back to it consistently, not just when it is convenient.

On a personal level, the Westshore figures prominently into every part of my life. My children play Castaway Wanderers Rugby and Trivision Basketball. My youngest son is developing his golf game at the local clubs with real enthusiasm, and we spend a lot of time together on the Juan de Fuca par 3 course, where things have a way of getting competitive in the best possible way. Being a business owner in this community is something I genuinely appreciate. The life it has given my family is not something I take lightly.

That is exactly why I support this development. The Westshore is a remarkable place to live and raise a family. The question this council is answering with a decision like this one is whether that experience will be available to the next generation of families looking for a foothold here. I hope this development allows other families to enjoy the same Westshore life and experience that I have had. It is a worthy outcome, and 420 Tamarack Road is a worthy project.

With warm regards,

Dr. Kerr Williamson

**From:** [REDACTED]  
**To:** [Mayor and Council; Corporate Services](#)  
**Subject:** Opposing the Rezoning of 420 Tamarack Road  
**Date:** Monday, June 8, 2026 11:13:42 AM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

As I am a minor, please redact my personal information and email address from this letter before including it in the public file for the June 8th meeting.

Dear Mayor and Council,

My name is [REDACTED], and I am a [REDACTED] year old [REDACTED]. I live on Tamarack Road and have lived here ever since I was [REDACTED]. Ever since I can remember I have grown up in this neighborhood, with friendly faces of friends and neighbors all around. I am the neighborhood babysitter, and babysit some of the sweetest kids you will meet. They are always outside with me, drawing chalk on the street, playing games in the Gamble park forest, and riding their bikes in the neighborhood.

There is already a fair amount of cars coming down our street all the time, so I always have to keep my eyes and ears open for cars to ensure the safety of the kids. With that said, the proposed 153 more units would cause more traffic, causing a safety hazard for all of the kids, family, and pets in our neighborhood. This brings me to my next point, our neighborhood is full of pets, friendly faces walking their dogs along Gamble park, and the streets of our neighborhood. Again with the extra car, foot, and bike traffic this could be a danger to the pets and pet owners in our neighborhood. I myself have always felt safe walking around and exploring the neighborhood with my friends, it is such a beautiful place, exploring the trails in Gamble park, and biking around the neighborhood is an experience I'm so grateful to have in my life, growing up as a teenager in a world full of social media and internet I am truly so grateful to have nature to explore right outside the steps of my own house, and without having to stray far from the safety of my own home and family. With all this said, I hope this goes in to your consideration of the Rezoning of 420 Tamarack Road.

Thank you Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Mayor and Council; Corporate Services](#)  
**Date:** Monday, June 8, 2026 11:26:47 AM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Councilors,

My name is [REDACTED] I'm [REDACTED] and i live on Tamarack road I have lived here since I was [REDACTED] this is my home and building that condo will ruin it putting up a condo could also be a danger to the salmon at the fish ladders and we should protect it not hurt it

Me and my friends love the wildlife here and we don't want a playground in the park we just want the park if you build that condo there won't be anymore bike rides in the cul,de,sac because all the moving traffic up and down the street.

I walk dogs in the neighborhood and I need to be safe when I'm outside. Me and my friends meet up a lot outside and if there's a condo with a bunch of strangers we don't know we won't be able to meet up. and that time with my friends is very important to us. I know every single person who lives on are street and that's a safe place. not a crowded neighborhood with hundreds of strangers that could be dangerous for all who cares! we're trying to save are home not put it in danger.

thank you.

I vote no!

[REDACTED]

as I am a minor please redact my personal information and email before putting this in the public binder

**From:** [Jordan Shand](#)  
**To:** [Corporate Services](#)  
**Subject:** June 8th City Council Letter  
**Date:** Monday, June 8, 2026 12:12:12 PM  
**Attachments:** [June 8th - Letter to Council.docx](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Good Afternoon,

Apologies on the slightly late submission to add to tonight's meeting.

Please see attached letter on behalf of the 420 Tamarack development / rezoning.

Thank you,

Jordan Shand

June 8<sup>th</sup>, 2026

Mayor and Council,

I am writing regarding the ongoing consideration of high-density development proposals within the Tamarack/Gamble neighbourhood and the broader policy framework that guides those applications.

This letter is not intended as opposition to growth or housing. Rather, it is a request that Council ensure land-use decisions are aligned with infrastructure realities, community planning objectives, and the City's own policy review process.

A key concern is the apparent sequencing of decisions. Council previously directed staff to review the suitability of the neighbourhood's high-density designation. If that review remains incomplete, it is difficult to understand how site-specific rezoning applications can be properly evaluated before the underlying policy question has been resolved.

The issue before Council is larger than any individual development application. It is whether the current Official Community Plan designation accurately reflects the physical characteristics, transportation network, servicing capacity, and long-term planning objectives of the neighbourhood.

Recent Council discussions have highlighted several infrastructure challenges facing Colwood, including future sewer capacity constraints, transit service limitations, and uncertainty surrounding major transit corridor planning. These are not hypothetical concerns. They are matters already acknowledged in public meetings and municipal discussions.

If higher-density development is being justified on the basis of transit-oriented growth, then the assumptions supporting that growth should be reassessed whenever the underlying transit plans remain uncertain or subject to change. Land-use policy should be informed by infrastructure realities rather than anticipated infrastructure that may not yet exist.

Similarly, there appears to be an unresolved question regarding the appropriate form of housing for this area. The current discussion has largely focused on large apartment developments, while comparatively little attention has been given to intermediate housing forms that could help meet housing objectives without requiring the same level of infrastructure intensity. Missing-middle housing options, including townhouses and other ground-oriented multi-family forms, deserve meaningful consideration before permanent planning decisions are made.

The purpose of an Official Community Plan is to provide a coherent framework that balances growth, infrastructure, transportation, housing, and neighbourhood character. When there is evidence that these elements may no longer be aligned, an OCP amendment is not an obstacle to growth—it is a responsible planning tool.


I respectfully request that Council complete the review of the Tamarack/Gamble neighbourhood designation and determine whether an amendment to the Official Community Plan is warranted before advancing further high-density rezonings in the area.

This approach would provide clarity to residents, certainty to developers, and confidence that future growth is being guided by sound planning principles rather than proceeding ahead of unresolved policy questions.

Thank you for your consideration.

Sincerely,

Jordan Shand

 Gamble Place



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**To:** CAO – Jason Johnson  
**Submitted:** May 15, 2026  
**From:** Ryan Campeau, Parks Lead - Capital  
**RE:** Contract Award - South Colwood Dog Park

---

## RECOMMENDATION

THAT Council authorize staff to award the contract for the construction of the South Colwood Dog Park to Landscape Structures Inc, through the Canoe Procurement Group of Canada, in the amount of \$344,766.

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## SUMMARY AND PURPOSE

This report seeks Council authorization to proceed with construction of the South Colwood Dog Park on City parkland on Metchosin Road, adjacent to Mendez Place. Following Council's direction to investigate this location and the subsequent approval of project funding, staff have confirmed the site is technically suitable for the proposed use.

The report summarizes public engagement outcomes; outlines design mitigations to address resident concerns related to noise, traffic, and safety; and presents a solution within the approved budget.

## BACKGROUND

On May 12, 2025, Council passed the following resolution:

**R2025-115** *THAT Council direct staff to engage directly with PATH Developments (formally GableCraft) on the use of this parcel of land for the purpose of an off-leash dog park.*

Subsequently, PATH Developments shifted their operational focus toward other areas of Royal Bay. Partnering with the City for a dog park in this area is outside their current scope.

At the Regular Council meeting on April 27, 2026, Council approved \$370,000 in funding for this project through the Growing Communities Fund (R2026-129 wherein a list of Parks and Recreation projects were approved for funding via the Growing Communities Fund).

## SITE DESCRIPTION AND CONFORMANCE WITH STANDARDS

The proposed site is City parkland consisting of approximately 0.6 acres (2,400 m<sup>2</sup>) of relatively flat land situated at the top of a steep south-facing slope fronting onto Metchosin Road. The site is narrow and is adjacent to four established residential properties on Metchosin Road and Mendez Place.



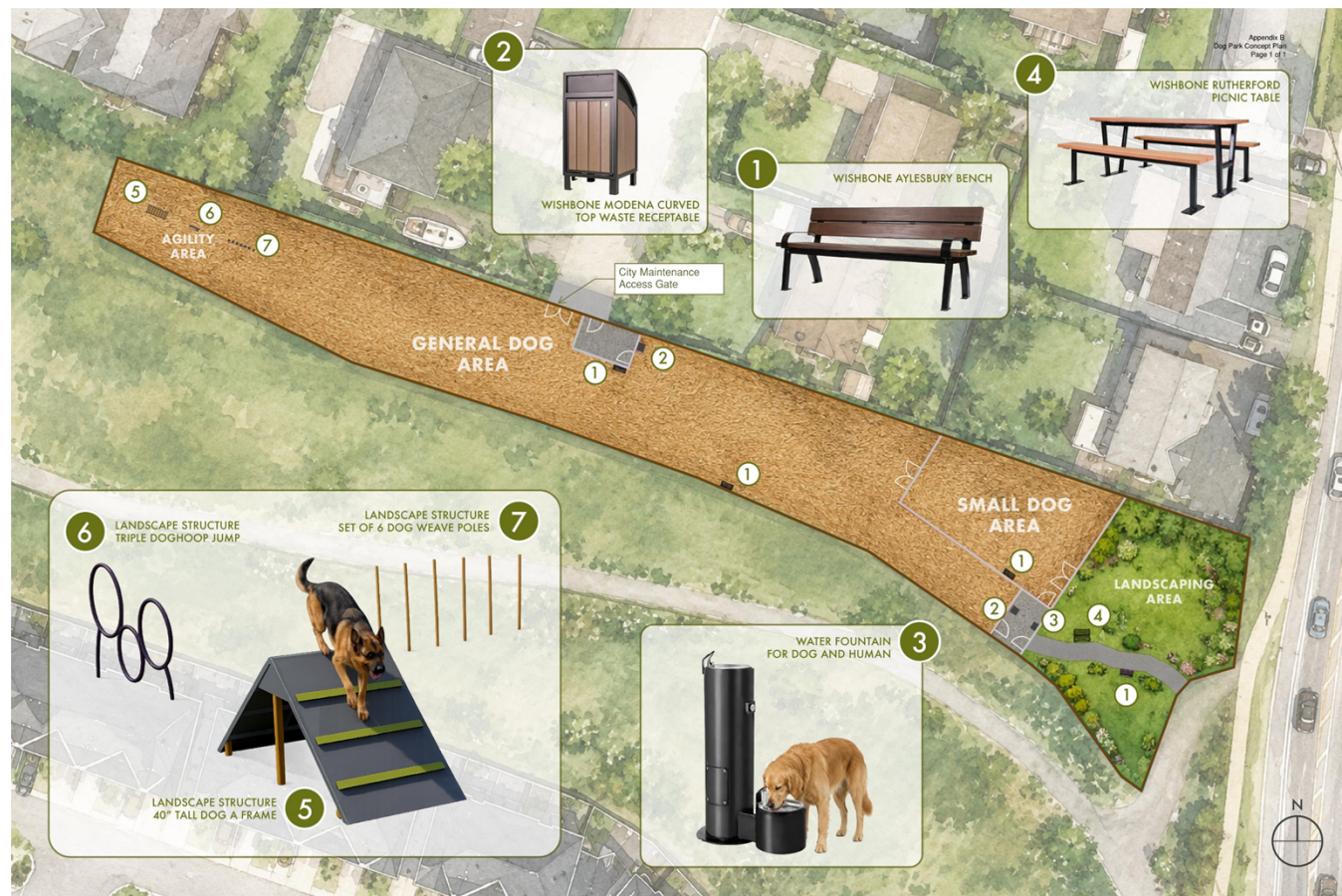
*Project Location Map*

The City does not have its own adopted dog park specifications. Staff have applied the City of Vancouver Parks Board’s People, Parks, and Dogs Strategy (2017) and its associated Implementation Guide (the Guide) as the design reference standard (see Appendix A). This provides a recognized framework for the planning and design of off-leash areas and establishes guidance on site sizing, fencing, amenities, surfacing, and boundary treatment.

Staff prepared a preliminary design and Class D estimate based on the Guide, which conforms to the Neighbourhood Dog Run classification. This facility is intended to serve as a pedestrian-focused, local dog park, drawing users travelling on foot from adjacent neighbourhoods and the broader Perimeter Park trail network.

The design also includes a small parklet situated outside the dog park enclosure, serving a dual purpose: buffering the site from Metchosin Road and providing a rest area at the top of the hill where visitors can enjoy the view and access seating and picnic amenities.

Following funding approval, the design was advanced by Landscape Structures, in partnership with Van Isle Bricklok, an experienced dog park contractor (shown below and included as Appendix B). A quotation was then obtained through the Canoe Procurement Program of Canada, providing a complete turn-key solution. Construction can begin shortly after approval and is expected to be complete and open to the public by mid-August 2026.



**SOUTH COLWOOD DOG PARK**  
CONCEPT PLAN



**PUBLIC ENGAGEMENT**

A public engagement survey conducted via Let’s Talk Colwood concluded in April 2026 and received 29 responses (see Appendix C). Results are summarized below:

Question: Please share your thoughts about the potential designation of a section of the park area near Mendez Place as an off-leash dog park as the City undertakes an assessment of site suitability, access, safety, noise, and maintenance requirements.

Sentiment	Percentage	Key Themes
Generally Supportive	69%	High demand for off-leash space, desire for natural surface over gravel, and improved neighborhood safety.
Generally	31%	Concerns regarding noise, lack of parking, small size, proximity to

Unsupportive		residential property lines, and safety near Metchosin Road.
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Primary Concerns Raised:

- Noise and Nuisance: Proximity to homes on Mendez Place and Metchosin Road.
- Traffic and Parking: Potential for increased congestion on Mendez Place, a no-exit street.
- Safety Hazards: The steep embankment (9 to 12 metre drop) on the southern perimeter and the proximity to high-speed traffic on Metchosin Road.
- Site Size: Some residents feel the 0.6-acre area is too narrow for effective off-leash use.

**DESIGN MITIGATIONS**

The following design responses have been incorporated to address the concerns raised during engagement:

- Noise and Nuisance - Fenced Buffer Zone: A fenced buffer will be established between the dog park area and adjacent residential properties. This buffer allows for the retention of existing hedging and includes the option to install additional hedging in consultation with individual property owners, reducing noise and visual impact.
- Noise and Nuisance - Amenities and Signage: The park will include dog waste bag dispensers, garbage receptacles, benches for owners, and clear signage regarding hours of use and noise bylaws.
- Traffic and Parking - There is a provision in the design for pedestrian access off Mendez place.
- Safety Hazards - Secure Perimeter Fencing: Fencing will be installed around the entire perimeter to prevent dogs from escaping onto Metchosin Road or descending the southern embankment. A double-gate entry system will also be provided, allowing owners to safely enter and exit without inadvertently releasing other dogs.
- Site Size: The park has been designed and scaled for the intended neighbourhood-level use, conforming to a recognized standard.

A balance of \$25,234 remains from the \$370,000 budget following the Landscape Structures contract. These funds will cover internal City costs, including signage and additional landscaping planted by City crews to address resident concerns or to enhance the parklet area.

**OPTIONS / ALTERNATIVES**

**Option 1:** That Council authorize staff to award the contract for the construction of the South Colwood Dog Park to Landscape Structures Inc, through the Canoe Procurement Group of Canada, in the amount of \$344,766.

**Option 2:** That Council not award the contract for the South Colwood Dog Park to Landscape Structures Inc.

**Option 3:** That Council provide alternative direction to staff, such as further public engagement.

**FINANCIAL CONSIDERATION**

The total capital expenditure is 100% funded by the Growing Communities Fund Grant with no impact on the municipal tax base.

Staff anticipate that regular maintenance of this dog park will cost \$7,500 in staff time annually. The engineered wood fiber surfacing will also require top-ups on a 3-5 year basis, costing in the range of \$10,000 per top-up.

**CONCLUSIONS**

The Mendez Place location is a viable and much-needed amenity for South Colwood. By implementing the proposed buffer zones and parking restrictions, the City can provide a high-quality recreational space while respecting the privacy and safety of nearby residents.

**Attachments:**

[Appendix A: City of Vancouver Park Board People, Parks, and Dogs Strategy \(2017\) – Implementation Guide](#)

[Appendix B: Dog Park Concept Plan](#)

[Appendix C: Engagement Results](#)

**Approved by:**

John Rosenberg, Director of Engineering & Public Works  
Heather Power, Deputy Corporate Officer  
Marcy Lalande, Manager of Corporate Services  
Jenn Hepting, Deputy Chief Administrative Officer  
Kathy McLennan, Director of Finance  
Jason Johnson, Chief Administrative Officer

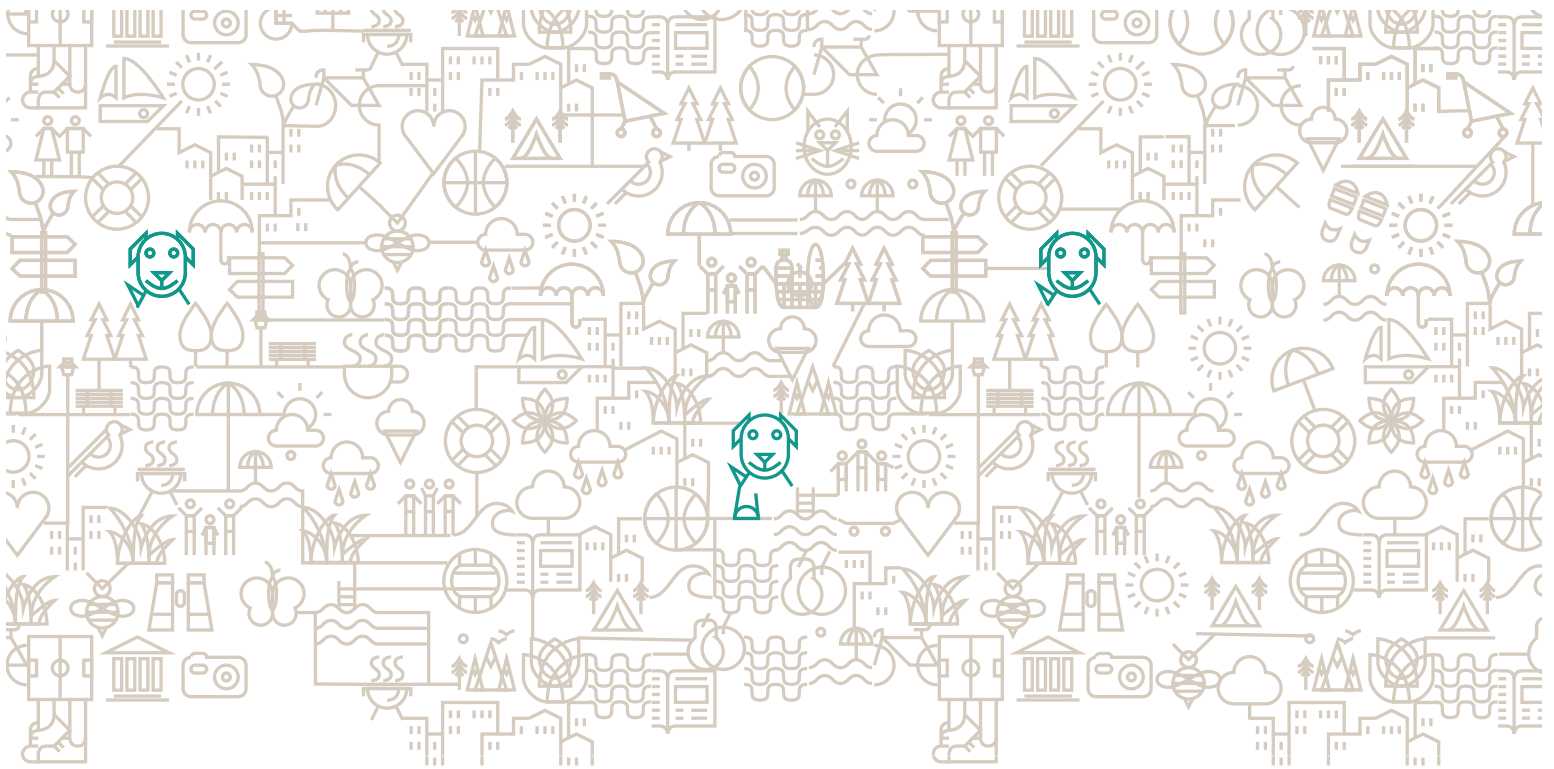
**Status:**

Approved - 26 May 2026  
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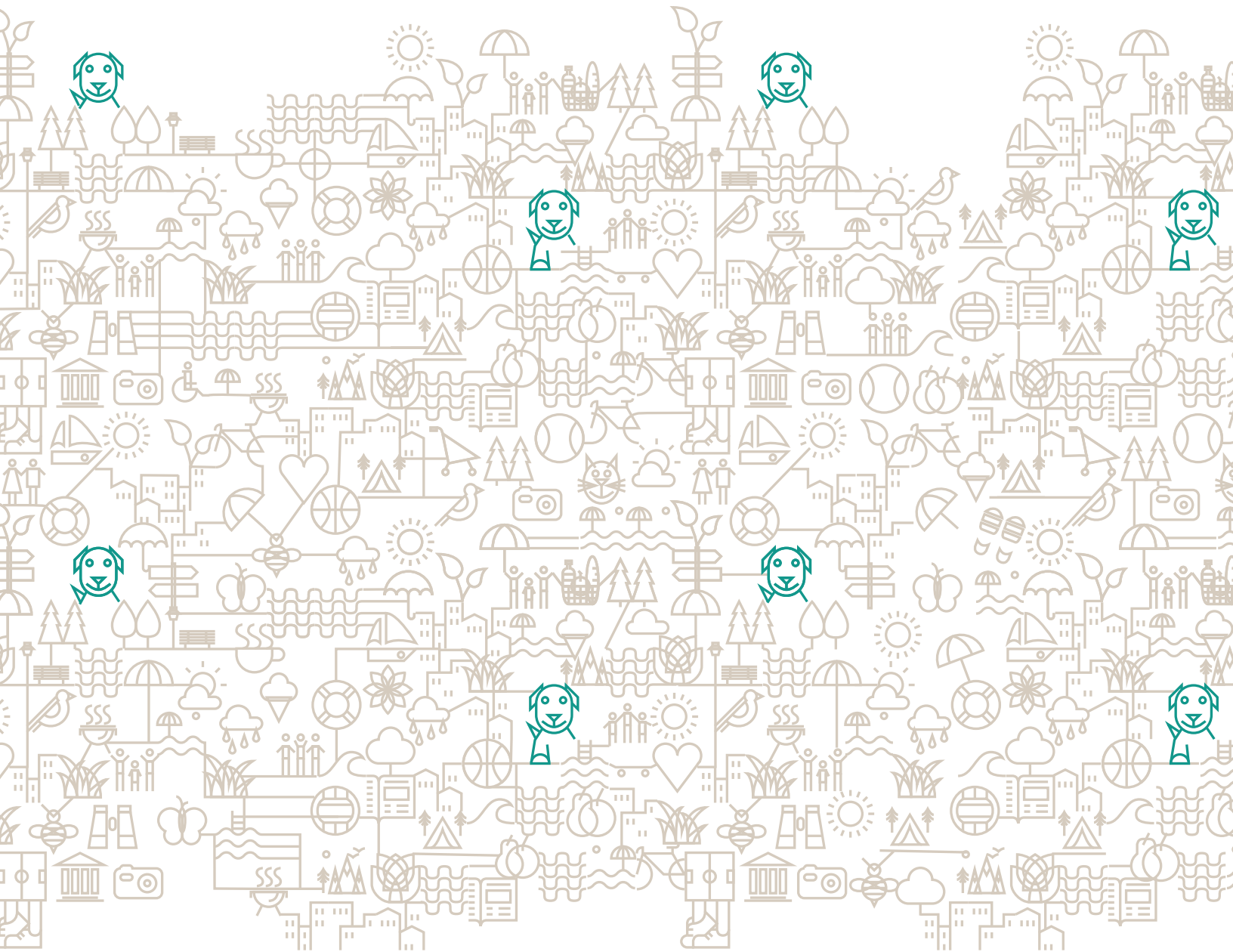


# PEOPLE PARKS & DOGS

## IMPLEMENTATION GUIDE considerations for delivery



This document is a companion reference for the  
'People Parks and Dogs' Strategy Report, prepared  
for the City of Vancouver Park Board October 2017,  
by space2place design inc.



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## IMPLEMENTATION GUIDE

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# ① AMENITIES

Recommended for Vancouver’s Dog Off-Leash Areas

	Destination Park dog off-leash area	Destination Trail dog off-leash area	Neighbourhood Park dog off-leash area	Neighbourhood Urban dog off-leash area	Neighbourhood Dog Run dog off-leash area
<b>Intent</b>	Large off-leash area. Used by residents and visitors on a daily or weekly basis.	Linear and trail-oriented off-leash area. Used by residents and visitors on a daily or weekly basis.	Medium sized off-leash area. Used by local residents on a daily basis.	Smaller off-leash area in high density setting. Used by local residents on a daily basis. Higher quality amenities to attract and support higher intensity of use.	Smaller off-leash area, in medium to high density settings. Used by local residents on a daily basis.
<b>Service level</b>	Accessible to the majority of residents within a ~35 minute walk (3 km radius) or short drive		Accessible to the majority of residents within a ~15 minute walk (1.0 km radius)		
<b>Hours of use</b>	Typical hours 6am to 10pm				
<b>Target size</b>	Greater than 1.2 ha (3 acres)	Determined on site-by-site basis	From 0.4 to 1.2 ha (1 to 3 acres)	From 0.04 to 0.4 ha (0.1 to 1 acre)	
<b>Boundary</b>	Fencing (secure / permeable), bollards and vegetation depending on adjacent park uses, land uses and existing site features.			Entirely enclosed with high quality secure fencing (e.g. decorative steel)	Entirely enclosed with standard secure fencing (e.g. chain link)
<b>Surfacing</b>	Mix of surfaces, including fine crushed gravel and grass	Gravel or wood chip trail surfacing. Consider options for increasing accessibility.	Mix of surfaces, including fine crushed gravel and grass	Mix of durable surfacing types, with specialty surfacing (e.g. synthetic turf)	Standard durable surfacing type (e.g. fine crushed gravel)
<b>Amenities</b> <sup>(1)</sup>	Standard and special amenities considered on a site-by-site basis such as washrooms, drinking water for people and dogs, parking, and separated small / shy dog areas.	Standard amenities.	Standard amenities. Special amenities to be considered on a site-by-site basis.	Standard and special amenities, such as drinking water for people and dogs, agility features, and climbing elements. 'Pooch Patch' to help manage dog waste.	Standard amenities. Special amenities to be considered on site-by-site basis.

(1) SEE 'TABLE IG-2'

Table IG-1. Overview of the five types of dog off-leash areas, and their recommended attributes.


















Standard Amenity	Description	
Waste bins	Provide separated, highly visible red dog waste bins to keep dog waste out of landfills.	
Open space	Dog off-leash areas should be sufficiently sized and thoughtfully designed to maximize the available open space for dogs to get a good amount of exercise through running and play.	
Shade	People and dogs need shade. Dog off-leash areas should be located and designed to take advantage of sites with a mix of sunny and shaded conditions. Plant new trees if feasible, where shade is inadequate. Note that existing shade trees and any new plantings may need protection from dog activity. Consider simple shade structures where trees are not feasible.	
Dog Waste Bag Dispensers	Provide durable dog waste bag dispensers at all dog off-leash areas to encourage dog owners to pick up dog waste. Dispensers can be stocked by volunteers or through private partnership agreements.	
Seating	Provide seating at dog off-leash areas to make sites more comfortable for people. At least one bench per site should be wheelchair accessible (including the access route to it).	
Special Amenity	Description	
Looping paths	Looping paths with durable surfacing can encourage dog owners to walk with their dogs, thereby reducing congregation of dogs at entries and reducing wear on turf areas. Consider options for increasing accessibility.	
Drinking water (dogs and people)	Provide drinking fountains for people and dogs (i.e. separate dog fountain) at higher-use sites. Fountain designs should consider the needs of those using wheelchairs or canes, and be located centrally where they are accessible to all park users.	
Water for dog play	Providing water for play is recommended for high-use sites. If the site has no access to water for dogs to swim, consider adding in-ground water jets to stimulate play, hydrate dogs, and cool the site. Reduce the volume of water used and extend its play value, for example by using channels or rills where shallow water can flow before it drains away. Install drainage (e.g. catch basin) to accommodate run-off.	
Separated small / shy dog areas	Separated areas for small or shy dogs, or dogs with other special needs, can allow these dogs to benefit from dog off-leash activity while keeping them safe from large, rambunctious dogs. Having separated small / shy dog areas may be most appropriate at fenced dog off-leash areas such as Neighbourhood Urban dog off-leash areas and Neighbourhood Dog Run dog off-leash areas.	
Dog wash station	Consider dog wash stations for Destination Park dog off-leash areas, particularly those with water access where dogs can get muddy.	
Agility Features	Incorporate agility or play features to attract greater use and support more intense use. This may be most beneficial at smaller, high use sites such as Neighbourhood Urban and Neighbourhood Dog Run off-leash areas, and could also be a popular amenity at Destination Park dog off-leash areas. Engage a professional to evaluate the safety of the agility feature prior to installation.	
Washrooms	Consider washrooms (including porta potties) for Destination Park dog off-leash areas and Destination Trail dog off-leash areas, as well as some high-use Neighbourhood dog off-leash areas where there are no public washrooms in proximity. Washrooms should have universal access, be open during park hours, and be centrally located within shared-use parks to facilitate access by all park users. Porta potties may be suitable on a temporary basis if regularly maintained, and replaced with a wheelchair accessible facility in the near future if one is not located within a reasonable distance.	
Mix of park conditions	Provide a mix of park conditions, including open fields, forest, and/or water access (where possible) at Destination park dog off-leash areas.	
Lighting	Consider lighting for selected dog off-leash areas, such as Neighbourhood Urban dog off-leash areas, to increase their usability during winter months and improve accessibility. Lighting can be set on timers and can be turned off outside of dog off-leash area hours.	
Parking (cars and bicycles)	Provide parking with wheelchair accessible stalls and bicycle racks at Destination Parks. Conduct site-level assessments to identify existing parking capacity and anticipated requirements.	

Table IG-2. Standard and Special amenities for dog off-leash areas.



## ② SURFACING

Recommended for Vancouver’s Dog Off-Leash Areas

Type of surfacing	Advantages	Disadvantages	Suitability <sup>(1)</sup>	Implementation
Fine-crushed gravel (2)  (also known as decomposed granite, gravel screenings, crusher dust)	<ul style="list-style-type: none"> <li>• Suitable for high-intensity use</li> <li>• Can be designed to be accessible for mobility aids / strollers</li> <li>• Can be designed to have good drainage</li> </ul>	<ul style="list-style-type: none"> <li>• May require irrigation for dust control, or surfactant</li> <li>• Requires moderate maintenance (raking)</li> <li>• May get muddy and compacted if overly saturated</li> <li>• Hard on paws</li> </ul>	Smaller areas of intensive use, such as paths or bench pads.	
Synthetic turf  (with 'zeofill' infill product to absorb ammonia)	<ul style="list-style-type: none"> <li>• Suitable for high-intensity use</li> <li>• Good drainage</li> <li>• Easy to clean and can be sanitized</li> <li>• Accessible for mobility aids / strollers</li> </ul>	<ul style="list-style-type: none"> <li>• Higher cost</li> <li>• Requires edging material</li> <li>• Requires weekly hosing down in summer with a commercial ionic enzyme solution to remove the buildup of ammonia from "zeofill"</li> </ul>	Areas of intensive use.	
Grass  (natural turf)	<ul style="list-style-type: none"> <li>• Inexpensive</li> <li>• Natural</li> <li>• Aesthetically pleasing and desirable by dog owners and non dog owners</li> <li>• Somewhat accessible for "all-terrain" mobility aids / strollers</li> <li>• Soft on paws</li> </ul>	<ul style="list-style-type: none"> <li>• Not suitable for smaller sites, high-use areas, or areas with poor drainage</li> <li>• Performs best if constructed similar to a high performance sport fields, with subsurface drainage and a high sand root zone and min. 3% surface slope</li> <li>• Requires frequent overseeding, and may require periodic park closures to rehabilitate grass</li> <li>• Requires irrigation</li> </ul>	<p>Larger areas with low intensity of use.</p> <p>Recommend pilot projects to identify more durable grass species / mixes.</p>	
Sand	<ul style="list-style-type: none"> <li>• Low cost</li> <li>• Easy to install</li> <li>• Excellent drainage</li> <li>• Malleable material, allows for digging(3)</li> <li>• Soft on paws</li> </ul>	<ul style="list-style-type: none"> <li>• Not wheelchair accessible</li> <li>• Tracks onto adjacent surfaces</li> <li>• Requires regular raking to remove surface debris</li> <li>• May require irrigation for dust control, or surfactant (Magnesium sulfite)</li> </ul>	"pooch patch" dog waste areas, or designated digging areas	
Pea gravel	<ul style="list-style-type: none"> <li>• Excellent drainage</li> <li>• Easy to install</li> <li>• Malleable material, allows for digging(3)</li> </ul>	<ul style="list-style-type: none"> <li>• Not wheelchair accessible</li> <li>• Messy; can be slippery if tracked onto paved surfaces and requires regular raking to remove surface debris</li> <li>• Difficult to clean / sanitize</li> <li>• Can get dusty</li> <li>• Hard on paws</li> </ul>	Consider in select applications where drainage is a significant challenge.	
Wood chips	<ul style="list-style-type: none"> <li>• Low cost</li> <li>• Can be locally sourced</li> <li>• Easy to install</li> <li>• Malleable material, allows for digging(3)</li> <li>• Soft on paws</li> </ul>	<ul style="list-style-type: none"> <li>• Not wheelchair accessible</li> <li>• Compacts / degrades / crusts over time, causing drainage problems</li> <li>• Requires regular topping up, causing mounding</li> <li>• Difficult to clean / sanitize</li> <li>• Mold / odour problems are common</li> </ul>	Select areas with good existing drainage.	

(1) SUITABLE FOR USE IN VANCOUVER'S DOG-OFF LEASH AREAS.

(2) FINE-CRUSHED GRAVEL RECOMMENDATIONS:

HIGH-INTENSITY APPLICATION:

225mm depth decomposed granite screenings installed in three lifts over 300mm depth drain rock, as used with reported success at Tompkins Square Dog Run, New York (Source: personal communication, January 2017)

STANDARD APPLICATION:

150mm depth 9mm crusher dust (available from mainland soil and gravel) over 100mm depth 20mm minus aggregate, as per City of Surrey Dog Park Construction Standard

(3) DIGGING IS ONLY CONSIDERED AN ADVANTAGE IN SELECT LOCATIONS.

Type of surfacing	Advantages	Disadvantages	Suitability <sup>(1)</sup>	Image
Concrete	<ul style="list-style-type: none"> <li>• Suitable for high intensity use</li> <li>• Wheelchair accessible</li> <li>• Easy to clean and can be sanitized</li> <li>• Durable</li> </ul>	<ul style="list-style-type: none"> <li>• Higher cost</li> <li>• Requires drainage</li> <li>• Surface gets hot, especially in summer</li> <li>• Surface may get slippery in freezing conditions</li> <li>• Requires drainage</li> <li>• No cushioning</li> </ul>	Smaller areas of intensive use, such as paths or bench pads.	
Asphalt	<ul style="list-style-type: none"> <li>• Suitable for high intensity use</li> <li>• Easy to clean and can be sanitized</li> <li>• Wheelchair accessible</li> </ul>	<ul style="list-style-type: none"> <li>• Limited durability</li> <li>• Surface gets hot, especially in summer (surface coating may be applied to reduce heat)</li> <li>• Surface may get slippery in freezing conditions</li> <li>• Requires drainage</li> <li>• No cushioning</li> </ul>	Consider for paths where concrete or fine-crushed gravel is unsuitable, or for temporary applications.	
<b>RECOMMENDED AS PILOT PROJECT:</b>				
Grass-gravel 'schotterrasen'	<ul style="list-style-type: none"> <li>• Combines the benefits of grass with the structure of gravel</li> <li>• Excellent drainage</li> <li>• Aesthetically pleasing</li> </ul>	<ul style="list-style-type: none"> <li>• Limited information on local applications; European applications include parking lots and RV campgrounds</li> <li>• May require periodic park closures to rehabilitate grass</li> <li>• May require irrigation</li> </ul>	Pilot project	
Alternate Grass Species Mixes (natural turf)	<ul style="list-style-type: none"> <li>• see "Grass"</li> </ul>	<ul style="list-style-type: none"> <li>• see "Grass"</li> </ul>	Pilot projects to identify more durable grass species / mixes. Consider fescue-based mixes.	
<b>RECOMMENDED FOR FURTHER MONITORING:</b>				
Cypress wood shavings	<ul style="list-style-type: none"> <li>• Cushioned surface</li> <li>• Permeable (requires underdrainage)</li> <li>• More rot resistant than regular wood chips</li> <li>• Malleable material allows for digging<sup>(3)</sup></li> <li>• Soft on paws</li> </ul>	<ul style="list-style-type: none"> <li>• Compacts / degrades over time, causing drainage problems</li> <li>• Requires regular top-up / replacement</li> <li>• Product can be inconsistent in size</li> <li>• Not wheelchair accessible</li> <li>• Some animals may demonstrate a sensitivity or allergic reaction to the material.</li> </ul>	Monitor results in other dog park applications (e.g. Surrey, B.C.).	
Pour-in-place rubber	<ul style="list-style-type: none"> <li>• Cushioned surface</li> <li>• Good traction</li> <li>• Available in a variety of colours and patterns</li> </ul>	<ul style="list-style-type: none"> <li>• Higher cost</li> <li>• Requires surface sealant (porous surface may become unsanitary)</li> <li>• Requires drainage</li> <li>• Unknown durability in dog park setting</li> </ul>	Monitor results in other dog park applications.	

Table IG-3 Recommended types of surfacing for dog off-leash areas with advantages and disadvantages.



## ③ BOUNDARIES


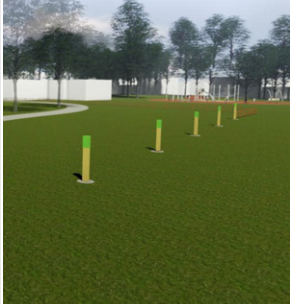

Recommended for Vancouver’s Dog Off-Leash Areas

**SECURE BOUNDARIES**

Secure fencing is recommended where dog off-leash areas are located next to less compatible adjacencies (see ‘Mitigation Tools’, Table IG-6). Recommended standard fence height for dog off-leash areas is 1.2 meters, and should be flush to the ground. Planting can be established along the base to reduce the visual prominence of the fencing, or gravel strips can be provided along the base of the fence to facilitate lawn mowing.

Type of Boundary	Advantages	Disadvantages	Suitability	Image
Decorative Steel Fencing	<ul style="list-style-type: none"> <li>• Durable, high quality</li> <li>• Considered aesthetically pleasing</li> <li>• Available in a variety of styles and colours</li> <li>• Can be combined with planting to reduce visual prominence of fencing</li> </ul>	<ul style="list-style-type: none"> <li>• Relatively expensive</li> </ul>	Neighbourhood Urban dog off-leash areas	
Chain Link Fencing	<ul style="list-style-type: none"> <li>• Relatively Inexpensive</li> <li>• Durable</li> <li>• Available in galvanized finish or vinyl coated (black coating is less visually prominent)</li> <li>• Can be combined with planting to reduce visual prominence of fencing</li> </ul>	<ul style="list-style-type: none"> <li>• Not considered aesthetically pleasing</li> </ul>	Neighbourhood Dog Run off-leash areas	
Post and Rail Fencing, with Wire Mesh Infill	<ul style="list-style-type: none"> <li>• Relatively inexpensive</li> <li>• Considered aesthetically pleasing</li> <li>• Can be combined with planting to reduce visual prominence of fencing</li> </ul>	<ul style="list-style-type: none"> <li>• Less durable</li> <li>• Wire mesh may restrict the movement of wildlife (mesh sizing to be reviewed on a site basis, if the fence is intended to provide habitat protection).</li> </ul>	Neighbourhood Park dog off-leash areas  Destination Park dog off-leash areas	

Table IG-4. Overview of Secure Boundary Tools

PERMEABLE BOUNDARIES				
<p>Permeable boundaries such as bollards, vegetation, and non-secure fencing (fencing that delineates the boundary but does not keep dogs securely contained inside) are recommended for dog off-leash areas located next to more compatible park uses and where a visually and physically permeable boundary is desired.</p>				
Type of Boundary	Advantages	Disadvantages	Suitability	Image
Post and Rail Fencing	<ul style="list-style-type: none"> <li>Allows for wildlife movement</li> <li>Relatively inexpensive</li> <li>Considered aesthetically pleasing</li> <li>Can be combined with planting to reduce visual prominence of fencing</li> </ul>	<ul style="list-style-type: none"> <li>Creates a barrier for people but not for dogs</li> <li>Consider including narrow breaks in fencing to allow people to retrieve their dogs, where foot traffic beyond the fence is permissible</li> <li>Less durable</li> </ul>	Recommended next to ecologically-sensitive areas (see additional notes on 'Post and Rail Fencing, with Wire Mesh Infill')	
Bollards <sup>1</sup> (steel or pressure treated wood)	<ul style="list-style-type: none"> <li>Allows for the dog off-leash area to be more visually integrated with its surroundings</li> <li>Relatively inexpensive</li> </ul>	<ul style="list-style-type: none"> <li>Less visible; people and dogs might bump into bollard</li> </ul>	Recommend where full permeability between the dog off-leash area and on-leash area is desired	
Vegetation <sup>2</sup>	<ul style="list-style-type: none"> <li>Aesthetically pleasing</li> <li>Can be formal (e.g. hedge) or naturalistic</li> <li>Can be combined with landforms (e.g. berms) to help delineate a boundary</li> </ul>	<ul style="list-style-type: none"> <li>Requires density to be a physical barrier</li> <li>Requires maintenance</li> <li>May require irrigation</li> </ul>	Recommend as a tool to help visually integrate dog off-leash area with its surroundings	

(1) IT IS RECOMMENDED THAT BOLLARDS BE SPACES APPROXIMATELY 8 METERS APART, WITH GRAVEL OR CONCRETE APRONS AT THE BASE TO FACILITATE LAWN MOWING.  
 (2) SEE STRATEGY REPORT SECTION 2.2.6 FOR ADDITIONAL RECOMMENDATIONS ON VEGETATION.

Table IG-5. Overview of Permeable Boundary Tools



## ④ MITIGATION TOOLS

for Dog Off-Leash Areas with Less Compatible Adjacencies



Type of adjacency	Concern	Potential mitigation measures – Implementation Guide
Residential	Dog noise.	<ul style="list-style-type: none"> <li>• Setback distance</li> <li>• Mounds</li> <li>• Dense vegetation</li> <li>• Solid fencing panels (to be balanced with safety concerns)</li> <li>• Signage to respect local residents and discourage persistent barking</li> </ul>
Ecologically-sensitive area (e.g. biodiversity hotspot, wildlife corridor, water bodies)	Impacts on wildlife from physical disturbance, scent, and/or noise.	<ul style="list-style-type: none"> <li>• Completely restrict dogs from designated ecologically-sensitive areas</li> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> <li>• Wildlife-friendly fencing (described in 'Boundary Recommendations' section)</li> <li>• Use educational signage to raise awareness about potential impacts of dogs on wildlife</li> </ul>
Busy road	Dogs being injured or causing car accidents.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> </ul>
Multi-use trail	Dogs being injured or causing injuries to trail users.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> </ul>
Playground, wading pool, splash pad	Conflict between dogs and children.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing with a 5 m buffer zone where no dogs are allowed (even on-leash).</li> <li>• Buffer planting or other barriers to prevent children from putting fingers through fencing</li> <li>• Dogs completely restricted from playgrounds, wading pools and splash pads, either on-leash or dog off-leash</li> </ul>
Designated sports field	Conflict between dogs and sport field users, causing injuries.  Dogs digging holes in sports fields.  Uncollected dog waste.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> </ul>
Community Gardens	Impacts to vegetation and conflict between garden users and dogs.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> </ul>
Designated picnic area	Conflict between off-leash dogs and open food.	<ul style="list-style-type: none"> <li>• Minimum setback distance of 50 to 75 m and/or use of secure fencing</li> </ul>

Table IG-6. Potential mitigation measures between dog off-leash areas and less compatible adjacencies.



## ⑤ PILOT PROJECTS

Recommended for Vancouver’s Dog Off-Leash Areas

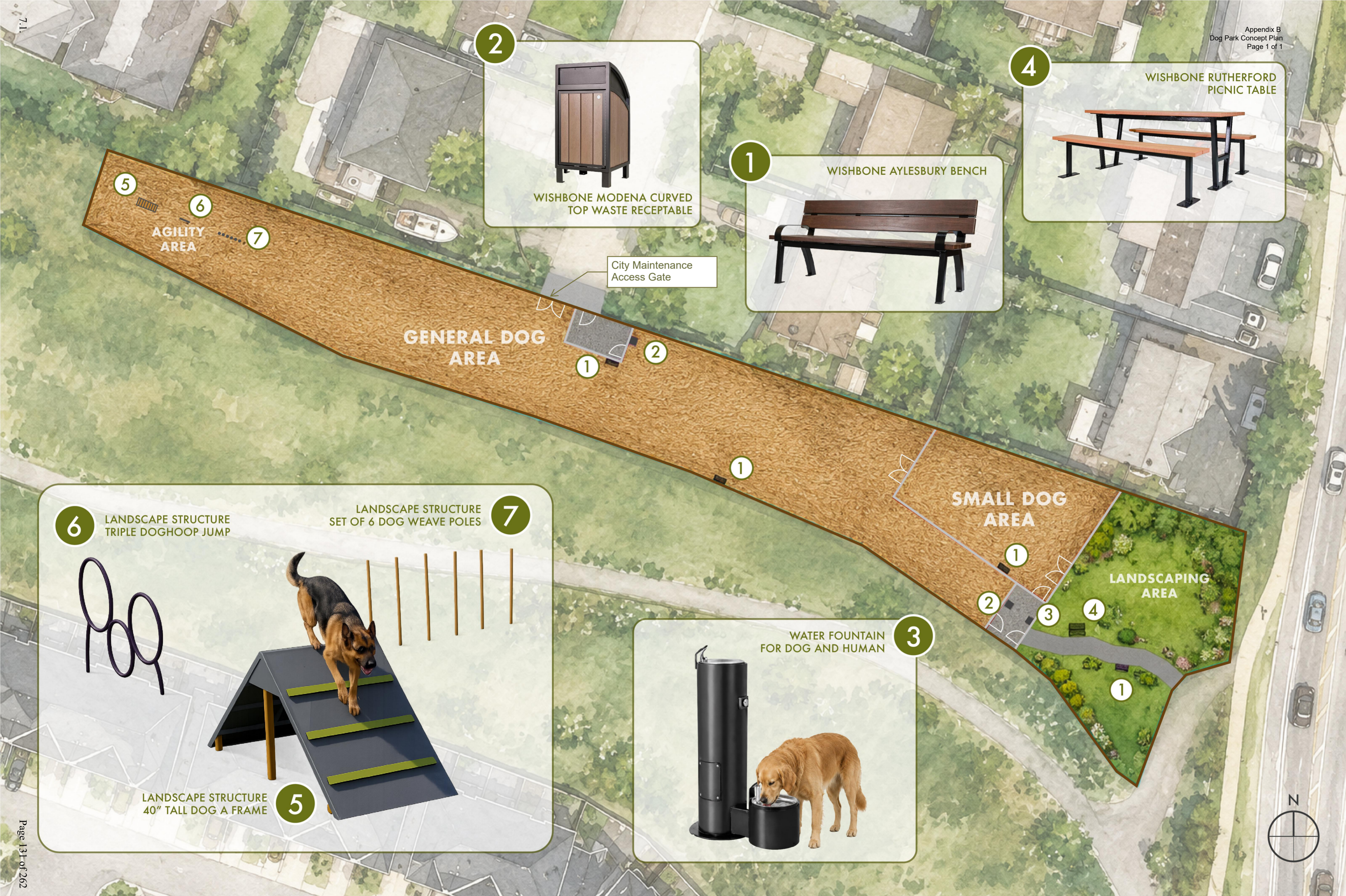


**PILOT PROJECTS**

The following Pilot Projects are recommended to test improvements related to the access, design and stewardship of dog off-leash areas. Refer to Stewardship Recommendations on pages 33 - 38 of the Strategy Report for further considerations on community engagement, evaluation, and implementation.

Name	Description	Implementation
George Wainborn Park	<ul style="list-style-type: none"> <li>• Introduce morning-only hours of dog off-leash use (duration: one year)</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Park Board staff to finalize proposed boundaries and hours (6 am - 9 am or 10 am)</li> <li>• Clearly delineate off-leash area boundaries (consider bollards, see Signage Plan)</li> <li>• Include dog off-leash area 'etiquette' signage</li> <li>• Include pilot project signage.</li> </ul>
Pooch Patch	<ul style="list-style-type: none"> <li>• A patch of sand where dogs can be encouraged to relieve themselves upon arrival to the park or dog off-leash area (duration: one year)</li> </ul>	<ul style="list-style-type: none"> <li>• For smaller sites with high use, such as Neighbourhood Urban dog off-leash areas, and/or new dog off-leash areas where training new habits may be more successful.</li> <li>• Host an in-park event to introduce the pilot project, and to gather contact information for those that would like to keep informed.</li> <li>• Locate near the entry of the dog off-leash area.</li> <li>• Provide a dog waste bin and bag dispenser immediately adjacent to the pooch patch.</li> <li>• Provide an area approx 5 m<sup>2</sup> of well-draining sand (500mm depth, underlain by 300mm depth of clear crush aggregate), with a post installed in the sand area to encourage dogs to urinate.</li> <li>• Include pilot project signage.</li> </ul>
Turf Species	<ul style="list-style-type: none"> <li>• Testing grass species and / or mixes to identify those most suitable for use in dog off-leash areas. (duration: 2 years)</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct field tests in larger dog off-leash areas, min. 1.2 ha in size (i.e. Destination Park Dog Off-Leash Areas)</li> <li>• Consult with professionals in turf management (e.g. professionals from UBC Botanical Gardens, and / or Kwantlen Polytechnic Horticulture programme) to identify recommended grass species for testing</li> <li>• Park Board staff, in consultation with turf experts, identify parameters for field-testing, including a 'control' area to compare results against Park Board's current turf mix.</li> <li>• Include pilot project signage.</li> </ul>
Grass Gravel "Schotterrasen"	<ul style="list-style-type: none"> <li>• Test the suitability of Grass Gravel in smaller dog off-leash areas where regular turf is not feasible</li> </ul>	<ul style="list-style-type: none"> <li>• For smaller sites with high use, such as Neighbourhood Urban dog off-leash areas (min. 0.4 hectares).</li> <li>• Install minimum 20 m<sup>2</sup> area</li> <li>• Install during spring, when nights are frost-free</li> <li>• Provide 300mm Gravel (max 20% by vol.) / Soil / Compost mixture over a base of 200mm depth gravel.</li> <li>• Hand seed at a rate of 10 g seeds per m<sup>2</sup> watering the soil before and after seeding to ensure optimal contact between seeds and substrate. Consult with Turf Management professionals (see 'Turf Species' pilot project description) for selection of grass seed. Recommend testing various seed mixes and slight variations on construction methods.</li> <li>• Cordon off the area to prevent foot traffic for 3 months, and regularly irrigate during establishment. Fertilize if recommended by test results.</li> <li>• Once open to public use, plan an appropriate mowing schedule, e.g. 3x / year (and adjust as required).</li> <li>• Include pilot project signage.</li> </ul>





7.1

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# SOUTH COLWOOD DOG PARK

CONCEPT PLAN





# Feedback: proposed dog park

## SURVEY RESPONSE REPORT

27 August 2019 - 30 April 2026

### PROJECT NAME:

Exploring options for a dog park adjacent to Mendez Place



**Q1. Please share your thoughts about the potential designation of a section of the park area near Mendez Place as an off-leash dog park as the City undertakes an assessment of site suitability, access, safety, noise, and maintenance requirements.**

KRCM

5/20/2025 07:01 PM

I am writing to express my concerns regarding the proposal to establish an off-leash dog park on the native grassland area East of Metchosin Rd and South of Mendez Place.

While I understand the community's interest in creating more spaces for dogs to exercise freely, I believe this specific location presents several significant issues that make it unsuitable for such a purpose.

The proposed area is extremely limited in size—only 0.6 acres—and is unusually narrow along its southern perimeter at just 80-100 feet in width. This narrow and confined layout does not lend itself well to the safe and effective use of an off-leash dog park, where animals need room to run, interact, and disperse to avoid confrontations.

Moreover, the southern boundary of the site features a steep embankment with a drop of 30 to 40 feet. This poses a serious safety hazard to both dogs and children, who may chase balls or each other and inadvertently tumble down the slope. Any incidents here could result in severe injury or worse.

To the north, the area directly borders private residential properties, which would necessitate the construction of secure fencing to prevent trespassing by dogs and park users. Even with fencing, there is considerable concern about increased noise, disruptions, and a general nuisance to nearby homeowners.

Another issue is the persistent encroachment of wild blackberries. Maintenance and eradication of these invasive plants is a constant and labor-intensive task, and adding a dog park would only exacerbate the problem by introducing more foot traffic and potential disturbance to the delicate ecosystem.

Additionally, the lack of appropriate access and infrastructure is troubling. There is no designated parking surrounding the area, nor should there be, given the potential for increased traffic congestion in this residential neighborhood. Furthermore, access from Mendez Place would be inappropriate and disruptive to residents and should not be considered.

In light of these concerns—safety hazards, ecological impact, lack of infrastructure, and potential for disturbance—I strongly urge the city to reconsider this location for an off-leash dog park and explore more suitable alternatives that better meet the needs of both dog owners and the surrounding community.

Feedback: proposed dog park : Survey Report for 27 August 2019 to 30 April 2026

<p><b>Newo</b> 5/23/2025 02:19 PM</p>	<p>This is an EXCELLENT proposal that gets residents a dog park fast. The land is not utilized, and residents are desperate for a dog park in this area. Right now I struggle to find appropriate off leash spaces in Colwood, but this would improve access dramatically. Please retain the grass/natural environment and don't make the mistake Langford keeps making by putting in gravel—it is not comfortable for dogs and many do not like it on their paws, which forces owners to areas they shouldn't be.</p>
<p><b>VicSci</b> 5/23/2025 02:41 PM</p>	<p>STRONG supporter of this finally happening overall.</p> <p>I am fully in support of this plan as long as it is fully fenced and has a place for dog waste. We live in the area and would love a safe place to bring our doodle to play without the risk of him running away.</p>
<p><b>Meesh</b> 5/23/2025 04:07 PM</p>	<p>Clearly having something in the hood is better than nothing but if there is anyway or different area to do something similarly sized to the larger loop at Colwood creek it would be a game changer for the community. Not only is it great for dogs to have a large area to walk and play but also great for families to get out together. The proposed park is so small and wouldn't be able to serve many dogs at a time so a larger loop would be so appreciated by people in the neighbourhood as well as the surrounding areas. I believe it would draw people into Royal bay and make the stores there more successful too.</p>
<p><b>Nick B</b> 5/23/2025 04:10 PM</p>	<p>I think Royal Bay is in desperate need of an off-leash dog park, but this location does not seem ideal to me. There are occupied houses just feet away, I sure wouldn't want a dog park built that close to my house. There is a spot, however, that I feel is much more suitable for this purpose, there is a green space between the Royal Bay Secondary School student parking lot and Murray's Pond which is already being used by some people as an off-leash dog area. It has enough room for dogs to run, includes a bit of hillside for terrain variability, and is farther from the closest residences (maybe about 20 meters, rather than 1 or 2). Additionally, there is little to no parking nearby the Mendez PI location, while the RBSS student parking lot could serve as dog park parking during non-school hours to my Murray's Pond suggestion. Please consider this space instead or in addition to the Mendez PI option.</p>
<p><b>Victoriarunner65</b> 5/23/2025 04:24 PM</p>	<p>I feel the proposed location for an off leash dog park is too small, too close to traffic, and is on the side of a hill not accessible for disabled owners who need to drive to location. We can surely find a better more central spot for a park? There is a parcel of land between the townhomes and royal bay secondary which is perfect. There is parking available for those who cannot walk the trail, it's a flat level property which is sitting unused. Size is much bigger, flatter and there is room for benches and tables, and it is away from busy streets and traffic. It could be easily fenced and a dog park created. Colwood has the opportunity to create a space for dogs and owners which can be accessible for all, but instead you are choosing a totally unsuitable location? Why? If the proposed property is the only land available then I am not in favour to spend any tax dollars on that location and I will never walk way up to metchosin road to access it.</p>
<p><b>Emgadde</b> 5/23/2025 04:36 PM</p>	<p>As someone with a reactive puppy, this would not be a great place for a dog park. I believe this spot is too skinny and not wide enough for dogs to enjoy themselves. This space is also very close to a main road where dogs could easily escape and could potentially get hit by a zooming car.</p>

Feedback: proposed dog park : Survey Report for 27 August 2019 to 30 April 2026

<p>Sue2 5/23/2025 06:18 PM</p>	<p>I think this is a good idea and a good location. There are far too many dogs at Meadow Park and at the beach at Esquimalt Lagoon. Dogs should be prohibited from the Esquimalt Lagoon beach from June until September similar to other Victoria beaches that have this same restriction.</p>
<p>Kendrad 5/23/2025 06:25 PM</p>	<p>I think this is a great idea! Colwood needs a space for dogs to run around. The location is great.</p>
<p>WenzBB 5/23/2025 06:48 PM</p>	<p>Yes, yes, yes!! There are SO many dog owners in the adjacent Royal Bay community and the high traffic trail right next to the proposed dog park, leads directly to easy pedestrian access. It would also eliminate owners from using Meadow Park as an off-leash dog park, which is tricky for other users of the park (and not ideal next to a playground). Please make this a reality!!!</p>
<p>Coeshmoe 5/23/2025 07:31 PM</p>	<p>We need more spaces for dogs for sure. The location isn't ideal as Metchosin Road is pretty busy so if this is the selected location really high fences would be required.</p>
<p>Robynne Devine 5/23/2025 07:47 PM</p>	<p>Strongly approve and think this is something Colwood lacks. It should be fenced with a large dog section and a small dog section similar to Beacon Park in Nanaimo. Trails are getting increasingly busier and trickier to let dogs run. I would be so jazzed to have this for our dogs!!!</p>
<p>Ceruleananimaltracks 5/23/2025 08:34 PM</p>	<p>I wouldn't vote no for a fenced dog park. This is an odd location though. A hill top with no parking nearby.</p>
<p>R.P 5/23/2025 08:55 PM</p>	<p>What about fencing a section of Meadow Park? Maybe an under utilized area like the South end.</p> <p>I think it's a great idea</p>
<p>Leah W 5/23/2025 11:14 PM</p>	<p>I appreciate this initiative and look forward to more off leash parks in the area! However, I don't think this is a good spot. Most folks use it as a transition trail from Metchosin Road to the rest of Royal Bay and I typically feel safer if off leash parks are destination areas, and not areas that people primarily use to walk through. I also feel it's a little close to a busy road and I wouldn't let my dog off leash there. I would also worry for local residents who have a home backing up to the trail. The trail is already very exposed to their homes and it would feel invasive to have this behind their homes. Perhaps off leash on the other side of Metchosin Road, down towards the beach area, would be incredible. It's further away from the road and not near homes. Thanks for listening and exploring options.</p>
<p>Leahallerdings 5/24/2025 04:59 PM</p>	<p>My only concern is accessibility for the residents of royal bay, as this would be at the top of a large sloped hill. However, it is a bonus that it would be bridging two neighborhoods. I do wonder if there has been any consideration to use the grass area beside Murray's pond/behind the royal bay high school overflow parking lot (<a href="https://maps.app.goo.gl/vxcLR4ma3fBoJpXq5">https://maps.app.goo.gl/vxcLR4ma3fBoJpXq5</a>). This space is already used essentially as a dog park, is level, and easily accessible by royal bay especially those without or with very limited backyards (aka apartments/condos/townhouses). Eitherway, whatever locations you can carve out for a dog park will be greatly appreciated by both dog owners and non-dog owners. As off-leash dogs in non-offleash areas and subsequent consequences will only worsen as the Royal Bay population increases.</p>

Feedback: proposed dog park : Survey Report for 27 August 2019 to 30 April 2026

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Cauldronmistress 5/24/2025 10:59 PM	This area is full of foxtails which are dangerous for dogs. It is also very close to an extremely busy road and if any dogs got away it would be life threatening to them. The area is also on quite a slope so not very accessible
Larry London 5/25/2025 10:55 AM	This area would be suitable. Please consider a separate area for small dogs. Small dogs don't all mix well with larger dogs.
Mvll17 5/26/2025 09:43 PM	I whole heartedly believe that Colwood needs another off-leash dog area. With all the existing and upcoming home in the area, Royal Bay is the perfect location for such thing. However, the proposed stretch of park land adjacent to Mendez Place would be more of a dog-run. Instead I propose the city search for a patch of land that is wider which would allow many dogs to run around and play together rather than run laps playing fetch.
Cybersalt 5/28/2025 05:32 PM	Thanks for the opportunity to give our feedback about the feasibility of establishing an off leash dog park in the green space adjacent to Mendez Place.  We live at [REDACTED] Metchosin Road. Our property line runs immediately adjacent to the green space in question. Besides not wanting a dog park 5 meters away from our home, as citizens of Colwood we do not think this is a suitable location for a dog park. Much of our opinion is shaped by two documents we have reviewed.  The first is a document from the University of California Davis, Program in Veterinary Behavioral Medicine: "Guidelines for Establishing and Maintaining Successful Off-Leash Dog Exercise Areas." ( <a href="https://thestantonfoundation.org/assets/canine/Dog-Park-Resources/UC-Davis-Study-Dog-Park-Maintenance.pdf">https://thestantonfoundation.org/assets/canine/Dog-Park-Resources/UC-Davis-Study-Dog-Park-Maintenance.pdf</a> ) ( <a href="https://thestantonfoundation.org/assets/canine/Dog-Park-Resources/UC-Davis-Study-Dog-Park-Maintenance.pdf">https://thestantonfoundation.org/assets/canine/Dog-Park-Resources/UC-Davis-Study-Dog-Park-Maintenance.pdf</a> )  Regarding the topic of noise from dogs, these guidelines recommend the following:  - Do not establish a dog park immediately adjacent to residential property lines. - If the dog park must be located immediately adjacent to residential property lines, create sound buffers with plants, fencing or earthen berms if needed. - If an established park shares a border with residential property lines, move the area of heaviest usage away from that boundary  The green space in question is found to be an unsuitable candidate when tested against all three of the above because it is:  - Immediately adjacent to residential property lines - Not wide enough to accommodate the sound mitigating recommendations and have enough space left for a dog park - Not wide enough to have an area away from the property lines.  (A note about sound mitigation for this location. Due to the narrowness of the green space in question, a proper concrete sound barrier fence might suffice, however this area is subject to high winds year round and such a fence would have to be installed and engineered to withstand the forces upon it.)  Regarding the topic of location, these guidelines have a number of recommendations. I

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would like to highlight one here which states:

“Provide adequate parking for the dog park users, as most users (95%) drive to them.

The green space in question does not have adequate parking for potential dog park users who would arrive by car or truck. There are two accesses to this green space for the purpose of exercising dogs: Mendez Place and Metchosin Road.

Mendez Place is a short, no exit street without a turnaround area. Any car traffic on this road must turn around using a 3-point turn or the driveways of residents. There are no sidewalks on Mendez Place for people and their pets to use should they park on Cotlow Rd. and walk to the green space in question.

There is currently (future development will change this) parking across Metchosin Road. However, the lack of a crosswalk or light presents a significant safety hazard for pedestrians and pets. This section of Metchosin Road is particularly challenging; drivers cresting the hill are regularly snapped into attentiveness by encountering stopped vehicles waiting to turn left onto Cotlow Road. Conversely, drivers approaching to descend the hill, having recently exited a very long playground zone, often accelerate into the 'open vista', their attention drawn to the distant and not the near. My neighbour and I have already converted our front yards into turnarounds because of inattentive drivers making it dangerous to wait for a chance to back into our properties, so we don't have to back out onto this section of road.

The other document we have reviewed to inform our opinion about this matter is a June 2023 report put out by the City of Seattle Parks and Recreation Department: “Off-Leash Area Expansion Study.”

([https://www.seattle.gov/documents/Departments/ParksAndRecreation/PoliciesPlanning/Off-Leash%20Area%20Expansion%20Study\\_BPRC.pdf](https://www.seattle.gov/documents/Departments/ParksAndRecreation/PoliciesPlanning/Off-Leash%20Area%20Expansion%20Study_BPRC.pdf))

([https://www.seattle.gov/documents/Departments/ParksAndRecreation/PoliciesPlanning/Off-Leash%20Area%20Expansion%20Study\\_BPRC.pdf](https://www.seattle.gov/documents/Departments/ParksAndRecreation/PoliciesPlanning/Off-Leash%20Area%20Expansion%20Study_BPRC.pdf))

This report contains both broad site selection criteria and then “Other Considerations” which are:

1. Geographic Need
2. Site must be Accessible (or a plan must be created to make it accessible)
3. Site must not have significant vegetation and large trees
4. Proposed site must be at least 50 ft. away from other property lines
5. Flat sites are preferred to slopes, because surfacing erodes over time on slopes
6. Consideration for access to parking spots or accessibility by public transportation

Our response to these 6 points as to the suitability of this green space for a dog park is as follows:

1. Yes, there is a geographical need for a dog park in this community
2. Yes, this greenspace can be made suitable for people with accessibility issues
3. Yes, this greenspace can be made to not have significant vegetation and it does not have large trees

4. No, this greenspace is not 15m (50 ft) away from other property lines, and establishing it that far out would remove approximately 25% or more of its already narrow, usable width.
5. Yes, this greenspace is flat
6. Yes and No, this greenspace is accessible by transit, but does not afford parking spots without greatly reducing the size of the space in question. Even if a few parking spots could be added, it would reduce the space for the “dog” part of the dog park and they would be so few in number parking would spill out into the residential streets near this location.

(A note about this Seattle parks and Recreation report: This is an excellent report on a process already undertaken by a city with similar climate and topography to our city. Adopting their approach can save the City Of Colwood much time, effort, and expense as we look for a suitable location for a dog park.)

In conclusion, in light of the above we do not think that establishing an off leash dog park in the greenspace adjacent to Mendez Place is feasible due to its proximity to existing property lines, the burden of less expensive noise mitigation upon the greenspace’s already small footprint, the burden of more expensive sound mitigation (proper sound barrier fence) upon the City of Colwood’s financial budget, and the lack of suitable parking both now and in the future.

Tim and Susan Davis,  
[REDACTED] Metchosin Road.

Camsgroup  
5/30/2025 12:59 PM

I currently reside on Mendez place, with current traffic congestion creates by the Royal Bay development I do not support this plan. There is already limited parking and excessive traffic and speeding happening daily on Cotlow, having additional cars and pedestrians with pets will make an already dangerous area even worse. The possibility of dogs getting loose on Metchosin is a clear reality and could lead to accidents and or injury. There is ample room for a off leash area within the Royal Bay development which would be safer for all.

LJ2025

6/02/2025 10:13 AM

Hello,

Thank you for seeking public input on the proposed dog park.

I love the idea of providing off-leash areas for dogs to explore, sniff, and bond with their owners. That being said, more and more evidence- and science-based trainers (\*not\* Caesar Milan) are discouraging use of public dog parks for safety reasons.

What I believe would hugely benefit the city and dog owners is smaller, private fenced-in areas or dog runs that could be slightly spaced out to minimize fence-fighting and negative interactions between dogs. This would allow puppies, senior dogs, and timid/undersocialized or reactive dogs a safe space to play with their owners or relax in the sun without worrying about other dogs or people.

There is a private park like this in Sooke, called Active Reactive dog field (<https://www.activereactivefield.ca/about.html>), that has perfected this model. They have an online booking system where they charge a small fee to allow dog owners to use their fenced field, and they have put very important safety measures in place. The Sniff Spot app is also similar, however it is American-based and local spots are limited.

I feel that Colwood residents would be willing to pay to use this kind of space (although smaller), especially people with dogs that aren't dog-park dogs. There are many existing off-leash areas that allow dog-park friendly dogs to socialize: Dallas Road, Colwood Creek, Whiffin Spit, etc. It would be amazing to see the city consider rescues, shy dogs, senior dogs, reactive dogs in their dog-park plans.

I have been in the rescue/animal-welfare industry for ten years so truly understand how much this would mean for so many two-legged and four-legged residents. I would be happy to discuss this further with you, as well as recommend local experts who may be able to provide input and suggestions.

Thank you very much,

Larissa Johnston

■ Tyler Terrace

■

Feedback: proposed dog park : Survey Report for 27 August 2019 to 30 April 2026

Bs1515 6/05/2025 05:23 PM	I would really like to see a fenced dog park in Colwood that is divided to give safe spaces for smaller dogs away from the larger dogs. Given the proposed location and how close it is to Metchosin road, I would hope it would be fenced for the dog's safety.
	Since the current location backs directly onto multiple residences fences, it could be problematic for those people who have dogs as they will likely bark when other dogs are up at the fence. I would also suspect that those residents would not enjoy the potential noise that comes from a bunch of dogs playing near by.
	I think it would be better to put 2 smaller fenced enclosures closer to the fork in the trail away from people's houses and plant trees along the upper area currently looked at for the dog park and maybe carve out a few parking spots just off Metchosin road for those who would like to drive to use the park.
K.at 6/24/2025 10:09 PM	I live right below where the proposed dog park is. I do have a safety concern for the dog park, especially small dogs because eagles, Hawks and other falcons love to fly around that area and catch mice on the field/hill. There is even a bird perch in one of the yards I would be nervous of small dogs playing in that area, right where a large group of falcons hang out every single day. I would also be nervous of an off leashed dog park being that close to mechosin road because people go 60 to 70 km down that road and it's a hill so there is limited visibility when going downhill. If a dog were to potentially get out of the dog park, that would be a fairly high risk situation for a car to hit a dog.
Chris silburn 7/06/2025 11:42 AM	I think this a good location for an off leash park assuming suitable fencing is installed. I also think the costs should be mostly born by the dog owners as it would be of no use to those without dogs. I would not waste any money on surface improvements to the proposed area either. Review the off leash area on dallas rd in the city! Parking is going to be an issue though i envision people driving their dogs to the park - where are they going to park..?
Deb Resident 7/11/2025 09:12 PM	The proposed location is not central enough and is directly behind existing homes with no buffer from the noise (think barking all day long)  Why not formalize where people are already going with their dogs through a partnership with SD 62. The land adjacent to the Royal Bay High Parking lot could be fenced along with sections of Perimeter Park. This is a much more central location to all of new Royal Bay. This is further away from existing homes and parking is available after school hours.
Kat 9/28/2025 09:07 AM	There should be more off leash dog parks available . Great idea . Would love to see the wishart side of the allendale pit to stay a doggy Disneyland
SchottyJ 9/28/2025 01:15 PM	I'm in favour of a off-leash dog park in the highlighted area. I assume the park will be fenced, suited for 1-5 dogs and easily accommodate a typical chuckit ball thrower as well as have the surrounding area + trails to remain for leashed dogs and horses not-permitted.
LisaB 10/01/2025 09:31 AM	I am in support of creating a fully fenced, safe off-leash dog park. Perhaps with a smaller enclosure within said park for small dogs only. This seems like a good location as hooks up with sidewalks and walking trails. With hours of use inline with noise bylaws and sufficient inclusion of waste receptacles.

Optional question · 29 responses · 0 skipped

Question type : Essay Question



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**To:** CAO – Jason Johnson  
**Submitted:** May 27, 2026  
**From:** Mairi Bosomworth, Manager of Planning  
**RE:** Policy Program for Remainder of 2026 and Looking to 2027

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### **RECOMMENDATION**

THAT Council endorse the Planning Department's proposed sequencing of policy work, recognizing that the City's next major policy priority will be preparation for a comprehensive Official Community Plan (OCP) update to be scoped following the 2026 local government election;

AND THAT Council direct staff to prioritize the following policy projects for advancement during the remainder of 2026, within available departmental capacity:

- Intensive Residential Development Permit OCP Amendment
- Outlook Park Management Plan
- Age Friendly Plan Review

AND THAT staff return to Council at the outset of each project with a project summary that identifies a high level scope of work, engagement plan and key milestones.

AND THAT Council direct staff to return on a biannual basis with updates on policy work and Planning Department capacity, including any recommended adjustments based on changes in development application activity.

AND FURTHER THAT Council direct staff to bring forward the rezoning application for 420 Tamarack Road for consideration under the existing OCP land use designation.

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### **SUMMARY AND PURPOSE**

The purpose of this report is to seek Council direction on how the Planning Department should allocate available staff capacity for the remainder of 2026, while looking ahead to 2027. Historically, high development application volumes required staff to focus primarily on development review, leaving limited capacity to advance longer-term policy work, despite a growing list of projects arising from Council direction, provincial requirements and City plans. Development activity is cyclical and influenced by market conditions. While application volumes are currently lower, staff expect that activity will increase again over time. The recommended approach is to use this temporary capacity window strategically, to complete targeted policy work in 2026, reduce the existing backlog, and better position the City to respond to future increase in development activity through a comprehensive OCP update in 2027.

## **STRATEGIC PLAN**

- *Provide Excellence in Governance + Services*

This report supports the objective within Council's Strategic Plan of providing excellence in governance and service delivery by providing a clear transparent approach to identifying, prioritizing, and delivering policy projects. Each project will also contribute to specific strategic objectives.

## **BACKGROUND**

### **Council Decision Points**

Council direction is requested on the following:

#### **Council Decision Point #1 - Preparing for Comprehensive OCP Update in 2027**

Whether the Planning department should prioritize for a comprehensive OCP update in 2027, to be scoped following the 2026 local government election.

#### **Council Decision Point #2 - Policy Priorities for the Remainder of 2026**

Whether the proposed policy priorities for the remainder of 2026 represent an appropriate use of available staff capacity including:

- Intensive Residential Form and Character Development Permit OCP Amendment
- Outlook Park Management Plan
- Age Friendly Plan Review

#### **Council Decision Point #3 - 420 Tamarack Road**

Whether the rezoning application for 420 Tamarack Road should be brought forward for Council consideration under the existing OCP land use designation.

### **Report Context and Structure**

This report is intended to provide Council with a clear and practical framework for how the Planning Department will allocate available capacity for the remainder of 2026, while positioning the City for its next major planning initiative in 2027.

The report is structured in two parts:

- **Part 1 - Setting the Stage** outlines where the Department is currently at in terms of development application activity, ongoing policy work and available staff capacity.
- **Part 2 - Policy Priorities** presents a proposed set of policy priorities for Council's consideration, with a focus on how best to use the current capacity to advance targeted work in 2026 while preparing for a comprehensive OCP update in 2027.

At a high level, the Department is transitioning from a period of high development application volumes, where most staff capacity was directed toward development review, to a window where capacity is available to advance policy work. The approach proposed in this report is to use this window:

- To complete a focused set of targeted policy initiatives in 2026;

- To reduce the existing backlog of policy work; and
- To make time and space for a comprehensive OCP update to be undertaken in 2027.

**Part 1 - Setting the Stage**

Historical Context

Historically, the Planning department operated at or beyond capacity due to consistently high volumes of development applications. This contributed to a backlog of policy work arising from Council resolutions, City plans, and provincial requirements. The current reduction in development activity creates an opportunity to begin addressing that backlog in a more deliberate way.

Development Application Volumes

Development application activity in 2026 is significantly lower than in previous years, both in terms of overall volumes and the type of applications being received. See **Table 1**.

If activity continues at the same pace through the second half of the year, 2026 is projected to result in approximately 30 total applications. On that basis, 2026 would represent approximately:

- 64% of 2025 volumes (30 compared to 47)
- 52% of the recent six-year average (30 compared to an average of 58)
- 46% of peak-volume years (30 compared to the 2020-2022 average of 65).

The decline is even more pronounced in the types of applications we have received. Rezoning applications have declined from 10 in 2025 to 0 YTD in 2026, and subdivision applications have declined from 16 in 2025 to 1 YTD in 2026.

It is also important to note that applications brought forward to Council in 2026 thus far, largely reflect applications that were submitted in 2025 and were still moving through the approval process. Now that the majority of those applications have been processed, staff are largely caught up to current intake and there are fewer new applications.

**Table 1 - Summary of Development Application Volumes**

	2020	2021	2022	2023	2024	2025	2026 (YTD)
RZ	11	15	20	7	10	10	0
SUB	9	12	15	12	12	16	1
DP/DPs	32	24	27	23	26	15	9
DVPs	10	14	7	9	4	6	5
Total	62	65	69	51	52	47	15

Market Prediction and Outlook

Recent discussions with the development industry indicate that market conditions remain challenging. Key factors affecting development activity include financing constraints, slower sales, and a saturated market with unsold inventory.

While market conditions are inherently cyclical, it is difficult to predict the timing of recovery. Based on current information, staff do not anticipate a significant increase in development activity in 2026. This presents an opportunity for staff to advance policy work that is often difficult to prioritize during periods of high development activity, and prepares Council and the community for the next wave of applications.

Policy Work Underway

In addition to development review, staff are currently advancing multiple policy initiatives in 2026. These projects represent committed workload that must be considered before new work is added.

Policy projects underway include:

- Small-Scale Multi-Unit Housing - Will be completed at the end of June, 2026.
- Pre-Determined SPEAs - Consultant working with Province, report will be coming forward to Council.
- National Urban Park - Engagement phase is near completion.
- Urban Forest Strategy - With consultant, will be returning to Council.
- CWSP - Adopted, implementation is occurring for some components.
- First Nations Engagement Framework - project summary will be brought forward to Council, ongoing project.
- Herm Williams Park Management Plan - project summary will be brought forward to Council, engagement planned for the summer, plan being developed.
- Development Approvals Process - waiting on UBCM grant result.

Staff recognize that while these projects represent committed workload for this year, several of these projects are scheduled to reach key milestones or completion stages in 2026 which is expected to free staff capacity over the year.

Capacity Assessment

For planning purposes, staff use the Department's standard assumption that 1 FTE is equivalent to 1,500 hours. Based on a five-person planning team (excluding manager), this equates to approximately:

- 7,500 annual staff hours
- 3,750 remaining staff hours for the second half of 2026

Staff have determined there is capacity available, within the departmental capacity target of 80%, while retaining 20% reserve capacity to respond to fluctuations in development activity and emerging priorities. See **Table 2**.

**Table 2 - Capacity Box - Remainder of 2026**

Capacity Item	Hours	Notes
Total remaining 2026 capacity	3,750	Based on 5 planning staff x 1,500 hours for half a year
Target capacity (80%)	3,000	Staff benchmark

Reserve/Flexible Capacity	750	Held back for fluctuating applications
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For the purpose of this report, staff have divided the remaining 3,000 hours into three categories:

- Development review/current applications = 950 hours (25%)
- Policy Work already underway = 1,000 hours (27%)
- **Capacity available for new projects = 1,050 hours (28%)**
- Total capacity for remainder of the year = 3000 hours (80%)

On this basis, staff have capacity to undertake more policy work in 2026, but in a targeted manner. The recommended approach is to allocate that remaining policy capacity to three smaller, discrete projects that can be completed or substantially advanced by year-end, rather than to initiate additional major studies that would compete with a future comprehensive OCP update.

**Part 2 - Policy Priorities**

**Long-Term Planning Priorities**

Priority Project #1 - Preparing for a Comprehensive OCP Update (2027)

Staff recommend that the City's next major policy priority be a comprehensive OCP update, to be initiated following the 2026 local government election. Council has already identified key policy priorities, including the Colwood Corners designation review and the development of a gentle infill strategy. Staff acknowledge that these are important priorities.

However, both initiatives involve broader land use, density, and growth management considerations that are most appropriately addressed through a comprehensive OCP update. Addressing these items as part of an OCP update will allow them to be considered together within a coordinated, city-wide policy framework, ensuring consistency and avoiding fragmented or duplicate work.

Importantly, this recommendation does not delay or diminish these priorities. Rather, it identifies the most appropriate and effective process through which they can be fully evaluated. No additional major policy work on these items is proposed in 2026. Staff will return to Council in 2027 with a comprehensive OCP scope of work, including how these priorities will be addressed.

**Policy Priorities for the Remainder of 2026**

Staff recommend advancing three targeted policy projects in 2026. These projects were selected because they are discrete in scope, achievable with the current capacity window, and realistic to complete by 2026. A key consideration in their selection was ensuring that projects can be substantially completed within the year, so that staff capacity is available to undertake an OCP update. The proposed projects also address existing policy backlog and improve the City's readiness for future development activity.

Priority Project #2 - Intensive Residential Form and Character Development Permit OCP Amendment

At the Council meeting on [May 11, 2026](#), Council directed staff to amend the OCP to remove the Form and Character Development Permit requirement for lots under 550m2 and for SSMUH developments

of 3 to 4 units. As part of this work, staff would also bring forward associated amendments to the Land Use Bylaw to incorporate design guidelines currently contained in the OCP, into the Land Use Bylaw. This would ensure that applicable form and character considerations continue to apply and can be enforced through bylaw. These regulations would be considered at the time of Building Permit.

This project is largely administrative in nature. It does not impact permitted density or land use; rather, it modifies the development approval process by removing the Development Permit requirement for these forms of housing.

Staff note that there is currently a high volume of anticipated applications for this type of development, estimated at up to 150 Development Permit applications, primarily within Beachlands. In addition, Council has retained delegated authority to staff for approval of Form and Character Development Permits for developments of four units and less. Advancing the proposed OCP amendment would remove the requirement for these permits altogether.

As this amendment does not change land use or density, it can be advanced independently without requiring broader policy review. Public engagement would still be required, to meet legislation in the Local Government Act.

Estimated Timeline: 6 months - 1 year (to accommodate time required for engagement, readings and public hearing)

Estimated Effort: Medium (250-500 hours)

Resourcing/Budget: Completed by staff; will include public engagement

### Priority Project # 3 - Outlook Park Management Plan

Staff are currently advancing the Herm Williams Park Management Plan. Outlook Park is also identified by Council for a park management plan; however, it is a smaller natural park with site constraints, including steep slopes, that limit the extent of future improvements.

The Outlook Park Management Plan would be undertaken by staff, using the templates and approach established through previous park management planning work. Given the similarities in process, there is an opportunity to complete the Outlook Park project concurrently with Herm Williams Park.

Advancing the projects at the same time would:

- Allow for coordinated and streamlined engagement.
- Improve efficiency by leveraging shared project materials and processes.
- Make effective use of staff resources to advance multiple Council-directed projects within a similar timeframe.

This approach supports the broader objective of completing park management plans across the City in a phased and efficient manner. This project is a discrete, lower-complexity initiative that can be advanced in the near term and completed independently of broader policy updates.

Estimated Timeline: 6 months

Estimated Effort: Low (less than 250 hours)

Resourcing/Budget: Staff-led (no consultant required, based on previous templates and coordinated engagement with Herm Williams Park Management Plan)

#### Priority Project #4 - Age Friendly Plan Review

The City's Age Friendly Community Plan was adopted in 2016 and was intended to inform and be integrated with other City initiatives, including the OCP, Transportation Master Plan and other planning work.

While age-friendly considerations have been incorporated into various projects over time, the Plan has not been formally reviewed or updated since its adoption. An update would provide an opportunity to assess progress, confirm priorities and ensure alignment with current policy directions and demographic trends. Any updates to the Age Friendly Plan can be considered as part of a future OCP update. This project is a discrete, lower-complexity initiative that can be advanced in the near term and completed independently of broader policy updates.

Estimated Timeline: 6 months

Estimated Effort: Low (less than 250 hours)

Resourcing/Budget: Staff-led (policy review and update; no consultant required)

#### **420 Tamarack Road Rezoning Application**

The rezoning application for 420 Tamarack Road was scheduled for consideration at the May 25, 2026 Council meeting but was postponed to allow Council to first provide direction on the Colwood Corners designation review.

If Council supports staff's recommendation to address the Colwood Corners designation as part of a future OCP update, the 420 Tamarack Road rezoning application will be brought forward for Council's consideration under the existing OCP land use designation. The application could be brought forward for readings on July 13, 2026 to provide enough time for postcards and newspaper ads.

#### **Summary of Staff Recommendations**

Staff recommend proceeding with a structured and deliberate policy program for the remainder of 2026. Based on the capacity analysis set out in this report, the recommended projects are expected to utilize approximately 750 hours of staff time, increasing overall departmental capacity to 80% for the remainder of the year. This ensures the Department is operating at a balanced and sustainable level while retaining flexibility to respond to fluctuations in development activity.

The recommended approach is to:

- Advance a limited number of targeted policy projects that can be completed within 2026;
- Avoid initiating additional major policy work that would extend into future years;
- Reduce the existing backlog of policy work where it can be addressed efficiently; and
- Preserve staff capacity to undertake a comprehensive OCP update in 2027.

The policy priorities identified by staff include the following:

- Priority Project # 1 - Preparing for a Comprehensive OCP Update (2027)
- Priority Project #2 - Intensive Residential Form and Character Development Permit OCP Amendment
- Priority Project # 3 - Outlook Park Management Plan
- Priority Project #4 - Age Friendly Plan Review

#### Alternate Options for Council's Consideration

In addition to the recommended approach, Council may choose to advance alternative or additional policy initiatives that are identified in the Master Project List (see **Appendix A**).

The Master Project List represents a comprehensive inventory of potential policy projects identified through Council direction, City plans, legislative requirements, and operational needs. While this report recommended a focused set of priorities for 2026, Council may choose to:

- Prioritize additional projects for advancement in 2026;
- Substitute one or more of the staff recommended projects with alternative initiatives; or
- Direct staff to advance specific projects that are not currently identified as priorities in this report.

Staff note that any changes to the recommended priorities would require reallocation of the available capacity identified in the capacity assessment section of this report and may impact the timing of completion of the proposed 2026 policy work.

Council has identified a number of priorities, in which staff are recommending to be addressed through a comprehensive OCP update, including:

- Colwood Corners designation review
- Gentle infill strategy

Staff acknowledge that these are important priorities and that there may be interest from Council to advance these initiatives ahead of the OCP update, as standalone projects.

Other projects that Council may consider to advance include the following:

- Metchosin Road Area Plan
- Public Art Policy
- Affordable Housing Policy

#### **OPTIONS / ALTERNATIVES**

##### **Option 1 (Staff Recommendation)**

THAT Council endorse the Planning Department's proposed sequencing of policy work, recognizing that the City's next major policy priority will be preparation for a comprehensive Official Community Plan (OCP) update to be scoped following the 2026 local government election;

AND THAT Council direct staff to prioritize the following policy projects for advancement during the remainder of 2026, within available departmental capacity:

- Intensive Residential Development Permit OCP Amendment
- Outlook Park Management Plan
- Age Friendly Plan Review

AND THAT staff return to Council at the outset of each project with a project summary that identifies a high level scope of work, engagement plan and key milestones.

AND THAT Council direct staff to return on a biannual basis with updates on policy work and Planning Department capacity, including any recommended adjustments based on changes in development application activity.

AND FURTHER THAT Council direct staff to bring forward the rezoning application for 420 Tamarack Road for consideration under the existing OCP land use designation.

**Option 2:** THAT Council select alternative projects to prioritize for 2026.

**Option 3:** THAT Council request more information before providing direction on the proposed new policy projects.

### **COMMUNICATIONS & ENGAGEMENT**

There is no communication or engagement scheduled for the purpose of selecting additional policy projects to advance in 2026. However, engagement will occur as part of each policy project and staff will return to Council with an engagement plan for each.

### **CLIMATE CONSIDERATIONS**

Several of the policy projects identified in this report support the City of Colwood's Climate Action Plan by strengthening policies and processes that influence land use, development patterns and the management of natural assets.

### **FINANCIAL CONSIDERATION**

The projects recommended for advancement in 2026 are anticipated to be completed using existing staff resources and do not require additional budget or external consulting support. Several of the larger policy initiatives identified in this report are proposed to be undertaken as part of a future OCP update. That work is expected to require dedicated budget, including consultant support for technical studies, policy development and community engagement. Staff will return with a detailed scope of work and associated budget request at the time Council considers initiating the OCP update.

### **CONCLUSIONS**

The Planning Department is currently in a temporary window of reduced development activity, creating an opportunity to advance policy work. This report proposed a deliberate approach to using that capacity by focusing on a small number of targeted projects that can be completed in 2026, while maintaining flexibility to respond to increased development activity. At the same time, this approach is

intended to make space for a comprehensive OCP update in 2027. Council's identified priorities, including the Colwood Corners designation review and gentle infill strategy, are not being deferred, but rather positioned to be addressed through that broader process. This ensures that policy work is completed efficiently in the short term, while setting the stage for more coordinated and comprehensive planning moving forward.

**Attachments:**

[Appendix A: Report to Council for Feb 9, 2026 with Master Policy List Staff Presentation](#)

**Approved by:**

Mairi Bosomworth, Manager of Planning  
Jason Johnson, Chief Administrative Officer  
Heather Power, Deputy Corporate Officer  
Marcy Lalande, Manager of Corporate Services  
Kathy McLennan, Director of Finance  
Jenn Hepting, Deputy Chief Administrative Officer  
Jason Johnson, Chief Administrative Officer

**Status:**

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**To:** CAO – Jason Johnson  
**Submitted:** January 23, 2026  
**From:** Mairi Bosomworth, Manager of Planning  
**RE:** 2026 Proposed New Policy Projects

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## RECOMMENDATION

THAT Council direct staff to undertake the proposed new policy projects in 2026, and to provide Council with a project charter at the outset of each new project.

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## SUMMARY AND PURPOSE

The purpose of this report is to seek direction from Council on new policy projects to be advanced in 2026, prior to the completion of a more fulsome project planning process. This early direction will allow staff to begin work on identified priority projects without delay; align staff resources with Council priorities; and establish clear expectations regarding what policy work can be reasonably delivered given ongoing development application volumes and policy projects underway.

## STRATEGIC PLAN

- *Strengthen Community + Sustain Nature*
- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

A number of the projects already underway or proposed for 2026 directly align with the Strategic Plan and advance the priorities and success indicators, including:

- **Priorities**
  - Enhance parks, trails, and green spaces by implementing the Parks Management Plans and expanding recreational opportunities for all ages
  - Promote community engagement and social connection through events, arts, culture, and volunteerism, including youth, families and seniors.
  - Leverage new development to secure new and desired community amenities
  - Align operational plans with strategic priorities
- **Success Indicators**
  - Increase resident satisfaction with parks and recreation
  - Advance Indigenous relations
  - Achieve targets for development application processing time
  - Implement an operational plan to track projects

**BACKGROUND**

In 2025, the former Development Services Department and the Community Planning Department were consolidated into a single Planning Department. This merger brought together the City's two core planning functions: development review and policy planning, into one integrated department, creating an opportunity to better align resources, expertise, and priorities.

Historically, Development Services operated at, or beyond, full capacity due to consistently high volumes of development applications. This resulted in Council meeting agendas being largely taken up by development applications. At the same time, Community Planning maintained a large list of policy projects that were primarily intended to be delivered through external consultants. These projects frequently carried individual budget requests but often lacked clear direction from Council, resource allocation, and realistic timelines for completion. This resulted in a growing list of policy projects that were difficult to advance within the allotted timeframes, despite ongoing budget allocations. Following the departmental merger, staff conducted a review of existing policy projects and consultant contracts. Through this process, several projects were deferred, resulting in approximately \$600,000 removed from special project budgets, restoring planned funding to the City's surplus reserve fund.

Acknowledging a broader shift in market conditions, development application volumes have declined from historic highs, easing the capacity pressures that previously constrained the Department. The Planning Department is now better positioned to be more deliberate and strategic in selecting, prioritizing, and completing policy work.

Recognizing this opportunity, staff have initiated a foundational step that has not previously been undertaken: establishing a project planning process to guide the selection, prioritization, and delivery of policy projects.

A key component of this approach is seeking clear direction from Council to ensure that policy work undertaken by the Department aligns with Council priorities and can be delivered within available staff capacity. Furthermore, the selection of these projects is intended to align with broader community and Council objectives, be forward-looking, and position the City to complete key projects in the coming years. The intention is to rely on staff resources to accomplish most policy projects, with support from consultants where specific expertise is required.

The purpose of this report is to introduce the project planning process while also seeking endorsement and direction from Council on new policy projects to focus on in 2026. The selection of new policy projects is based on the available staff capacity after accounting for the current volume of development applications, and policy projects already underway. Although this request is being made ahead of the project planning process being presented to Council, staff thought it was important to seek direction from Council as early as possible in 2026 to ensure that projects can be initiated and completed within defined timeframes.

**Project Planning Process**

Staff are currently developing a Project Planning Process intended to introduce a standardized, annual process for identifying, prioritizing, and sequencing policy projects. The intention is to develop the policy,

process and tools this year to inform the budget, work plan and selections of projects in 2027 and beyond.

The next phase of this work will return to Council in Q2 2026, supported by consultant deliverables. The process will establish an overarching policy direction that confirms the importance of having a consistent and transparent approach to identifying and prioritizing policy projects. It will articulate clear objectives for annual work programs, reinforce the need to balance Council priorities with staff capacity, and provide overall direction to guide how policy initiatives are sequenced and delivered. The process is intended to ensure that the policy projects brought forward each year represent a realistic and achievable work program.

Supporting this overarching direction, the consultant deliverables will also include a set of planning tools to implement the process. These tools will consist of a master project list identifying all potential policy initiatives; a project prioritization process that applies defined criteria to the master list in order to identify top priorities on an annual basis; and a project charter template to provide a more detailed overview of project scope, objectives, timing and resourcing.

### **Projects Underway**

The following projects are already in progress and represent committed staff resources:

- Pre-determined SPEAs
- Bill 44 - SSMUH
- Parks Canada National Urban Park
- Urban Forest Bylaw/Strategy
- Colwood Waterfront Stewardship Plan

In addition to the projects above, the Project Planning Process is also underway, and represents a project in itself.

### **Proposed New Policy Projects - 2026**

Staff have recommended policy projects to focus on in 2026, based on a review and assessment of projects recommended in City plans and strategies, Council resolutions, and consideration of alignment with Council's strategic plan priorities. Subject to Council direction, staff recommend initiating the following new policy projects in 2026.

#### Development Approvals Process Review

Staff propose to undertake a review of the City's development approvals process. This work would incorporate the recent Notice of Motion related to delegated development permit applications and respond to recent changes in provincial housing legislation that have shifted development processes and reduced the frequency of applications requiring Council approval. Since the adoption of the updated housing legislation, the City has not undertaken a review of its development procedures, and many of the legislative changes now necessitate corresponding updates to ensure compliance and alignment with legislation and best practices.

Further, this project has been selected as a priority as improving development application processing is one of Council's success indicators within the Strategic Plan. In addition, staff are currently preparing an

application to the Local Government Development Approvals Process Grant Program, which provides an opportunity to partially fund this work and accelerate needed improvements to the City's processes.

This project would include:

- Updates to the Development Procedures Bylaw to reflect current legislation and best practices
- Review opportunities for increased transparency and efficiencies including concurrent rezoning and development permit applications
- Updates to public facing documents including application guides and materials, development application fees and the Delegation Bylaw

#### First Nations Engagement Framework

Staff propose to develop a First Nations Engagement Framework, in consultation with the Songhees Nation, Esquimalt Nation, and Sc'ianew Nation. The framework would establish shared expectations regarding engagement methods, communication and timing, and would provide consistent guidance for future project-specific engagement. This initiative, and the importance of strengthening relationships is identified in the Strategic Plan and is considered a foundational step and high priority in advance of future OCP amendments and other major policy initiatives. This framework would be useful for other projects already underway including the National Urban Park and the Colwood Waterfront Stewardship Plan.

#### Park Management Plan – Herm Williams Park

Staff recommend developing one park management plan on an annual basis, starting with Herm Williams Park. Given recent changes to Colwood Creek Park and capital project impacts on Herm Williams Park, staff recommend prioritizing this location. This work aligns with Council direction and the Strategic Plan, with the intent to update additional park management plans on an annual basis. Depending on the outcome of the forthcoming ALC application, Colwood Creek Park will likely need to be the next priority. Once all parks have a park management plan, updates to existing plans can begin.

#### **Resources**

The proposed projects are intended to be completed within the current year using existing Planning Department resources. Together, they represent an appropriate workload for the Department, recognizing the projects underway and anticipated development application volumes. Staff acknowledge that development application volumes may increase in the future and have scoped the proposed work to allow for adjustments should market conditions change.

Prior to initiating a policy project, staff would develop a project charter and present the charter to Council. The project charters will provide additional detail related to scope, timelines, milestones, engagement approaches and resource allocation. Based on preliminary scoping, staff have prepared high-level estimates of staff time required to complete each of the proposed new policy projects. The information in Table 1 is intended to give Council sufficient high-level context in order to provide initial direction. The following estimated hours is considered achievable within existing staffing resources and will enable the Department to advance strategic policy initiatives while remaining responsive to development activity.

**Table 1 | Estimated Staff Time by Project**

Project	Estimated Staff Hours	Resources
Development Approvals	350-450 hours	Planning Communications
First Nations Engagement Framework	250-300 hours	Planning Administration Communications
Park Management Plan - Herm Williams	200-250 hours	Planning Parks Engineering Communications

**Draft Master List of Policy Projects**

As part of the development of the Project Planning Process, staff have prepared a draft master list of policy projects (see Appendix 1), which when fully populated and refined, is intended to be one of the tools used to identify and assess potential policy initiatives on an annual basis. The master list is provided in draft form and will be further refined through the process, to include additional information such as resource requirements, risks, funding considerations and proposed sequencing.

As noted above, staff have recommended new policy projects to focus on in 2026 based on a combination of staff capacity, project duration, and alignment of recommended projects with Council strategic priorities. Council may, however, choose to direct staff to pursue alternative projects from the draft master list, recognizing that any such direction would require adjustments to the overall work program.

**OPTIONS / ALTERNATIVES**

Council may consider one of the following options:

**Option 1 (Staff Recommendation):**

THAT Council direct staff to undertake the proposed new policy projects in 2026, and to provide Council with a project charter at the outset of each new project.

**Option 2**

THAT Council select alternative projects to prioritize for 2026.

**Option 3**

THAT Council request more information before providing direction on the proposed new policy projects.

**COMMUNICATIONS & ENGAGEMENT**

There is no communications or engagement scheduled for the purpose of proposing policy projects for 2026. However, engagement will occur as part of the proposed projects throughout 2026.

### CLIMATE CONSIDERATIONS

Several of the policy projects proposed for 2026 support the City of Colwood's Climate Action Plan by strengthening policies and processes that influence land use, development patterns, and the management of natural assets. Projects such as Bill 44 (Small-Scale Multi-Unit Housing), the Urban Forest Bylaw and Strategy, park management planning, and improvements to the development approvals process provide opportunities to integrate climate mitigation and adaptation considerations into planning and regulatory decision-making.

### FINANCIAL CONSIDERATION

The policy projects proposed for 2026 are intended to be delivered through internal staff resources or grant funding, and no additional funding is being requested. A number of contracts have been cancelled as part of past policy projects, restoring planned funding to the City's surplus reserve fund. The proposed review of the development approvals process includes a review of development application fees to ensure they remain current and aligned with staff effort.

### CONCLUSIONS

Staff are proposing a set of new policy projects to be advanced in 2026 based on the resourcing requirements of projects already underway and the anticipated volume of development applications. The intent of this report is to seek early direction from Council to proceed with a realistic and achievable work program, while recognizing that the forthcoming Project Planning Process will provide a more comprehensive and transparent basis for future policy direction.

#### Attachments:

[DRAFT Appendix Master List Policy Projects Council New Proposed Policy projects 2026](#)

#### Approved by:

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 Jenn Hepting, Deputy Chief Administrator Officer  
 Jason Johnson, Chief Administrative Officer

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## DRAFT Master Policy List

Project Number	Project Name	Source	Status
1	Shelf Ready C9 Zone	Council Resolution	-
2	Colwood Corners Designation Review	Council Resolution	-
3	Infill Strategy	Council Resolution	-
4	Land Use Procedures	Grant	Proposed
5	Pre-Determined SPEAs	Special Initiatives	Underway
6	Amenity Cost Charge Program	Special Initiatives	-
7	Bill 44 Implementation - OCP & LUB	Provincial Mandate	Underway
8	Road Dedication Policy	Staff Recommended	-
9	Transportation Master Plan	Council Resolution	Underway
10	Complete North Latoria Corridor Visioning Process and Process Rezoning Applications	Special Initiatives	Complete (Local Area Plan)
11	Metchosin Road Corridor - Planning Exercise	Special Initiatives	-
12	OCP 5 Year Review	Top Three 2025	-
13	Parks Canada Initiative	Special Initiatives	Underway
14	Updates to SDS	Staff Recommended	-
15	Updates to Urban Forest Bylaw	Council Resolution	Underway
16	Update Development Application Fees	Council Resolution	Proposed

## DRAFT Master Policy List

17	Update Municipal Ticketing Bylaw – trees	Council Resolution	Underway
18	Housing Needs Report	Provincial Mandate	2025 Complete
19	OCP Review	Council Resolution	-
20	Land Use Bylaw	Council Resolution	-
21	Waterfront Stewardship Plan Implementation Strategy	Council Resolution	Underway
22	Art Policy	Council Resolution	-
23	Accessibility Requirements for New Development	Special Initiatives	-
24	Bonus Density Framework	Special Initiatives	-
25	Colwood Land use Bylaw Update	Top Three 2025	-
26	Colwood Rent Bank	Special Initiatives	Complete
27	Complete Updates to Environmental Development Permit Guidelines	Top Three 2025	Complete
28	Demographic Study	Special Initiatives	-
29	First Nations Protocol Development	Special Initiatives	-
30	Integration of Gateway Plan into OCP	Council Resolution	-
31	Gateway Public Realm Plan - OCP Integration - Park and Ride	Special Initiatives	-
32	Heritage Strategy & Registry	Special Initiatives	-
33	Regional Housing Affordability and Prosperity Project - Complete Communities (RHAP)	Special Initiatives	Underway

## DRAFT Master Policy List

34	Support Expansion of Quarry Park and Promenade through RZ/OCP Amendment	Top Three 2025	Complete
35	Tenant Assistance Policy	Special Initiatives	-
36	West Shore Parks & Rec, Indoor Rec Facility Feasibility & Scoping	Special Initiatives	Complete
37	Undertake a Colwood specific demographic study and a land yield analysis in order to understand Colwood's future growth.	OCP	-
38	Update the Land Use Procedures Bylaw in accordance with policies in the OCP.	OCP	-
39	For all land use designations, the City should update requirements for setbacks, parking, and density in the Zoning Bylaw, consistent with OCP policies for land use, streets and mobility, and park spaces and natural assets.	OCP	-
40	Undertake a planning exercise conducted in collaboration with land owners to identify opportunities for economic development and coordinated planning in the "Allendale Pit" area	OCP	Complete
41	Metchosin & Lagoon - Undertake a neighbourhood- level planning exercise to identify opportunities for sensitive infill of new residential and neighbourhood-scaled commercial uses	OCP	-

## DRAFT Master Policy List

42	Review the City's Transportation Master Plan (TMP) to ensure that adequate transportation options are provided in response to growing demands	OCP	Underway
43	Update the Zoning Bylaw to include required ratios for bicycle parking spaces and residential units	OCP	Complete
44	Review and make necessary updates to the Zoning Bylaw to increase flexibility for secondary suites and other suites.	OCP	Complete
45	Clarify and update a working definition of "affordable housing" for home ownership and rental.	OCP	-
46	Create a Parks Master Plan that incorporates the elements identified in Policy 11.2.1.3, as well as directions from other sections of the OCP including directions relating to climate adaptation and mitigation, natural assets, cultural inclusivity and artistic expression, natural and built infrastructure, and the food system.	OCP	Complete
47	Develop a guide and checklist describing requirements for assessment reports for Landscape Architects or Qualified Professionals	OCP	-
48	Create an Urban Forest Bylaw.	OCP	Update Underway
49	Establish an inventory of heritage resources for use by community members and groups to populate	OCP	-

## DRAFT Master Policy List

50	Develop an Arts and Culture Plan that includes directions for arts and culture amenities, resources, and opportunities.	PRMP (Ref. #C14.5)	-
51	Review and, as needed, update zoning in support for home occupations and live work building typologies.	OCP	-
52	Parks and Recreation Master Plan 5 Year Update	PRMP (Ref. #P3.4)	-
53	Update Household Prosperity Report	Council Resolution	-
54	Update Age Friendly Community Plan	OCP	-
55	Latoria South Parks Plan	PRMP	Complete
56	Urban Forest Strategy	Council Resolution	Underway
57	Outlook Park Management Plan	PRMP	-
58	Meadow Park Management Plan	PRMP	-
59	Herm Williams Park Management Plan	PRMP (Ref. #C21.1)	Proposed
60	Complete the Colwood Waterfront Improvement Plan and process. Incorporate the outcomes and capital recommendations of this plan as key priorities within the PRMP implementation planning.	PRMP (Ref. #C1.1)	Complete
61	Develop an Active Transportation Network Plan	PRMP (Ref. #C3.1)	Complete
62	Develop City trails standards and classifications.	PRMP (Ref. #C3.2)	-

## DRAFT Master Policy List

63	Create a signage and communications plan to communicate loop options (including locations and level of difficulty)	PRMP (Ref. #C3.3)	-
64	Complete a park management plan for Colwood Creek Park, and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C19.1 and 19.2)	Complete
65	Complete a park management plan for Ocean View Park concurrently with Herm Williams Park, and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C20.1 and 20.2)	Proposed
66	Complete a park management plan for Lookout Lake Park, and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C22.1 and 22.2)	-
67	Develop an Arts and Culture Plan to guide future planning of arts and culture amenities, resources, programming, and opportunities	PRMP (Ref. #C14.5)	-
68	Develop design guidelines for parks furnishings and amenities	PRMP (Ref. #C16.2)	-
69	Complete a park management plan for Latoria Creek Park. Carry out the process concurrently with Havenwood Park Plan for efficiency, and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C23.1 and 23.2)	Complete

## DRAFT Master Policy List

70	Complete a park management plan for Havenwood Park concurrently with Latoria Creek Park Management Plan, and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C24.1 and 24.2)	Complete
71	Complete a park management plan for Pithouse Park (now Lagoon West Park), and integrate the outcomes and capital recommendations within the Parks & Recreation Master Plan implementation.	PRMP (Ref. #C25.1 and 25.2)	Complete
72	Develop updated policy to be used in the development review process to facilitate provision of high quality, desirable parkland.	PRMP (Ref. #P1.1)	-
73	Develop a policy for closing parks and trails to host events such as festivals or races	PRMP (Ref. #P10.3)	-
74	Complete a process to confirm a preferred location for development of a destination fenced off-leash dog area in Colwood.	PRMP (Ref. #C8.2)	-
75	Establish a city policy for an early warning alert system that incorporates climate-related disaster planning and communications.	Climate Action Plan (Ref. #M2-2)	Underway
76	Establish an emergency communications plan that incorporates climate-related emergencies and considers partnerships for responses.	Climate Action Plan (Ref. #M2-3)	Underway

## DRAFT Master Policy List

77	Develop a policy requiring new civic buildings to be zero emissions, highly energy efficient, and resilient to climate change	Climate Action Plan (Ref. #M3-2)	-
78	Adjust Parking Bylaw to support increased EV use/ charging, efficient use of current parking, and improved walkability. Consider options such as shared parking between different uses and alternative transportation options to reduce parking requirements for multi-use residential buildings	Climate Action Plan (Ref. #T1-3)	Complete
79	Active Transportation Plan Accelerate the implementation of a plan that supports active transportation routes and infrastructure, guides the development of new policies and bylaws, and links active transportation and transit networks	Climate Action Plan (Ref. #T2-1)	Complete
80	Develop requirements for enhanced sustainability features in rezoning applications including zero-carbon energy systems, higher efficiency, alternative mobility infrastructure and green infrastructure.	Climate Action Plan (Ref. #B1-2)	Underway
81	Establish appropriate Flood Construction Levels (FCL) and site new builds out of flood zones.	Climate Action Plan (Ref. #B1-3)	-

## DRAFT Master Policy List

82	Update DPAs to build on and expand the City’s existing development permit areas to cover coastal flood inundation and in-land flooding risk reduction.	Climate Action Plan (Ref. #B2-3)	-
83	Natural Asset Management Strategy	Climate Action Plan (Ref. #N1)	-
84	Develop a cross deaprtmental asset management team, including knowledge capacity, to integrate natural assets into asset management.	Climate Action Plan (Ref. #N1-1)	Underway
85	Develop a strategy and policy to build climate resilience within asset management planning that identifies and prioritizes ecosystem services and natural infrastructure.	Climate Action Plan (Ref. #N1-3)	-
86	Co-develop stronger guidelines and clear, quantifiable metrics for natural assets and ecosystem services in the 2023 OCP update.	Climate Action Plan (Ref. #N1-4)	Partly Underway
87	Develop Climate Resilient Landscaping Guidelines for city-owned lands and new development to increase carbon sequestration, maintain soil health, protect and enhance biodiversity and identify climate appropriate species for adaptation goals.	Climate Action Plan (Ref. #N2-4)	Planned 2026 (City Guidelines)
88	Develop guidelines and explore incentives to reduce impervious surfaces	Climate Action Plan (Ref. #N2-5)	-

### DRAFT Master Policy List

89	Develop a food security policy, including increased local food production and towards a future Food Security Strategy. Provide support for the sale of locally grown and produced food	Climate Action Plan (Ref. #W1-1)	-
90	Develop a community garden policy to support the retention of new sites for gardening and retain existing area	Climate Action Plan (Ref. #W1-2)	Planned for 2026
91	Develop a strategy for a zero-waste target to eliminate 100% of divertible materials from the waste stream in Colwood and in collaboration with regional partners	Climate Action Plan (Ref. #W2-1)	First steps 2026
92	Biodiversity strategy	Climate Action Plan	Underway

# 2026 Proposed New Policy Projects

Council

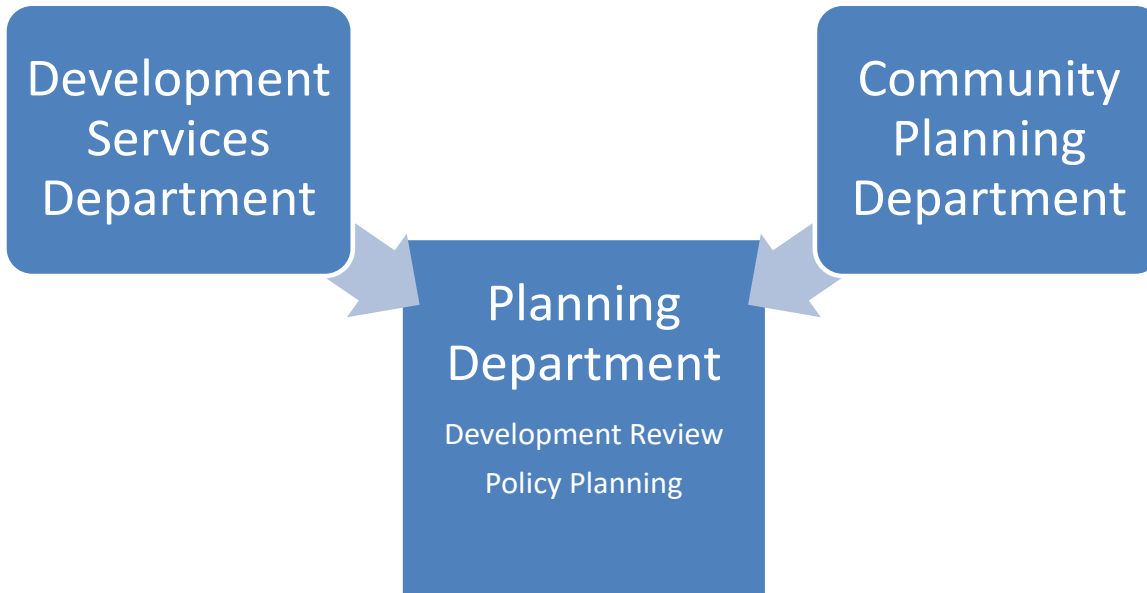
February 9, 2025



# Purpose

Seek direction from Council on new policy projects to be advanced in 2026.

# Background



# Background

Considering the current volumes of development applications plus the policy projects underway, there is capacity to propose new policy projects for 2026.

# Project Planning Process

Introduce a standardized, annual process for identifying and prioritizing policy projects.

Includes the following tools:

- Master project list
- Process that defines criteria to prioritize projects
- Project charter template

# Projects Underway

- Pre-determined SPEAs
- Bill 44 – SSMUH
- Parks Canada National Urban Park
- Urban Forest Bylaw/Strategy
- Colwood Waterfront Stewardship Plan

Project Planning Process

# Proposed New Policy Projects

## Development Approvals Process Review

### Rationale

- Provincial Housing Legislation and Notice of Motion
- Aligned with Strategic Plan success indicators – improving development application processing

### Scope

- Update Development Procedures Bylaw
- Explore concurrent DP and RZ
- Update public facing documents (application guides)
- Update development application fees

Estimated Hours: 350-450 hours

Staff currently preparing an application for the Local Government Development Approvals Process (LGDAP) grant.

# Proposed New Policy Projects

## First Nations Engagement Framework

### Rationale

- Aligned with Strategic Plan – strengthening relationships with Local Nations
- Need for shared expectations on engagement
- Supports projects underway

### Scope

- Develop the framework in collaboration with local First Nations
- Have Council to Council meetings
- Establish clear expectations for future policy and development work

Estimated Hours: 250-300 hours

# Proposed New Policy Projects

## Herm Williams Park Management Plan

### Rationale

- Staff proposing an annual process to create a park management plan per year
- Aligned with Strategic Plan – enhancing parks, trails and green spaces
- Council provided previous direction to prioritize Herm Williams Park
- Shift of capital projects from Colwood Creek Park to Herm Williams Park

### Scope

- Develop a park management plan
- Review existing conditions
- Engage with community
- Identify guidance for amenities, maintenance and improvements

Estimated Hours: 200-250 hours

# Draft Master List of Policy Projects

- Refined version will be brought to Council and include more detailed information

Project Number	Project Name	Source	Status
1	Shelf Ready C9 Zone	Council Resolution	-
2	Colwood Corners Designation Review	Council Resolution	-
3	Infill Strategy	Council Resolution	-
4	Land Use Procedures	Grant	Proposed
5	Pre-Determined SPEAs	Special Initiatives	Underway
6	Amenity Cost Charge Program	Special Initiatives	-

# Recommendation

THAT Council direct staff to undertake the proposed new policy projects in 2026, and provide Council with a project charter at the outset of each new project.

**Thank you!**



# Policy Program for Remainder of 2026 and Looking to 2027

Council

June 8, 2026

# Summary

- Seek direction on how to allocate available staff capacity for remainder of 2026
- Development application volumes have decreased – but is expected to increase over time
- Use this capacity to complete policy work in 2026
- Prepare for a comprehensive OCP update to initiate in 2027

# Council Decision Points

## **Council Decision Point #1**

Preparing for a Comprehensive OCP Update in 2027

## **Council Decision Point #2**

Policy Priorities for Remainder of 2026

## **Council Decision Point #3**

420 Tamarack Road

# Setting the Stage

## Development Application Volumes

	2020	2021	2022	2023	2024	2025	2026 (YTD)
RZ	11	15	20	7	10	10	0
SUB	9	12	15	12	12	16	1
DP/DPs	32	24	27	23	26	15	9
DVPs	10	14	7	9	4	6	5
<b>Total</b>	<b>62</b>	<b>65</b>	<b>69</b>	<b>51</b>	<b>52</b>	<b>47</b>	<b>15</b>

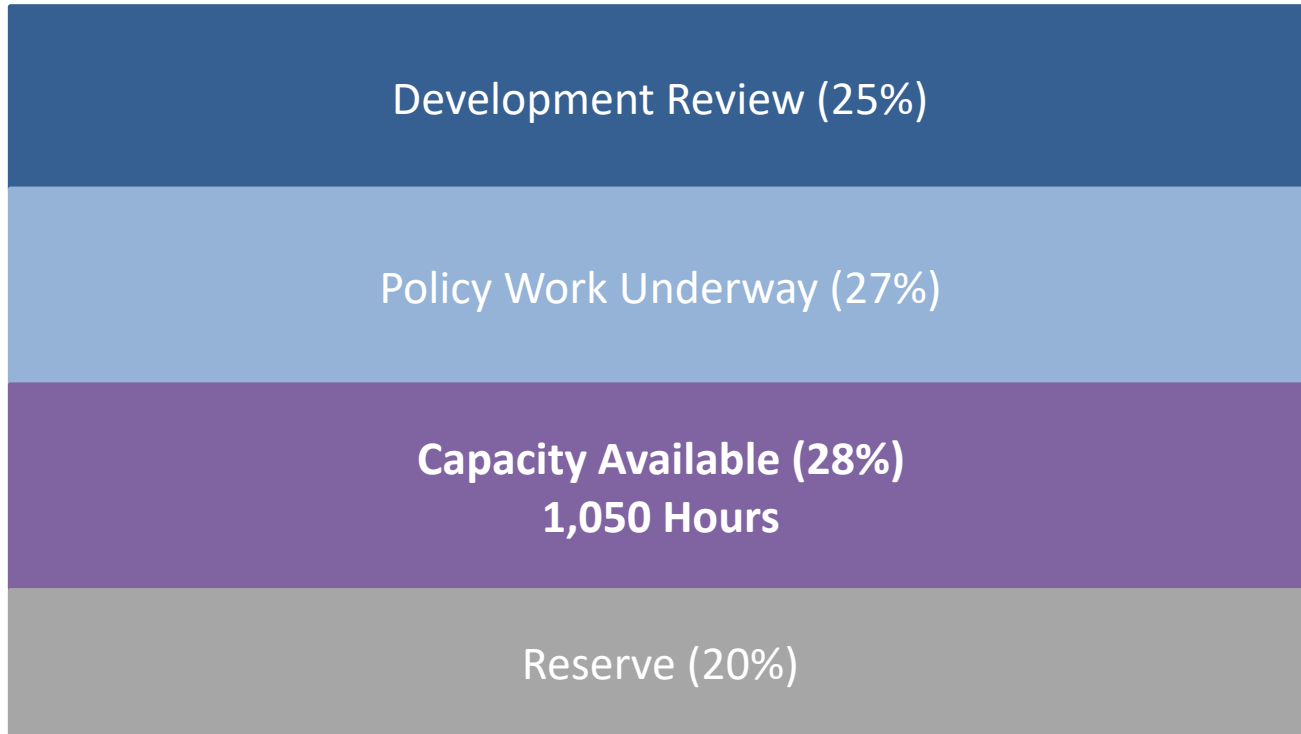
# Setting the Stage

## Policy Work Underway

- Small-Scale Multi-Unit Housing
- Pre-Determined SPEAs
- National Urban Park
- Urban Forest Strategy
- CWSP
- First Nations Engagement Framework
- Herm Williams Park Management Plan
- Development Approvals Process

# Setting the Stage Capacity Assessment

3,000 Hours Remaining in 2026

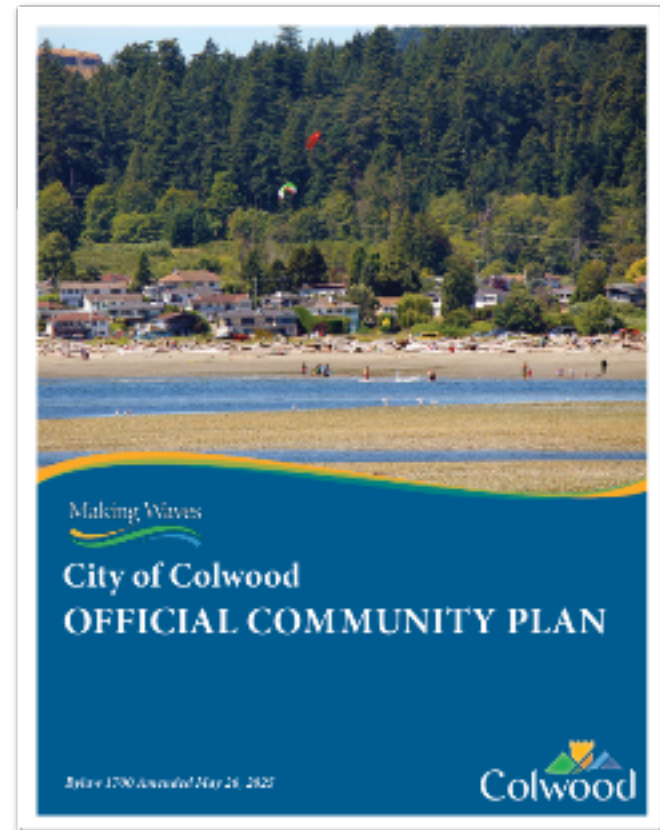


# Policy Priorities

## Long-Term Planning Priorities

### Priority Project #1 – Preparing for a Comprehensive OCP Update (2027)

- Seek direction from Council in early 2027 to initiate OCP Update process
- Integrate key Council priorities into this review = City-wide, coordinated approach:
- Review of Colwood Corners Designation Review
- Develop a Gentle Infill Strategy



# Policy Priorities Remainder of 2026

Staff recommend 3 policy priorities for the remainder of 2026, that were selected to:

- Address backlog
- Preserve capacity for OCP update
- Deliver projects by end of 2026

# Policy Priorities

## Remainder of 2026

### Priority Project #2 – Intensive Residential Form and Character Development Permit OCP Amendment

- May 11 – Council directed staff to proceed with amendment
- Removes DP requirement for lots under 550m2 and SSMUH with 3-4 units
- Incorporates design guidelines into Land Use Bylaw
- Administrative change (no change to land use or density)
- Responds to high application volumes

**Timelines**  
6-12 months

**Effort**  
Medium (250-500 hours)

**Resourcing/Budget**  
Completed by Staff

# Policy Priorities Remainder of 2026

## Priority Project #3 – Outlook Park Management Plan

- Develop Park Management Plan for Outlook Park
- Smaller, natural park with site constraints (steep slopes)
- Delivered concurrently with Herm Williams Park Management Plan
- Coordinated engagement and efficient use of resources

<b>Timelines</b> 6 months	<b>Effort</b> Low (<250 Hours)	<b>Resourcing/Budget</b> Completed by Staff
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# Policy Priorities Remainder of 2026

## Priority Project #4 – Age Friendly Plan Review

- Review and update the 2016 Age Friendly Community Plan
- Assess progress and confirm priorities
- Align with current policy and changing demographics
- Supports future OCP update

**Timelines**  
6 months

**Effort**  
Low (<250 Hours)

**Resourcing/Budget**  
Completed by Staff

# 420 Tamarack Road Rezoning

- Postponed to allow Council to provide direction on Colwood Corners review
- Staff recommend reviewing Colwood Corners designation as part of OCP Update
- If Council agrees, 420 Tamarack Road would be brought forward and considered under existing Colwood Corners

# Summary of Staff Recommendation

## Recommended approach:

- Advance targeted projects that can be completed in 2026
- Avoid new major work extending into future years
- Reduce policy backlog
- Preserve capacity for OCP update

## Policy Priorities for remainder of 2026:

- Preparing for a Comprehensive OCP Update (2027)
- Intensive Residential Form and Character Development Permit OCP Amendment
- Outlook Park Management Plan
- Age Friendly Plan Review

# Alternative Options for Council's Consideration

Council may direct staff to advance other projects on Master Project List.  
Other options to consider:

- Standalone review of Colwood Corners designation review
- Standalone development of gentle infill strategy
- Metchosin Road Area Plan
- Public Art Policy
- Affordable Housing Policy
- Others?

# Staff Recommendation

THAT Council endorse the Planning Department's proposed sequencing of policy work, recognizing that the City's next major policy priority will be preparation for a comprehensive OCP update to be scoped following the 2026 local government election;

AND THAT Council direct staff to prioritize the following policy projects for advancement during the remainder of 2026, within available departmental capacity:

Intensive Residential Development Permit OCP Amendment

Outlook Park Management Plan

Age Friendly Plan Review

AND THAT staff return to Council at the outset of each project with a project summary that identifies a high level scope of work, engagement plan and key milestones.

AND THAT Council direct staff to return on a biannual basis with updates on policy work and Planning Department capacity, including any recommended adjustments based on changes in development application activity.

AND THAT Council direct staff to bring forward the rezoning application for 420 Tamarack Road for consideration under the existing OCP land use designation.

# Questions?

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**To:** CAO – Jason Johnson  
**Submitted:** May 26, 2026  
**From:** Matt Blakely, Senior Planner  
**RE:** Rezoning Application No. RZ000025 – 221 Goldfinch Road  
**File:** RZ000025

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### RECOMMENDATION

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned;

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property's frontage;

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 for Council's consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

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### SUMMARY AND PURPOSE

The purpose of this report is to present an amendment to Rezoning Application No. RZ000025 and introduce Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, for Council consideration (**Appendix 1**). This new amending bylaw is intended to replace Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025 (Appendix 3), which was given third reading by Council on July 14, 2025.

The proposed amendment introduces a new site-specific Comprehensive Development 45 – (CD45 - 221 Goldfinch Road) Zone (CD45), rather than proceeding with the previously proposed Medium Density Residential 7 Zone (RM7), to permit the proposed two duplexes, with secondary suites, on the subject property.

It is important to note that the proposed development remains generally unchanged in terms of use, unit types and sizes, and form and character from what Council previously reviewed; however, during

the Development Permit drawing review, staff identified several variances required due to the property's unique shape and some obsolete requirements in the RM7 zone, leading to the recommendation for a site-specific zone rather than the standard RM7 zone.

In addition to the staff analysis and rationale presented in this report, the Development Permit drawings have also been appended to this report (**Appendix 2**) to further enhance transparency and provide Council with more certainty around the proposed development plans.

### **STRATEGIC PLAN**

- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

The proposed development at 221 Goldfinch Road supports Colwood's 2025-2027 Strategic Plan by leveraging the development to secure funds for new community amenities. Furthermore, the public processes for land use amendments and variances upholds the values of transparency and accountability that are key elements in the excellence in governance and services pillar.

### **RELATED POLICIES**

#### Official Community Plan Bylaw No. 1700, 2018 (OCP)

The subject property is within the OCP Land Use Designation: Neighbourhood – Hillside and Shoreline. Neighbourhood Hillside and Shoreline areas are established neighbourhoods historically comprised largely of single-detached homes and predominantly located on hillsides or near the shoreline. The land use objective for these areas is the same as in the "Neighbourhood" land use designation.

The proposed development of two duplexes with secondary suites aligns with the Neighbourhood land use designation which states that objective "a" of the neighbourhood designation is to create neighbourhoods that are *"Characterized by low-scale residential uses that protect existing character, while enabling gentle infill that encourages greater housing choice for diverse household needs."*

Policy 7.2.19.a. provides further direction to support the land use objectives for Neighbourhood areas by *"Generally maintaining the existing character and scale of the existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill approaches, including small lot development, secondary suites, coach houses, duplexes, and limited ground-oriented townhouses."*

### **BACKGROUND**

#### **Applicant Information**

Owner Applicants:	Dillon Sahota & Kerry Howse
Address:	221 Goldfinch Rd
Legal:	LOT 1, SECTION 35, ESQUIMALT DISTRICT, PLAN 7215
Current Zoning:	Residential 1 (R1) Zone
Proposed Zoning:	Comprehensive Development 45 – (CD45 - 221 Goldfinch Rd)
Current OCP Designation:	Hillside and Shoreline Neighbourhood
Developmental Permit Areas:	Hillside Environmental, and Form & Character

**Site Context**



**Figure 1: Community Context Map with subject property highlighted in grey.**

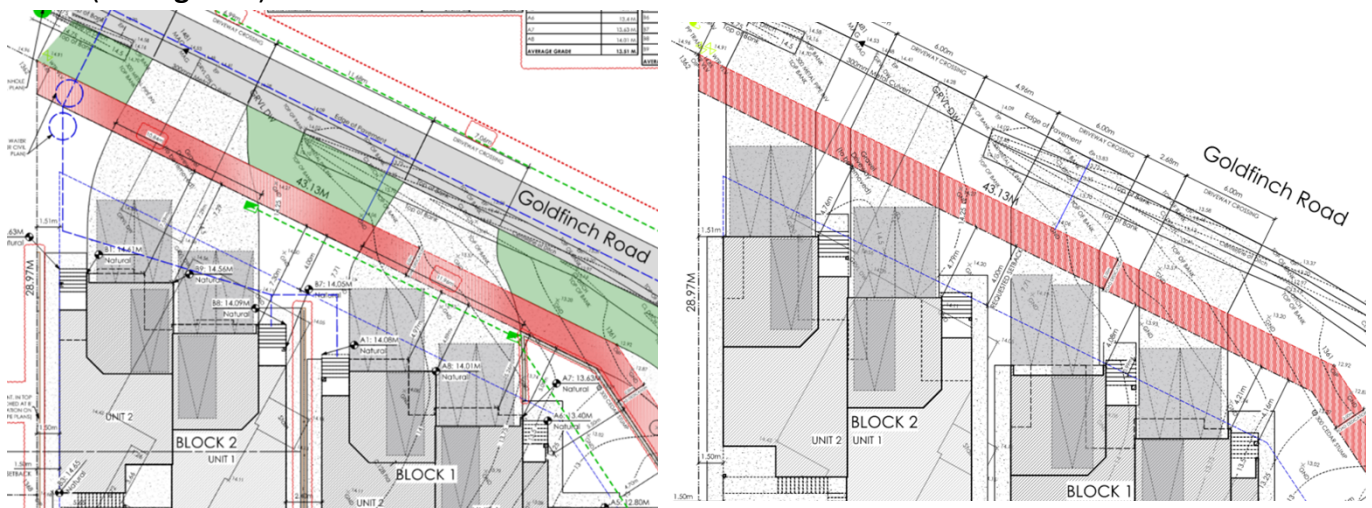
The subject property, located in the Lagoon Beach neighbourhood, has an area of 1,278.88 square meters (0.31 acres) and features a continuous corner frontage along Goldfinch Road. It is located close to the intersection with Lagoon Road, roughly halfway between Ocean Boulevard and Metchosin Road. The property currently contains an existing single family residential dwelling.

The surrounding neighbourhood mainly consists of other single-family houses, with some duplexes nearby. Directly across from the lot is the Ocean Grove CD6 zone, which allows for both attached housing and apartments throughout its sites.

**Development Proposal**

The proposal (see Appendix 2) outlines the construction of two duplexes, with each unit incorporating a secondary suite, for a total of four duplex units and four secondary suites on the property, which offers a diverse mix of housing options. Every duplex unit will consist of three bedrooms, while each secondary suite will have one bedroom. A total of twelve parking spaces will be allocated on-site. Each duplex unit is assigned three dedicated parking spaces, which includes provision for secondary suite parking requirements. The proposal fully complies with all parking requirements set out in *Off-Street Parking Regulations Bylaw No. 1909, 2022*.

Whereas the original proposal envisioned four separate driveways for the duplexes, the updated plan now includes only two shared driveways, each serving both the principal units and their secondary suites (see Figure 2).



**Figure 2. Site Plan showing shared driveways for each duplex building on the left and the original proposed driveway configuration on the right.**

This revision reduces the number of driveway drops on the property and better aligns with the City’s Development Permit Design Guidelines 25.12.f and 25.12.g, which encourage shared service areas (such as driveways) and consolidated driveways or curb cuts across the public sidewalk.

Due to the shallow depth of the lot, there is insufficient space for the driveway to gradually taper at the property line. As a result, a variance to the *Subdivision and Development Servicing Bylaw No. 2000, 2024* is required to permit an increased driveway width to accommodate safe and functional access for all residents.

If Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council detailing Development Variance Permit Application No. DVP00018 and the rationale for consideration. This will occur once all conditions of the zoning amendment are satisfied and RZ000025 is eligible for approval.

**Proposed Land Use Amendment**

The initial amendment to *Colwood Land Use Bylaw, No. 151, 1989*, submitted with Rezoning application (RZ000025), proposed rezoning 221 Goldfinch Road from the Residential 1 (R1) Zone to the RM7 Zone. However, during the development permit drawing review, staff identified several variances required due to the property's unique shape and some obsolete requirements in the RM7 zone. Consequently, staff recommend adopting a site-specific zone in lieu of the standard RM7 zone. See **Table 1.**

The proposed amendment intends to rezone the property from Residential 1 (R1) to the Comprehensive Development 45 zone (CD45 – 221 Goldfinch Road) to permit two duplexes, with secondary suites, on the subject property. This amendment provides the regulatory framework necessary to support the development, ensuring the proposal aligns with OCP housing policies 9.2.1.2 and 9.2.1.3 which speak to providing a diverse housing options in all City neighbourhoods and supporting the inclusion of secondary suites to increase the City’s rental stock and improve housing affordability, respectively.

**Table 1: Zone Comparison**

<b>Regulation</b>	<b>R1 (Existing Zone)</b>	<b>RM7 (3rd reading)</b>	<b>CD45 (Proposed Zone)</b>
Permitted Uses	One-family dwelling Two-family dwelling Home Occupation Secondary Suite Accessory Dwelling Unit Accessory Buildings and Structures	Attached Housing (includes duplex units) Home Occupations Accessory Dwelling Units Accessory Buildings and Structures	One-family dwelling Attached Housing Duplex Secondary Suite Home Occupation - Office Use Only Accessory Buildings and Structures
Max Density (FAR)	0.4 - max GFA of 350	1.0	1.0

	m2	Max 75 UPH (9 Units)	
Minimum Lot Area	1,100 (two-family)	600 m2	1000 m2
Maximum Lot Coverage	25% (two-family)	40%	40%
Minimum Lot Frontage	25 m	10 m	18 m
Maximum Building Height	8.5 m	15 m	12 m
Maximum Number of Storeys		3	3
Usable Open Space		10% minimum	15%
<b>Minimum Yard Requirements for Principal Buildings</b>			
Front (Goldfinch Rd)	7.5 m	4.0 m	4.0 m
Interior Side (Southwest)	1.5 m	1.0 m	1.5 m
Exterior Side (Goldfinch Rd)	6.0 m	3.0 m	4.0 m
Rear (East)	7.5 m	6.0 m	5.0 m

**Variance Request**

The applicant has submitted a Development Variance Permit Application (DVP00018) to vary the following regulation to increase the driveway width to provide access to the proposed development:

*Subdivision and Development Servicing Bylaw No. 2000, 2024, Schedule A, Section 6.14.3: “The maximum driveway width shall be in accordance with standard drawing SSD C7b, Driveway Configurations. A second driveway may be considered for corner lots, or if the lot frontage width is greater than 12.0 metres. The combined total width of driveway(s) shall not exceed 7.0 metres...”*

For this application, staff are recommending that the variance request is considered by Council for endorsement alongside the approval of the Zoning Amendment and the Development Permit because the variance pertains specifically to *Subdivision and Development Servicing Bylaw No. 2000, 2024*, and is not related to the proposed use or zoning regulations for the subject property. By addressing the driveway variance request, amending bylaw, and development permit concurrently, the process ensures that all bylaw considerations impacting the feasibility of the development are resolved in a timely manner, while ensuring transparency and project certainty.

As previously mentioned, if Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council detailing the associated driveway variance request and the rationale for their consideration concurrently with the amending bylaw.

**ANALYSIS**

The proposed development has been reviewed against the requirements of the proposed CD45 zone and is in full compliance with all regulations (see **Table 2** below). The only variance required is related to the driveway width, as previously discussed. This ensures that, aside from the driveway width

variance, no other deviations from the proposed zoning standards are necessary for the development to proceed.

**Table 2 - Compliance of Proposed Development with Proposed CD45 Zone**

Regulation	CD45 (Proposed Zone)	Proposed Development	Conforms
Max Density (FAR)	1.0	0.85	Yes
Minimum Lot Area	1000 m2	1150 m2	Yes
Maximum Lot Coverage	40%	38%	Yes
Minimum Lot Frontage	18 m	43 m	Yes
Maximum Building Height	12 m	10.9 m	Yes
Maximum Storeys	3	3	Yes
Usable Open Space	15%	25.25%	Yes
<b>Minimum Yard Requirements for Principal Buildings</b>			
Front (Goldfinch Rd)	4.0 m	4.89 m	Yes
Interior Side (Southwest)	1.5 m	1.50 m	Yes
Exterior Side (Goldfinch Rd)	4.0 m	4.70 m	Yes
Rear (South East/East)	5.0 m	5.02 m	Yes

The proposed application is consistent with the Neighbourhood – Hillside and Shoreline policy direction outlined in the OCP. It demonstrates adherence to the guiding principles by introducing a building form that is generally consistent with existing neighbourhood character, while expanding housing choices. **Table 3** below provides a detailed breakdown of specific policies and illustrates how the proposed development meets these requirements.

**Table 3 - Compliance of Proposed Development with OCP Land Use Designation**

Neighbourhood - Hillside and Shoreline Policies	Proposal	Staff Comments
7.2.22. Other Directions	Adhering to the “Other Directions” policies for the Neighbourhood land use designation.	See below directions taken from the Neighbourhood land use designation.
7.2.16a Land Use Designation	Characterized by low-scale residential uses that protect existing character, while enabling gentle infill that encourages greater housing choices for diverse	Duplexes with suites provide greater housing choices while protecting existing character

	household needs		
7.2.17.b Land Use Designation	Secondary suites and coach houses, limited to lots of sufficient size and width to accommodate off-street parking without compromising on-site landscaping, boulevards, street trees <sup>2</sup> , and the overall visual aesthetics of streetscapes.	Each unit will include a secondary suite, with ample off-street parking provided on-site to meet parking bylaw requirements.	OCP Policies met
7.2.17.c Land Uses	Ground-oriented multi-residential, including duplexes and townhouses.	Proposing ground-oriented duplexes with secondary suites.	OCP Policies met
7.2.18.a Built Form	Ground-oriented buildings up to approximately three storeys	Proposing three-storey duplexes with secondary sites.	OCP Policies met
7.2.18.b Built Form	FAR ranging up to approximately 1.2	The proposed development has an FAR of 0.85, in accordance with this policy.	OCP Policies met
7.2.19.a	Generally maintain the existing character and scale of existing predominantly single-detached residential areas, while increasing housing diversity through sensitive infill approaches that are compatible in terms of scale and intensity.	Ground-oriented duplexes with secondary suites generally maintain existing character while increasing housing diversity.	OCP Policies met
7.2.19.b	Improving the public realm for pedestrian, prioritizing areas surrounding schools.	The proposal enhances the public realm by dedicating a 2-metre strip of land as road right-of-way as part of the rezoning requirements. Additionally, it includes	OCP Policies met

		off-site improvements such as a sidewalk and bike lane, with the final layout to be determined during the Building Permit (BP) stage.	
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In summary, the proposed development is consistent with the objectives and requirements set out in the proposed CD45 zoning, as well as the relevant policies within the OCP. This demonstrates that the project aligns the City's vision for land use and development in this neighbourhood. Accordingly, staff are supportive of the application and recommend that Council consider approving the staff recommendation in favor of the proposed development.

**OPTIONS / ALTERNATIVES**

Council may wish to consider the following options:

**OPTION 1: STAFF RECOMMENDATION**

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned;

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property’s frontage;

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 for Council’s consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

**OPTION 2: Staff return with more information**

THAT staff return with additional information before Council considers abandoning Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025.

**OPTION 3: Application Denied**

THAT Rezoning Application No. RZ000025 for 221 Goldfinch Road be denied.

**OPTION 4: Other Considerations**

An alternative resolution, as directed by Council.

**COMMUNICATIONS & ENGAGEMENT**

This report is publicly available on the City’s website as part of the agenda and the report will be available in Council Highlights. Minutes will be posted online and sent to subscribers by email.

A development notification sign has been installed on the subject property in accordance with City Policy. Pursuant to Section 464 of the *Local Government Act (LGA)*, the City must not hold a public hearing as the proposed bylaw is in alignment with the OCP land use designation and is a residential development. Additionally, in compliance with the LGA and Public Notice Bylaw No. 1933, notice was issued prior to the first reading of the original amending bylaw in July 2025. Due to the introduction of a new amending bylaw, staff have sent out additional public notices and newspaper ads in advance of the bylaw being considered by Council for first reading.

If Council supports the staff recommendation, a notice regarding consideration of Development Variance Permit No. DVP00018 will be mailed to the owners and occupants of properties within a radius of 100 metres of the subject site, in advance of the future Council meeting.

**TIMELINES**

July 14, 2025, Council	May 25, 2026, Council	Summer 2026	Summer 2026
Amending Bylaw for 221 Goldfinch Rd given first, second, and third readings by Council.	Bylaw No. 2073 - Abandon Council considers the amending bylaw 2118 for 1st, 2nd & 3rd reading.  WE ARE HERE	The DVP and Zoning Amendment are considered for approval.	Pending approval of the DVP and RZ permits. The applicant may be issued a Form and Character Development Permit.

**CLIMATE CONSIDERATIONS**

Staff have not identified any significant climate considerations related to the proposed development, beyond the large areas of non-permeable surfaces. That said, the development plans do include a stormwater management plan for the property that includes on-site water retention.

**FINANCIAL CONSIDERATION**

The applicant is proposing to meet Council’s Community Amenity Contribution Policy for the proposed duplex units as identified in **Table 4**. 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: Development Fees**

Contribution by Type	Rate per unit	Total	Bylaw/Policy Reference
Community Amenity Fund (CAC)	\$7,500	\$30,000	Policy COM 003 as amended

Affordable Housing Reserve Fund	\$1,500	\$6,000	Policy COM 003 as amended
Fire Hall Fund	\$632	\$2,528	Council Resolution R2020-165
School DCCs (payable to SD62)	\$1000	\$4,000	School District #62 (Sooke) Capital Bylaw No. 2019-01
Water DCCs (payable to CRD)	\$2,796	\$11,184	CRD Bylaw No. 2758 (31 units/ha)
Road DCCs	\$5,268.41	\$21,073.64	Bylaw No. 1836-01
Sewer Enhancement Fees	\$2,488	\$9,952	Bylaw No. 1500
Park Improvement DCC	\$2,455.67	\$9,822.68	Bylaw No. 1900
Park Acquisition DCC	\$2,537.97	\$10,151.88	Bylaw No. 2037
<b>Total Contributions</b>		<b>\$104,712.20</b>	

## CONCLUSIONS

The proposed site-specific CD45 zone establishes clear, tailored regulations that directly reflect the intended development of two duplex buildings with secondary suites, providing a more precise and transparent regulatory fit than the previously proposed RM7 zone, while maintaining consistency with surrounding neighbourhood character.

The proposed development remains aligned with the OCP’s policy direction for Neighbourhood – Hillside and Shoreline by enabling gentle infill, expanding housing choice, and supporting the inclusion of secondary suites within a low-scale built form. For these reasons, staff support the proposed amendment to proceed with the proposed CD45 - 221 Goldfinch Road zone and recommend that Council approve the staff recommendation.

### Attachments:

[Appendix 1: Colwood Land Use Bylaw No. 151 1989 Amendment No. 233 \(CD45 221 Goldfinch Road\) Bylaw No. 2118 2026](#)

[Appendix 2: 2026 04 23 DP PLANS RZREPORT 211 GOLDFINCH DP](#)

[Appendix 3: Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 \(221 Goldfinch Road\), Bylaw No. 2073, 2025](#)

[Appendix 4: Staff Presentation](#)

### Approved by:

Mairi Bosomworth, Manager of Planning  
 Heather Power, Deputy Corporate Officer  
 Marcy Lalande, Manager of Corporate Services  
 Kathy McLennan, Director of Finance  
 Jenn Hepting, Deputy Chief Administrative Officer  
 Jason Johnson, Chief Administrative Officer

### Status:

Approved - 27 May 2026  
 Approved - 01 Jun 2026  
 Approved - 02 Jun 2026  
 Approved - 03 Jun 2026  
 Approved - 03 Jun 2026  
 Approved - 03 Jun 2026







**CITY OF COLWOOD  
BYLAW NO. 2118**

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

---

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

**1. CITATION**

This bylaw may be cited as **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.”**

**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 45 (CD 45 – 221 Goldfinch Road) Zone, the property shown in Schedule 1 attached to this bylaw and described as “LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)”.
- b. In Section 1.2 “DEFINITIONS”, under the heading “COMPREHENSIVE DEVELOPMENT ZONES”, insert “CD45”.
- c. In Section 1.3.09 under the heading “SHORT FORM” insert “CD45” and under the heading “ZONE” insert “Comprehensive Development 45”.
- d. Add Section 10.46 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) as per Schedule 2 of this bylaw.
- e. Add the following to Schedule B – AMENITY CONTRIBUTIONS

Zone	Bylaw No.	Legal Description	Amenity Contribution
CD45	2118	LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)	a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit. b) Contribute to the Community Amenity Reserve Fund \$7,500 per additional duplex and townhouse dwelling unit c) Contribute to the Fire Hall Fund \$632 per additional dwelling unit d) All dollar amounts referred to above are the 2026 baseline rates and shall increase annually starting on January 1 <sup>st</sup> of each year starting on January 1 <sup>st</sup> ,

			2027, as per the Victoria Consumer Price Index (CPI).
--	--	--	---

**READ A FIRST TIME** on the            <sup>th</sup>    day of    July,    2026

**READ A SECOND TIME** on the       <sup>th</sup>    day of    July,    2026

**READ A THIRD TIME** on the       <sup>th</sup>    day of    July,    2026

**ADOPTED** on the                        day of                2026

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

**SCHEDULE 1**

**Subject Property Map**

**Comprehensive Development 45 (CD45 – 221 Goldfinch Road)**



## SCHEDULE 2

### SECTION 10.46 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) ZONE

#### 10.46.1 Purpose

The purpose of this zone is to provide for the orderly development of the lands located at 221 Goldfinch Road in the City of Colwood.

#### 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 CD45 zone:
  - a. One-family Dwelling
  - b. Attached Housing
  - c. Duplex
  - d. Secondary Suites
  - e. Home Occupation – Office Use Only
  - f. Accessory Buildings and Structures

#### 10.46.3 Permitted Base Development

1. In the CD45 Zone the number of dwelling units shall not exceed 1.

#### 10.46.4 Development Conditions

1. Despite the restrictions in Section 10.46.3, on land whose legal description is set out in Table 1 of Schedule B of the Land Use Bylaw, the density of development is permitted up to a maximum of 1.0 FAR in accordance with Section 10.46.5 if the owner pays to the City of Colwood the amount specified in Table 1 of Schedule B of the Land Use Bylaw.
2. Payment of the contributions in Schedule B shall be made at the time of issuance of a building permit.

#### 10.46.5 Regulatory Conditions

1. Regulatory conditions for the CD45 zone shall be as shown on the following table:

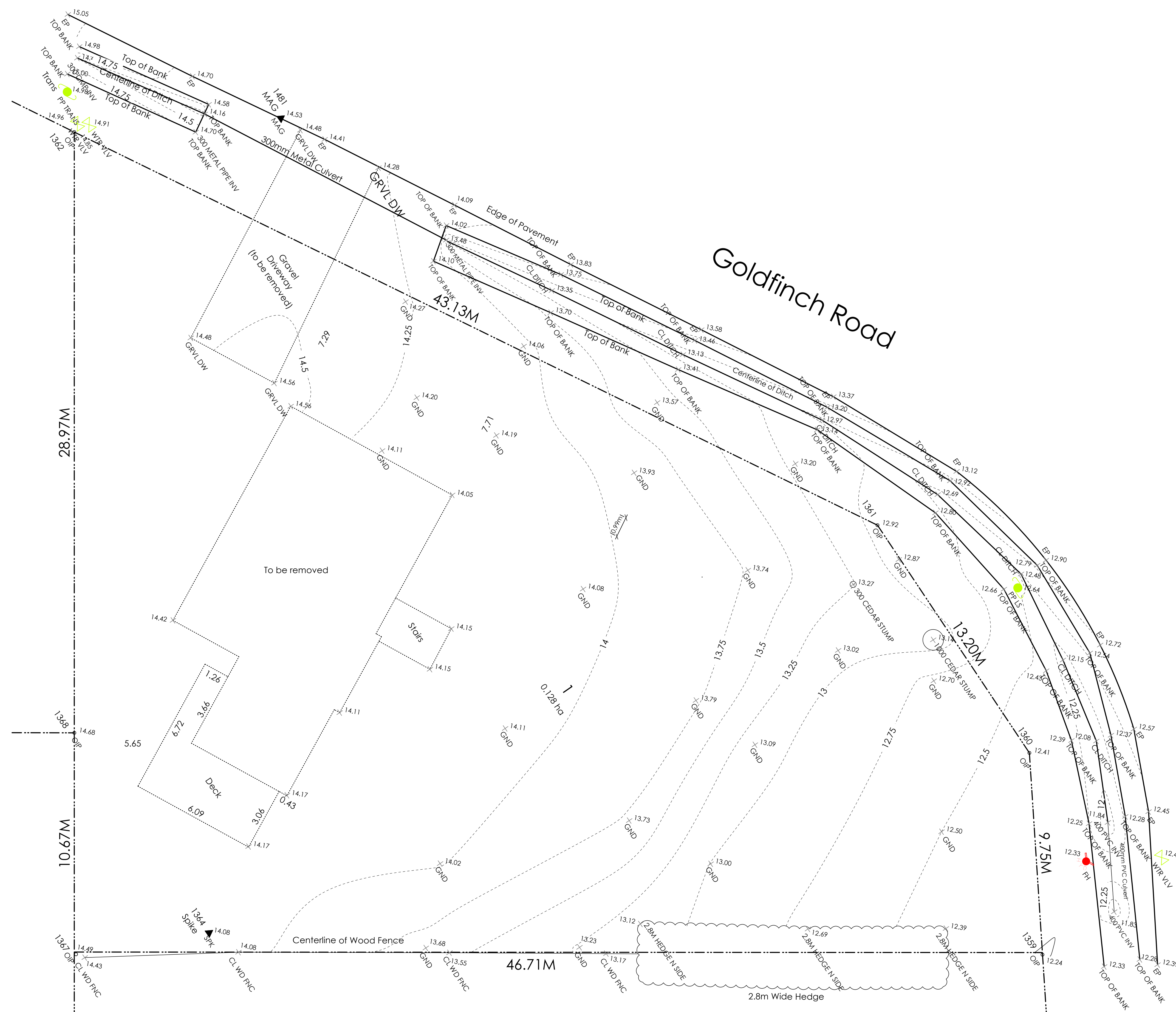
Regulation	General
Minimum Lot Area	1000 m <sup>2</sup>
Maximum Lot Coverage	40%
Minimum Lot Frontage	18 m
Maximum Building Height	12 m
Maximum Number of Storeys	3
Maximum FAR	1.0
Usable Open Space	15%
Minimum Yard Requirements for Principal Buildings:	

Front (Goldfinch Rd)	4.0 m
Interior Side (Southwest)	1.5 m
Exterior Side (Goldfinch Rd)	4.0 m
Rear (East)	5.0 m

**10.46.6 General**

1. The relevant provisions of Divisions 1 and 2 shall apply. In the case of a conflict between provisions of Division 1 and 2 and the provisions of this zone, the latter shall prevail.
2. For the CD45 zone, and notwithstanding the definition of 'Usable Open Space' in Section 1.2, usable open space shall comply with that definition, except that the minimum dimension may be reduced to 5.0 m.





1 Existing Site Plan  
A1 Scale: 1:100

Date  
Apr.23, 2026

Project Address  
221 Goldfinch Road  
Colwood, B.C.  
Prepared for  
Dillon Sahota & Kerry Howse

Project #  
8919

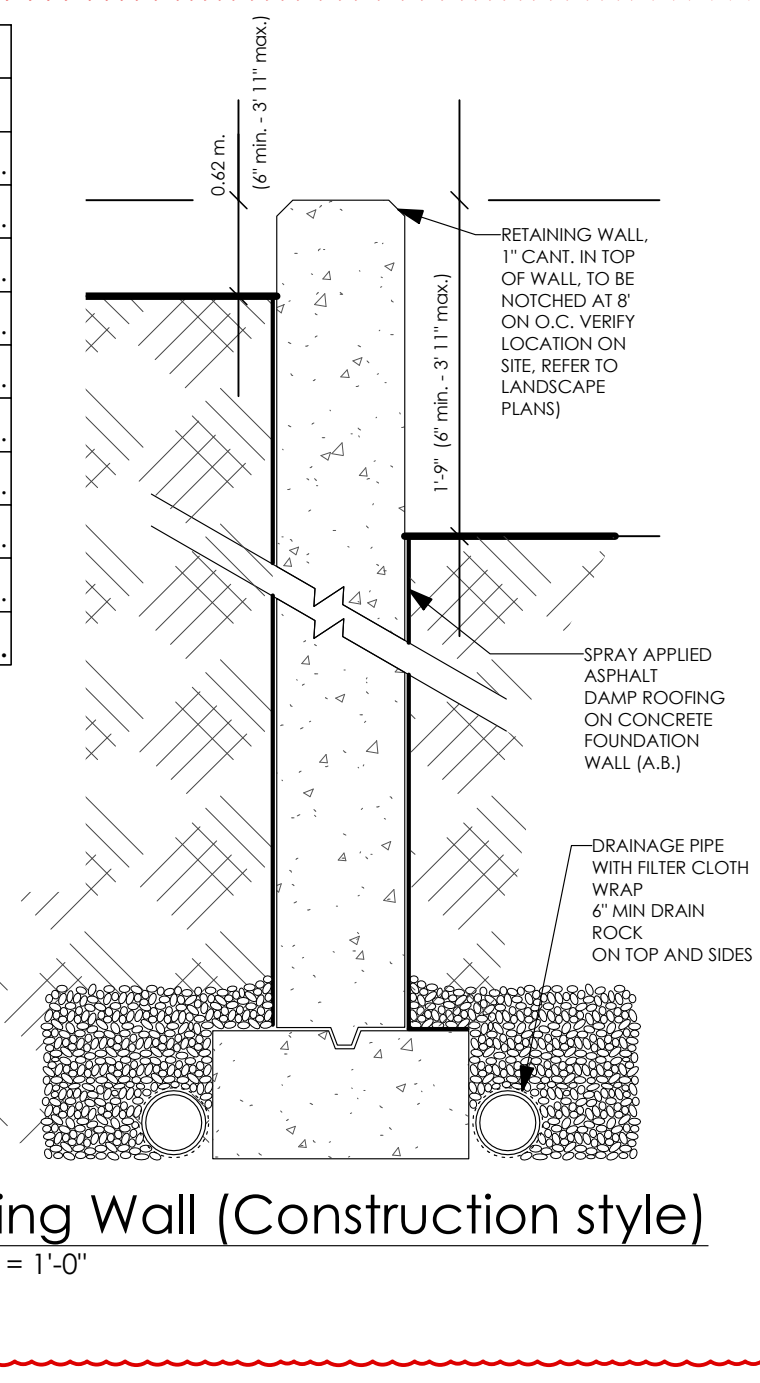
Scale  
As Noted

Drawn By  
PN

# Development Variance Application

SITE DATA	
ITEMS	PROPOSED
LOT AREA BEFORE ROAD DEDICATION	1278.88 sq.m.
POST DEDICATION LOT AREA	1150.25 sq.m.
LOT COVERAGE (BEFORE ROAD DEDICATION)	34.50 %
OPEN SITE AREA (BEFORE ROAD DEDICATION)	37.14 %
SETBACKS	
- FRONT (NORTH WEST)	4.89 m.
- REAR (SOUTH EAST)	5.02 m.
- SIDE (NORTH EAST)	4.70 m.
- SIDE (SOUTH WEST)	1.50 m.
- SIDE TOTAL	6.20 m.
BUILDING HEIGHT	
	10.90 m.
GROSS FLOOR AREA OF ALL BUILDINGS	
F.A.R. (POST DEDICATION LOT AREA)	0.85 TO 1.0
OFF-STREET PARKING	
PARKING STALLS PER UNIT	3 Stalls
2 FOR MAIN RESIDENCE, 1 FOR POSSIBLE SUITE	
TOTAL NUMBER OF PARKING STALLS	12 Stalls
PROPOSED FLOOR AREA	
BLOCK 1	
UNIT 1	
- UPPER	91.61 sq.m.
- MAIN	91.28 sq.m.
- LOWER	51.37 sq.m.
- GARAGE	35.61 sq.m.
SUB-TOTAL G.F.A.	269.87 sq.m.
GARAGE ALLOWANCE	-34.37 sq.m.
GROSS FLOOR AREA	235.50 sq.m.
UNIT 2	
- UPPER	88.87 sq.m.
- MAIN	93.75 sq.m.
- LOWER	63.80 sq.m.
- GARAGE	34.31 sq.m.
SUB-TOTAL G.F.A.	280.73 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	246.05 sq.m.
GROSS FLOOR AREA OF BUILDING	
	481.55 sq.m.
PROPOSED FLOOR AREA	
BLOCK 2	
UNIT 1	
- UPPER	86.26 sq.m.
- MAIN	102.30 sq.m.
- LOWER	64.49 sq.m.
- GARAGE	36.11 sq.m.
SUB-TOTAL G.F.A.	289.16 sq.m.
GARAGE ALLOWANCE	-35.61 sq.m.
GROSS FLOOR AREA	253.55 sq.m.
UNIT 2	
- UPPER	89.48 sq.m.
- MAIN	92.76 sq.m.
- LOWER	64.73 sq.m.
- GARAGE	34.37 sq.m.
SUB-TOTAL G.F.A.	281.34 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	246.66 sq.m.
GROSS FLOOR AREA OF BUILDING	
	500.21 sq.m.

AMENITIES			AVERAGE GRADE BLOCK 1		AVERAGE GRADE BLOCK 2	
LOT AREA	SQ.M.	%	POINTS	GRADES	POINTS	GRADES
LOT AREA	1,150.25	100 %	A1	14.08 M.	B1	14.61 M.
AMENITIES FOR UNIT 1 INCLUDING SECONDARY SUITE	115.92	10.078 %	A2	13.95 M.	B2	14.63 M.
AMENITIES FOR UNIT 2 INCLUDING SECONDARY SUITE	39.99	3.477 %	A3	13.61 M.	B3	14.65 M.
AMENITIES FOR UNIT 3 INCLUDING SECONDARY SUITE	48.99	4.259 %	A4	12.56 M.	B4	14.25 M.
AMENITIES FOR UNIT 4 INCLUDING SECONDARY SUITE	85.59	7.441 %	A5	12.8 M.	B5	14.19 M.
TOTAL AMENITIES	290.49	25.25 %	A6	13.4 M.	B6	14.07 M.
			A7	13.63 M.	B7	14.05 M.
			A8	14.01 M.	B8	14.09 M.
			AVERAGE GRADE	13.51 M.	AVERAGE GRADE	14.34 M.

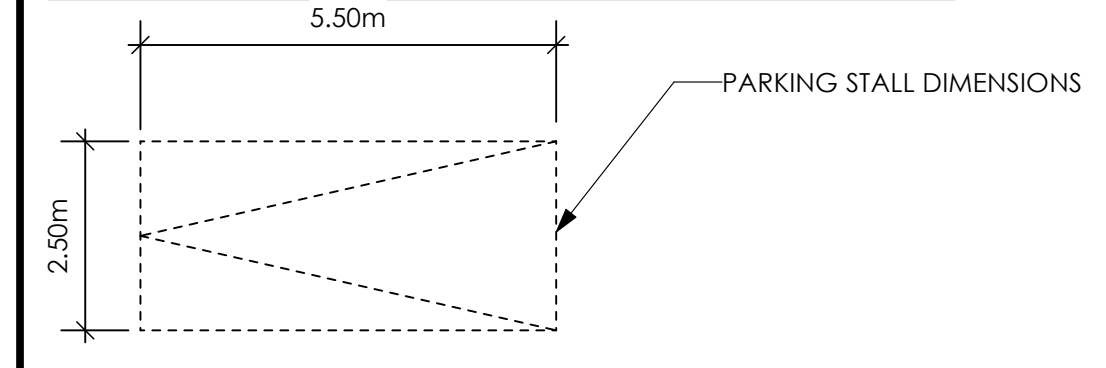


2 Retaining Wall (Construction style)  
Scale: 1 1/2" = 1'-0"

RETAINING WALL, 1" CANT. IN TOP OF WALL TO BE NOTCHED AT 8" ON O.C. VERIFY LOCATION ON SITE. REFER TO LANDSCAPE PLANS

RETAINING WALL, 1" CANT. IN TOP OF WALL TO BE NOTCHED AT 8" ON O.C. VERIFY LOCATION ON SITE. REFER TO LANDSCAPE PLANS

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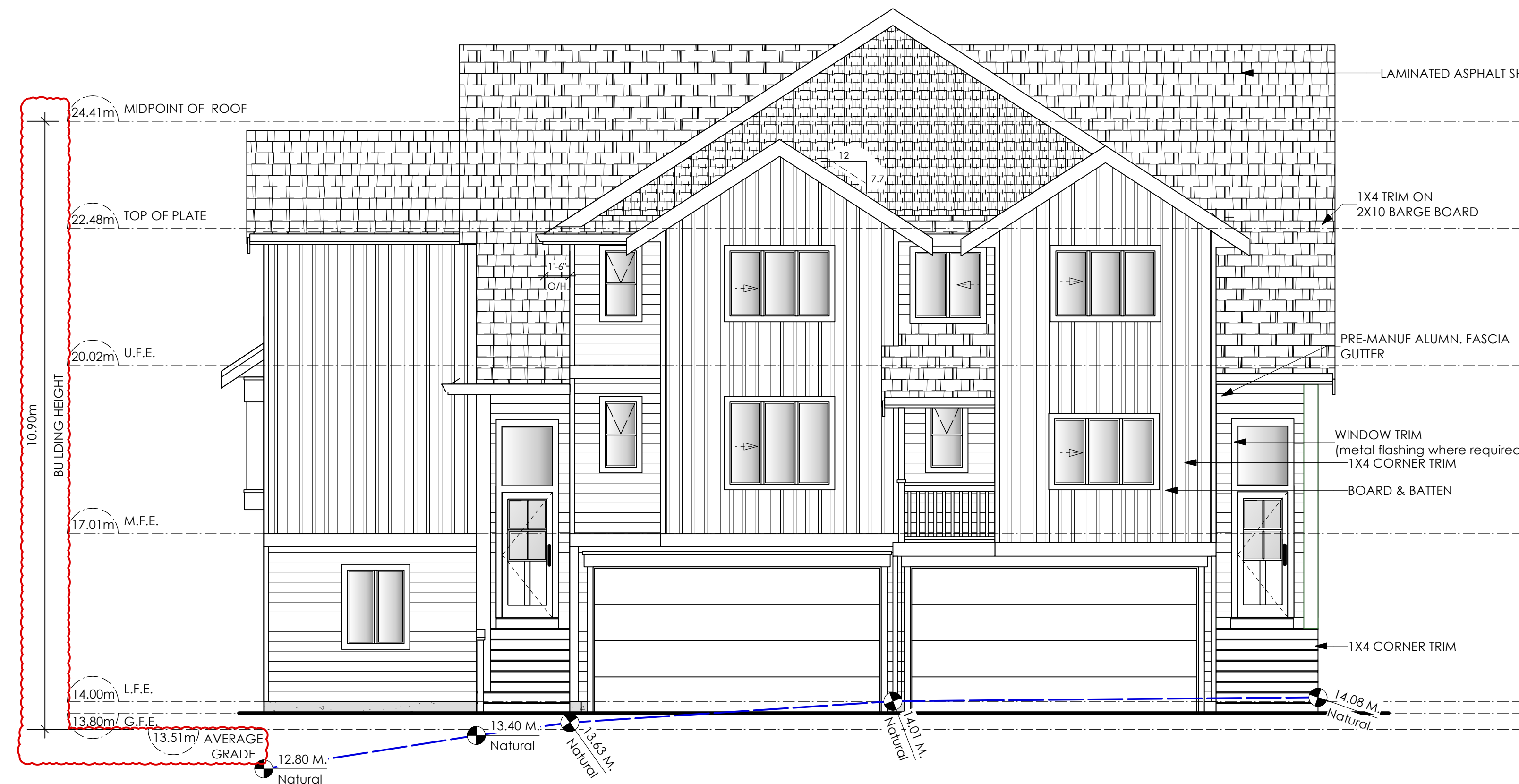
1 Siteplan  
A2 Scale: 1:100

LEGEND	
	SEWER LINE
	DRAIN LINE
	WATER LINE
	AMENITIES

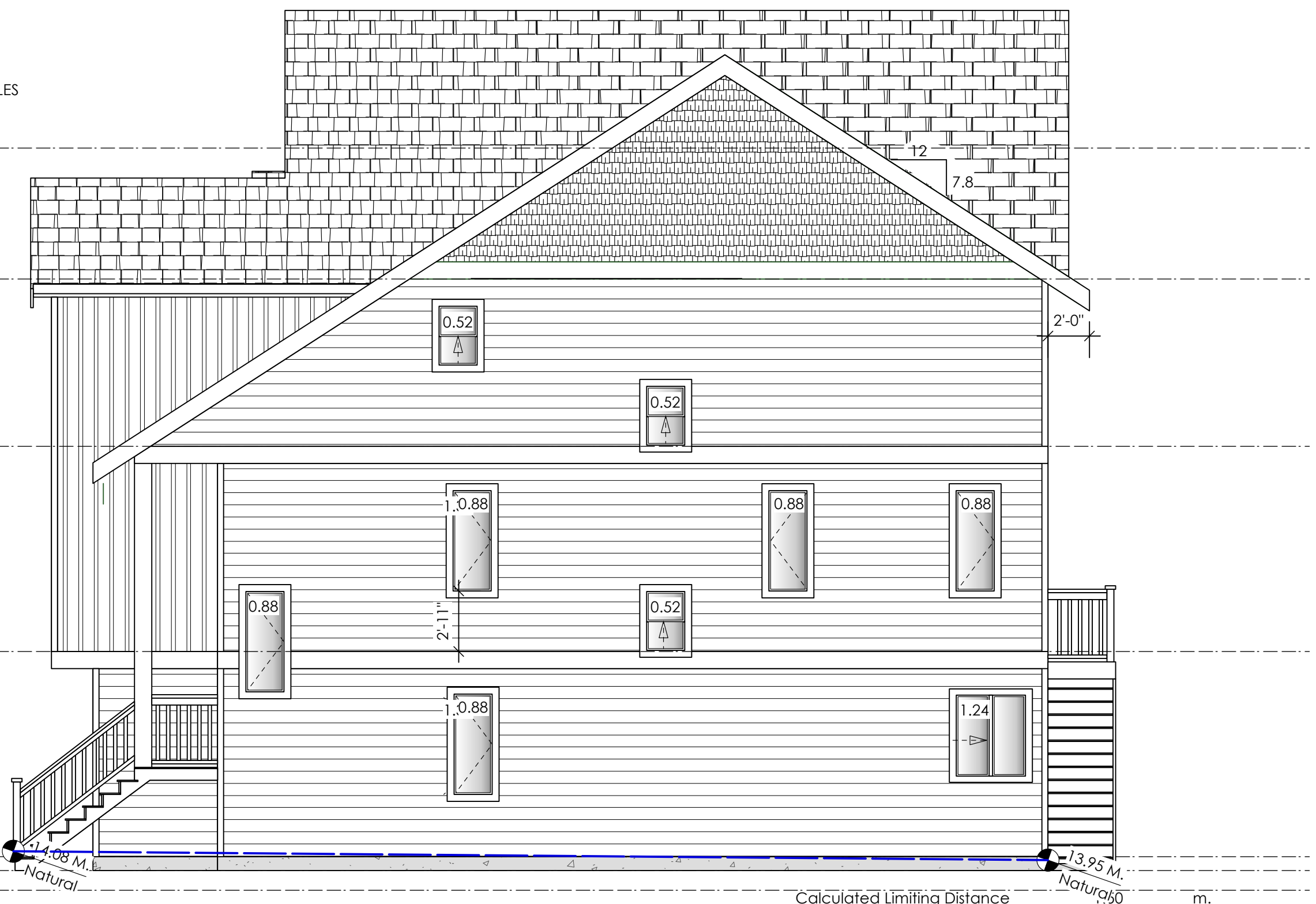
victoria design group  
#105 - 859 ORONO AVENUE  
LANGFORD, B.C.  
V9B 2T9  
P. 250.382.7374  
F. 250.382.7364

Date  
Apr.23, 2026  
Project Address  
221 Goldfinch Road  
Colwood, B.C.  
Prepared for  
Dillon Sahota & Kerry Howse  
Project #  
8919  
Scale  
As Noted  
Drawn By  
PN

# Development Variance Application

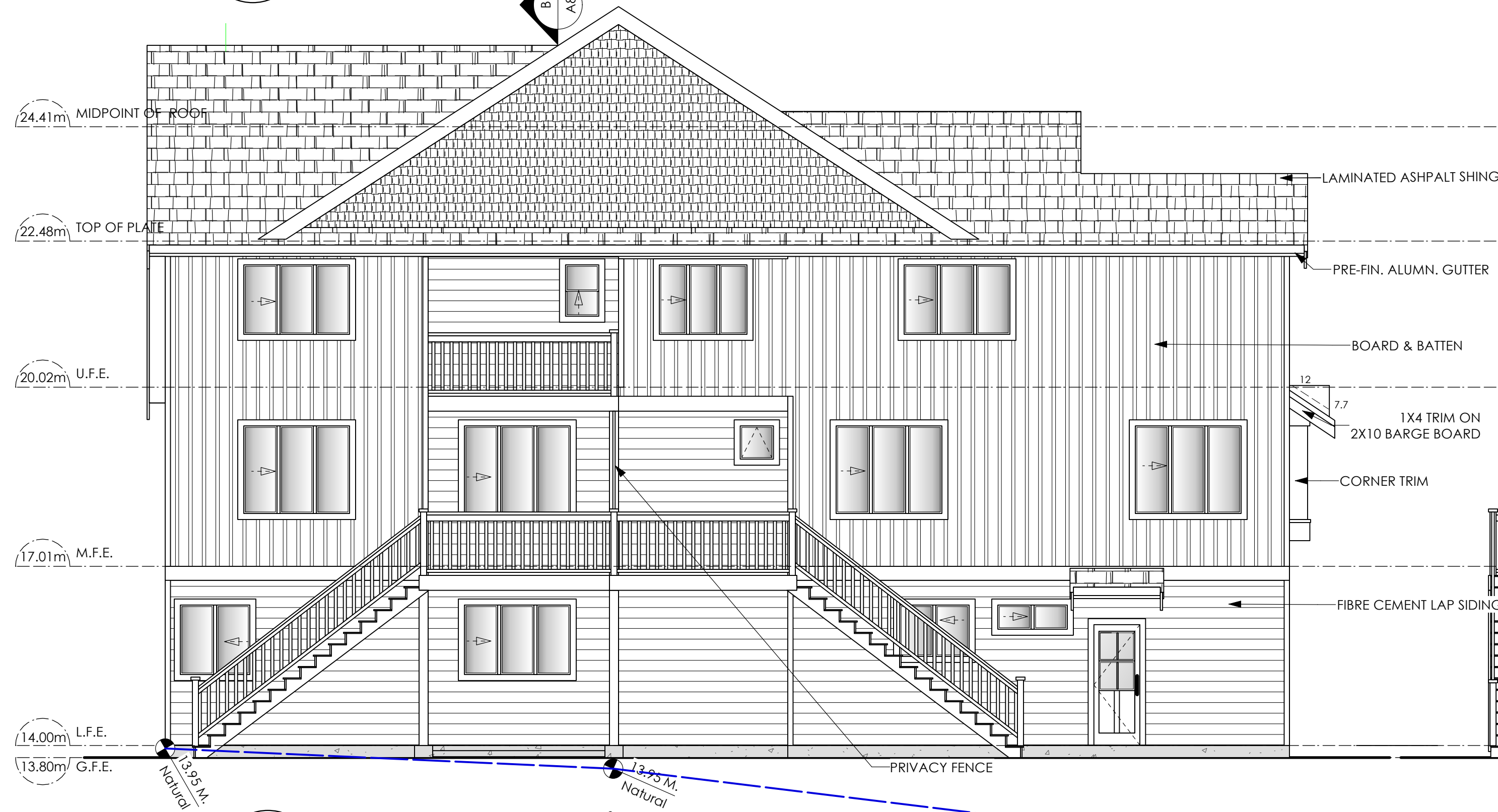


1 Front Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

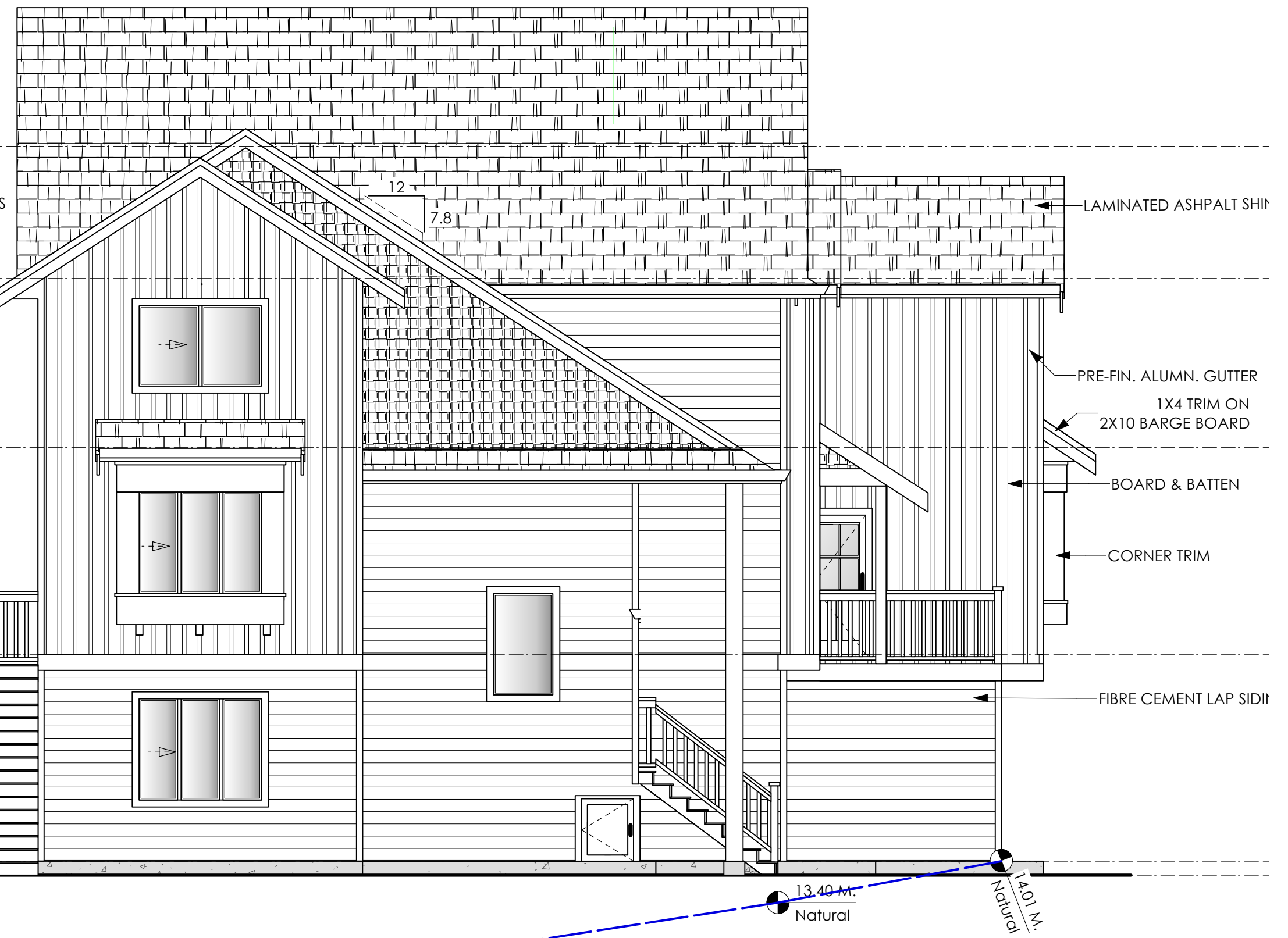


2 Right Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

Calculated Limiting Distance		m.
Exposed Building Face	103.95	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.28	sq.m.
Proposed Openings	7.20	sq.m.



3 Rear Elevation Block 1  
A3 Scale: 3/16" = 1'-0"



4 Left Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

Date

Apr.23, 2026

Project Address

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Colwood, B.C.

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Project #

8919

Scale

As Noted

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PN

# Development Variance Application

# Block 1



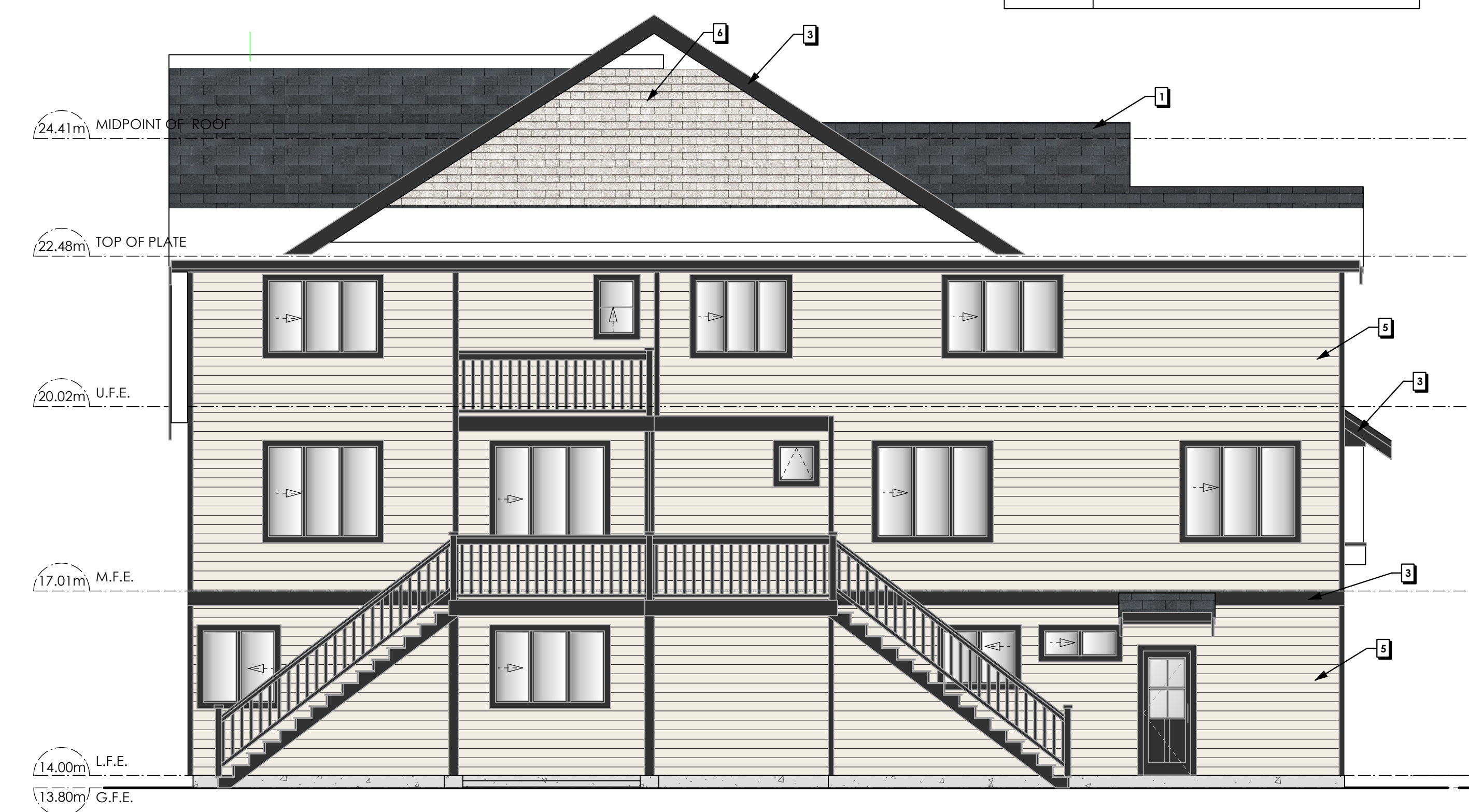
1 Front Elevation Block 1  
A4 Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Black
2	Gutters / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams Iron Ore SW7069 or similar
3	Fasia Boards & Entry Stairs Sherwin Williams Iron Ore SW7069 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
6	Cedar Siding Shingles Hardie or similar color Abby White or similar

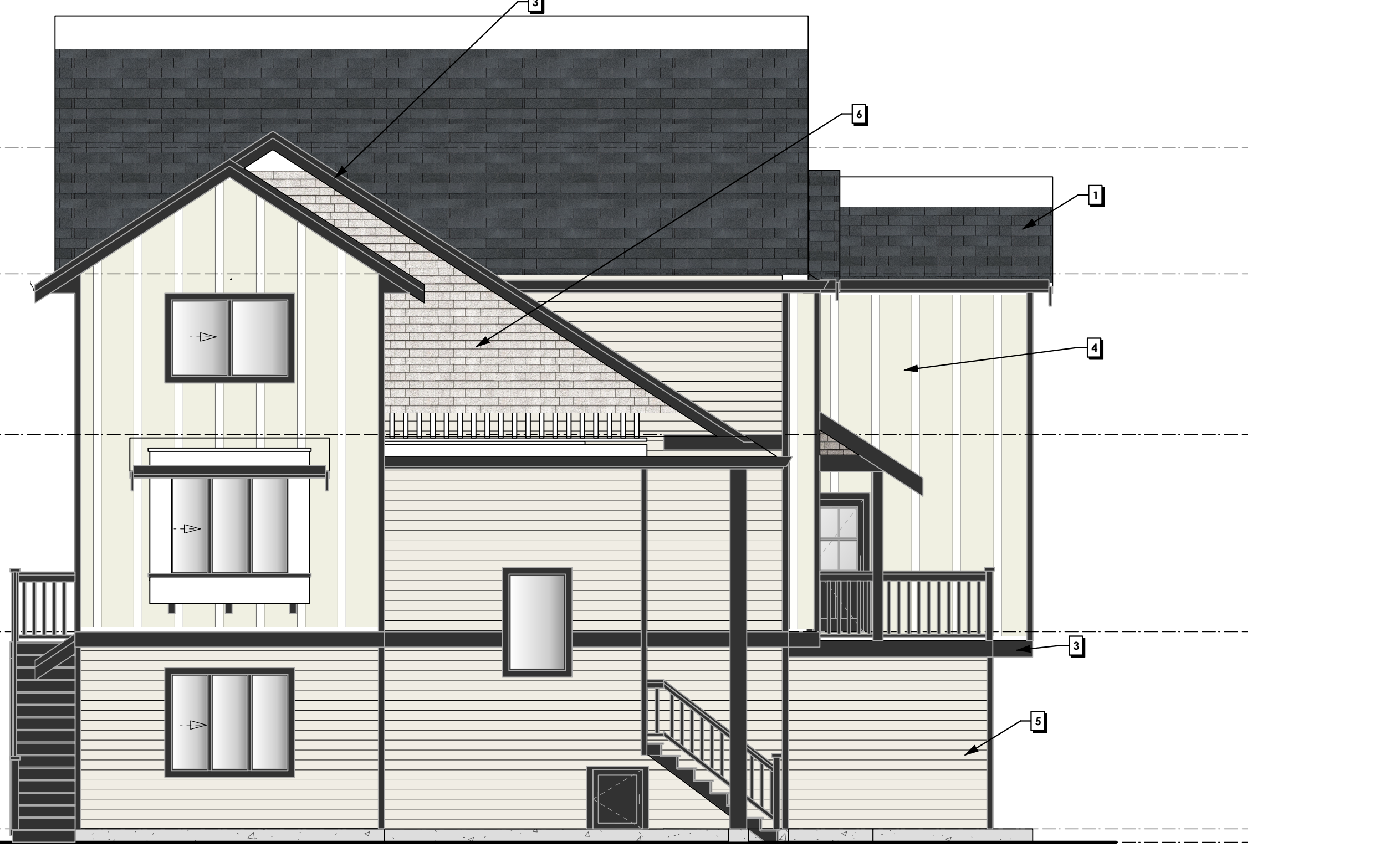


2 Right Elevation Block 1  
A4 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.50	m.
Exposed Building Face	103.95	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.28	sq.m.
Proposed Openings	7.20	sq.m.



3 Rear Elevation Block 1  
A4 Scale: 3/16" = 1'-0"



4 Left Elevation Block 1  
A4 Scale: 3/16" = 1'-0"

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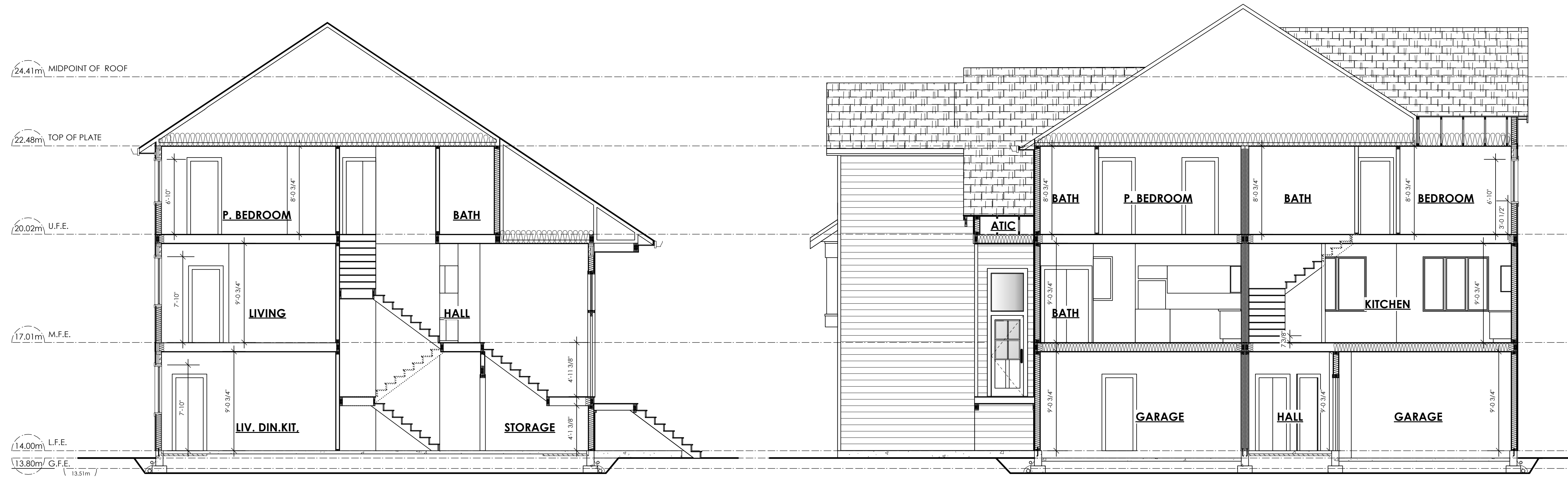
As Noted

Drawn By

PN

# Development Variance Application

# Block 1



1 Section A Block 1  
A9 Scale: 3/16" = 1'-0"

2 Section B Block 1  
A9 Scale: 3/16" = 1'-0"

Date

Apr.23, 2026

Project Address

221 Goldfinch Road  
Colwood, B.C.

Prepared for

Dillon Sahota & Kerry Howse

Project #

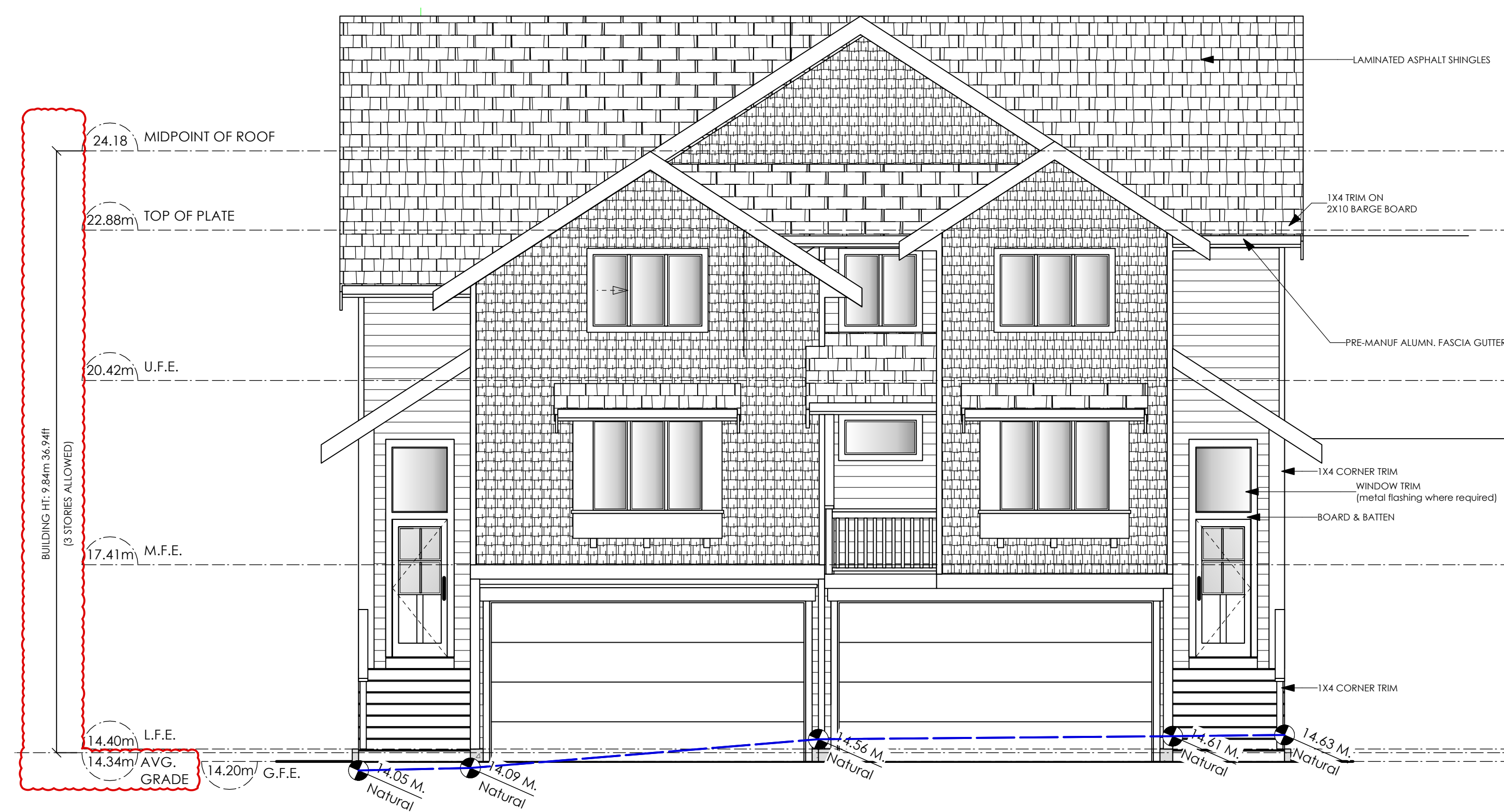
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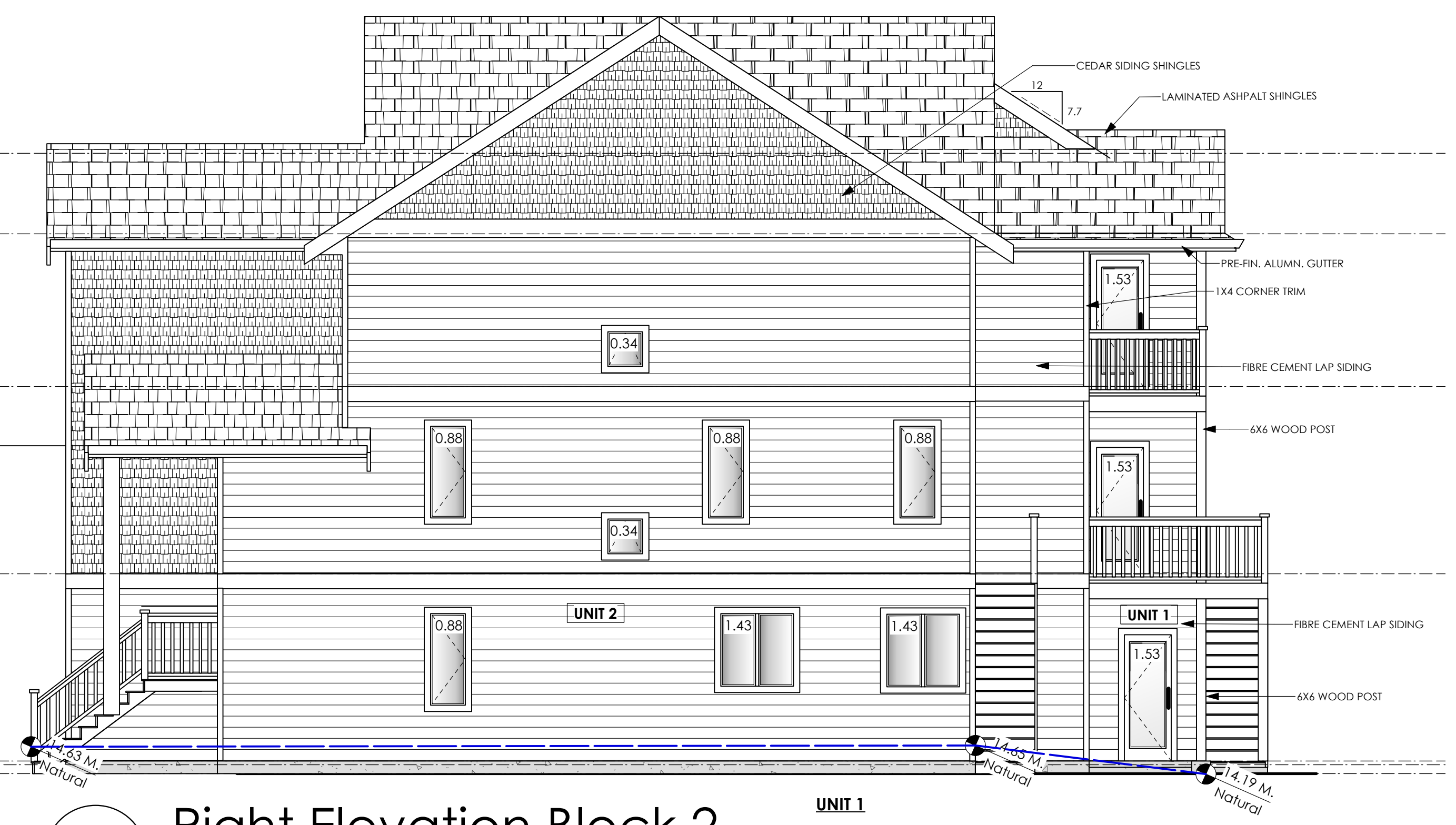
As Noted

Drawn By

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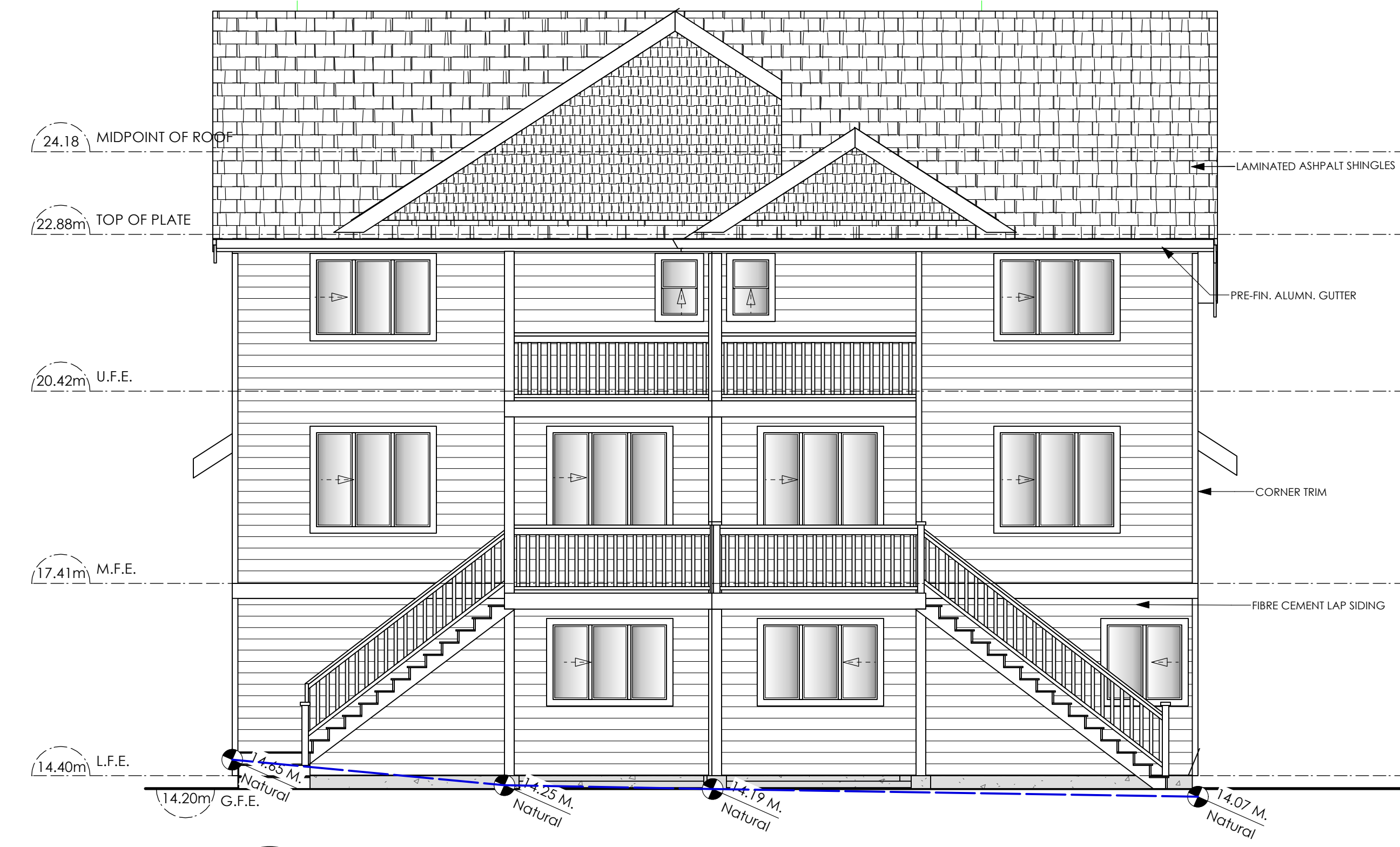


1 Front Elevation Block 2  
A10 Scale: 3/16" = 1'-0"



2 Right Elevation Block 2  
A10 Scale: 3/16" = 1'-0"

UNIT 1		
Calculated Limiting Distance	12.22	m.
Exposed Building Face	32.23	sq.m.
Allowable Openings	100	%
Allowable Opening Area	32.21	sq.m.
Proposed Openings	4.59	sq.m.
UNIT 2		
Calculated Limiting Distance	1.50	m.
Exposed Building Face	101.99	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.13	sq.m.
Proposed Openings	7.06	sq.m.



3 Rear Elevation Block 2  
A10 Scale: 3/16" = 1'-0"



4 Left Elevation Block 2  
A10 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.20	m.
Exposed Building Face	105.66	sq.m.
Allowable Openings	7	%
Allowable Opening Area	7.40	sq.m.
Proposed Openings	7.23	sq.m.

Date  
Apr. 23, 2026

Project Address  
221 Goldfinch Road  
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Prepared for  
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Project #  
8919

Scale  
As Noted

Drawn By  
PN

# Development Variance Application

# Block 2



1 Front Elevation Block 2  
A11 Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Black
2	Gutters / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams Iron Ore SW7069 or similar
3	Fascia Boards & Entry Stairs Sherwin Williams Iron Ore SW7069 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
6	Cedar Siding Shingles Hardie or similar color Abby White or similar



2 Right Elevation Block 2  
A11 Scale: 3/16" = 1'-0"



3 Rear Elevation Block 2  
A11 Scale: 3/16" = 1'-0"



4 Left Elevation Block 2  
A11 Scale: 3/16" = 1'-0"

# Development Variance Application

# Block 2

**Date**  
Apr. 23, 2026

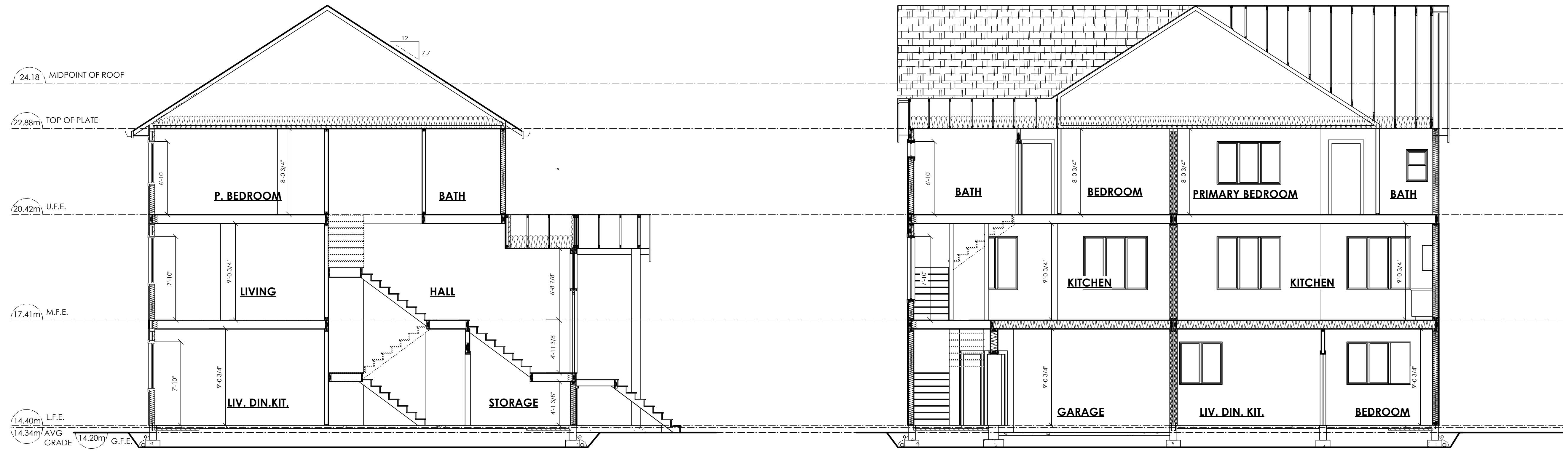
**Project Address**  
221 Goldfinch Road  
Colwood, B.C.

**Prepared for**  
Dillon Sahota & Kerry Howse

**Project #**  
8919

**Scale**  
As Noted

**Drawn By**  
PN



1 Section A Block 2  
A16 Scale: 3/16" = 1'-0"

1 Section B Block 2  
A16 Scale: 3/16" = 1'-0"

Date

Apr. 23, 2026

Project Address

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Prepared for

Dillon Sahota & Kerry Howse

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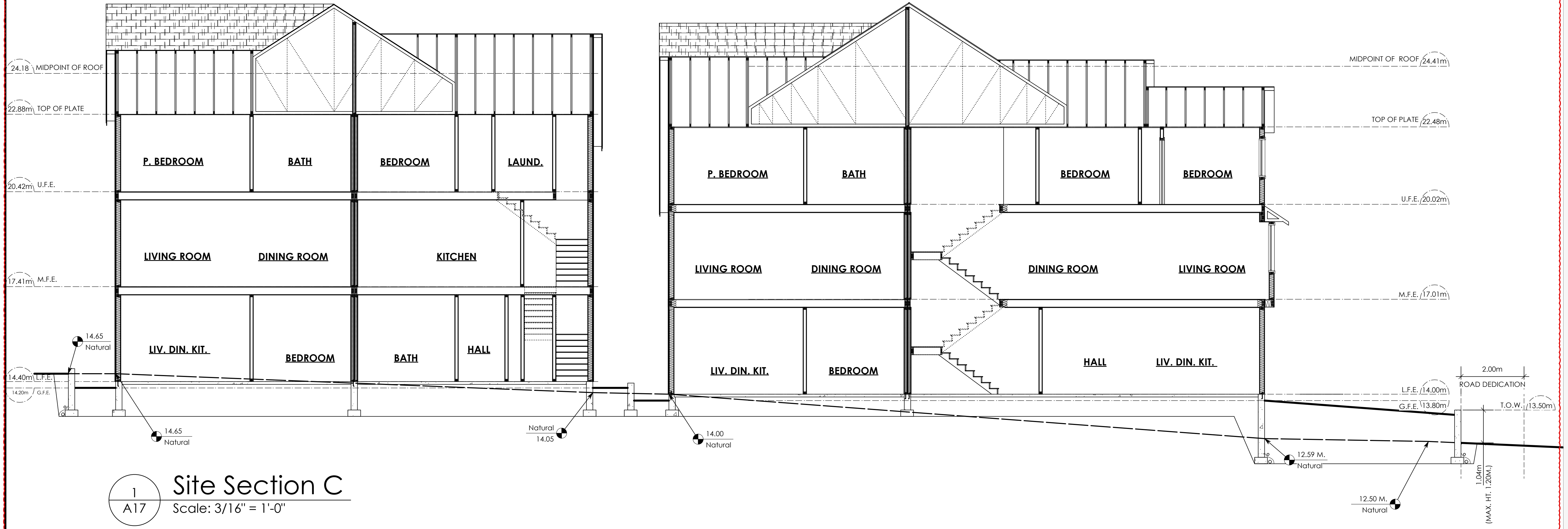
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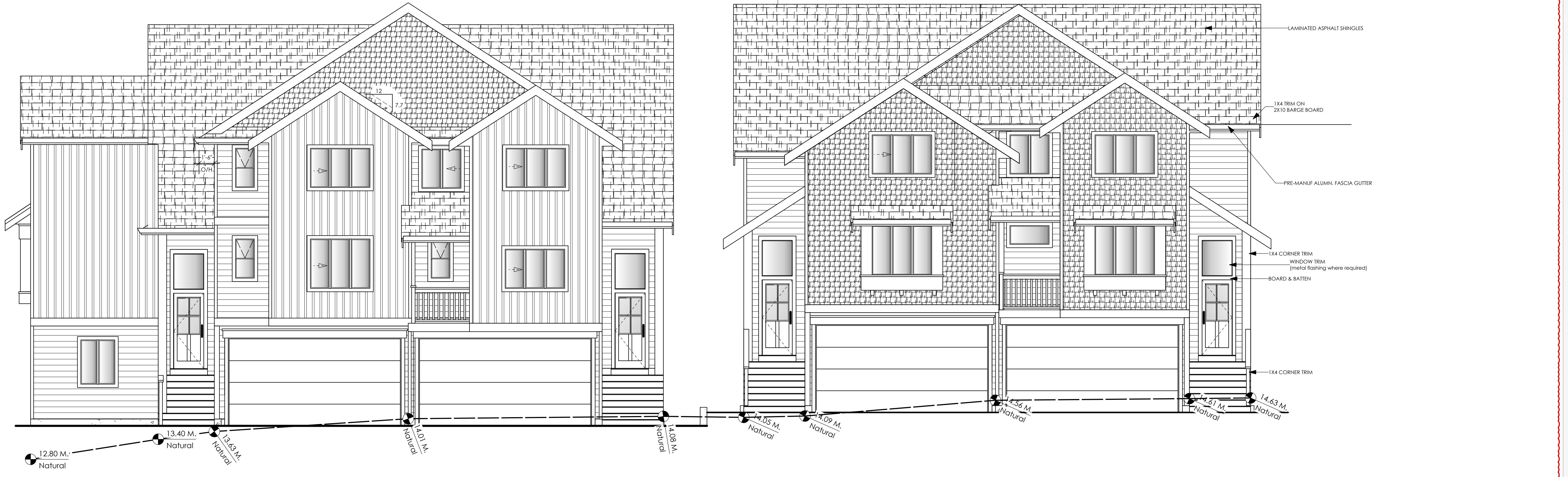
As Noted

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PN



1 Site Section C  
A17 Scale: 3/16" = 1'-0"



1 Site Elevation Block 1 & 2  
A17 Scale: 3/16" = 1'-0"

**Date**  
Apr.23, 2026

**Project Address**  
221 Goldfinch Road  
Colwood, B.C.

**Prepared for**  
Dillon Sahota & Kerry Howse

**Project #**  
8919

**Scale**  
As Noted

**Drawn By**  
PN

# Development Variance Application





**CITY OF COLWOOD  
BYLAW NO 2073**

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

---

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

**1. CITATION**

This Bylaw may be cited as **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025.”**

**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 Medium Density Residential 7 (RM7)) Zone, the property shown in Schedule 1 attached to this bylaw and described as LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN VIP7215
- b. Add the following to SCHEDULE B – AMENITY CONTRIBUTIONS

<b>Zone</b>	<b>Bylaw No.</b>	<b>Legal Description</b>	<b>Amenity Contribution</b>
RM7	2073	LOT C PLAN VIP20174 SECTION 68 ESQUIMALT (221 Goldfinch Road)	a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit  b) Contribute to the Community Amenity Fund \$7,500 per additional dwelling unit  c) Contribute to the Fire Hall Fund \$618 per additional dwelling unit  d) All dollar amounts referred to above are the 2025 baseline rates and shall increase annually starting on January 1 <sup>st</sup> of each year starting on January 1 <sup>st</sup> , 2026, as per the Victoria Consumer Prince Index (CPI).

---

<b>READ A FIRST TIME</b> on the	day of	2021
<b>READ A SECOND TIME</b> on the	day of	2021
<b>PUBLIC HEARING</b> on the	day of	2021
<b>READ A THIRD TIME</b> on the	day of	2021
<b>RECEIVED APPROVAL OF THE INSPECTOR OF MUNICIPALITIES</b> on the	day of	2021
<b>ADOPTED</b> on the	day of	2021

---

**Mayor**

---

**Corporate Officer**

# 221 Goldfinch Road

Rezoning Application No. RZ000025

Matt Blakely, Senior Planner

Regular Meeting of Council

June 8, 2026

# Site Context



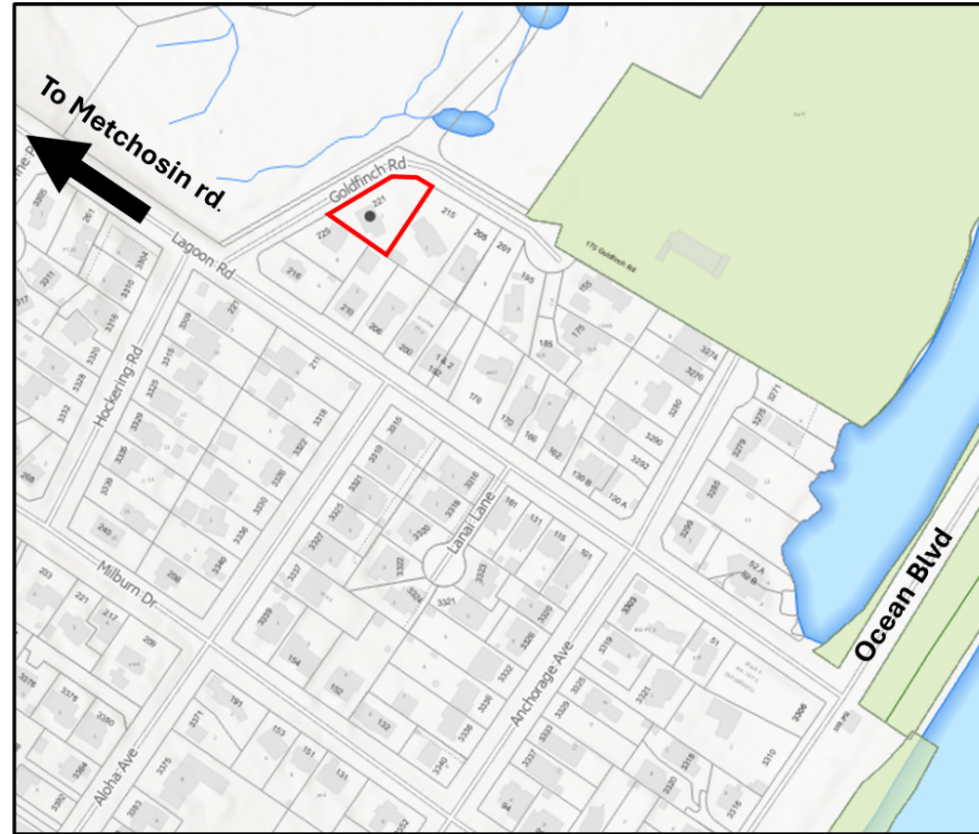
Address: 221 Goldfinch Rd.



Zoned: Residential 1 (R1) Zone



OCP Designation:  
Neighbourhood –  
Hillside and Shoreline







1  
A4 Front Elevation Block 1  
Scale: 3/16" = 1'-0"

1	Asphalt Shingles Dual Black
2	Gutters / Windows & Doors / Corner Trim / Guard-Railing: Sherwin Williams Iron Ore SW7069 or similar
3	Trim Boards & Entry Stairs Sherwin Williams Iron Ore SW7069 or similar
4	Board & Batten Siding Sherwin Williams "Snowbound SW7004" or similar
5	Horizontal Siding Sherwin Williams "Snowbound SW7004" or similar
6	Cedar Siding Shingles Hardie or similar color: Abby White or similar



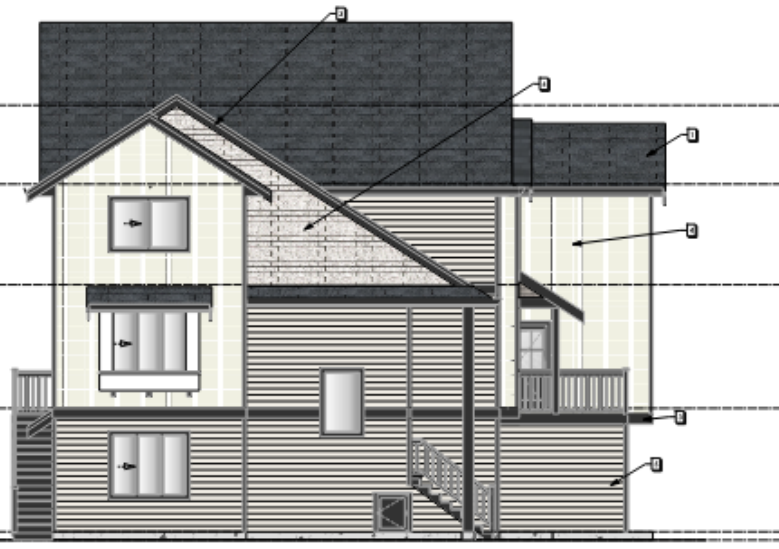
2  
A4 Right Elevation Block 1  
Scale: 3/16" = 1'-0"

Calculated Living Clearance	1.50	m.
Exposed Building Face	163.85	sq. m.
Allowable Openings	7	%
Allowable Opening Area	7.38	sq. m.
Proposed Openings	7.50	sq. m.

Page 230 of 262



3  
A4 Rear Elevation Block 1  
Scale: 3/16" = 1'-0"



4  
A4 Left Elevation Block 1  
Scale: 3/16" = 1'-0"

8.1.

04.10 MIDPOINT OF ROOF

02.880 TOP OF PLATE

02.420 U.F.F.

0.410 M.F.F.

1.620 U.F.F.

1.620 FINISH G.F.E.



**1** Front Elevation Block 2

Scale: 3/16" = 1'-0"

A	Asphalt Shingles Dual Block
B	Gutters / Windows & Doors / Corner Trim / Guard Railing: Sherwin Williams Iron Ore SW7068 or similar
C	Foam Boards & Entry Stairs Sherwin Williams Iron Ore SW7068 or similar
D	Board & Batten Siding Sherwin Williams 'Snowbound SW7034' or similar
E	Horizontal Siding Sherwin Williams 'Snowbound SW7034' or similar
F	Cedar Siding Shingles Horse or similar color: Abby White or similar



**2** Right Elevation Block 2

Scale: 3/16" = 1'-0"

04.10 MIDPOINT OF ROOF

02.880 TOP OF PLATE

02.420 U.F.F.

07.410 M.F.F.

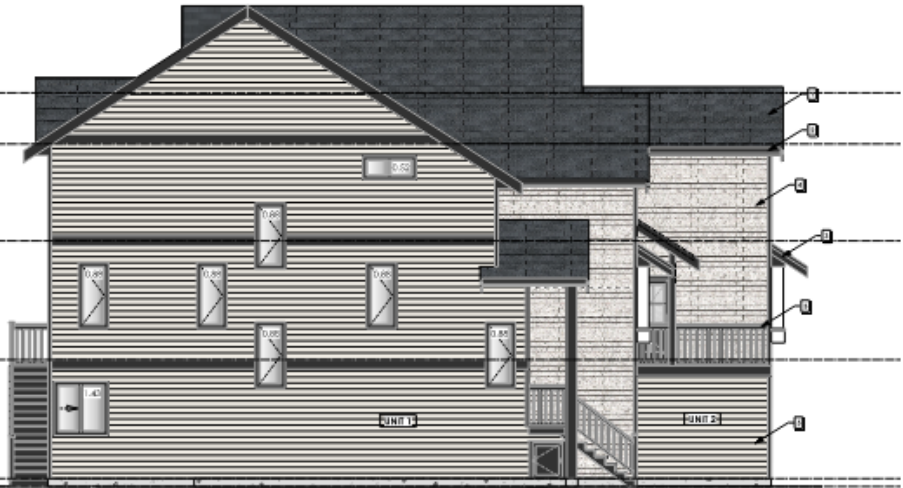
1.620 U.F.F.

1.620 FINISH G.F.E.



**3** Rear Elevation Block 2

Scale: 3/16" = 1'-0"



**4** Left Elevation Block 2

Scale: 3/16" = 1'-0"

# Official Community Plan

- Neighbourhood – Hillside and Shoreline
  - Ground-oriented multi-unit residential including duplexes and townhouses
  - maintain the existing character and scale of existing predominantly single-detached residential areas,
  - Enabling gentle infill that encourages greater housing choices for diverse household needs
  - 1.2 FAR



# Land Use Bylaw - Zone Comparison

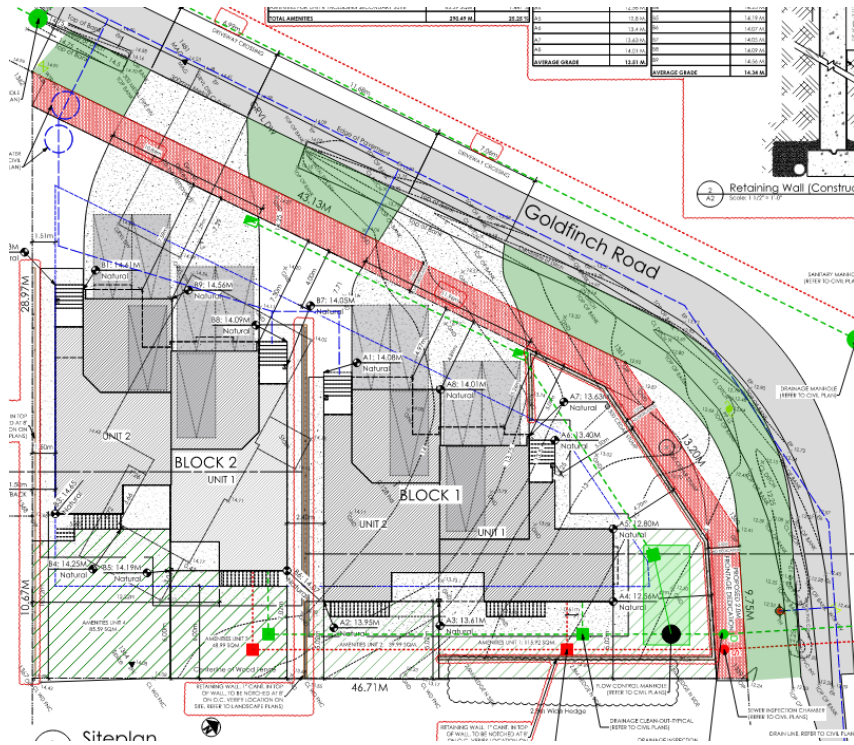
Regulation	R1 (Existing Zone)	RM7 (3 <sup>rd</sup> reading)	CD45 (Proposed Zone)
Permitted Uses	One-family dwelling Two-family dwelling Home occupation Secondary suite Accessory Dwelling Unit Accessory Buildings and Structures	Attached Housing (includes duplex units) Home Occupations Accessory Dwelling Units Accessory Buildings and Structures	One-family dwelling Duplex Attached Housing Secondary Suite Home Occupation – Office Use Only Accessory Buildings and Structures
Max Density (FAR)	0.4 maximum GFA of 350m <sup>2</sup>	1.0 Max 75 UPH (9 units)	1.0
Minimum Lot Area	1,100 (two-family)	600 m <sup>2</sup>	1000 m <sup>2</sup>
Maximum Lot Coverage	25% (two-family)	40%	40%
Minimum Lot Frontage	25 m	10 m	18 m
Maximum Building Height	8.5 m	15 m	12 m
Maximum Number of Storeys		3	3
Usable Open Space		10% minimum	15%
<b>Minimum Yard Requirements for Principal Buildings</b>			
Front (Goldfinch Rd)	7.5 m	4.0 m	4.0 m
Interior Side (Southwest)	1.5 m	1.0 m	1.5 m
Exterior Side (Goldfinch Rd)	6 m	3.0 m	4.0 m
Rear (East)	7.5 m	6.0 m	5.0 m

# Land Use Bylaw

- The proposed development has been reviewed against the requirements of the proposed CD45 zone and is in full compliance with all zoning regulations.

Regulation	CD45 (Proposed Zone)	Proposed Development	Conforms
Max Density (FAR)	1.0	0.85	Yes
Minimum Lot Area	1000 m <sup>2</sup>	1150 m <sup>2</sup>	Yes
Maximum Lot Coverage	40%	38%	Yes
Minimum Lot Frontage	18 m	43 m	Yes
Maximum Building Height	11 m	10.9 m	Yes
Maximum Storeys	3	3	Yes
Usable Open Space	15%	25.25%	Yes
Minimum Yard Requirements for Principal Buildings			
Front (Goldfinch Rd)	4.0 m	4.89 m	Yes
Interior Side (Southwest)	1.5 m	1.5 m	Yes
Exterior Side (Goldfinch Rd)	4.0 m	4.7 m	Yes
Rear (East)	5.0 m	6.2 m	Yes

# Road Dedication/ Frontage



- 2-meter municipal road dedication is required along the front of the development as part of the rezoning process.

# Development Permit and Development Variance Permit Applications

- The applicant has submitted a Form and Character Development Permit application.
- Applicant has submitted a Development Variance Permit application to increase the driveway width to provide access to the proposed development.
- If Council endorses the staff recommendation, staff will prepare and submit a comprehensive report to Council for the DP and DVP applications.

# Communication

- Development Notification Sign Posted
- Notification postcards within 100m have been sent prior to amending bylaw readings
  - Ad in local newspaper
  - Highlighted on website



# Options / Alternatives

Option 1	Staff recommendation
Option 2	Council requests staff to provide additional information
Option 3	Council denies the application
Option 4	An alternative resolution, as directed by Council

# Staff Recommendation

THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025, be abandoned.

AND THAT Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, be given first, second and third readings;

AND THAT prior to adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026, a Section 107 Plan of Road Dedication along Goldfinch Road be registered at the BC Land Title Office to dedicate 2 metres to achieve an overall 18-metre Right of Way width along the subject property's frontage.

AND FURTHER THAT Council direct staff to prepare and send public notifications and return with a report presenting Development Variance Permit Application No. DVP00018 and Development Permit Application No. DP000051 for Council's consideration, to be considered concurrently with the adoption of Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.

Thank you!





**CITY OF COLWOOD  
BYLAW NO 2073**

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

---

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

**1. CITATION**

This Bylaw may be cited as “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 224 (221 Goldfinch Road), Bylaw No. 2073, 2025.**”

**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 Medium Density Residential 7 (RM7) Zone, the property shown in Schedule 1 attached to this bylaw and described as LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN VIP7215 (221 Goldfinch Road)

- b. Repeal the following from Section 6.6A.02 Basic Development, and reorganize letters assigned in this section;

- a. Apartment
- b. Apartment (Senior Citizens)

6.13.4 Development Conditions

- c. Repeal Section 6.6A.03 Comprehensive Development – 360 Belmont Road, and replace with the following 6.6A.03 Development Conditions

- 1. On land whose legal description is set out in Table 1 of Schedule B of the Land Use Bylaw, the density of development is permitted up to a maximum of 1 FAR in accordance with Section 6.6A.04 if the owner pays to the City of Colwood the amount specified in Table 1 of Schedule B of the Land Use Bylaw.
- 2. Payment of the contributions in Section 6.6A.03.1 shall be made at the time of the issuance of a building permit.

- d. Add the following to SCHEDULE B – AMENITY CONTRIBUTIONS

<b>Zone</b>	<b>Bylaw No.</b>	<b>Legal Description</b>	<b>Amenity Contribution</b>
RM7	2073	LOT C PLAN VIP20174 SECTION 68 ESQUIMALT	a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit

		(221 Goldfinch Road)	<p>b) Contribute to the Community Amenity Fund \$7,500 per additional dwelling unit</p> <p>c) Contribute to the Fire Hall Fund \$618 per additional dwelling unit</p> <p>d) All dollar amounts referred to above are the 2025 baseline rates and shall increase annually starting on January 1<sup>st</sup> of each year starting on January 1<sup>st</sup>, 2026, as per the Victoria Consumer Prince Index (CPI).</p>
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**READ A FIRST TIME** on the 14<sup>th</sup> day of July, 2025

**READ A SECOND TIME** on the 14<sup>th</sup> day of July, 2025

**READ A THIRD TIME** on the 14<sup>th</sup> day of July, 2025

**ADOPTED** on the day of 2025

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**



**CITY OF COLWOOD  
BYLAW NO. 2118**

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

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

**1. CITATION**

This bylaw may be cited as **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 233 (CD45 – 221 Goldfinch Road), Bylaw No. 2118, 2026.”**

**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 45 (CD 45 – 221 Goldfinch Road) Zone, the property shown in Schedule 1 attached to this bylaw and described as “LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)”.
- b. In Section 1.2 “DEFINITIONS”, under the heading “COMPREHENSIVE DEVELOPMENT ZONES”, insert “CD45”.
- c. In Section 1.3.09 under the heading “SHORT FORM” insert “CD45” and under the heading “ZONE” insert “Comprehensive Development 45”.
- d. Add Section 10.46 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) as per Schedule 2 of this bylaw.
- e. Add the following to Schedule B – AMENITY CONTRIBUTIONS

Zone	Bylaw No.	Legal Description	Amenity Contribution
CD45	2118	LOT 1, SECTION 35, ESQUIMALT LAND DISTRICT, PLAN 7215 (221 Goldfinch Road)	<ul style="list-style-type: none"> <li>a) Contribute to the Affordable Housing Fund \$1,500 per additional residential unit.</li> <li>b) Contribute to the Community Amenity Reserve Fund \$7,500 per additional duplex and townhouse dwelling unit</li> <li>c) Contribute to the Fire Hall Fund \$632 per additional dwelling unit</li> <li>d) All dollar amounts referred to above are the 2026 baseline rates and shall increase annually starting on January 1<sup>st</sup> of each year starting on January 1<sup>st</sup>,</li> </ul>

			2027, as per the Victoria Consumer Price Index (CPI).
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**READ A FIRST TIME** on the            <sup>th</sup>    day of    July,    2026

**READ A SECOND TIME** on the       <sup>th</sup>    day of    July,    2026

**READ A THIRD TIME** on the       <sup>th</sup>    day of    July,    2026

**ADOPTED** on the                        day of                2026

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

**SCHEDULE 1**

**Subject Property Map**

**Comprehensive Development 45 (CD45 – 221 Goldfinch Road)**



## SCHEDULE 2

### SECTION 10.46 COMPREHENSIVE DEVELOPMENT 45 (CD45 – 221 GOLDFINCH ROAD) ZONE

#### 10.46.1 Purpose

The purpose of this zone is to provide for the orderly development of the lands located at 221 Goldfinch Road in the City of Colwood.

#### 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 CD45 zone:
  - a. One-family Dwelling
  - b. Attached Housing
  - c. Duplex
  - d. Secondary Suites
  - e. Home Occupation – Office Use Only
  - f. Accessory Buildings and Structures

#### 10.46.3 Permitted Base Development

1. In the CD45 Zone the number of dwelling units shall not exceed 1.

#### 10.46.4 Development Conditions

1. Despite the restrictions in Section 10.46.3, on land whose legal description is set out in Table 1 of Schedule B of the Land Use Bylaw, the density of development is permitted up to a maximum of 1.0 FAR in accordance with Section 10.46.5 if the owner pays to the City of Colwood the amount specified in Table 1 of Schedule B of the Land Use Bylaw.
2. Payment of the contributions in Schedule B shall be made at the time of issuance of a building permit.

#### 10.46.5 Regulatory Conditions

1. Regulatory conditions for the CD45 zone shall be as shown on the following table:

Regulation	General
Minimum Lot Area	1000 m <sup>2</sup>
Maximum Lot Coverage	40%
Minimum Lot Frontage	18 m
Maximum Building Height	12 m
Maximum Number of Storeys	3
Maximum FAR	1.0
Usable Open Space	15%
Minimum Yard Requirements for Principal Buildings:	

Front (Goldfinch Rd)	4.0 m
Interior Side (Southwest)	1.5 m
Exterior Side (Goldfinch Rd)	4.0 m
Rear (East)	5.0 m

**10.46.6 General**

1. The relevant provisions of Divisions 1 and 2 shall apply. In the case of a conflict between provisions of Division 1 and 2 and the provisions of this zone, the latter shall prevail.
2. For the CD45 zone, and notwithstanding the definition of 'Usable Open Space' in Section 1.2, usable open space shall comply with that definition, except that the minimum dimension may be reduced to 5.0 m.





CITY OF COLWOOD  
BYLAW NO 2091

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

---

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

1. CITATION

This Bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 227 (SSMUH) Bylaw No. 2091, 2026”

2. AMENDMENT

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

- a. Attach Appendix 1 after Schedule B.
- b. Under SECTION 1.2 DEFINITIONS, add the following under “SIGHT TRIANGLE”:

“SMALL-SCALE MULTI-UNIT HOUSING”

means a residential use of a lot in accordance with ‘Schedule C’ of this Bylaw, which supports residential dwelling units in alignment with section 481.3 of the Local Government Act RSBC. 2015, c.1, as may be amended or replaced from time to time.

- c. Under SECTION 1.2 DEFINITIONS, add the following under “PIGGERY”:

“PRESCRIBED BUS STOP”

means at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:

- 7am and 7pm, Monday to Friday, and
- 10am and 6pm, Saturday and Sunday.

- d. Under SECTION 1.2 DEFINITIONS, add the following under “SHOPPING CENTRE, MAJOR”:

“SHORT TERM RENTAL”

means the renting of a dwelling unit or any part of it for a period of less than 90 consecutive days.

- e. Under Section 2.1.10 Uses Permitted in Any Zone, add the following:

7. Short Term Rental

- f. Add “Small-Scale Multi-Unit Housing” as permitted use under sections:
  - a. 5.1.01
  - b. 5.2.01
  - c. 5.3.01
  - d. 5.6.01
  - e. 5.7.01
  - f. 5.8.01
  - g. 5.9.04

- h. 5.10.04
- i. 5.11.01
- j. 10.1.4
- k. 10.1A.4
- l. 10.2.4
- m. 10.3A.2
- n. 10.4.4 under principal uses as a residential checkmark
- o. 10.5.4
- p. 10.6.4(2)
- q. 10.8.4(2, 3 & 4)
- r. 10.11.2(b & c)
- s. 10.13.2
- t. 10.14.2
- u. 10.16.2
- v. 10.22.2(a)
- w. 10.23.2
- x. 10.27.2(e)
- y. 10.29.2(1.a)
- z. 10.31.2(1.a)
- aa. 10.33.2(3.j)
- bb. 10.35.2(5.d)

READ A FIRST TIME on the            day of            2026

READ A SECOND TIME on the        day of            2026

READ A THIRD TIME on the         day of            2026

ADOPTED on the                        day of            2026

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Appendix 1

**SCHEDULE C – SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) REGULATIONS****A. General Regulations**

1. Small-Scale Multi-Unit Housing (SSMUH) is permitted only on those lots where all the following conditions are met:
  - a. The lot must be within a zone which includes ‘Small-Scale Multi-Unit Housing’ as a permitted use.
  - b. The lot must be serviced by Sewer.
  - c. The lot must be serviced by Water.
  - d. The lot must meet a minimum threshold of 3 dwelling units.
  - e. The lot must not exceed 4 dwelling units.
  - f. The lot must not exceed 6 dwelling units if located within 400m of a prescribed bus stop.
2. A detached dwelling with a secondary suite and/or accessory dwelling unit does not constitute SSMUH and is subject to the regulations in Sections 2.1, 2.2 and the applicable zone.
3. The only permitted built form for 3 units to qualify for SSMUH regulations is attached housing.
4. The permitted built form for 4 or 6 units can incorporate any permitted uses outlined in Section B.
5. Notwithstanding Section 2.2.03, secondary suites and accessory dwelling units shall be included in the calculation of dwelling unit density.
6. Notwithstanding the definitions in Section 1.2, the following definitions are specific to Schedule C - Small-Scale Multi-Unit Regulations:
  - a. “Attached Housing” means a ground-oriented building containing three or more dwelling units with each unit having separate and direct access to the outside at grade. Attached housing can include stacked townhome or multi-plex.
  - b. “Detached Dwelling” means a building containing one dwelling unit, or two dwelling units if one of them is a secondary suite. For clarity, a detached dwelling unit can contain a secondary suite and is not considered a duplex.
  - c. “Duplex” means a building containing two dwelling units, designed for occupancy by two households. A detached dwelling unit with a secondary suite is not considered a duplex. For clarity, a duplex with secondary suites is permitted as a built form for 4 units.
  - d. “Multi-plex” means a building containing three units, to a maximum of six units, with one shared common entrance.
  - e. “Stacked Townhomes” means a building containing three or more units with each dwelling unit having direct access to the outside, provided that no more than half of the dwellings share a corridor or steps to grade.

**B. Permitted Uses**

1. Attached Housing
2. Accessory Dwelling Unit
3. Detached Dwelling
4. Duplex
5. Multi-plex
6. Secondary Suite
7. Stacked Townhomes

### C. Regulatory Conditions

Criteria	Lots equal to and less than 279m <sup>2</sup>	Lots 280m <sup>2</sup> to a maximum of 4,050m <sup>2</sup>	Lots within 400m of a Prescribed Bus Stop and greater than 281m <sup>2</sup>
Maximum number of dwelling units	3	4	6
Maximum lot coverage	50%	50%	60%
Maximum Height	3 storeys to a maximum of 11m	3 storeys to a maximum of 11m	3 storeys to a maximum of 12m
Front Yard Setback (rear access only)	3.0m	4.0m	3.0m
Front Yard Setback	4.5m	5.5m	3.0m
Rear Yard Setback	4.5m	6.0m	3.0m
Side Yard Setback	1.5m	1.5m	1.2m
Exterior Side Yard Setback (applicable only to corner lots)	3.0m	3.0m	3.0m

### D. Design Considerations

1. At least one dwelling unit on a lot must have the main entrance oriented to the street frontage.
2. In the case of lot with two frontages, such as a through lot and a corner lot, at least one dwelling unit must have its main entrance oriented to each street frontage.
3. A walkway shall be provided between each dwelling unit entrance and the street.
4. A walkway shall be no less than 1.5m in width and be an impermeable surface such as concrete pavers.
5. All units shall have no less than 6m<sup>2</sup> of private outdoor space with a minimum width of 2.0m directly accessible from the dwelling it serves.
6. Landscape and screening areas shall retain existing trees and natural vegetation wherever possible and add planting including native species that enhances the natural environment to the satisfaction of the Manager of Planning or their delegate.

### E. General

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



**CITY OF COLWOOD  
BYLAW NO 1909-3**

**A BYLAW TO AMEND OFF-STREET PARKING REGULATIONS BYLAW NO. 1909**

---

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

**1. CITATION**

This Bylaw may be cited as “Off-Street Parking Regulations Bylaw No. 1909-3 (SSMUH)”.

**2. AMENDMENT**

The “Off-Street Parking Regulations Bylaw No. 1909, 2022” is amended as follows:

- a) Add the following definition under Section 1.2:

“Small-Scale Multi-Unit Housing” means the permitted uses and regulatory conditions in Schedule C in the *Colwood Land Use Bylaw, 1989*.

- b) Add the following after 3.1.2 as 3.1.3:

Notwithstanding Table 1, the required parking rate for Small-Scale Multi-Unit Housing on lots within 400m of a Prescribed Bus Stop, is 0.

- c) Remove ‘(including Triplex, Rowhouse, and Townhouse)’ from “Attached Housing” under Table 1

- d) Add the following table insert under “Attached Housing” in Table 1:

Use	Parking Requirement	
	Urban Centre	All Other Areas
<b>Residential</b>		
Small-Scale Multi-Unit Housing	1.5 per dwelling unit	

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the       day of            2026

**READ A THIRD TIME** on the        day of            2026

**ADOPTED** on the                    day of            2026

---

**Mayor**

---

**Corporate Officer**

---

**To:** CAO – Jason Johnson  
**Submitted:** May 18, 2026  
**From:** Heather Power, Deputy Corporate Officer  
**RE:** Public Notice Bylaw No. 2117, 2026 for First, Second, and Third Reading

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## RECOMMENDATION

THAT Council consider giving first, second and third reading to Public Notice Bylaw No. 2117, 2026.

---

## SUMMARY AND PURPOSE

The purpose of this report is to present Public Notice Bylaw No. 2117, 2026 for Council’s consideration and to request first, second, and third reading.

The proposed bylaw implements Council’s direction to modernize public notice practices and support fiscal responsibility by establishing a single, digital-first framework for public notice, and repeals Public Notice Bylaw No. 1933, 2022.

Under the current process, reliance on newspaper publication can delay statutory notices by 3-4 weeks due to external proofing, revision, and printing timelines. The proposed bylaw allows staff to issue notices on the required date, improving responsiveness and reducing delays to Council initiatives.

## STRATEGIC PLAN

- *Provide Excellence in Governance + Services*

The proposed bylaw supports Council’s strategic priority by improving transparency, accessibility, cost efficiency and timeliness of public communication.

## RELATED POLICIES

At its meeting of [March 23, 2026](#), Council unanimously directed staff to draft a new Public Notice Bylaw that prioritizes digital-first methods and to report back with implementation details.

That direction followed a staff report outlining legislative changes to the Community Charter, best practices adopted by other British Columbia municipalities, and the increasing limitations and costs associated with print newspaper notices.

The attached draft bylaw has been prepared in direct response to Council’s motion and reflects current provincial authority under section 94.2 of the Community Charter, which permits municipalities to adopt alternative methods of public notice provided those methods are reliable, suitable, and accessible.

## Proposed Bylaw

Public Notice Bylaw No. 2117, 2026 establishes a clear and consolidated framework for how the City provides public notice by:

- making the City’s official website the primary method of public notice;
- permitting additional electronic notice methods through social media and subscription lists;
- allowing physical posting at municipal facilities where appropriate;
- eliminating routine reliance on newspaper publication, except where expressly required by provincial legislation; and
- repealing Public Notice Bylaw No. 1933, 2022, which required both newspaper and website publication.

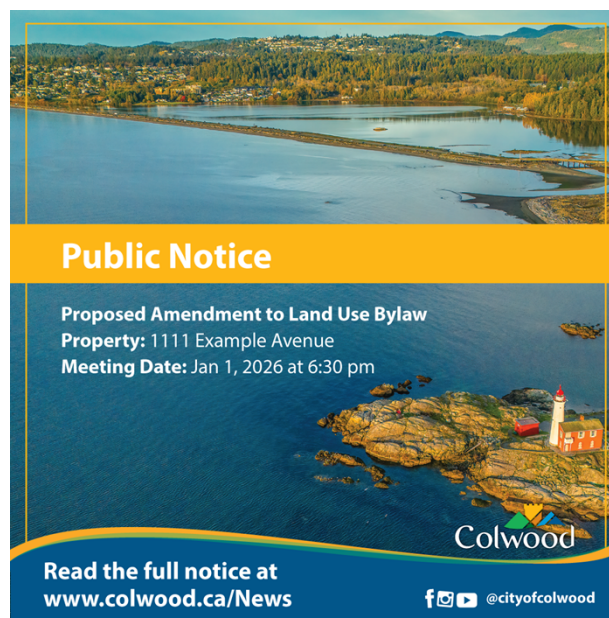
The new bylaw is designed to function as the authoritative source for public notice requirements, allowing other City bylaws and policies to defer to it for notice methods.

## Visual Consistency and Public Recognition

Staff have reviewed how other local governments in the region present digital public notices and will adopt a similar best-practice approach focused on consistency, accessibility, and clarity.

As part of implementation, staff will use standardized visual templates for digital public notices. These templates will ensure notices are immediately recognizable as official City of Colwood communications, while remaining flexible enough to accommodate different types of notices (e.g., public hearings, bylaw notices, road closures).

Each notice will clearly identify the subject, location (where applicable), and key dates, and will link directly to the full public notice on the City’s website. This approach balances accessibility, engagement, and clarity while ensuring that complete legal notice requirements continue to be met through the official web posting.



## COMMUNICATIONS & ENGAGEMENT

Following adoption of the bylaw, staff will implement a communications approach to inform residents of the transition to digital-first public notice, including updates through the City website, social media channels, newspaper ads, and existing subscription services.

This report is publicly available on the City’s website as part of the Council agenda. Meeting agendas and minutes are sent by email to all web subscribers when they are published. Meeting reminders are posted on the City’s social media accounts, encouraging residents to learn more, attend meetings in person, watch meetings online, and join the conversation about City projects and initiatives at LetsTalkColwood.ca.

**FINANCIAL CONSIDERATION**

Under the existing public notice framework, the City incurs annual newspaper advertising costs of approximately \$12,000 - \$15,000.

Adoption of the proposed bylaw will significantly reduce or eliminate these costs for routine statutory notices, while maintaining the City’s ability to comply with any provincial notice requirements that still mandate print publication.

Any required updates to related fees, including the Public Notice Fee in the Fees and Charges Bylaw, will be brought forward separately for Council consideration.

In addition to direct cost savings, the elimination of newspaper timelines will reduce administrative delays and support more timely project implementation.

**CONCLUSIONS**

Public Notice Bylaw No. 2117, 2026 delivers on Council’s direction to modernize public notice practices, provides a clear and consistent framework for notice going forward, and aligns with current provincial legislation and best practices.

**Attachments:**

[Draft Public Notice Bylaw No. 2117, 2026](#)

**Approved by:**

Sandra Russell, Manager of Communications, Engagement & Economic Development

Heather Power, Deputy Corporate Officer

Marcy Lalonde, Manager of Corporate Services

Jenn Hepting, Deputy Chief Administrative Officer

**Status:**

Approved - 26 May 2026

Approved - 26 May 2026

Approved - 26 May 2026

Approved - 26 May 2026





**CITY OF COLWOOD  
BYLAW NO 2117**

**PUBLIC NOTICE BYLAW**

---

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

**1. CITATION**

This bylaw may be cited for all purposes as “Public Notice Bylaw No. 2117, 2026.

**2. DEFINITIONS**

In this bylaw:

“**City**” means the City of Colwood.

“**City Website**” means the official internet website maintained by or on behalf of the City.

“**Enactment**” means an Act of the Province of British Columbia or a regulation made under such an Act.

“**Public Notice**” means any notice required or authorized to be given by the City under an enactment.

**3. PURPOSE**

The purpose of this bylaw is to establish the means by which the City provides public notice for all matters where public notice is required or authorized by an enactment, and to ensure that such notice is provided in a manner that is reliable, suitable, accessible, and primarily digital.

**4. AUTHORITY and APPLICATION**

1. This bylaw applies to all public notices given by the City unless a specific method of notice is prescribed by an enactment.
2. Where a City bylaw, policy, or resolution requires public notice and does not specify the method by which notice must be given, notice must be provided in accordance with this bylaw.
3. Other City bylaws may expressly defer to this bylaw for the provision of public notice.

**5. MEANS of PUBLIC NOTICE**

1. Unless otherwise required by an enactment, public notice by the City must be given by one or more of the following methods:
  - a. posting the notice on the City Website;

- b. electronic distribution using subscription lists, notification tools, or other electronic communication methods maintained by the City;
  - c. posting at municipal facilities, where the Corporate Officer determines such posting is necessary or appropriate
2. Newspaper publication is not required unless expressly mandated by an enactment.

## 6. TIMING of NOTICE

Unless otherwise specified by an enactment, public notice must be provided within a reasonable time before the matter to which the notice relates, sufficient to allow public awareness and access to the information.

## 7. SEVERABILITY

If any provision of this bylaw is found invalid by a court of competent jurisdiction, that provision is severed and the remainder of the bylaw remains in effect.

## 8. REPEAL

Public Notice Bylaw No. 1933, 2022 is hereby repealed.

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the    day of            2026

**READ A THIRD TIME** on the     day of            2026

**ADOPTED** on the                    day of            2026

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**Mayor**

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**Corporate Officer**



**CITY OF COLWOOD  
BYLAW NO 2117**

**PUBLIC NOTICE BYLAW**

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

**1. CITATION**

This bylaw may be cited for all purposes as “Public Notice Bylaw No. 2117, 2026.

**2. DEFINITIONS**

In this bylaw:

“**City**” means the City of Colwood.

“**City Website**” means the official internet website maintained by or on behalf of the City.

“**Enactment**” means an Act of the Province of British Columbia or a regulation made under such an Act.

“**Public Notice**” means any notice required or authorized to be given by the City under an enactment.

**3. PURPOSE**

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**READ A SECOND TIME** on the    day of            2026

**READ A THIRD TIME** on the     day of            2026

**ADOPTED** on the                    day of            2026

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**Mayor**

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**Corporate Officer**