

Public Input Binder

The general purpose of proposed **“Colwood Land Use Bylaw No. 151, 1989, Amendment No. 199 (CD13 Zone – Text Amendment), Bylaw No. 1958, 2023”** is to amend the permitted uses, height and front yard setback in Area 4 of the existing CD13 Zone to enable the construction of a six-storey building with 142 apartment units.

Within the binder, please find a copy of:

1. Conceptual Site Plan
2. Environmental Overview Assessment
3. Proposed Bylaw No. 1958 (CD13 Zone – Text Amendment)
4. Notice of Amending Bylaw
5. Public Input

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

- <https://colwood.civicweb.net/portal/>

BEZANTON WAY 595

PROPOSED REZONING TO PERMIT 6 STOREY MULTI-FAMILY PURPOSE-BUILT RENTAL



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BEZANTON WAY 595

595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

COVER

2022.11.16 - REVISED PER CLIENT

A00



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EXISTING SITE IMAGES

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A02

SITE NATURAL FEATURES:

- **WETLAND:**
 - MAINTAIN 15m RIPARIAN CORRIDOR AS WELL AS 15m SETBACK FROM CORRIDOR
 - ENHANCE EXISTING WETLAND W. PLACEMENT OF LARGE WOODY DEBRIS AND NEST BOXES FOR BIRDS
 - SUPPORT STORMWATER MANAGEMENT
- **HILLSIDE - ROCK CLIFF**
 - LIMIT EXCAVATION
 - MITIGATE EROSION
 - PRESERVE ROCKY OUTCROPS
 - PROTECT WILDLIFE HABITAT AND CORRIDORS + ENVIRONMENTALLY SENSITIVE AREAS
- **TREES**
 - PROTECT AND LIMIT TREE REMOVAL IN STEEP AND LOW AREAS
 - PROVIDE VIEWS TO FEATURE ARBUTUS TREES
 - PLANT NEW TREES TO COMPLIMENT HABITAT
- **PROTECT NATIVE HABITATS**
 - EXCELLENT OPPORTUNITY TO PROTECT BIOLOGICAL DIVERSITY AND ENHANCE WILDLIFE HABITATS AND ECOSYSTEMS
 - REHABILITATE SITE

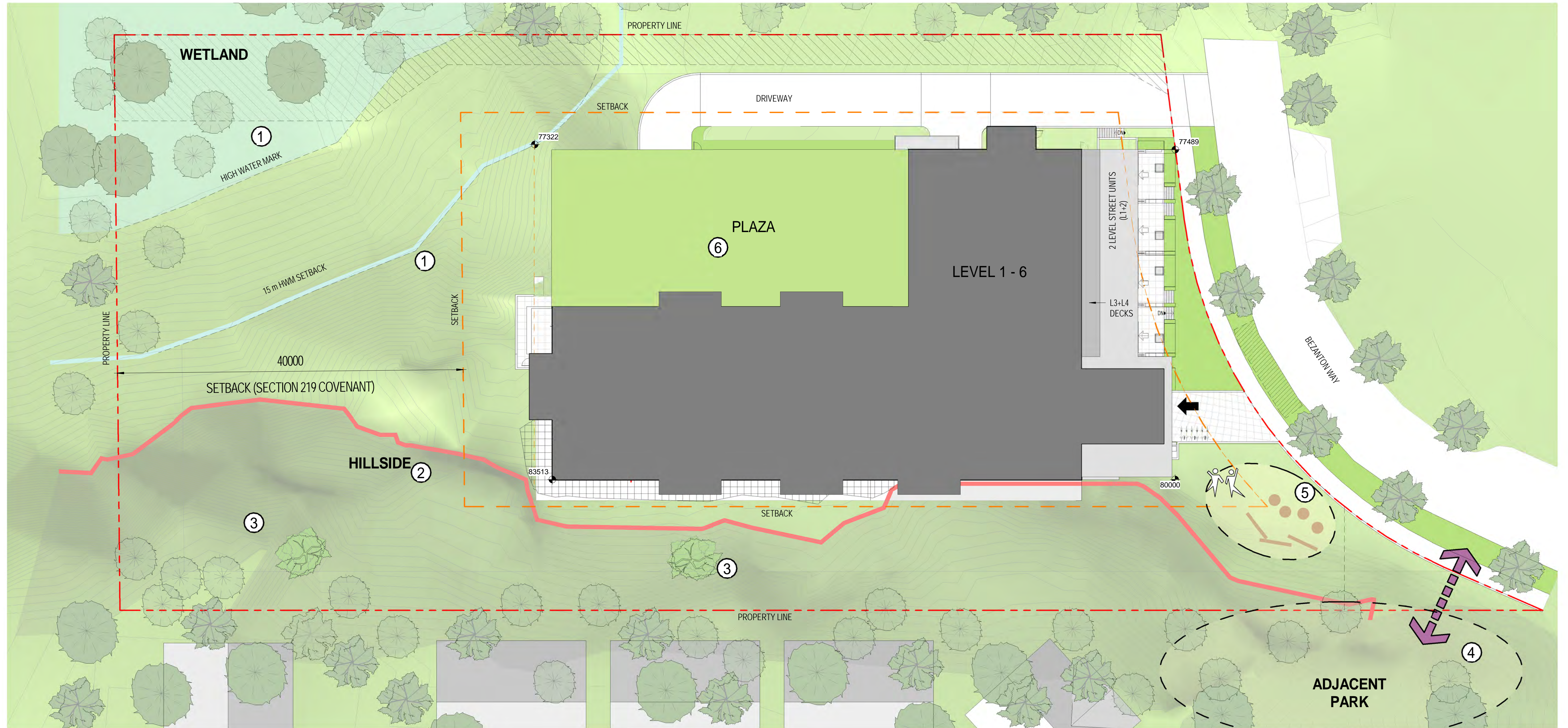


1 ENHANCING WETLAND:

- PROMOTE ECOSYSTEM RESTORATION IN ECOLOGICALLY SENSITIVE AREA CURRENTLY RECEIVING RUN-OFF FROM BEZANTON WAY AND DISCHARGES BY SMALL OUTLET CHANNEL EXPECTED TO FLOW TO SPRUSTON CREEK. SPRUSTON CREEK ORIGINATES FROM A 1.6 ACRE (+/-) IRRIGATION POND AT OLYMPIC VIEW GOLF COURSE

6 DYNAMIC SITE LANDSCAPING:

- LANDSCAPING THAT CELEBRATES THE EXISTING NATURAL FEATURES AND ENRICHES ECOSYSTEM WITH COMPLIMENTARY INCLUSIVE LANDSCAPING



2 HILLSIDE:

- SUSTAIN NATURAL ROCK CLIFF FORMATION AS IT PROVIDES A NATURAL BARRIER AND BEAUTY TO THE SITE.
- RETAIN EXISTING TREES + PLANTING ON STEEP SLOPES TO MITIGATE SOIL EROSION + STORMWATER RUN-OFF
- REUSE EXCAVATED ROCK AS INFILL

3 FEATURE TREES:

- RETAIN AND ENHANCE VIEWS OF EXISTING ARBUTUS TREES ON HILLSIDE

4 CONNECTION TO ADJ. PARK

- SRW FOR MUNICIPAL ACCESS ONLY TO EXIST. ADJACENT PARK

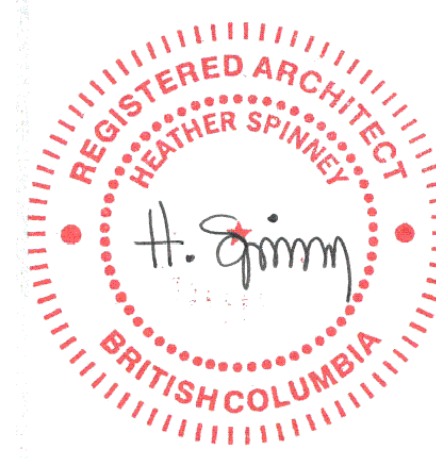
5 NATURALIZED PLAY AREA:

- PROVIDE COMMUNITY AMENITY AT BASE OF PARK CONNECTION



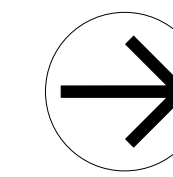
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SITE ADAPTIVE PLANNING + DESIGN

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A03.1



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PROJECT NUMBER 21-018

VIEW OF PLAZA

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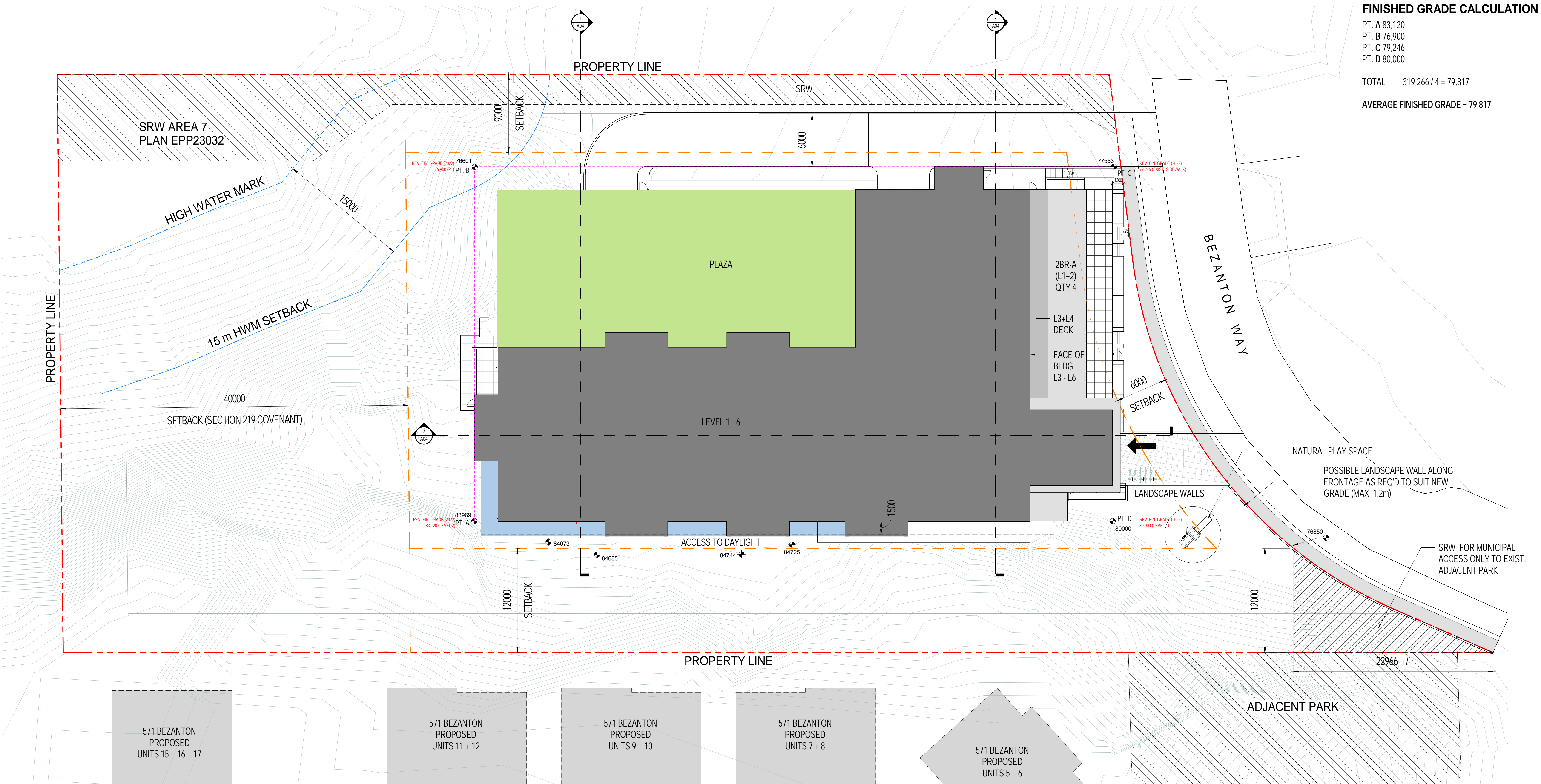
A03.2

FINISHED GRADE CALCULATION

PT. A 83,120
 PT. B 76,900
 PT. C 79,246
 PT. D 80,000

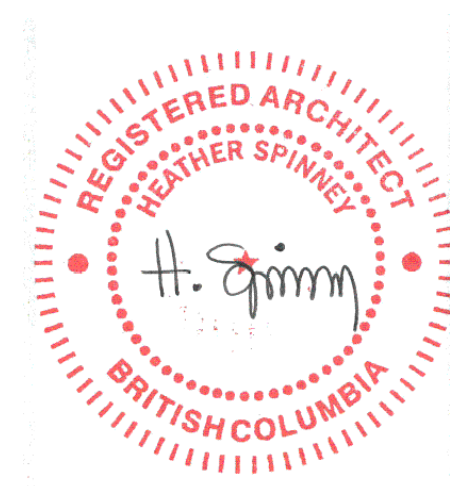
TOTAL 319,266 / 4 = 79,817

AVERAGE FINISHED GRADE = 79,817



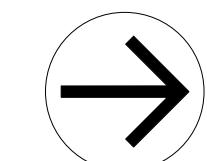
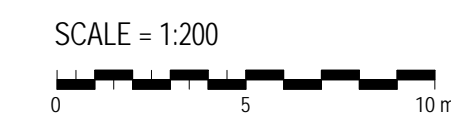
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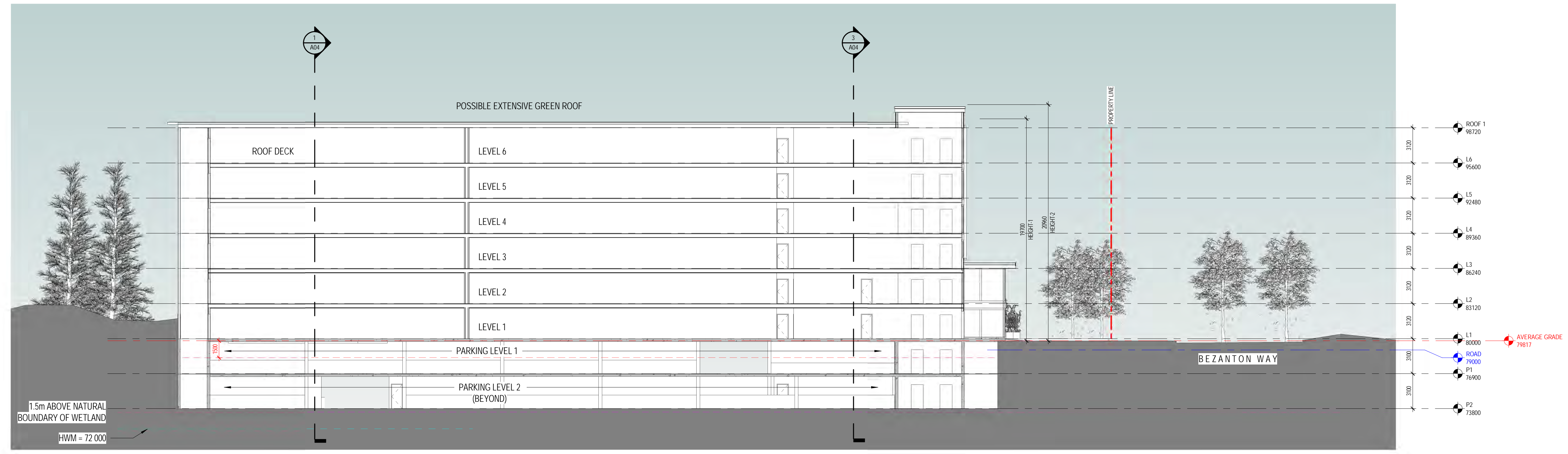
595 Bezanton Way, Victoria BC V9C 0C5
 PROJECT NUMBER 21-018



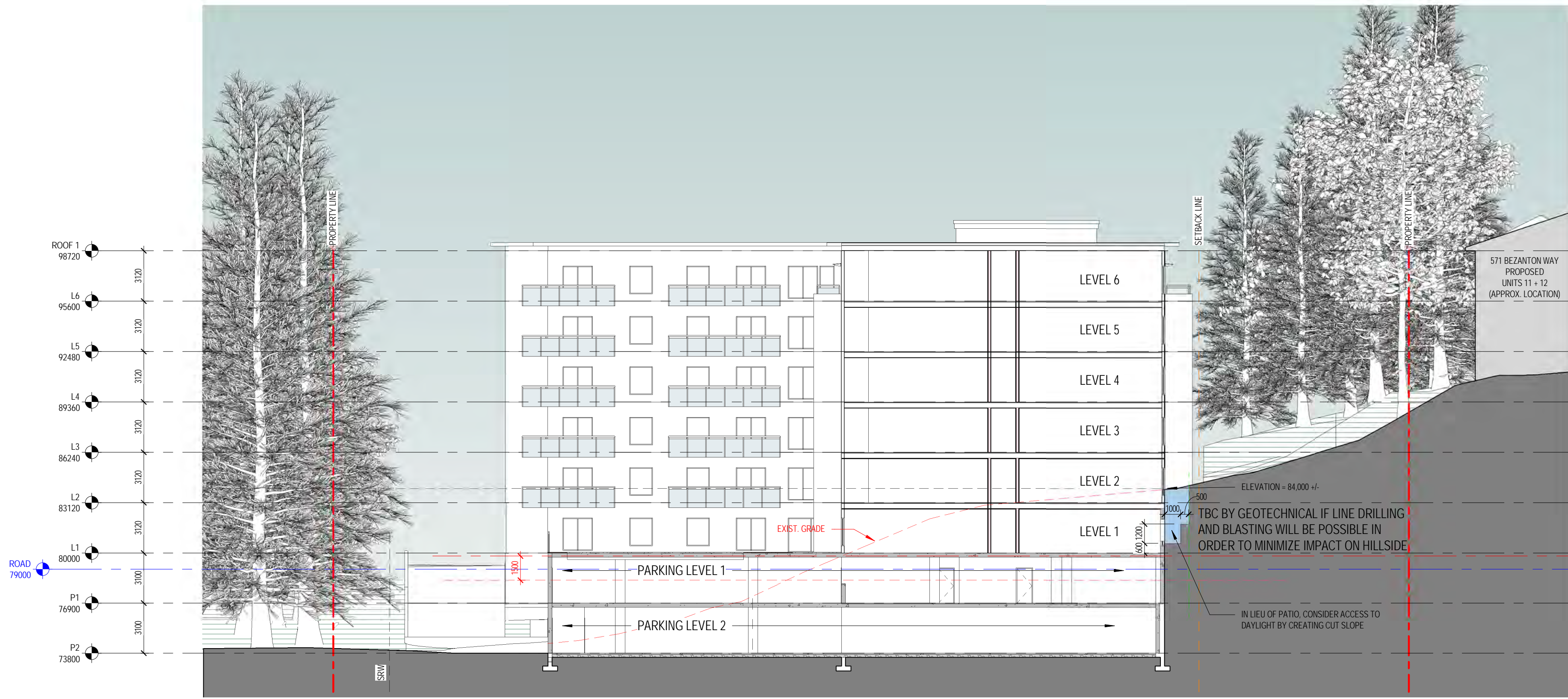
SITE PLAN

2023.02.02 - CLARIFICATION TO SETBACK + OPEN SPACE

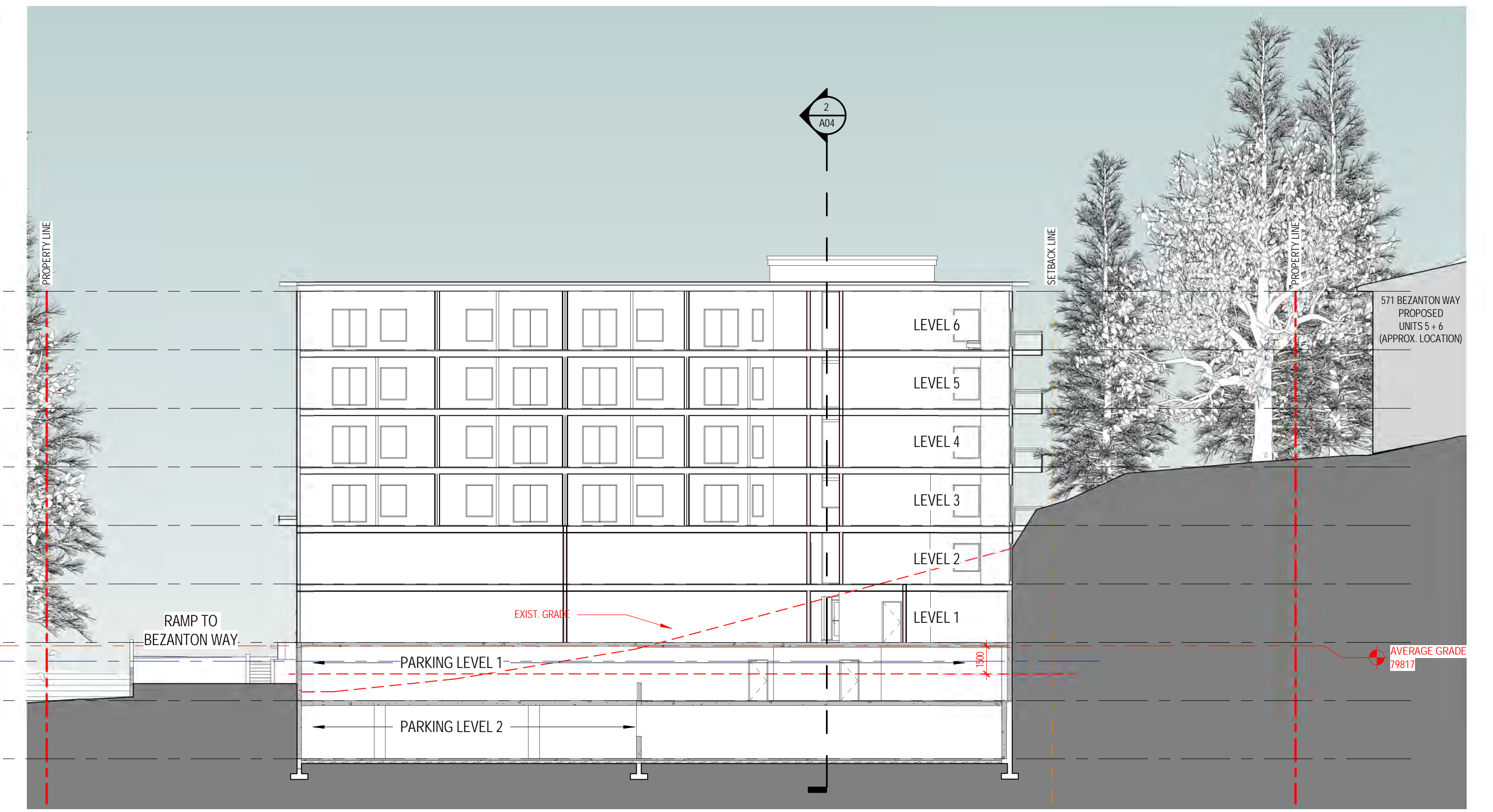
A03.3



2 SECTION - LONG
1 : 200



1 SECTION - SHORT-1
1 : 200



3 SECTION - SHORT-2
1 : 200



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 595 Bezzanton Way, Victoria BC V9C 0C5
 PROJECT NUMBER 21-018



SITE SECTIONS
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A04



① NORTH ELEVATION
1 : 300



③ EAST ELEVATION
1 : 300



② SOUTH ELEVATION
1 : 300



④ WEST ELEVATION
1 : 300



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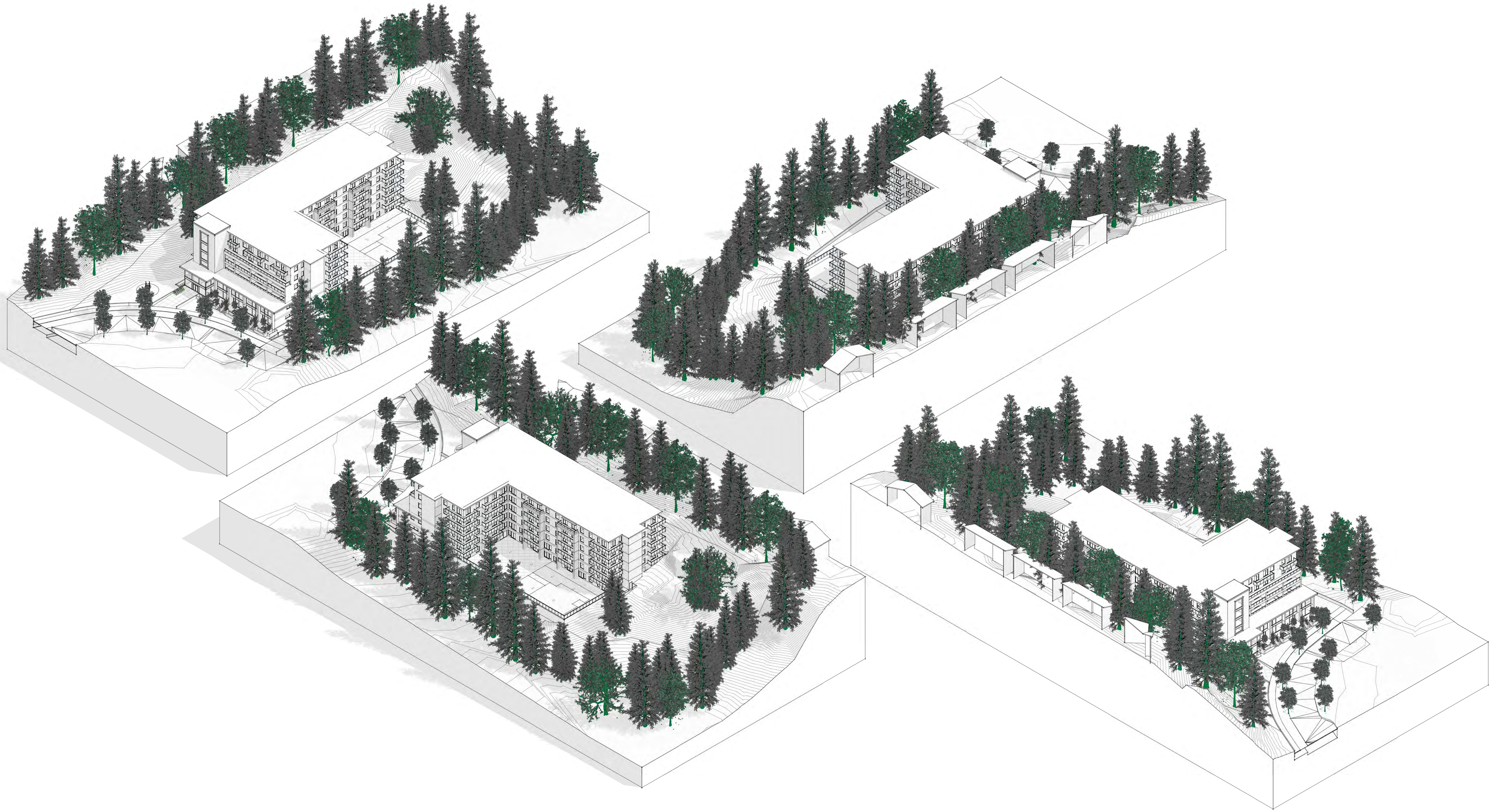
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PROJECT NUMBER 21-018

SITE ELEVATIONS

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A05



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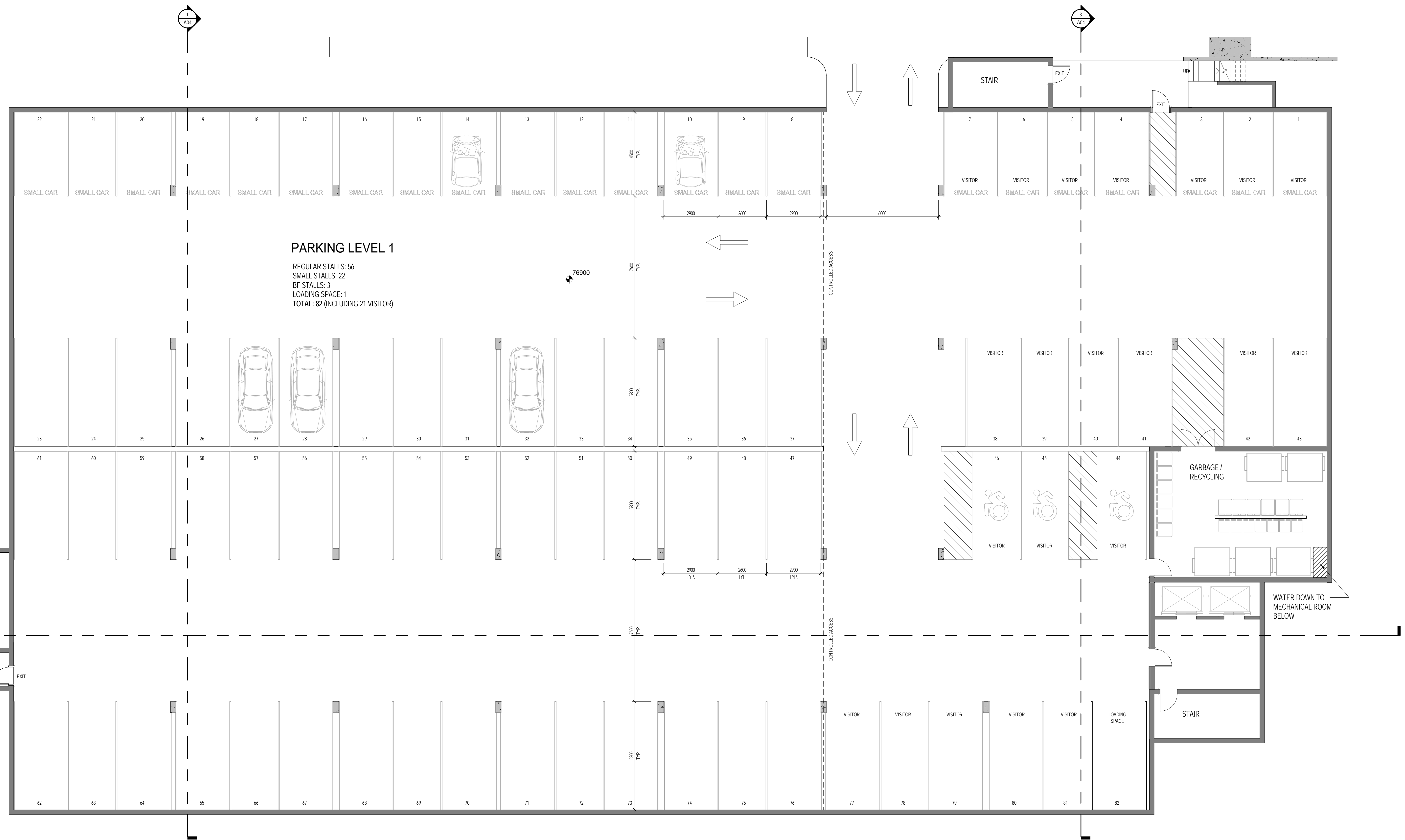
BEZANTON WAY 595

595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

CONCEPTUAL 3D SKETCHES

2022.11.16 - REVISED UNIT COUNT PER CLIENT

A06



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BEZANTON WAY 595

595 Bezanton Way, Victoria BC V9C 0C5
 PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

66	STUDIO (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
12	1 BEDROOM + DEN (62m ² +/-)
22	2 BEDROOM (65 - 70m ² +/-)
PARKING L1 82	4 3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
PARKING L2 80	2 3 BR (118m ² +/-)
TOTAL 162	142 TOTAL

(TOTAL REQ'D PER BYLAW 1909 = 161)

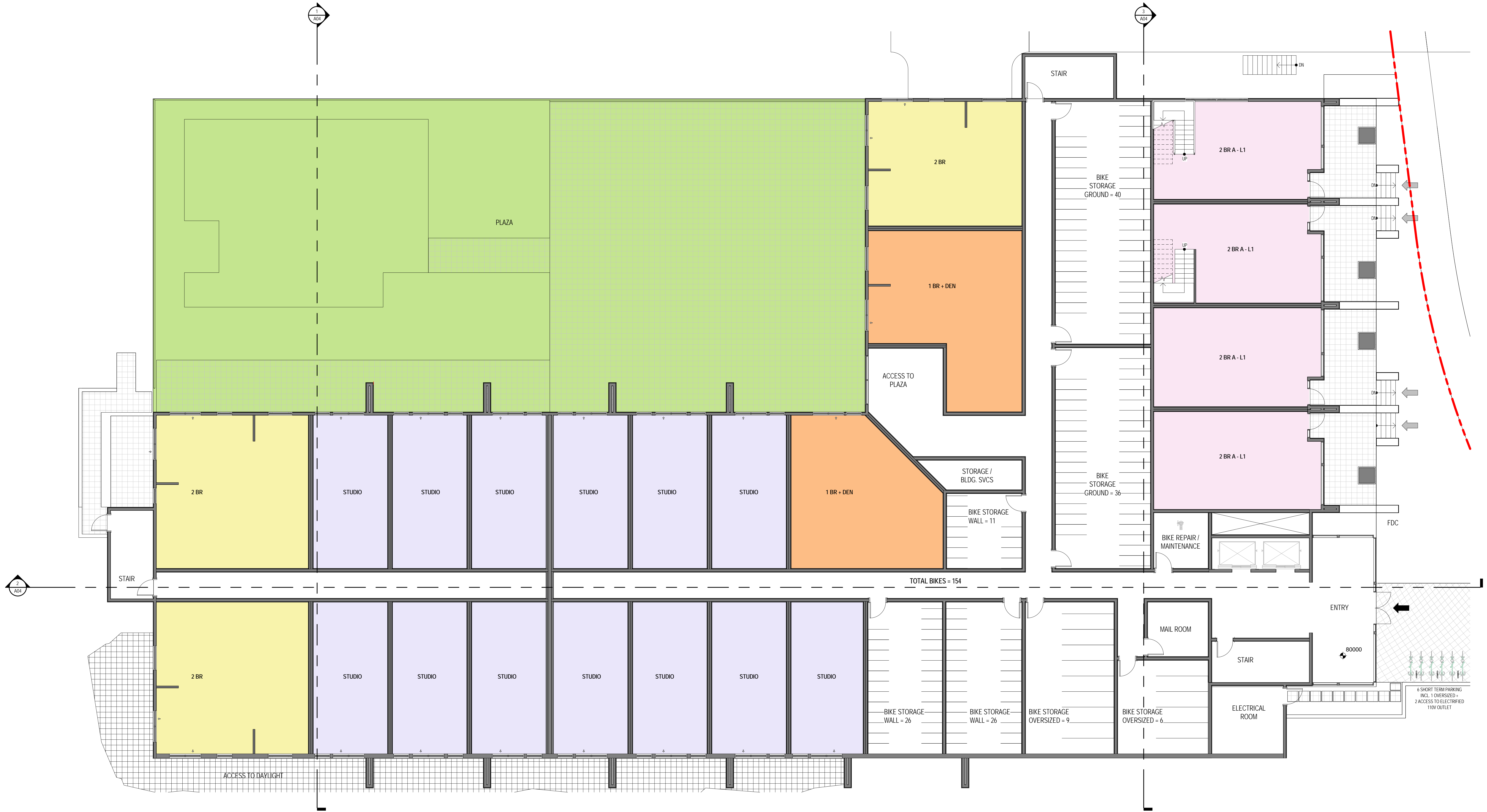
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PARKING LEVEL 1

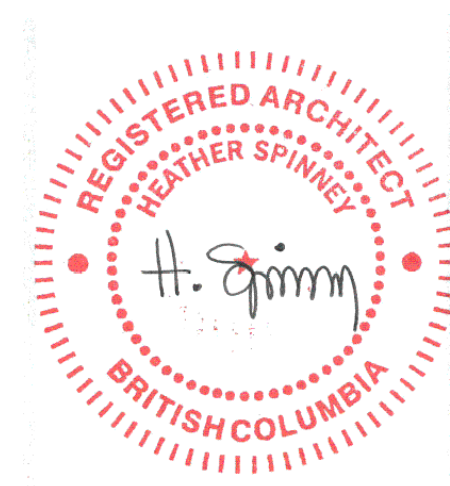
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A07



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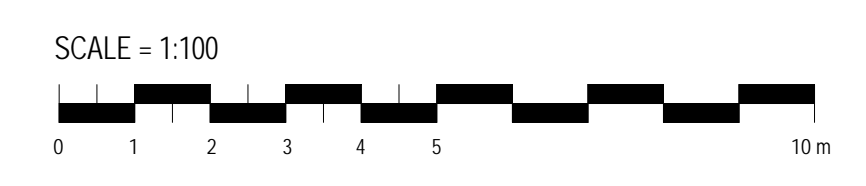
BEZANTON WAY 595

595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

66	STUDIO (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
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22	2 BEDROOM (65 - 70m ² +/-)
PARKING L1 82	4 3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
PARKING L2 80	2 3 BR (118m ² +/-)
TOTAL 162	142 TOTAL

(TOTAL REQ'D PER BYLAW 1909 = 161)



LEVEL 1
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A09



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BEZANTON WAY 595

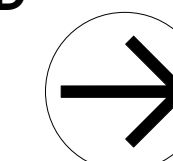
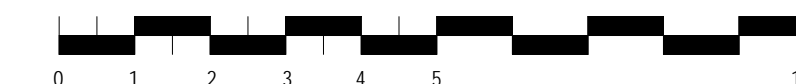
595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

66	STUDIO (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
12	1 BEDROOM + DEN (62m ² +/-)
22	2 BEDROOM (65 - 70m ² +/-)
4	3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
2	3 BR (118m ² +/-)
TOTAL 162	142 TOTAL

(TOTAL REQ'D PER BYLAW 1909 = 161)

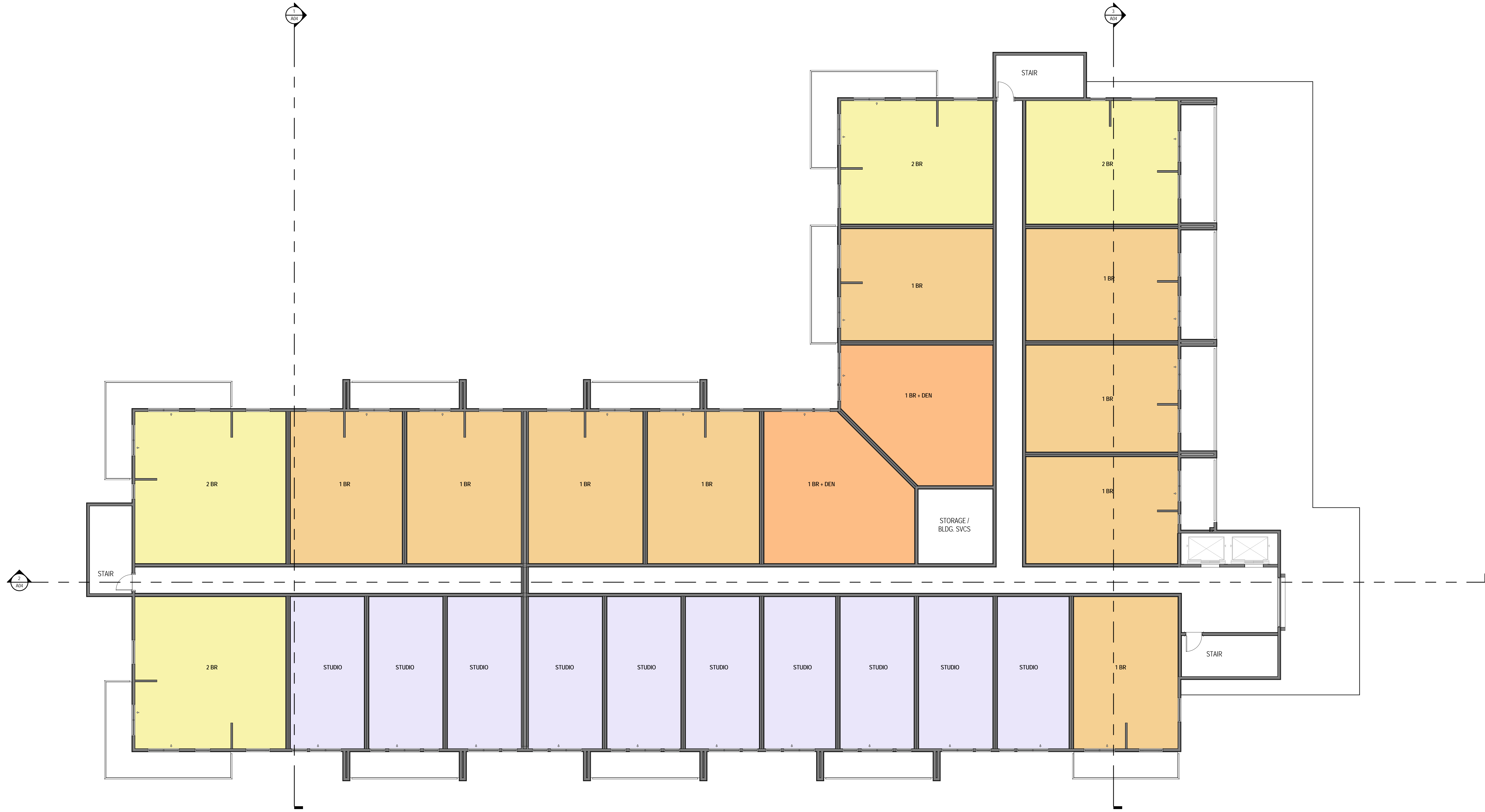
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LEVEL 2

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A10



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BEZANTON WAY 595

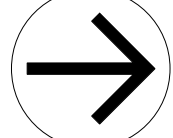
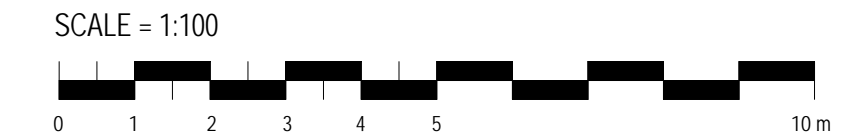
595 Bezanton Way, Victoria BC V9C 0C5

PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

66	STUDIO (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
12	1 BEDROOM + DEN (62m ² +/-)
22	2 BEDROOM (65 - 70m ² +/-)
4	3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
2	3 BR (118m ² +/-)
TOTAL 162	142 TOTAL

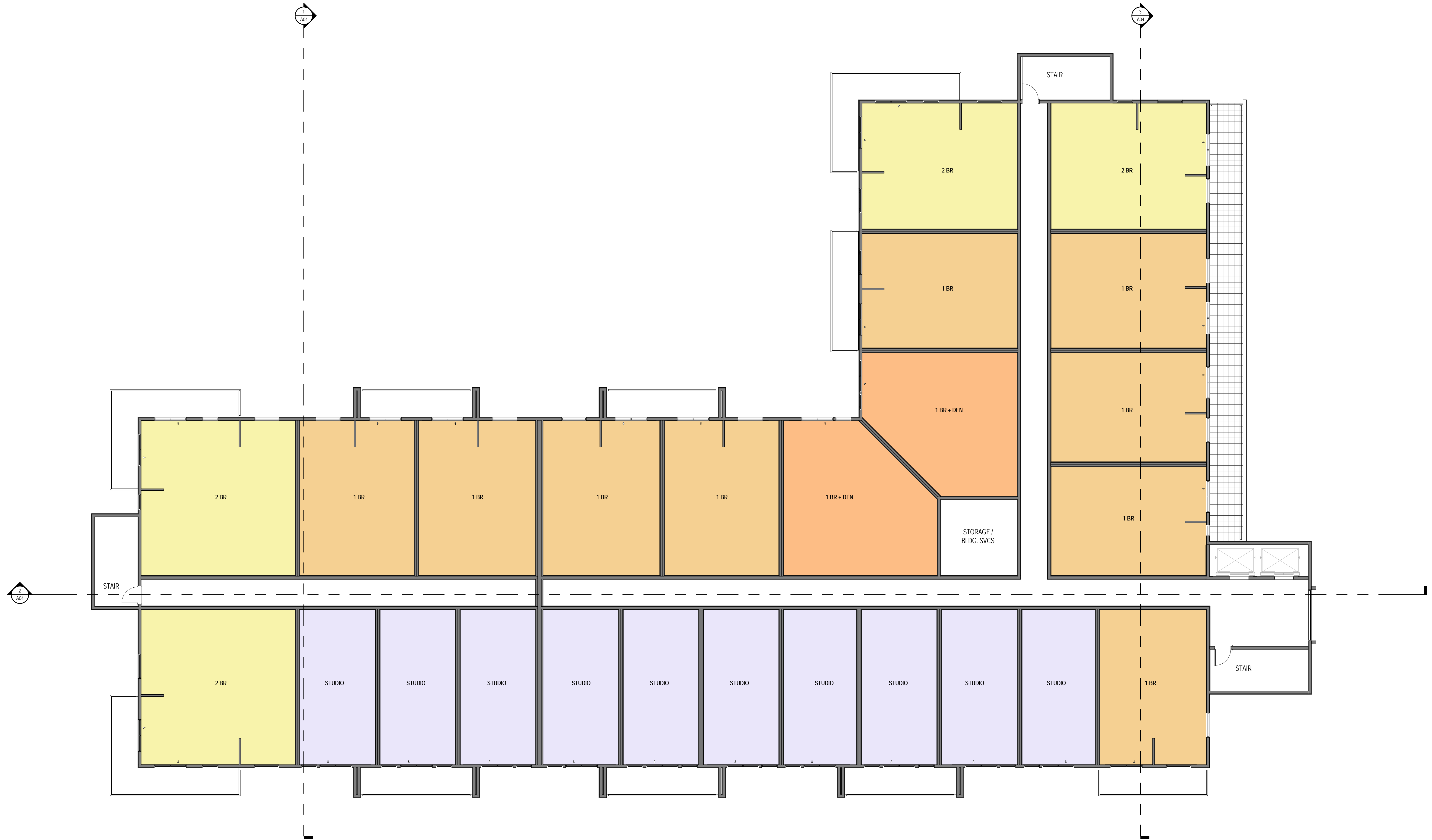
(TOTAL REQ'D PER BYLAW 1909 = 161)



LEVEL 3 + 4

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A11



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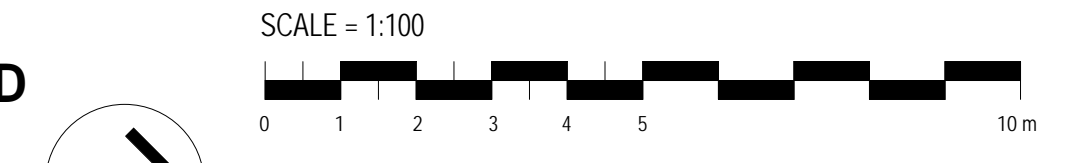
BEZANTON WAY 595

595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

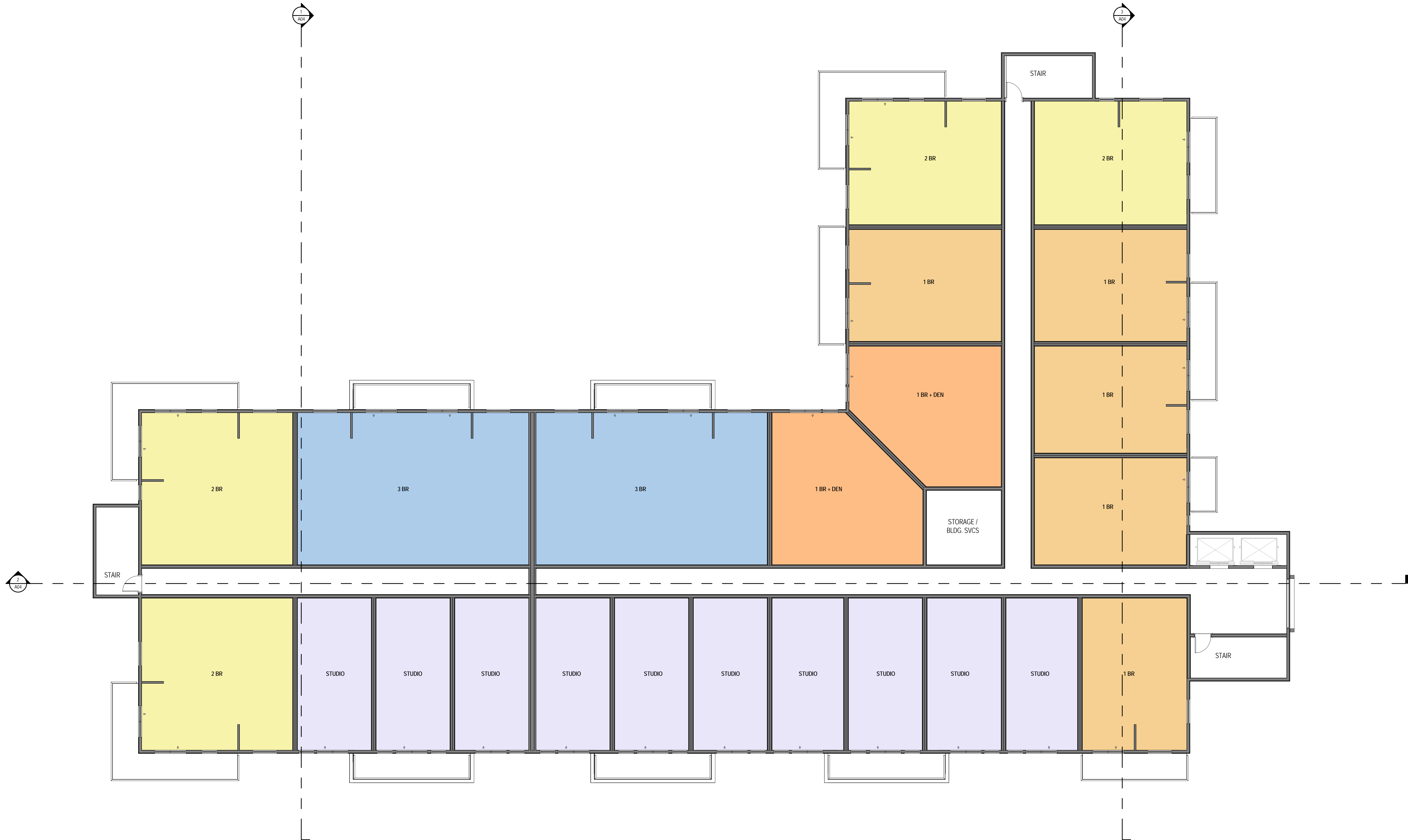
66	STUDIO + (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
12	1 BEDROOM + DEN (62m ² +/-)
22	2 BEDROOM (65 - 70m ² +/-)
4	3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
2	3 BR (118m ² +/-)
TOTAL 162	142 TOTAL

(TOTAL REQ'D PER BYLAW 1909 = 161)



LEVEL 5
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A12



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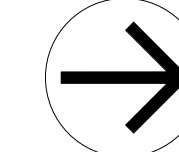


BEZANTON WAY 595

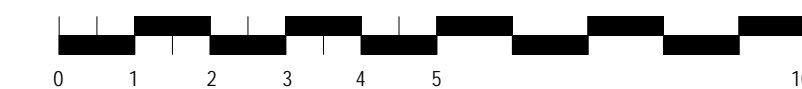
595 Bezanton Way, Victoria BC V9C 0C5
PROJECT NUMBER 21-018

PARKING + UNIT TYPE / COUNT LEGEND

66	STUDIO + (38m ² +/-)
36	1 BEDROOM (55m ² +/-)
12	1 BEDROOM + DEN (62m ² +/-)
22	2 BEDROOM (65 - 70m ² +/-)
4	3 BR (ON 2 LEVELS) - FACING STREET (107m ² +/-)
2	3 BR (118m ² +/-)
TOTAL 162	142 TOTAL
<small>(TOTAL REQ'D PER BYLAW 1909 = 161)</small>	



SCALE = 1:100



LEVEL 6

2022.11.16 - REVISED PER CLIENT

A13



1 SHADOW STUDY-SUMMER 6.42
1 : 2000



2 SHADOW STUDY-SUMMER 12.00
1 : 2000



3 SHADOW STUDY-SUMMER 16.00
1 : 2000



4 SHADOW STUDY-SUMMER 19.49
1 : 2000



5 SHADOW STUDY-SPRING/FALL 8.47
1 : 2000



6 SHADOW STUDY-SPRING/FALL 12.00
1 : 2000



7 SHADOW STUDY-SPRING/FALL 15.00
1 : 2000



8 SHADOW STUDY-SPRING/FALL 17.56
1 : 2000



9 SHADOW STUDY-WINTER 9.32
1 : 2000



10 SHADOW STUDY-WINTER 11.00
1 : 2000



11 SHADOW STUDY-WINTER 13.00
1 : 2000

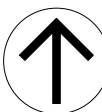


12 SHADOW STUDY-WINTER 14.51
1 : 2000

SUMMER SOLSTICE - JUNE 21



SPRING / FALL EQUINOX - MARCH 20 / SEPTEMBER 23

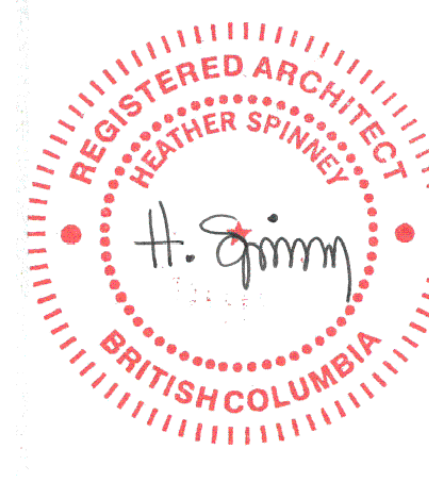


WINTER SOLSTICE - DECEMBER 21



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BEZANTON WAY 595

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** SHADOWS ILLUSTRATED AT TIMES 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET

SHADOW STUDIES

2022.11.16 - REVISED PER CLIENT

A14



ENVIRONMENTAL OVERVIEW ASSESSMENT (FINAL)

PROJECT NAME	Property Development 595 Bezanton Way Colwood, BC
ACTIVITY	Multi-storey Residential Building
SITE LOCATION	595 Bezanton Way, Colwood, BC
REPORT DISTRIBUTION	Jack Julseth, President (Three Point Properties Ltd.) Yazmin Hernandez, Development Services Planner (City of Colwood)
PREPARED BY	Craig Barlow, RPBio, QEP
REPORT DATE	January 25, 2022

1. PROJECT CONTEXT

1.1 Overview

This Environmental Overview Assessment (EOA) has been prepared for the proposed development of 595 Bezanton Way, Colwood, BC (subject property) and the associated construction of a multi-storey residential building, including the driveway access (Building). This EOA provides supplemental information for the overall site planning and Development Permit application to the City of Colwood. Specifically, this EOA provides an overview of the existing site environmental features and attributes, as well as guidance to protect aquatic and terrestrial ecosystems at the site.

This EOA is intended to provide high-level information on the ecological attributes of the subject property based on:

- ❖ observations made during numerous field reviews conducted by the author,
- ❖ available information,
- ❖ development design information, and
- ❖ the author's personal knowledge of the Spruston Creek watershed.

1.2 Subject Property Location and Legal Description

The subject property is situated immediately adjacent to the terminal end of Bezanton Way, off of Latoria Road in Colwood (Figures 1 and 2).

Table 1 provides the legal description of the property is as follows:

Table 1 Subject Property Legal Description

Address	595 Bezanton Way, Colwood, BC
Total Area	0.87 ha
Lot Number	C
Property Identification Number	028 926 099
Plan Number	EPP 23032

1.3 Development Proposal

In summary, the proposed development includes the following primary components:

- ❖ 6-storey condominium building consisting of approximately 121 residential units,
- ❖ Four 2-storey townhouses,
- ❖ Three 2-storey garden suites,
- ❖ Planted outdoor podium,
- ❖ Two-level underground parkade with a capacity of 125 parking stalls, and
- ❖ Pedestrian trail through the property connecting Bezanton Way to the south property boundary.

1.4 Supporting Reference Material, Project Documentation and Relevant Information

In preparation of this EOA, the following supporting reference material, project documentation and relevant information was considered by the author:

1. Architectural Drawings: Bezanton Way 595 Site Adaptive Planning + Design – 2022.01.10 – Mtg W. Planning. Drawing Nos. A01 to A12. Prepared by Studio PA Praxis Architects Inc. January 10, 2022.
2. Project Letter Report: Re: Latoria Creek Development Bezanton Way – Storm Water Management Concept. Prepared by Westbrook Consulting Ltd. November 4, 2021.
3. Project Environmental Memorandum – Property Development: Latoria Creek Phase 3 – Environmental Professional Opinion and Advice – Spruston Creek Overview. Prepared for Three Point Properties Ltd. Prepared by Applied Ecological Solutions Corp. August 27, 2018.
4. City of Colwood Official Community Plan – Bylaw 1700. Amended August 29, 2019.
5. High water mark flagging by the author. April 2020 and January 2021.
6. Numerous site reviews by the author between April 2018 and January 2022.
7. Capital Regional District Regional Map¹. 2021 ortho imagery.
8. Sensitive Ecosystems Inventory of East Vancouver Island and Gulf Islands – Disturbance Mapping and Re-evaluation of Major Riparian Corridors².
9. Local drainage knowledge.

2. ENVIRONMENTAL OVERVIEW

2.1 Subject Property Existing Condition

The subject property envelope, including the proposed condominium building and the entrance-exit driveway, is predominated by disturbed areas consisting of cleared areas, blasted rock and fill material (Appendix 2: Photo 1).

Review of the earliest available imagery on Google Earth confirms that the existing cleared condition of the subject property has persisted since at least 2010. The subject property is immediately adjacent to a large, intact forest community.

2.2 Drainage and Aquatic Habitat

General Site Drainage

Drainage within the subject property primarily originates from flows off of the areas adjacent to Bezanton Way, including the existing residential areas associated with earlier phases of the Latoria Creek development. At the toe of the existing fill area and at the low point of the subject property, a

¹ <https://maps.crd.bc.ca/Html5Viewer/?viewer=public>

² Prepared by Environment Canada, Canadian Wildlife Service, BC Ministry of Sustainable Resource Management, BC Ministry of Water, Land and Air Protection, and Habitat Conservation Fund. Mapsheet 092B.043. March 2004.



small wetland pond exists (Appendix 1: Figure 2). This pond is the collection point for the stormwater and general runoff drainage within the subject property, and likely 590 and 594 Bezanton Way on the north side of the street.

Wetland Pond

Water captured within the subject property flows to an approximately 2,000 m² wetland pond at the southwest corner of the site (Appendix 2: Photo 2). Approximately 25% of this pond (500 m²) is within the subject property. The remaining 70% of the wetland pond extends into adjacent properties (Appendix 1: Figure 2).

When at full capacity, water detained in the wetland pond discharges to the south by way of a narrow stream channel. This channel passes through a saturated grassy meadow with a high water table (Appendix 2: Photo 3).

While not fully evaluated, water entering into this meadow dissipates through the grasses such that the outlet stream is poorly defined. These flows ultimately are discharged to Spruston Creek 50-100 m southwest the subject property. The wetland pond outlet channel discharged to Spruston Creek was not reviewed as it is on private property.

Spruston Creek

Spruston Creek is a First Order stream³ that originates from an approximately 1.6 ha irrigation pond on Olympic View Golf Course (Figure A). It discharges directly to Albert Head Lagoon. Historic aerial imagery reveals that this pond seasonally dewater⁴. As such, there are protracted periods during the summer when there are no flows to downstream aquatic habitat (Figure A). The creek is known to dry seasonally.

Spruston Creek flows under Metchosin Road by way of a 900 mm diameter corrugated steel culvert. Review of the culvert outlet on October 31, 2016 revealed that the culvert is perched by approximately 1 m such that it is a permanent barrier to upstream fish passage (Appendix 2: Photo 4).

Furthermore, the author's knowledge of this stream from other projects downstream of Duke Road indicates that there is no functional fish habitat downstream of Duke Road.

North Latoria Creek

Based on the author's site reviews, existing mapping, knowledge of the localized topography, and drainage of the earlier Bezanton Way phases nearer to Latoria Road, all drainages are believed to flow to North Latoria Creek, and not to Spruston Creek.

North Latoria Creek is a First Order stream that originates from upland areas further west along Latoria Road. The stream channel passes through the Royal Bay development site (formerly the Construction Aggregates Pit), discharging directly to Albert Head Lagoon. This stream is a completely independent watershed from Spruston Creek. There are no reports for Latoria Creek that confirm fish presence. However, anecdotal reports suggest that this stream supports coarse fish species (i.e., non-salmonids).



Figure A Dry Spruston Creek headwater pond and outlet channel at Olympic View Golf Course¹.

³ Stream order is a measure of the relative size of streams. The smallest (source) tributaries are referred to as first order streams. First-through third-order streams are called headwater streams. For example, two first-order streams converge to form a second-order stream, two second-order streams converge to become a third-order stream, etc.

⁴ From Google Earth; August 2016 imagery.



2.3 Vegetation

The forest ecosystem at the subject property is classified as Coastal Douglas-fir Moist Maritime (CDFmm)⁵. This zone lies in the rain shadow of the Vancouver Island and Olympic mountains.

The site vegetation community within the cleared area is predominated by shrub plant species, including several invasive plant species⁶. The fringe areas of the subject property are generally intact rocky outcropping, forest and wetland ecosystems, comprised of moist forest in the low areas (around the wetland pond) and dry, rock outcroppings in the hillslope areas.

Table 2 provides a summary of plant species observed. This is not an exhaustive plant inventory.

Table 2 Summary of Plant Species Observed on the Subject Property

OVERSTOREY SPECIES		UNDERSTOREY SPECIES	
Common Name	Latin Name	Common Name	Latin Name
Douglas-fir	<i>Pseudotsuga menziesii</i>	Sword fern	<i>Polystichum munitum</i>
Western redcedar	<i>Thuja plicata</i>	Bracken fern	<i>Pteridium aquilinum</i>
Western hemlock	<i>Tsuga heterophylla</i>	Salal	<i>Gaultheria shallon</i>
Grand fir	<i>Abies grandis</i>	Scotch broom (intro.)	<i>Cytisus scoparius</i>
Arbutus (Pacific Madrone)	<i>Arbutus menziesii</i>	Himalayan blackberry (intro.)	<i>Rubus armeniacus</i>
Red alder	<i>Alnus rubra</i>	Gorse (intro.)	<i>Ulex europaeus</i>
Bigleaf maple	<i>Acer macrophyllum</i>	Canada thistle (intro.)	<i>Cirsium arvense</i>
English holly (intro.)	<i>Ilex aquifolium</i>	Teasel (intro.)	<i>Dipsacus fullonum</i>

Recommendations to manage invasive plant species on the subject property are provided in the Invasive Plant Management Plan (Appendix 3).

2.4 Wildlife Use

The forested area of the subject property is contiguous with adjoining forested areas to the south and west, as evident in Figure 1. However, this interconnected habitat is fragmented to the north and east by existing residential land development and infrastructure that are typical of a suburban environment. This includes the following surrounding impacts on wildlife use:

- ❖ residential and commercial developments,
- ❖ highly variable semi-urban traffic volume,
- ❖ local roads that bisect wildlife habitat areas,
- ❖ urban noises,
- ❖ artificial municipal, commercial and residential lighting, and
- ❖ high likelihood of frequent human – wildlife encounters.

This semi-rural forest ecosystem is used by large and small wildlife, amphibians and birds that are habituated to these suburban habitat conditions. Wildlife moves freely and (generally) unconstrained throughout the region, regardless of the proximity of connected habitat.

⁵ Biogeoclimatic Ecosystem Classification Subzone / Variant Map for the South Island Resource District, South Coast Region. Published by Ministry of Forests, Lands, Natural Resource Operations and Rural Development. August 2016.

⁶ Himalayan blackberry, Scotch broom, English holly, Canada thistle, Gorse and Teasel occur on or adjacent to the subject property. These species are identified by the Invasive Species Council of BC as invasive plant species.



Raptor Nesting Trees

The Wildlife Tree Stewardship Atlas⁷ provides a database of known Bald eagle and Osprey nests throughout BC. There are no registered nests within the vicinity of the subject property. The nearest identified occurrences of a Bald eagle nests are four near William Head Lagoon, 1.3 km to 1.6 km southeast of the subject property (Figure B).

These nests are identified as BAEA-102-011, BAEA-102-012, BAEA-102-015 and BAEA-102-032.

It is not known if any of these nests are active.



Figure B Nearest proximity of Bald eagle nests to the subject property⁷.

2.5 Ecosystem Mapping

Older Second Growth Ecosystem

The CRD Regional Map and the Sensitive Ecosystems Inventory mapping² identifies a large portion of the subject property as being within an area identified as a sensitive ecosystem referred to as 'Older Second Growth' (Figure C; light brown shading).

These older second growth forested ecosystems are described on Sensitive Ecosystems Inventory mapping as having a dominant age class of 60 - 100 years. While not as biologically rich as older forests, they can serve as important buffers around sensitive ecosystems and vital links between habitat patches. They often provide critical habitat for species that require both open and forested areas during their life-cycle.

The biological diversity of forests generally increases with age. Where older forests are rare or absent, older second growth forests become more important as they gradually develop old forest characteristics.

Rare Plant Species

The CRD Regional Map identifies a large portion of the subject property as being potential habitat for the rare plant species Batwing Vinyl Lichen (*Leptogium platynum*) (Figure D; green shading)¹. This lichen was first observed in the area of Mount Metchosin in 1975. The preferred habitat is rocky outcrops and cliff faces. There is insignificant data on which to assign a significance or extent at the subject property. This plant species may be vulnerable to climate change and increasing summer drought.⁸

⁷ https://cmnmaps.ca/WITS_gomap/

⁸ Assessment and Status Report on the Batwing Vinyl Lichen *Leptogium platynum* in Canada. Committee on the Status of Endangered Wildlife in Canada (COSEWIC). 2011.





Figure C Older Second Growth Ecosystem mapping at subject property².



Figure D Rare plant species mapping at subject property¹.

3. REGULATORY CONTEXT

3.1 Riparian Areas Protection Regulation and Trigger Overview

The Riparian Areas Protection Regulation (RAPR) was enacted as the Riparian Areas Regulation in 2004. The RAPR process was developed to ensure riparian zones (Streamside Protection and Enhancement Areas (SPEAs) adjacent to rivers, streams, lakes, ponds, wetlands, etc. that are fish habitat, or are connected by surface flow to fish habitat, are protected from encroachment associated with development and other activities that can result in degradation or loss of these zones. In this regard, Local Governments throughout Vancouver Island, and elsewhere in BC have adopted the terms of the Regulation through their bylaw processes and other municipal planning documents.

This Regulation obliges landowners / developers through the Development Permit process to engage a Qualified Environmental Professional (QEP) to complete a RAPR Assessment prior to development to determine the extent of riparian SPEA setbacks from the high water mark of a waterbody.

The RAPR process is triggered for any development⁹ within 30 m of the high water mark of any triggering waterbody that is defined as a 'stream' under the Regulation. Under the RAPR, a stream is defined as a watercourse or waterbody that meets the following criteria:

1. Supports fish during any life stage, regardless of duration, or
2. Is connected and drains into a watercourse that supports fish.

Using these criteria, a stream that may be non-fish bearing at the subject property but flows to a stream that supports fish is captured under RAPR. Also, streams that flow seasonally (i.e., ephemeral) and are dry for much of the year can still provide seasonal habitat for fish use and / or food and nutrients to downstream fish habitat. As such, streams in this category are also captured under RAPR.

⁹ The RAPR defines a 'development' as one of the following primary activities: construction or erection of buildings and structures; creation of nonstructural impervious or semi-impervious surfaces; and subdivision. Other ancillary activities may also trigger the RAPR process.



A 15-30 m SPEA setback is applied to riparian areas around ponds, wetlands and lakes. The SPEA setback is dependent on aspect to the sun. For example, on the north, east and west side of the waterbody, a 15 m SPEA is applied. On the south side, a 30 m SPEA is applied.

Further, a stream or waterbody that is determined to be non-fish bearing and discharges directly to the marine environment is not a 'stream' under RAPR. Therefore, there is no mechanism through the RAPR process to establish riparian setbacks.

Based on these criteria, Spruston Creek and tributary streams flowing to it are not subject to the RAPR.

3.2 Water Sustainability Act (WSA)

No instream work within the wetland pond is required as part of the overall site development. However, any contemplation to undertake enhancements to the aquatic habitat of the wetland pond would require a WSA application be submitted and accepted by the Province.

The WSA is triggered for all works within the banks of a stream channel, regardless of whether in-water work is proposed or not. Depending on the complexity of the proposed work, the instream activity may trigger either a Notification or Section 11 Approval application. Notifications apply to less intrusive activities such as minor channel works, culvert installation, vegetation removal, etc. Section 11 Approvals apply to major instream works such as channel relocation, realignment, etc.

Applications for instream work will require a 45 day or 140 day Province review period for Notifications and Approvals, respectively.

3.3 Breeding Bird Nesting Window (Nesting Window)

The Nesting Window for Vancouver Island is the period from March 15 to July 31. This is the period when active bird breeding, nesting, egg brooding and / or chicks that are fledging in preparation to leave the nest are likely to be occurring.

Any contemplation to complete vegetation removal (i.e., shrubs and / or trees) during the Nesting Window must be preceded by the completion of rotating bird nesting surveys by a QEP to verify if nesting is occurring. Vegetation removal can only be initiated once the QEP has concluded nesting is not occurring, and must be completed within seven (7) days of the completion of the last nesting survey. Otherwise, additional surveys may be required. Vegetation clearing prior to March 15 and after August 15 are not constrained by the Nesting Window and can be undertaken without completing nesting surveys.

4. STORMWATER MANAGEMENT

As described in the stormwater management concept letter report, the design concept for stormwater management has been developed to be compliant with the City of Colwood requirements. The system will consist of detention facilities that will receive and detain roof runoff stormwater, a flow control manhole that will moderate the release of water to the wetland pond, and an oil interceptor or hydrodynamic separator installed to protect the wetland pond from sediments, oils, etc.

Drainage from the building site and associated constructed facilities will be directed to the wetland pond by way of the existing stormwater drainage gully that extends down the west property boundary from Bezanton Way.



5. FINDINGS

Based on review of the supporting documents referenced above, and in conjunction with numerous site reviews from 2018 to 2021, the author provides the following findings:

Aquatic Habitat and Drainage

1. The overall drainage within the subject property is directed generally south towards Spruston Creek by way of the wetland pond, and not to North Latoria Creek. This is based on field observations, and an overall interpretation of the surrounding ground lines and topography observed during the field reviews.
2. Spruston Creek is determined to be non-fishbearing to both resident and anadromous fish species for reasons described in Section 2.2, above. This stream discharges directly to the marine environment at Albert Head Lagoon. This is based on the knowledge that [i] both Spruston Creek and the primary source of retained flows from an irrigation pond at Olympic View Golf Course dry completely during the summer months, and [ii] the culverts at Metchosin Road and Duke Road are perched and not fish passable.
3. The wetland pond and connected channels provide seasonal aquatic habitat for non-fish species (e.g., amphibians, small and large mammals, etc.).
4. When the wetland pond is at full capacity and overflowing, runoff and retained water from the wetland pond ultimately flows to Spruston Creek. During low flow periods when the outlet channel is above the water elevation, the wetland pond is isolated and disconnected from the outlet channel and, therefore, Spruston Creek.
5. The stormwater management design concept includes features and structures that are intended to treat, and ameliorate the release of, stormwater to the wetland pond.

Terrestrial Habitat and Vegetation

1. The significantly disturbed area encompassing the proposed Building site is very certainly utilized by wide-ranging wildlife that commonly occur in the area (e.g., Black-tailed deer, birds, etc.), which use the surrounding forested area as refuge. The area wildlife is habituated to inhabit a suburban ecosystem and landscape, and consequently use this area unimpeded as a movement corridor between the residential and adjacent forested areas. However, the Building location and footprint within the subject property is not considered to be high quality wildlife habitat. Nor is the subject property an impediment to movement around the adjacent residential and forested zones.
2. The terrestrial fringe area around the wetland pond provides habitat for terrestrial and seasonal aquatic species (e.g., large and small mammals, birds, amphibians, small mammals, insects, etc.).

Building Siting and Setback

1. The siting and footprint of the Building as shown in Figures 2 and 3 is a minimum of 15 m from the wetland pond high water mark, and at the proposed 15 m riparian setback from the wetland pond.
2. The siting and footprint of the Building is within a previously disturbed area generally lacking overstorey trees. It is predominated by invasive plant species and other low growing shrubs.



6. PROPOSED VALUE-ADDED ENVIRONMENTAL ENHANCEMENTS AND INITIATIVES

Based on available opportunities within, and ecological characteristics of, the subject property and following discussions with the City of Colwood, Table 3 provides an overview of proposed enhancements and initiatives.

For the purposes of developing the list provided in Table 3, the author based the value-added benefit on the following:

- ❖ Likelihood of a positive biological benefit,
- ❖ Ease of implementation and permitting (if required).

Table 3 Proposed Value-added Environmental Enhancements and Initiatives

ENHANCEMENTS AND INITIATIVES	RATIONALE	VALUE-ADDED BENEFIT
<i>Site adaptive planning</i>	This objective is aligned with the City of Colwood OCP Section 18.4. This planning encourages site development in a manner that considers the environmental context and sensitivity of the subject property (See also, Hillside protection, below).	High
<i>Dedicate a portion of the subject property as environmental covenant</i>	An approximately 2,700 m ² environmental covenant is proposed to include a portion of the subject property to the south property line (as generally shown on Appendix 1: Figure 2). This covenant area represents approximately 30% of the total (8,700 m ²) area of the subject property. This covenant area will ensure that development of the subject property is limited to the footprint of the proposed Building and associated works (attached unit patios, driveway, sidewalks, etc.).	High
<i>Maintaining 15 m riparian setback around wetland pond</i>	As shown on the drawings. While not for fish / fish habitat, the riparian corridor around the wetland pond provides habitat for non-fish aquatic species and terrestrial species use. This site is not subject to the Riparian Areas Protection Regulation. However, the riparian setback as shown on the site plan is consistent with the prescribed 15 m SPEA setback on the east aspect of a lake, pond or wetland (See also, Section 3.1, above).	High
<i>Invasive plant management</i>	This includes the removal of invasive plant species on the property, primarily Scotch broom and Himalayan blackberry. This initiative achieves the overarching environmental objectives of the developer, the City of Colwood and the community. See also Appendix 3 – Invasive Plant Management Plan.	High
<i>Maintaining the wetland Proper Functioning Condition (PFC)</i>	Ensure site development does not contribute in any way to an alteration of the PFC. This objective is aligned with the City of Colwood OCP Section 20 (Riparian Areas & Marine Shorelines DPA). This is accomplished by: 1. Ensuring there is a protective a 15 m riparian corridor around the wetland pond, 2. Managing stormwater runoff by directing (where possible) runoff to water treatment facilities such as oil / water separators to provide water treatment prior to discharge to the wetland pond.	High
<i>Hillside protection</i>	This objective is aligned with the City of Colwood OCP Section 22 (Hillside Environmental DPA). The hillside area shown on the site plan (Appendix 1: Figure 3) is a dry, rocky outcropping with Arbutus. This area will not be disturbed as part of the development of the subject property.	High
<i>Oil / water separators</i>	Oil / water separators provide an engineering solution to manage contaminated runoff from parking lots, which would have likely been ultimately directed to the wetland pond.	High
<i>Compliance with the Breeding Bird Nesting Window</i>	This compliance is required during vegetation clearing. The Nesting Window period of March 15-July 31 of any given calendar year is when birds are likely to be breeding, actively nesting, brooding on eggs, or fledging chicks. During this period, vegetation clearing cannot occur unless preceded with nesting surveys to verify nesting is not occurring in vegetation planned for removal (See also, Section 3.3, above).	High
<i>Replacement planting with native species</i>	Opportunistic native plant installation is an effective way to infill any vegetation gaps. This would complement naturally occurring colonization by plants that occur at and near the subject property. Planting is best applied in environmentally sensitive and / or ecologically significant areas on the property that show evidence of plant deficiency. This could include planting in [1] areas denuded from the removal of invasive plant species, and [2] dry areas to augment the rocky Arbutus outcropping areas, etc. The perimeter of the wetland pond is currently densely vegetated. As such, planting within the riparian area is not recommended. A replacement planting plan will be developed on acceptance of the development proposal.	Medium



<i>Placement of Coarse Woody Debris (CWD)</i>	CWD is distinguished from LWD as it is placed in terrestrial areas (and not in water) to provide cover and refuge for small mammals, amphibians, nurse logs for plant establishment, etc. This includes placement of larger debris such as logs either individually or in clusters, etc. and not typically brush and branch piles. This could effectively utilize any tree stems from any tree clearing that may be required on the site.	Medium
<i>Pedestrian Trail Connectivity</i>	Two pedestrian trails are proposed on the subject property (Appendix 1: Figure 2). One is within the 15 m riparian setback. The alignment of the 'riparian trail' will be designed in a manner that avoids impacting sensitive riparian habitat. A second pedestrian trail is proposed along the hillslope area. The alignment of the 'hillside trail' will not be in proximity of any sensitive areas. These publicly accessible trails will become recreational amenities on the subject property and provide connectivity to the Bezanton Way sidewalk and existing / planned trails on adjacent properties that may be considered by the City of Colwood and / or constructed by others. Signage and context sensitive fencing will be installed where necessary to inform and educate trail users of the regulations that apply to the riparian features.	Medium
<i>Fencing along the 15 m riparian setback</i>	Fencing along the 15 m riparian setback will provide a visible barrier to discourage and reduce access into the riparian zone of the wetland pond. This will contribute to enhanced protection of the riparian plant community. This barrier can be split rail fencing or some other aesthetically appropriate fence that is integrated into the landscaping plan and the proposed trail along the wetland fringe area. Signage identifying the area as environmentally sensitive could be installed in conjunction with the fencing installation.	Medium
<i>Placement of Large Woody Debris (LWD)</i>	Placement of LWD should be in the wetted fringe areas of the pond that can be easily reached with minimal riparian damage. These features will provide protective refuge and loafing areas for small mammals, amphibians, etc. As there is considerable existing LWD material in areas of the pond, this is not considered a high priority. Also, implementation would require a WSA permit for 'works in and around a stream'. Rather, LWD can be placed opportunistically.	Low
<i>Tree protection</i>	Tree protection beyond what is already shown on the drawings (i.e., hillslope protection and 15 m riparian area including within the proposed covenant area) is not justified at this time. Where they may occur and where safety concerns can be ameliorated, retain existing snags that are within protected areas (i.e., riparian) as habitat trees.	Low
<i>Nest boxes for birds</i>	Nest boxes within the fringe areas of the riparian perimeter will attract birds to the areas adjacent to the residential Building.	Low

7. PROFESSIONAL OPINION

Based on the current design information provided to the author, observations made during numerous site reviews, and the associated findings and proposed value-added environmental enhancements and initiatives described above, the author provides the following professional opinions:

Building Siting

1. Provided the Building water collection and treatment features are implemented, the design of the Building as shown in Figures 2 and 3 will not impact the wetland pond Proper Functioning Condition or the 15 m riparian setback applied to it.
2. Provided the siting of the Building does not extend into existing naturalized forested and riparian areas (even following potential design adjustments that may occur as the design advances), the Building will not have a direct impact on pre-existing natural or high-value forested wildlife habitat. This is because these fringe areas on the hillside and riparian areas will be maintained as environmental amenities to the development.
3. The stormwater management design approach for the Building provides treatment of runoff water in a manner that meets best practices in engineering and the City of Colwood standards.

Aquatic

1. In consideration of Aquatic Habitat and Drainage Findings (Section 2.2, above), and because Spruston Creek discharges directly to the marine environment, it is not classified as a 'stream' under the Riparian Areas Protection Regulation. Consequently, the Provincial RAPR process is not triggered.



2. Based on the above, any contemplation to work in the wetland pond or drainage hydraulically connected by surface flow to the wetland pond (for drainage management, improvements or enhancement purposes) are not subject to the Riparian Areas Protection Regulation for reasons stated in Section 3.1, above. However, these works may be subject to the *Water Sustainability Act*, as stated in Section 3.2, above.
3. This initial advice does not preclude any requirements to comply with applicable Municipal Bylaws.
4. The non-fish bearing status of Spruston Creek suggests that consultation with Fisheries and Oceans Canada is not required.

Terrestrial

1. There is no current information available regarding the extent of Batwing Vinyl Lichen beyond the reported 1975 Mount Metchosin observation. As such, further investigation at, or constraints applied to, the property based on this single nearby occurrence are not warranted at this time.
2. The subject property provides habitat for large and small wildlife. By maintaining naturalized terrestrial areas on the hillside and wetland pond riparian areas, these zones will provide an important refuge and transition area for wildlife movements between contiguous forest habitat and developed areas and beyond.
3. By implementing an invasive plant management program as described herein (Appendix 3), this will align with widely accepted Regional and Provincial initiatives with the objective of managing the spread of these aggressive plant species.

Environmental Covenant

1. By dedicating an approximately 2,700 m² environmental covenant of the overall 8,700 m² subject property (the approximate extent as shown on Appendix 1: Figure 2), this would provide a significant measure of assurance that the terrestrial and aquatic features within this area and described above are protected in perpetuity. This covenant area would encompass most of the 15 m riparian setback on the subject property and therefore, contribute to maintaining the Proper Functioning Condition of the wetland pond.

Sincerely,



Craig T. Barlow, RPBio, QEP
Project Biologist



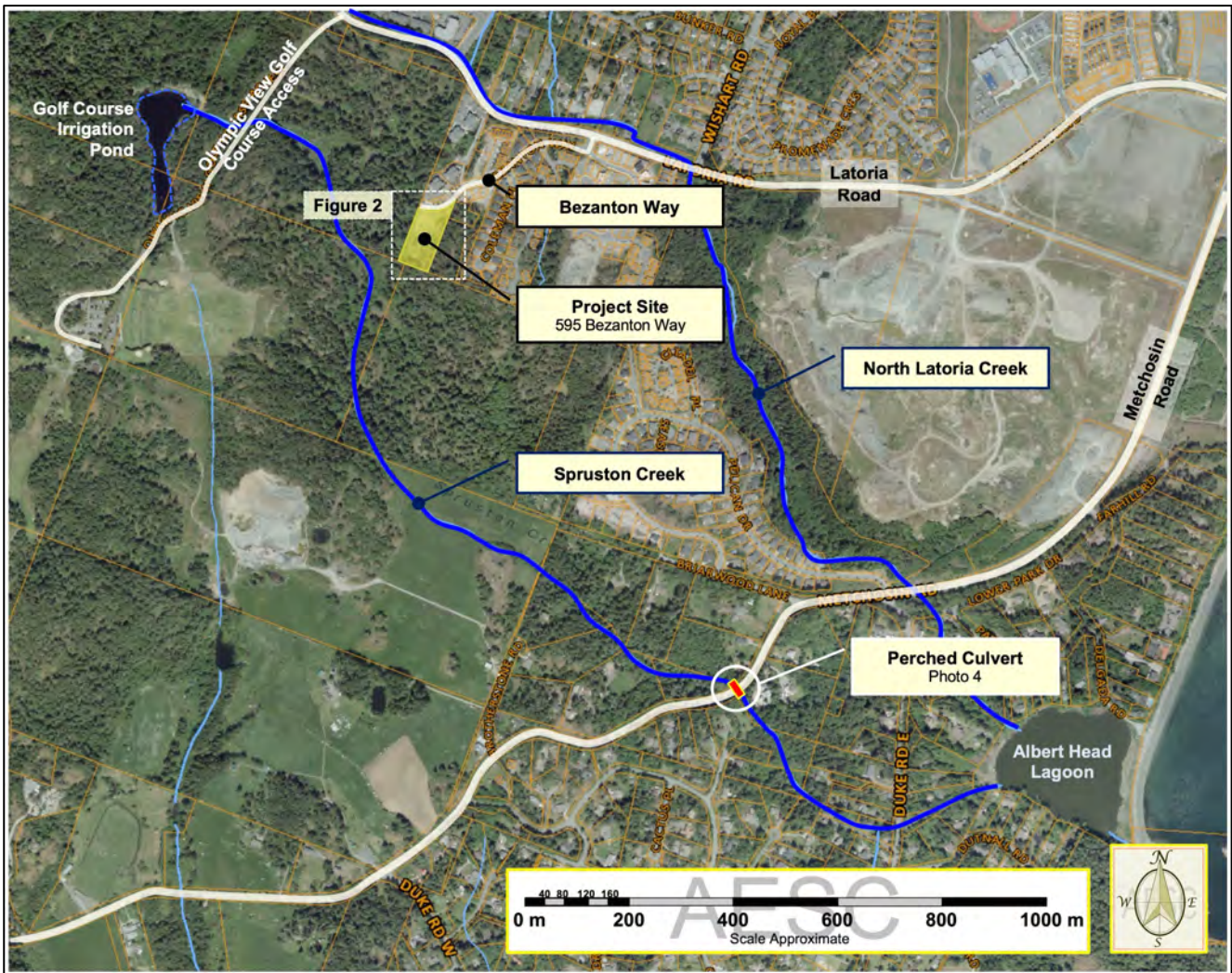
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APPENDIX 1

FIGURES





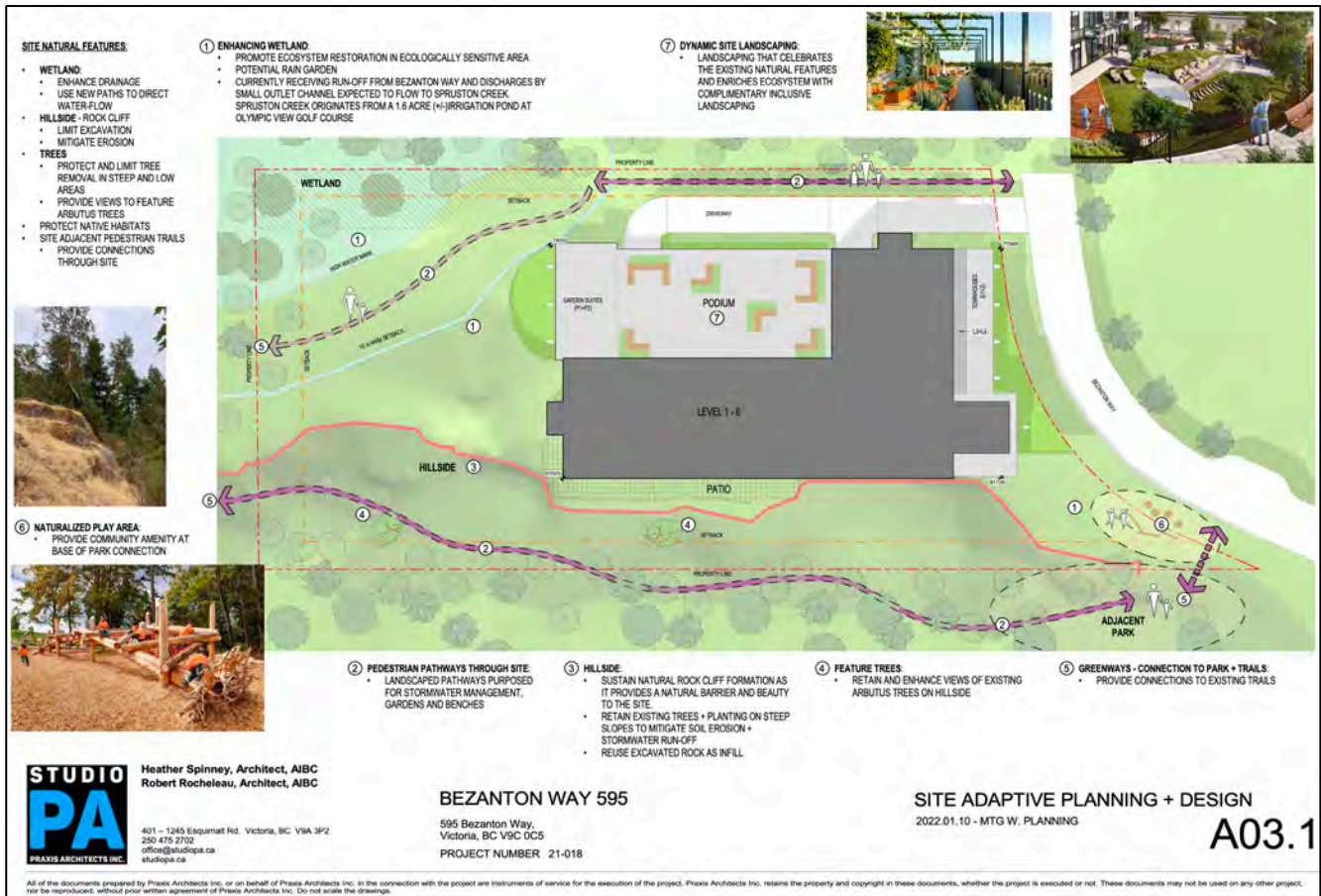
PROJECT	Environmental Overview Assessment (Final) Property Development – Multi-storey Residential Building 595 Bezanton Way, Colwood, BC	FIGURE NO.	1
SUBJECT	Project Orientation Development Site Location and Overall Drainage	FIGURE DATE	January 25, 2022
BASE FIGURE SOURCE	CRD Regional Map at 2021 imagery at: https://maps.crd.bc.ca/Html5Viewer/?viewer=public	PREPARED BY	Applied Ecological Solutions Corp.





PROJECT	Environmental Overview Assessment (Final) Property Development – Multi-storey Residential Building 595 Bezanton Way, Colwood, BC	FIGURE NO.	2
SUBJECT	Proposed Development and Site Features	FIGURE DATE	January 25, 2022
BASE FIGURE SOURCE	CRD Regional Map 2021 imagery at: https://maps.crd.bc.ca/Html5Viewer/?viewer=public	PREPARED BY	Applied Ecological Solutions Corp.





PROJECT	Environmental Overview Assessment (Final) Property Development – Multi-storey Residential Building 595 Bezanton Way, Colwood, BC	FIGURE NO.	3
SUBJECT	Site Plan Drawing	FIGURE DATE	January 25, 2022
BASE FIGURE SOURCE	Bezanton Way 595 Site Adaptive Planning + Design – 2022.01.10 – Mtg W. Planning Drawing Number A03.1 Prepared by Studio PA Praxis Architects Inc. January 10, 2022	PREPARED BY	Applied Ecological Solutions Corp.



APPENDIX 2

SITE PHOTOGRAPHS





Photo 1 Building location (C. Barlow; January 20, 2022).



Photo 2 Wetland pond typical winter condition (C. Barlow; January 20, 2022).



Photo 3 Wetland Pond outlet channel immediately south of subject property showing saturated ground (C. Barlow; April 16, 2020).



Photo 4 Perched Spruston Creek culvert outlet at Metchosin Road (C. Barlow; October 31, 2016).

APPENDIX 3

INVASIVE PLANT MANAGEMENT PLAN



INVASIVE PLANT MANAGEMENT PLAN

PREPARED BY: APPLIED ECOLOGICAL SOLUTIONS CORP.

JANUARY 25, 2022

The following species-specific management recommendations are for those invasive plant species known to occur on the subject property. The following information has been excerpted from the following guideline documents and sources.

1. Invasive Species Council of British Columbia TIPS Factsheets.
<http://www.bcinvases.ca>
2. Coastal Invasive Species Committee website.
<http://www.coastalisc.com>
3. Sea to Sky Corridor Invasive Plants.
<https://ssisc.ca/wp-content/uploads/2017/10/SSISC-2012-Guide-To-ID-and-Management-without-Species-Priorities.pdf>

HIMALAYAN BLACKBERRY (*Rubus armeniacus*)



Identification

- Flowers:** Small (2.5 cm diameter), white to pinkish, stalked, 5-petalled, arranged in clusters of 5-20; flower stalks are woolly and prickly.
- Stems:** Robust, stiff, 5-angled stems (canes) that support large, flattened, and hooked or straight prickles. Canes grow to 3 m in height and up to 12 m in length. First year canes produce leaves only and can root at the tips, producing daughter plants. Second year canes grow from the axils of first year canes and produce flowers and fruits.
- Leaves:** Evergreen, predominantly large, rounded or oblong, toothed leaflets radiate from the end of the leaf stem. Leaves are generally grouped in fives on first-year canes and threes on flowering (second-year) canes.

Fruits Fruits (drupelets) are up to 2 cm in diameter, oblong to spherical, black and shiny, and hairless. They form on second year canes and ripen from mid-summer to fall. Each berry produces numerous seeds that have a hard, impermeable coat.

Prevention

- Monitor for Himalayan blackberry on both disturbed and undisturbed areas.
- Ensure soil, gravel, and other fill material are not contaminated.
- Avoid unloading, parking, or storing equipment and vehicles in infested areas.
- Remove plants, plant parts, and seeds from personal gear, clothing, pets, vehicles, and equipment. Wash vehicles, including tires and undercarriage, and equipment at designated cleaning sites before leaving infested areas.
- Bag or tarp plants, plant parts, and seeds before transporting to a designated disposal site (e.g., landfill).
- Take special care when controlling Himalayan blackberry near streams or ditch lines, to prevent the movement of plant parts downstream.

Mechanical Control

- Mowing, including the use of riding mowers and tractor-mounted mowers, can be very effective, but can also harm desirable species. Do not mow where soil is highly susceptible to compaction or erosion, or where soil is very wet.
- Disposal – If plants are cut, all plant material must be collected in bags or tarps and incinerated or bagged and deeply buried at a landfill. Care should be taken to ensure that plant parts are not distributed during transport.



SCOTCH BROOM (*Cytisus scoparius*)



Identification

- Flowers: Yellow and pea-like; may have a red marking in the middle.
Stems: Woody and 5-angled; 1–3 m tall shrub.
Leaves: Stalked lower leaves are composed of three leaflets; un-stalked upper leaves are simple.
Fruits: Flat, hairy seedpods that are initially green, turn brown to black in color.

Prevention

- Minimize soil disturbance in areas directly adjacent to existing infestations and contain or localize seed spread.
 - Remove broom before it flowers (late winter, early spring) to prevent seed maturation.
 - After mechanical treatment, promptly re-vegetate with an appropriate seed mix, followed by an application of phosphorous-rich fertilizer and wood mulch. Contact local seed suppliers to determine an appropriate seed mix.
- Promptly establish competitive shrubbery, including snowberry, salmonberry, thimbleberry, and Oregon grape, as well as red alder trees for shading and competition for nitrogen, to reduce broom growth.

Mechanical Control

- Minimizing soil disturbance, cut larger plants below ground level before flowering and seed set. Plants with stems less than 1.5 cm in diameter may be hand pulled, preferably in late spring when the plant is directing its energy into flower and seed production.
- Due to enormous 'seed banking' and re-sprouting potential (stumps and roots), mechanical treatments may need to be repeated over a 3 to 5 year period.
- Mechanical control is most effective if all of the plant is removed, no seeds are dropped and soil disturbance is minimized.
- Hand pulling may encourage broom growth due to the high level of soil disturbance. If pulling will result in soil disturbance, plants can be cut as close to the ground as possible.
- Burning is not an effective control method as broom seeds germinate following a burn.

ENGLISH HOLLY (*Ilex aquifolium*)



Identification

- Flowers: Flowers are small, white and sweetly scented
Stems: Evergreen shrub or small tree. Grows up to 7-10 m tall at maturity.
Leaves: Leaves are thick, glossy, dark green and wavy, and 1-3 inches long, appearing alternately. They have sharp, stout spines along the edges, although leaves may be smooth on older branches.
Fruits: Female trees produce bunches of red, yellow or orange berries in winter that are poisonous to people but not to birds. Seeds (berries) dispersed by birds, also spreads by suckering or layering; can re-sprout from stumps.

Ecological Impact

Can form dense thickets in deciduous, coniferous or mixed forests. Tall shrubs create deep shade difficult for some native plants to grow in.

Human Effect

Prickly leaves can hinder recreational use. Berries are poisonous (an emetic). Grown as an ornamental plant.

Habitat

Moist forests at low elevations. Prefers shade but can tolerate sun. Grows best on sandy or gravelly well-drained soils.

Mechanical Control

- Hand-pull small seedlings.
- Cut mature trees at ground level, being sure to remove all plant material including berries which contain seeds.
- Monitor cut stumps for regrowth.
- Foliar herbicides are not effective because of waxy leaves but direct application to cut stumps can be effective.



GORSE (*Ulex europaeus*)



Identification

- Flowers: Bright yellow and pea-like; single; 1.5–2 cm long; found on hairy stalks; fragrant.
- Stems: Dense evergreen shrub with single upright stem; 1–3 m tall; heavily branched and mostly 5-angled; hairs sparse.
- Leaves: Young plants have trifoliate leaflets; mature plants have scales or spines. Spines are branched and grooved; 1.5–2.5 cm in length.
- Fruits: Black hairy seedpods; 1.5–2 cm in length.

Prevention

- Avoid creating disturbances in infested areas, which will promote seed germination.
- Wash equipment, clothing, and animals that have been in infested areas to prevent the spread of seeds.

Mechanical Control

- Hoeing or digging up small infestations, including all plant roots, may be effective. Re-sprouting can occur from any remaining root portions. Follow-up treatments to remove seedlings originating from root portions or from the seed bank will be required.
- Seedlings must be pulled / dug out as mowing promotes vegetative growth. Larger equipment may be necessary to dig up the roots of larger plants and infestations.
- Cutting plants alone is not effective to completely remove an infestation; herbicide should be applied to the stumps following any cutting. Cutting above the root encourages re-sprouting. However, cutting will prevent seed-set for a growing season and can allow access to the plants for other forms of control.
- Repeated mowing may deplete plant root reserves. If mowing only once, it is recommended that mowing occur before the plants flower.
- Sprouting can occur from stumps following fire, but fire may be an effective control method for large infestations.

CANADA THISTLE (*Cirsium arvense*)



Identification

- Flowers: Flower heads are white to purple, about 1 cm in diameter, borne on clusters of 1-5 at branch tips, and have a sweet vanilla scent. Flower bracts are spineless.
- Stems: Mature plants range from 0.3-2.0 m in height.
- Leaves: 5-17 cm long, narrow, and alternate on the stem with crinkled, deeply lobed, and spiny edges. Base leaves are stalkless and clasping, or extended down the stem.
- Fruits: One-seeded, pale yellow (straw) or light brown in colour; straight or slightly curved.

Prevention

- Ensure soil, gravel, and other fill material are not contaminated.
- Avoid unloading, parking, or storing equipment and vehicles in infested areas.
- Minimize soil disturbance during activities and re-vegetate exposed soil as soon as possible.

- Remove plants, plant parts, and seeds from personal gear, clothing, pets, vehicles, and equipment. Wash vehicles, including tires and undercarriage, and equipment at designated cleaning sites before leaving infested areas.
- Bag or tarp plants, plant parts, and seeds before transporting to a designated disposal site (e.g., landfill).
- Take special care when controlling Canada thistle near streams, or ditch lines, to prevent the movement of plant parts downstream.

Mechanical Control

- Mowing is most effective when completed at the bud stage.
- Disposal – If plants are cut before flowering, the plant material can be left on the site to decompose. If plants are cut post flowering, all plant parts, including flower heads, should be bagged and deeply buried at a landfill. Care should be taken to ensure that plant parts are not distributed during transport.



TEASEL (Dipsacus fullonum)



Identification

Flowers: Small pink or light purple flowers.

Stems: Stems grow from 0.5 to over 2 m tall, with parallel ridges and few prickly branches.

Leaves: long, thin, arrow shaped leaves

Fruits: It has a spiny cone-shaped seed head.

Prevention

- Spread primarily by resulting from relocation as an ornamental plant.

Mechanical Control

- Hand pull or dig to remove roots below the crown to prevent re-sprouting. Mow / cut and remove flowering stalks once flowers form.



**CITY OF COLWOOD
BYLAW NO 1958**

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 for all purposes as “**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 199 (CD13 Zone – Text Amendment), Bylaw No. 1958, 2023**”.

2. AMENDMENT

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

- a. In Section 10.18.2 after 1.c.vi. add vii. Apartment
- b. In Section 10.18.6 increase building height in Area 4 from 3 storeys to 6 storeys
- c. In Section 10.18.6 decrease front in Area 4 from 7.5m to 6.0m.
- d. In Section 10.8.4 after 2 add 3 “Despite the restrictions on residential use and density in section 10.18.3, the use in section 10.18.2.1.c.vii. is permitted in accordance with section 10.18.2 through 10.18.8, if the Owner, at the time of building permit:
 - i. Contributes to an affordable housing reserve fund to the City of \$1,500 per dwelling unit; and
 - ii. Contributes toward the Community Amenity Reserve Fund in the amount of \$4,500 per apartment dwelling unit; and
 - iii. Contributes towards the Colwood Firehall Fund of \$583 per residential unit.

READ A FIRST TIME on the day of 2023

READ A SECOND TIME on the day of 2023

PUBLIC HEARING held on the day of 2023

READ A THIRD TIME on the day of 2023

ADOPTED on the day of 2023

Mayor

Corporate Officer

NOTICE OF AMENDING BYLAWS

Colwood Land Use Bylaw No. 1958 (CD13 Zone – Text Amendment)
Colwood Land Use Bylaw No. 1971 (CD37 - 3211 Jacklin Road)

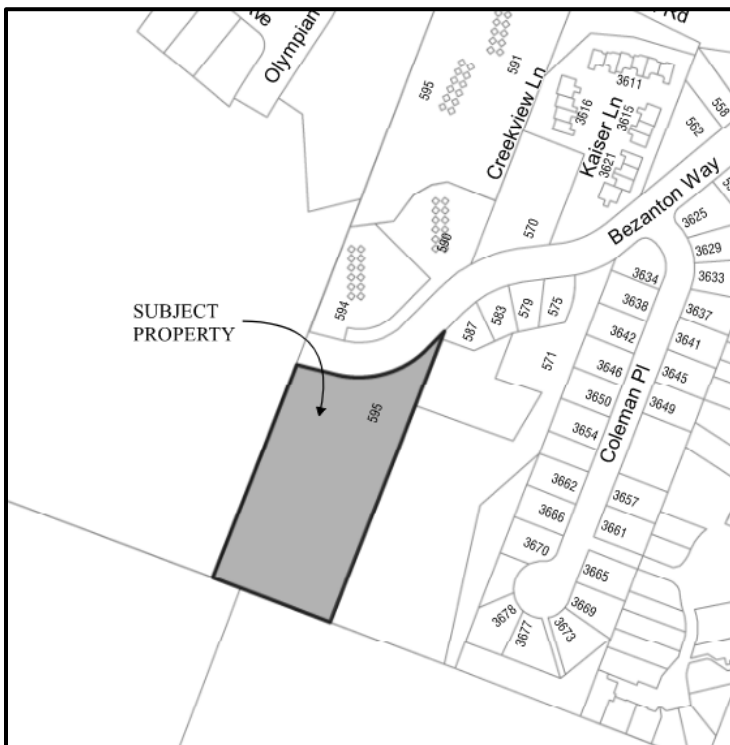
MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, February 13, 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

NOTICE IS GIVEN that Council of the City of Colwood will consider First and Second Reading at the Regular Meeting of Council on Monday, February 13, 2023, at 6:30 pm in relation to the following bylaws:

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 199 (CD13 Zone - Text Amendment), Bylaw No. 1958, 2023

PURPOSE: To amend the permitted uses, height and front-yard setback in Area 4 of the CD13 Zone in the Colwood Land Use Bylaw to enable the construction of a six-storey building with 142 units.

SUBJECT PROPERTY: This Bylaw applies to the land legally described as “Lot C Section 60 Esquimalt Plan EPP23032, PID 001-125-354 (595 Bezanton Way).”



INSPECTION OF MATERIALS: Copies of the proposed bylaws and related materials can be viewed at www.colwood.ca/publicnotices or in person at Colwood City Hall from February 2 to February 13, 2023 between 8:30 am and 4:30 pm, Monday to Friday excluding statutory holidays.

We want to hear from you!

WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- Email corporateservices@colwood.ca
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

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

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 202 (CD37, 3211 Jacklin Road), Bylaw No. 1971, 2023

PURPOSE: To amend the Colwood Land Use Bylaw No. 151, 1989 to enable the construction of a mixed-use apartment building consisting of a total of approximately 52 apartment dwelling units and 502 m² of commercial space.

SUBJECT PROPERTY: This Bylaw applies to the land legally described as “Section 76 Esquimalt District Except Parts in Plans 1205 OS, 354 RW, 11805, 18419, 18706, 19305, 19454, 32654, 35287, 41983, 43852, 43853, 45660, 47557 AND 48292 and Except That Part Bounded on the West by Plan 525 RW, on the North by Plan 354 RW and on the South East BY Plan 112 RW and the Production South Westerly of the North Westerly Boundary of Said Plan 112 RW., PID- 000-935-271 (3211 Jacklin Road).”



SPEAK TO COUNCIL

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

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