



3300 Wishart Road | Colwood, BC | V9C 1R1 | 250 294-8153 | www.colwood.ca

Application No. RZ-22-015

Office Use Only

APPLICATION FOR LAND USE BYLAW OR OFFICIAL COMMUNITY PLAN AMENDMENT

I/We hereby make application for (check where applicable)

- an amendment to the [City of Colwood Official Community Plan Bylaw No. 1700, 2018](#)
- an amendment to the text of the [Colwood Land Use Bylaw No. 151, 1989](#)
- the rezoning of the property described as (legal description)

Legal Description of Property:

AMENDED LOT 2 (DD 217174) OF SECTION 60 ESQUIMALT DISTRICT PLAN 6605 EXCEPT PLANS EPP67887 AND EPP72764

and located at (street address or general location) 517 LATORIA ROAD

from CD8 zone, to CD8 zone.

Required application fee and the completed Information forms are attached.

August 18, 2022

(DATE)


(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

August 18, 2022

(DATE)


REGISTERED OWNER'S SIGNATURE

Where the Applicant is **NOT** the **REGISTERED OWNER** the Application **MUST** be signed by the **REGISTERED OWNER**.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The information in this form is collected in compliance with the [Freedom of Information and Protection of Privacy Act \(FOIPPA\)](#). If you require further information regarding FOIPPA, please contact the City of Colwood FOI Coordinator at 250-478-5999 or the *Information and Privacy Commissioner* at 1-800-663-7867.

1. APPLICANT AND REGISTERED OWNER

a) Applicant's Name WESTBROOK CONSULTING LTD

Address 115-866 GOLDSTREAM AVENUE

Postal Code V9B 0J3 Email ikvartuc@wbrook.ca

Telephone: Business 250 391 8592 Home _____ FAX _____

b) Registered Owner's Name [REDACTED]

Address [REDACTED]

Postal Code [REDACTED] Email [REDACTED]

Telephone: Business _____ Home _____ FAX _____

A copy of a **State of Title Certificate** dated no more than **30 days prior** to submission of the application must accompany the application as a proof of ownership. **Also include copies of any restrictive covenants or easements.**

2. APPLICATION FEE

An Application Fee as set out in Schedule "B" shall be made payable to the City of Colwood and shall accompany the application.

3. TEXT AMENDMENT TO EITHER THE LAND USE BYLAW OR COMMUNITY PLAN

Describe the Proposed Text Amendment REVISIONS TO CD8 ZONE TO INCLUDE ATTACHED HOUSING USE. REFER TO ATTACHED LETTER FOR DETAILS.

4. SUBJECT PROPERTY AND DEVELOPMENT

a) Legal Description in full NEIGHBOURHOOD - HILLSIDE AND SHORELINE
AMENDED LOT 2 (DD 217174) OF SECTION 60 ESQUIMALT DISTRICT PLAN 6605 EXCEPT PLANS EPP67887 AND EPP72764

b) Location (street address of property, general description or map): 517 LATORIA ROAD

c) Size of Property (area and number of parcels) 1 PARCEL; APPROXIMATE AREA IS 30,280 SQ. M

d) Present Zoning CD8

e) Proposed Zoning CD8

- f) Present OCP Designation NEIGHBOURHOOD - HILLSIDE AND SHORELINE
- g) Proposed OCP Designation NEIGHBOURHOOD - HILLSIDE AND SHORELINE
- h) Description of the Existing Use/Development UNDEVELOPED VACANT LOT THAT

- i) Description of the Proposed Use/Development ATTACHED HOUSING
TOWN HOME DEVELOPMENT IN BLOCKS OF
2, 3 AND 4 TOWN HOUSES, TOTALING IN 56 UNITS.

Attachments

- 5. One digital set and two full-sized printed sets of the following attachments are required for this Application. The Director of Development Services may require additional information.
 - a) A dimensioned Sketch Plan showing the parcel(s) or part of the parcel(s) and the location of existing buildings, structures and uses.
 - b) A dimensioned Site Development Plan showing the proposed use, buildings and structures, highway access, parking, landscaping, and open spaces.
 - c) A Contour Map with a maximum 2 metre contour interval.
 - d) A dimensioned Sketch Plan drawn to a scale of 1 to 1,000 of the proposed subdivision, where subdivision is contemplated.
 - e) One digital and one printed set of legible reduced plans no larger than 28 cm x 43 cm (11" x 17").

APPLICATION FEES

Application Type	Land Use Zone Type/Density	Proposed Application Fees
Amendment to the Official Community Plan (OCP) or the Land Use Bylaw (Rezoning)	All Zones	\$3,400 +\$0.20/m ² Lot Area <5,000 m ² +\$0.10/m ² Lot Area >5,000 m ²
Text Amendment	All Zones	\$2,000
Joint OCP-Rezoning Amendment	All Zones	OCP Amendment Fee + \$2,000
Temporary Use Permit	All Zones	\$2,000
Public Hearing Fee	All Zones	\$2,200
Development Permit (DP) Form & Character (F&C)	Minor Exterior Renovations*	\$500
	0–100m ² Building Floor Area All Zones	\$1,000
	>100m ² Building Floor Area All Zones	\$2,800 + \$0.50/m ² Building Floor Area
Development Permit (DP) Environmental Protection (EP)	0–150m ² Land Alteration Area (Non-riparian)	\$200
	Up to 1000m ² Land Alteration Area	\$1,500
	1001m ² –4500m ² Land Alteration Area	\$3,500
	4501m ² –25,000m ² Land Alteration Area	\$5,500
	>25,000m ² Land Alteration Area	\$7,500
DP+Add Per Variance Req'd	All Zones	\$250
DP+ (Joint F&C – EP)	All Zones	DP F&C Fee + 0.5(DP-EP Fee)
Development Variance Permit (DVP)	All Zones	\$1,500 + \$250/ Additional Variance Required
Strata Conversion	All Zones	\$500/strata lot
Notice Sign Fee	For Rezoning, DP-F&C, DP-EP, DVP	Deleted
Maximum Fee Cap (Excluding rezoning or amendments to the OCP)	All Zones	\$35,000
*Minor exterior renovations of existing intensive residential (including duplex) and multi-family residential buildings that change the form and character of a building or buildings over \$10,000 construction value, to a cap of \$30,000.		

DEVELOPMENT APPLICATION SIGNS

It is Council policy that the following procedures be adhered to with respect to applications for rezoning, development permit and development variance permit:

1. Where an applicant is required to post notification signs on land that is subject to a proposed development, the signs will be prepared and posted in accordance with the sign specifications prescribed by the Director of Development Services and verify to the Department of Development Services that the signs have been erected.
 2. The notification signs should include but not be limited to the following information:
 - a. Location of the application
 - b. Purpose of the application
 - c. Applicant contact information
 - d. Location map indicating the subject property
 3. The signs shall be posted prior to the City sending out notification to nearby land owners/occupiers to notify them when your application will be considered by the Advisory Planning Commission, Committee of the Whole, or Council, as the case may be. The Planner assigned to your file will confirm your posting date.
 4. The signs shall remain posted until:
 - a. in the case of a rezoning application, after the Public Hearing;
 - b. in the case of a development permit application; and
 - c. in the case of a development variance permit application, after consideration by Council.
 5. A notification sign is not required for a Form & Character Development Permit for Minor Exterior Renovations where there are no variances and Environmental Protection 0-150 m² Land Alteration Area (Non-Riparian).
 6. Signs are to be posted no higher than 2 metres (6.6 ft.) above the grade of the road and no further back from the road right-of-way than 3 metres (10 ft.).
-

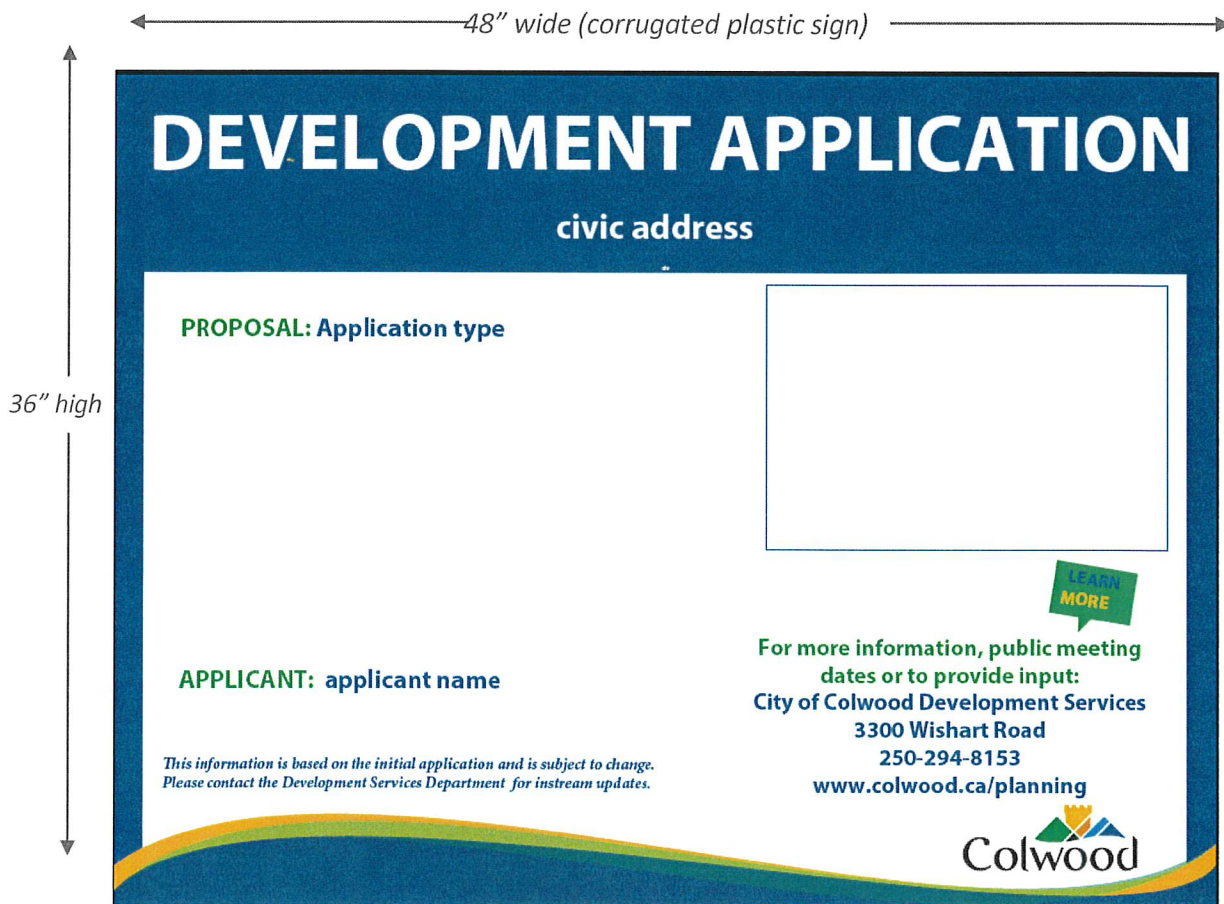
REQUIREMENTS FOR POSTING NOTICES ON PROPERTY SUBJECT TO DEVELOPMENT APPLICATION

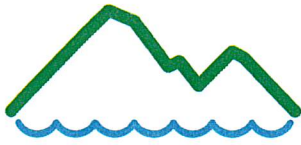
It is the applicant's responsibility to prepare and post a notice sign facing each street frontage prior to the City sending out notification for the meeting of the Advisory Planning Commission, Committee of the Whole or Council. The Planner assigned to your file will confirm your posting date.

Sign Production: The City of Colwood requires the sign(s) be produced according to the specifications shown on the template below.

Sign Maintenance: The applicant is required to maintain and/or replace the sign(s) as necessary.

Confirmation of posting: Following placement of the sign(s) on the property, please provide photographs confirming sign posting (including the date the sign was posted) to the Development Services Department at planning@colwood.ca.





September 6, 2022

2846-02

City of Colwood
3300 Wishart Road
Victoria, BC V9C 1R1

Re: 517 Latoria Road (Elevation Point Terrace) – Rezoning Rationale

To Whom it May Concern:

INTRODUCTION

We understand that projections for housing demand in West Shore communities include a greater emphasis on apartments, with the number of single-detached houses decreasing and those for multi-unit buildings increasing.

The proposed rezoning application is to **include medium-density housing option** within the CD8 zone at 517 Latoria Road, in order to enable the distribution of diverse housing types and attract moderate and above-moderate income families to the City of Colwood.

Medium-density housing provides a lower-cost alternative to single-family homes and an opportunity to enter the real estate market for young families, as well as the option to downsize while still remaining on the West Shore.

With the surge in real estate and construction cost, the projected increase of population to the Greater Victoria Area and West Shore Communities, providing a medium-density housing development contributes to the housing options in the City of Colwood, and provides an alternative to expensive single-family homes.

EXISTING CONDITIONS

The proposed development is located at the end of Bezanton Way at Elevation Point Terrace.

Excess fill and blast rock from Phase 1 were temporarily placed on the remainder lot with plans to eventually start developing Phase 2 of the development and reuse the blast rock and fill for earthworks and grading.

There is limited value added to the community with the existing steeply sloped and “moonscape” site, that the proposed development plans to address.

North Latoria Creek and vegetation along the west property line act as a buffer for the Bezanton Way neighbourhood. Rocky outcrops and vegetation buffer along the east property line also act as a buffer for

the Propeller Place neighbourhood. The property falls steeply along the south property line, which will also act as a buffer to the Olympic View development to the south.

PROPOSED DEVELOPMENT

The Owners have worked closely with their Landscape Architect, Environmental Consultant, and Civil Engineer to prepare the proposed clustered development that is set back from natural features and sensitive ecosystems in order minimize tree removal, blasting requirements and adhere to the site adaptive planning policies within the hillside.

The proposed rezoning utilizes existing land that was already planned to be developed to create a sensitive infill project. The project will provide help to stimulate the economy while helping to increase the housing supply in the neighbourhood. The proposed development will also contribute to the increase of City of Colwood's property tax base and provide a much-needed family housing within an existing neighbourhood.

Townhomes

The proposed 56 townhomes are clustered in the middle of the property with the access road wrapping around to the cul-de-sac and two driveways.

Minor blasting will be required for the access road at the Elevation Point Terrace frontage. The construction of the townhomes will utilize high foundation walls in the steep areas to avoid the use of retaining walls and the existing topography to minimize construction cost and take advantage of the existing views.

The access road has also been designed in order to minimize required earthworks to keep the construction cost low, as well as to avoid noise, dust and disruption to the neighbourhood during construction.

Site Adaptive Planning

The proposed development has been clustered to the middle of the property to preserve the existing vegetation and rocky outcrop buffers along the east and west property line.

The steep slope area along the south property line will be remediated as per the enclosed landscape drawings.

Servicing

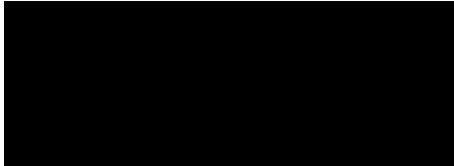
There are no upgrades to the existing municipal services required to service the proposed development to proceed.

Low Impact Development (LID) methods will be utilized for storm water management and will include features such as underground infiltration tanks and rain gardens to detain runoff and improve water quality prior to release into the environment.

The proposed development will fit well within the existing neighbor while providing needed housing supply. The goal of the project team is to make the project a well-deserved example of sustainable sensitive infill development.

Yours truly,

WESTBROOK CONSULTING LTD.



for Ivana Kwartuc, B. Eng.
Project Manager



Reviewed by,

Mike Wignall
SEP 6 / 2022

Mike Wignall, P. Eng., LEED AP
Project Engineer

permi. to practice #1000992



SITE PLAN (1:300)

Landscape Restoration

Scree Slope with Planting Pockets

Retain Existing / Invasive Species Management

Planted Landscape

Proposed Conifer Tree

Proposed Small Tree (<4m canopy)

Proposed Medium Tree (>4m canopy)

Bedrock

LINE TYPE LEGEND

Property line
 SPEA

NOT FOR CONSTRUCTION

rev no	description	date
1	REZONING	2/9/2022



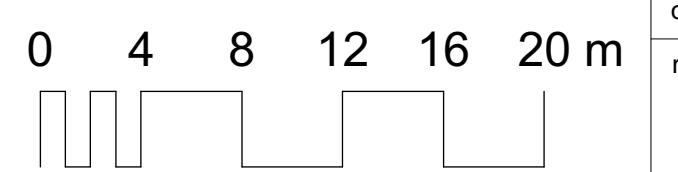
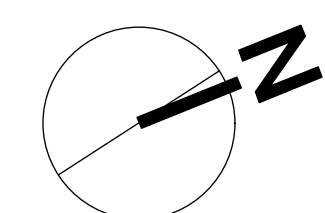
client
Homewood Constructors
 160-4396 West Saanich Road
 Victoria, BC V8Z3E9

project
 517 Latoria
 517 Latoria Rd
 Colwood, BC

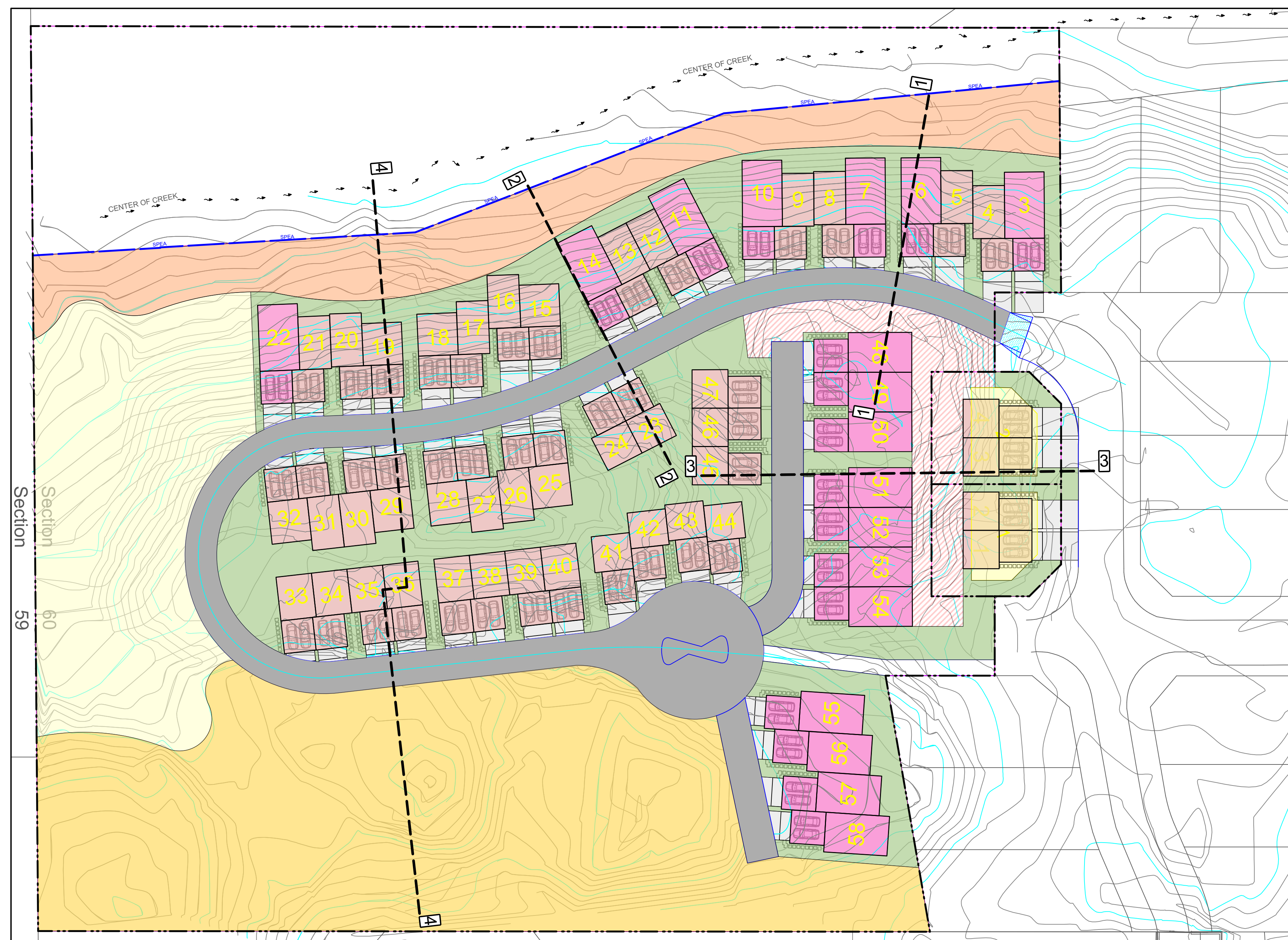
sheet title
Landscape Plan

project no.	120.40
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

1 **L100**

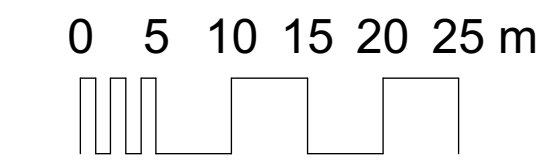
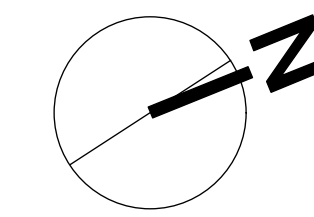


Section
 59
 60



SITE PLAN (1:500)

- Landscape Restoration
- Scree Slope with Planting Pockets
- Retain Existing / Invasive Species Management
- Planted Landscape
- Bedrock



NOT FOR CONSTRUCTION

rev no	description	date
1	REZONING	2/9/2022

Murdoch de Greeff INC
Landscape Planning & Design

200 - 554 Colwood Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892



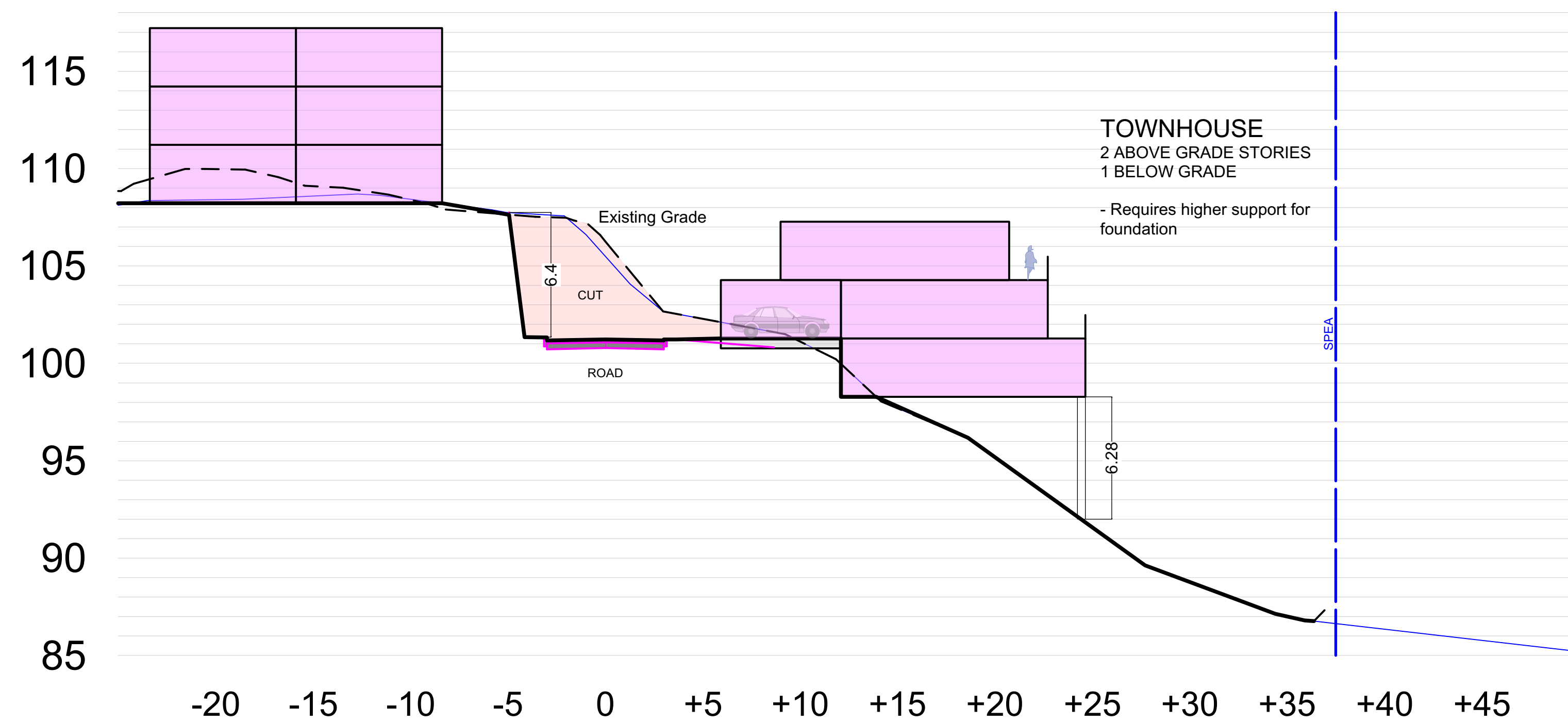
client
Homewood Constructors
160-4396 West Saanich Road
Victoria, BC V8Z3E9

project
517 Latoria
517 Latoria Rd
Colwood, BC

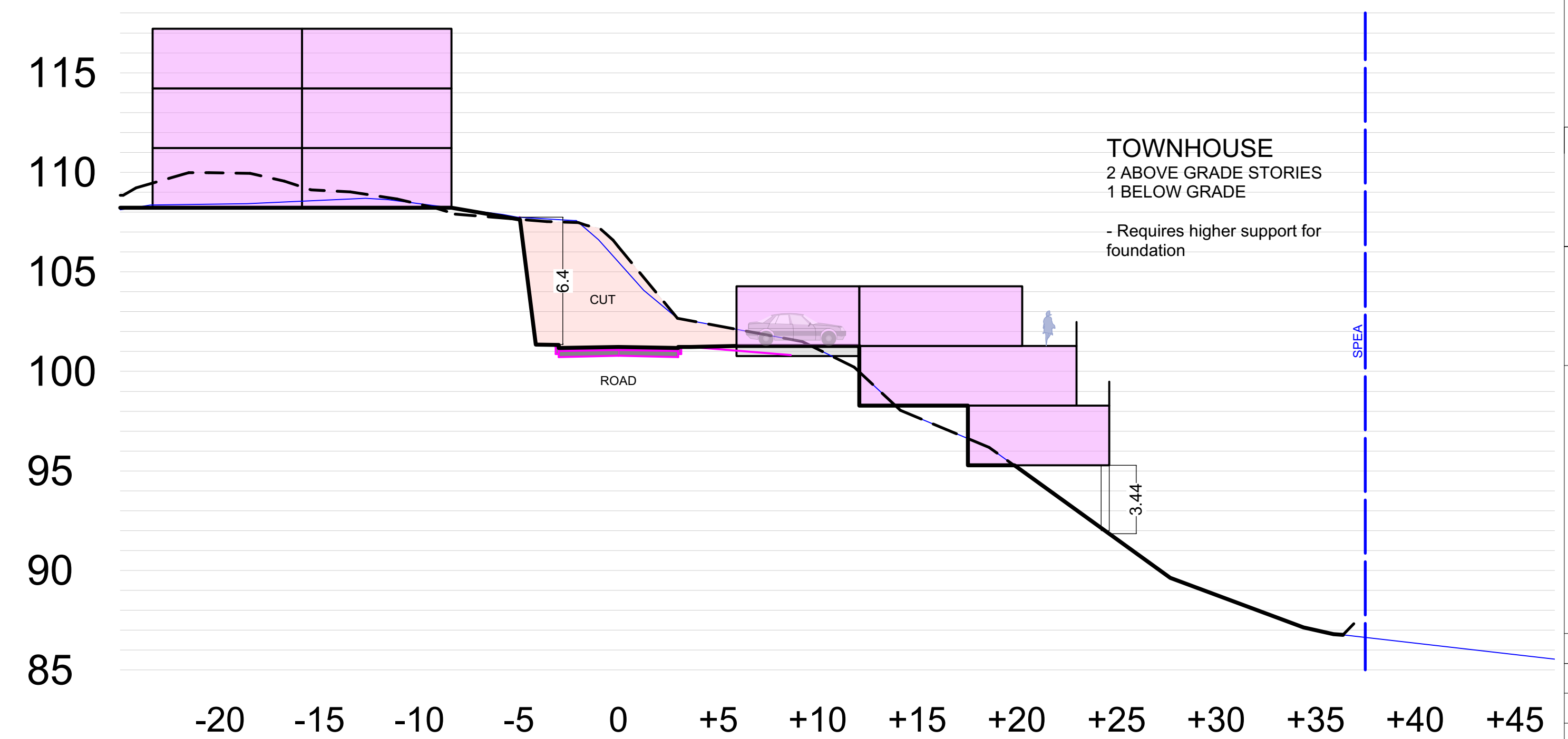
sheet title
Landscape Sections

project no.	120.40
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

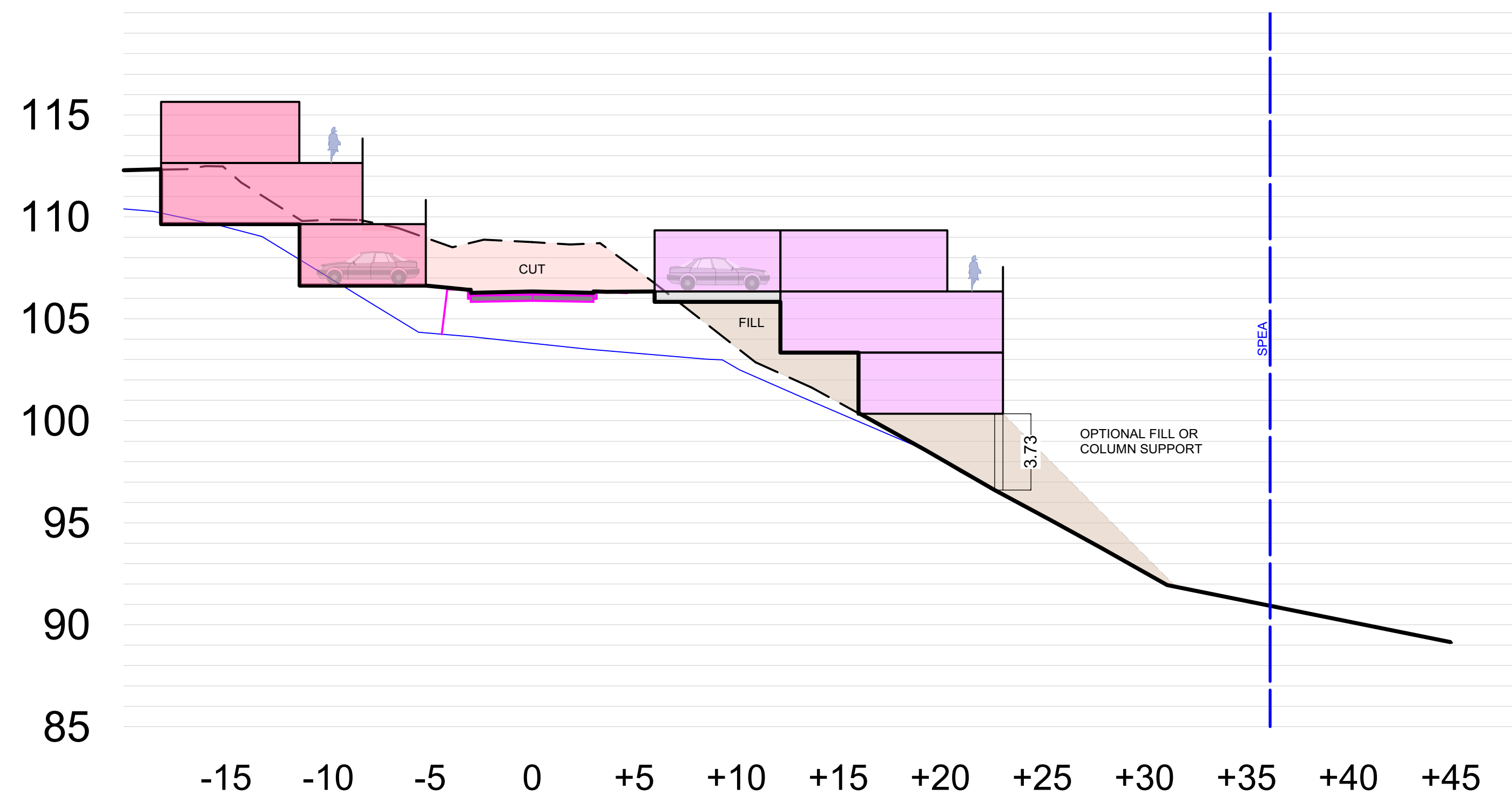
L101



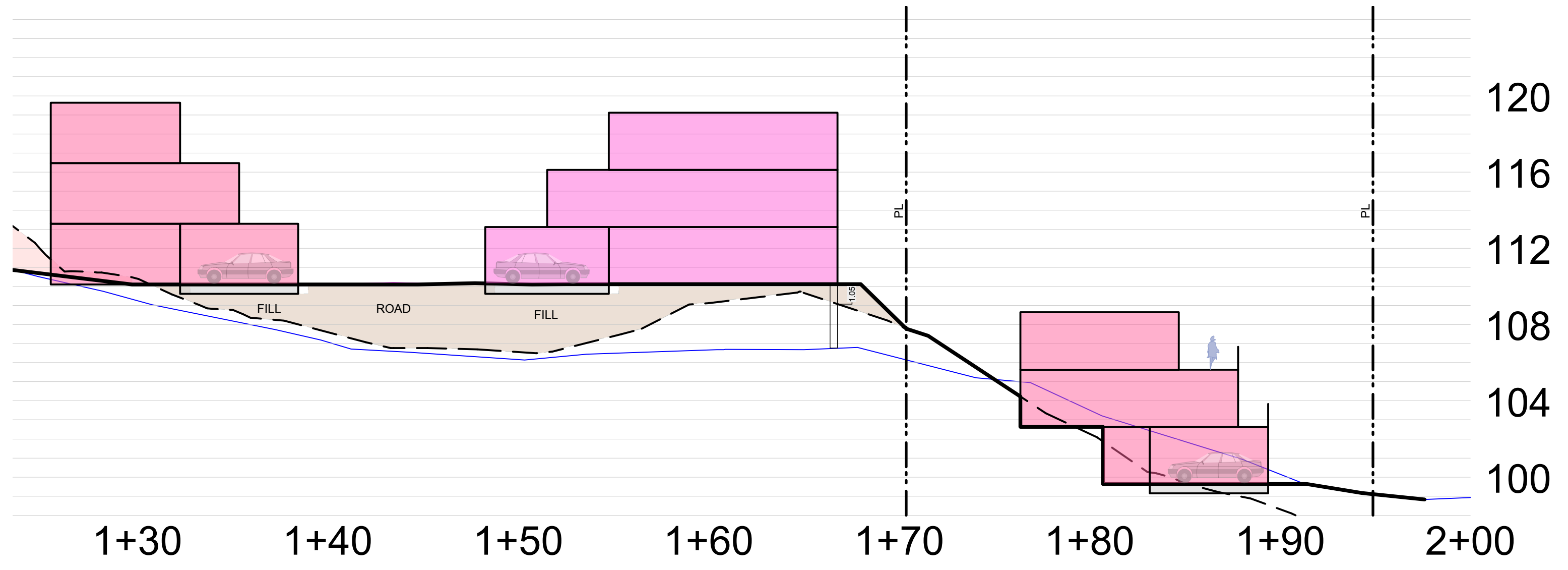
1 LANDSCAPE SECTION - OPTION 1 (SL-262)
Scale: 1:200



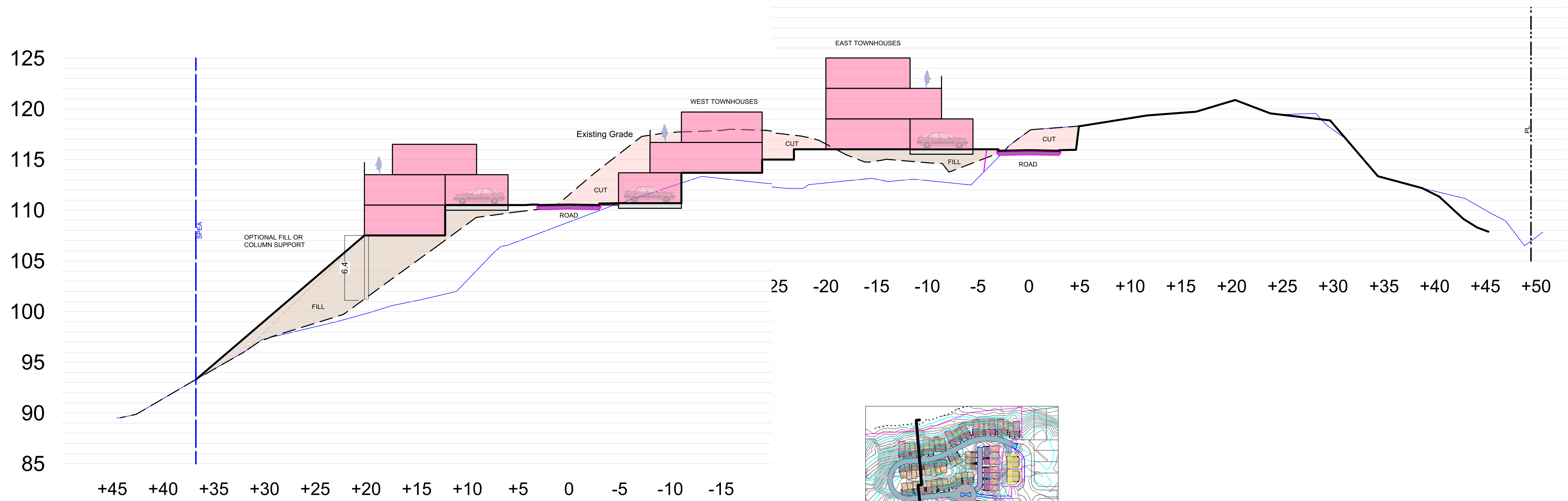
1 LANDSCAPE SECTION - OPTION 2 (SL-262)
Scale: 1:200



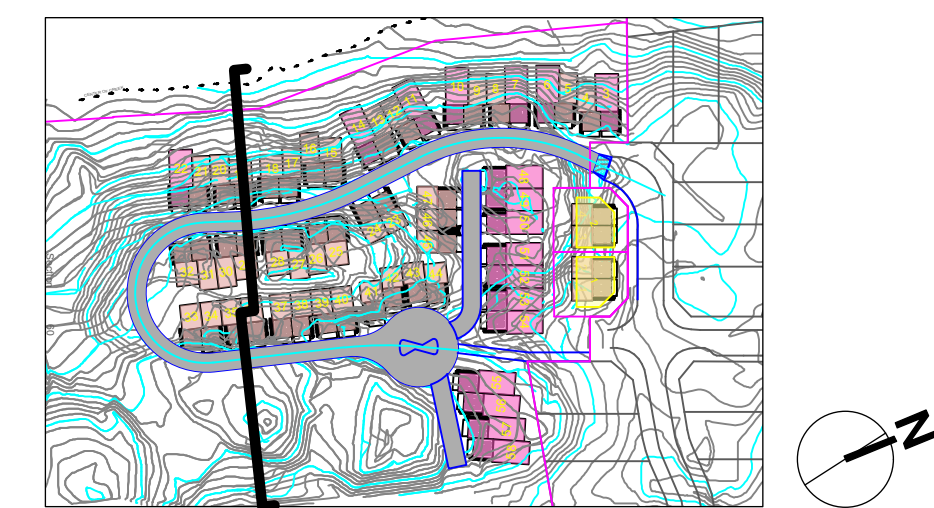
2 LANDSCAPE SECTION (SL-198)
Scale: 1:200



3 LANDSCAPE SECTION
Scale: 1:200



4 LANDSCAPE SECTION (SL-272 + SL-253)
Scale: 1:200



NOT FOR CONSTRUCTION

rev no	description	date
1	REZONING	2/9/2022

Murdoch de Greeff INC
Landscape Planning & Design

200 - 554 Colwood Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2022-02-09
2/9/2022

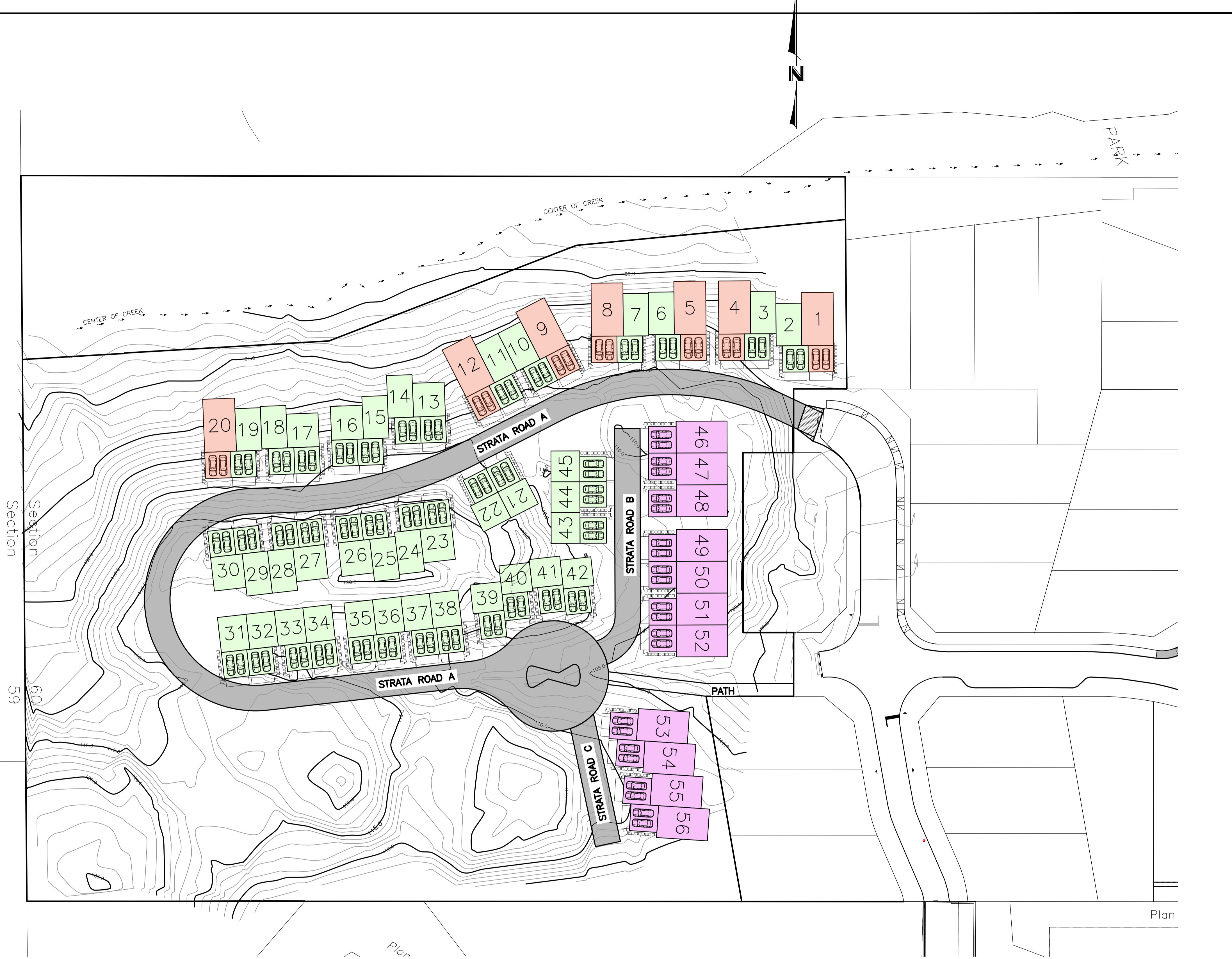
client
Homewood Constructors
160-4396 West Saanich Road
Victoria, BC V8Z3E9

project
517 Latoria
517 Latoria Rd
Colwood, BC

sheet title
Landscape Sections

project no.	120.40
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
1	L102

Plan VIP68773



PRELIMINARY
ISSUED FOR REZONING



ISLAND HEALTH PERMIT #

No.	DATE	REVISION	ENGR	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
				MANHOLE	MANHOLE	AIR VALVE	AIR VALVE	SANITARY	SANITARY	FENCE	FENCE
				CLEANOUT	CLEANOUT	WATER METER	WATER METER	FM-SANITARY FORCEMAIN	FM-SANITARY FORCEMAIN	SLOPE - TOP	SLOPE - TOP
				LIFT STATION	LIFT STATION	IRRIGATION VALVE	IRRIGATION VALVE	STORM DRAIN	STORM DRAIN	SLOPE - BOTTOM	SLOPE - BOTTOM
				INSPECTION CHAMBER	INSPECTION CHAMBER	UTILITY MANHOLE	UTILITY MANHOLE	WATER	WATER	CONTOUR - MAJOR	CONTOUR - MAJOR
				CATCH BASIN	CATCH BASIN	SERVICE BOX *	SERVICE BOX *	GAS	GAS	CONTOUR - MINOR	CONTOUR - MINOR
				SILT TRAP	SILT TRAP	LPT	LPT	ELECTRICAL	ELECTRICAL	BOUNDARY	BOUNDARY
				SEEPAGE PIT	SEEPAGE PIT	UTILITY POLE *	UTILITY POLE *	ROAD CURB	ROAD CURB	BUILDING ENVELOPE	BUILDING ENVELOPE
				CULVERT	CULVERT	POLE-MOUNT LS	POLE-MOUNT LS	EDGE OF PAVEMENT	EDGE OF PAVEMENT	VEGETATION LINE	VEGETATION LINE
				DITCH	DITCH	ORNAMENTAL LUMINAIRE	ORNAMENTAL LUMINAIRE	DRIVEWAY	DRIVEWAY		
				HYDRANT	HYDRANT	TRAFFIC SIGNAL	TRAFFIC SIGNAL	SIDEWALK	SIDEWALK		
				WATER VALVE	WATER VALVE			PROPERTY LINE	PROPERTY LINE		
				FLUSH VALVE	FLUSH VALVE			EASEMENT	EASEMENT		



#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593



DESIGN IK
DRAWN IK
CHECKED
ENGINEER MW

PROJECT: 517 LATORIA ROAD	COLWOOD FILE NO.
TITLE: PROPOSED TOWNHOUSES CONCEPT	COLWOOD CONTRACT NO.
DATE: SEPTEMBER 22, 2021	SCALE: 1:500
DRAWING NO. 2846-1_REZ	SHEET: 1 OF 1
	REV:

WESTBROOK CONSULTING LTD. - 2022-08-24 03:59:41 \\projects\2846_8593\phase_1\042_drawing\284601_022.dwg

W:\engineering\drawings\

DATE LAST PRINTED