



**CITY OF COLWOOD**  
**MINUTES OF THE PLANNING AND ZONING COMMITTEE MEETING**

Tuesday, May 16, 2006 at 7:00 p.m.  
3300 Wishart Road, Colwood, B.C. - Council Chambers

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**PRESENT**

Chair  
Councillor  
Member

David Saunders  
Ernie Robertson  
Rob Coutre  
Nigel Giuliany

**ABSENT**

Member

Colleen Milne

**STAFF RESOURCE**

Director of Planning  
Chief Administrative Officer

Simon Lawrence  
Chris Pease

**DRAFT**

**1. APPROVAL OF THE AGENDA**

**MOVED BY: NIGEL GIULIANY**

That the agenda be approved as presented.

**CARRIED**

It was noted by Councillor Robertson that a letter from Darryl Roth and others of Seafeld had been received.

**2. ADOPTION OF THE MINUTES**

**MOVED BY: RON COUTRE**

That the following minutes be adopted as presented:

- a) Planning and Zoning - May 2, 2006

**CARRIED**

### **3. OLD BUSINESS**

There was no old business for consideration.

### **4. NEW BUSINESS**

#### **1. Report – Simon Lawrence, Director of Planning**

RE: REZONING APPLICATION RZ-05-06  
LAGOON/HEATHERBELL AND SEAFIELD ROADS  
FOCUS ENGINEERING FOR RIDLEY BROS. DEVELOPMENT LTD.  
(P7.2.2.154)

The Committee reviewed a report from the Director of Planning, Mr. Simon Lawrence, regarding Rezoning Application RZ-05-06. The applicant is requesting an OCP amendment and rezoning from AG2 to a new zone in order to permit a comprehensive residential development consisting of 660 townhouse and apartment dwelling units. There would also be accessory amenity facilities such as a clubhouse, storage, etc. There would be approximately 34.3 units per hectare (13.9 units per acre).

The applicant proposed open space for possible park dedication of about one-quarter to one-third of the site, adjacent to Esquimalt Lagoon. The development would also be creating and enhancing riparian habitat for Selleck Creek.

Four types of multi-family buildings are proposed: 1) Townhouses - maximum 2 storeys; 2) Low-rise apartments - from 4 to 8 storeys; 3) Terrace apartments - from 4 to 6 storeys; and 4) Mid-rise apartments - maximum 12 storeys.

There would be a total of 28 buildings in the development. There would be 66 townhouse units in 13 buildings, 375 low-rise and terrace units and 219 apartment units in 3 mid-rise buildings. All existing lots would be consolidated into one lot and it is proposed to be a phased strata project with one strata council. There would be four main project phases. According to the application, site coverage is 13% and the floor area ratio is 0.6. Average dwelling unit size is proposed to be between 1,070 and 2,100 square feet.

Peter Daniels, applicant, made a comprehensive presentation regarding the development proposal. To acquire the site and develop the plan has taken over two years. He thanked members of the Esquimalt Lagoon Enhancement Association (ELEA), Esquimalt Lagoon Stewardship Initiative (ELSI) and neighbours for their involvement and input. They have met with over 250 people in the process of preparing the plan. He made reference to comment sheets which indicate general support. We want all to be proud of this project. He gave a detailed virtual tour of the site. The property rises 120 feet from the Lagoon to Heatherbell Road. They have had discussions with Bill Turner of The Land Conservancy regarding gifting of the open space to the public and the sales centre to ELSI. A tea room run by a non-profit to raise money for ELSI was suggested. He listed conditions they would have to gifting. Colwood would be part of the transaction. With reference to the recently completed archaeological study, construction in certain areas will be monitored. He reviewed proposed changes to Selleck Creek: new water from artesian wells is proposed with flows to the existing creek maintained. They fully recognize the need for the

environmental approvals described in the staff report. Wires will be placed underground on the easterly portion of Heatherbell Road. In response to Fire and Planning Department concerns they are amending the plan so that emergency vehicles will be able to cross the site. On-site amenities for residents will include an amenity building for meetings, etc. and a gym, weight room and 25m lap pool in one of the ten storey buildings. They are considering a car share program. There will be a low stone wall about 3 to 3.5 feet in height along Lagoon Road to set the tone for the development. They do not propose an affordable housing component as part of their project but they have listened to those who have urged provision of park and open space and protection of the creek.

Frank Limshue, applicant, reviewed the Official Community Plan (OCP) designations for the site. The City deserves better than development under the existing duplex zoning. He also reviewed the planning goals for the design of the project. By going to multi-family (apartments) they are able to transfer the density from the lower portion of the site and provide significant open space. They did a neighbourhood consultation process and tried to incorporate the comments received into the plan. He noted 70% resident support. All buildings will be sprinklered, pavement widths a minimum of 6m will be provided and a green fire lane will allow for more site connectivity to serve emergency vehicles.

Mitchell Jacobson, Boulevard Transportation Group, reviewed the traffic impact study submitted as part of the application. The proposed development would generate 27% less traffic than development under existing zoning. B.C. Transit will modify service as the need arises. Colwood requires 1,168 off-street parking spaces for the project (1.77 per unit) and 1,200 will be provided (1.8 per unit).

Tom Morse, Levelton Consultants Ltd., reviewed the ground water considerations of the development proposal.

George Gogoulis, 3155 Heatherbell Road, said that everyone is supportive of site development but not of this plan. Use and density are issues. Heatherbell would be the only road to about 570 dwelling units. He is concerned the City like Langford may need to suspend development to allow the infrastructure to catch up. The existing residents have been left out of the plan and there is nothing for young families. Development under existing zoning is preferred.

Arnold Rossander, 211 Portsmouth Drive, said that he generally liked the proposal but that a public road crossing of the site would be distasteful. How was the \$15,000 fire training amount determined? With increased density there should be increased amenities. He is not in favour of the sales centre being so far down on the land.

Al Lehman, 276 Portsmouth Drive, said he was pleased to see the Lagoon area being preserved and no crossing of Selleck Creek. He questioned drainage being diverted by the City on to the site and expressed concern about runoff to Esquimalt Lagoon and to Bee Creek.

Darryl Roth, 250 Seafield Road, submitted a revised letter from residents at 250, 246 and 252 Seafield Road and 3196 Matilda Drive. They would strongly prefer to see two-storey buildings, not four-storey, along the edge of the subject property where it abuts Seafield Road. They strongly disagree with the location of blocks 3L and 3K. They suggest setbacks to provide a transition for their residential zoning to the mid-rise apartment buildings. If needed transfer density into the three towers. They asked that sewers be installed at the same time.

Judith Cullington, representing Esquimalt Lagoon Stewardship Initiative, read a letter from Jody Watson, chair of ELSI. General comments and detailed comments were provided regarding drainage, ground water/storm water management and water quality, wildlife protection, habitat and vegetation management, trail linkages and open spaces, gifting of parkland and covenants, sales centre location and traffic concerns.

Jason Nault, 274 Belmont Road, said that Colwood Emergency Planning Committee had discussed emergency services and access to this area. It is within the tsunami warning area and also fires are a concern. Provision of a public road through the site is recommended.

Cole Clark, 225 Goldfinch Road, compared what living there now is like as opposed to what it will be like if this project is built.

Jack Murphy, 319 Milburn Road, expressed appreciation for the information provided on the website. He said the consultants have done a good job and that he is more concerned about regional traffic than he is about local traffic impact.

Al Johnston, 245 Shipsview Place, said he accepts a building height of six storeys but not twelve. He urged Committee to proceed with option one of the staff report (postpone for further information).

Marie Noel, representing 245 Seafield Road, requested letter notification of Seafield residents regarding the intended road changes. She expressed concern about the findings of the traffic report. She asked if the parking on Seafield Road was part of the 1,200 spaces to be provided. Peter Daniels advised that they were not.

Cynthia Day, 3546 Charnley Place, said she liked the approach taken by the developer but is concerned about the density. She also expressed concern that increased area growth would lead to environmental damage.

**MOVED BY: COUNCILLOR ROBERTSON**

That the meeting proceed past 10:00 p.m.

**CARRIED**

Mrs. Cammiade, 3339 Hocking Road, said that it's a sad day when we're looking at this much traffic and density.

Peter Fibiger, 3336 Ocean Boulevard, said he was there both as a resident and as CEO of the West Shore Economic Development Association. As a citizen he is impressed by the open space provided by the project and complimented the developer on the

preparation of the plan. As CEO he said that the project would generate tax dollars which in turn could be used to provide infrastructure. He supports the proposal.

Judith Cullington, 3338 Acemink Road, said she supports the proposal and would like it to go forward to the next stage and that more information is needed before a development permit is issued. This includes showing how construction will be done during approved Ministry of Environment timing windows. She recommends a bird biologist review the proposal before a development permit is issued. In introducing coho and cutthroat concerns about genetic mixing should be avoided. Groundwater entering the Lagoon with contaminants is a concern. Hopefully increased traffic on Ocean Boulevard will be addressed by traffic calming. She said she would like to see some commercial use on the site.

Marilyn Hamer, 320 A Lagoon Road, said she can't see how so many units can be proposed.

Mike Wignall, representing the West Shore Economic development Association, said he supports the proposal. Migration to the region and growth within Colwood will continue. He is impressed by the proposal and the development team.

Peter Daniels, applicant, said that they had hired experts in the traffic field to come up with their findings.

**MOVED BY: RON COUTRE**

**That it be recommended to Council:**

That bylaws be prepared as outlined in the report of the Director of Planning:

1. to amend the Official Community Plan as required to allow the proposed development and
2. to rezone the property to a new zone with required amenities to include contribution to the community amenity fund with implementation to be reviewed by the Municipal Solicitor,

and that if and when:

1. a geotechnical/hydrogeological report to the satisfaction of the Director of Engineering is submitted to determine feasibility of building sites;
2. a parking study is submitted to the satisfaction of the Directors of Engineering and Planning;
3. Director of Engineering satisfaction is indicated regarding the level or need for a comprehensive environmental impact assessment (as per OCP policy);
4. a Riparian Areas Regulation (RAR)-equivalent report to determine a proposed streamside protection and enhancement area (SPEA) as described in Ministry of Environment comments is submitted in order to assure reasonable feasibility of building areas;
5. satisfactory provision is made for compliance with the riparian area assessment;
6. a detailed construction and storm water management plan is submitted to form part of the development permit;.

7. information is submitted regarding strata road level of service, such as driveway width, sidewalks and drainage methods to the satisfaction of the Director of Engineering - typical building face-to-building face streetscape concept cross sections would aid in this;
8. examples in best practices of development permit guidelines for buildings greater than six storeys are submitted for staff review. Multi-year construction phasing is proposed, so phased development permits in a new DP area could be considered;
9. a height, massing and shadow study is submitted to determine effect of future building shapes, e.g. slab or point towers;
10. options for park dedication or 'gifting' (needs to include reference to the *Income Tax Act* implications for ecogifting) are resolved;
11. a review of the water supply sufficiency for fire suppression is prepared by an independent consultant to the satisfaction of the Fire Chief prior to consideration of final rezoning approval;
12. a contribution of \$15,000 is received for training of Fire Officers prior to consideration of final rezoning approval;
13. satisfactory provision is made for a contribution by the owner/developer of \$25,000 per apartment building to be received for Crest communications together with an associated legal agreement if required by the Fire Department, amount to be paid prior to the issuance of each building permit;
14. satisfactory provision is made for all residential buildings to be sprinklered;
15. satisfactory provision is made for lot consolidation and required road widening dedications as identified by the Engineering Department comments (15m radius cul de sacs at the east end of Seafield Road and Goldfinch Road, an 8m widening of Goldfinch Road and 6m radius curves at intersections);
16. satisfactory provision is made for the improvements to Lagoon, Heatherbell and Seafield Roads as recommended in the Traffic Impact Study prepared by Boulevard Transportation Group to be constructed by the owner/developer to the satisfaction of the Director of Engineering;
17. confirmation is given by applicant of use of adaptable design standards and LEED standards, to the satisfaction of Council;
18. the applicant prepares an affordable housing proposal prior to a public hearing, to the satisfaction of Council;
19. a development permit for the project is authorized for issuance prior to final approval;
20. re-design that allows emergency vehicles a secondary route to/from the Portsmouth Road area by means of strata access routes and statutory rights of way, to the satisfaction of the Director of Engineering and Fire Department;
21. Director of Engineering to review and comment on the traffic study; and
22. the applicant/developer to be responsible for servicing upgrades to both sides of Goldfinch Road and the placement of wiring underground on the easterly portion of Seafield Road,

that further consideration be given to the bylaws to rezone and to amend the Official Community Plan.

2. That further reports and responses that are submitted also be referred to the citizen members of the Planning and Zoning Committee for their input.

**CARRIED**

5. **ADJOURNMENT**

**MOVED BY: NIGEL GIULIANY**

That Committee rise at 11:15 p.m. and report progress to the Regular Meeting of Council scheduled for 7:00 p.m. Tuesday, May 23, 2006.

**CARRIED**

**DRAFT**

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CERTIFIED CORRECT

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APPROVED AND CONFIRMED