

## 1. WHO IS THE DEVELOPER BRINGING FORWARD ALLANDALE DISTRICT?

Omicron Development Inc. (Omicron), and their partner, Lotus Capital Corp. (Lotus Capital) will bring forward the 20-acre mixed-use development for the Allandale property. It has been named **Allandale District**.

### **Omicron**

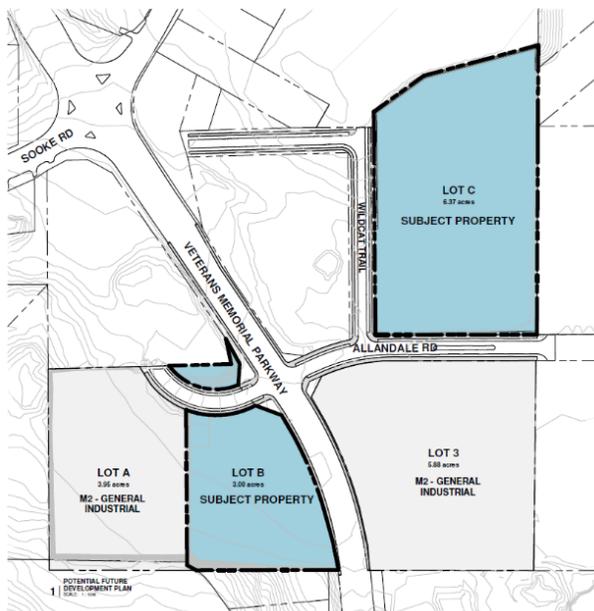
Omicron is one of the largest integrated development, design and construction firms in Western Canada. With offices in Victoria and Vancouver, the company fields a team of 135 in-house real estate strategists, engineers, designers, architects, and builders who work together to deliver projects. Current Vancouver Island projects include the Marriott Hotel in Nanaimo, The James at Harbour Towers in James Bay, and the mixed-use Eagle Creek Village in View Royal.

### **Lotus Capital Corp.**

Lotus Capital is a real estate investment, asset and development management firm headquartered in Vancouver. Lotus Capital is an active, value-add investor in industrial, multi-residential and office real estate assets, as well as in venture capital opportunities, across Canada.

## 2. WHAT IS ALLANDALE DISTRICT?

Located on both sides of Veterans Memorial Parkway and Allandale Road, and bordered by Sooke Road, the proposed Allandale District is currently zoned M2 and R1 on 20 acres of land. The area is significant for the City of Colwood (Colwood) as it has been identified as an “intended growth area” in the 2018 Official Community Plan (OCP), which includes the revitalization of the former gravel pit site. The property features four distinct development parcels and has outstanding potential to attract new businesses, service amenities, and create jobs for the community.



### 3. WHAT ARE THE LAND USE PROPOSALS?

Lots B and C are requesting land use designations that fall within the new land use, Mixed-Use Employment, as identified in the new OCP, but outside of the uses permitted under the current M2 zoning. Both parcels will be submitting separate rezoning applications and separate 'conformance rezoning' applications.

#### What is 'conformance zoning'?

Colwood adopted a new OCP in 2018, which created a new land use designation of Mixed-Use Employment in several areas of Colwood, the largest of which are the Allandale lands. When a new land use designation is created and applied to a large tract of land, quite often the existing designation will be varied, and without conformance to the new designation.

In the case of the Allandale Lands, the existing zonings and associated uses cover a wide variety including:

- M2 – General Industrial
- R1 – Single family dwelling, Group home
- A1 – Only one dwelling unit, uses include; Intensive Agriculture, Cemeteries, Dog Kennels, Community Care
- P2 – Community Institutional
- CN 1 – Commercial Neighborhood

Consequently, for Lots B and C, the Developer requests to provide uses that **conform** to the new land use designation as identified in the 2018 OCP and indicated below. Uses identified as appropriate in a Mixed-Use Employment Centre include:

- Multi-unit residential and mixed use
- Commercial
- Institutional
- Live/work and home occupations
- Light Industrial

#### Lot B – Proposed land uses that conform to 2018 OCP Mixed-Use Employment may include:

In addition to a mini storage facility, considerations are being explored for: full-service restaurant, quick service restaurant; liquor retail; boutique grocery; dental professional services; pharmacy; medical; daycare; retail; office.

#### Lot C – Land uses that conform to 2018 OCP Mixed-Use Employment

Colliers International is currently undertaking market research on behalf of the Developer and will be recommending in-demand land uses for consideration. The Developer is pursuing Conformance Rezoning to see Lot C rezoned to a designation allowing uses that conform with the 2018 OCP.

### 4. WHY IS A CONFORMANCE REZONING REQUIRED?

Lot B's current zoning M2 General Industrial allows for storage however, given the development's proximity to a main arterial route, the Owner proposes the opportunity for broader commercial retail uses. Uses may include a drive-through restaurant, currently not permissible under the existing zoning. The OCP identifies these lands as an "intended growth area" to support a diverse regional economy and employment growth. Proposed new uses are consistent with the OCP Mixed-Use Employment designation.

**Two parcels, Lot A and Lot 3 will be coming forward with development permit applications for land uses that fall under the existing M2 Zoning (see below for M2 zoning details).**

**Lot 3:** The Developer will be applying for a Development Permit on behalf of Carson Auto Group to build a Ford dealership. A car dealership is an allowable use under the existing M2 zoning.

**Lot A:** The Developer is the Owner of Lot A, and plans include development to incorporate the allowable uses under the current M2 zoning. More information is currently being gathered by Colliers International to inform future use considerations.

## 5. WHAT USES ARE PERMITTED UNDER THE M2 ZONING?

The City of Colwood [Land Use Bylaw](#) Section 8.2 General Industrial (M2) Zone includes the following:

1. **Industrial uses:** provides for the processing, fabrication, assembling, storing, transportation, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, material, or things, and the selling of heavy industrial equipment and retail uses subordinate and incidental to a principal use. This includes the operation of truck terminals, docks, railways; and excludes the storage of Special Waste.
2. **Specific use includes:** Gasoline service station; coffee shops; gravel processing; retail sale; rental of auto mobile, trucks, boats, trailers, mobile homes, fuel, things at auction, lumber and building supplies; one dwelling unit for a caretaker; unenclosed storage; and accessory buildings and structures.
3. **Excluded uses:** Any use considered offensive under the Health Act; refuse and garbage dumps; the burning of motor vehicles and other things for salvage purposes

## 6. WHAT DOES THE CITY OF COLWOOD'S 2018 OCP ENVISION FOR USES UNDER THE NEW MIXED-USE EMPLOYMENT CENTRE?

Mixed-Use Employment Centres are mixed-use centres that provide significant employment opportunities, including in areas that are currently underutilized. The land use objective for these areas is to be:

- Supportive of employment-generating uses incl. commercial, accommodation, institutional, low-impact/light industrial
- Supportive of creative or in-fill housing, such as live-work buildings and student housing
- Well-connected by and supportive of transit, linking workers with their homes and other uses
- Supportive of walking and cycling, including an improved public realm
- Characterized by green infrastructure and green spaces

Uses include:

- Multi-unit residential and mixed-use
- Commercial
- Institutional
- Live / work and home occupations
- Light Industrial
- Ground-oriented low-rise buildings up to an approximate 6-storey structure

**7. WHAT ROAD IMPROVEMENTS ARE PART OF THIS PROPOSED ALLANDALE DISTRICT DEVELOPMENT?**

The Developer has completed a transportation study (Watt Consulting) to inform the development. Colwood will work with the Developer to finalize the details of transportation corridor improvements planned along Veterans Memorial Parkway adjacent to the Allandale District. A signalized intersection at Allandale Road and Veterans Memorial Parkway is part of the proposed Allandale District to promote traffic safety. In addition, the project will include multi-use paths and other upgrades including sidewalks in accordance with the OCP.

**8. WHAT PUBLIC ENGAGEMENT IS PLANNED FOR ALLANDALE DISTRICT?**

Prior to submitting rezoning applications for Lots B and C, the Developer is hosting an Open House on February 26, 2020 at the Juan de Fuca Rec Centre (Lower Park Clubhouse) in Colwood, BC. Feedback from this event will be used to inform and finalize both applications. Formal public process will follow as part of Colwood's rezoning process. Engagement over several months include open houses, website updates, local community group presentations and media updates.

**FOR MORE INFORMATION**

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