

## 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**

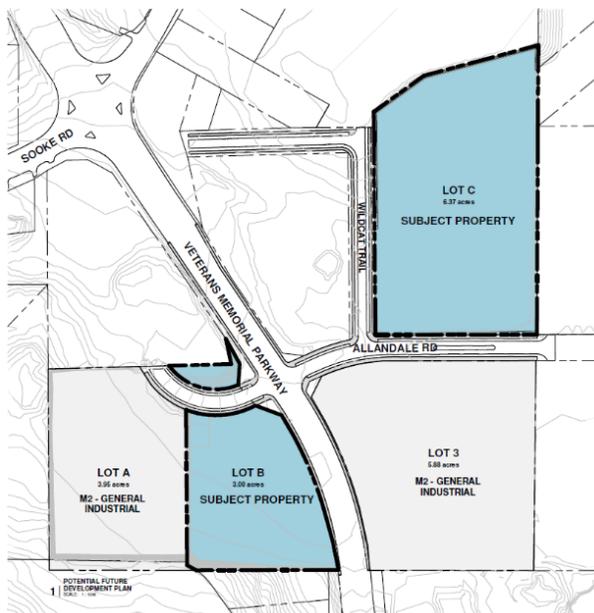
Omicron is one of the largest integrated development, design and construction firms in Western Canada. With offices in Victoria and Vancouver, the company fields a team of 135 in-house real estate strategists, engineers, designers, architects, and builders who work together to deliver projects. Current 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 have submitted separate rezoning applications with land uses that conform to the new Mixed-Use Employment designation.

#### 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 including 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, Omicron and Lotus Capital request 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:

Lot B is owned by Sherringham Holdings and responds to the demand identified in the area for local access to conveniently located, modern storage units and proposes other commercial retail uses including medical and dental professional services, a liquor outlet and drive-through restaurant.

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

Colliers International is currently undertaking market research on behalf of Omicron and Lotus Capital, and will be recommending in-demand land uses for consideration. Omicron and Lotus Capital are 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 #5 below for M2 zoning details).**

**Lot 3:** Omicron and Lotus Capital have applied for a Development Permit on behalf of the Owner to build a Ford Dealership, an allowable use under the existing M2 zoning.

**Lot A:** Omicron and Lotus Capital are the owners of Lot A, and they are finalizing a Development Permit application to be submitted to the City of Colwood in late summer / fall of 2020. The development plans adhere to the allowable uses under the current M2 zoning.

## 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?**

Omicron and Lotus Capital had a Traffic Impact Assessment (TIA) report generated by Watt Consulting to assess the impact of this, and additional potential development in the Allandale area. The TIA report, which included the adoption of the City of Colwood's Transportation Master Plan guidelines, was subsequently approved by the Ministry of Transportation and Infrastructure and the City of Colwood. The TIA forms the basis for the transportation corridor improvement designs that will be constructed along Veterans Memorial Parkway (VMP) and Allandale Road in 2021. These improvements which follow both the TIA and OCP include; local widening of VMP, upgrading of Allandale Road, construction of multi-use paths, and making the VMP and Allandale intersection fully controlled.

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

Prior to submitting rezoning applications for Lots B and C, Omicron and Lotus Capital hosted an Open House earlier this year. Feedback from this event was used to inform and finalize both applications. Formal public process will follow as part of Colwood's rezoning process. Under COVID-19 protocols that prohibits gatherings of more than 50 people, engagement will shift to on-line sources of information, direct responses to inquiries and media updates.

Allandale District will be considered by the City of Colwood Council on August 24, 2020 at a Committee of the Whole meeting. Please see [City of Colwood](#) website for further information.

**FOR MORE INFORMATION**

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