



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

Application No. **RZ-22-018**

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

X _____ the rezoning of the property described as (legal description)

Legal Description of Property:

LOT A, PLAN VIP 44744, SECTION 1, ESQUIMALT DISTRICT

and located at (street address or general location) _____

1860 Island Highway

from C4 zone, to CD zone.

Required application fee and the completed information forms are attached

October 31, 2022

(DATE)

(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

REGISTERED OWNER'S NAME (PLEASE PRINT)

October 31, 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 Brenda L. Chan (Director)
 Address 556 Heatherdale Lane, Victoria, B.C.
 Postal Code V9B 2W3 Email brenda_chan@telus.net
 Telephone: Business 250-658-9111 Home 250-893-7487 FAX _____
- b) Registered Owner's Name _____
 Address _____
 Postal Code _____ Email _____
 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 _____

4. SUBJECT PROPERTY AND DEVELOPMENT

- a) Legal Description in full LOT A, PLAN VIP 44744, SECTION 1, ESQUIMALT DISTRICT

- b) Location (street address of property, general description or map): _____
1860 Island Highway

- c) Size of Property (area and number of parcels) _____
14,825.35m² (1.48 Ha)

- d) Present Zoning C4 Apartment Commercial

- e) Proposed Zoning COMPREHENSIVE DEVELOPMENT (CD)

- f) Present OCP Designation COLWOOD CORNERS
- g) Proposed OCP Designation ALLOW FOR INCREASED HEIGHT + FAR
- h) Description of the Existing Use/Development Commercial - Grocery Store + 3 storey rental apartment (ground-oriented)
- i) Description of the Proposed Use/Development Add high-density residential (tower) to open area of site behind existing commercial. Proposal also includes a row of townhouses (ground-oriented).

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").

CHAN FAMILY TOWER

PROPOSED 25 STOREY TOWER FOR TRIANGLE LANDS PRECINCT

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOT A, PLAN VIP 4474, SECTION 1, ESQUIMALT DISTRICT,																		
CIVIC ADDRESS	1860 ISLAND HIGHWAY																		
EXISTING OCP	<ul style="list-style-type: none"> • INTENDED GROWTH AREA • LAND USE DESIGNATION = COLWOOD CORNERS • ONE OF TWO PRIMARY CENTRES OF CULTURAL, CIVIC, ECONOMIC, AND PUBLIC LIFE WITHIN THE CITY. • LAND USE OBJECTIVES ARE AS FOLLOWS: <ul style="list-style-type: none"> • DESTINATION FOR SHOPPING, WORKING AND GATHERING • FOCUS OF FUTURE RESIDENTIAL AND COMMERCIAL GROWTH • DIFFERENTIATED FROM NEW MIXED-USE CENTRES BY HISTORIC ROLE AS PRIMARY COMMERCIAL CENTRE IN THE CITY, AND BY ITS CITY-WIDE CIVIC DESTINATIONS • INCLUDES A MIX OF ACTIVITIES TO ESTABLISH AS A COMPLETE NEIGHBOURHOOD • SUPPORTIVE OF WALKING AND CYCLING, INCLUDING AN IMPROVED PUBLIC REALM THAT HELPS CREATE STREET LIFE • SUPPORTIVE OF TRANSIT USE, ACTING AS A REGIONAL TRANSIT HUB • ENABLING OF JOB GROWTH AS A MAJOR EMPLOYMENT AREA • CHARACTERIZED BY GREEN INFRASTRUCTURE AND GREEN SPACES • PERMITS MIXED USE WITH OFFICE AND RESIDENTIAL UNITS • BUILT FORM - GREATEST INTENSITIES TO BE FOCUSED IN THE TRIANGLE LANDS • MAJORITY OF PARKING IS UNDERGROUND • ESTABLISHING A SENSE OF GATEWAY AND ARRIVAL • REDEVELOPMENT OF VACANT LAND 																		
HEIGHT (OCP)	PERMITTED = UP TO 15 STOREYS PROPOSED = 25 STOREYS																		
FLOOR AREA RATIO	PERMITTED = UP TO 4.5 PROPOSED =																		
DEVELOPMENT PERMIT AREA	CENTRES																		
AREA PLAN	COMMERCIAL																		
EXISTING ZONING	C4, APARTMENT COMMERCIAL																		
REZONE TO	NEW COMPREHENSIVE ZONE																		
SITE AREA	14,825.35 m ² / 1.48 Ha. (159,578.7 ft ²) (OVERALL SITE AREA WHICH INCLUDES GROCERY STORE + 314 GOLDSTREAM AVE.)																		
GROSS FLOOR AREA	13,988 m ² +/- (150,350 ft ²) TOWER 1,151 m ² +/- (12,389 ft ²) TOWNHOUSES 15,139 m ² +/- (162,740 ft ²) TOTAL (EXCLUDING PORTIONS OF THE BLDG. LOCATED MORE THAN 1.5m BELOW NATURAL GRADE)																		
UNIT MATRIX	<table border="0"> <tr><td>5</td><td>JUNIOR 1 BEDROOM</td></tr> <tr><td>32</td><td>1 BEDROOM</td></tr> <tr><td>42</td><td>1 BEDROOM + DEN</td></tr> <tr><td>37</td><td>2 BEDROOM</td></tr> <tr><td>9</td><td>2 BEDROOM + DEN</td></tr> <tr><td>4</td><td>2 BEDROOM (GROUND-ORIENTED)</td></tr> <tr><td>7</td><td>3 BEDROOM</td></tr> <tr><td>7</td><td>3 BEDROOM TOWNHOUSE (GROUND-ORIENTED)</td></tr> <tr><td>143</td><td>TOTAL</td></tr> </table>	5	JUNIOR 1 BEDROOM	32	1 BEDROOM	42	1 BEDROOM + DEN	37	2 BEDROOM	9	2 BEDROOM + DEN	4	2 BEDROOM (GROUND-ORIENTED)	7	3 BEDROOM	7	3 BEDROOM TOWNHOUSE (GROUND-ORIENTED)	143	TOTAL
5	JUNIOR 1 BEDROOM																		
32	1 BEDROOM																		
42	1 BEDROOM + DEN																		
37	2 BEDROOM																		
9	2 BEDROOM + DEN																		
4	2 BEDROOM (GROUND-ORIENTED)																		
7	3 BEDROOM																		
7	3 BEDROOM TOWNHOUSE (GROUND-ORIENTED)																		
143	TOTAL																		
LOT COVERAGE	ABOVE GRADE = 38% +/- (ESTIMATE) (INCLUDES TOWER, TOWNHOUSES, 314 GOLDSTREAM AND GROCERY STORE)																		
USABLE OPEN SPACE	REQUIRED = -% PROVIDED = 5% +/- (ESTIMATE BASED USABLE AREA OF APPROX. 812 m ²)																		
SETBACKS	NORTH = 4.5 m +/- EAST (INSIDE) = 7.5 m +/- SOUTH = 4.5m +/- WEST (EXTERIOR SIDE) @ TOWNHOUSES = 6.5m +/- WEST (EXTERIOR SIDE) @ TOWER = 5m +/-																		



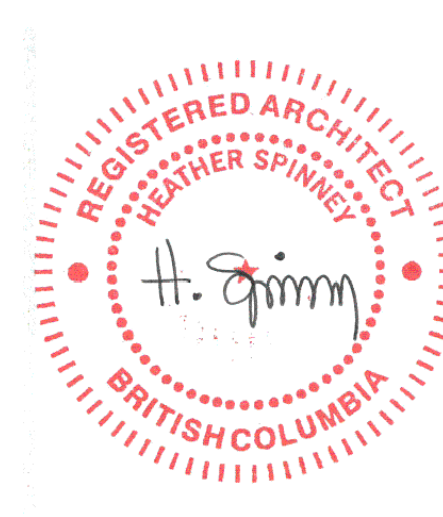
SITE CONTEXT

PARKING REQ'D	5 BACHELOR @ 0.8UNIT = 4	
TOWER + TOWNHOUSES	69 1 BEDROOM @ 1UNIT = 69	
	50 2 BEDROOM @ 1.3UNIT = 65	
	14 > 2 BEDROOM @ 1.5UNIT = 21	
	TOTAL RESIDENT PARKING REQ'D = 159	
	TOTAL VISITOR PARKING REQ'D = 21	(0.15 / UNIT)
PARKING REQ'D	0 BACHELOR @ 0.8UNIT = 0	
314 GOLDSTREAM AVE.	9 1 BEDROOM @ 1UNIT = 9	
	15 2 BEDROOM @ 1.3UNIT = 19.5	
	0 > 2 BEDROOM @ 1.5UNIT = 0	
	TOTAL RESIDENT PARKING REQ'D = 28.5	
	TOTAL VISITOR PARKING REQ'D = 3.6	(0.15 / UNIT)
	TOTAL COMMERCIAL PARKING REQ'D = 21	
	TOTAL REQ'D PARKING = 234	
	LOADING SPACE REQ'D = 1	
PARKING PROVIDED	SURFACE PARKING = 9	
	P1 = 72	
	P2 = 76	
	P3 = 76	
	P4 = 4	
	TOTAL PARKING PROVIDED = 237 (SURPLUS OF 3)	
	(INCL. 6 BARRIER-FREE)	
BICYCLE PARKING REQ'D	5 1/UNIT < 60 m ² = 5 (RESIDENTIAL)	
(LONG TERM)	138 1.25UNIT > 60m ² = 172.5 (RESIDENTIAL)	
	703 m ² 1/200 m ² = 2.9 (COMMERCIAL)	
	TOTAL BIKE PARKING REQ'D = 180 (LONG TERM)	
	TOTAL BIKE PARKING PROVIDED = 180 (LONG TERM)	
	(INCLUDING 18 OVERSIZED AND 90 W. ACCESS TO ELECTRIFIED 110v OUTLET)	
BICYCLE PARKING REQ'D	6 SPACE RACK @ ENTRANCE	
(SHORT TERM)		



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

COVER

2022-10-31 - PRELIMINARY REZONING

A00



Heather Spinney, Architect, AIBC
 Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
 250 475 2702
 office@studiopa.ca
 studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
 COLWOOD, BC
 PROJECT NUMBER 21-019

SITE IMAGES - 1

2022-10-31 - PRELIMINARY REZONING

A02.1



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

SITE IMAGES - 2

2022-10-31 - PRELIMINARY REZONING

A02.2

**GATEWAY & TRIANGLE LANDS
VISION AND ACTION PLAN (DRAFT)
PLANNING FUNDAMENTALS**

STRUCTURE & FUNCTION

FUNDAMENTALS CHECKLIST

DOES THE PROPOSAL:

- ✓ IMPROVE OVERALL LEGIBILITY AND CONTRIBUTE TO REALIZING A LOGICAL PATTERN AND SEQUENCE OF DEVELOPMENT?
- ✓ IF IN A GATEWAY LOCATION, CONTRIBUTE TO A SENSE OF ARRIVAL?
- ✓ PROPOSE USES AND DENSITIES IN LINE WITH THE OVERALL LAND USE PLAN?
- ✓ INCORPORATE PRINCIPLES OF UNIVERSAL DESIGN AND IMPROVE THE OVERALL SAFETY AND WALKABILITY OF THE AREA?
- ✓ MAKE A SIGNIFICANT CONTRIBUTION TO AN IMPROVED PUBLIC REALM FOR RESIDENTS AND VISITORS?

PLACEMAKING & CONNECTION

FUNDAMENTALS CHECKLIST

DOES THE PROPOSAL:

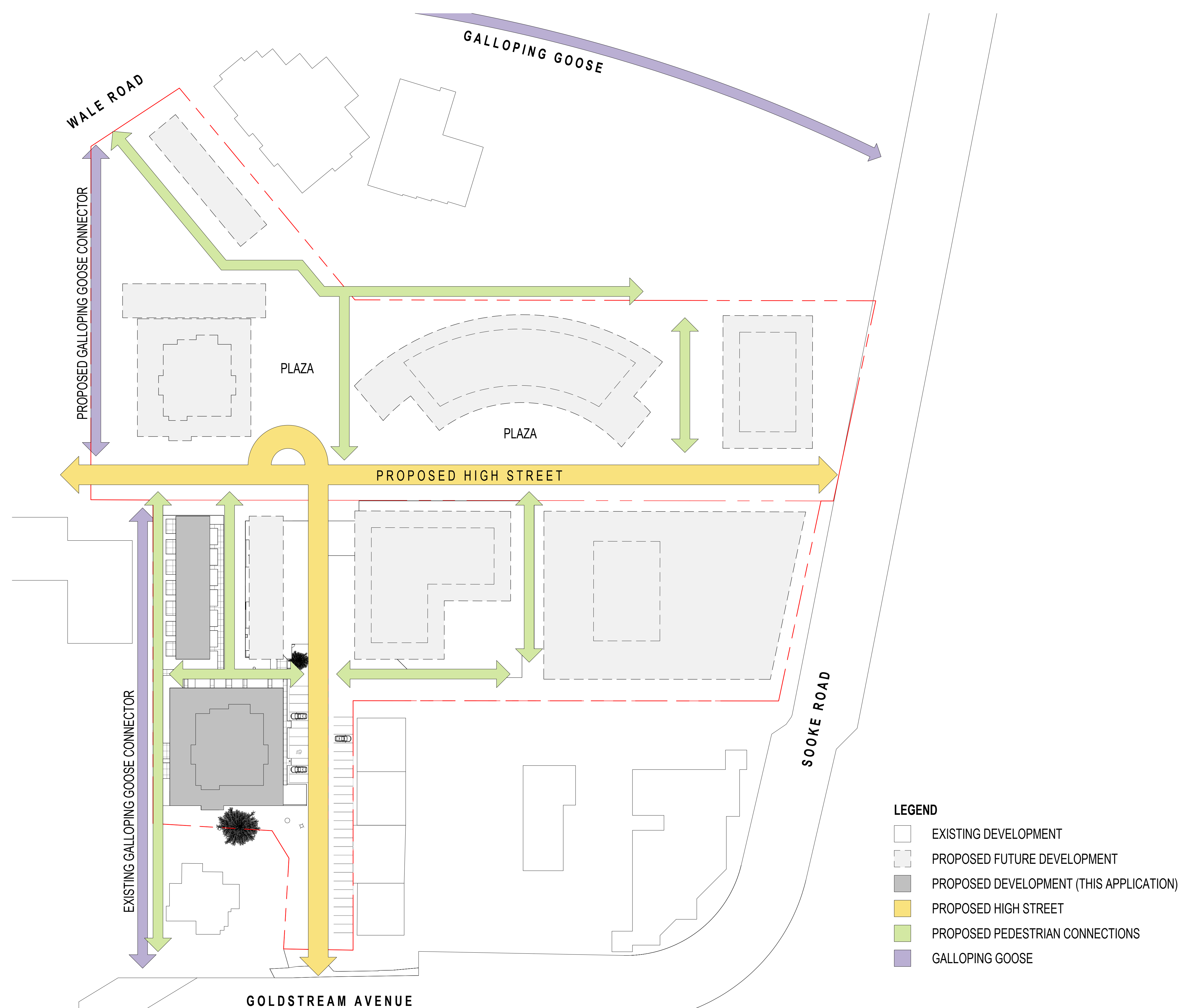
- N/A MAINTAIN OR ENHANCE SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES THAT ARE ON THE SITE (EG. TREE PRESERVATION OR DAYLIGHTING OF A WATERCOURSE)?
- ✓ ALIGN WITH THE SUSTAINABILITY GOALS OF THE CITY OF COLWOOD, EXPAND THE URBAN FOREST AND CONNECT RESIDENTS AND VISITORS TO NATURAL ELEMENTS?
- ✓ STRENGTHEN THE QUALITY OF INTERDEPENDENCE AMONG MULTIPLE CENTRES (EG. DOES THE PROPOSAL CONTRIBUTE TO A MORE COMPACT AND WALKABLE COMMUNITY AT THE BLOCK SCALE)?
- ✓ ADDRESS AND FRONT ACTIVE USES ONTO LOCAL STREETS, OR IF ABUTTING THE GALLOPING GOOSE TRAIL, ONTO THE GALLOPING GOOSE TRAIL (AS ILLUSTRATED IN THE CONCEPT FOR COLWOOD CENTRE)?
- N/A IF ABUTTING THE GALLOPING GOOSE TRAIL AND SOOKE ROAD / ISLAND HIGHWAY, ADDRESS AND SIGNAL THE GALLOPING GOOSE BRIDGE AS A GATEWAY?

OPTIMIZING SPACE & VALUE CREATION

FUNDAMENTALS CHECKLIST

DOES THE PROPOSAL:

- ✓ CONCENTRATE USES WITHIN A COMPACT AND PEDESTRIAN-FRIENDLY DESIGN?
- ✓ IF IT INCLUDES RESIDENTIAL BUILDINGS, FEATURE GROUND-ORIENTED UNITS (IE. DOES A DOOR HAVE DIRECT OUTDOOR ACCESS TO A STREET OR COURTYARD AS OPPOSED TO A CORRIDOR)?
- ✓ IF IT INCLUDES RESIDENTIAL BUILDINGS, ENHANCE THE RANGE OF HOUSING OPTIONS WITHIN THE DOWNTOWN? DOES THE PROPOSED RESIDENTIAL PROGRAM INCLUDE RENTAL, AFFORDABLE AND/OR SPECIAL NEEDS HOUSING ALTERNATIVES?
- N/A PRESERVE OR ENHANCE SIGNIFICANT VIEWS FROM THE PUBLIC REALM?



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

TRIANGLE LANDS PRECINCT CONCEPT

2022-10-31 - PRELIMINARY REZONING

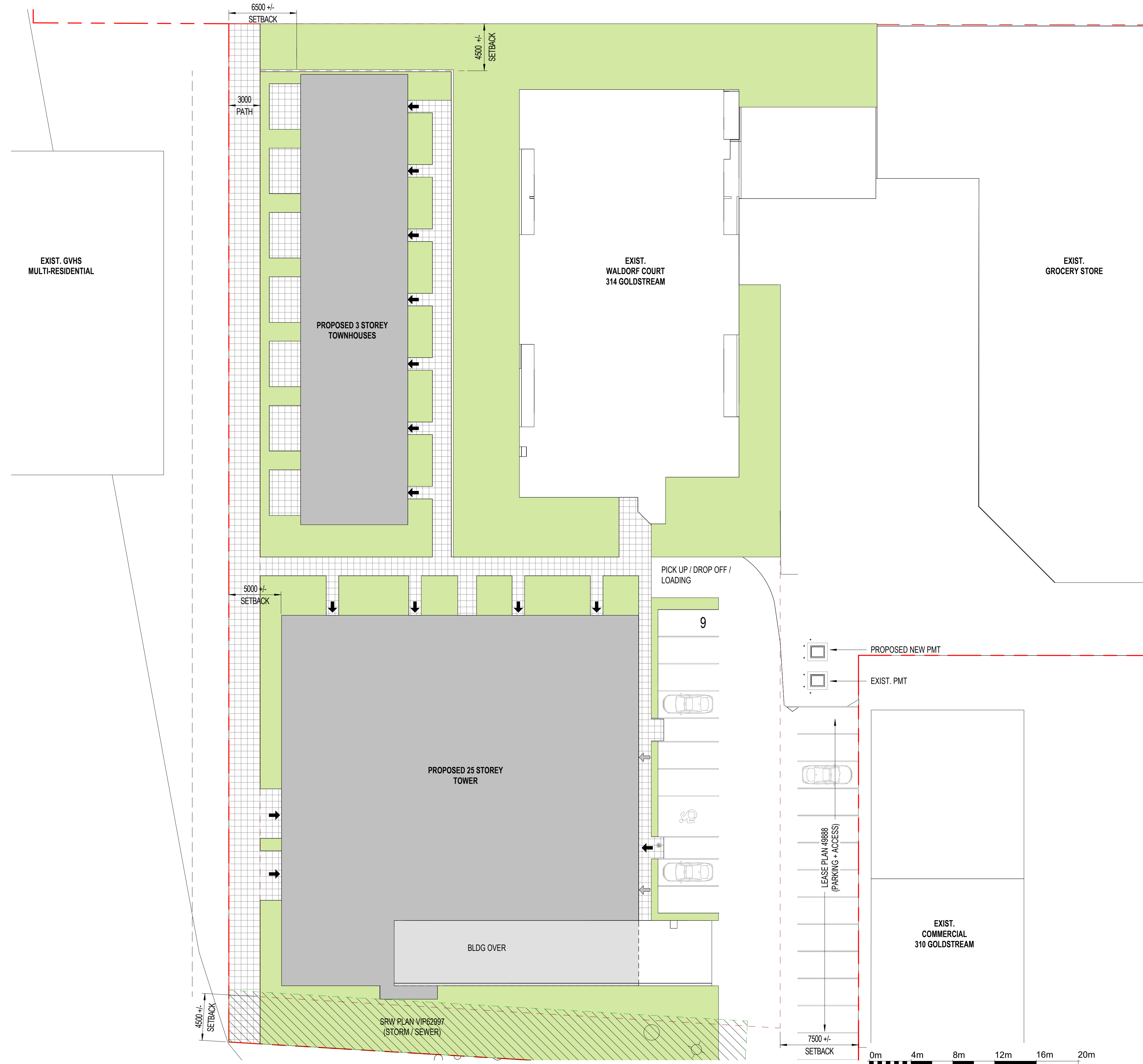
A03.1



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca





Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



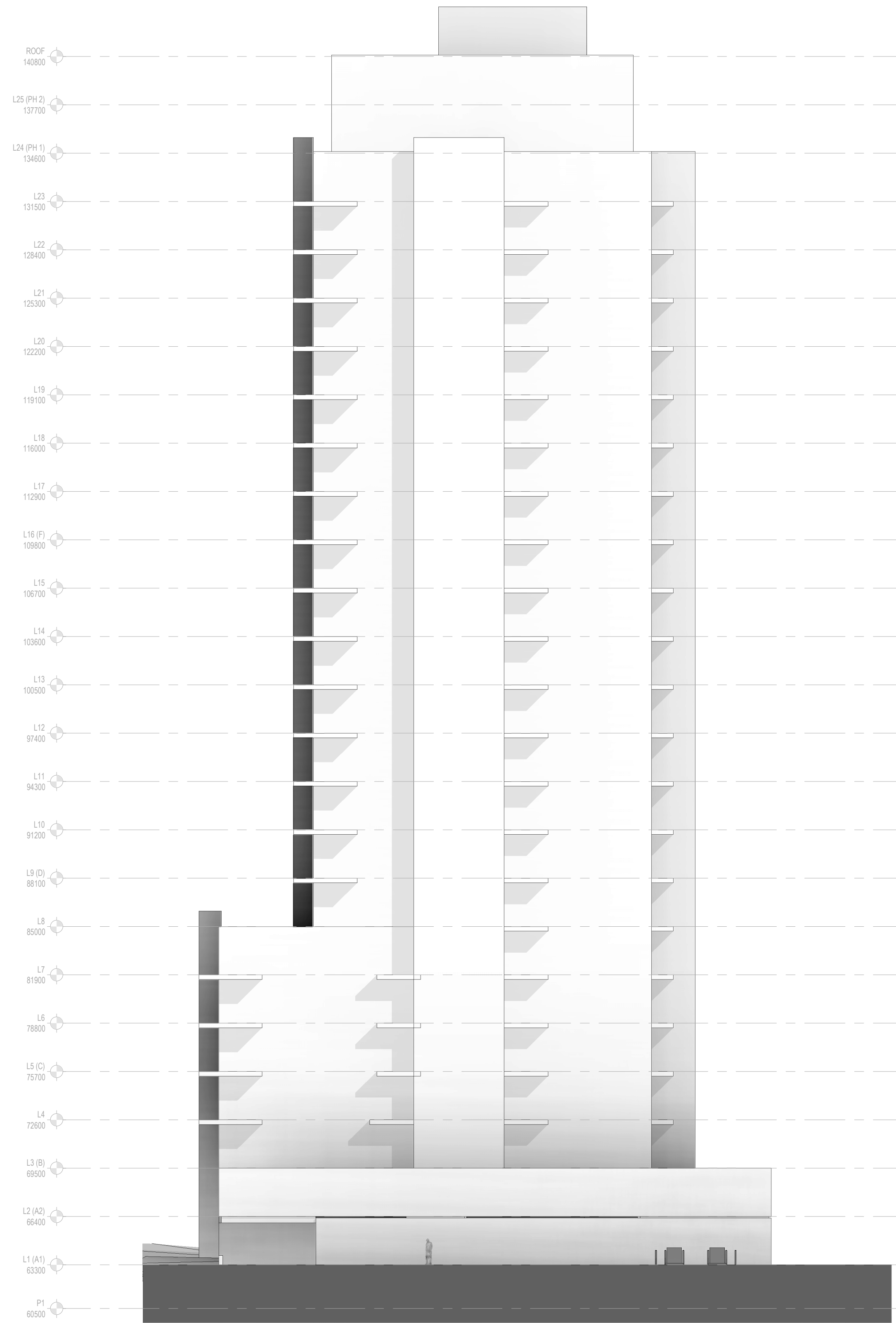
CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

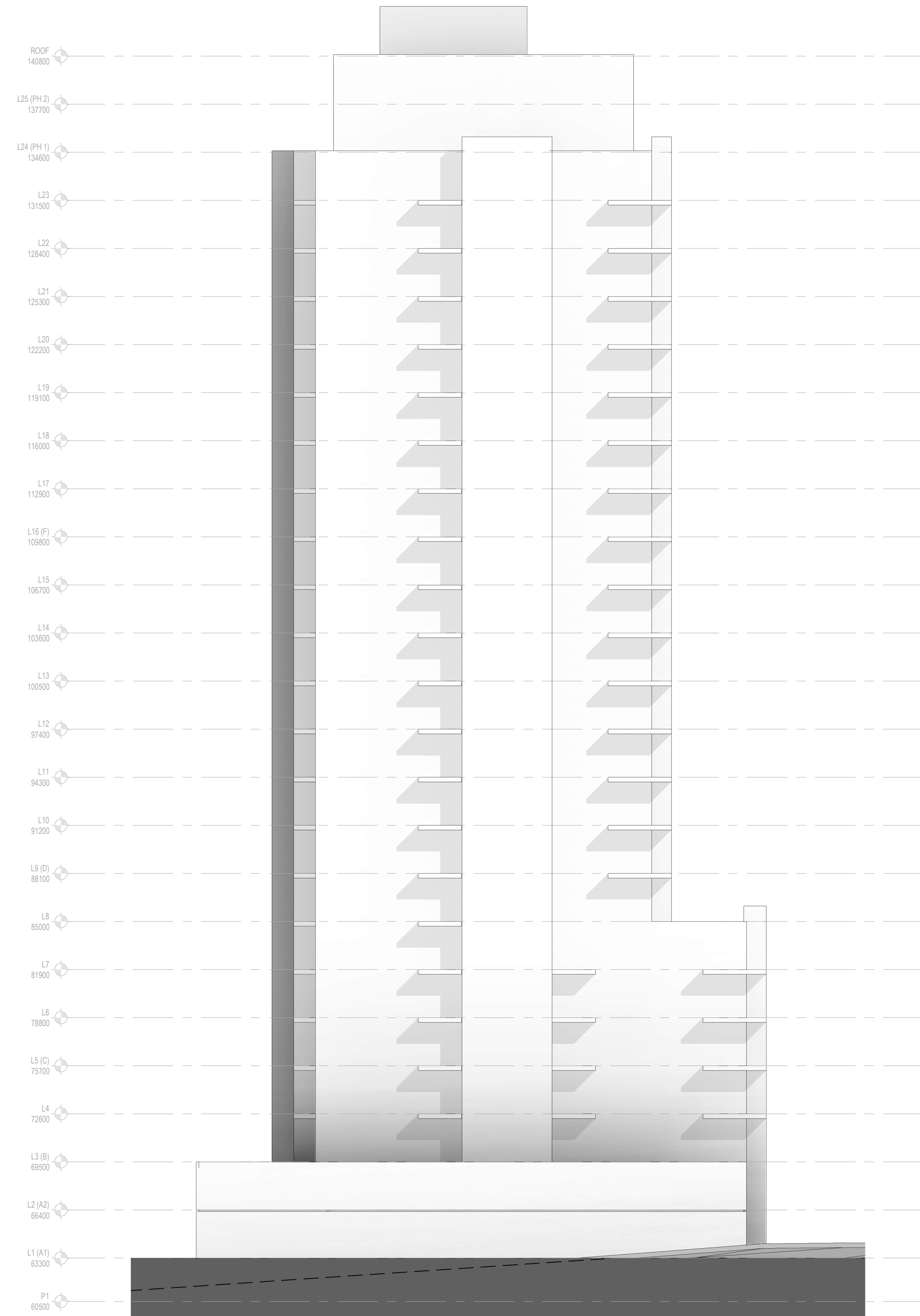
↑ SITE PLAN

2022-10-31 - PRELIMINARY REZONING

A03.2



1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

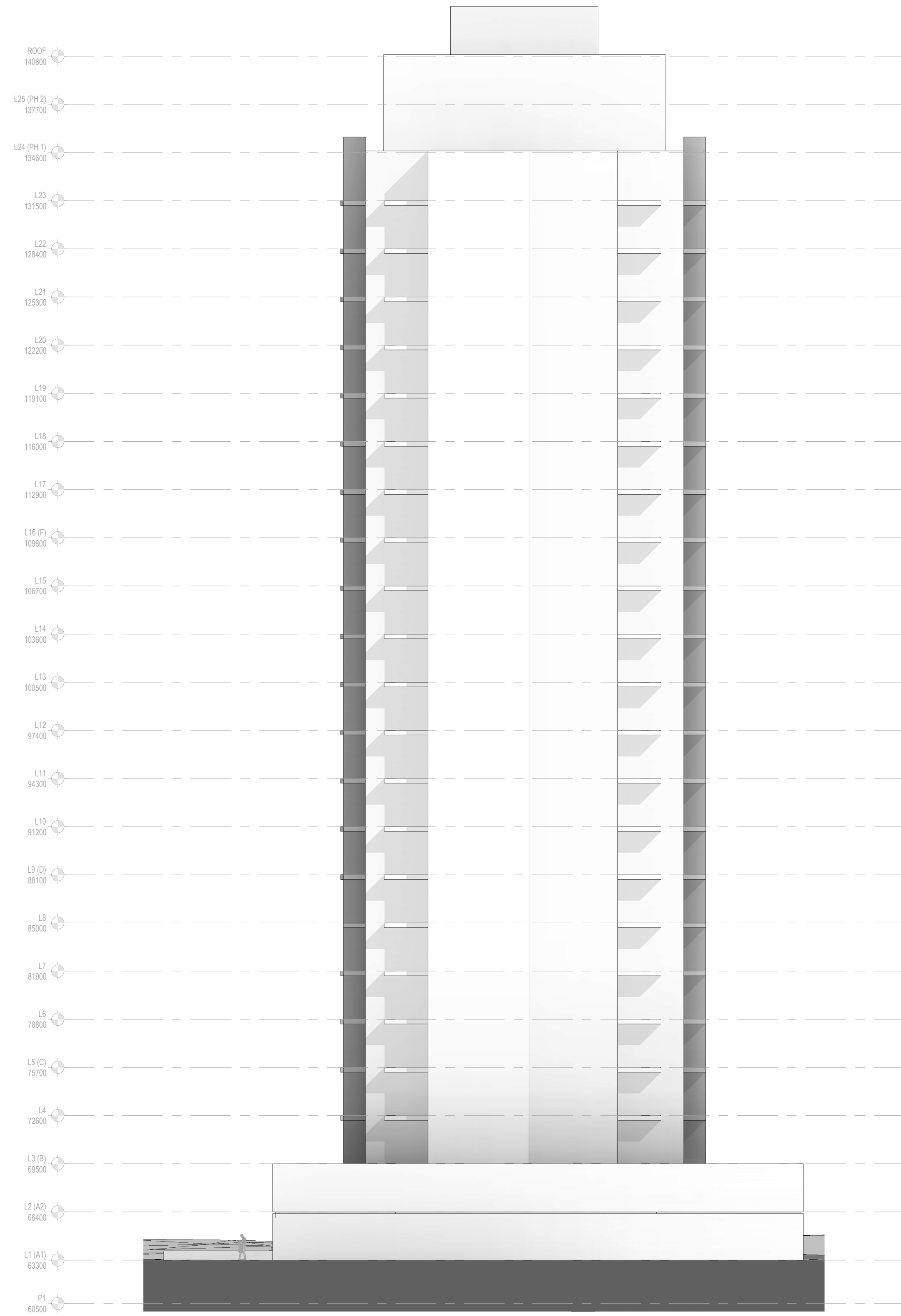


SCALE 1:200

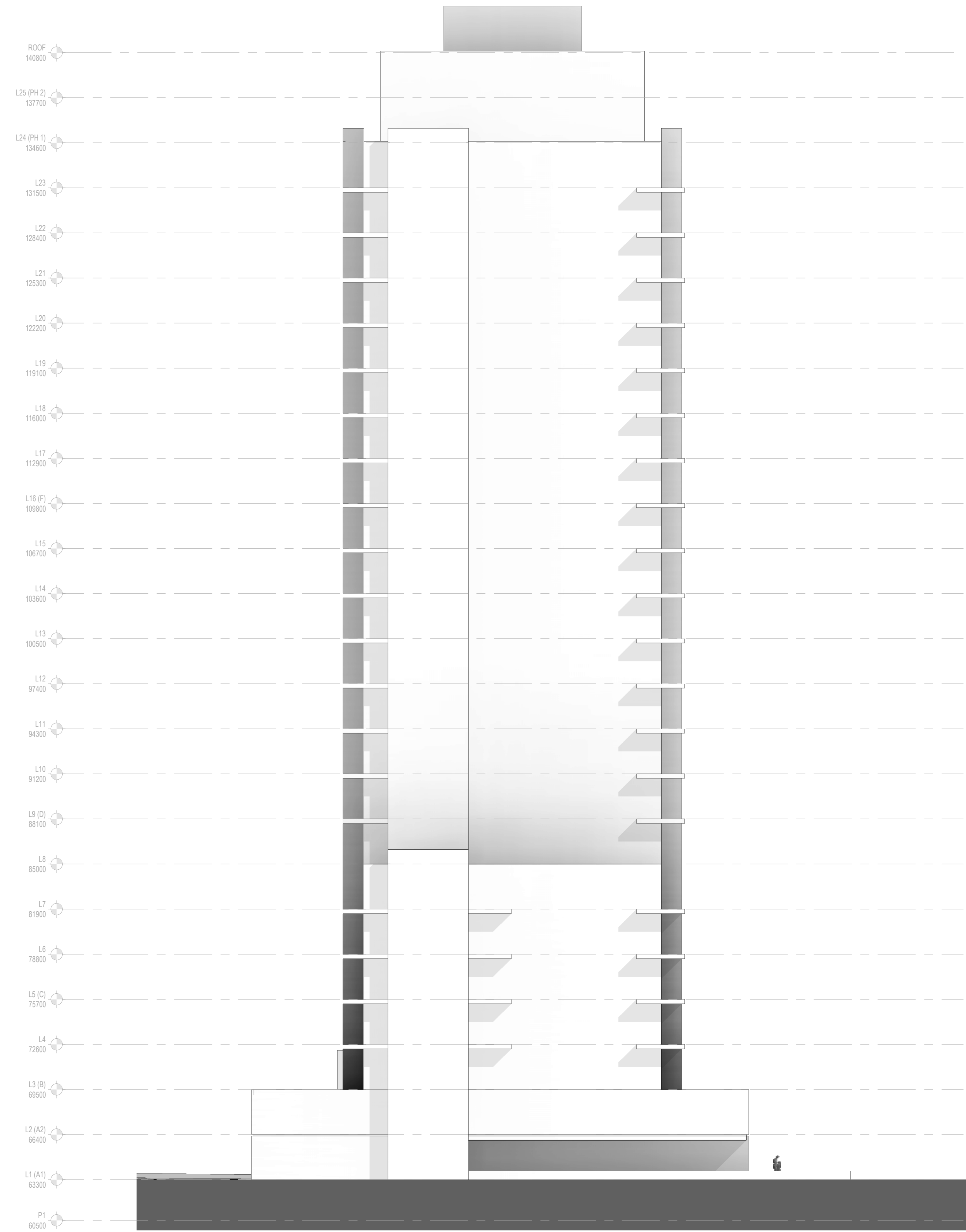
ELEVATIONS - EAST + WEST

2022-10-31 - PRELIMINARY REZONING

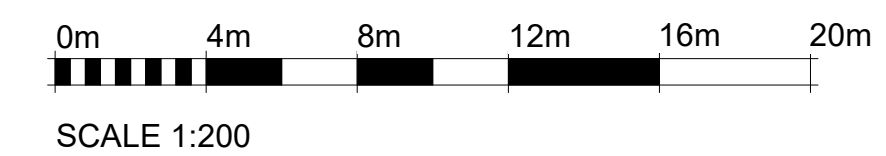
A04.1



① NORTH ELEVATION
1:200



② SOUTH ELEVATION
1:200



ELEVATIONS - NORTH + SOUTH

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

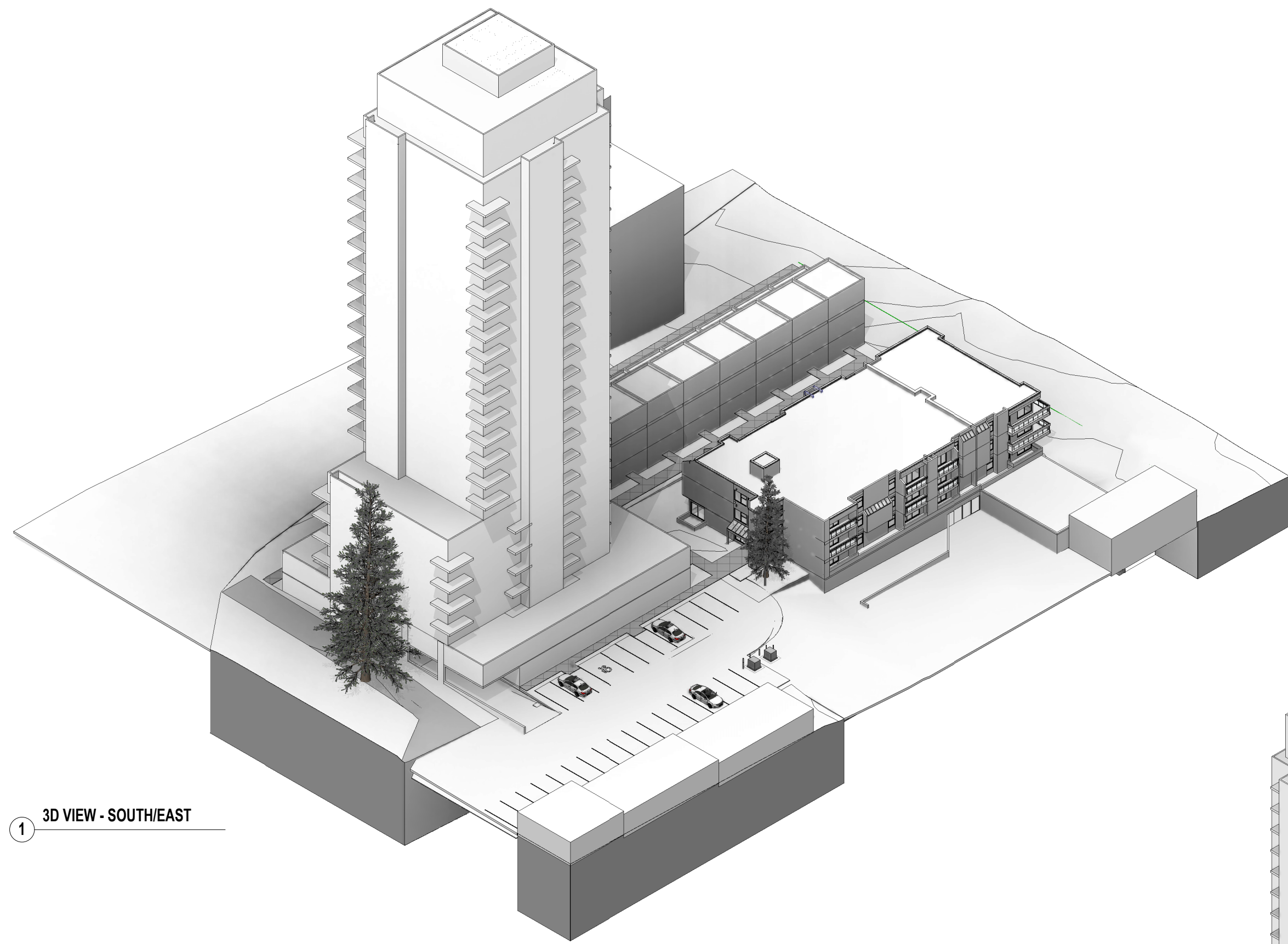
401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



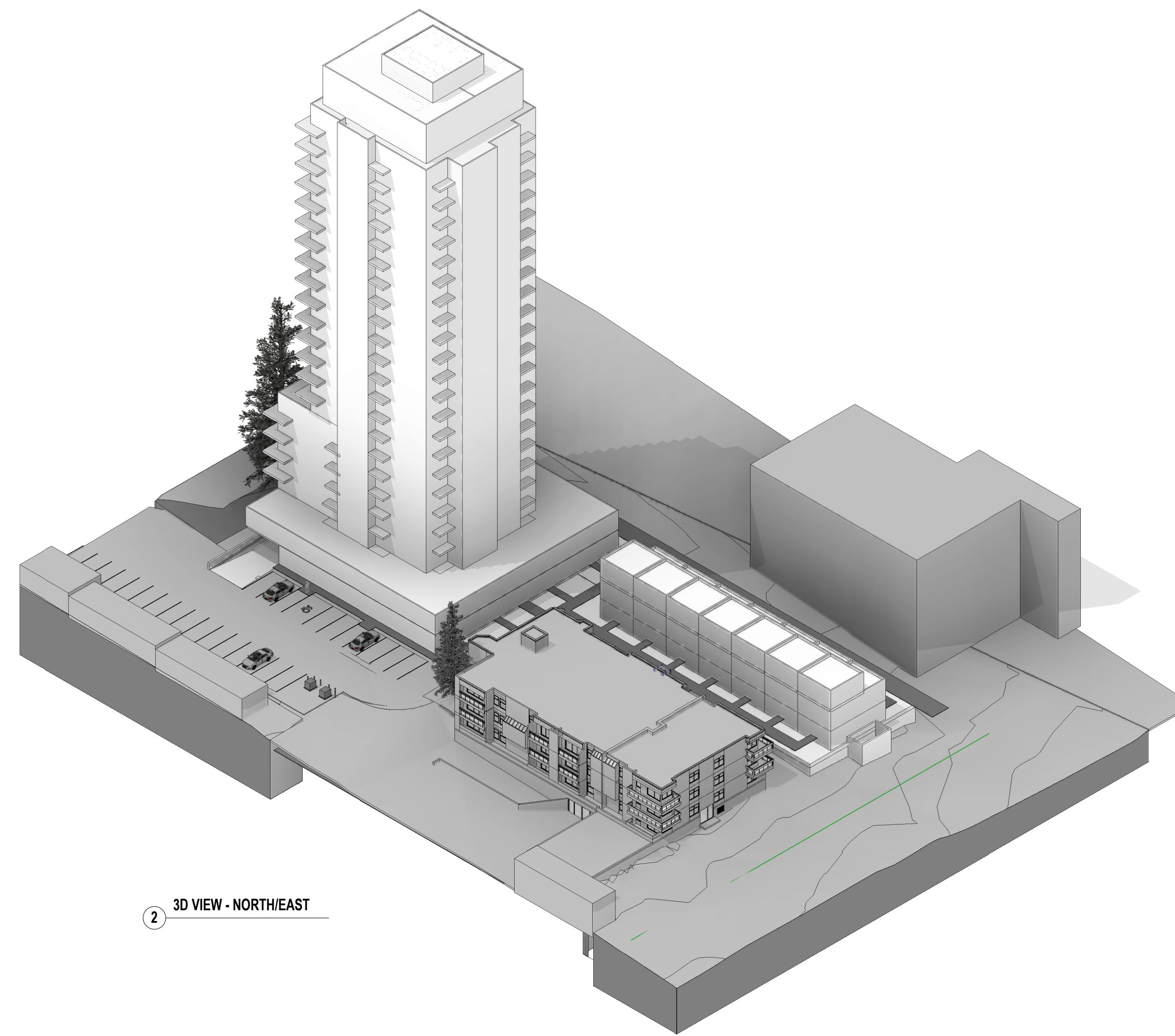
CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

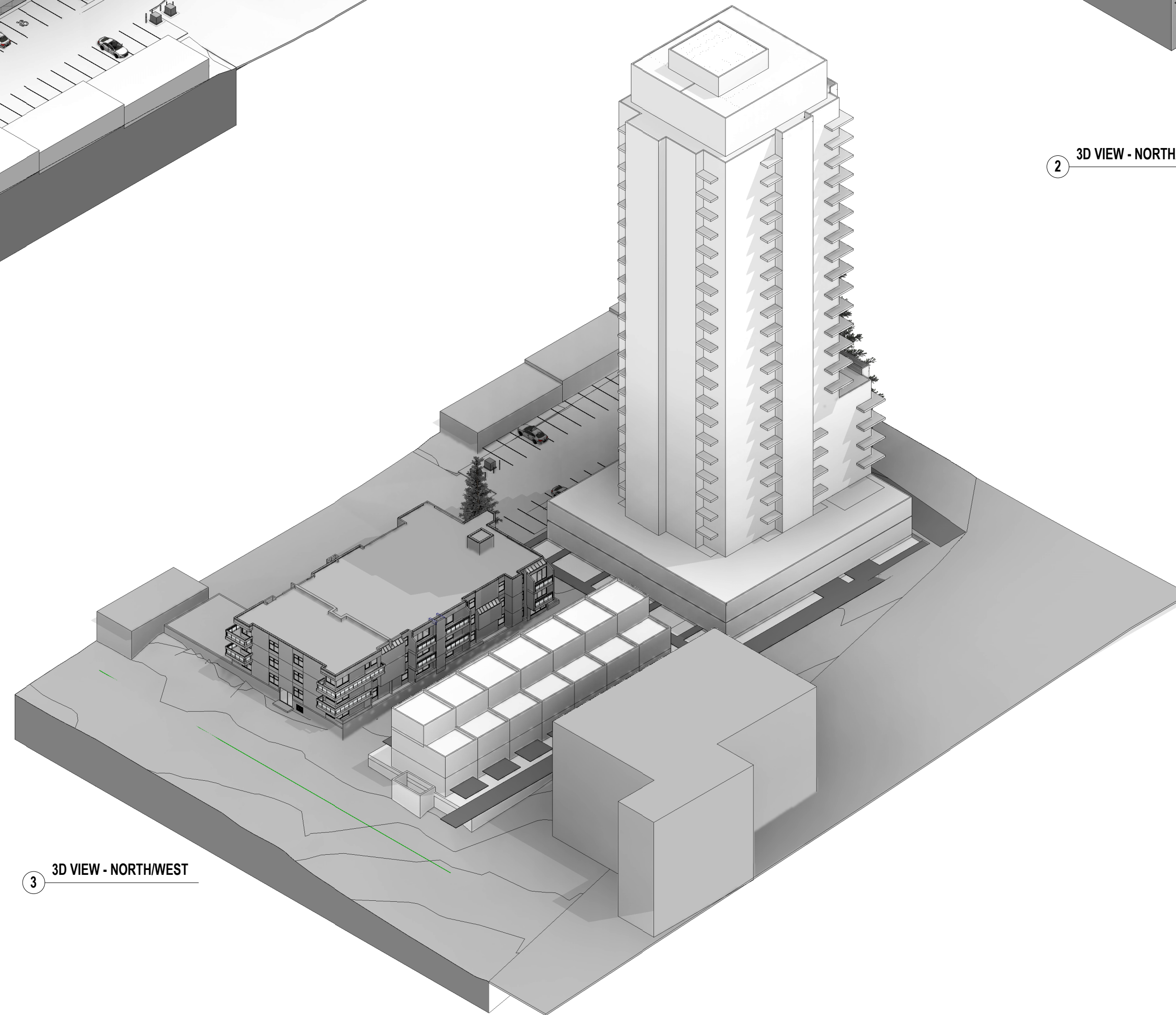
A04.2



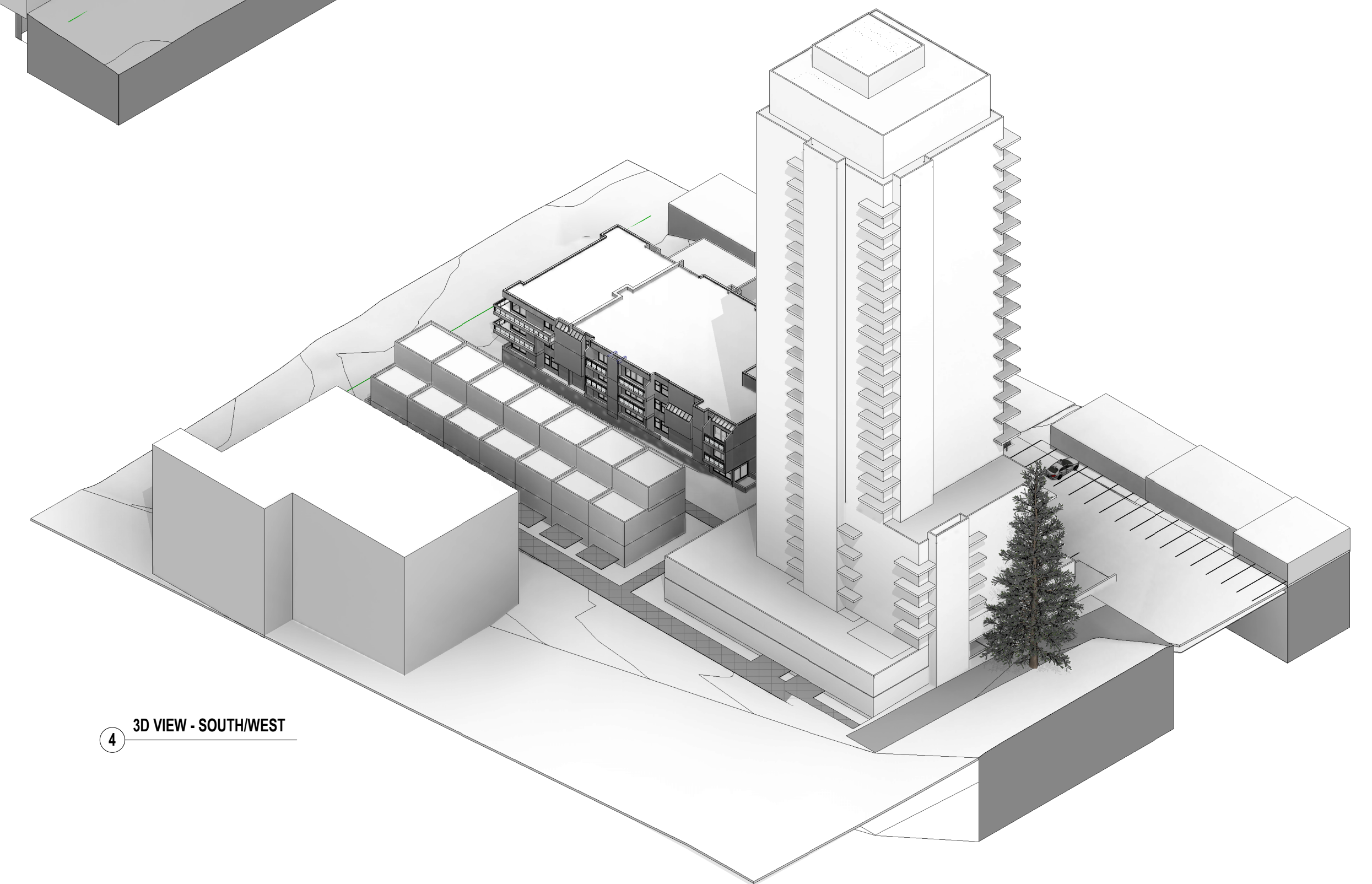
1 3D VIEW - SOUTHEAST



2 3D VIEW - NORTHEAST



3 3D VIEW - NORTHWEST



4 3D VIEW - SOUTHWEST



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



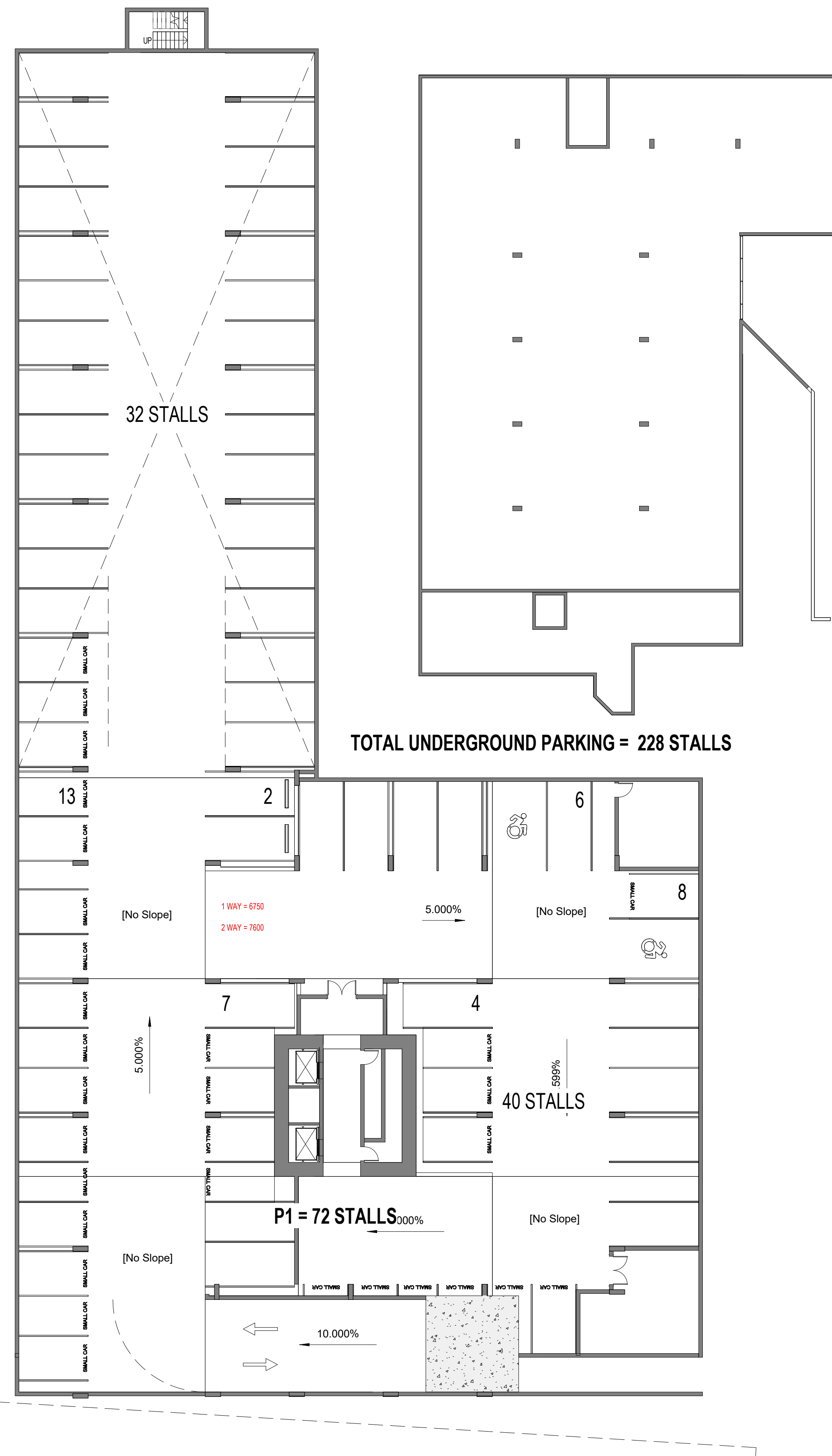
CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

CONCEPTUAL 3D SKETCHES

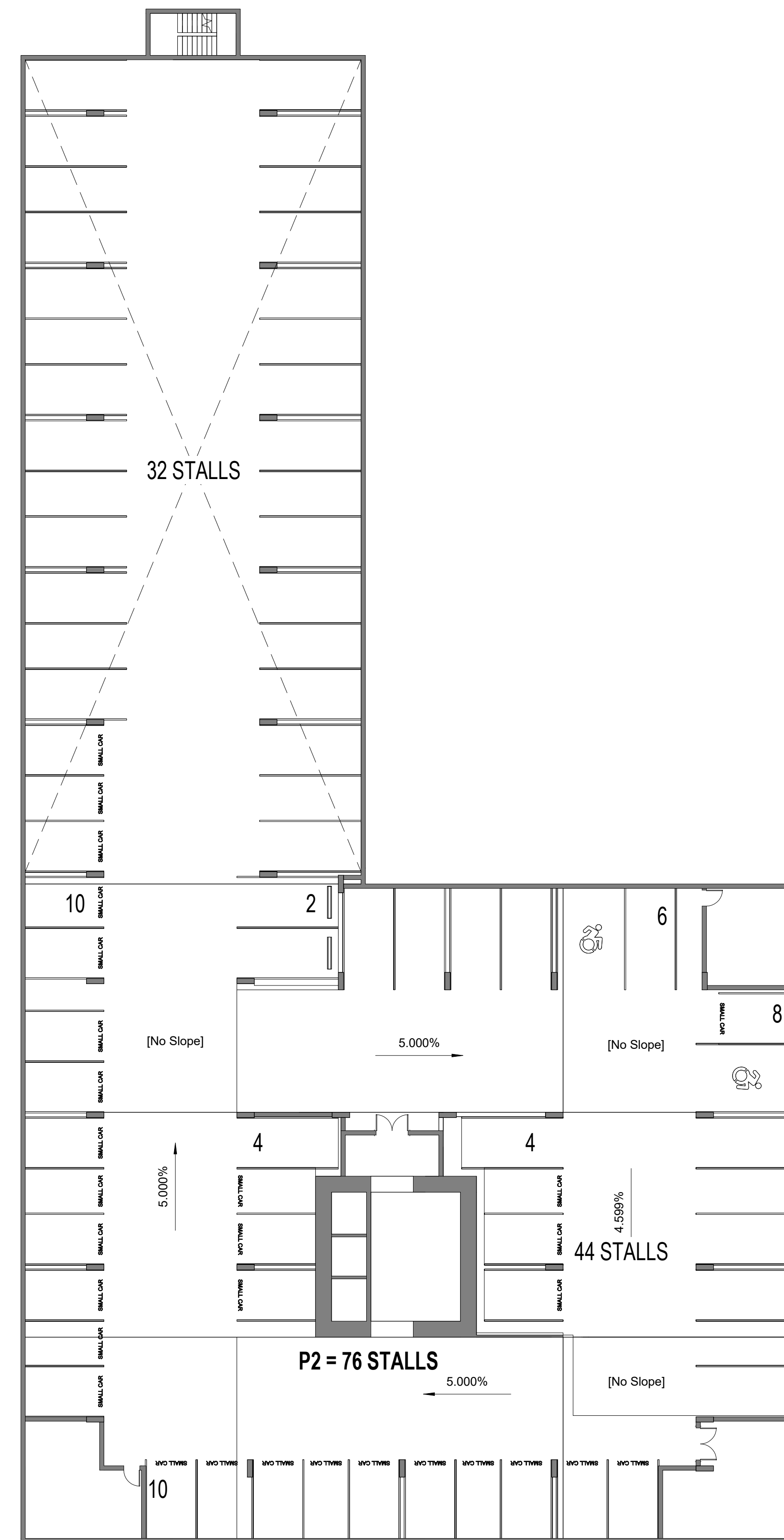
2022-10-31 - PRELIMINARY REZONING

A05

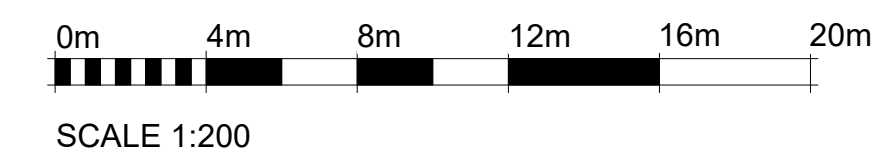


1 PARKING - LEVEL 1
1:200

NO BUILD ZONE



2 PARKING - LEVEL 2
1:200



PARKING LEVELS 1 + 2

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

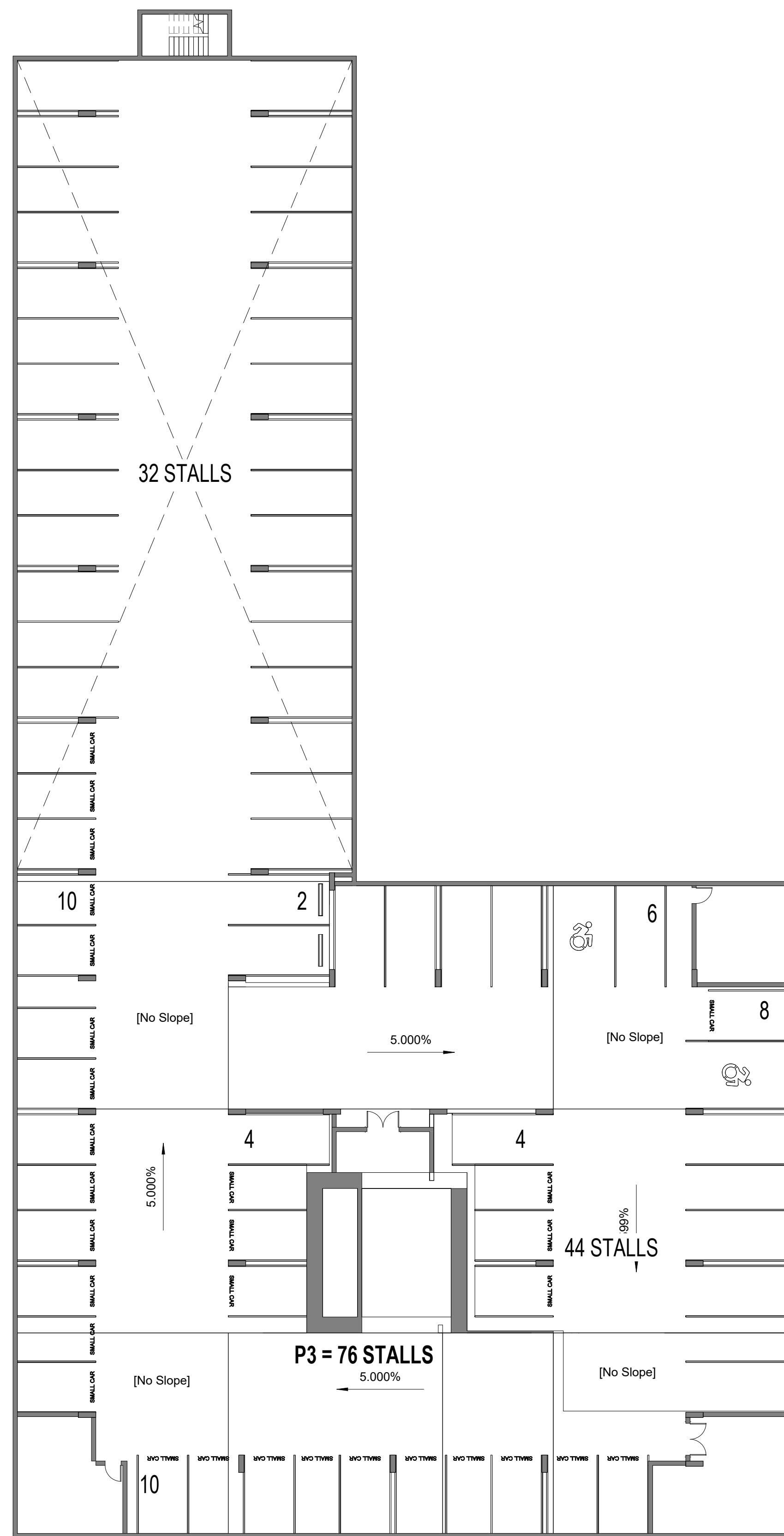
401 - 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



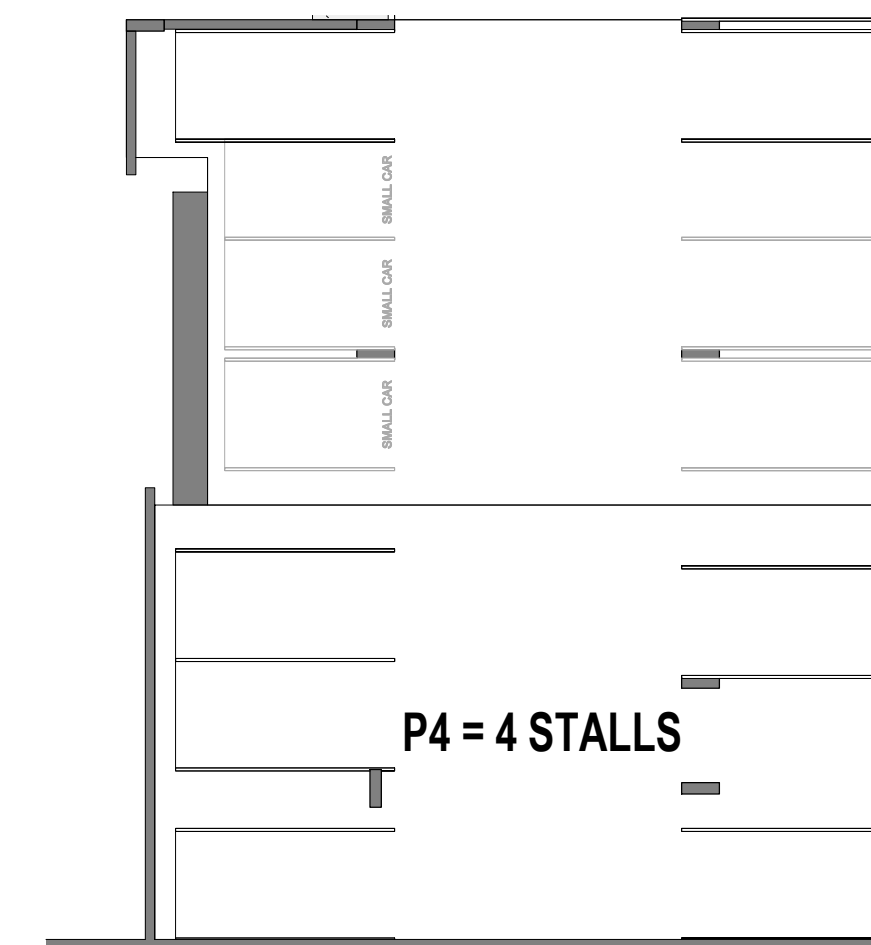
CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

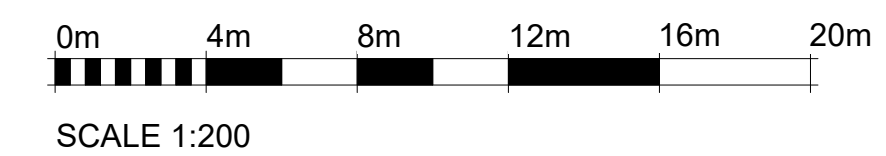
A06



1 PARKING - LEVEL 3
1:200



2 PARKING - LEVEL 4
1:200



PARKING LEVELS 3 + 4

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

A07



LEVEL 1
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

LEVEL 1

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 - 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

A08



LEVEL 2
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



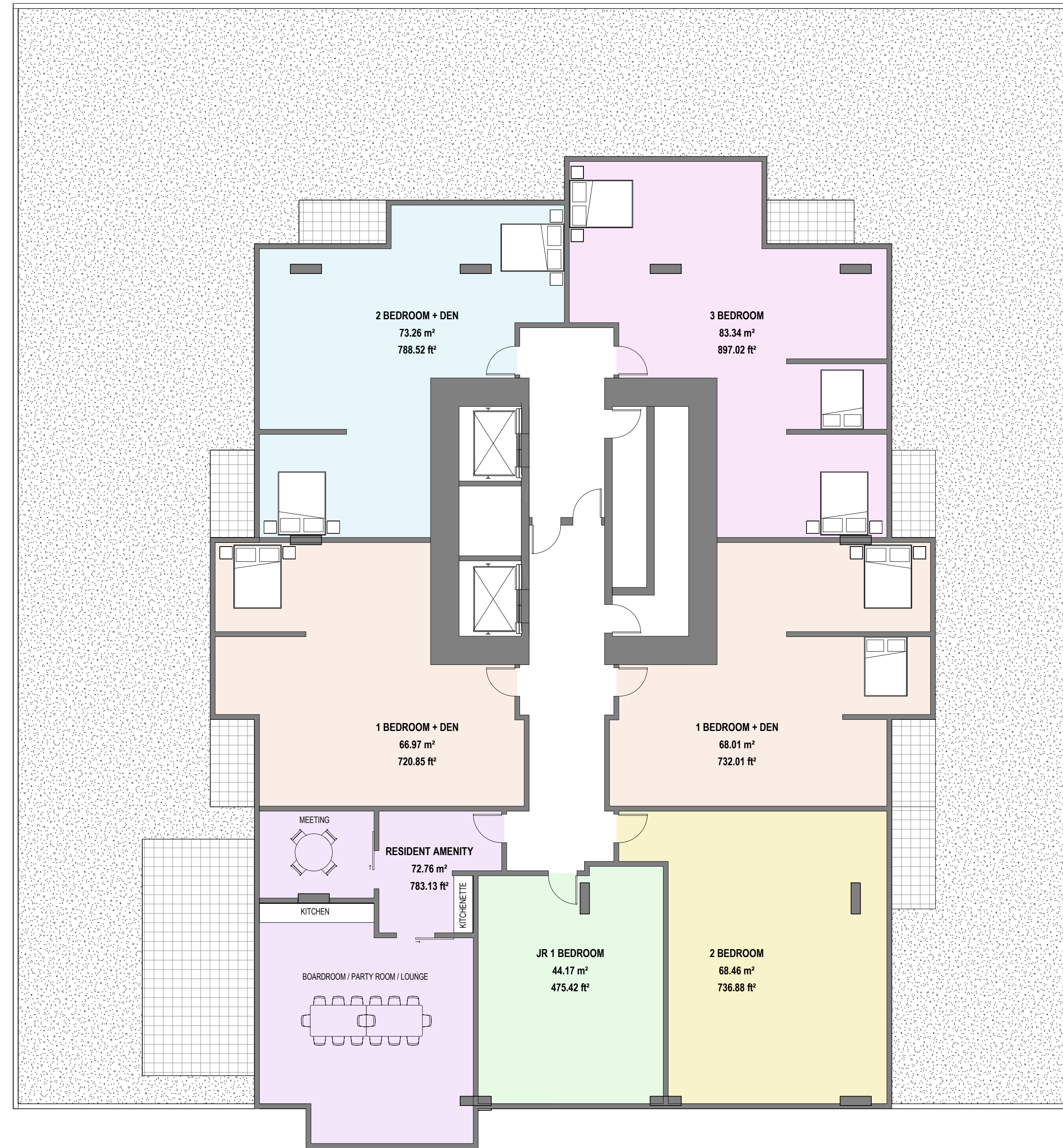
CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

LEVEL 2

2022-10-31 - PRELIMINARY REZONING

A09



① LEVEL 3 - AMENITIES
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

LEVEL 3

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

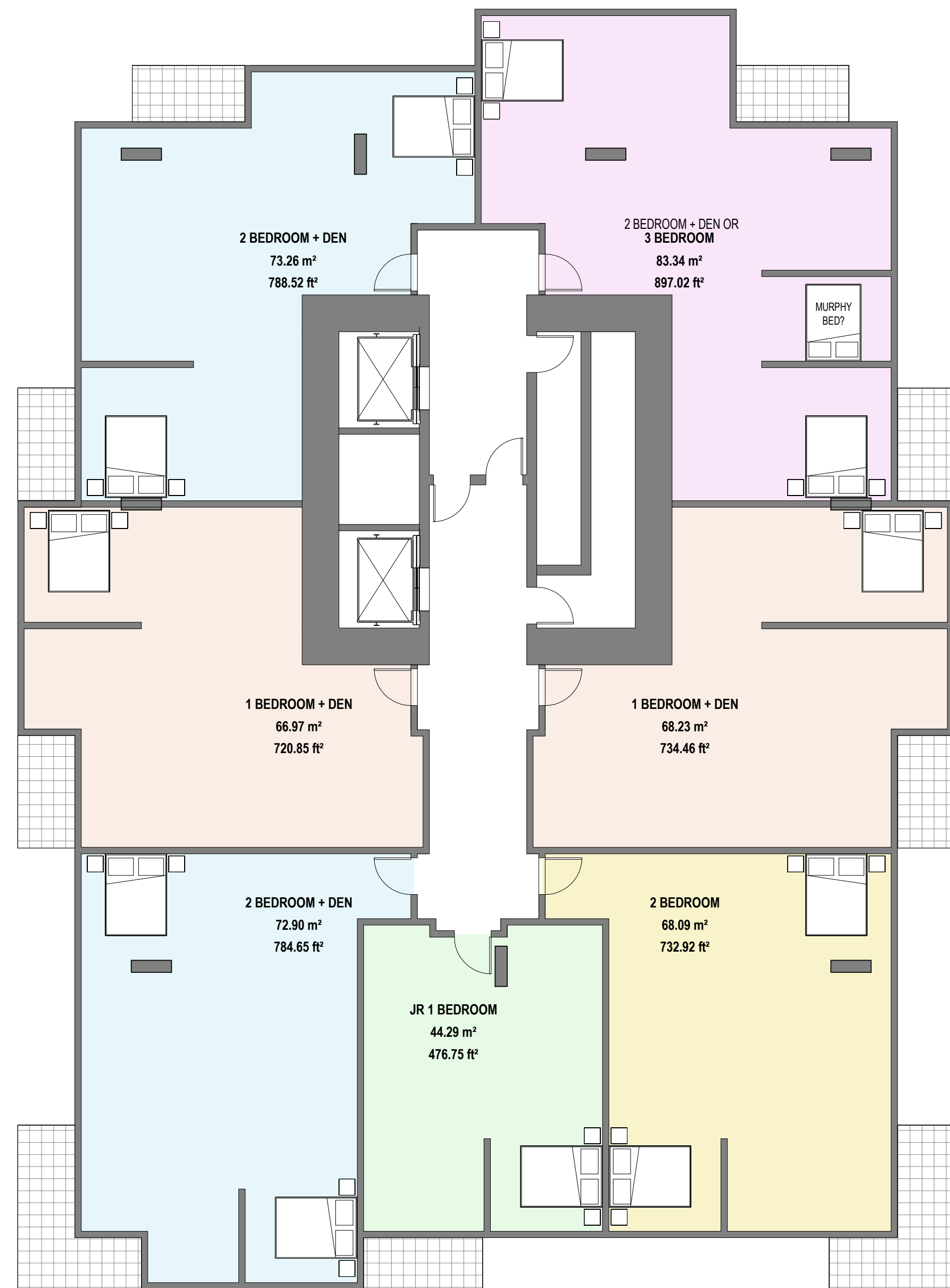
401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

A10



LEVELS 4 - 7
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

CHAN FAMILY TOWER

LEVEL 4 - 7

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

2022-10-31 - PRELIMINARY REZONING

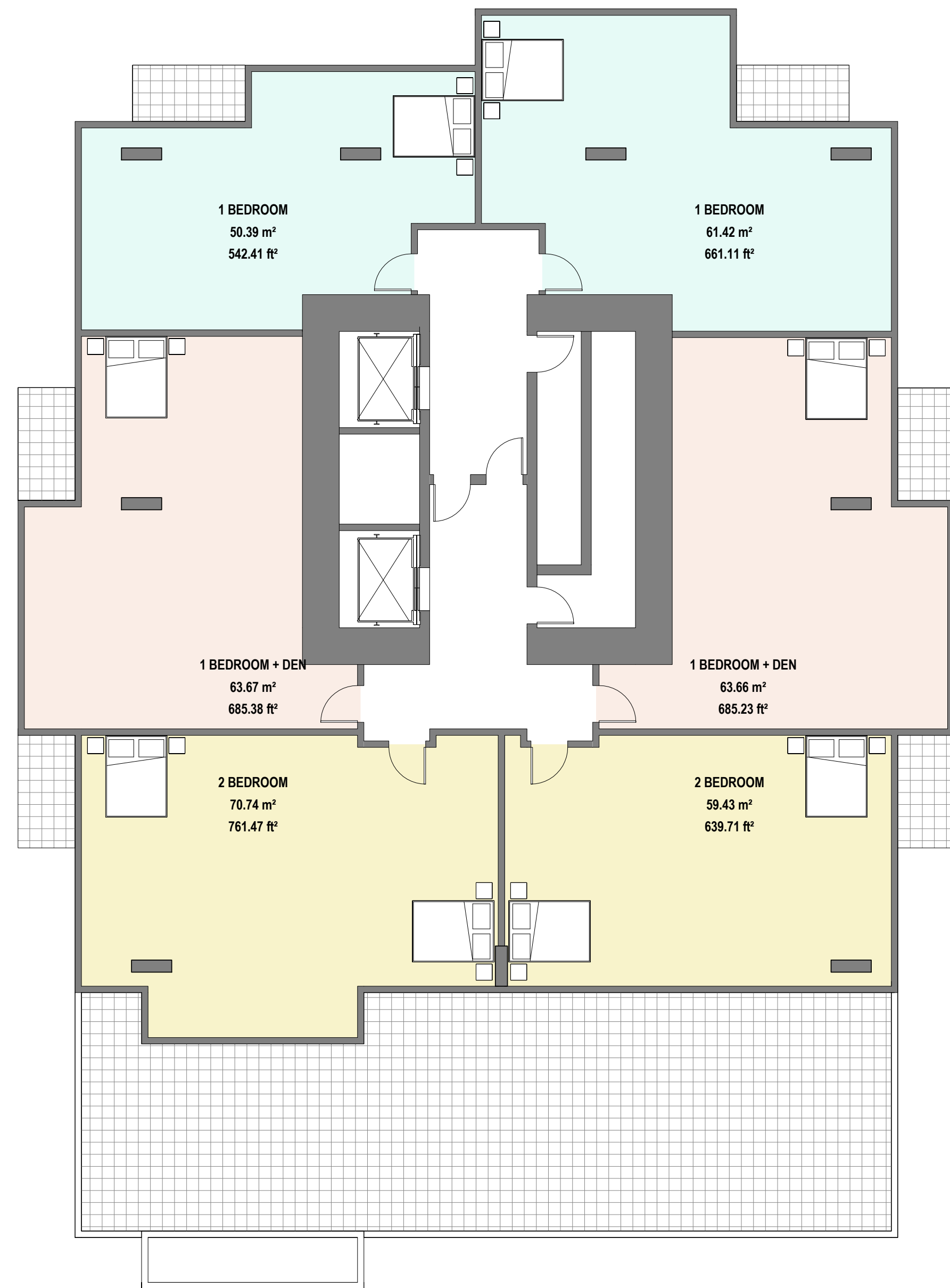


Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



A11



LEVEL 8
1:100

CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

0m 2m 4m 6m 8m 10m
SCALE 1:100

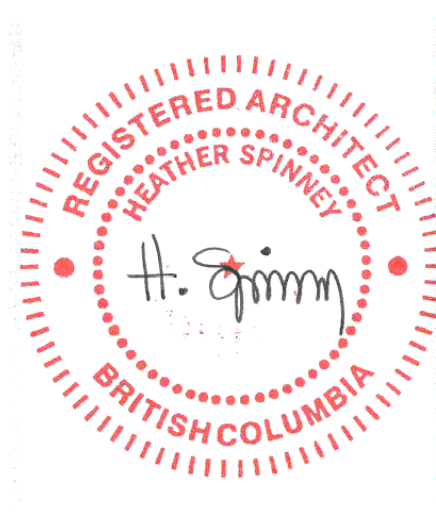
LEVEL 8

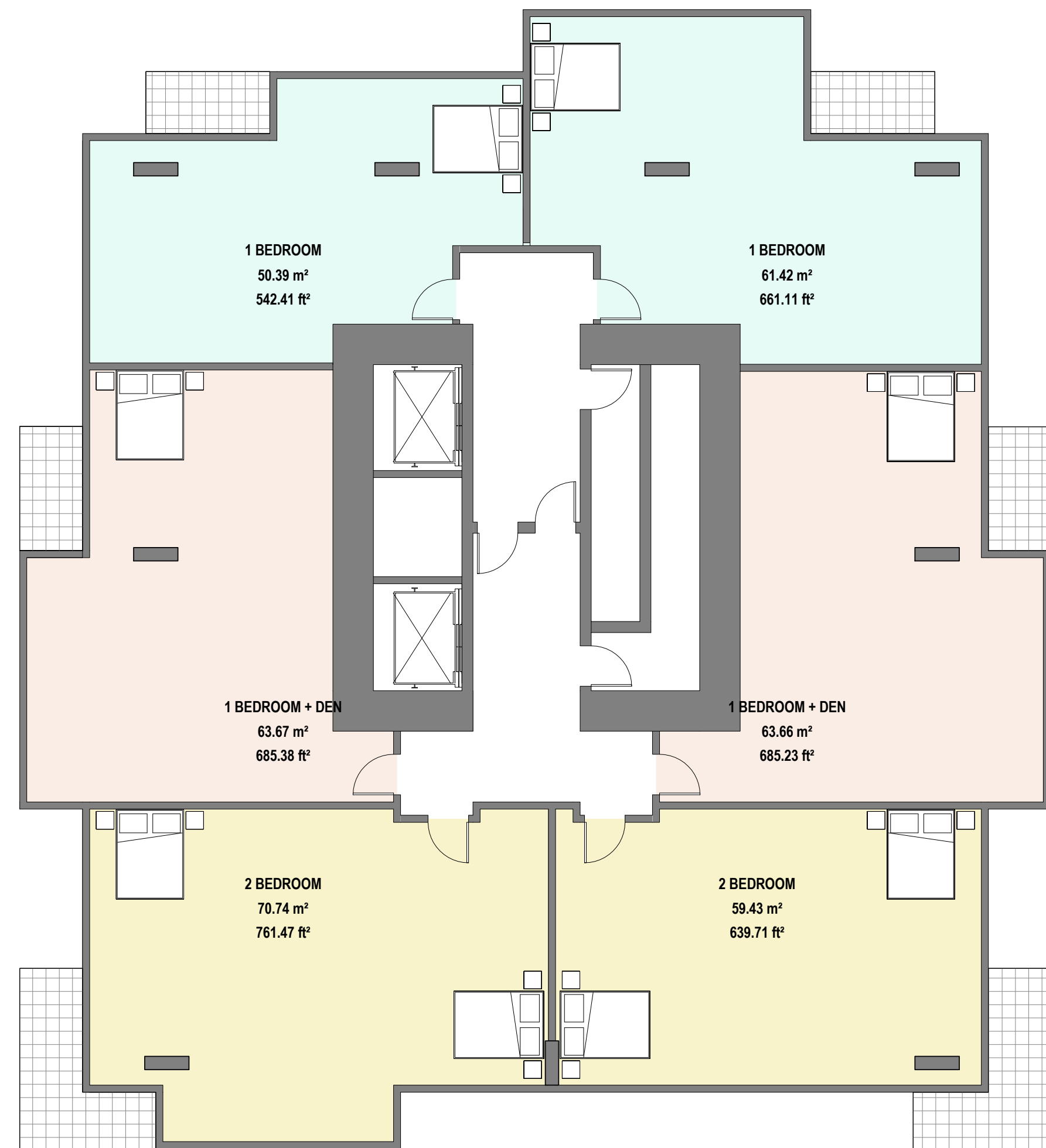
2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca





LEVELS 9 - 23
1 : 100

CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

0m 2m 4m 6m 8m 10m
SCALE 1:100

LEVELS 9 - 23

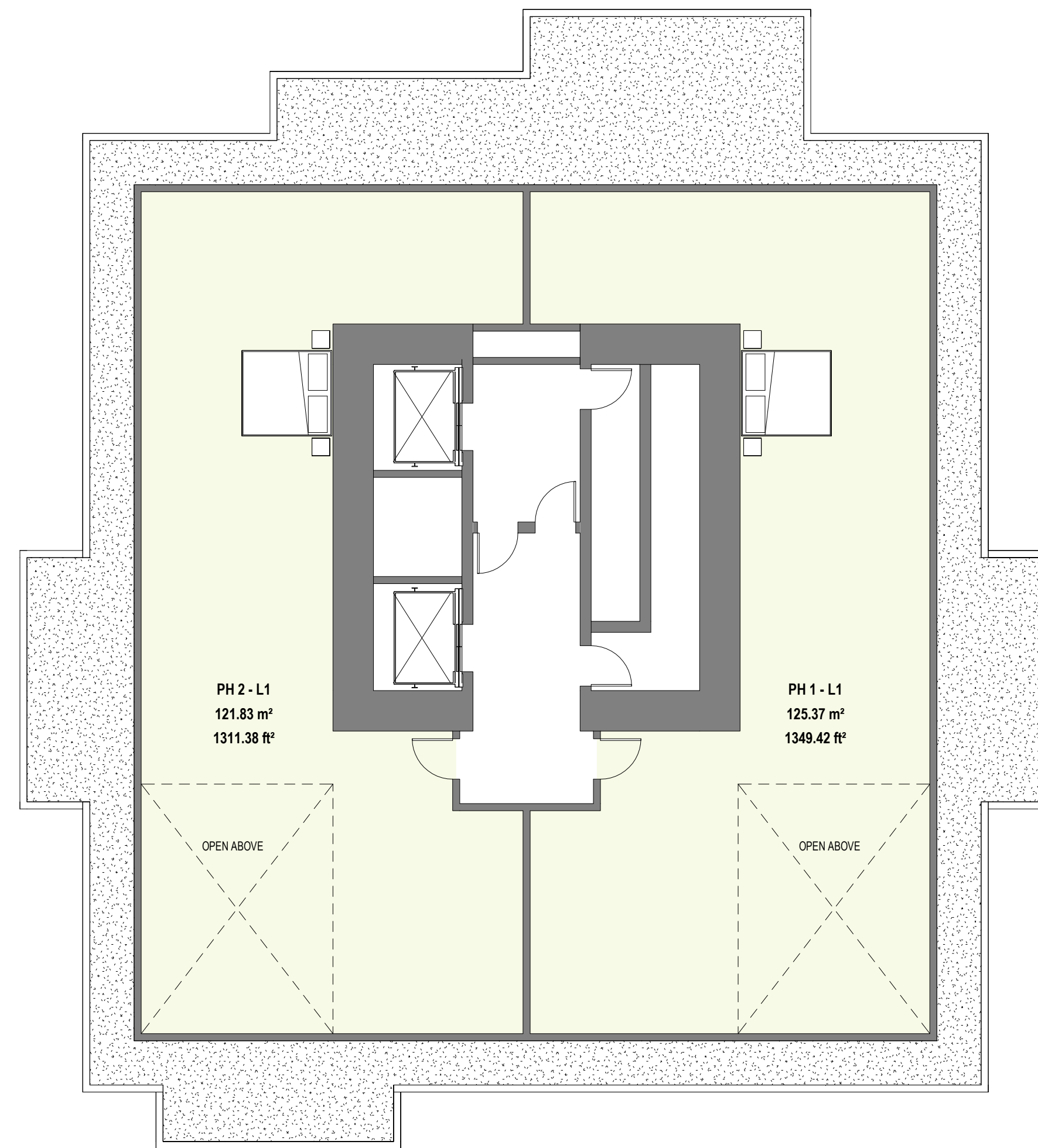
2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca





① LEVEL 24 - PENTHOUSE L1
1:100

0m 2m 4m 6m 8m 10m
SCALE 1:100

LEVEL 24 (PH LEVEL 1)

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

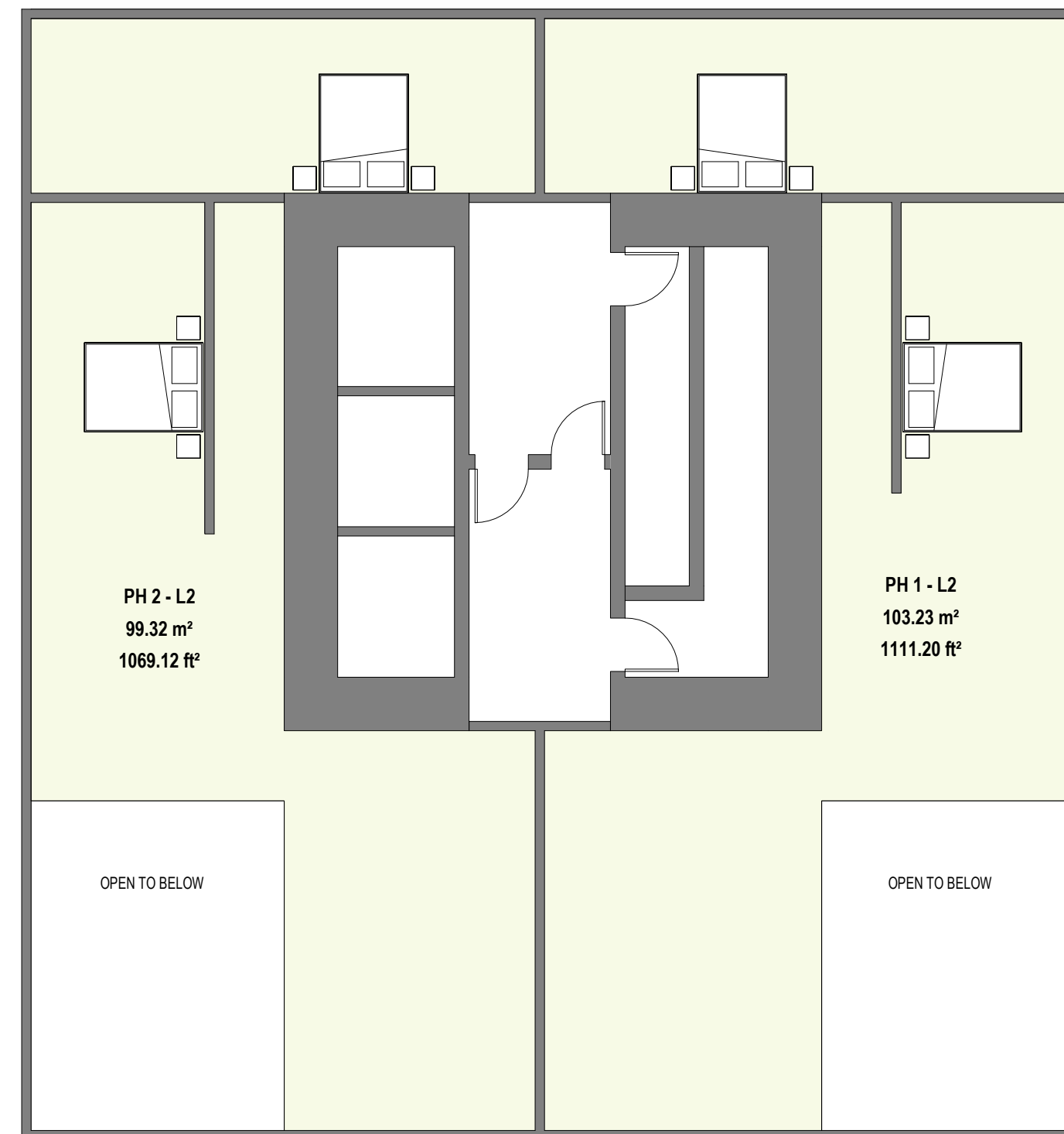
401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

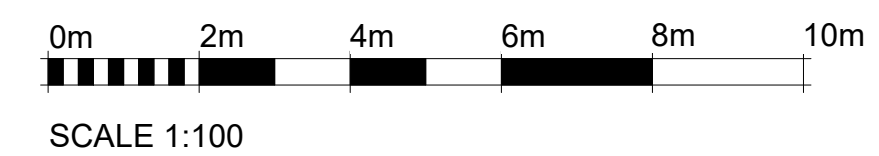
A14



① LEVEL 25 - PENTHOUSE L2
1:100

CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019



LEVEL 25 (PH LEVEL 2)

2022-10-31 - PRELIMINARY REZONING



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca





2 SUMMER 6.42 AM
1:2000



3 SUMMER 12.00 PM
1:2000



1 SUMMER 4.00 PM
1:2000



4 SUMMER 7.49 PM
1:2000

SUMMER SOLSTICE - JUNE 21



5 SUMMER/FALL 8.47 AM
1:2000



6 SUMMER/FALL 12.00 PM
1:2000



7 SUMMER/FALL 3.00 PM
1:2000



8 SUMMER/FALL 5.56 PM
1:2000

SPRING / FALL EQUINOX - MARCH 20 / SEPTEMBER 23



9 WINTER 9.32 AM
1:2000



10 WINTER 11.00 AM
1:2000



11 WINTER 1.00 PM
1:2000



12 WINTER 2.51 PM
1:2000

WINTER SOLSTICE - DECEMBER 21



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401 – 1245 Esquimalt Rd. Victoria, BC V9A 3P2
250 475 2702
office@studiopa.ca
studiopa.ca



CHAN FAMILY TOWER

1860 ISLAND HIGHWAY
COLWOOD, BC
PROJECT NUMBER 21-019

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

↑ SHADOW STUDY

2022-10-31 - PRELIMINARY REZONING

A16