



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

Application No. RZ-22-016

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:
Lot 1, VIP21248

and located at (street address or general location) 2324 Sooke Road

from R1 zone, to _____ zone.

Required application fee and the completed Information forms are attached.

August 29th 2022

(DATE)

[Redacted Signature]
(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

[Redacted Name]
REGISTERED OWNER'S NAME (PLEASE PRINT)

AOC 30/22

(DATE)

[Redacted Signature]
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 OWNERa) Applicant's Name Rachael SansomAddress 1498 White Pine TerracePostal Code V9B 6S8 Email rdsansom@gmail.comTelephone: Business 250-889-0047 Home _____ FAX _____b) Registered Owner's Name [REDACTED]Address 2324 Sooke RoadPostal Code V9B 1X5 Email cathy@cathyduncan.comTelephone: Business 250-888-9343 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 DEVELOPMENTa) Legal Description in full Lot 1, Section 68 Esquimalt District, Plan 21248, Except
part in plan 32786b) Location (street address of property, general description or map): 2324 Sooke Roadc) Size of Property (area and number of parcels) 2427 m2d) Present Zoning R1e) Proposed Zoning CD Zone to allow a 6 storey Condominium Building

- f) Present OCP Designation Transit Growth Area
- g) Proposed OCP Designation _____
- h) Description of the Existing Use/Development Single Family Residential

- i) Description of the Proposed Use/Development 6 storey condominium

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").



G/F PLAN & SITE LAYOUT
SCALE: 1/16" = 1'-0"

SITE STATISTICS

CIVIC ADDRESS
2324 SOOKE RD.
COLWOOD, BRITISH COLUMBIA

EXISTING ZONING: R1
PROPOSED ZONING: CD

SITE AREA:
GROSS - 26,609.4 SQ.FT. (2,472.1 SQM.)
ROAD DEDICATION - 949.2 SQ.FT. (88.2 SQM.)
NET - 25,660.2 SQ.FT (2,383.9 SQM.)

BUILDING AREA
P2 = 24,547.7 SQ.FT. (2,280.6 SQM.)
P1 = 24,547.7 SQ.FT. (2,280.6 SQM.)
GF = 10,673 SQ.FT. (991.55 SQM.)
2ND FLOOR = 10,889 SQ.FT. (1,011.62 SQM.)
3RD FLOOR = 10,750 SQ.FT. (998.71 SQM.)
4TH FLOOR = 10,889 SQ.FT. (1,011.62 SQM.)
5TH FLOOR = 10,669 SQ.FT. (991.18 SQM.)
6TH FLOOR = 8,977 SQ.FT. (833.99 SQM.)

ABOVE GRADE TOTAL = 62,847 SQ.FT. (5,838.68 SQM.)

SITE COVERAGE
ALLOWED - MAXIMUM 70%

BUILDING FOOTPRINT ONLY
10,673 SQ.FT. / 25,660.2 SQ.FT. = .41593
PROPOSED - 41.59 %

SITE FAR
ALLOWED - MAXIMUM 2.5

TOTAL BUILDING
62,847 SQ.FT. / 25,660.2 = 2.449
PROPOSED - 2.45

SETBACKS	ALLOWED	PROPOSED MAIN BLDG	PROPOSED BUILDOUT
FRONT (SOOKE)	6.0m	6.0m	* 4.77m
REAR	7.5m	7.83m	-
EXTERIOR (SOUTH)	4.5m	4.51m	* 3.28M
INTERIOR (NORTH)	5m	5.03m	-

* VARIANCE REQUIRED

BUILDING HEIGHT
ALLOWED - 6 STOREYS
PROPOSED - 6 STOREYS

UNIT COUNT

	D 3-BED	A 2-BED	B 1-BED	C STUDIO	TOTAL
G/F	0	2	11	1	13
2ND	0	2	12	1	15
3RD	0	2	12	1	15
4TH	0	2	12	1	15
5TH	2	2	8	1	13
6TH	5	1	1	0	8
	7	11	56	5	79

PARKING REQUIRED
BACHELOR / STUDIO = 0.8 SPACES PER UNIT
ONE BEDROOM = 1.0 SPACES PER UNIT
TWO BEDROOM = 1.3 SPACES PER UNIT
THREE BEDROOM = 1.5 SPACES PER UNIT
VISITOR = 0.2 SPACES PER UNIT

BACHELOR / STUDIO - 5 X 0.8 = 4
ONE BEDROOM - 56 X 1.0 = 56
TWO BEDROOM - 11 X 1.3 = 14.3
THREE BEDROOM - 7 X 1.5 = 10.5
VISITOR - 79 X 0.2 = 15.8
TOTAL = 100.6

TOTAL STALLS REQUIRED = 102

PROPOSED
P1 - 2 SM CAR
- 2 HI/CAP
- 41 REGULAR
TOTAL - 45 STALLS
P2 - 49 REGULAR
TOTAL - 49 STALLS

TOTAL PROVIDED = 94 STALLS

VARIANCE REQUIRED - 8 STALLS

REV	DATE	DESCRIPTION
02	AUG/23/22	ISSUED FOR CLIENT REVIEW OPT#2
01	AUG/12/22	ISSUED FOR CLIENT REVIEW

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHITECTURAL SEAL

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DRAWN BY: APPROVED:
PROJECT: LSA

2324 APARTMENT

2324 SOOKE ROAD
COLWOOD, BRITISH COLUMBIA

G/F PLAN & SITE LAYOUT

PROJECT NUMBER	DRAWING NUMBER
22-044	AS1
SCALE:	
1/16" = 1'-0"	
DATE:	REVISION:
mAY 2022	AUG/23/22

2324 APARTMENT (22-044)

