

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

Application No. RZ-22-016

APPLICATION FOR LAND USE BYLAW OR OFFICIAL COMMUNITY PLAN AMENDMENT

I/We hereby	y make application for (che	eck where applicable)
	an amendment to the text	t of the Colwood Land Use Bylaw No. 151, 1989 rty described as (legal description)
Legal Descrip	otion of Property: 8	
and located a	at (street address or gener	ral location) 2324 Sooke Road
from R1	zone, to	zone.
Required app	olication fee and the comp	pleted Information forms are attached.
August 2	29th 2022	
(DATE)		(APPLICANT'S SIGNATURE)
THIS APPLICA	TION IS MADE WITH MY	FULL KNOWLEDGE AND CONSENT
		REGISTERED OWNER'S NAME (PLEASE PRINT)
900	30/22	
DATE)		REGISTERED OWNER'S SIGNATURE

Where the Applicant is <u>NOT</u> the <u>REGISTERED OWNER</u> the Application <u>MUST</u> be signed by the <u>REGISTERED</u> <u>OWNER</u>.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The information in this form is collected in compliance with the <u>Freedom of Information and Protection of Privacy Act (FOIPPA)</u>. 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 Rachael Sansom	
		Address 1498 White Pine Terrace	
		Postal Code V9B 6S8	Email rdsansom@gmail.com
		Telephone: Business 250-889-0047 Home	FAX
	b)	Registered Owner's Name	
		Address 2324 Sooke Road	
		Postal Code V9B 1X5	Email cathy@cathyduncan.com
		Telephone: Business 250-888-9343 Home	FAX
aco	comp	of a <u>State of Title Certificate</u> dated no more than <u>state</u> pany the application as a proof of ownership. All ents.	
2.	<u>AP</u>	PLICATION FEE	
		An Application Fee as set out in Schedule "B" sl shall accompany the application.	nall be made payable to the City of Colwood and
3.	<u>TEX</u>	XT AMENDMENT TO EITHER THE LAND USE BYLAV	V OR COMMUNITY PLAN
	Des	scribe the Proposed Text Amendment	
4.	SU	BJECT PROPERTY AND DEVELOPMENT	
	a)	Legal Description in full Lot 1, Section 68 Esc	uimalt District, Plan 21248, Except
		part in plan 32786	
	b)	Location (street address of property, general desc	ription or map):2324 Sooke Road
	c)	Size of Property (area and number of parcels)	2427 m2
	d)	Present Zoning R1	
	ه)	Proposed Zoning CD Zone to allow a 6 storey C	ondominium 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").



SITE STATISTICS

CIVIC ADDRESS 2324 SOOKE RD.

COLWOOD, BRITISH COLUMBIA

EXISTING ZONING: R1

PROPOSED ZONING: CD

<u>SITE AREA:</u> 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.)

= 24,547.7 SQ.FT. (2,280.6 SQM.) = 24,547.7 SQ.FT. (2,280.6 SQM.) = 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 %

<u>SITE FAR</u> 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	-
	FRONT (SOOKE) REAR EXTERIOR (SOUTH) INTERIOR	FRONT (SOOKE) REAR 7.5m EXTERIOR 4.5m (SOUTH) INTERIOR 5m	MAIN BLDG

* VARIANCE REQUIRED

BULDING 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 SPACE PER UNIT ONE BEDROOM = 1.0 SPACE PER UNIT TWO BEDROOM = 1.3 SPACES PER UNIT THREE BEDROOM = 1.5 SPACES PER UNIT

= 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 H/CAP - 41 REGULAR TOTAL - 45 STALLS P2 - 49 REGULAR

TOTAL PROVIDED = 94 STALLS

VARIANCE REQUIRED - 8 STALLS

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

CONSULTANT

CONSULTANT SEAL

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

AVENUE 1 S T BURNABY, BC V 5 C 3 V 6 ADMIN@LOVICKSCOTT.COM 604 298 3700 WWW.LOVICKSCOTT.COM MEMBER OF THE AIBC, AAA, SAA, MAA ARCHITECTURAL SEAL

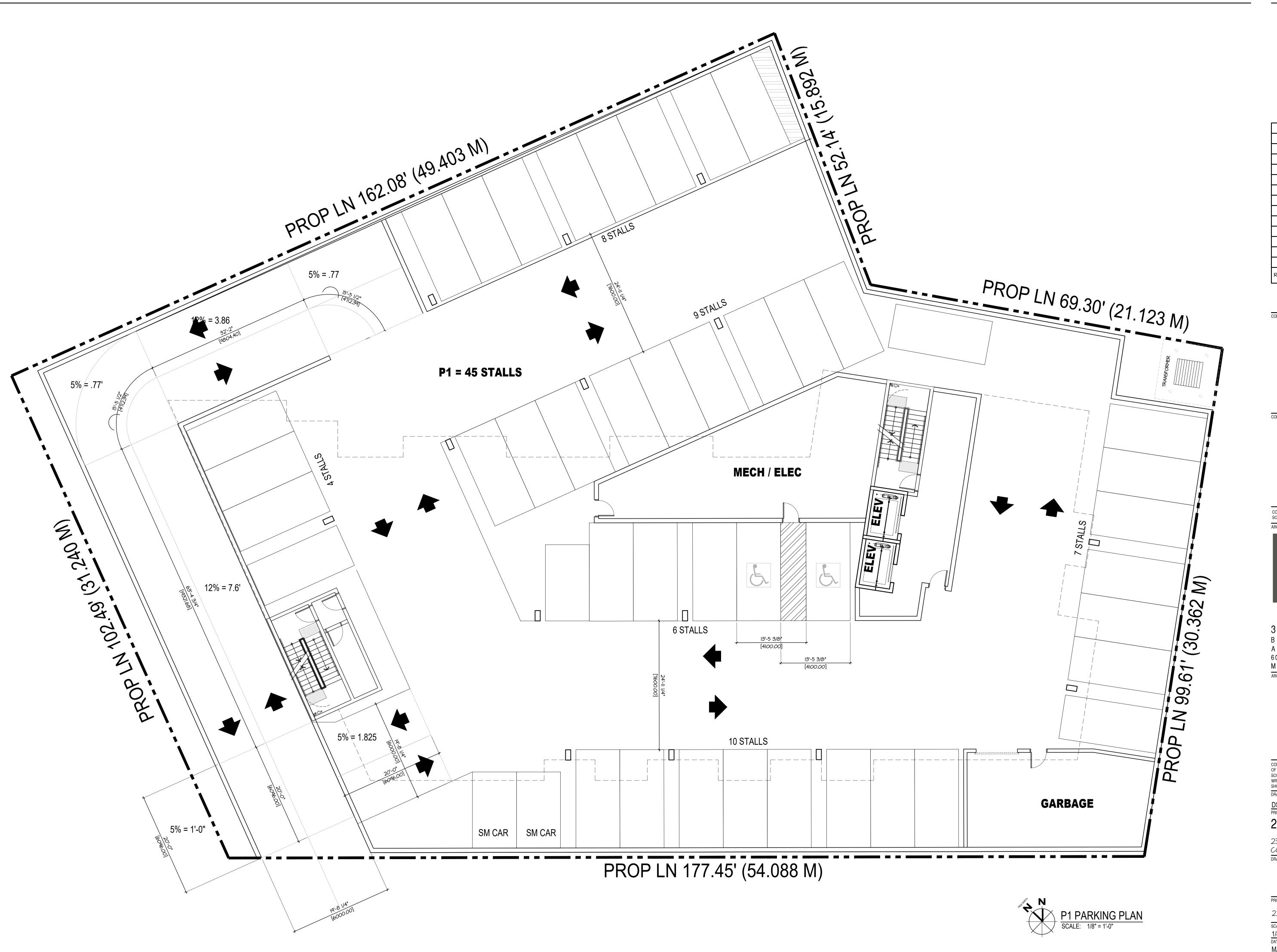
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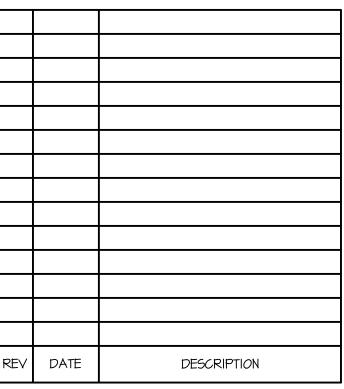
2324 APARTMENT

2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

G/F PLAN & SITE LAYOUT

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





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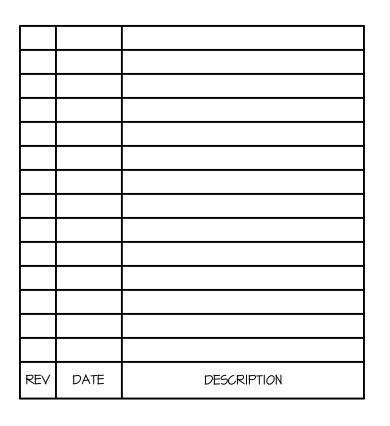
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA DRAWING

P1 PARKING PLAN AS1 22-044 SCALE 1/8" - 1'-0" DATE JAN 10, 2023





CONCLUTANT OF A

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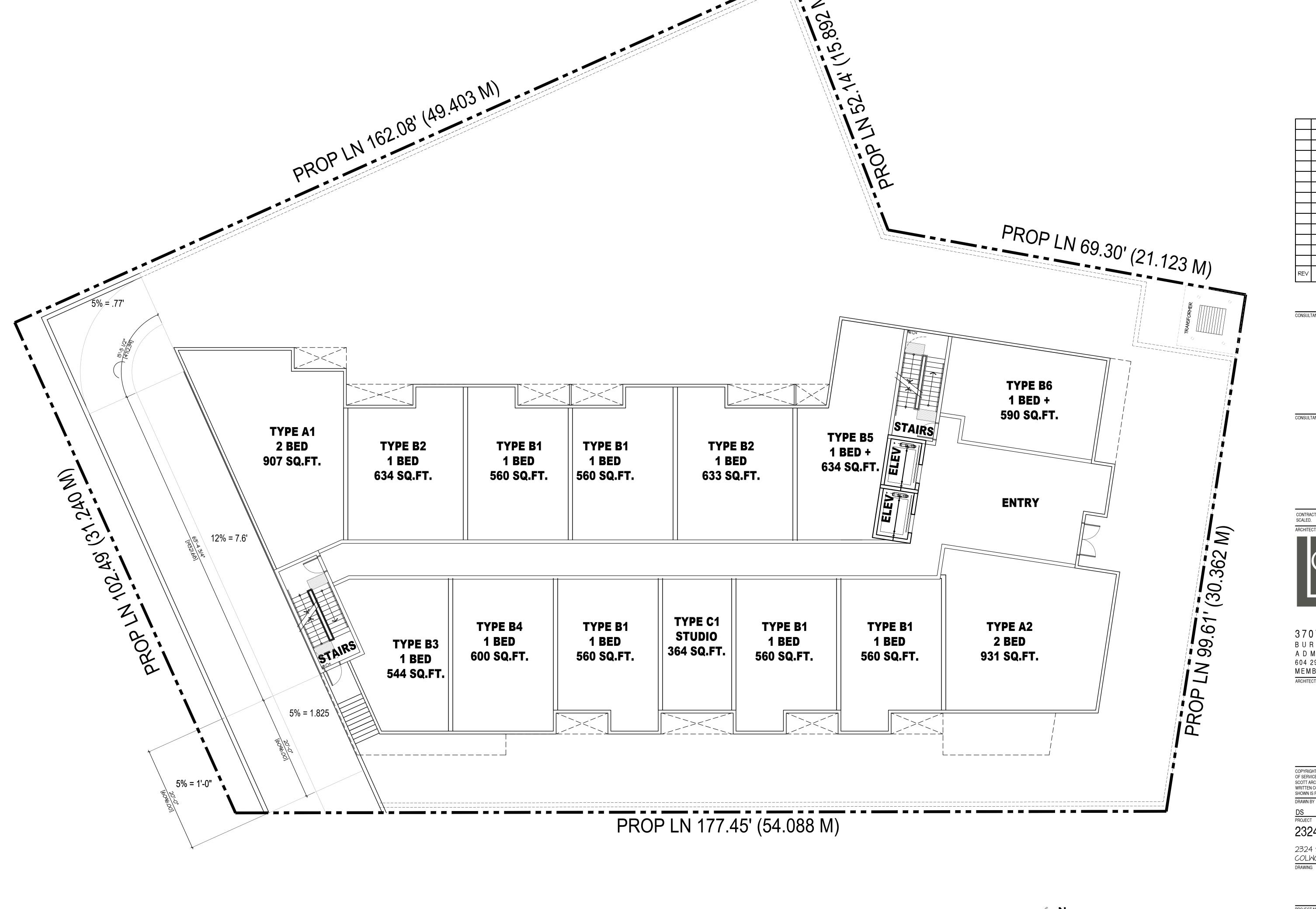
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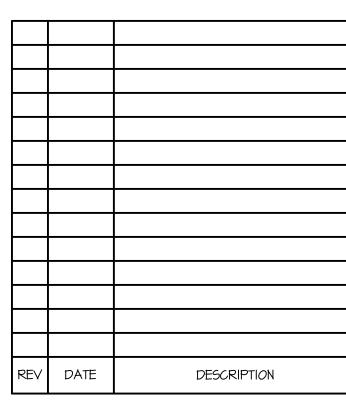
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

P2	2 PARKING PLAN	CC/ LINE
PROJECT NUMBER	DRAWING NUMBER	— <u>₹</u>
22-044	A1.1	A D T M C N I
SCALE		
<u> 1/8" - 1'-0"</u>		
DATE	REVISION	— 700
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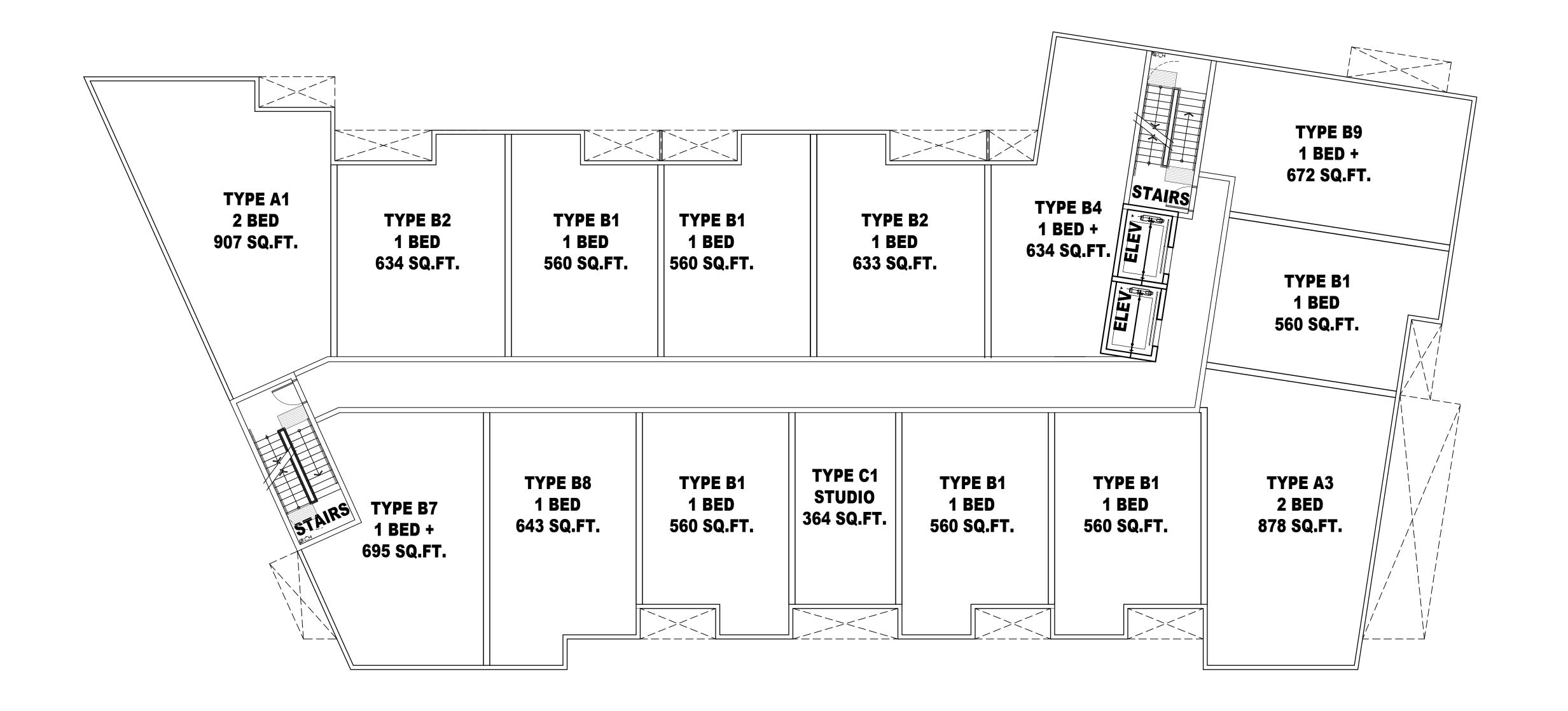
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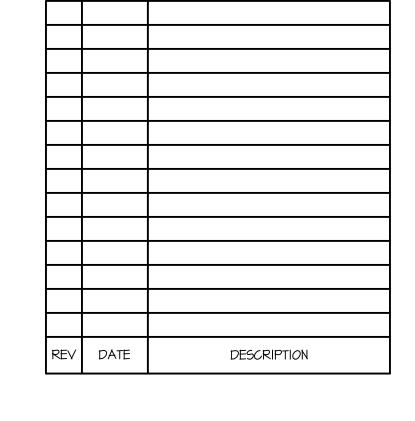
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

GROUND FLOOR PLAN A1.2 22-044 SCALE 1/8" - 1'-0"
DATE JAN 10, 2023 MAY 2022





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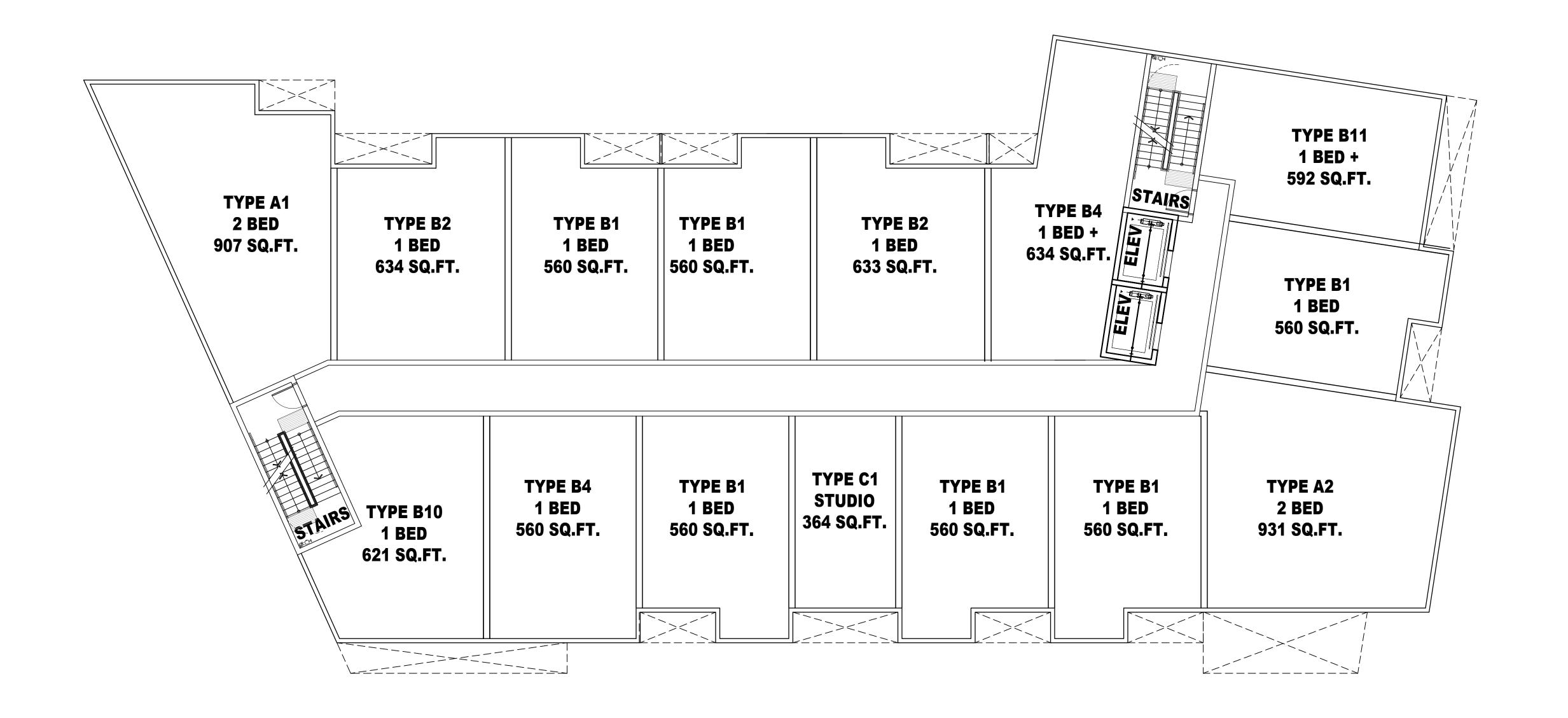
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

	2ND & 4TH FLOOR PLANS	
PROJECT NUMBER	DRAWING NUMBER	
22-044	A1.3	
SCALE 1/8" - 1'-0"		
DATE MAY 2022	revision JAN 10, 2023	







REV	DATE	DESCRIPTION

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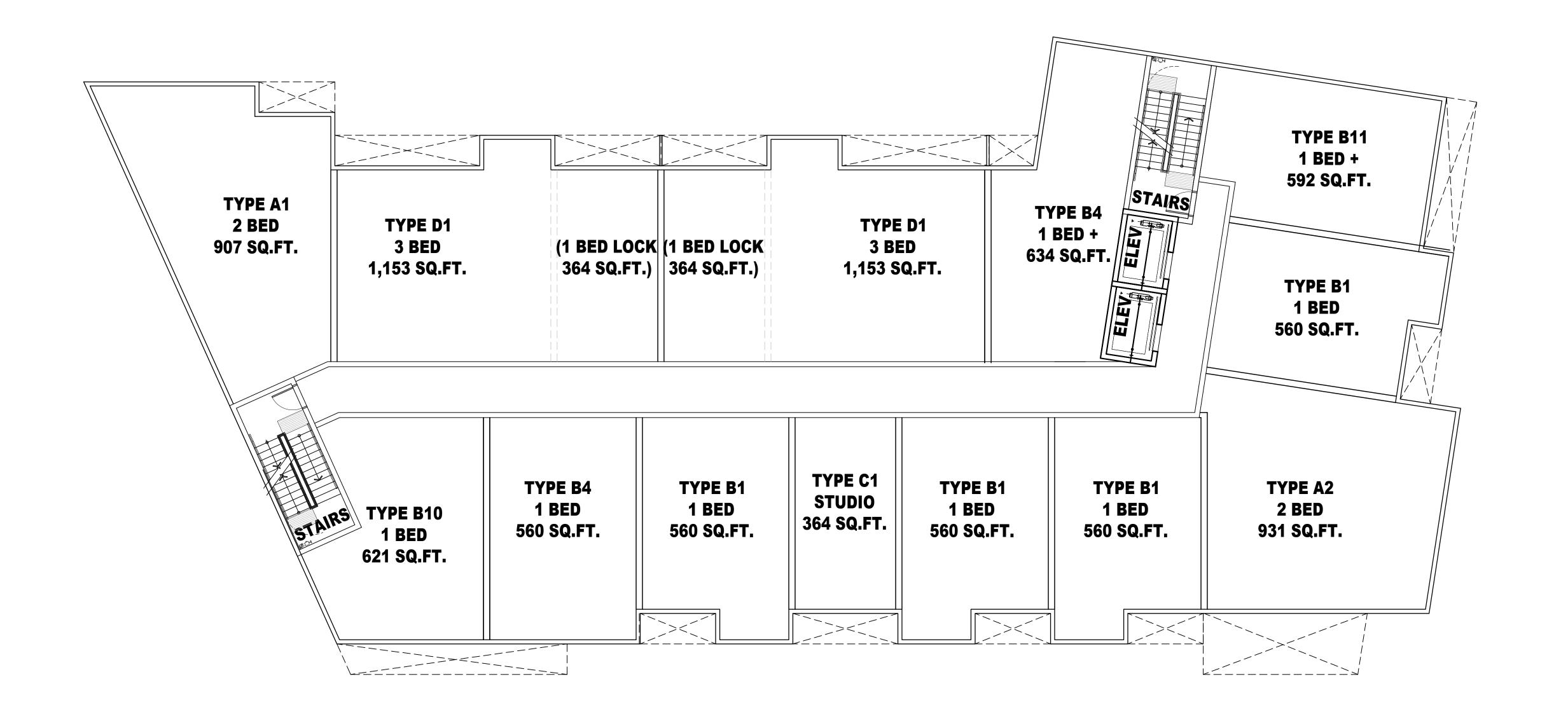
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

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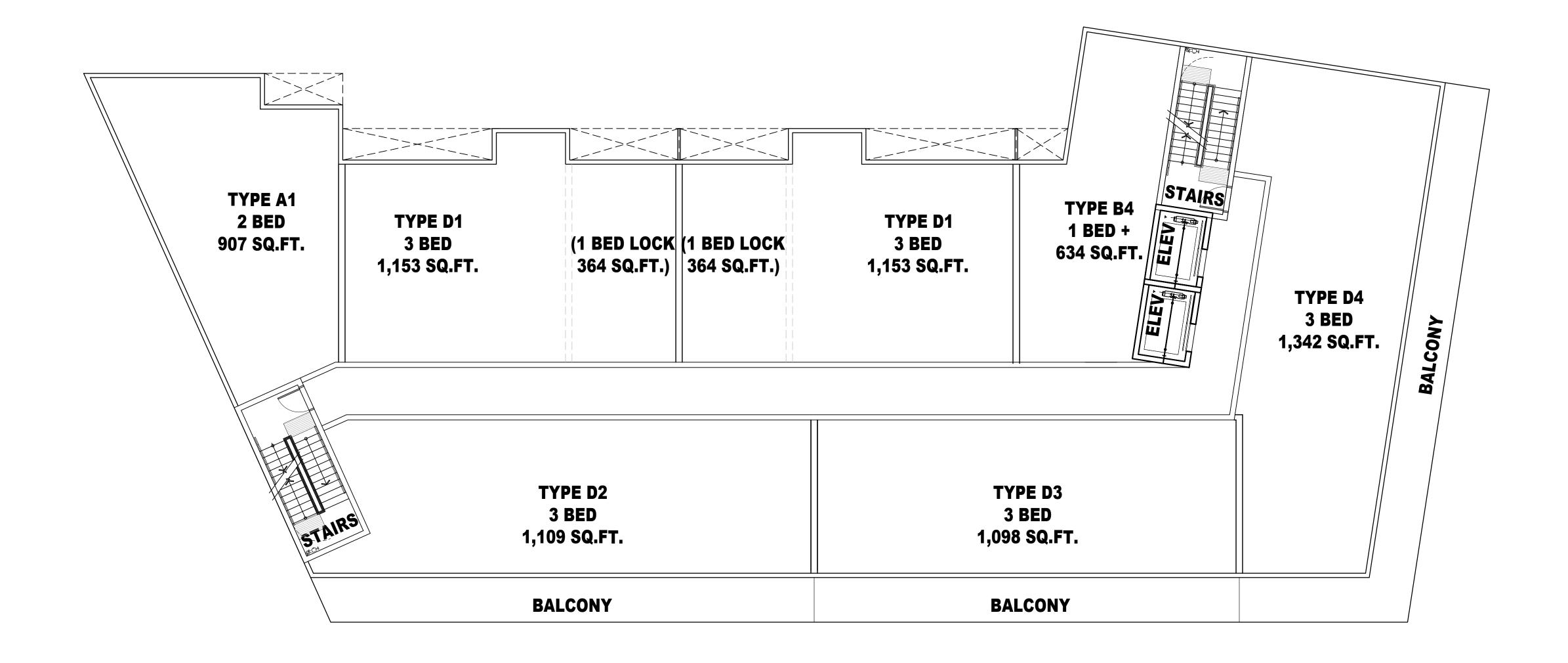
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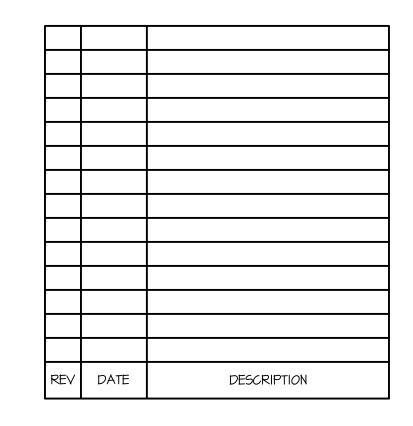
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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA

> 5TH FLOOR PLAN PROJECT NUMBER DRAWING NUMBER A1.5 22-044 SCALE 1/8" - 1'-0"
> DATE JAN 10, 2023





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2324 SOOKE ROAD COLWOOD, BRITISH COLUMBIA DRAWING

6TH FLOOR PLAN DRAWING NUMBER

PROJECT NUMBER A1.6 22-044 SCALE 1/8" - 1'-0"
DATE JAN 10, 2023 MAY 2022