



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]
(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

[REDACTED]
REGISTERED OWNER'S NAME (PLEASE PRINT)

Aug 30/22
(DATE)

[REDACTED]
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 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 [REDACTED]
 Address 2324 Sooke Road
 Postal Code V9B 1X5 Email cathy@cathyduncan.com
 Telephone: 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 DEVELOPMENT

- a) Legal Description in full Lot 1, Section 68 Esquimalt District, Plan 21248, Except
part in plan 32786
- b) Location (street address of property, general description or map): 2324 Sooke Road

- c) Size of Property (area and number of parcels) 2427 m2

- d) Present Zoning R1
- e) 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").

The Revised Proposal

5th and 6th floors
are set back

4 storeys at
north property
line

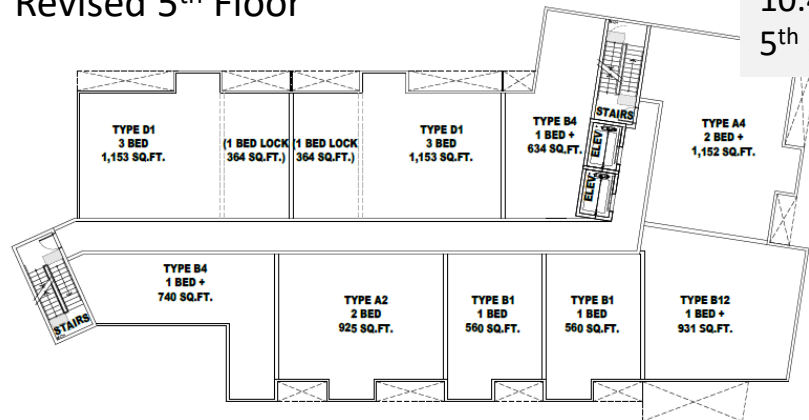


Lynnlark View

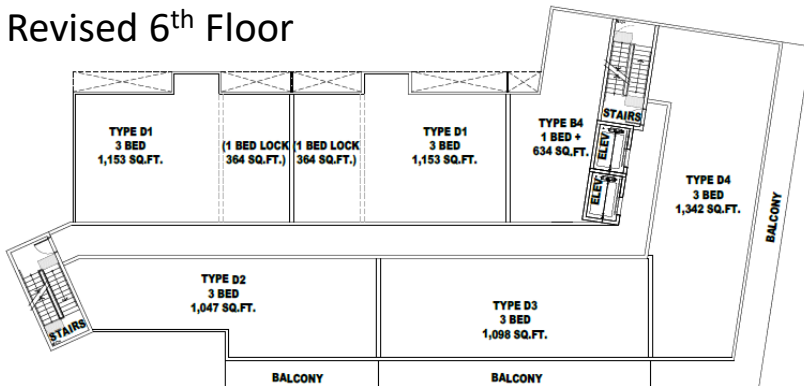
67 market condominiums

- 49 one bedroom
- 11 two bedroom
- 7 three bedroom

Revised 5th Floor

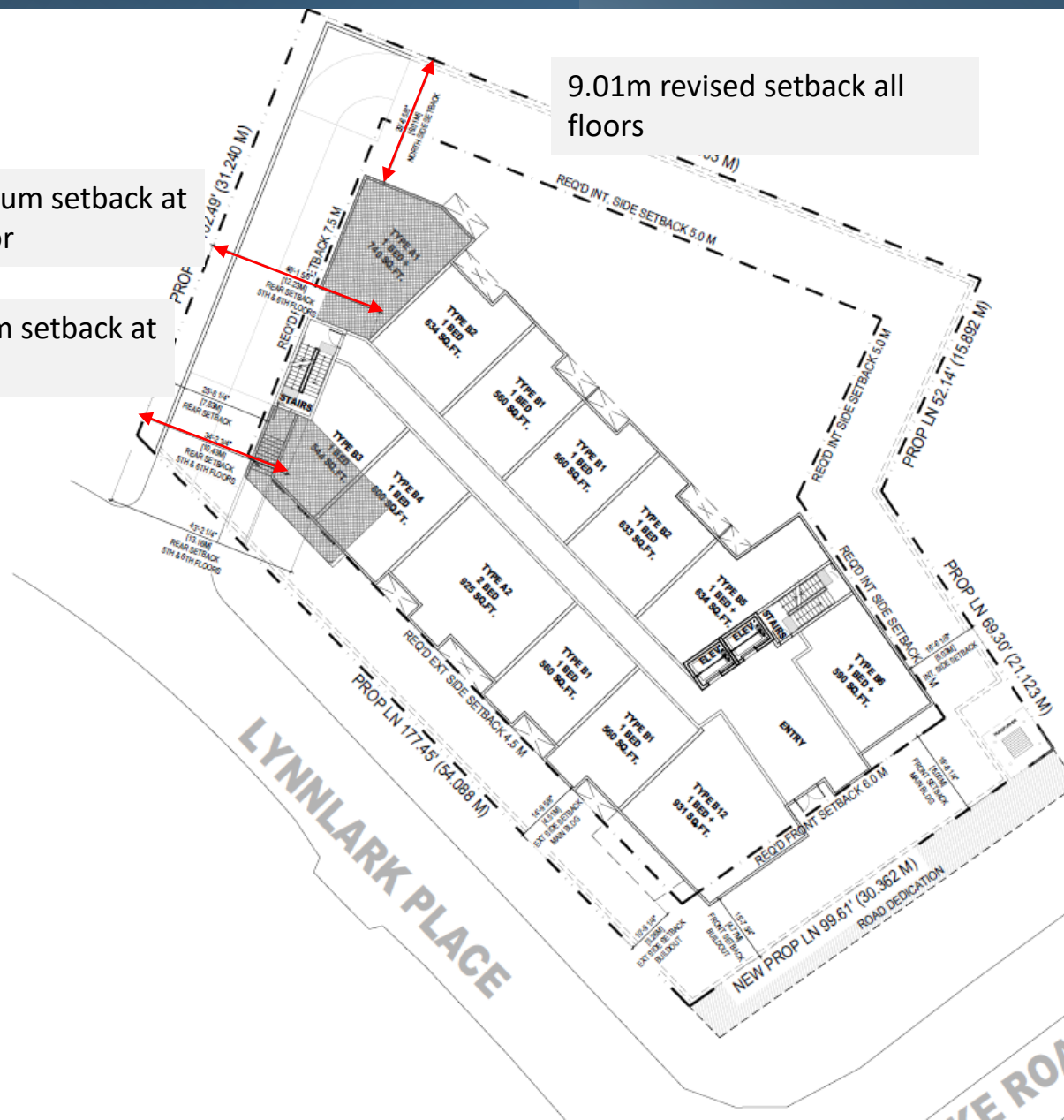


Revised 6th Floor



12.23m minimum setback at
5th and 6th floor

10.43m minimum setback at
5th and 6th floor





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 = 10,504 SQ.FT. (975.85 SQM.)
2ND FLOOR = 10,722 SQ.FT. (996.11 SQM.)
3RD FLOOR = 10,581 SQ.FT. (983.01 SQM.)
4TH FLOOR = 10,722 SQ.FT. (996.11 SQM.)
5TH FLOOR = 9,278 SQ.FT. (861.95 SQM.)
6TH FLOOR = 7,905 SQ.FT. (734.40 SQM.)

ABOVE GRADE TOTAL = 59,712 SQ.FT. (5,547.43 SQM.)

SITE COVERAGE
ALLOWED - MAXIMUM 70%

BUILDING FOOTPRINT ONLY
10,504 SQ.FT. / 25,660.2 SQ.FT. = .40934
PROPOSED - 40.93 %

SITE FAR
ALLOWED - MAXIMUM 2.5

TOTAL BUILDING
59,712 SQ.FT. / 25,660.2 = 2.327
PROPOSED - 2.33

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	1	12	0	13
2ND	0	3	10	0	13
3RD	0	2	11	0	13
4TH	0	3	10	0	13
5TH	2	2	5	0	9
6TH	5	0	1	0	6
	7	11	49	0	67

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
VISITOR = 0.2 SPACES PER UNIT

BACHELOR / STUDIO - 0
ONE BEDROOM - 49 X 1.0 = 49
TWO BEDROOM - 11 X 1.3 = 14.3
THREE BEDROOM - 7 X 1.5 = 10.5
VISITOR - 67 X 0.2 = 13.4
TOTAL = 87.2
TOTAL STALLS REQUIRED = 88

PROPOSED

P1 - 2 SM CAR
- 2 H/CAP
- 41 REGULAR

TOTAL - 45 STALLS
P2 - 49 REGULAR
TOTAL - 49 STALLS

TOTAL PROVIDED = 94 STALLS

SHORT TERM BIKE PARKING
REQUIRED
6 STALLS PER BUILDING
PROVIDED
6 STALLS

LONG TERM BIKE PARKING
REQUIRED
1.0 PER DWELLING UNIT < 60m² (645 SqFt.)
1.25 PER DWELLING UNIT > 60m² (645 SqFt.)
PROVIDED
1 X 49 = 49
1.25 X 18 = 22.5
TOTAL PROVIDED = 72

02	05/03/23	RE-ISSUED FOR COUNCIL
01	02/07/23	ISSUED FOR REZONING
REV	DATE	DESCRIPTION

CONSULTANT

CONSULTANT SEAL

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

ARCHITECT



3707 1ST AVENUE
BURNABY, BC V5C 3V6
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MEMBER OF THE AIBC, AAA, SAA, MAA
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DRAWN BY PROJECT AT/DS PROJECT LSA

2324 APARTMENT

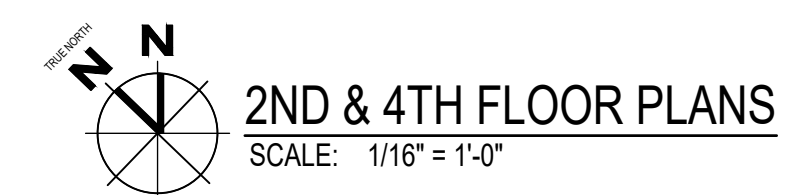
2324 SOOKE ROAD
COLWOOD, BRITISH COLUMBIA

DRAWING

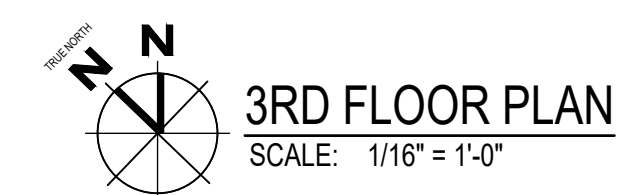
G/F PLAN & SITE LAYOUT

PROJECT NUMBER	DRAWING NUMBER
22-044	AS1
SCALE	
1/16" = 1'-0"	
DATE	REVISION
MAY 2022	MAY 3RD, 2023

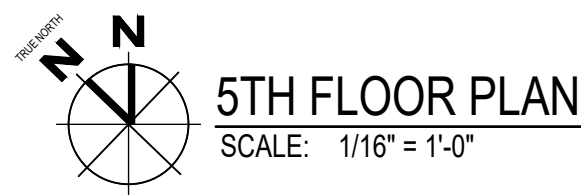
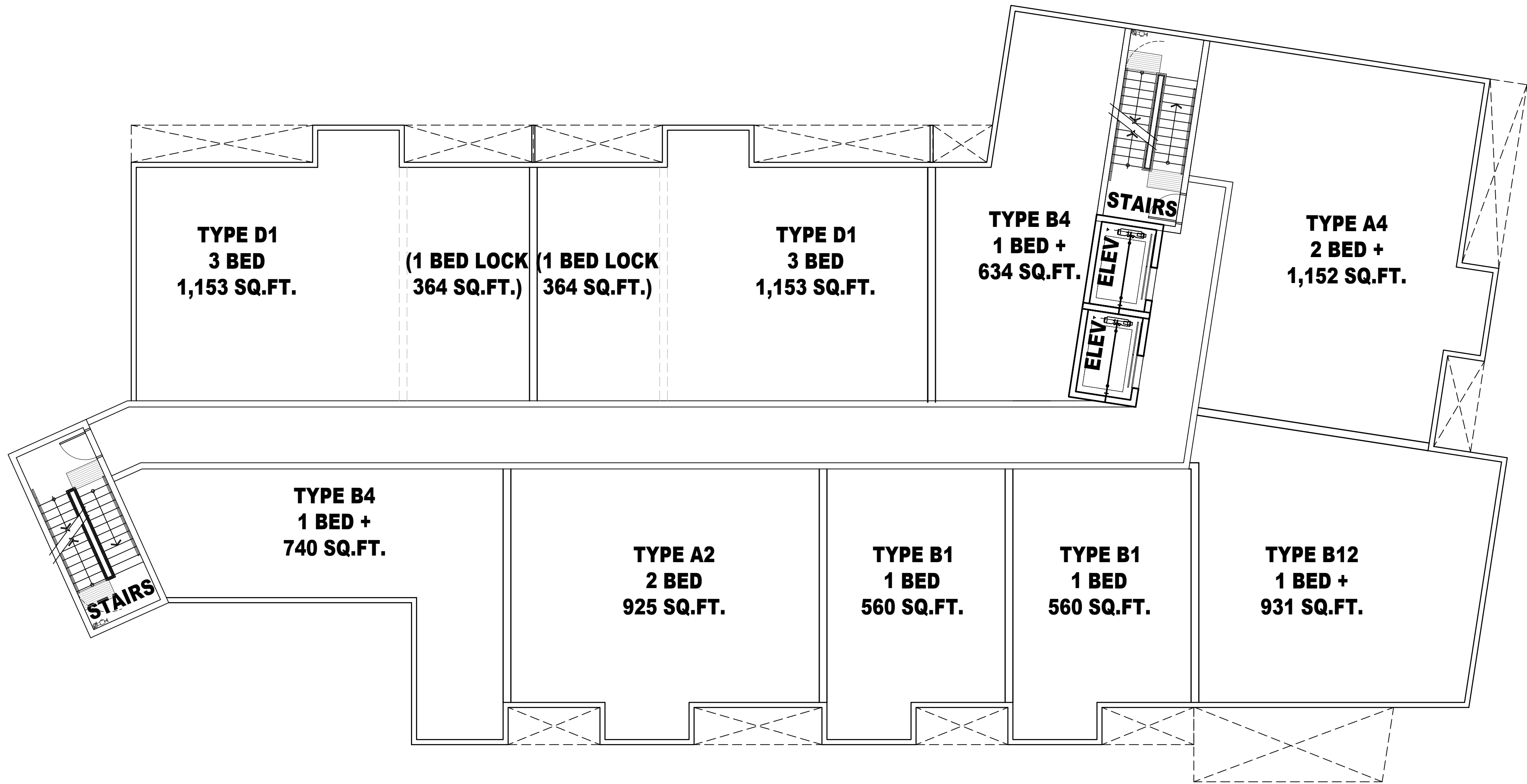
2324 APARTMENT (22-044)



MAY 2022	MAY 3RD, 2023
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DATE	REVISION
MAY 2022	MAY 3RD, 2023



02	05/03/23	RE-ISSUED FOR COUNCIL
01	02/07/23	ISSUED FOR REZONING
REV	DATE	DESCRIPTION

CONSULTANT

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ARCHITECT



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DRAWN BY DS APPROVED LSA
PROJECT

2324 APARTMENT

2324 SOOKE ROAD
COLWOOD, BRITISH COLUMBIA

DRAWING

5TH FLOOR
PLAN

PROJECT NUMBER 22-044 DRAWING NUMBER A1.5

SCALE 1/8" = 1'-0"

DATE MAY 2022 REVISION MAY 3RD, 2023

2324 APARTMENT (22-044)



SCALE: 1/16" = 1'-0"

DATE	REVISION
MAY 2022	MAY 3RD, 2023