



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

Application No. RZ-23-003

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:

Site Plan of Lot 1, Plan EPP65773 and Lot A, Plan EPP65774, Both of Section 1, Esquimalt District.

LOT 1, Plan EPP65773 to be a consolidation of Lots 2 to 6, Plan 13872. LOT A, Plan EPP65774 to be a consolidation of Lots 7 to 10, Plan 13872

and located at (street address or general location) _____
1911-1921 Jerome Road, Colwood, BC

from _____ zone, to _____ zone.

Required application fee and the completed Information forms are attached.

December 5, 2022

(DATE)

(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

February 2nd, 2023

(DATE)

REGISTERED OWNER'S NAME (PLEASE PRINT)

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 Sandro Mancini

Address 15th Floor - 1095 West Pender Street

Postal Code V6E 2M6 Email sandro@ciccozziarchitecture.com

Telephone: Business 604-687-4741 Home 778-242-5501 FAX _____

b) Registered Owner's Name [REDACTED]

Address [REDACTED]

Postal Code [REDACTED] Email _____

Telephone: Business [REDACTED] 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 _____

Proposing to increase Height and Density

4. SUBJECT PROPERTY AND DEVELOPMENT

a) Legal Description in full Site Plan of Lot 1, Plan EPP65773 and Lot A, Plan EPP65774, Both of Section 1, Esquimalt District.

LOT 1, Plan EPP65773 to be a consolidation of Lots 2 to 6, Plan 13872. LOT A, Plan EPP65774 to be a consolidation of Lots 7 to 10, Plan 13872

b) Location (street address of property, general description or map): _____

1911-1921 Jerome Road, Colwood, BC

c) Size of Property (area and number of parcels) _____

70, 934.17 SF, 6,590.00 SM, 0.659ha

d) Present Zoning _____

e) Proposed Zoning _____

- f) Present OCP Designation Colwood Corners OCP
- g) Proposed OCP Designation N/A
- h) Description of the Existing Use/Development N/A, Currently a vacant lot

- i) Description of the Proposed Use/Development 2 Multi-residential highrise towers, each over 5 storey residential podium.

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").

COLWOOD CORNERS (PHASE II)

1911-1921 JEROME ROAD, COLWOOD, BC



REZONING APPLICATION SHEET LIST	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	PRECEDENT PROJECTS
A0.02	RATIONALE
A0.02a	RATIONALE
A0.02b	RATIONALE
A0.02c	RATIONALE
A0.03	DATA SHEET
A0.04	AREA OVERLAY
A0.05	CONTEXT PLAN & IMAGES
A0.06	SHADOW STUDY
A1.00	SITE PLAN
A2.0.1	PARKING PLANS P6 & P5
A2.0.2	PARKING PLANS P4 & P3
A2.0.3	PARKING PLANS P2 & P1
A2.1.1	FLOOR PLAN LEVEL 1 BLDG 1
A2.1.2	FLOOR PLAN LEVEL 2 BLDG 1
A2.1.3	FLOOR PLAN LEVEL 3-4 BLDG 1
A2.1.4	FLOOR PLAN LEVEL 5 BLDG 1
A2.1.5	FLOOR PLAN LEVEL 6 BLDG 1
A2.1.6	FLOOR PLAN LEVEL 7-33 BUILDING 1
A2.2.1	FLOOR PLAN LEVEL 1 BLDG 2
A2.2.2	FLOOR PLAN LEVEL 2 BLDG 2
A2.2.3	FLOOR PLAN LEVEL 3-5 BLDG 2
A2.2.4	FLOOR PLAN LEVEL 6 BLDG 2
A2.2.6	FLOOR PLAN LEVEL 7-33 BUILDING 2
A3.0.0	NORTH ELEVATION
A3.0.1	SOUTH ELEVATION
A3.0.2	BUILDING 1 SIDE ELEVATIONS
A3.0.3	BUILDING 2 SIDE ELEVATIONS
A4.00	SITE CROSS SECTION
A5.00	PERSPECTIVE VIEW
A5.01	PERSPECTIVE VIEW
A5.02	PERSPECTIVE VIEW
A5.03	PERSPECTIVE VIEW. SOOKE RD. INTERSECTION

PROJECT SUMMARY			
PROJECT ADDRESS	1911-1921 JEROME ROAD, COLWOOD, BC		
LEGAL ADDRESS	Site Plan of Lot 1, Plan EPP65773 and Lot A, Plan EPP65774, Both of Section 1, Esquimalt District.		
ZONING	COLWOOD CORNERS OCP		
	AREA, sf	AREA, ha	
GROSS SITE AREA	70,934.17	0.659	
SITE COVERAGE			54%
GROSS BUILDING AREA	640,000.00		
BUILDING HEIGHT			33 STOREYS
PROPOSED FSR	640,000.00		9.0

CLIENT

ONNI GROUP
200 - 1010 SEYMOUR STREET, VANCOUVER, BC V6B3M6
CONTACT: NOAH KING
T: (604) 678-4430
E: nking@onni.com

ARCHITECT

CICCOZZI ARCHITECTURE INC.
15TH FLOOR - 1095 WEST PENDER STREET,
VANCOUVER, BC, V6E 2M6
CONTACT: SANDRO MANCINI
T: (604) 687-4741
E: sandro.mancini@ciccozziarchitecture.com

LANDSCAPE ARCHITECT

G | ALA GAUTHIER + ASSOCIATES
308 - 877 HASTINGS ST., VANCOUVER, BC V6A3Y1
CONTACT: BRYCE GAUTHIER
T: (604) 317-9682
E: bryce@gauthierla.com

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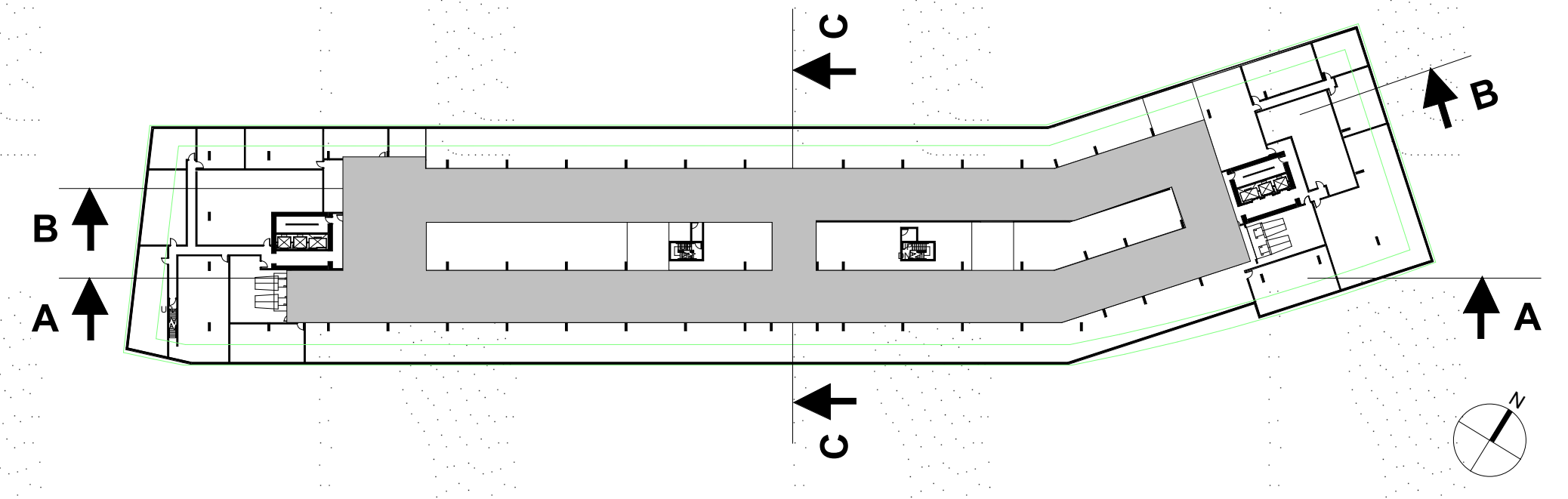
PROJECT:
COLWOOD CORNER RESIDENTIAL DEVELOPMENT. PHASE II
1911-1921 JEROME ROAD, COLWOOD, BC

DRAWN BY: VM/SM	CHECKED BY: RC
SCALE: 1" = 200'-0"	PROJECT NO.: 757

SHEET TITLE:
COVER SHEET

REV. NO.:	SHEET NO.:
	A0.00

U/G PARKING KEY PLAN



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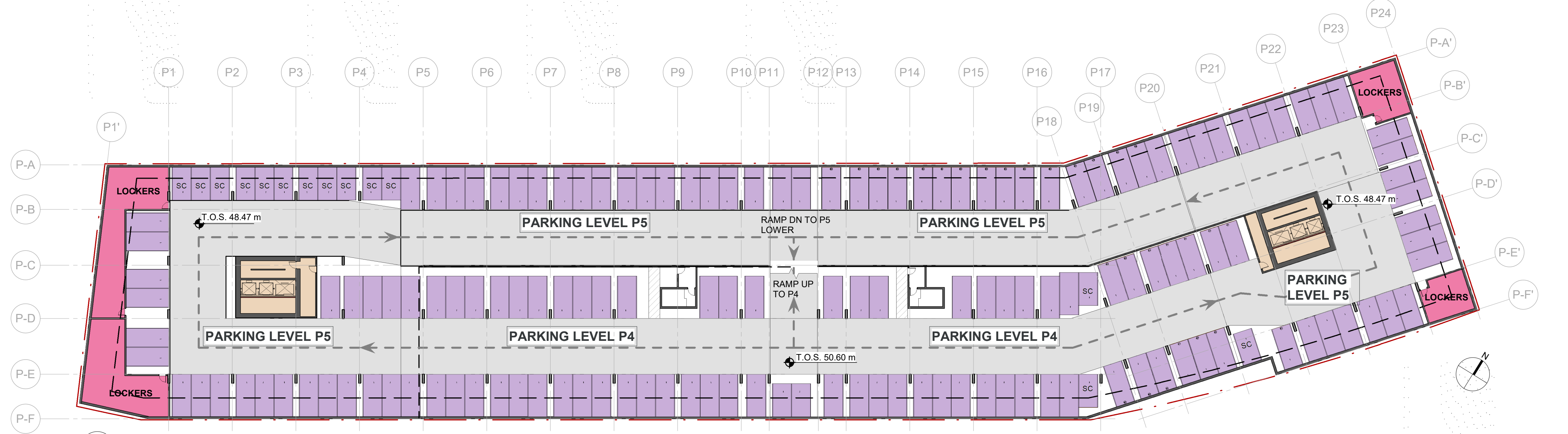
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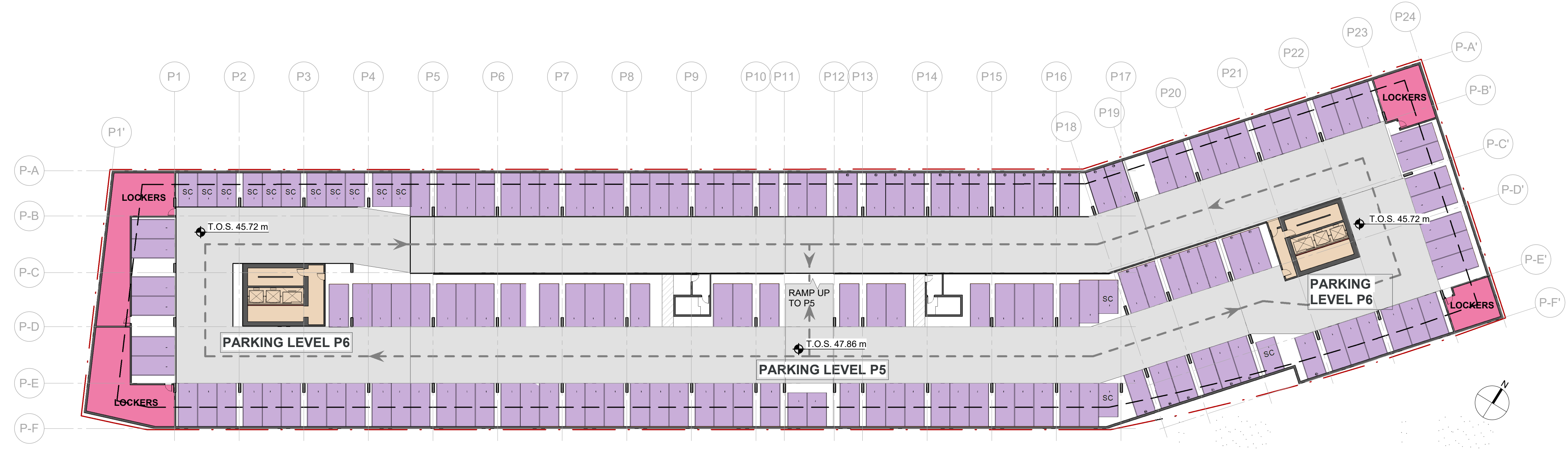


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2 PARKING LEVEL P5_DD
1" = 30'-0"



1 PARKING LEVEL P6_DD
1" = 30'-0"

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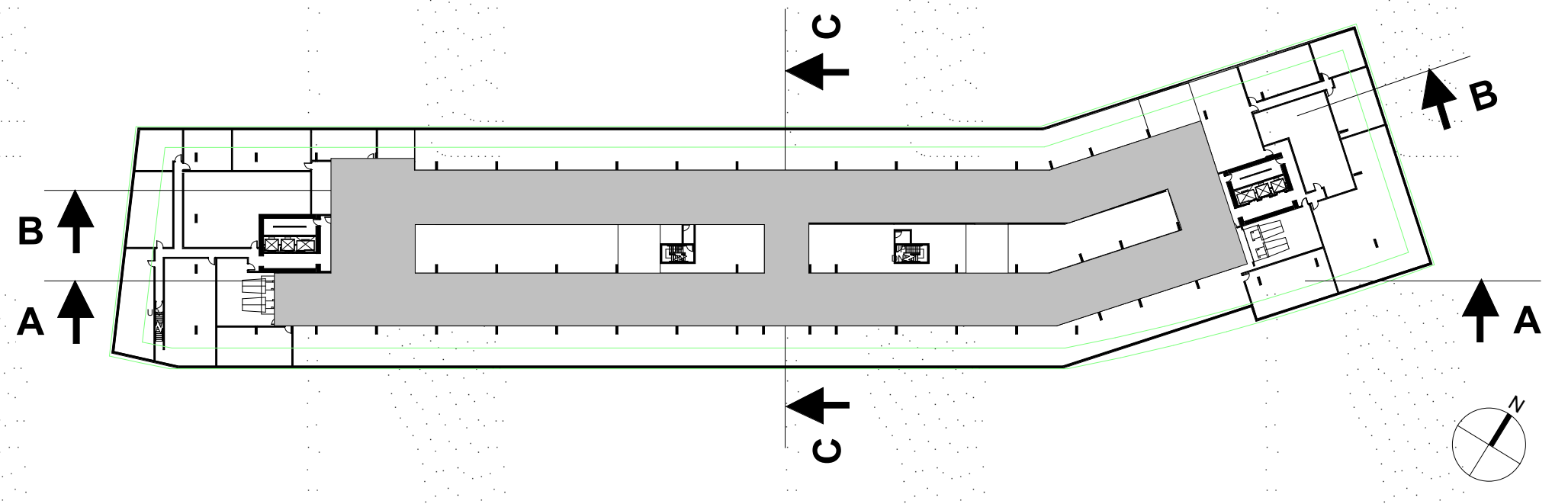
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SCALE: 1" = 30'-0" PROJECT NO.: 757

SHEET TITLE:
PARKING PLANS P6 & P5

REV. NO.: SHEET NO.:
A2.0.1

U/G PARKING KEY PLAN



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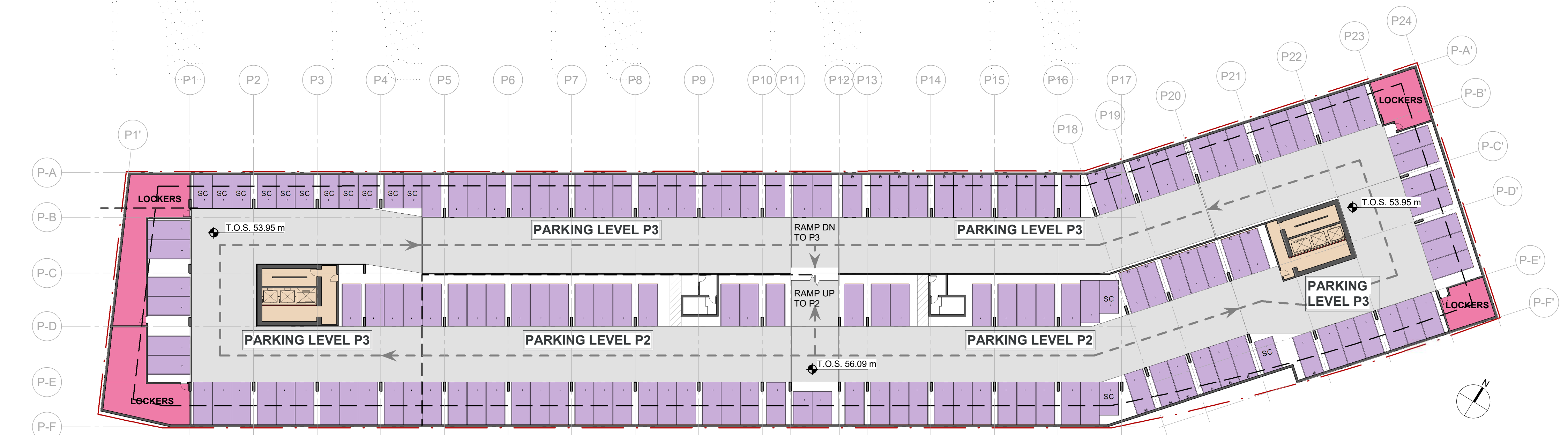
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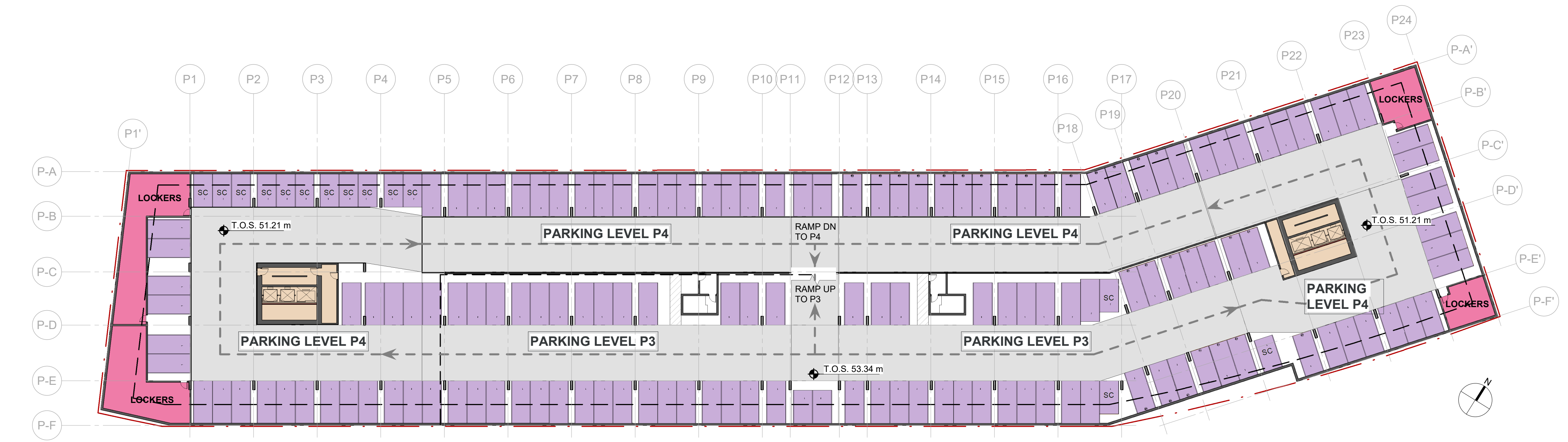
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SHEET TITLE:
PARKING PLANS P4 & P3

REV. NO.: SHEET NO.:
A2.0.2

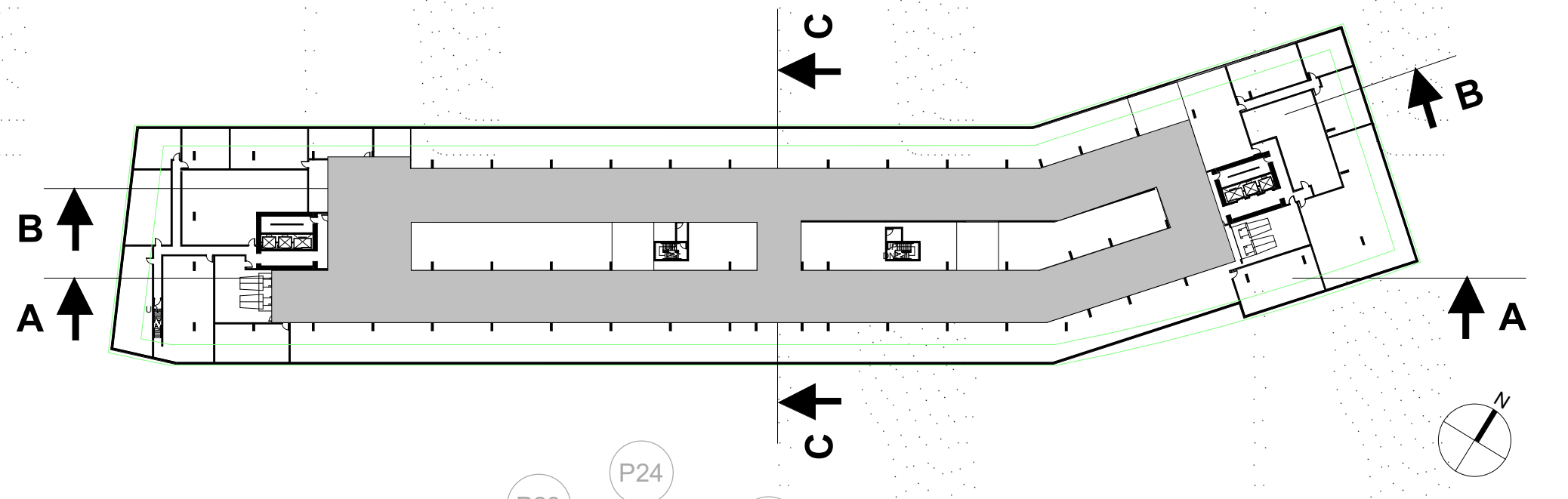


1 PARKING LEVEL P3
1" = 30'-0"



2 PARKING LEVEL P4
1" = 30'-0"

U/G PARKING KEY PLAN



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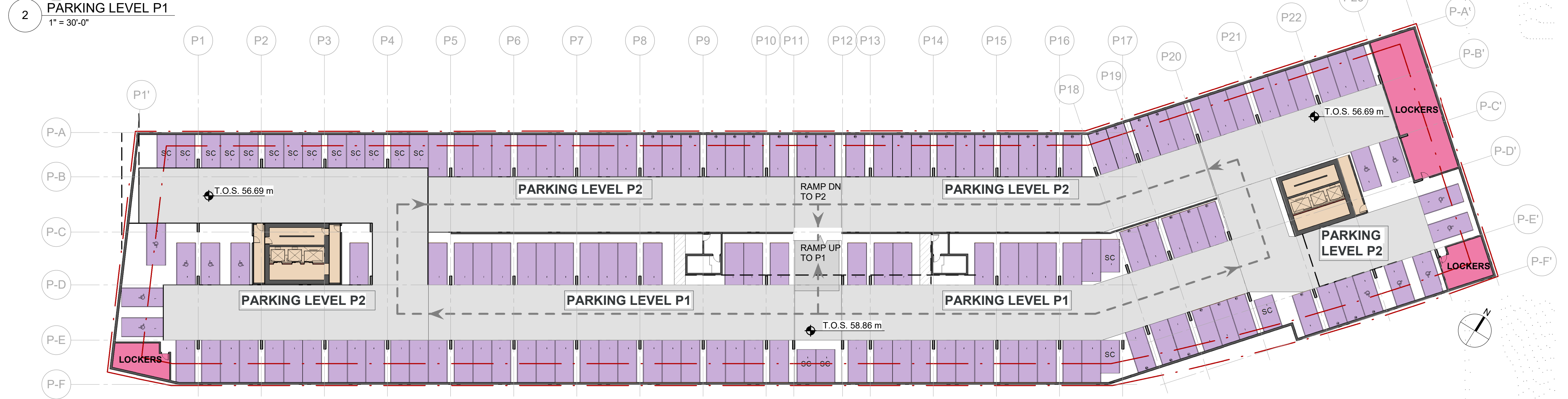
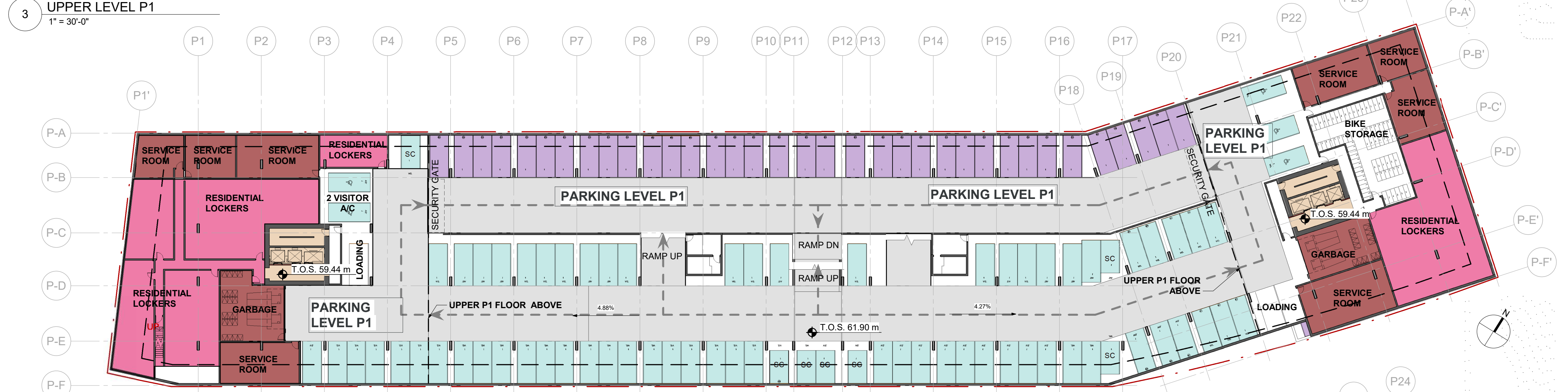
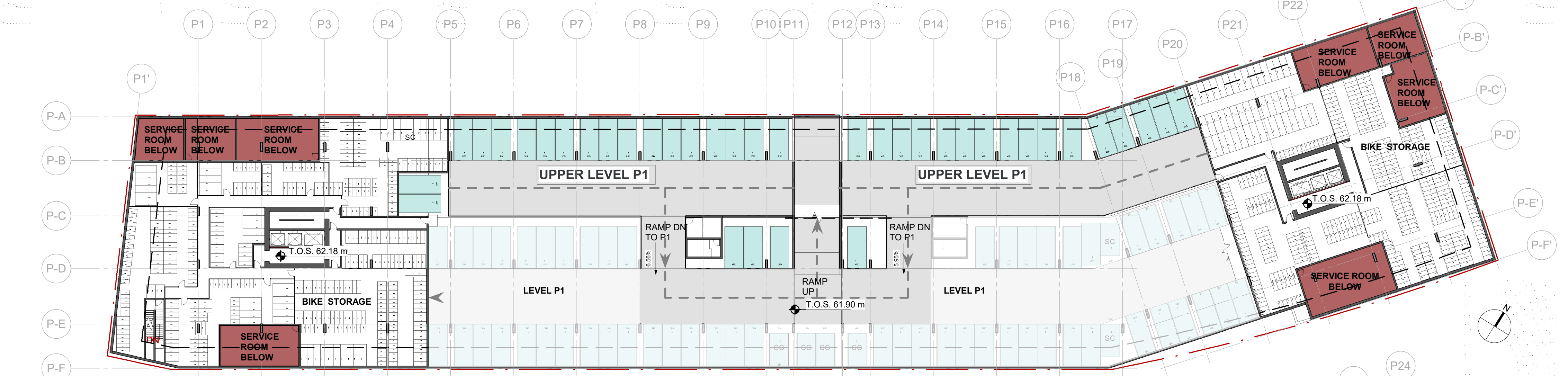
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SHEET TITLE:
PARKING PLANS P2 & P1

REV. NO.: SHEET NO.:
A2.0.3

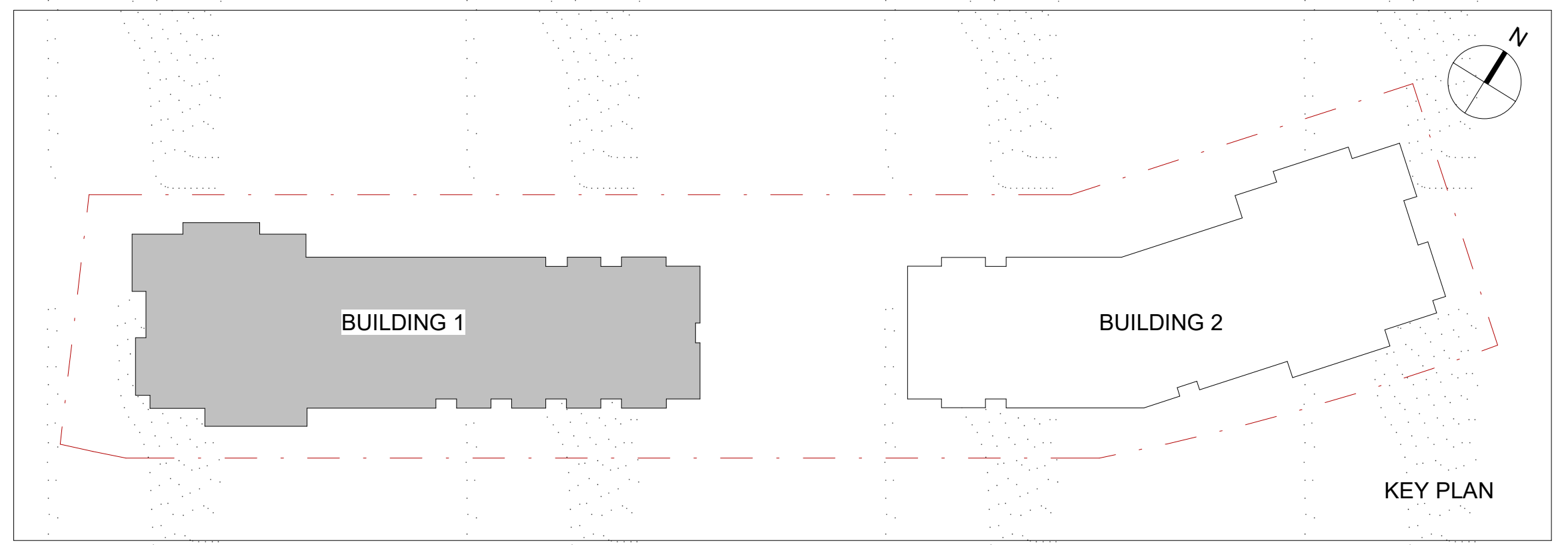


1 PARKING LEVEL P2
1" = 30'-0"

2 PARKING LEVEL P1
1" = 30'-0"

3 UPPER LEVEL P1
1" = 30'-0"

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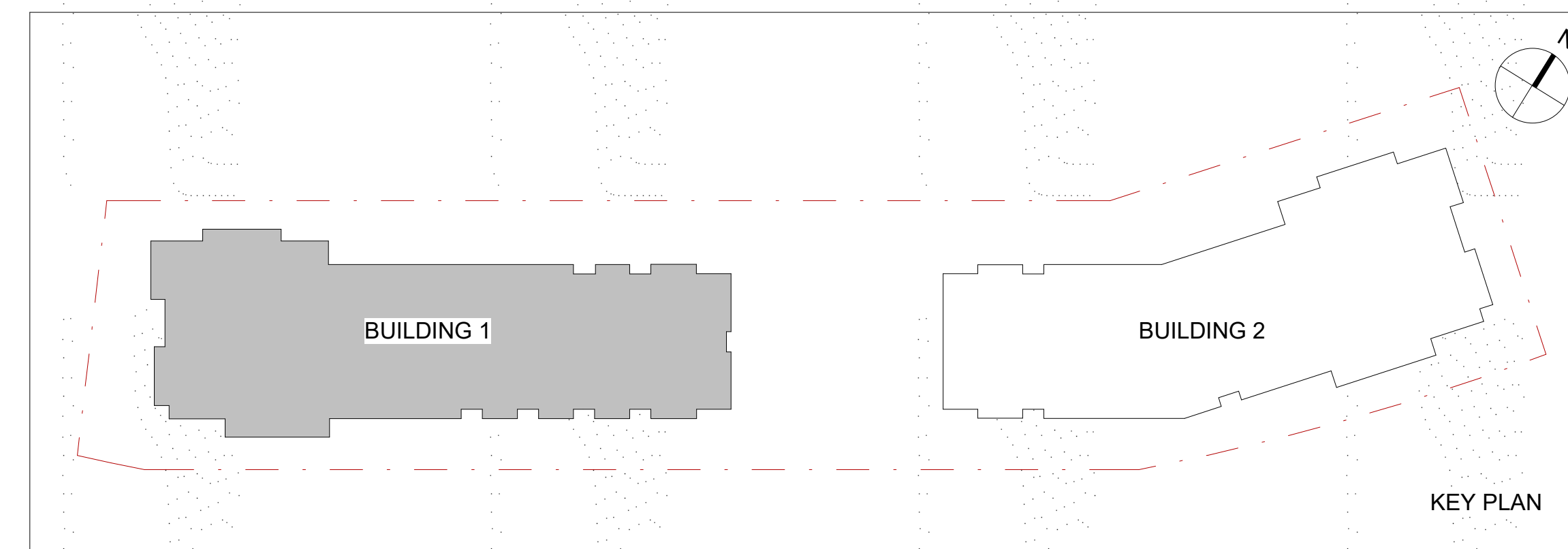
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SHEET TITLE:
FLOOR PLAN LEVEL 1 BLDG 1

REV. NO.:	SHEET NO.:
	A2.1.1



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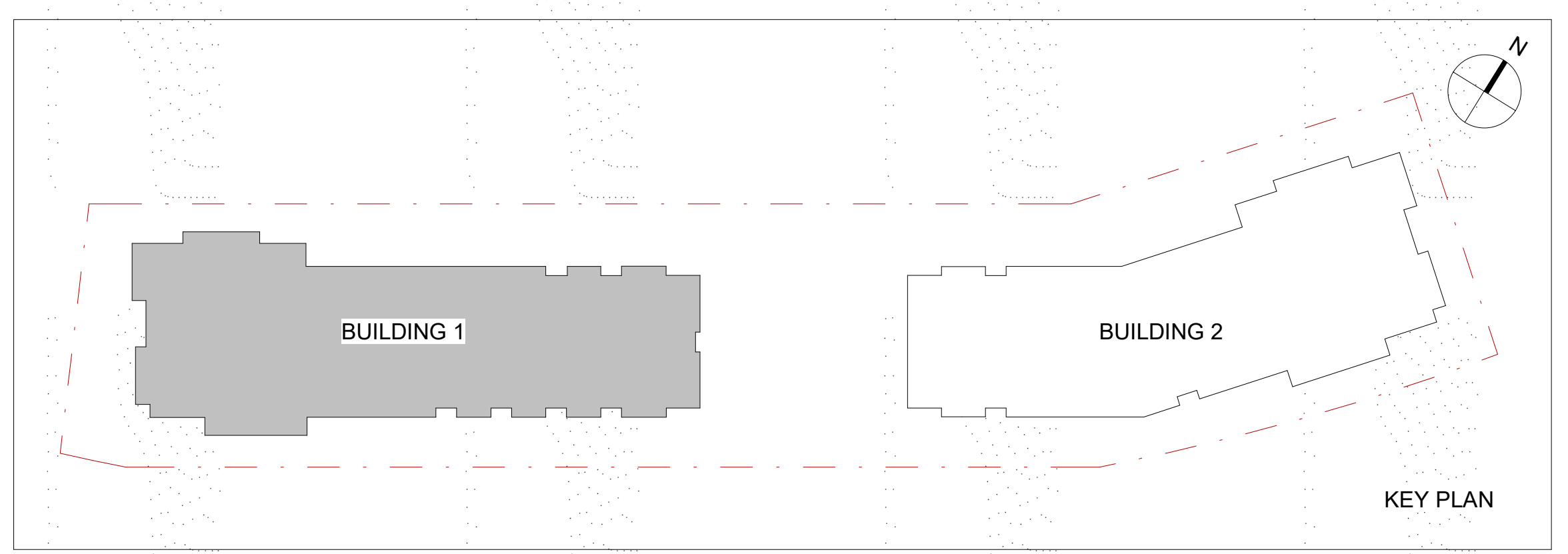
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COLWOOD, BC

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SCALE: 3/32" = 1'-0"	PROJECT NO.: 757

SHEET TITLE:
**FLOOR PLAN LEVEL 2
BLDG 1**

REV. NO.:	SHEET NO.:
	A2.1.2

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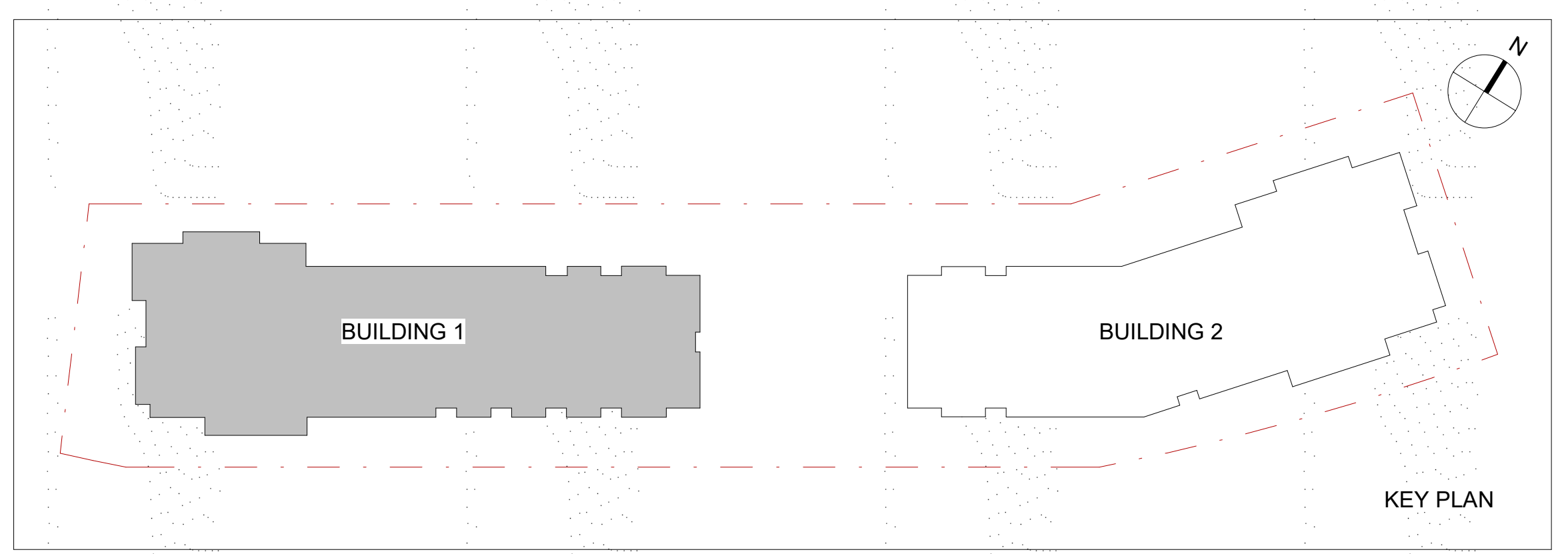
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SHEET TITLE:
FLOOR PLAN LEVEL 3-4 BLDG 1

REV. NO.:	SHEET NO.:
	A2.1.3



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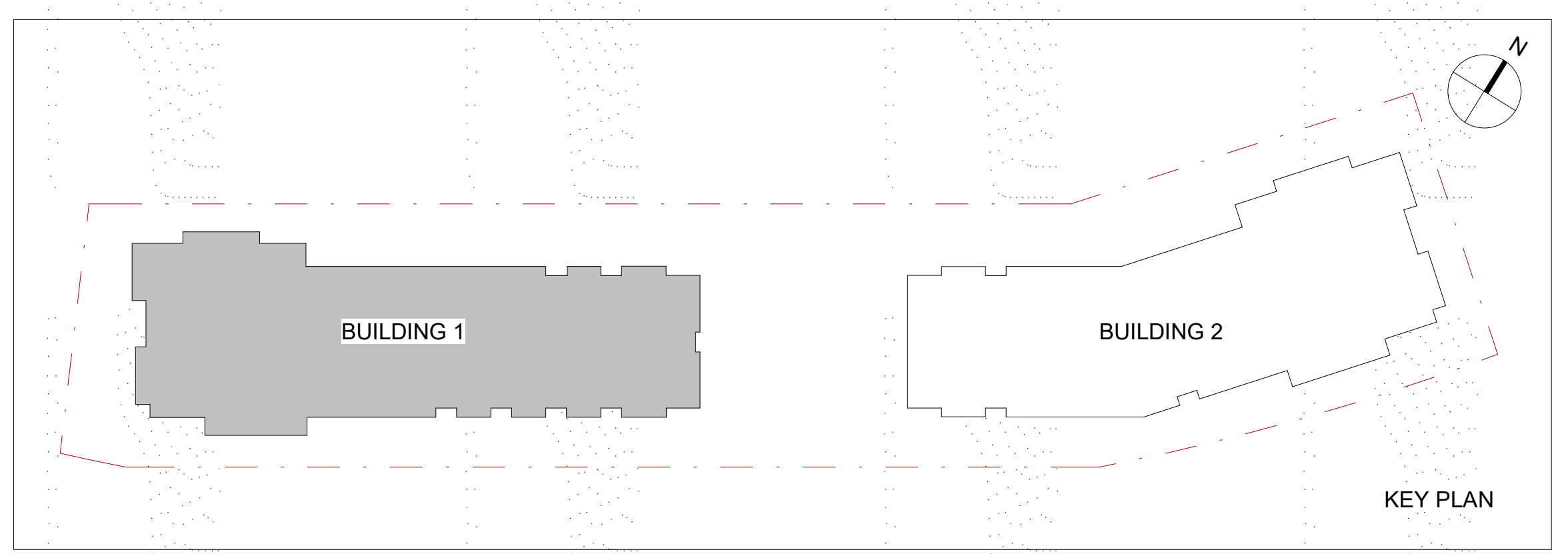
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FLOOR PLAN LEVEL 5 BLDG 1

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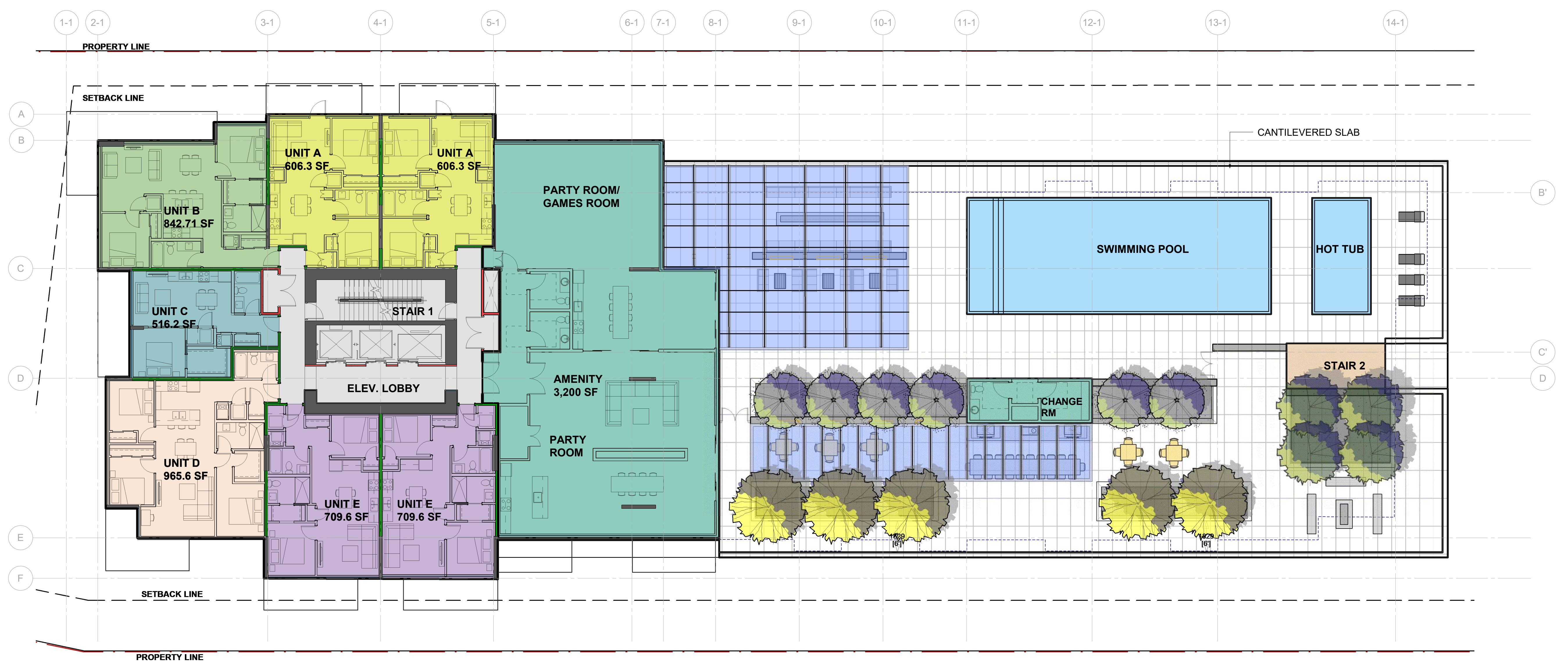


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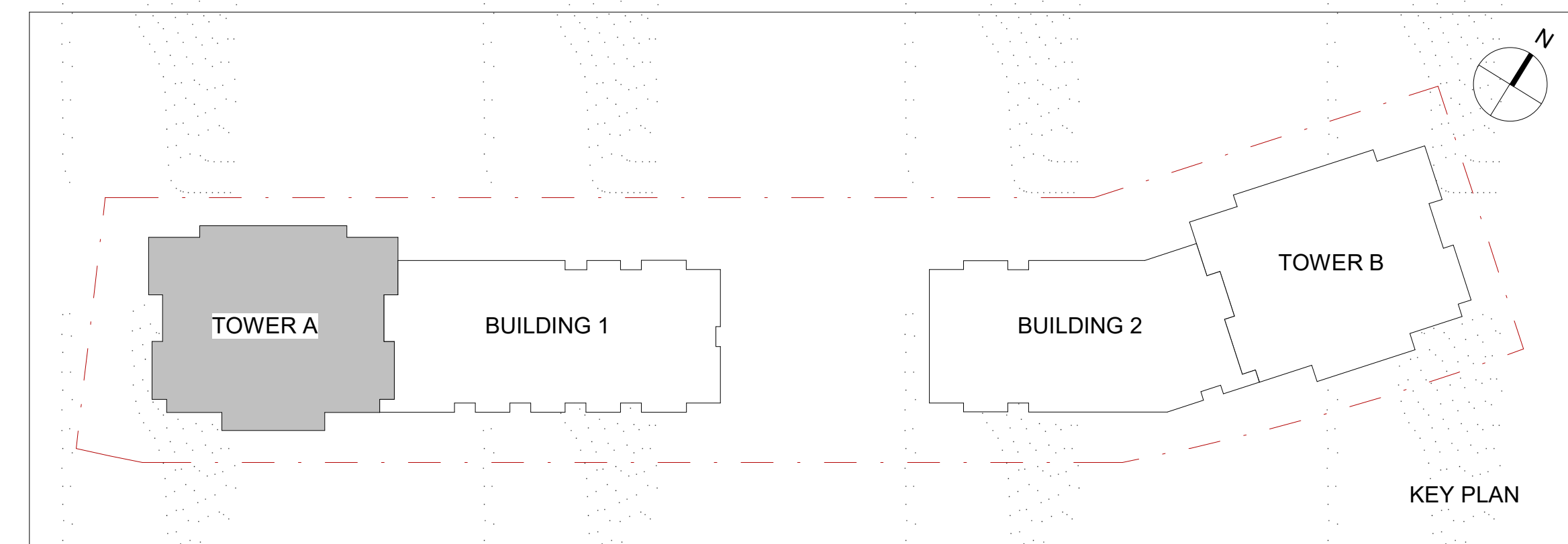
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SHEET TITLE:
**FLOOR PLAN LEVEL 6
BLDG 1**

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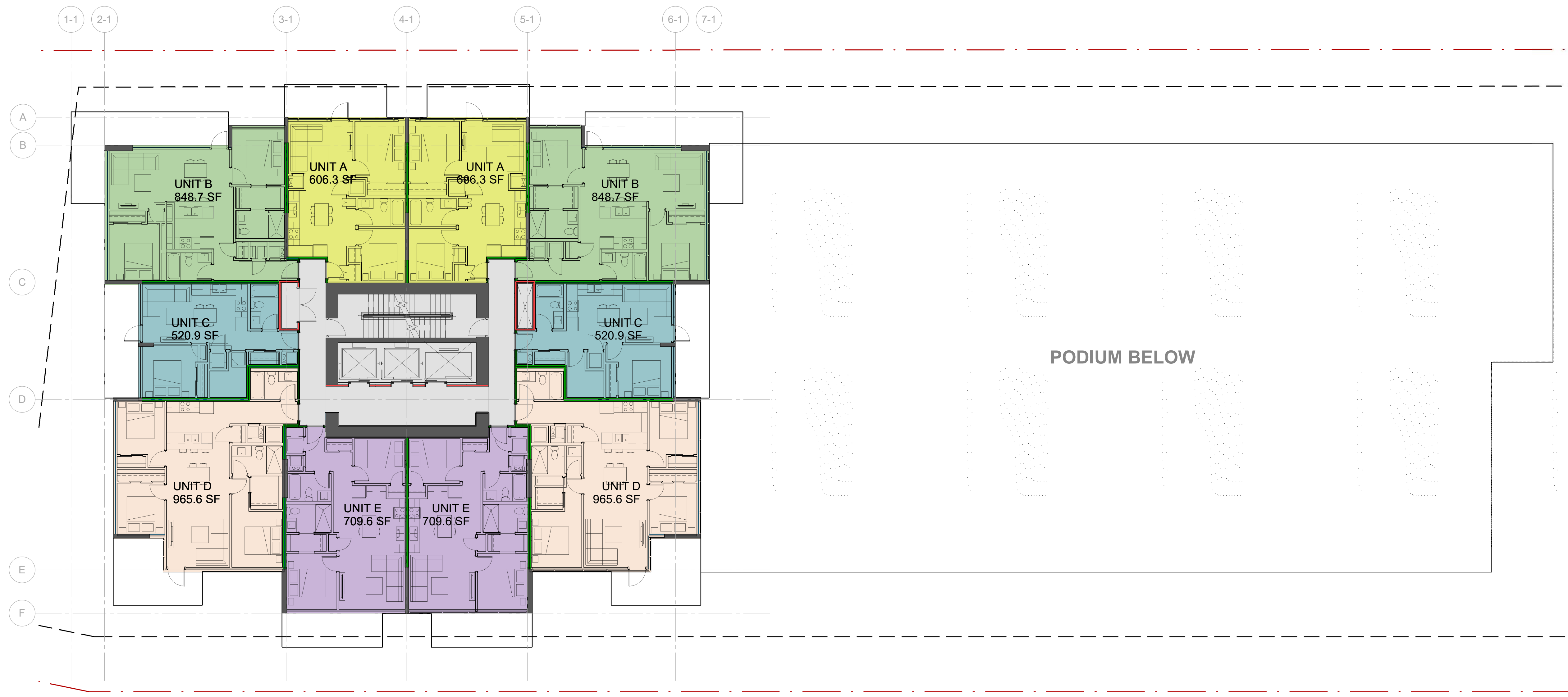


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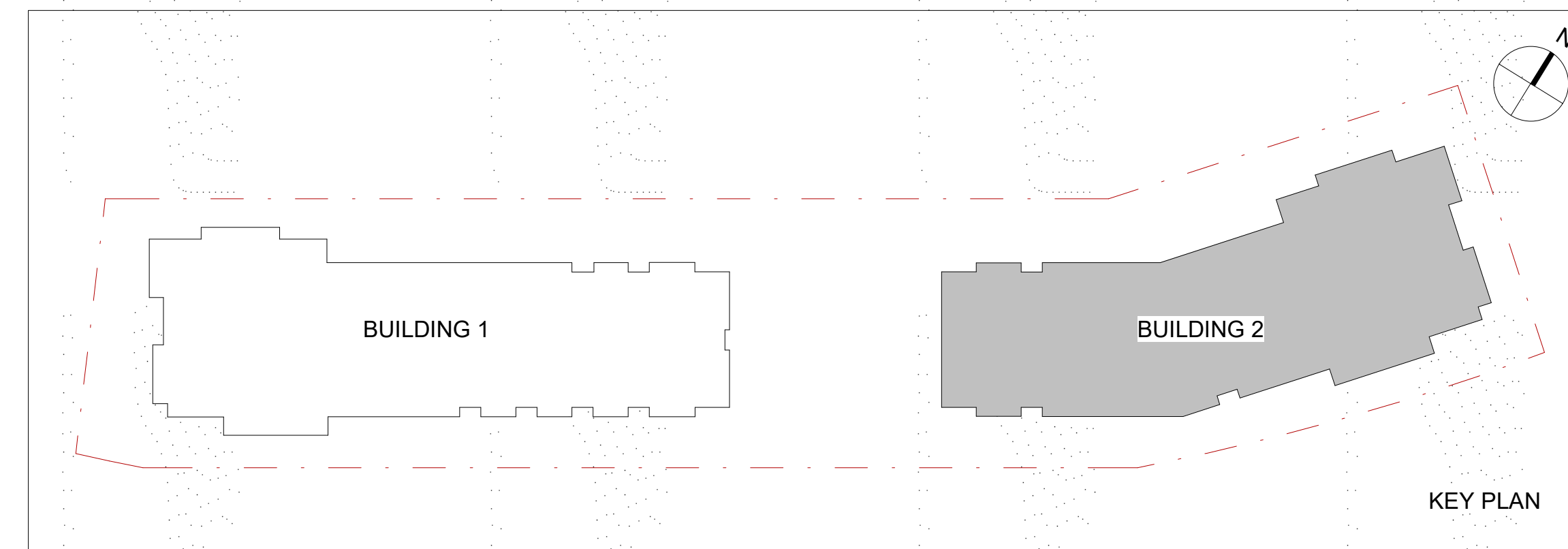
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SCALE: 3/32" = 1'-0"	PROJECT NO.: 757

SHEET TITLE:
FLOOR PLAN LEVEL 7-33 BUILDING 1

REV. NO.:	SHEET NO.:
	A2.1.6



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**COLWOOD
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DEVELOPMENT.
PHASE II**
1911-1921 JEROME ROAD,
COLWOOD, BC

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SHEET TITLE:
**FLOOR PLAN LEVEL 1
BLDG 2**

REV. NO.:	SHEET NO.:
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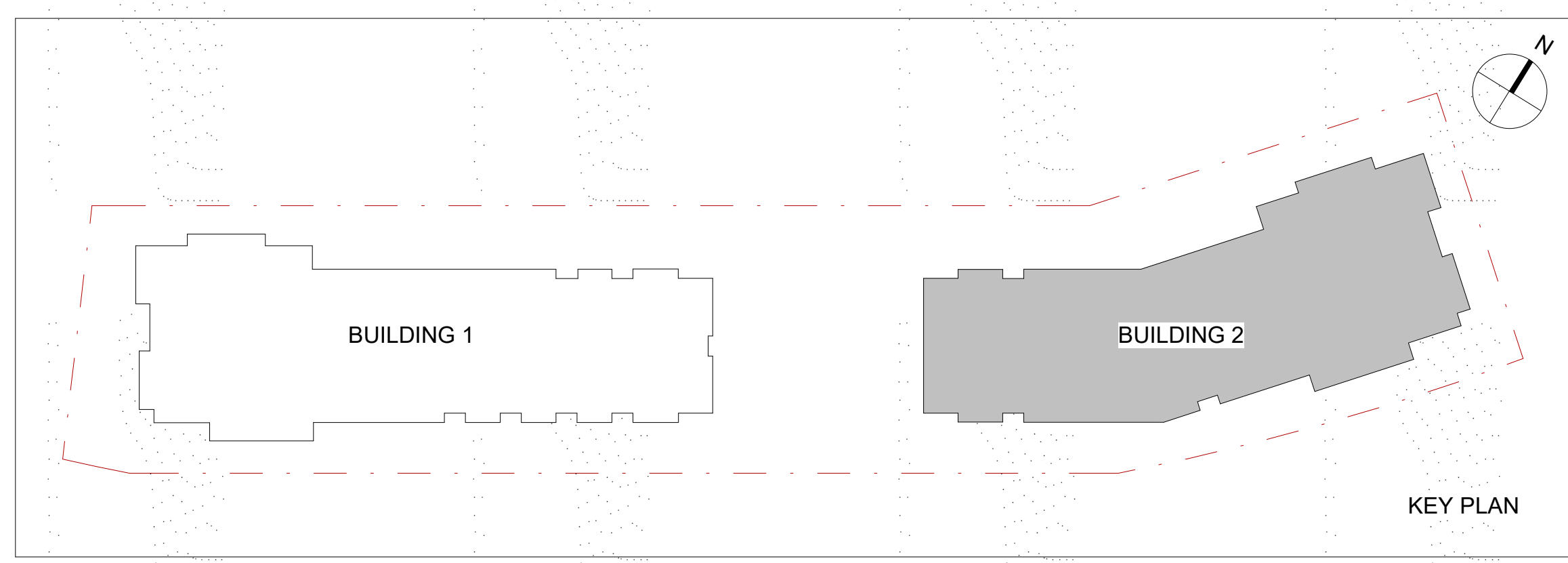


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SHEET TITLE:
FLOOR PLAN LEVEL 2 BLDG 2

REV. NO.:	SHEET NO.:
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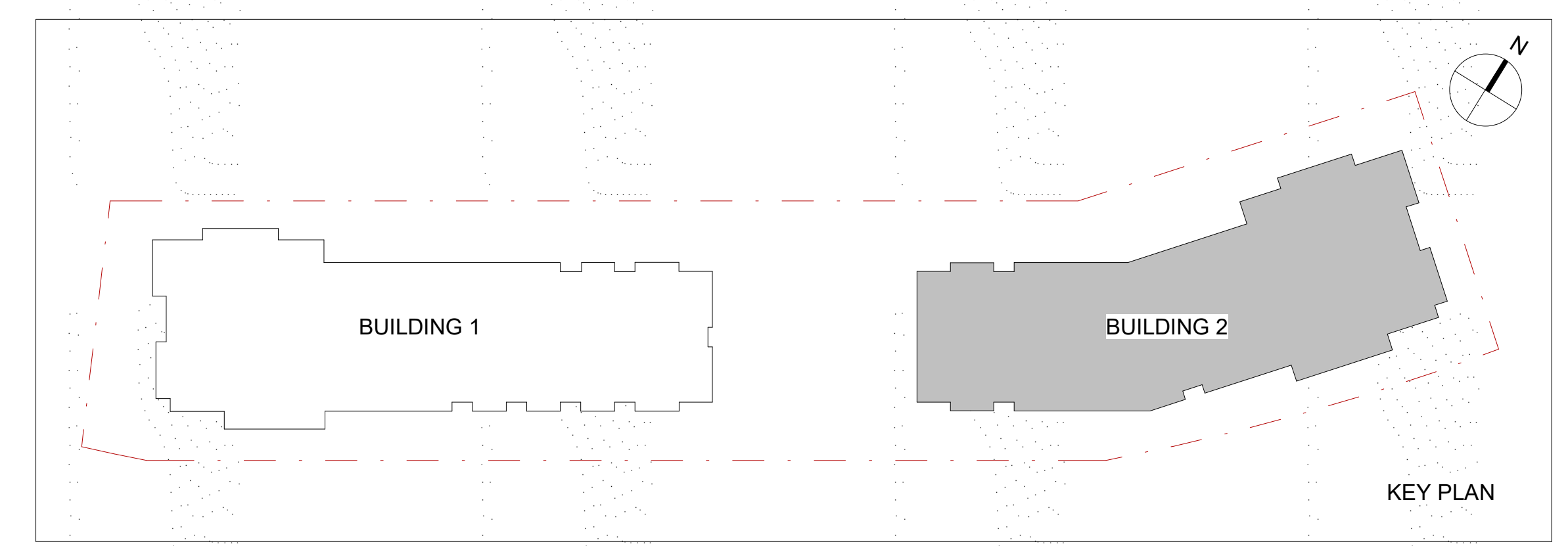


PROJECT:
COLWOOD CORNER RESIDENTIAL DEVELOPMENT. PHASE II
1911-1921 JEROME ROAD, COLWOOD, BC

DRAWN BY: VM	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: 757

SHEET TITLE:
FLOOR PLAN LEVEL 3-5 BLDG 2

REV. NO.:	SHEET NO.:
	A2.2.3



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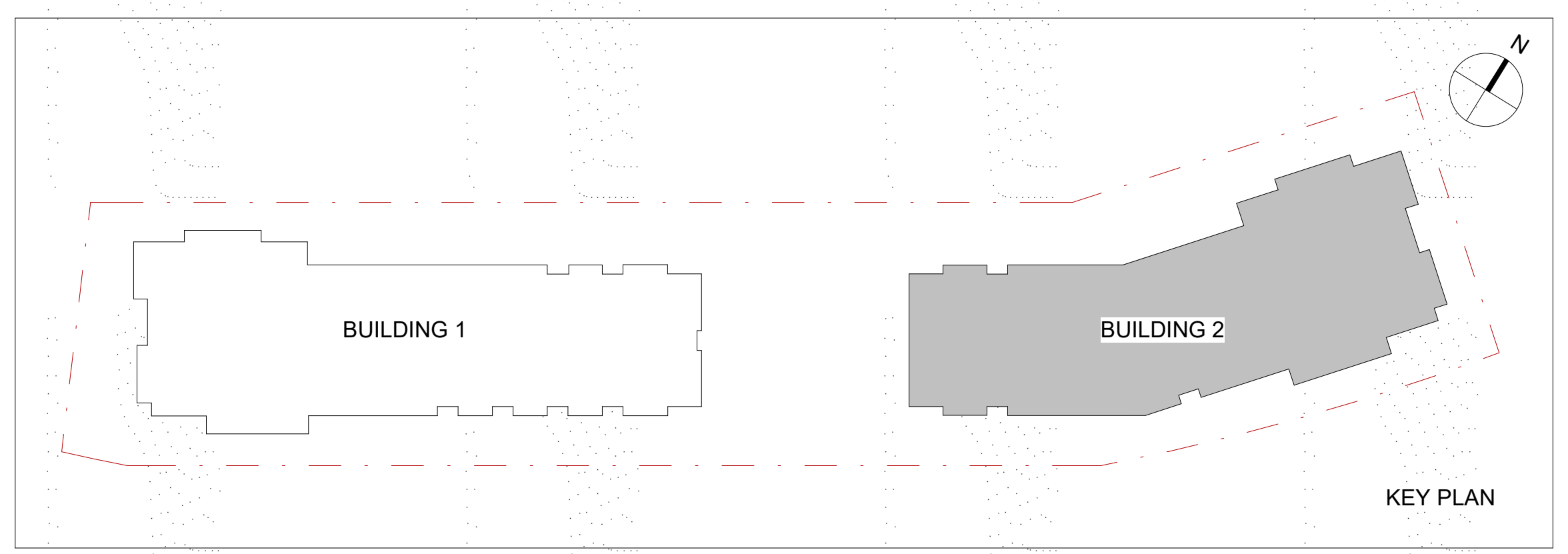


PROJECT:
COLWOOD CORNER RESIDENTIAL DEVELOPMENT. PHASE II
1911-1921 JEROME ROAD,
COLWOOD, BC

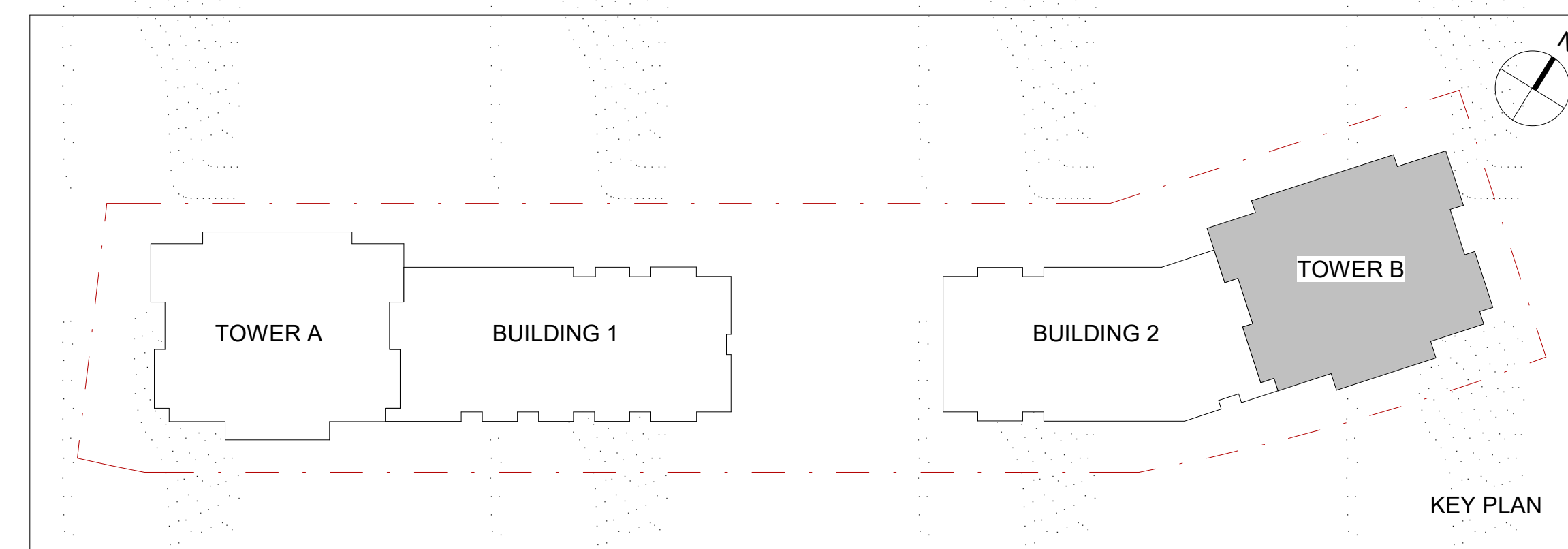
DRAWN BY: VM	CHECKED BY: RC
SCALE: 3/32" = 1'-0"	PROJECT NO.: 757

SHEET TITLE:
FLOOR PLAN LEVEL 6 BLDG 2

REV. NO.:	SHEET NO.:
	A2.2.4



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COLWOOD CORNER RESIDENTIAL DEVELOPMENT. PHASE II
1911-1921 JEROME ROAD,
COLWOOD, BC

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SCALE: 3/32" = 1'-0"	PROJECT NO.: 757

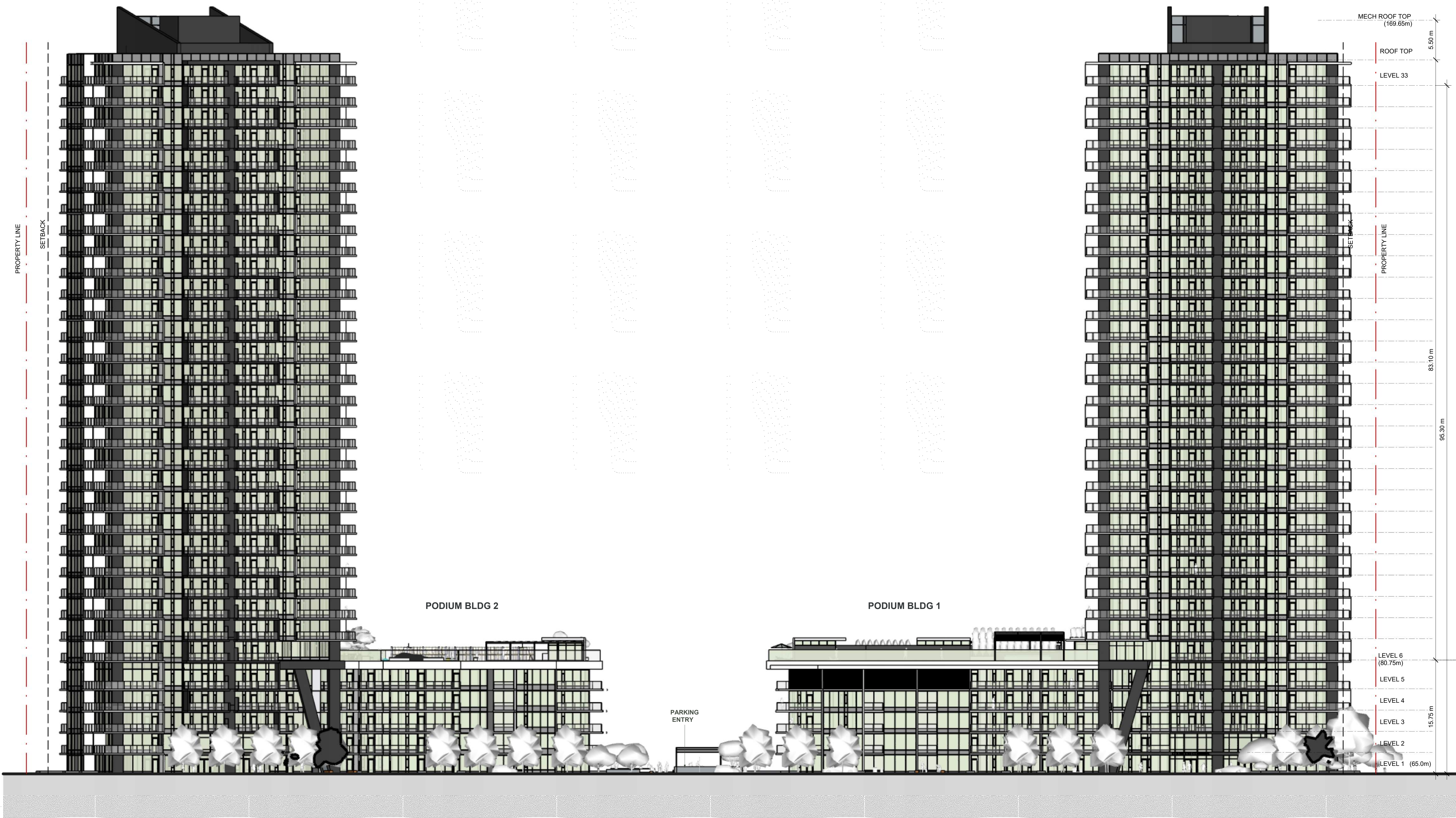
SHEET TITLE:
FLOOR PLAN LEVEL 7-33 BUILDING 2

REV. NO.:	SHEET NO.:
	A2.2.6

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TOWER 2

TOWER 1



MECH ROOF TOP (169.65m)
 5.50 m
 ROOF TOP
 LEVEL 33
 83.10 m
 96.30 m
 15.75 m
 LEVEL 6 (80.75m)
 LEVEL 5
 LEVEL 4
 LEVEL 3
 LEVEL 2
 LEVEL 1 (65.0m)

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PROJECT:
COLWOOD CORNER RESIDENTIAL DEVELOPMENT. PHASE II
 1911-1921 JEROME ROAD,
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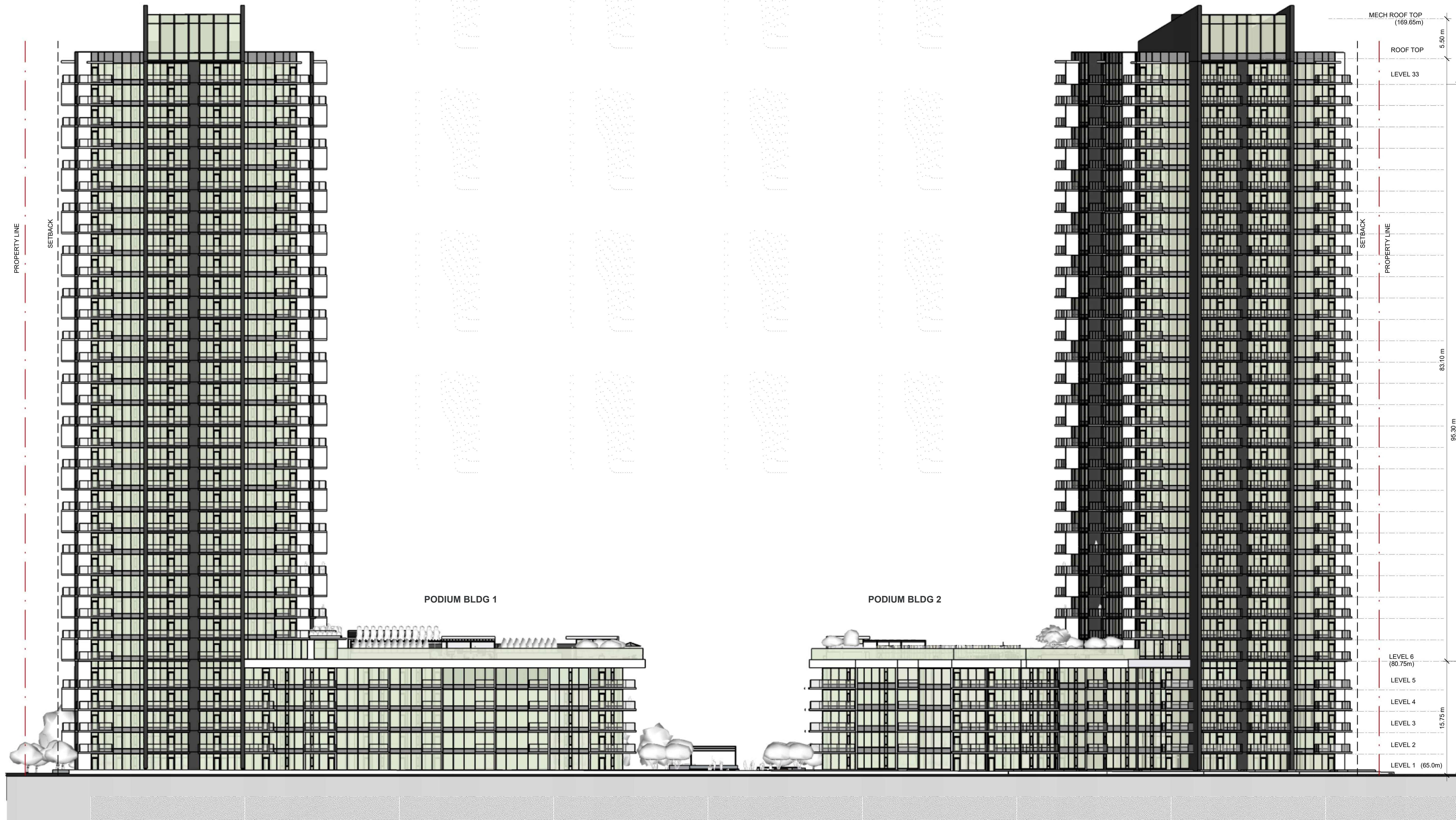
SHEET TITLE:
NORTH ELEVATION

REV. NO.: SHEET NO.:
A3.0.0

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TOWER 1

TOWER 2



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SHEET TITLE:
SOUTH ELEVATION

REV. NO.:	SHEET NO.:
	A3.0.1

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1911-1921 JEROME ROAD, COLWOOD, BC

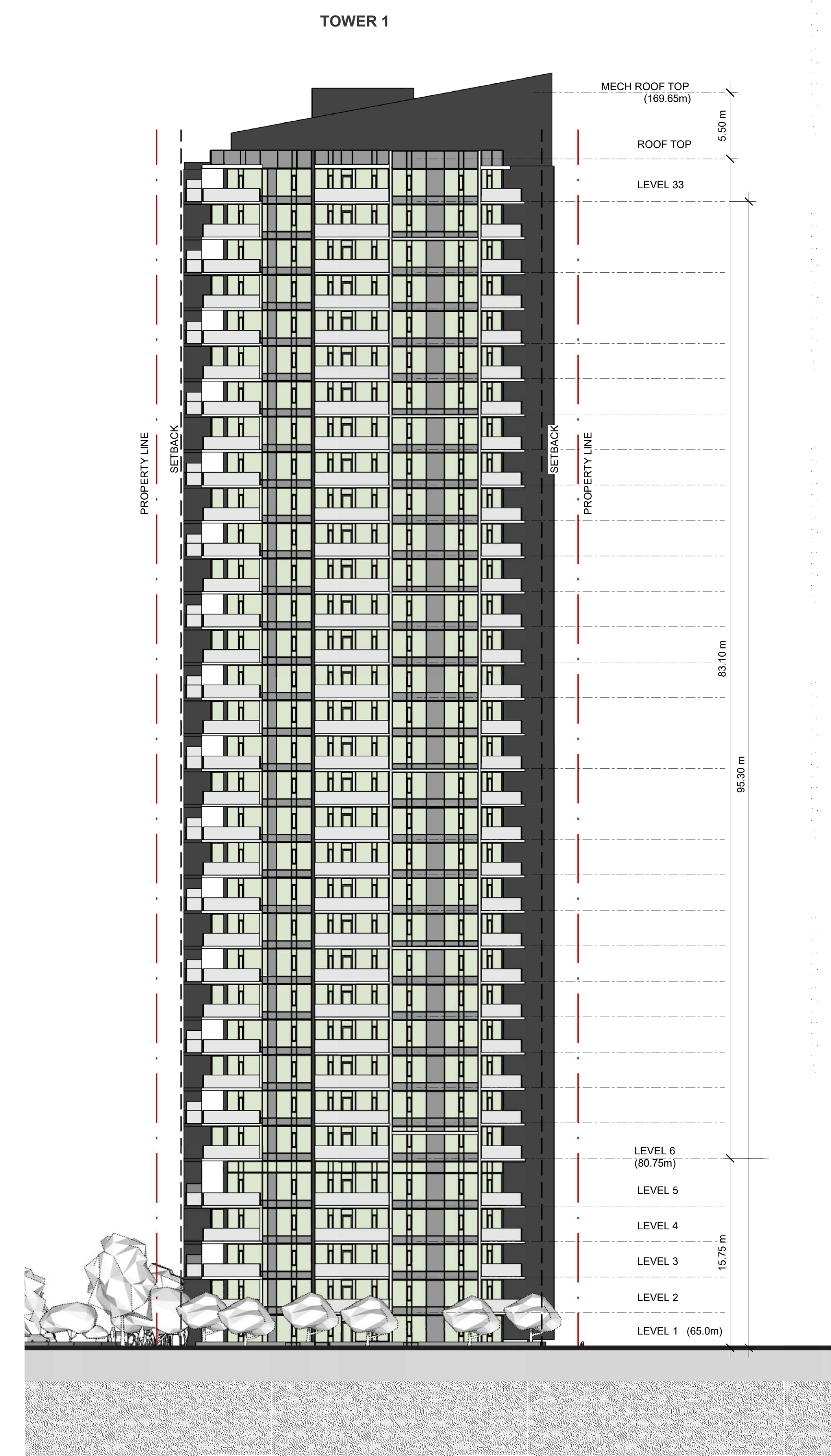
DRAWN BY: VM/SM CHECKED BY: RC
SCALE: 3/64" = 1'-0" PROJECT NO.: 757

SHEET TITLE:
BUILDING 1 SIDE ELEVATIONS

REV. NO.: SHEET NO.:
A3.0.2



1 BLDG 1 EAST ELEVATION
3/64" = 1'-0"



2 BUILDING 1 WEST ELEVATION
3/64" = 1'-0"

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1911-1921 JEROME ROAD, COLWOOD, BC

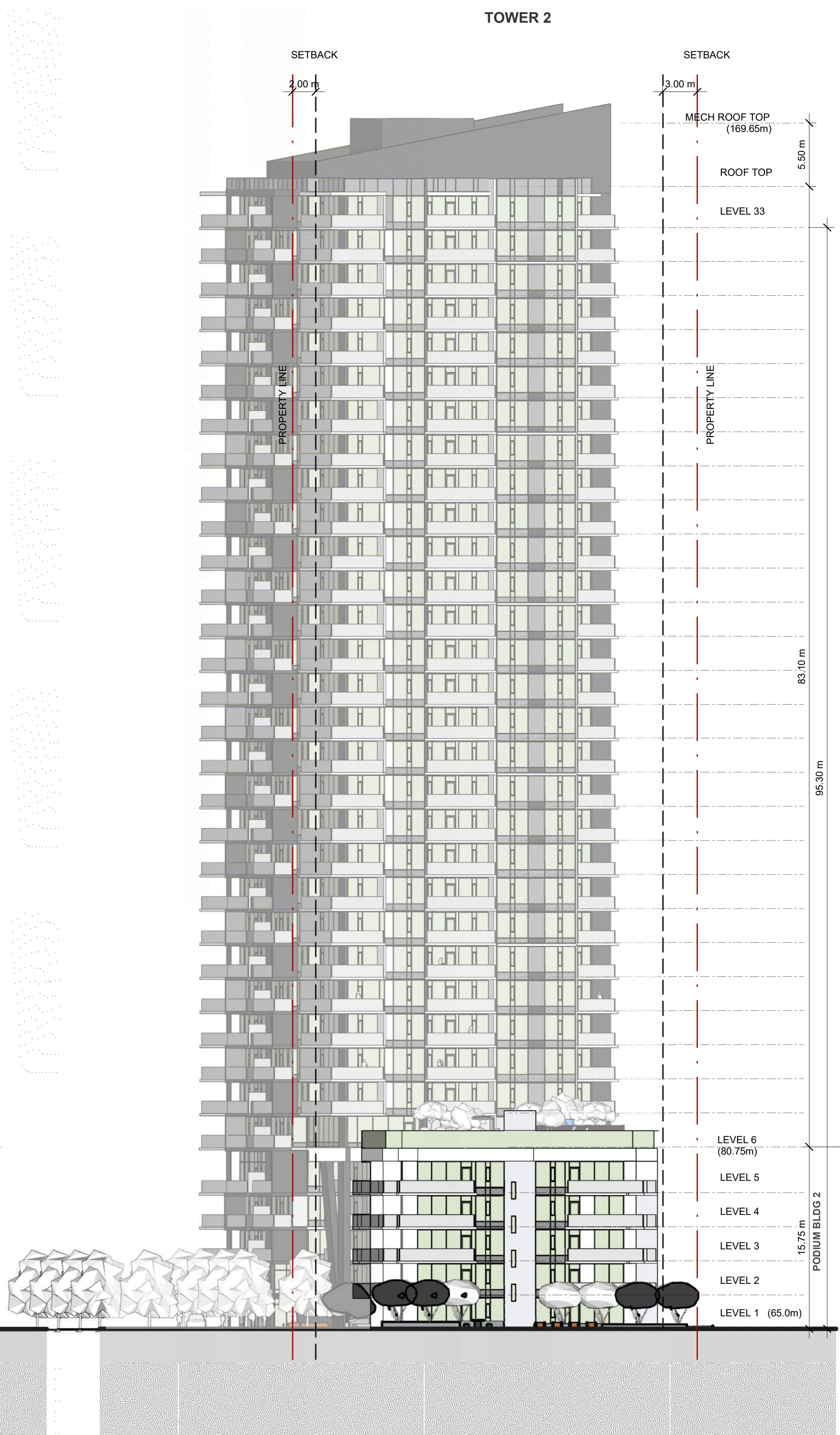
DRAWN BY: VM/SM CHECKED BY: RC
SCALE: 3/64" = 1'-0" PROJECT NO.: 757

SHEET TITLE:
BUILDING 2 SIDE ELEVATIONS

REV. NO.: SHEET NO.:
A3.03



1 BUILDING 2 EAST ELEVATION
3/64" = 1'-0"

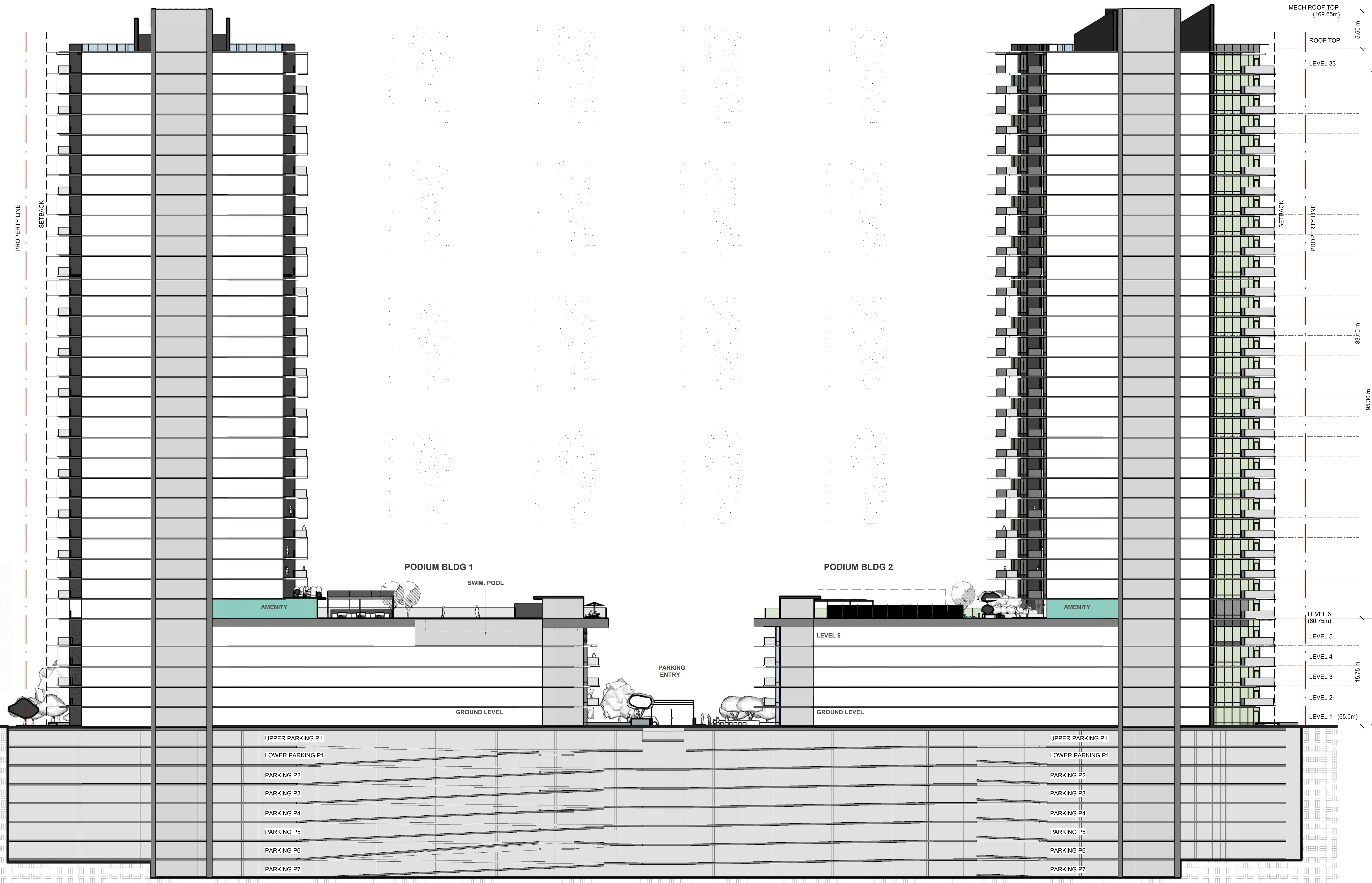


2 BLDG 2 WEST ELEVATION
3/64" = 1'-0"

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TOWER 1

TOWER 2



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PHASE II**

1911-1921 JEROME ROAD,
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SHEET TITLE:
SITE CROSS SECTION

REV. NO.:
SHEET NO.:
A4.00

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PHASE II**
1911-1921 JEROME ROAD,
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DRAWN BY: SM	CHECKED BY: RC
SCALE:	PROJECT NO.: 757

SHEET TITLE:
PERSPECTIVE VIEW

REV. NO.:	SHEET NO.: A5.00
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PHASE II**
1911-1921 JEROME ROAD,
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DRAWN BY: SM	CHECKED BY: RC
SCALE:	PROJECT NO.: 757

SHEET TITLE:
PERSPECTIVE VIEW

REV. NO.:	SHEET NO.: A5.01
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PHASE II**

1911-1921 JEROME ROAD,
COLWOOD, BC

DRAWN BY: Author	CHECKED BY: Checker
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SCALE:	PROJECT NO.: 757
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SHEET TITLE:
PERSPECTIVE VIEW

REV. NO.:	SHEET NO.: A5.02
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DEVELOPMENT.
PHASE II**
1911-1921 JEROME ROAD,
COLWOOD, BC

DRAWN BY: VM	CHECKED BY: RC
SCALE:	PROJECT NO.: 757

SHEET TITLE:
**PERSPECTIVE VIEW.
SOOKE RD.
INTERSECTION**

REV. NO.:	SHEET NO.: A5.03
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