



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

Application No. _____

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)

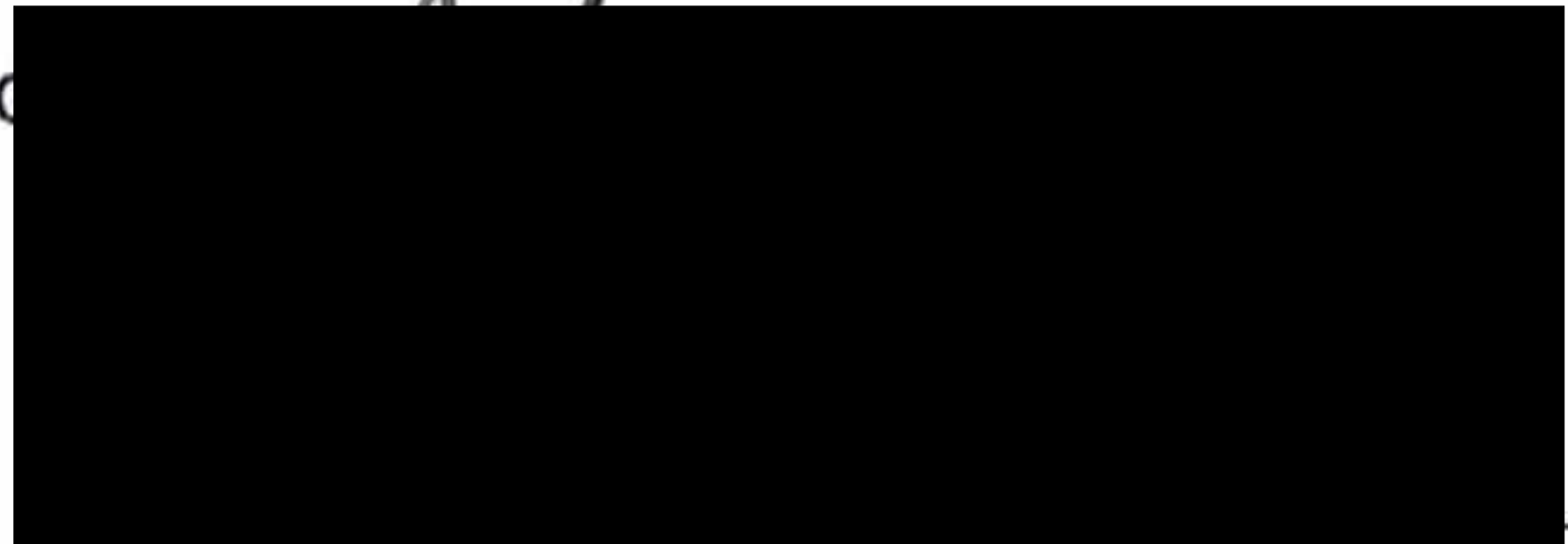
Legal Description of Property:

LOT 3, PLAN VIP10219, SECTION 62, ESQUIMALT LAND DISTRICT

and located at (street address or general location) 3494 Wishart Road Victoria, V9C 3B1

from A1 Rural 1 zone, to TBD CD zone.

Required application fee and the completed Info



May 16, 2023

(DATE)

(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT



REGISTERED OWNER'S NAME (PLEASE PRINT)

05/02/23

(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 Walking Stick Developments Inc.

Address 7401 Veyaness Rd, Saanichton, BC

Postal Code V8M 1V9 Email David@lunnprojects.ca

Telephone: Business 250-686-5192 Home _____ FAX _____

b) Registered Owner's Name [REDACTED]

Address [REDACTED]

Postal Code [REDACTED] Email [REDACTED]

Telephone: Business _____ Home [REDACTED] 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 3, PLAN VIP10219, SECTION 62, ESQUIMALT LAND DISTRICT

b) Location (street address of property, general description or map): _____
3494 Wishart Road Victoria, V9C 3B1

c) Size of Property (area and number of parcels) 3.36 acres, 1 parcel

d) Present Zoning A1 Rural 1

e) Proposed Zoning Comprehensive Development

- f) Present OCP Designation Neighbourhood - Hillside and Shoreline
- g) Proposed OCP Designation Neighbourhood - Hillside and Shoreline
- h) Description of the Existing Use/Development Residential with a single family home and detached workshop.
The majority of the property has been cleared by previous residents.
- i) Description of the Proposed Use/Development The proposal is for a 49 unit townhouse development.
The townhouses will all be three storeys although many of them will be mid level entry.
The townhouses will all be 3 bedrooms and most of the units will include a home office/den.
Each unit will have one parking space in a garage and one in the driveway, plus additional guest parking
for a total of 2.26 spaces per unit. Please see the attached letter for additional details on the proposal.

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").

Appendix A - Conceptual Site Plan

Proposal Summary

Areas

Total Site:	13,664 Sq M (147,077 Sq Ft)
Park Allocation:	685 Sq M (7,375 Sq Ft)
Delora Drive Dedication	1,029 Sq M (11,071 Sq Ft)
Private Green Space	3,759 Sq M (40,464 Sq Ft)
Total Green/Open Space	5,473 Sq M (58,910 Sq Ft)
	40%
Total Site Minus Park & Road Dedication	11950 Sq M (128,628 Sq Ft)
Floor Area Ratio	0.6-0.7
Lot Coverage	30 % (After Road & Park Dedication)
Parcel Frontage	68.58 Metres
Gross Floor Area	8,365 Sq M (90,040 Sq Ft)

Unit Type and Details

Type A	1600 Sq ft, 3 Story (Mid lvl entry)	3 Bed + Den	16
Type B	1500 Sq Ft, 3 story (Lvl 2 Walkout)	3 Bed + Den	17
Type C	1500 Sq Ft, 3 story	3 Bed + Den	16

Total Units 49

Proposed Zoning

USE: Comprehensive Development	
Max Building Height: 11.0 M (Measured from existing grade as per Bylaw 151)	
Front Yard Setback:	6.0 M
Rear Yard Setback:	6.0 M
South Property Line Setback:	3.0 M
North Property Line Setback:	1.5 M
Interior Sideyard Setback:	1.0 M
(minimum of 2 M between buildings)	

Parking Specifications

Required	Provided	
2 per Unit	2 per Unit	98 Spaces
Number of Units 49	(1 in Driveway & 1 in Garage)	
Required Spaces 98	Visitor (Strata Rd)	9
Guest Parking .1 per Unit	Visitor (Delora Dr)	4
Required Guest Spaces 4.9	Handicap	2
Required HC Spaces 2		

Legend

	Private Green Space
	Municipal Park Dedication
	Municipal Road Dedication
	Public Wood Chip Trail
	Restored Landscape



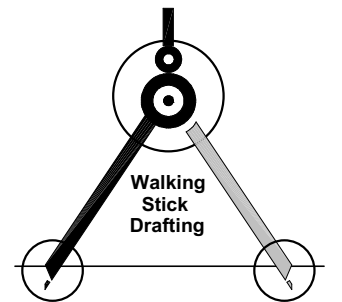
PROFESSIONAL SEALS

List of Drawings

A1	Concept Plan
A2	Grading & Elevation Details
A3	Satellite View

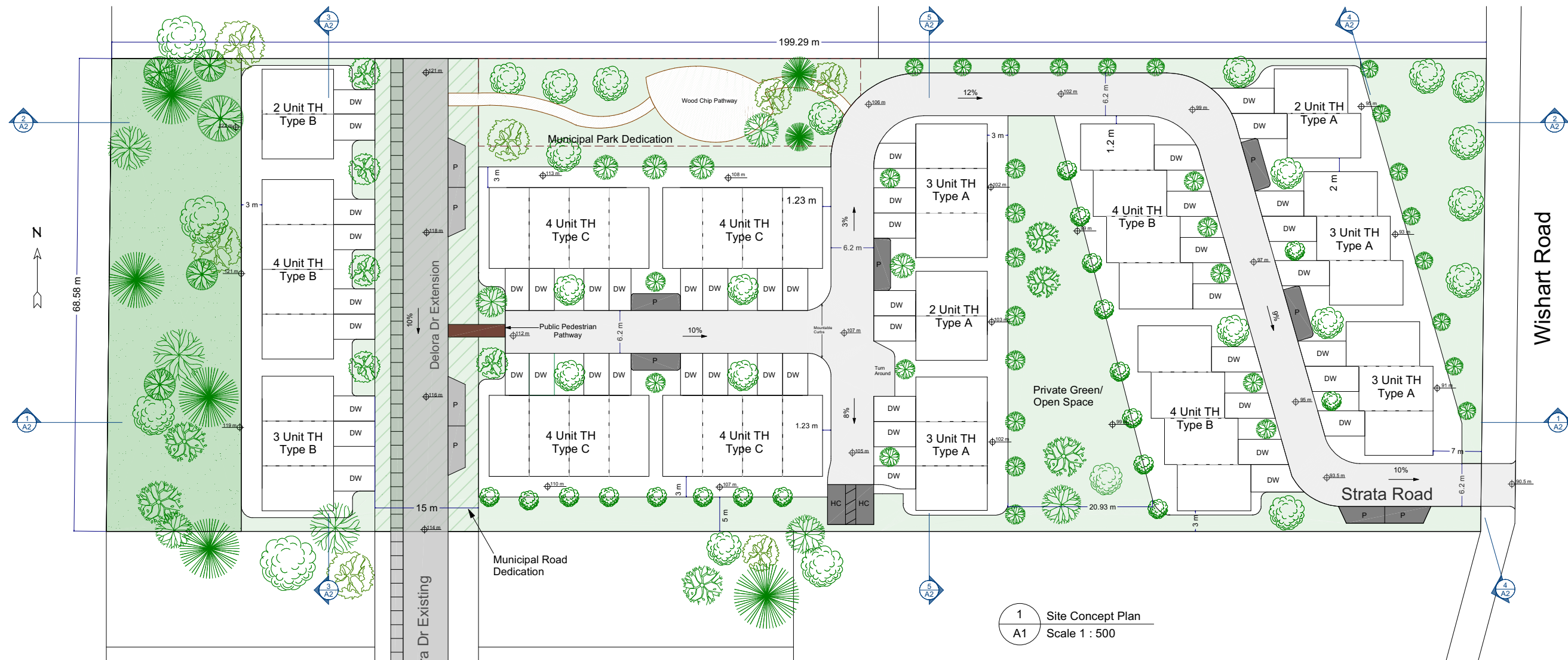
Issued/Revised

No:	Date	Description
1	05/12/2023	Rezoning



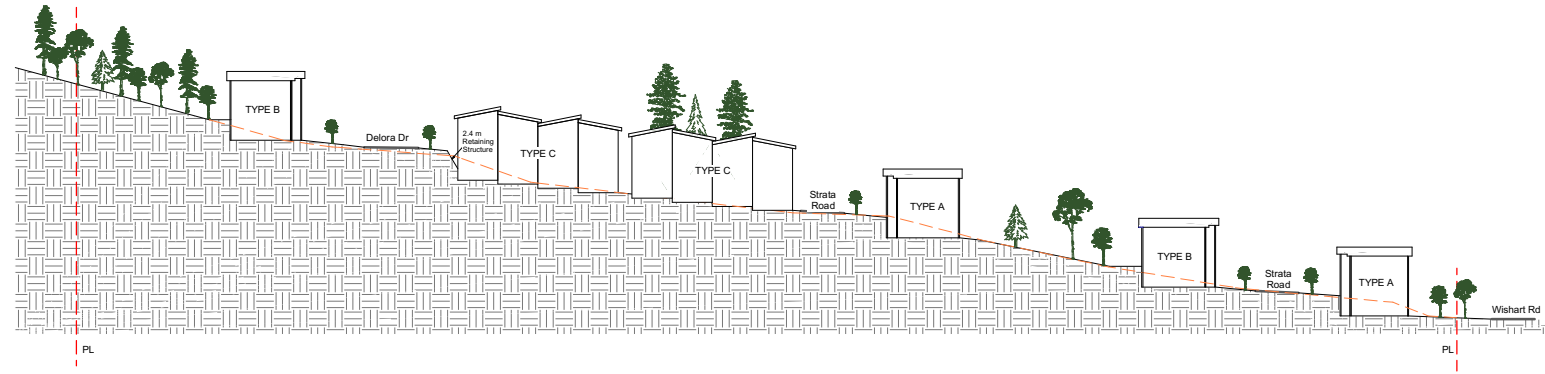
Date:	
Sheet No	A1
Scale:	1 : 500

Project:
3494 Wishard Rd



1 Site Concept Plan
A1 Scale 1 : 500

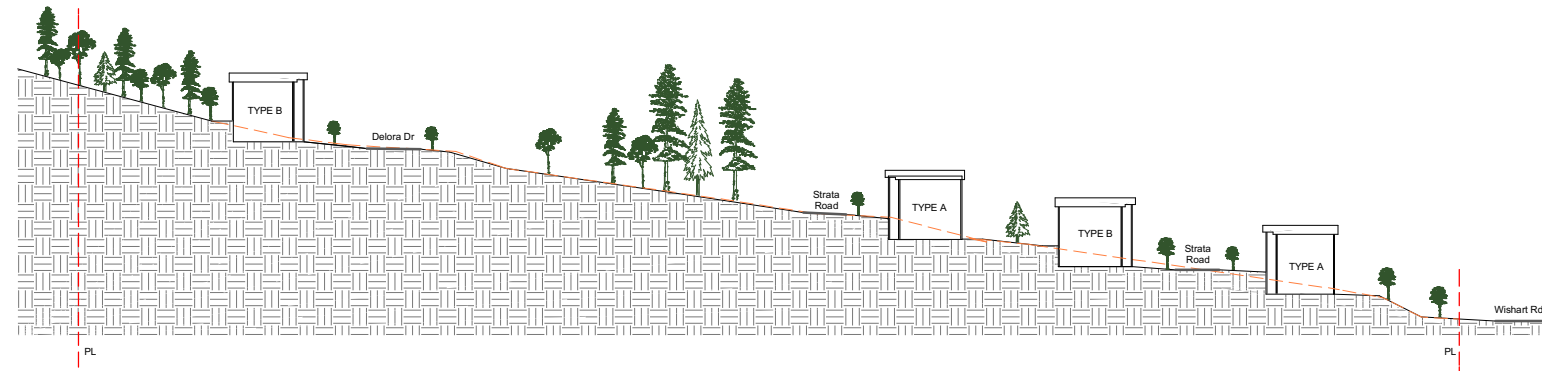
Appendix A - Grading Plan, Section Views and Mass Modeling



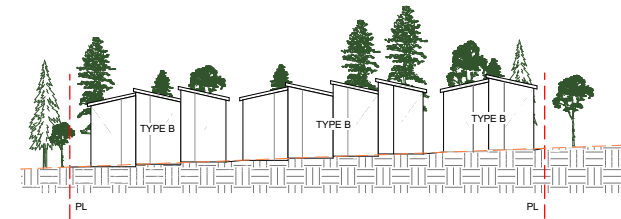
1 Site Section - North
A2 1 : 500

Legend

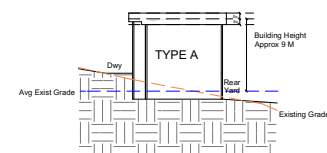
- Property Line - - - - -
- Existing Average Grade - - - - -
- Existing Grade - - - - -
- Finished Grade —————



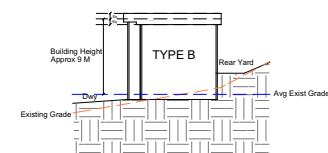
2 Site Section - North
A2 1 : 500



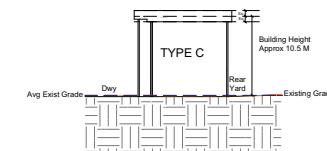
3 Site Section - West
A2 1 : 500



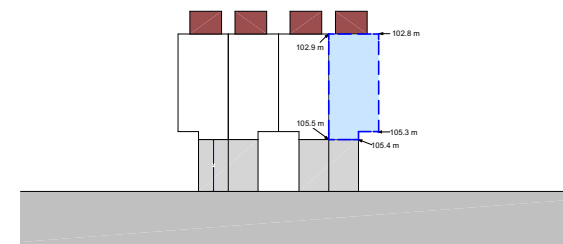
6 Height Calculation - Typ Unit A
A2 1 : 400



7 Height Calculation - Type Unit B
A2 1 : 400

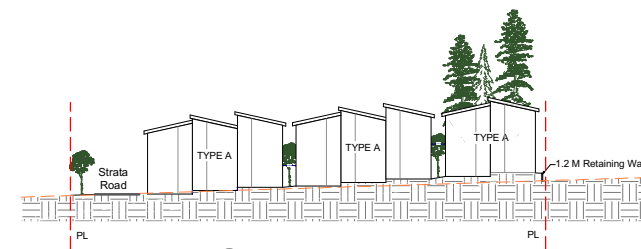


8 Height Calculation - Typ Unit C
A2 1 : 400

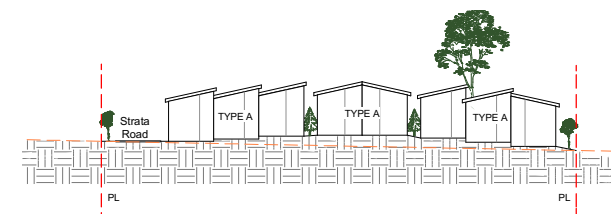


$(102.8 + 102.9 + 105.5 + 105.4 + 105.3) / 5 = 104.34 \text{ m} - \text{Avg Existing Grade}$

9 Typical Avg Grade Calculation
A2 1 : 400



4 Site Section - West
A2 1 : 500



5 Site Section - East
A2 1 : 500



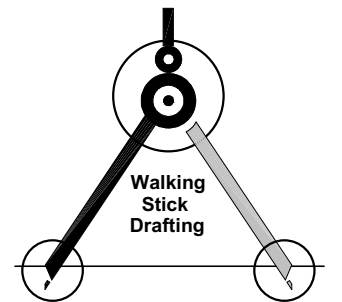
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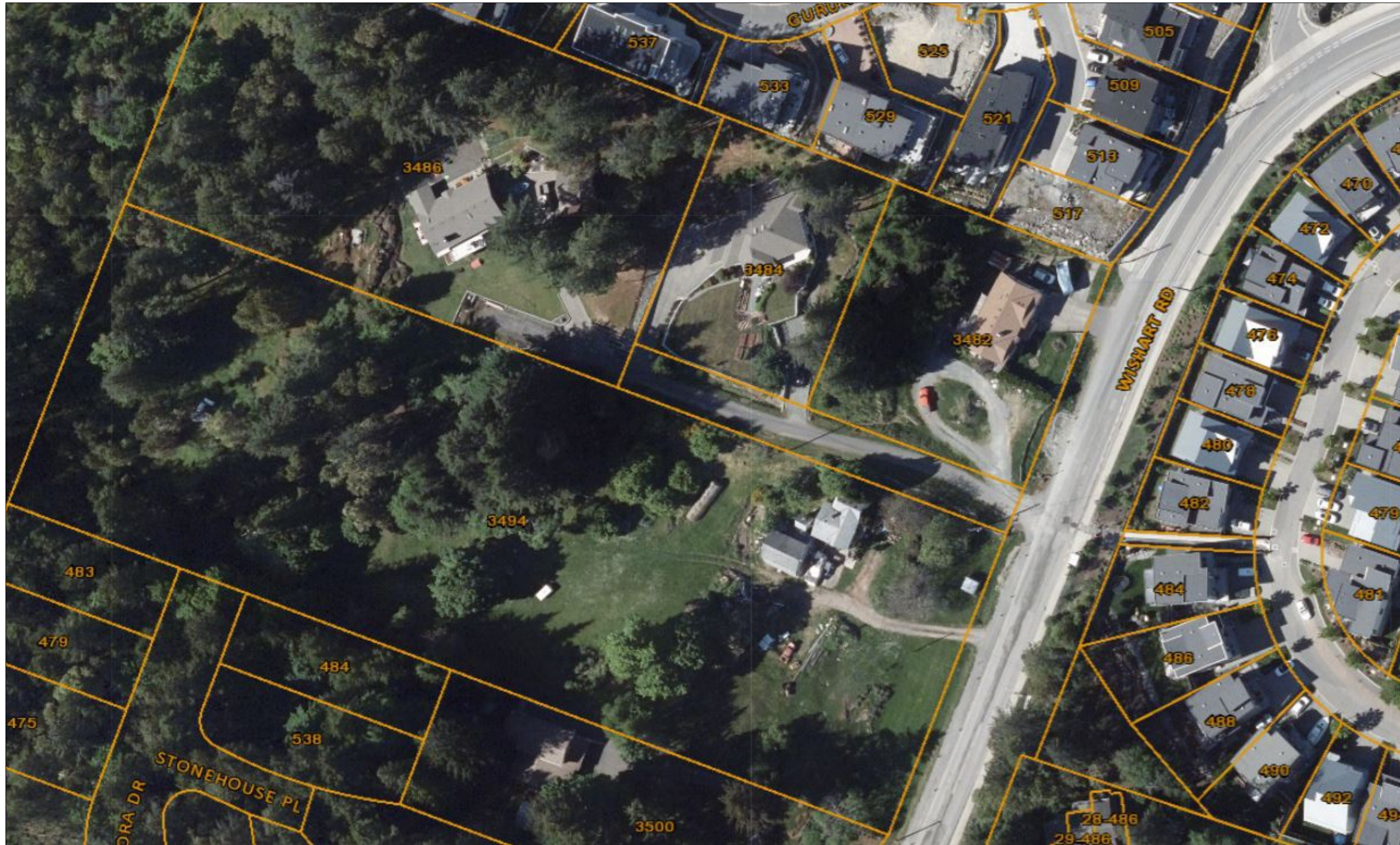
No:	Date	Description
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Date:	
Sheet No	A2
Scale:	

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3494 Wishard Rd

Appendix A - Satellite View of Property



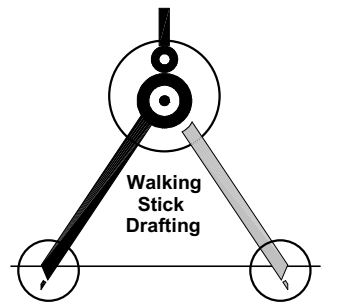
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Date:	
Sheet No	A3
Scale:	1 : 800

Project:
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