



Application No. _____
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 3 Section 68 Esquimalt District Plan 21735 PID 003-445-836

and located at (street address or general location) 2346 Sooke Road, Colwood, BC

from R-1 zone, to Site Specific zone.

Required application fee and the completed Information forms are attached.

12/29/2021
(DATE)


(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT


REGISTERED OWNER'S NAME (PLEASE PRINT)

12/29/2021
(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 OWNERa) Applicant's Name Allandale Workhub Housing Ltd Attn:Garett CampbellAddress 464 Pelican Drive, Victoria, BCPostal Code V9C 0A4Email garett@logichomes.caTelephone: Business 250-884-9688 Home _____ FAX _____

b) Registered Owner's Name _____

Address _____

Postal Code _____

Email _____

Telephone: Business _____ 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 _____

Rezoned to permit a 36 unit residential market rental building with two floors of parking and an amenity room.**4. SUBJECT PROPERTY AND DEVELOPMENT**a) Legal Description in full Neighbourhood - HillsideLot 3 Section 68 Esquimalt District Plan 21735 PID 003-445-836

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

2346 Sooke Rd, Colwood BC

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

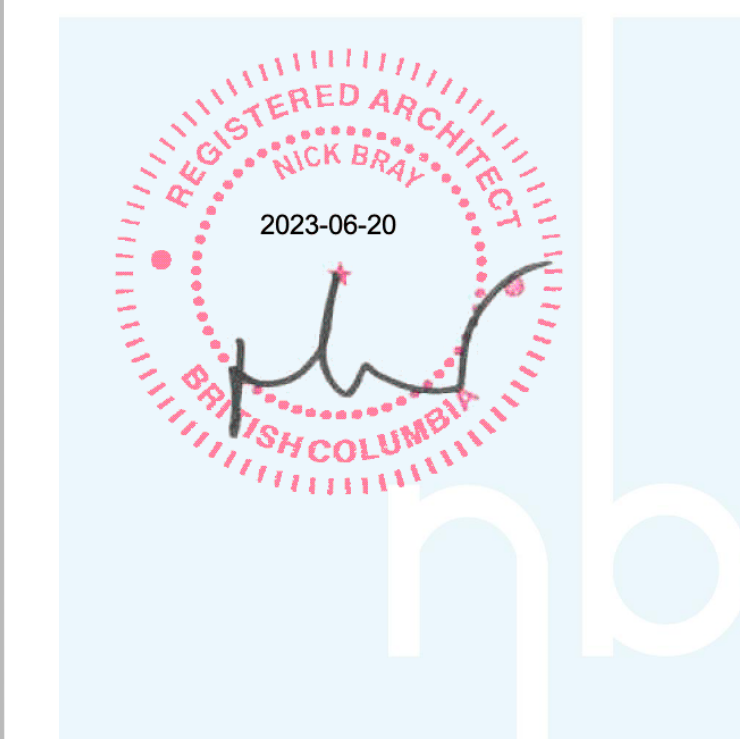
Approx 2172m2 One parceld) Present Zoning R-1 Residential 1e) Proposed Zoning Site Specific Zone

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

- i) Description of the Proposed Use/Development _____
Rezoning to permit a 4 storey multifamily residential market rental building with 2 floors of U/G parking
See attached info sheet.

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").



ARTIST VISUALIZATION - VIEW FROM SOUTH EAST

2346

SOOKE RD

COLWOOD, BC

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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

PROJECT INFO

A001

2346 SOOKE RD

LEGAL DESCRIPTION LOT 3, SECTION 68, ESQUIMALT DISTRICT, PLAN VIP 21735
 PID 003-445-836
 FOLIO 05238.030
 SITE AREA 23,387.8 SF / 2,172.8 SM
 EXISTING ZONING R1
 PROPOSED ZONING NEW SITE SPECIFIC COMPREHENSIVE DEVELOPMENT TRANSIT GROWTH AREA ZONE

AREA			
SITE AREA	23,387.8 SF	2,172.8 SM	
TOTAL LEVEL 6 - FLOOR AREA	9,893 SF	919 SM	
TOTAL LEVEL 5 - FLOOR AREA	9,893 SF	919 SM	
TOTAL LEVEL 4 - FLOOR AREA	9,893 SF	919 SM	
TOTAL LEVEL 3 - FLOOR AREA	9,893 SF	919 SM	
TOTAL LEVEL 2 - FLOOR AREA	9,290 SF	863 SM	
TOTAL LEVEL 1 - FLOOR AREA	9,623 SF	894 SM	
TOTAL LEVEL P1 AREA	13,593 SF	1,263 SM	
TOTAL LEVEL P-2 AREA	13,593 SF	1,263 SM	
TOTAL LEVEL P3 AREA	13,593 SF	1,263 SM	
TOTAL FLOOR AREA [LEVEL 1-6]	58,485 SF	5,433 SM	
BLENDED FAR	2.50	2.50	
ROOF			
[STAIRS]	165 SF	15 SM	
LEVEL 6			
SHARED/CIRCULATION AREA	1,437 SF	134 SM	
RESIDENTIAL AREA	8,456 SF	786 SM	
TOTAL LEVEL 6 AREA	9,893 SF	919 SM	
LEVEL 5			
SHARED/CIRCULATION AREA	1,437 SF	134 SM	
RESIDENTIAL AREA	8,456 SF	786 SM	
TOTAL LEVEL 5 AREA	9,893 SF	919 SM	
LEVEL 4			
SHARED/CIRCULATION AREA	1,437 SF	134 SM	
RESIDENTIAL AREA	8,456 SF	786 SM	
TOTAL LEVEL 4 AREA	9,893 SF	919 SM	
LEVEL 3			
SHARED/CIRCULATION AREA	1,437 SF	134 SM	
RESIDENTIAL AREA	8,456 SF	786 SM	
TOTAL LEVEL 3 AREA	9,893 SF	919 SM	
LEVEL 2			
SHARED/CIRCULATION AREA	1,437 SF	134 SM	
RESIDENTIAL AREA	7,853 SF	730 SM	
TOTAL LEVEL 2 AREA	9,290 SF	863 SM	
LEVEL 1			
SHARED/CIRCULATION AREA	2,992 SF	278 SM	
RESIDENTIAL AREA	6,631 SF	616 SM	
TOTAL LEVEL 1 AREA	9,623 SF	894 SM	
LEVEL P1			
SHARED/CIRCULATION AREA	1,663 SF	154 SM	
PARKING AREA	11,930 SF	1,108 SM	
TOTAL LEVEL P1 AREA	13,593 SF	1,263 SM	
LEVEL P2			
SHARED/CIRCULATION AREA	1,663 SF	154 SM	
PARKING AREA	11,930 SF	1,108 SM	
TOTAL LEVEL P2 AREA	13,593 SF	1,263 SM	
LEVEL P3			
SHARED/CIRCULATION AREA	6,643 SF	617 SM	
PARKING AREA	6,950 SF	646 SM	
TOTAL LEVEL P3 AREA	13,593 SF	1,263 SM	
6 STOREYS BUILDING			
AVERAGE NATURAL GRADE	231.06 FT	70.43 M	
BUILDING HEIGHT	86'-5 1/2"	26.35M	
COVERED AREA	59.90%	13,994 SF	1,300 SM
OPEN AREA	40.10%	9,384 SF	872 SM

PROPOSED SETBACK	PARKADE	BUILDING
FRONT - Southeast	17.64M	16.67M
REAR - Northwest	10.53M	13.58M
SIDE - Southwest	1.80M	3.23M
SIDE - Northeast	0.54M	2.21M

PROPOSED PARKING	Units	Ratio	Proposed
2-BED UNITS	47	1.3	62
1-BED UNITS	8	1	8
VISITOR PARKNG		0.15	11
TOTAL PARKNG REQUIRED			81
TOTAL PARKNG PROVIDED			87
- REGULAR PARKING STALL			72
- SMALL PARKING STALL			0
- ACCESSIBLE PARKING			3
- VISITOR PARKNG			12
BICYCLE SPACES REQUIRED			Provided
UNITS	55	1 PER UNIT	36 (CLASS 1)
REQ. VISITOR BICYCLE SPACES		6 (CLASS 2)	6 @ FRONT

TOTAL UNIT MIX	Number of Units	Unit Area	Unit Area
TYPE 1 (2BR)	10	18%	925 SF / 86 SM
TYPE 2 (2BR)	10	18%	955 SF / 89 SM
TYPE 3 (2BR)	18	33%	910 SF / 85 SM
TYPE 4 (2BR)	8	15%	937 SF / 87 SM
TYPE 5 (1BR)	8	15%	485 SF / 45 SM
TYPE 6 (2BR + Der)	1	2%	1,140 SF / 106 SM
TOTAL	55	100%	

UNIT / FLOOR SUMMARY			
2 Bed + Den	1		
2 Bed	46		
1 Bed	8		
Amenity Room	1	560 SF	52 SM
LEVEL 1 - RENTABLE AREA	69% EFF.	6,631 SF	616 SM
LEVEL 2 - RENTABLE AREA	85% EFF.	7,853 SF	730 SM
LEVEL 3 - RENTABLE AREA	86% EFF.	8,456 SF	786 SM
LEVEL 4 - RENTABLE AREA	86% EFF.	8,456 SF	786 SM
LEVEL 5 - RENTABLE AREA	86% EFF.	8,456 SF	786 SM
LEVEL 6 - RENTABLE AREA	86% EFF.	8,456 SF	786 SM
TOTAL RENTABLE AREA	83% EFF.	48,308 SF	4,488 SM



ARTIST VISUALIZATION - VIEW FROM NORTH EAST

DESIGN RATIONAL

THIS CHALLENGING NARROW SITE IS ON A STEEP HILLSIDE THAT SLOPES DOWN AWAY FROM SOOKE ROAD. THE PROPOSAL PRESENTS AN ELEGANT AND EFFICIENT SOLUTION IN WHICH PARKING AREAS ARE LARGELY HIDDEN FROM STREET VIEW. THERE ARE A TOTAL OF 55 UNITS WITH SPACE-EFFICIENT LAYOUTS THAT HAVE AMPLE ACCESS TO NATURAL DAYLIGHT.

THE SITE IS LOCATED ON A PUBLIC TRANSPORTATION GROWTH CORRIDO, IN LINE WITH THE CITY OF COLWOOD'S APPROACH TO ENVIRONMENTAL SUSTAINABILITY AND THE 2026 TARGET OF REDUCING CAR USE WHILE INCREASING TRANSIT USE AND CYCLING. THE BUILDING ACCOMMODATES ELECTRIC CAR PARKING, WITH A RATIO OF 1.1 SPACES PER UNIT, WITH THE GROWTH OF CYCLING, ESPECIALLY ELECTRIC BICYCLES, THE BUILDING PROVIDES SECURE/INTERIOR BICYCLE SPACES FOR THE UNITS, ALL WITH ACCESS TO ELECTRIC CHARGING. IN ADDITION TO THIS, THERE ARE EXTERIOR VISITOR BICYCLE PARKING SPACES.

THE NORTH-WEST PORTION OF THE SITE IS A HEAVILY FORESTED AREA ON A STEEP HILL. UNFORTUNATELY, A SIGNIFICANT AMOUNT OF GARBAGE HAS BEEN DUMPED IN THIS AREA. THIS PROPOSAL INCLUDES TIDING THE AREA AND PRESERVING THE NATURAL ENVIRONMENT (25.1-C). THE AREA WILL ASSIST WITH STORM WATER MANAGEMENT (25.1-E). ADDITIONAL TREES WILL BE PLANTED ON THE HILL-SIDE TO ENHANCE THE FOREST AND INTEGRATE THE BUILDING INTO ITS NATURAL SETTING (25.2-B). THE FRONT OF THE PROPERTY WILL HAVE A HIGH-LEVEL LANDSCAPE TREATMENT PROVIDING CURB APPEAL (25.10-A).

TO BREAK UP THE LONG FAÇADE, EACH STACKED UNIT TYPE HAS BEEN ACCENTUATED BY STEPPING-BACK / EXTENDING-FORWARD THEIR PORTION OF THE FAÇADE AND BY USING CONTRASTING WHITE AND DARK-GREY CLADDING, VISUALLY BREAKING UP THE BUILDING INTO SECTIONS AND CREATING VARIATION AND VISUAL INTEREST (25.7-D / 25.9-F).

THE FRONT FAÇADE CONSISTS OF TWO PRIMARY MATERIALS: A HIGH-QUALITY PRE-FINISHED WHITE COMPOSITE-CLADDING ADJACENT TO AND CONTRASTING WITH A STONE CLAD TOWER. THE STONE WRAPS UNDER THE WHITE CLAD BOX, GIVING THE GROUND FLOOR THE APPEARANCE OF A SOLID/STONE PLINTH, A VISUAL INTEREST AT A HUMAN SCALE. THE ROOF CANOPY SOFFIT IS CLEAR-COAT CEDAR. THIS AND THE WOOD-EFFECT PANELS WITHIN THE WINDOW OPENINGS ADD WARMTH TO THE FAÇADE AND ENHANCE THE AESTHETIC THROUGH THE USE OF NATURAL MATERIALS. THE THREE MATERIALS (WHITE CLADDING, STONE AND WOOD) COMPLEMENT EACH OTHER AS PART OF A SMALL, DEFINED AND ELOQUENT MATERIAL PALETTE (25.9-A / B / C / F).

THE BUILDING LAYOUT IS MIRRORED FROM FRONT TO BACK, WITH THE SAME AESTHETIC REPEATED ON ALL SIDES (25.9-D). THE ROOF LINE IS CLEARLY DISTINGUISHED. THE EXPANSIVE FLAT ROOF WITH BE SOLAR-READY (25.7-E).

ENTRANCES, WINDOWS AND DECKS ARE POSITIONED TO OVERLOOK THE OPEN-AREAS AT THE REAR, AND THE SOOKE ROAD FRONTAGE (25.2-C). THE PRIMARY ENTRANCE IS EMPHASIZED, WITH A COVERED DOUBLE-HEIGHT "PORCH" (25.10-A).

BALCONIES ARE SETBACK INTO THE FAÇADE AND PROVIDE SUMMER SOLAR SHADING (25.3-A). WINDOWS WILL USE LOW-E COATING TO FURTHER REDUCE SOLAR-GAIN (25.7-I). GLASS GUARDS ARE USED TO ALLOW DAYLIGHT PENETRATION FROM THE BALCONIES (25.9-G). IN ADDITION TO THE DEEP PRIVATE UNIT BALCONIES, THERE IS A LARGE AMENITY ROOM THAT OPENS OUT ON TO AN OUTDOOR TERRACE.

WINDOW MODULES AND PATTERNS ARE REPETITIVE, AND CORRESPOND TO THE CONTRASTING WHITE AND DARK-GREY BLOCKS, WITH A STAGGERED PATTERN IN THE FRONT / REAR WHITE BLOCKS (25.9-F).



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2346 SOOKE RD COLWOOD, BC

PROJECT NUMBER: 20067

PROJECT SUMMARY

A002



NOT FOR CONSTRUCTION

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COLWOOD, BC**

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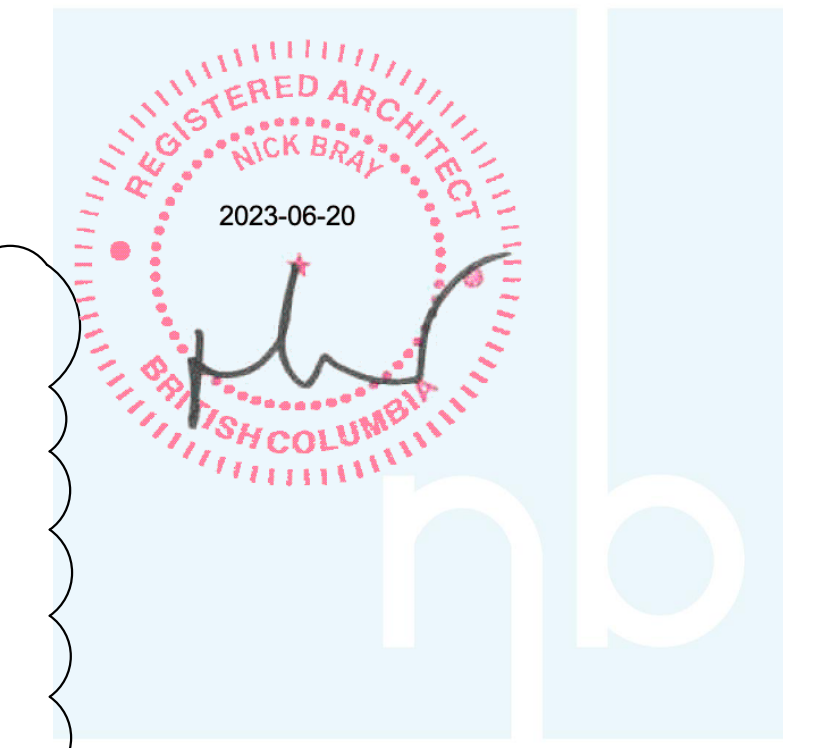
SITE SURVEY

1:175

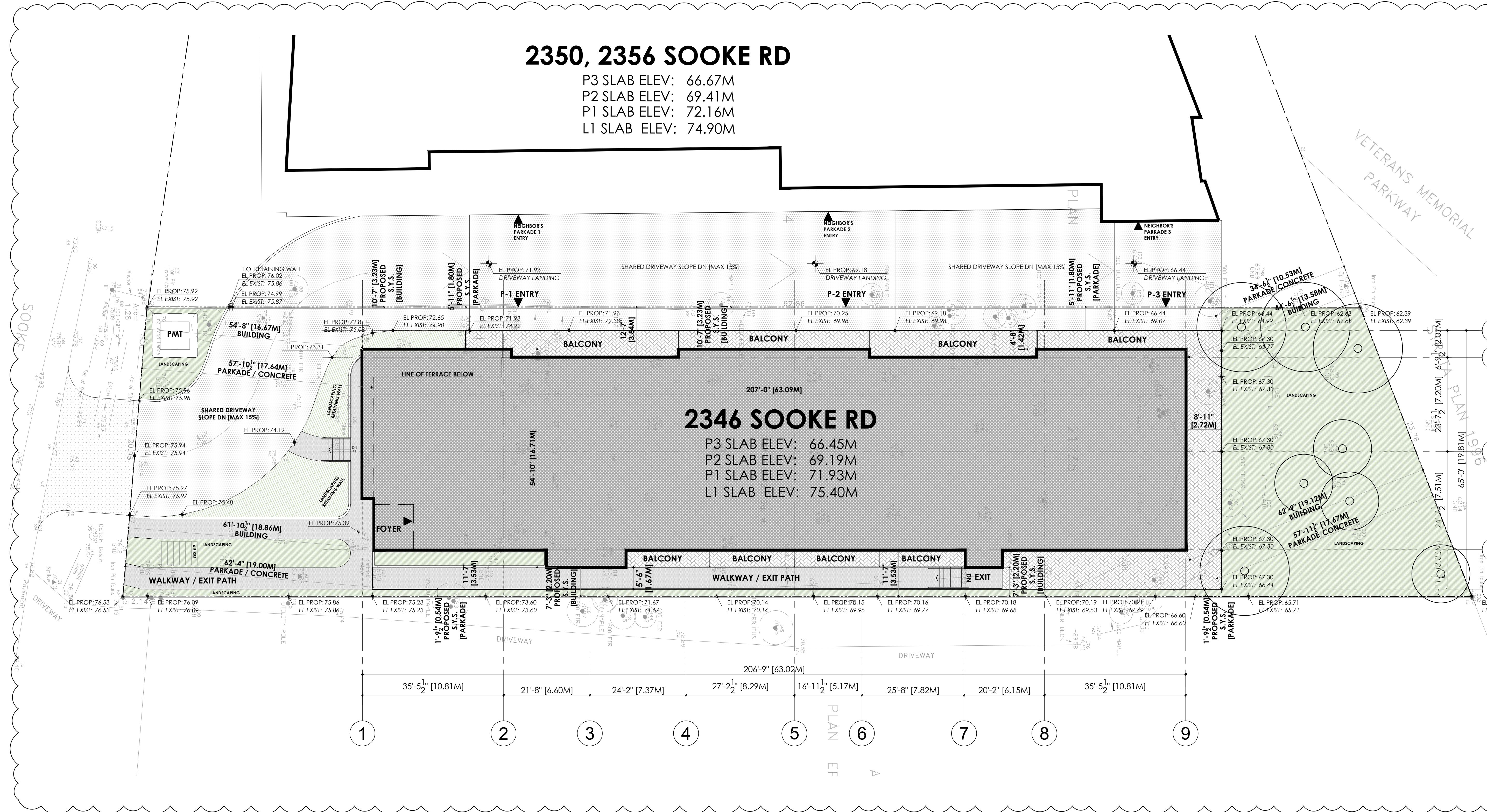
A003



1 SITE SURVEY
A003 1:175



NOT FOR CONSTRUCTION



2350, 2356 SOOKE RD

P3 SLAB ELEV: 66.67M
 P2 SLAB ELEV: 69.41M
 P1 SLAB ELEV: 72.16M
 L1 SLAB ELEV: 74.90M

2346 SOOKE RD

P3 SLAB ELEV: 66.45M
 P2 SLAB ELEV: 69.19M
 P1 SLAB ELEV: 71.93M
 L1 SLAB ELEV: 75.40M

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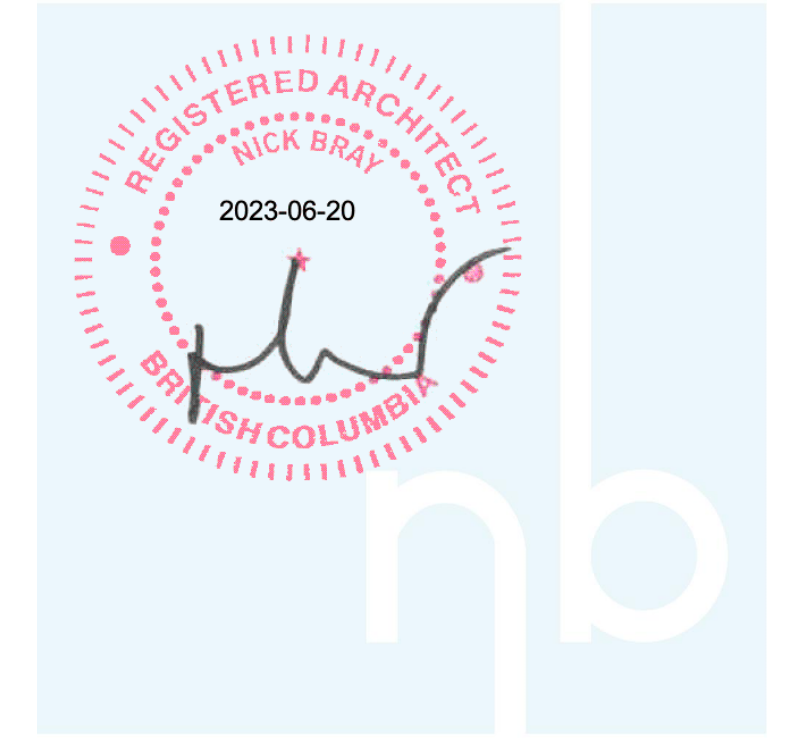
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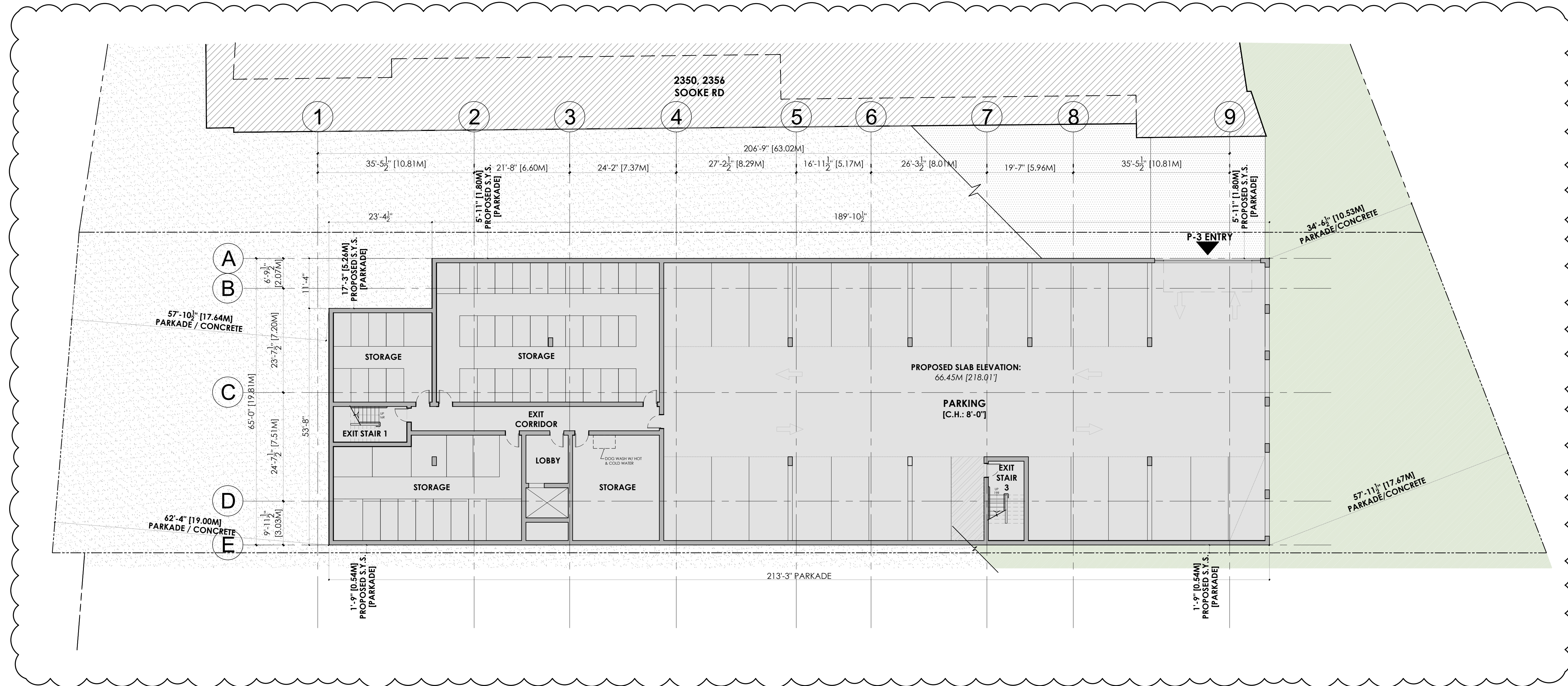
SITE PLAN

1:150

A100



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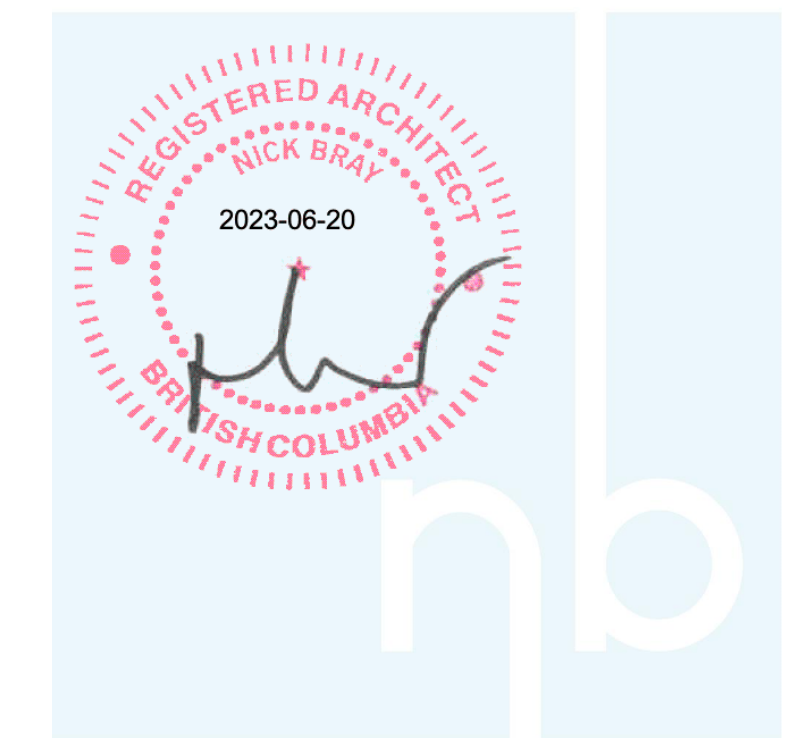
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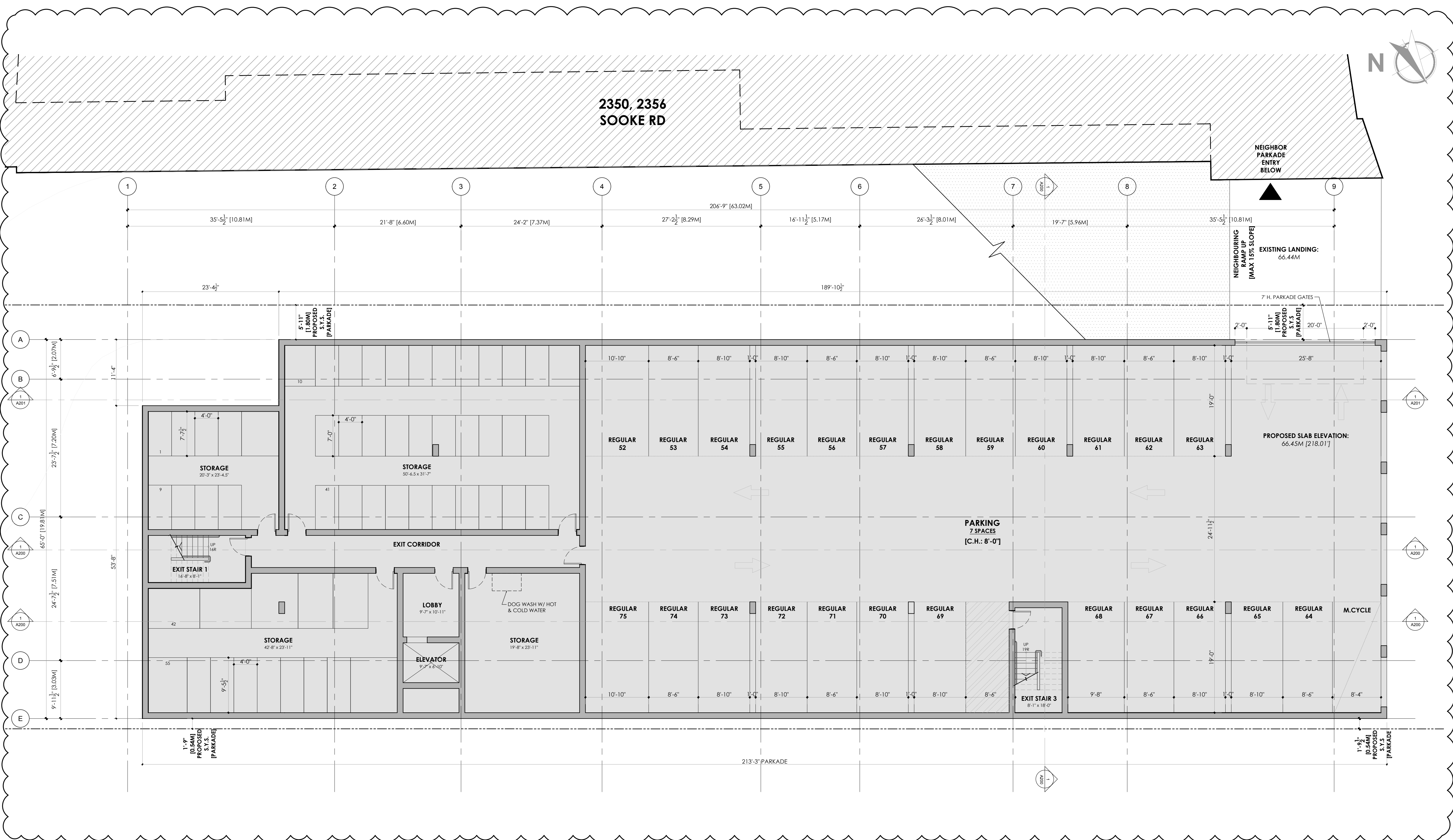
PARKADE P-3
SETBACK PLAN

1:150

A101



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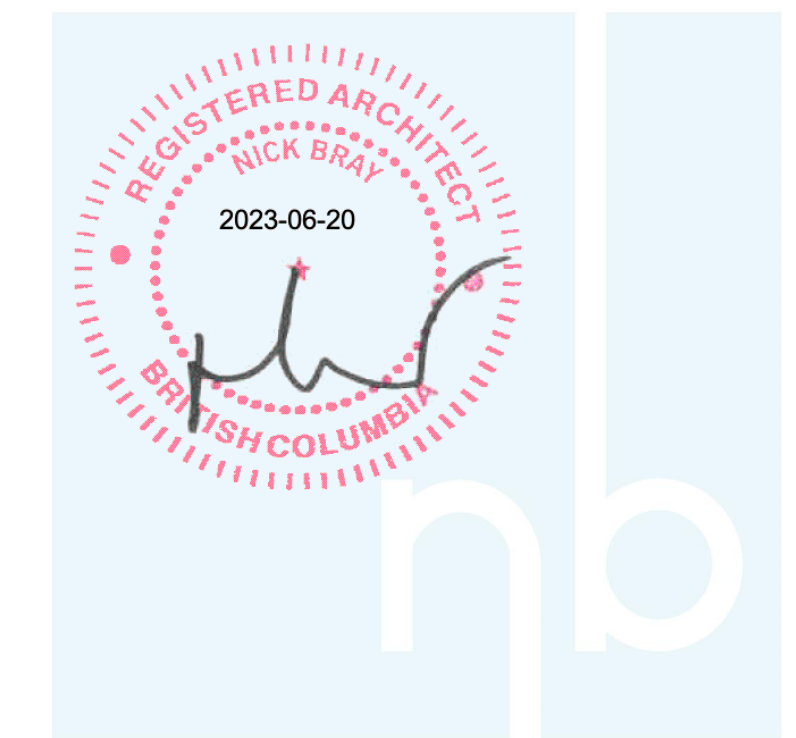
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

**2346 SOOKE RD
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 PROJECT NUMBER: 20067

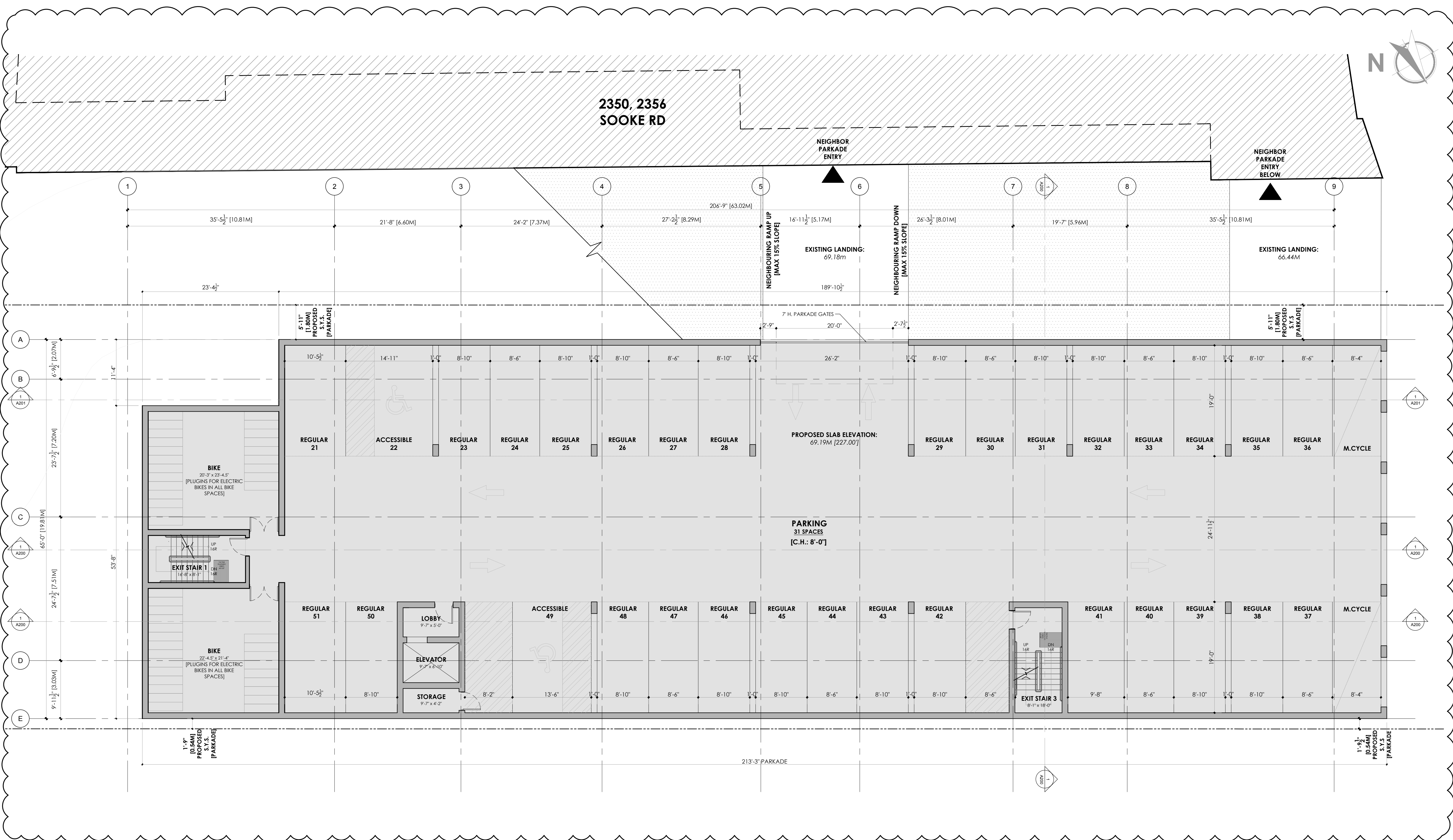
PARKADE P-3 PLAN

1:100

A102



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18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW
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2346 SOOKE RD
COLWOOD, BC
 PROJECT NUMBER: 20067

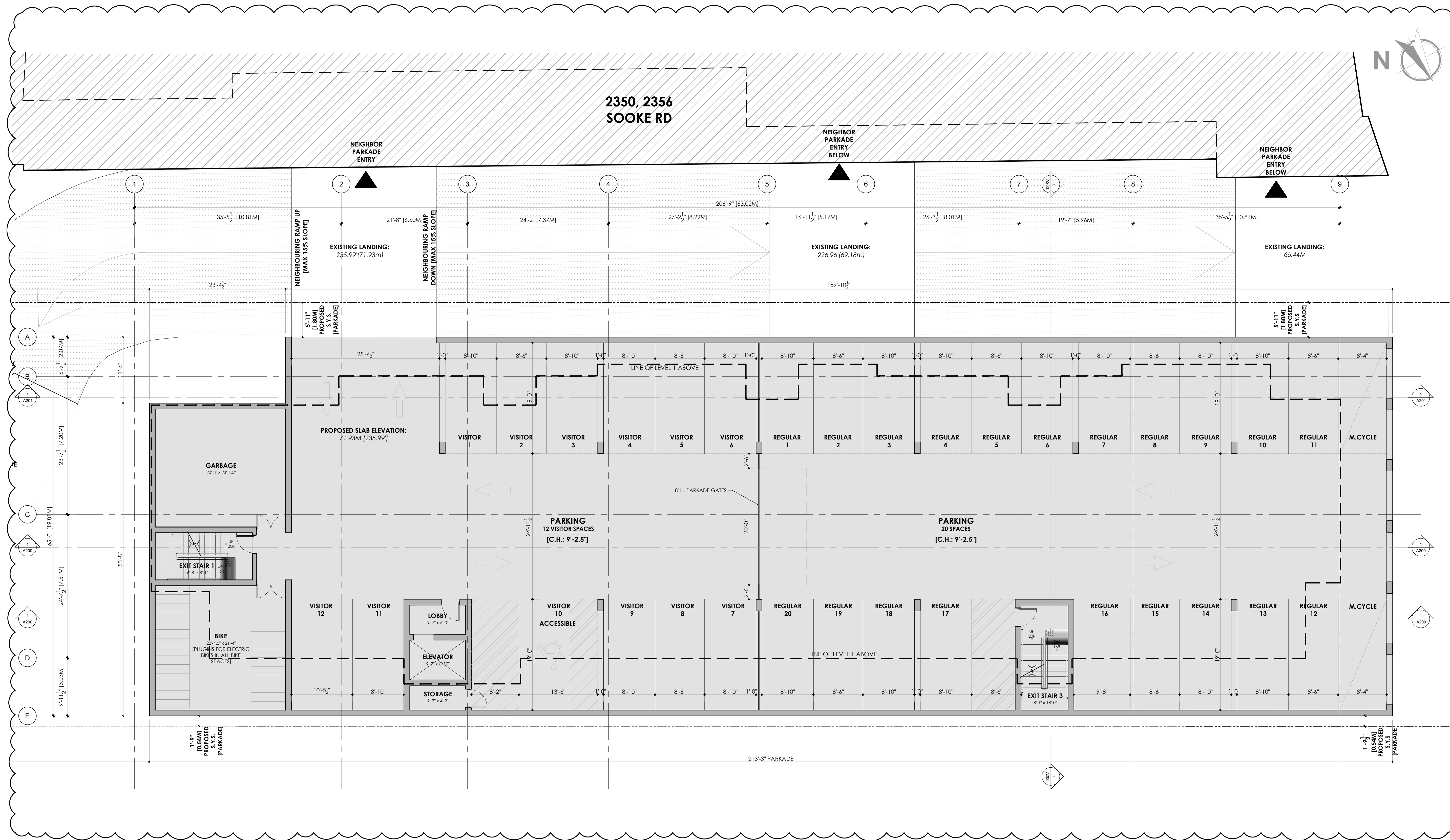
PARKADE P-2 PLAN

1:100

A103



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REV	DATE	DESCRIPTION
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
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4	17-MAR-21	ISSUED FOR REVIEW
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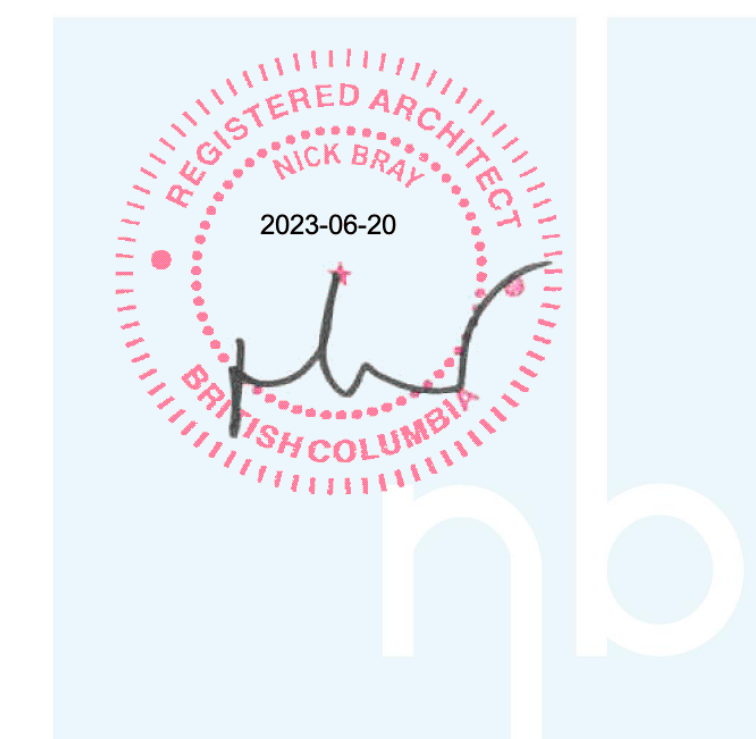
2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

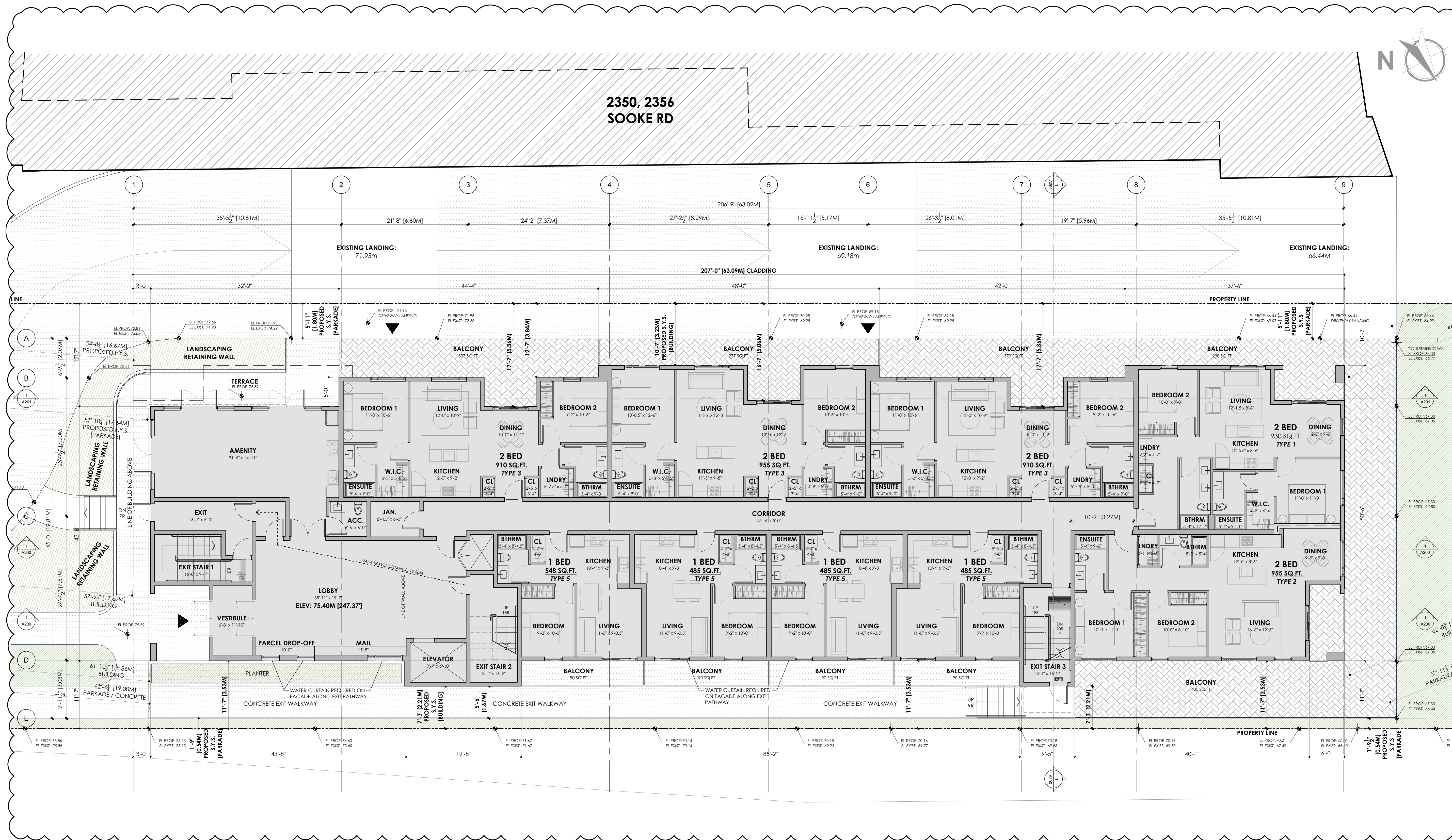
PARKADE P-1 PLAN

1:100

A104



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- | REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 18 | 19-JUNE-23 | ISSUED FOR REZONING |
| 17 | 14-JUNE-23 | ISSUED FOR REVIEW |
| 16 | 06-MAY-23 | ISSUED FOR REVIEW |
| 15 | 12-MAY-23 | ISSUED FOR REVIEW |
| 14 | 14-NOV-22 | ISSUED FOR CODE REVIEW |
| 13 | 14-NOV-22 | ISSUED FOR CODE REVIEW |
| 12 | 09-NOV-22 | ISSUED FOR CLIENT REVIEW |
| 11 | 04-MAY-22 | ISSUED FOR REVIEW |
| 10 | 26-APR-22 | ISSUED FOR REVIEW |
| 10 | 26-APR-22 | ISSUED FOR REVIEW |
| 9 | 31-MAR-22 | ISSUED FOR REVIEW |
| 8 | 14-FEB-22 | ISSUED FOR REVIEW |
| 7 | 15-NOV-21 | ISSUED FOR REZONING |
| 6 | 10-SEPT-21 | ISSUED FOR REVIEW |
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When a person has had a chance to check over a client's dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

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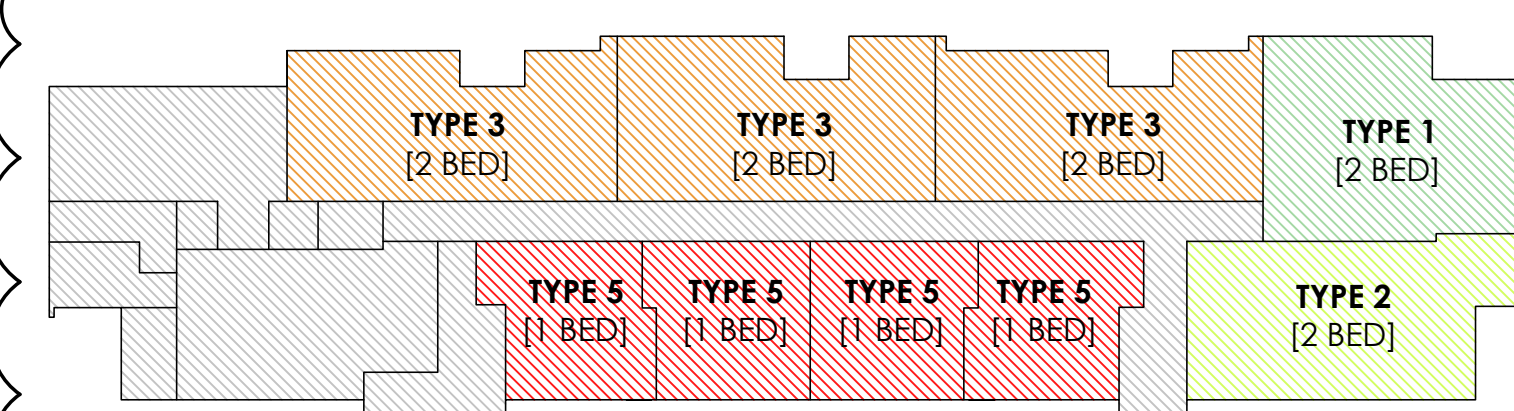
PROJECT NUMBER: 20067

LEVEL 1 PLAN

1:100

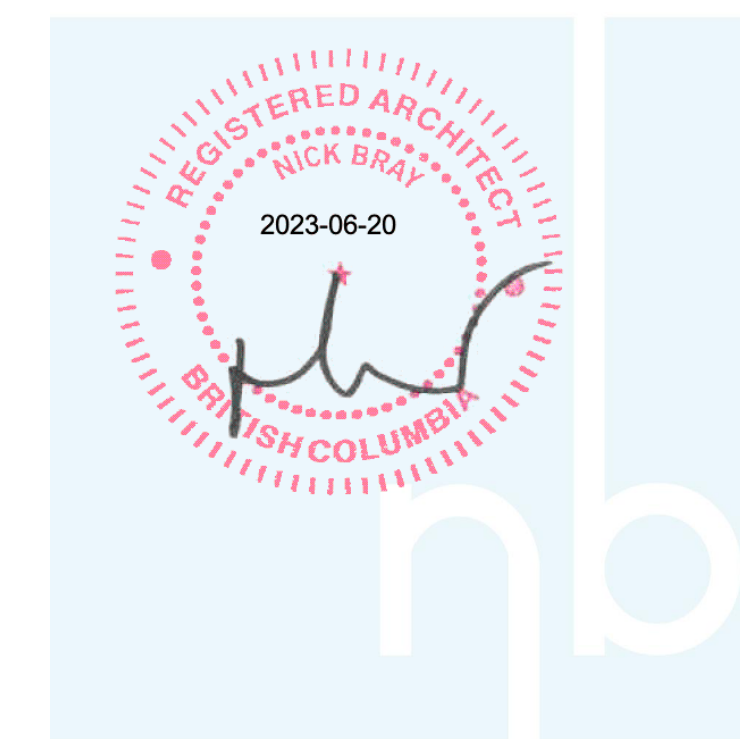
A105

LEVEL 1

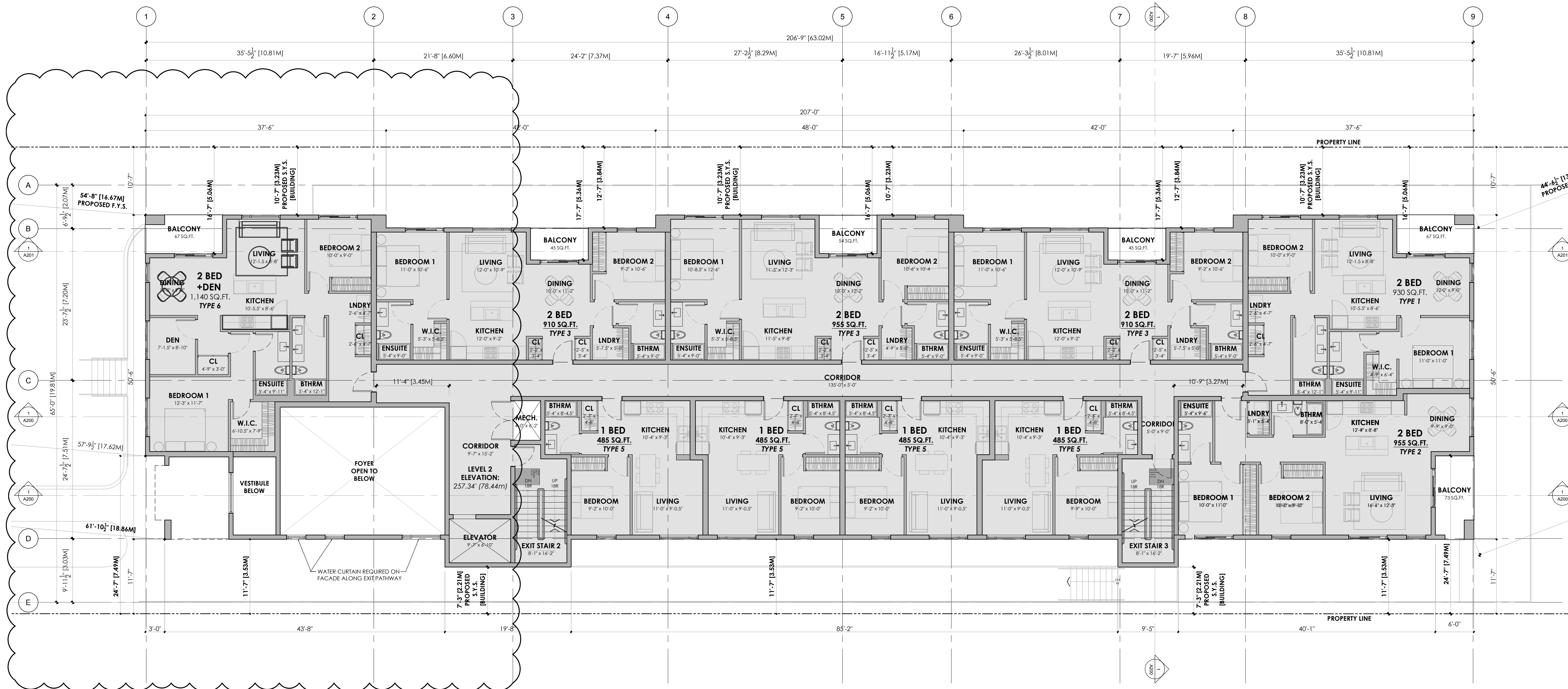


UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1 A105 LEVEL 1 PLAN 1:100



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 - 16 06-MAY-23 ISSUED FOR REVIEW
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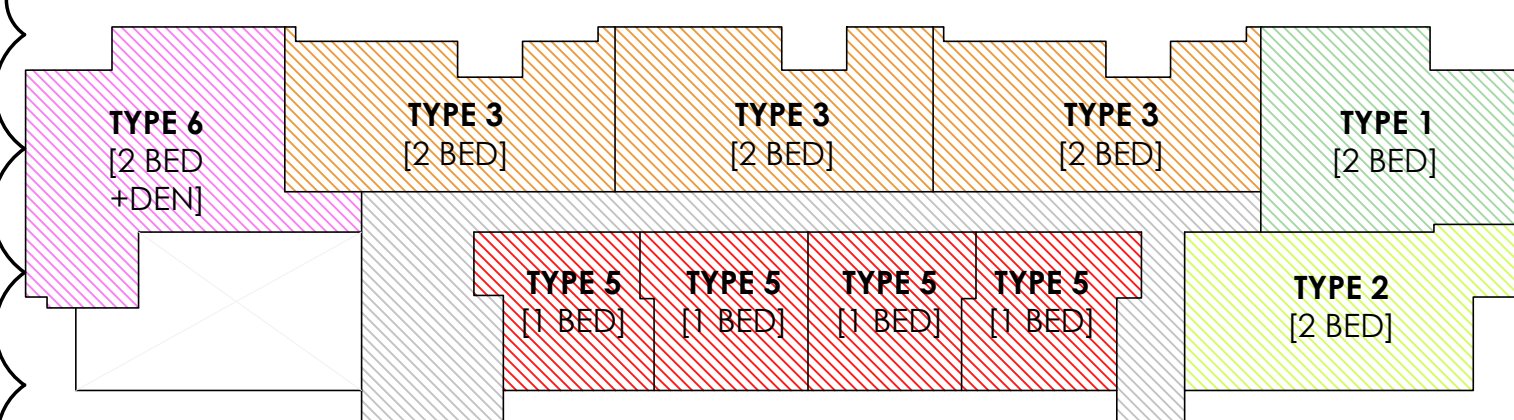
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LEVEL 2 PLAN

1:100

A106

LEVEL 2



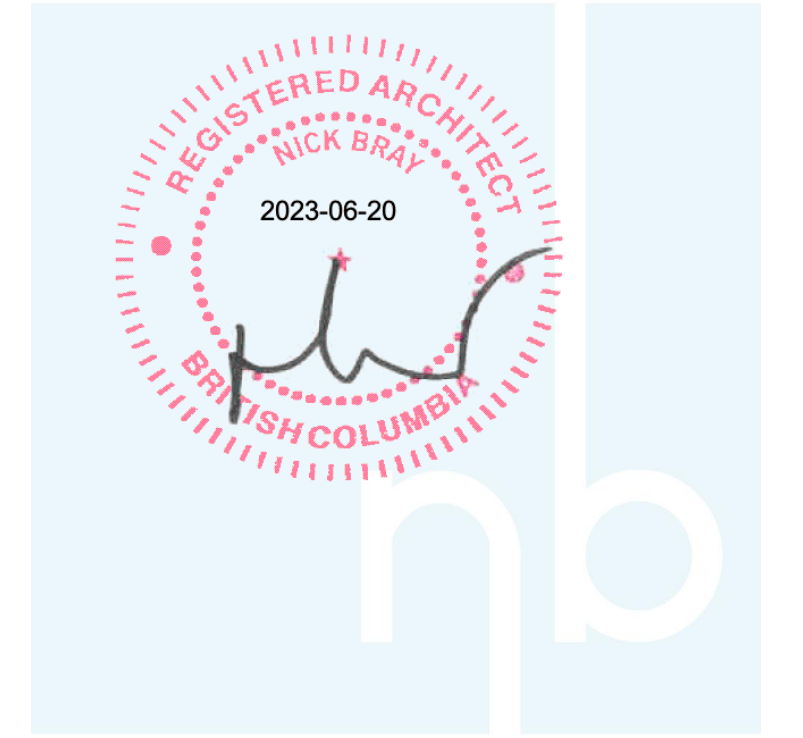
LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

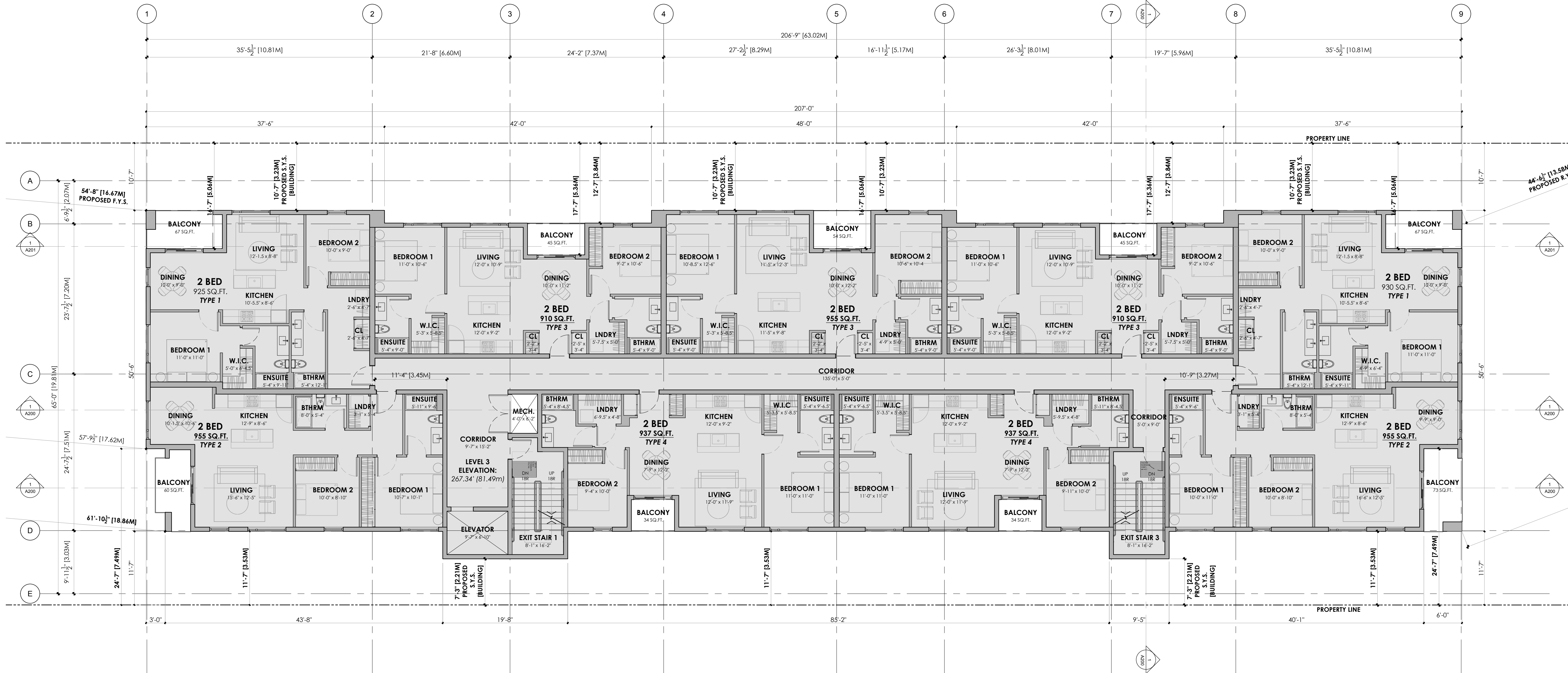
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A106

LEVEL 2 PLAN

1:100



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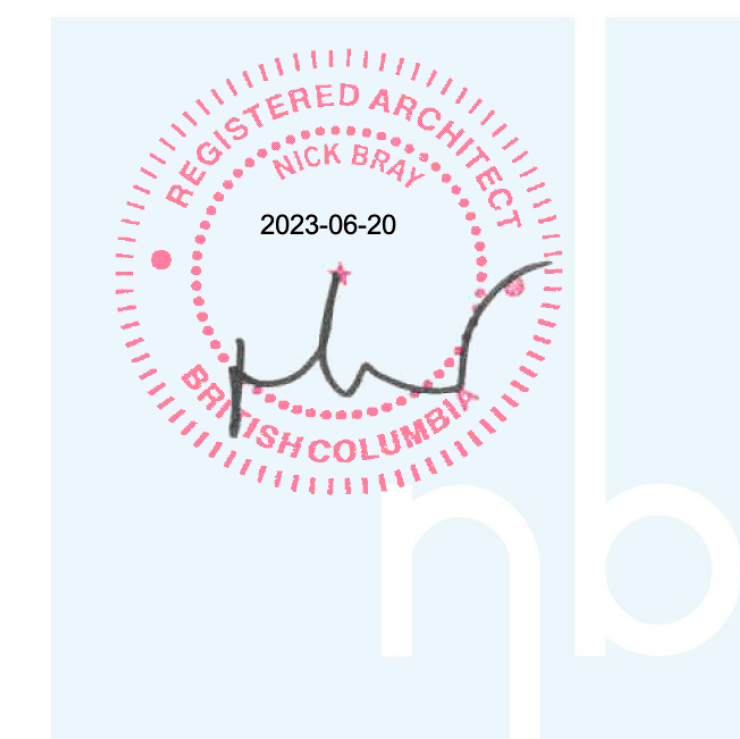
LEVEL 3-6

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

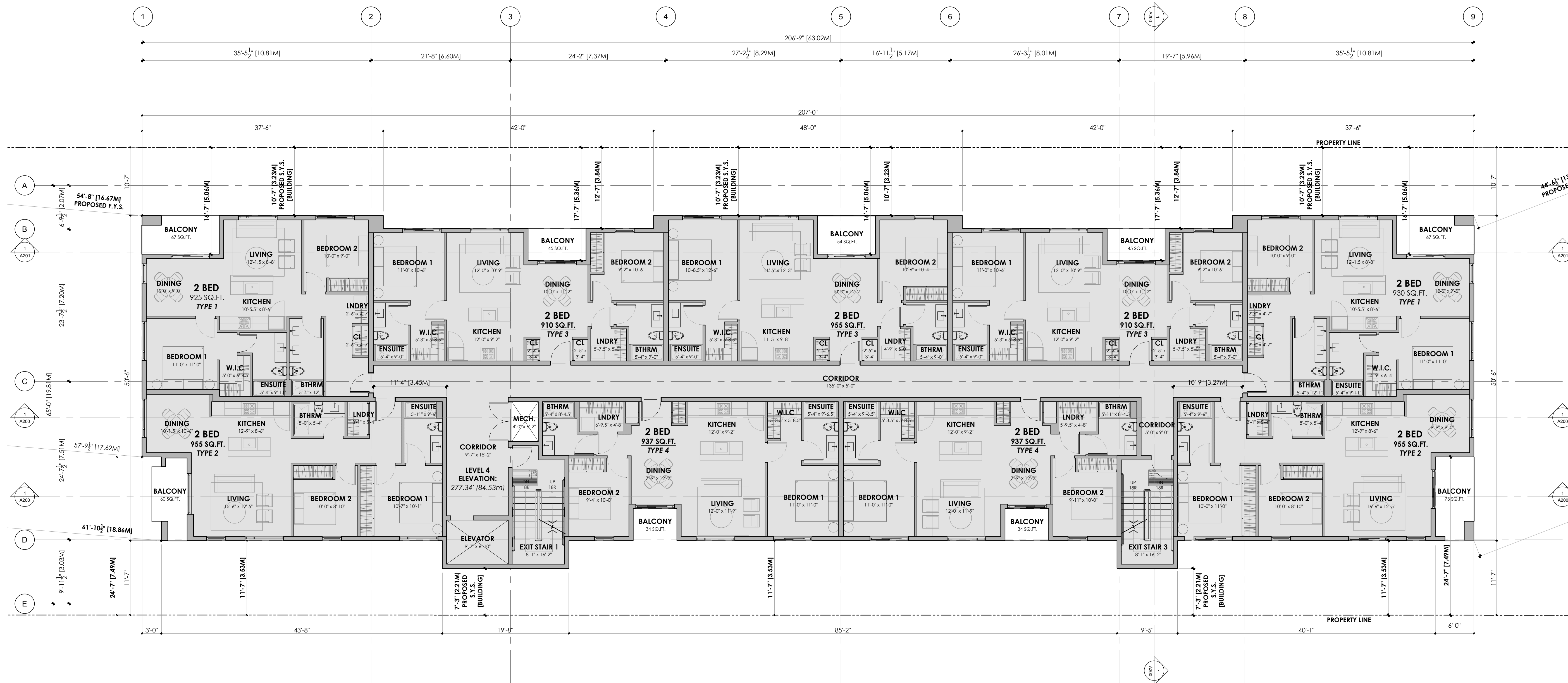
1 LEVEL 3 PLAN
A107 1:100

2346 SOOKE RD
COLWOOD, BC
PROJECT NUMBER: 20067

LEVEL 3 PLAN
1:100
A107



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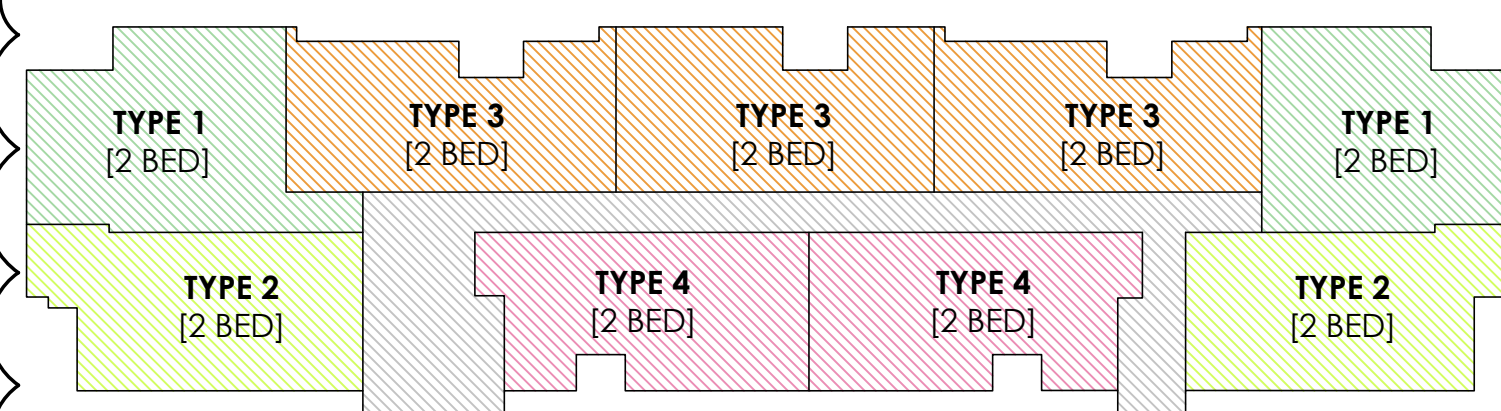
PROJECT NUMBER: 20067

LEVEL 4 PLAN

1:100

A108

LEVEL 3-6

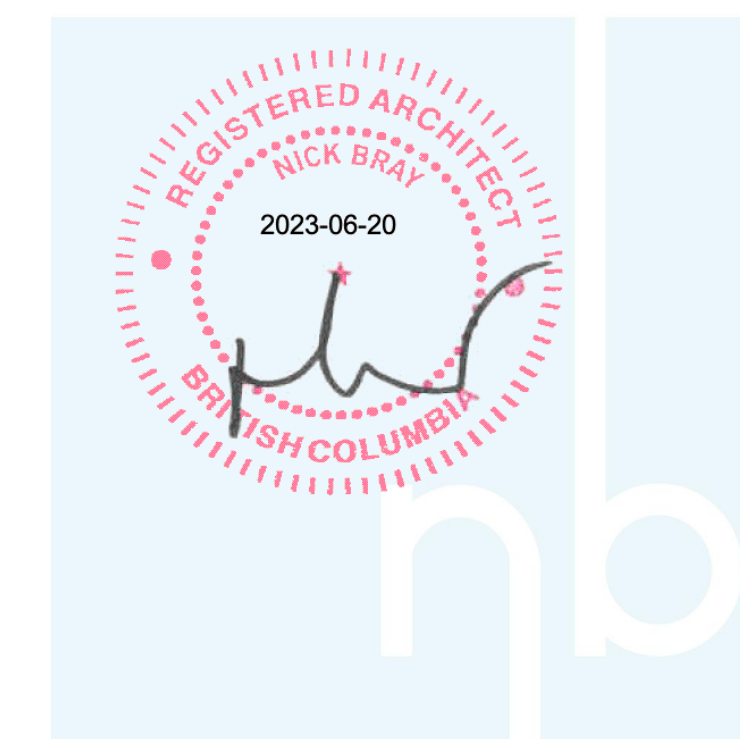


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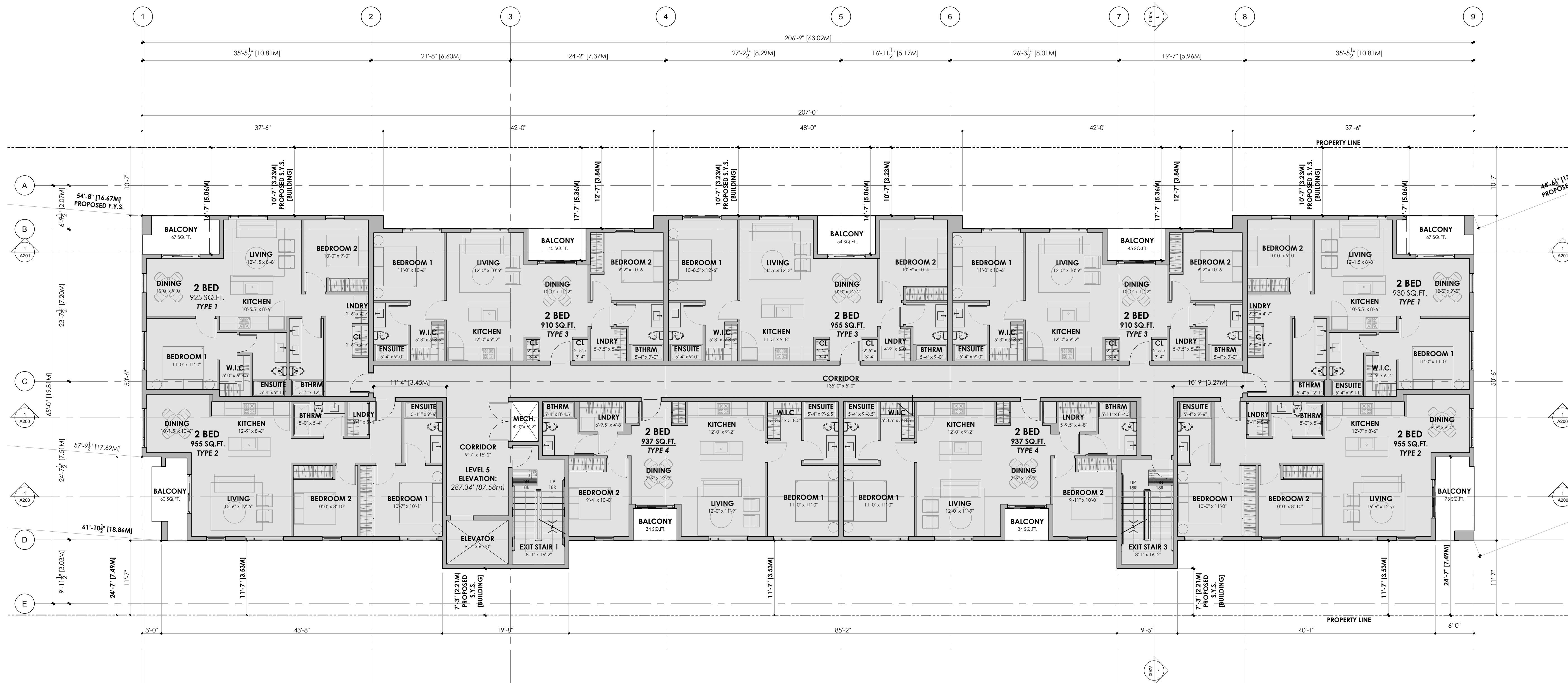
UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

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A108

LEVEL 4 PLAN
1:100



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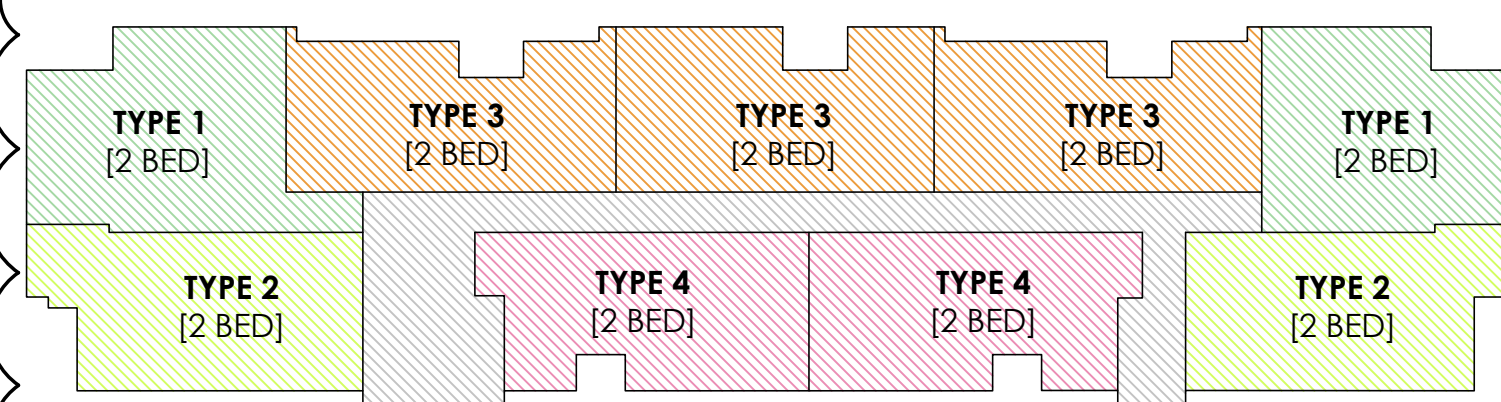


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 - 17 14-JUNE-23 ISSUED FOR REVIEW
 - 16 06-MAY-23 ISSUED FOR REVIEW
 - 15 12-MAY-23 ISSUED FOR REVIEW
 - 14 14-NOV-22 ISSUED FOR CODE REVIEW
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 - 11 04-MAY-22 ISSUED FOR REVIEW
 - 10 26-APR-22 ISSUED FOR REVIEW
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LEVEL 3-6



LEGEND

UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

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A109

LEVEL 5 PLAN
1:100

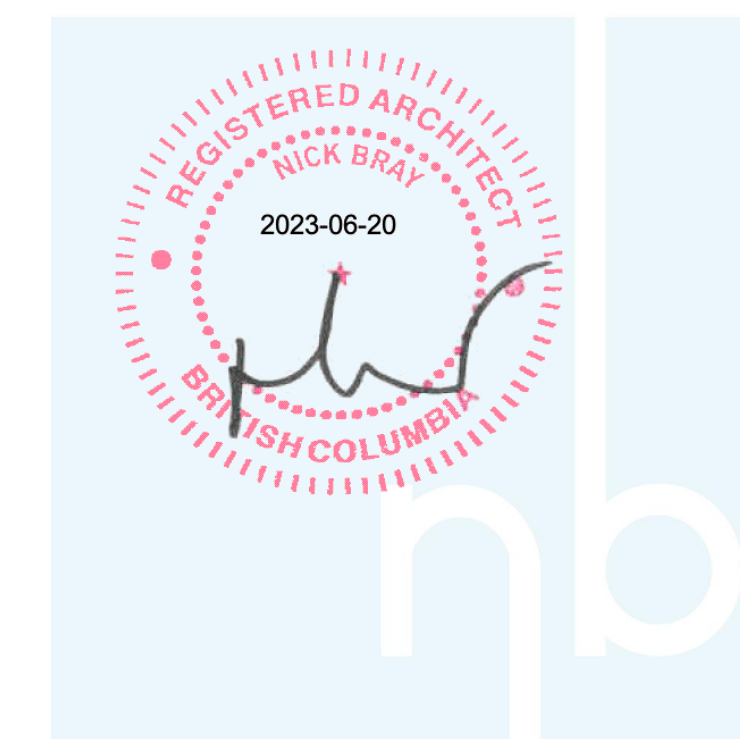
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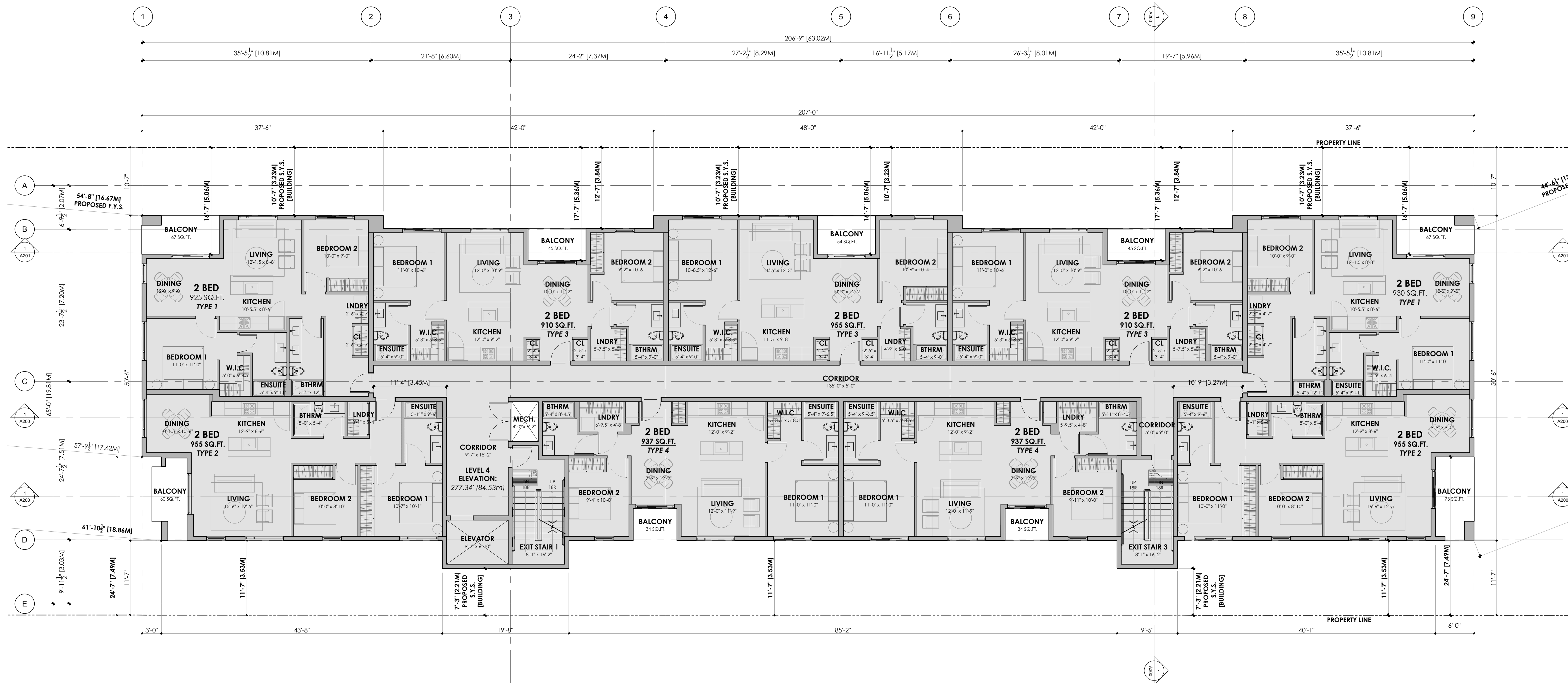
LEVEL 5 PLAN

1:100

A109



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- 18 19-JUNE-23 ISSUED FOR REZONING
 - 17 14-JUNE-23 ISSUED FOR REVIEW
 - 16 06-MAY-23 ISSUED FOR REVIEW
 - 15 12-MAY-23 ISSUED FOR REVIEW
 - 14 14-NOV-22 ISSUED FOR CODE REVIEW
 - 13 14-NOV-22 ISSUED FOR CODE REVIEW
 - 12 09-NOV-22 ISSUED FOR CLIENT REVIEW
 - 11 04-MAY-22 ISSUED FOR REVIEW
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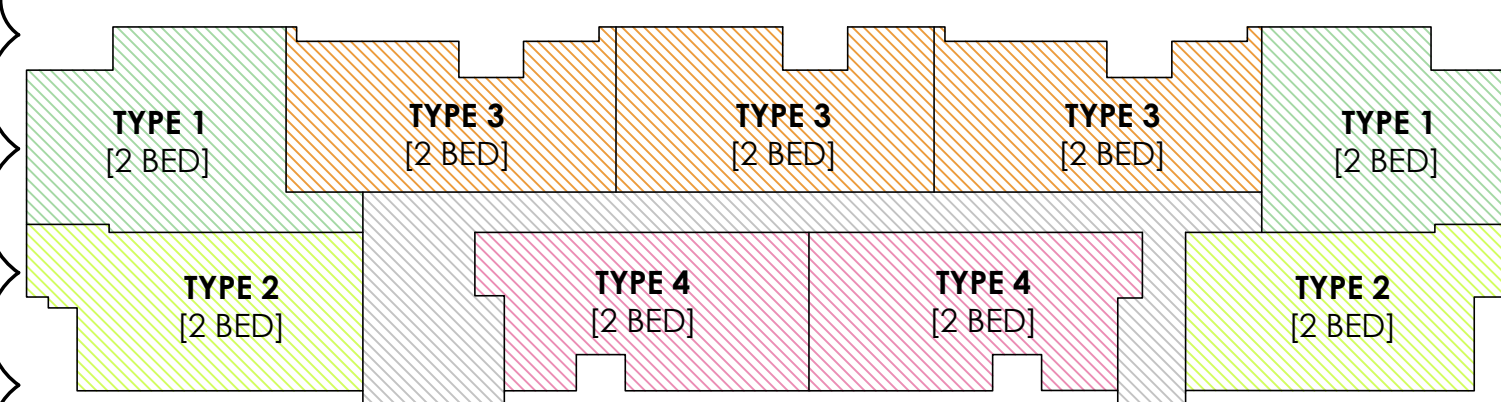
PROJECT NUMBER: 20067

LEVEL 6 PLAN

1:100

A110

LEVEL 3-6

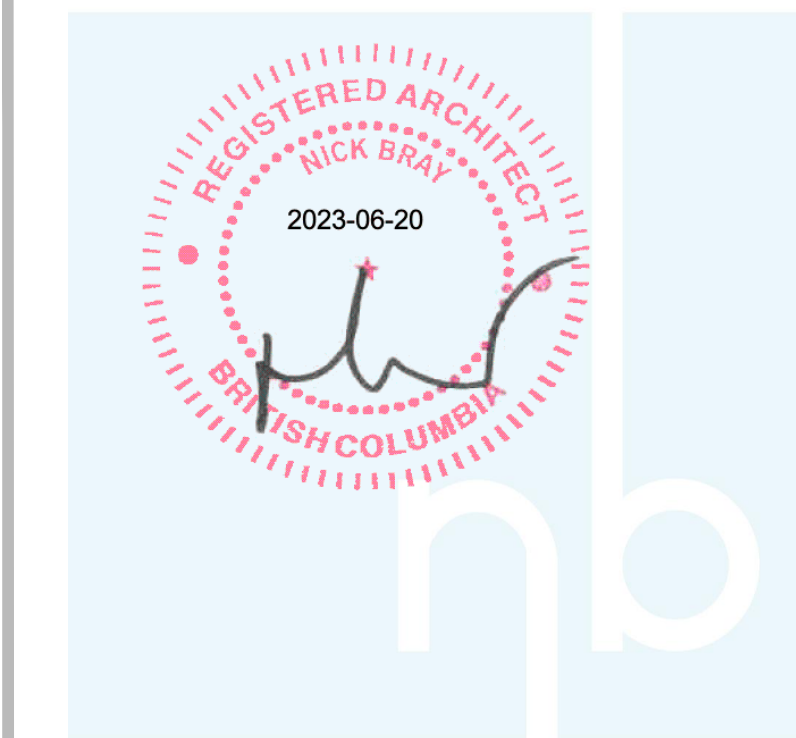


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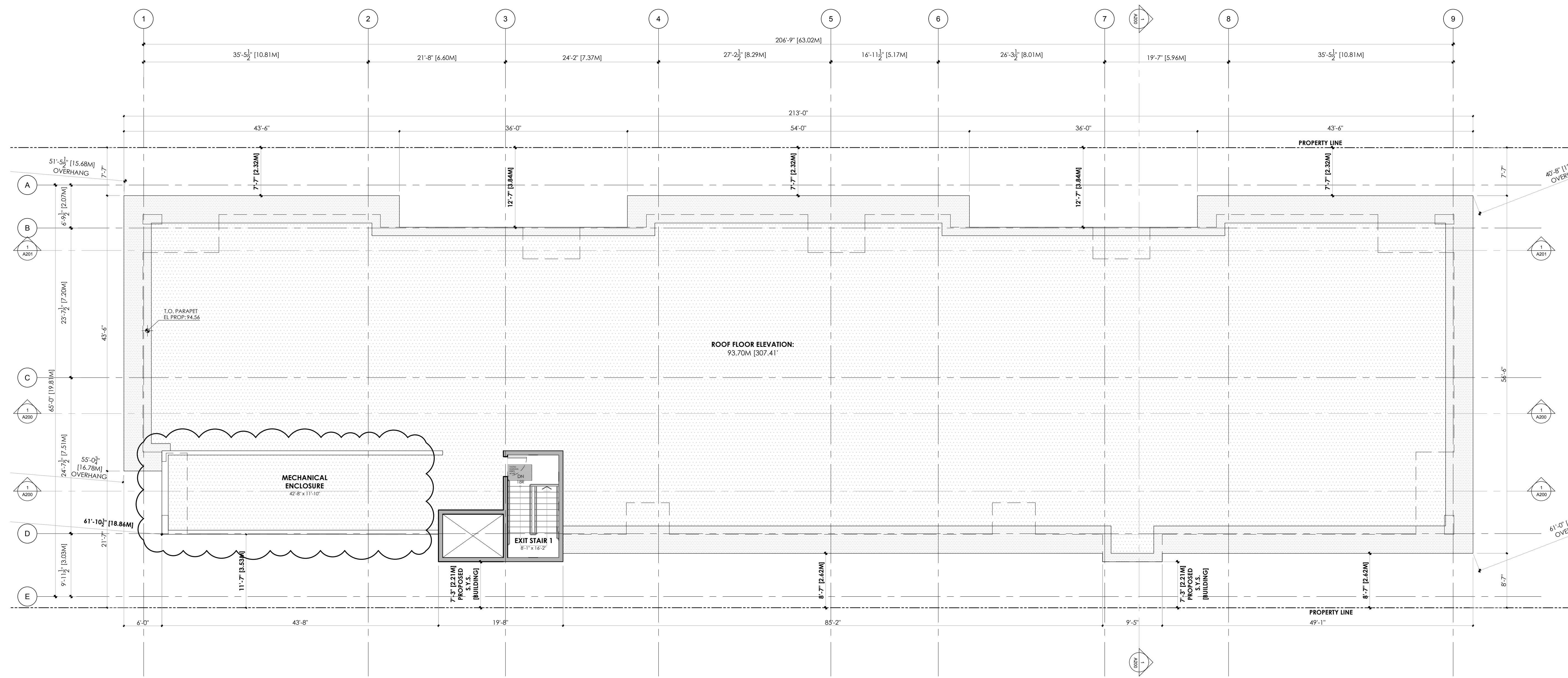
UNIT TYPE	UNIT AREA
TYPE 1 [2 BED]	925 SF
TYPE 2 [2 BED]	955 SF
TYPE 3 [2 BED]	910 SF / 955 SF
TYPE 4 [2 BED]	937 SF
TYPE 5 [1 BED]	485 SF
TYPE 6 [2 BED + DEN]	1,140 SF
SHARED	

1
A110

LEVEL 6 PLAN
1:100



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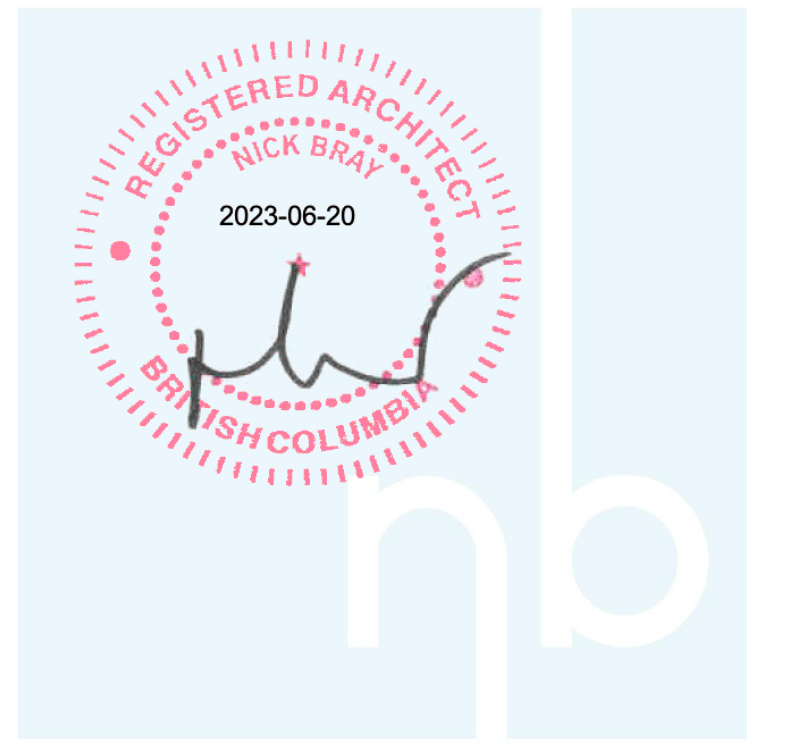
2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

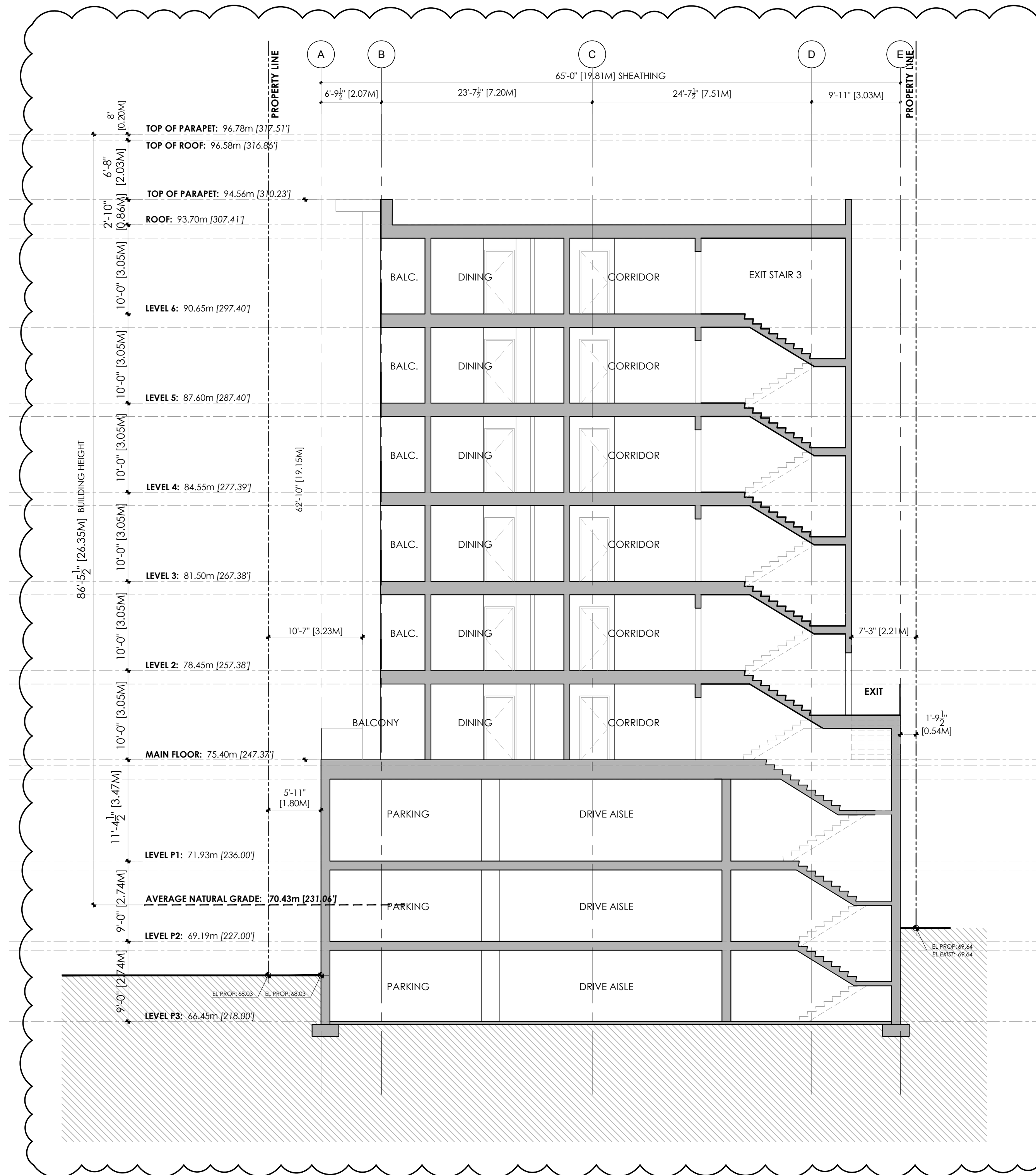
ROOF PLAN

1:100

A111



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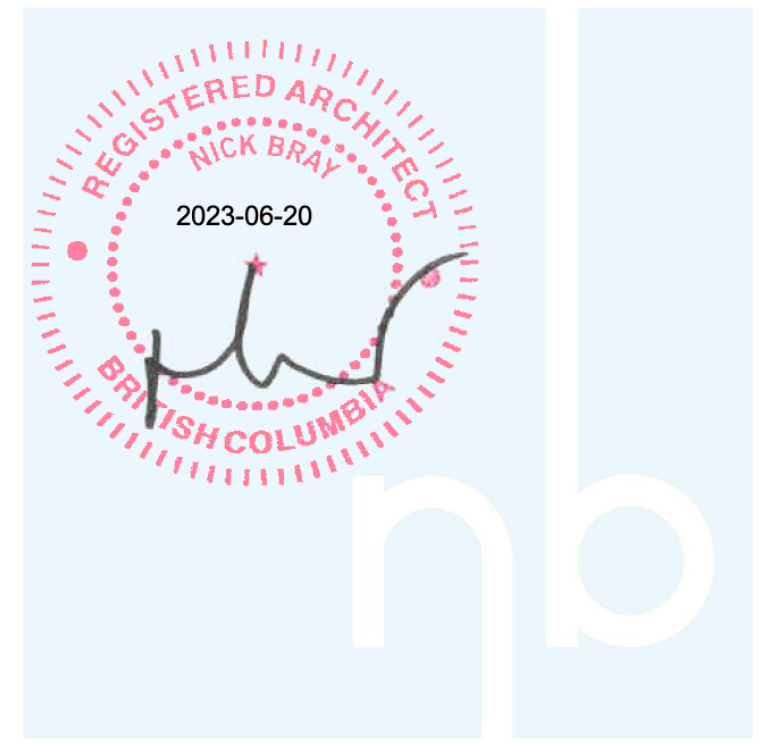
2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

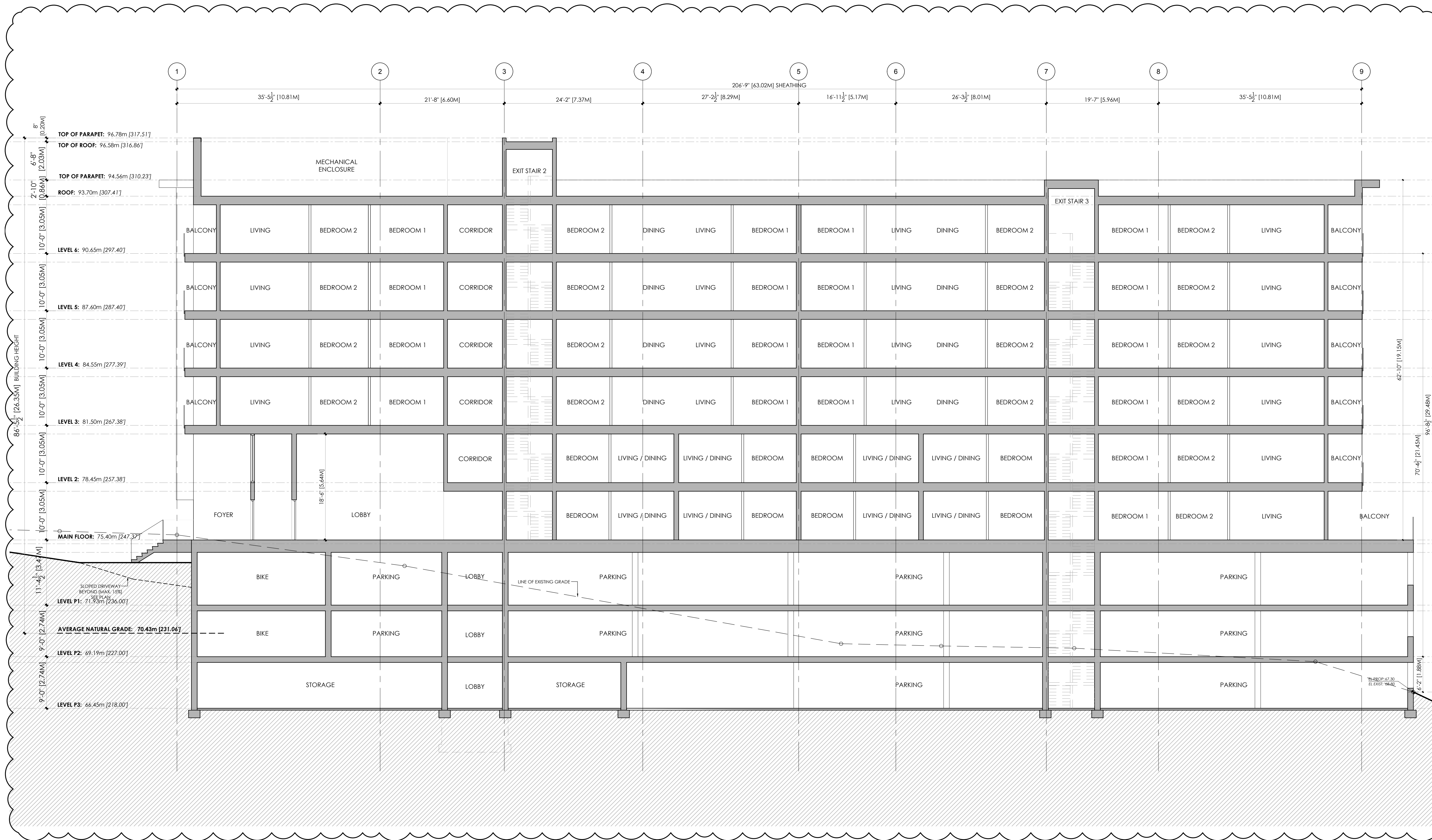
SECTION 1

1:100

A201



NOT FOR CONSTRUCTION



18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	26-APR-22	ISSUED FOR REVIEW
8	31-MAR-22	ISSUED FOR CODE REVIEW
7	14-FEB-22	ISSUED FOR REVIEW
6	15-NOV-21	ISSUED FOR REZONING
5	10-SEPT-21	ISSUED FOR REVIEW
4	02-JUNE-21	ISSUED FOR REVIEW
3	17-MAR-21	ISSUED FOR REVIEW
2	08-FEB-21	ISSUED FOR REVIEW
1	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW
REV	DATE	DESCRIPTION

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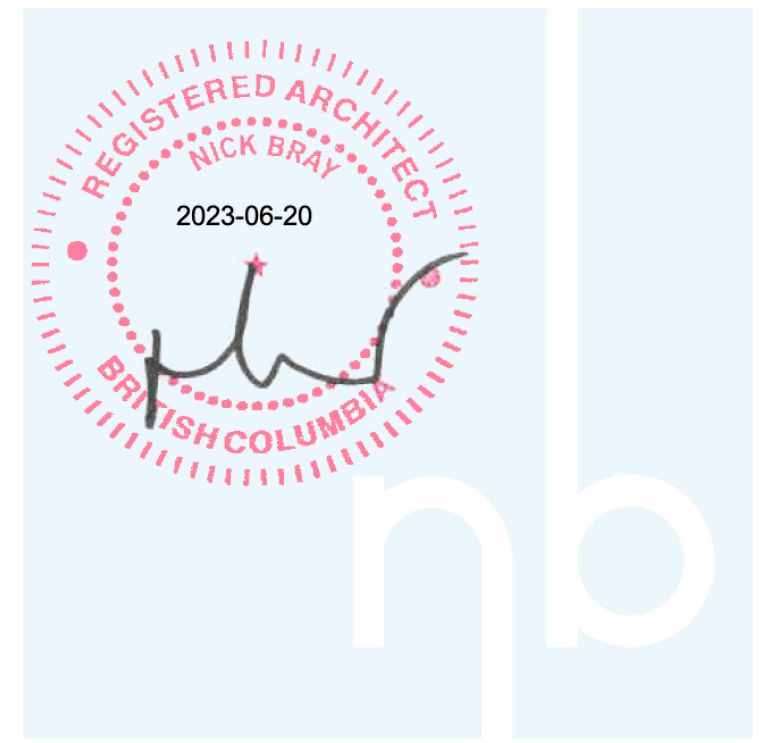
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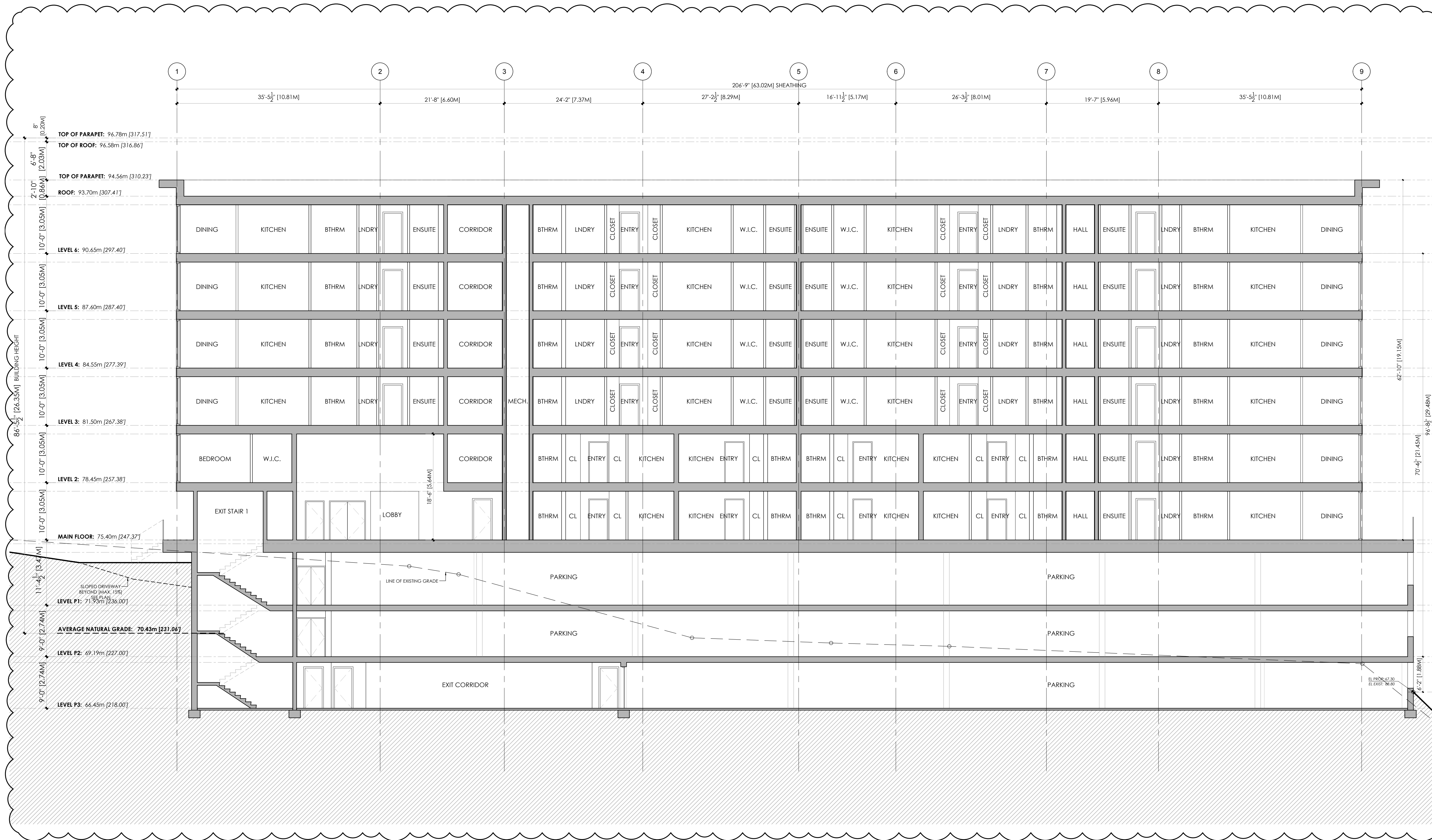
SECTION 2

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A202



NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	26-APR-22	ISSUED FOR REVIEW
8	31-MAR-22	ISSUED FOR CODE REVIEW
7	14-FEB-22	ISSUED FOR REVIEW
6	15-NOV-21	ISSUED FOR REZONING
5	10-SEPT-21	ISSUED FOR REVIEW
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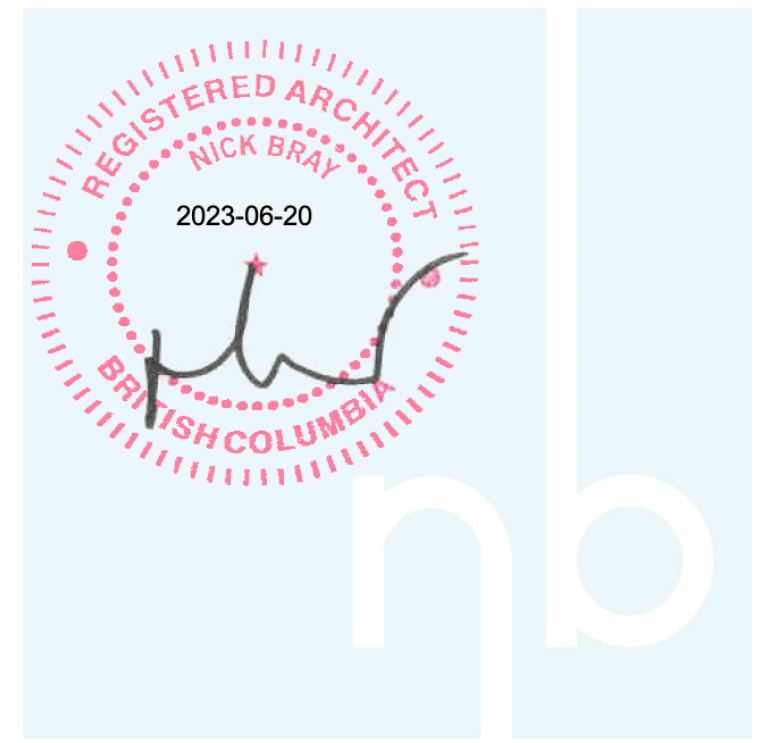
2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

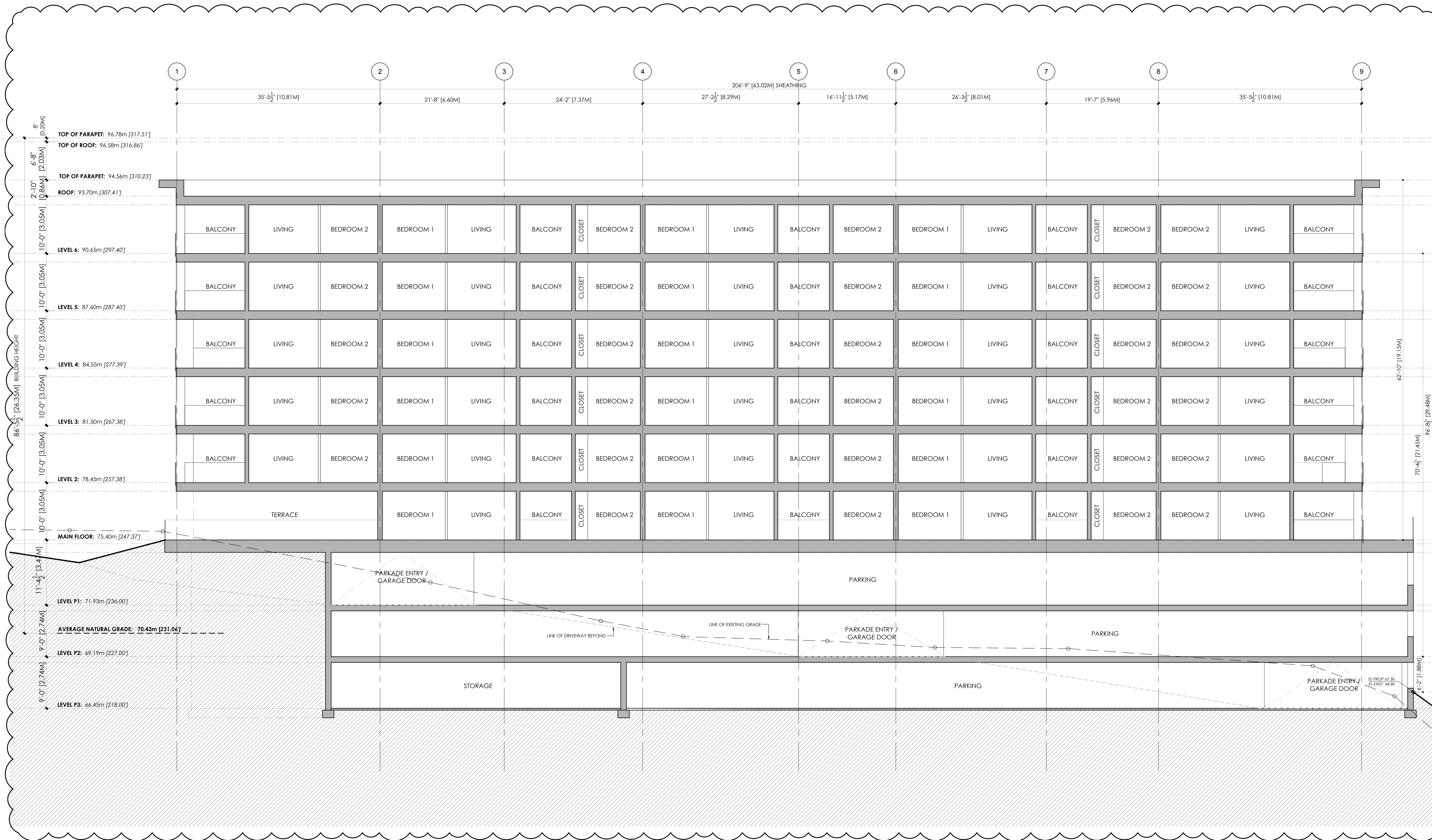
SECTION 2

1:100

A203



NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
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17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
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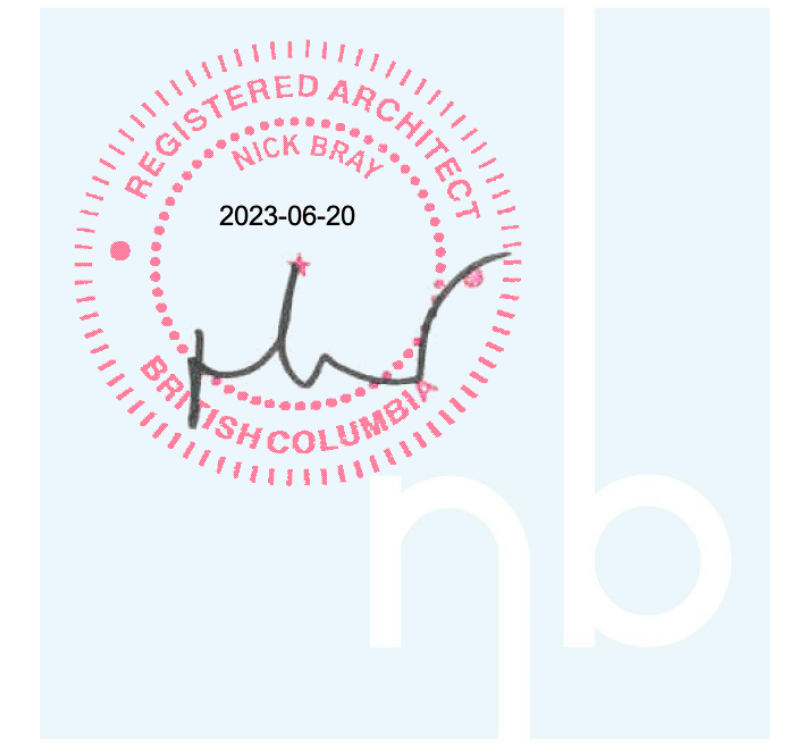
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COLWOOD, BC
PROJECT NUMBER: 20067

SECTION 4

1:100

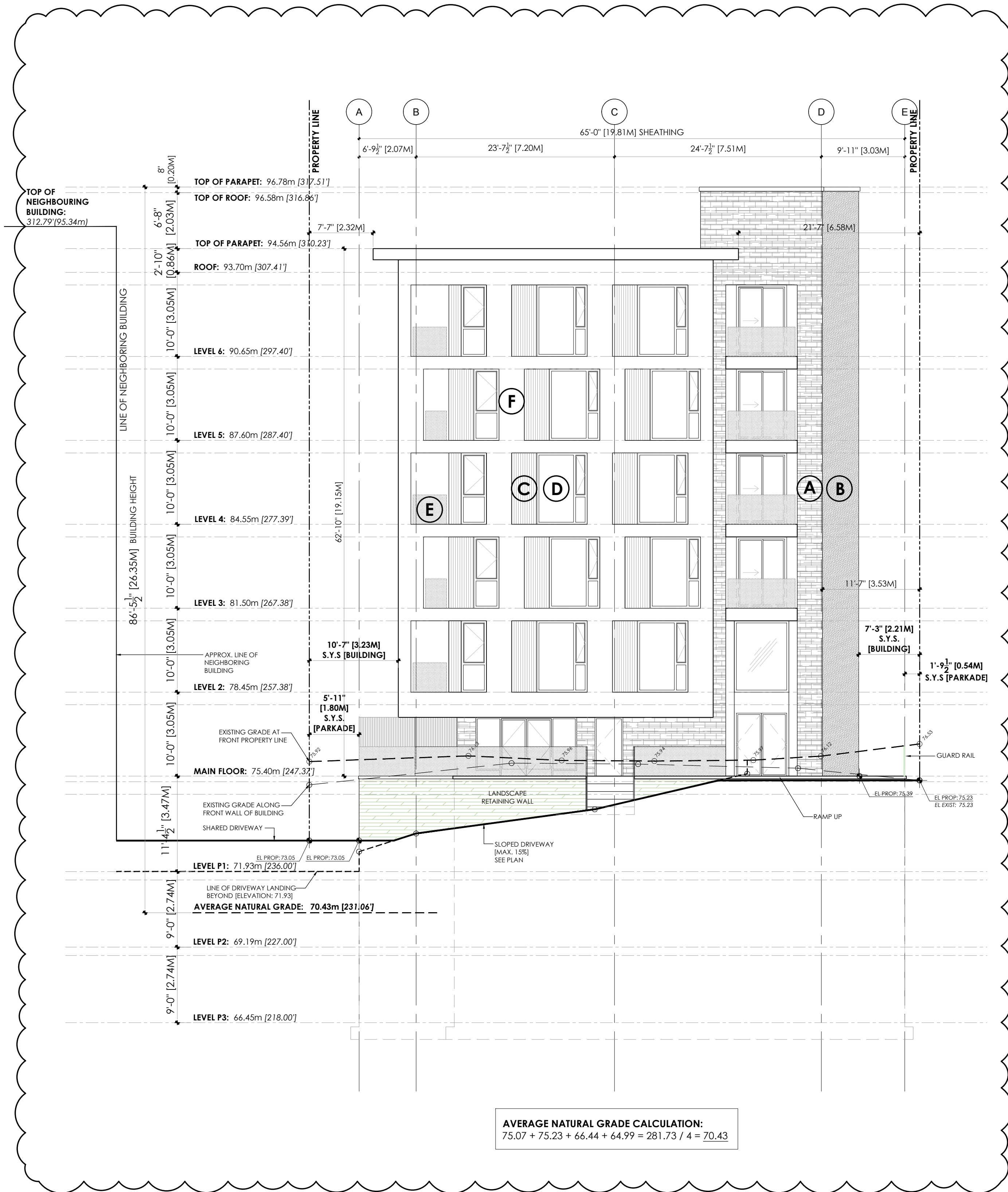
A204



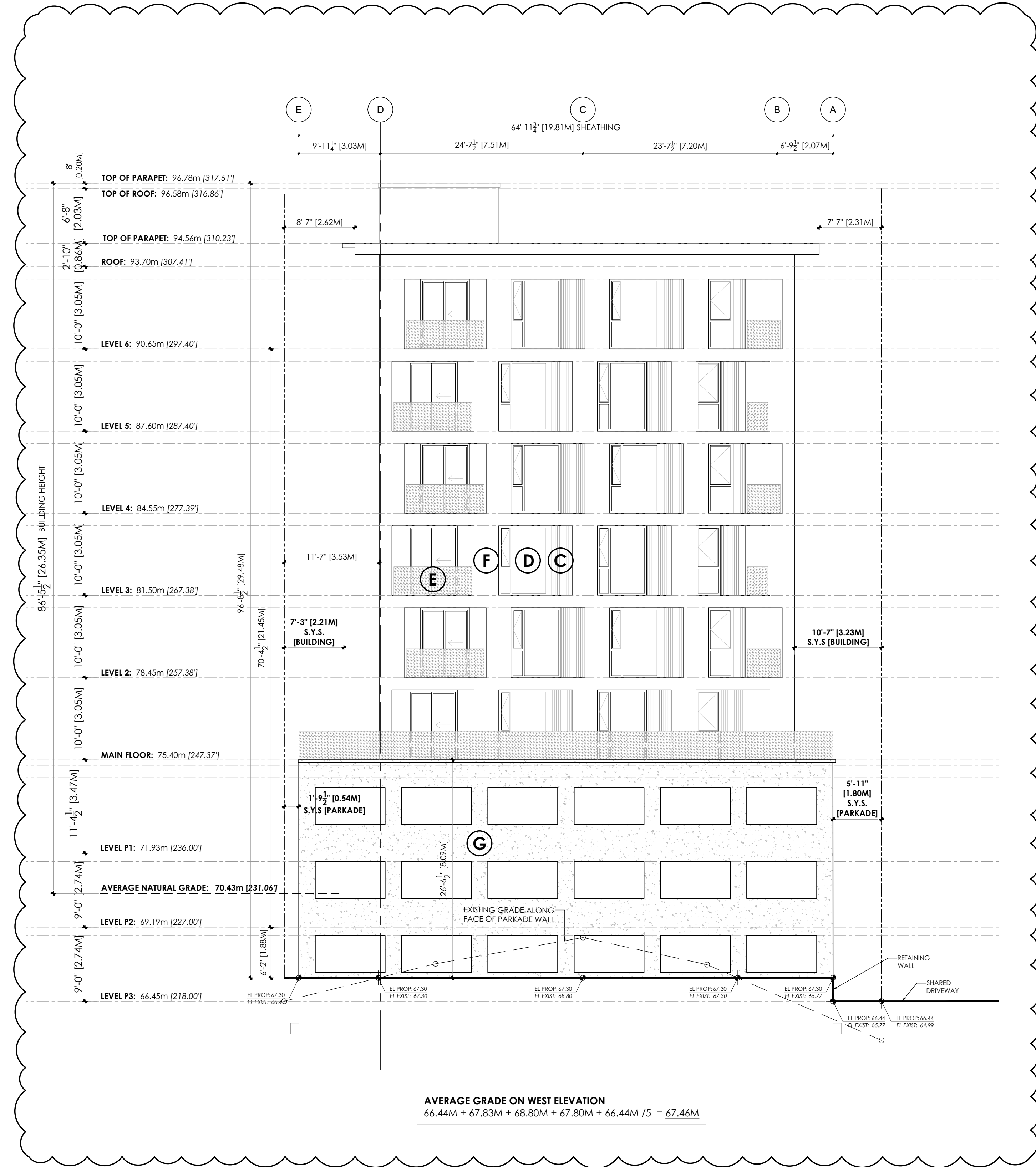
NOT FOR CONSTRUCTION

MATERIAL LEGEND

- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



1 FRONT [EAST] ELEVATION
 A301 1:100



2 REAR [WEST] ELEVATION
 A301 1:100

REV	DATE	DESCRIPTION
18	19-JUNE-23	ISSUED FOR REZONING
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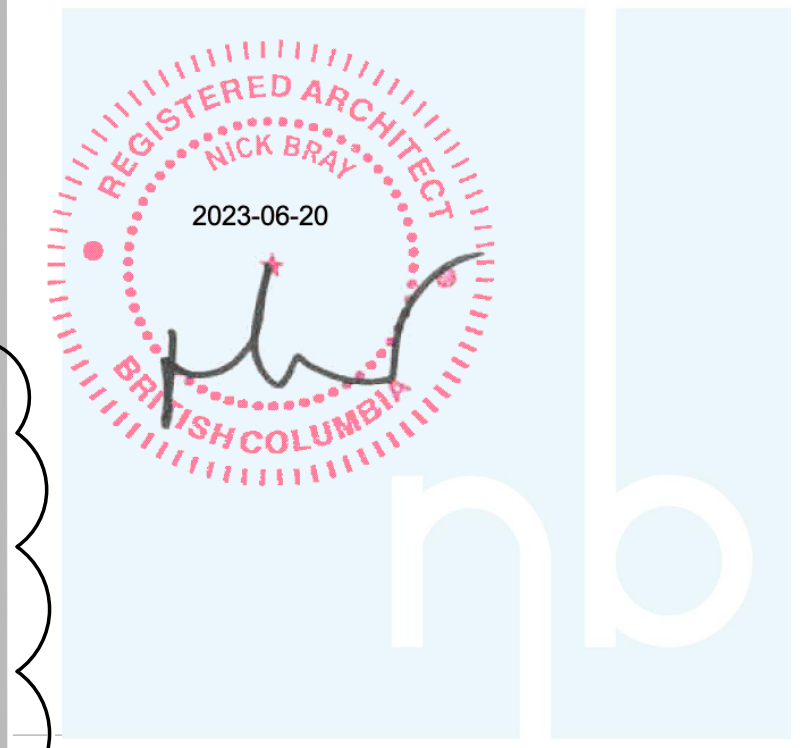
PROJECT NUMBER: 20067

FRONT AND REAR ELEVATION
 1:100

A301

MATERIAL LEGEND

- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



NOT FOR CONSTRUCTION



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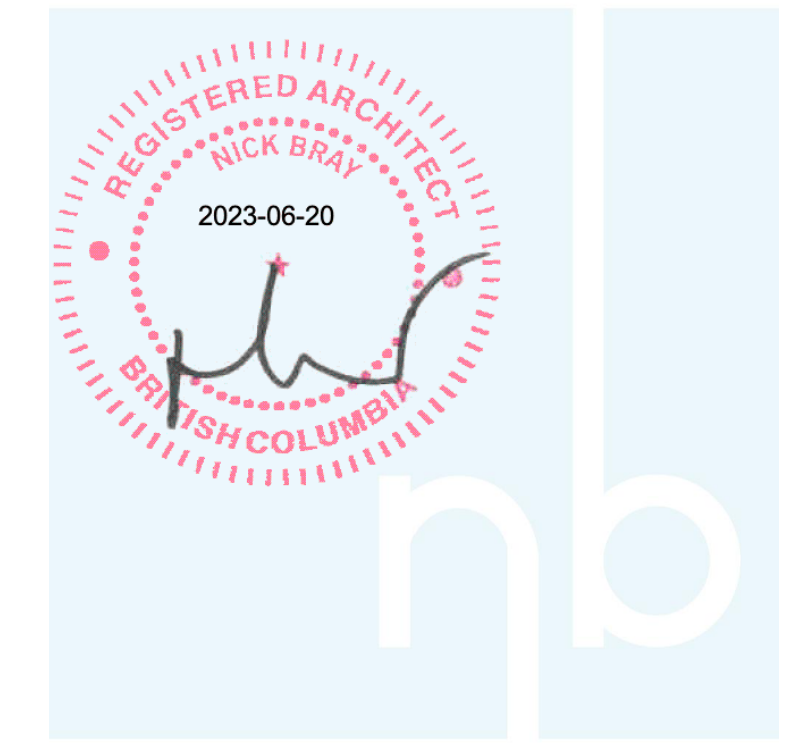
SOUTH SIDE ELEVATION

1:100

A302

MATERIAL LEGEND

- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



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2346 SOOKE RD
COLWOOD, BC

PROJECT NUMBER: 20067

NORTH SIDE ELEVATION

1:100

A303