



Application No. **RZ000001**

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:

THAT PART OF LOT 1 SECTION 39 ESQUIMALT DISTRICT PLAN 6906 LYING TO THE WEST OF A BOUNDARY EXTENDING AT RIGHT ANGLES TO THE SOUTHERLY BOUNDARY OF SAID LOT AND EXTENDING FROM A POINT THEREON DISTANT 509 FEET FROM THE SOUTH WEST CORNER OF SAID LOT, EXCEPT PLANS EPP29636 EPP40996 EPP45377 EPP48970 AND EPP56201, LOT 83 SECTION 39 ESQUIMALT DISTRICT PLAN EPP117070, LOT 1 SECTION 39 ESQUIMALT DISTRICT PLAN EPP29636

and located at (street address or general location) 3479 Wishart Rd, 376 Royal Bay Drive,
394 Royal Bay Drive

from CD18/RBCD5 zone, to CD18 zone.

Required application fee and the completed Information forms are attached.

2023-06-26
(DATE)


(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT


REGISTERED OWNER'S NAME (PLEASE PRINT)

2023-06-26
(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 Ben Smith
Address 301 - 1106 Cook Street, Victoria BC
Postal Code V8V 3Z9 Email bsmith@abstractdevelopments.com
Telephone: Business 250-883-5579 Home _____ FAX _____
- b) Registered Owner's Name [REDACTED]
Address [REDACTED]
Postal Code [REDACTED] 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 _____

4. SUBJECT PROPERTY AND DEVELOPMENT

- a) Legal Description in full Neighbourhood

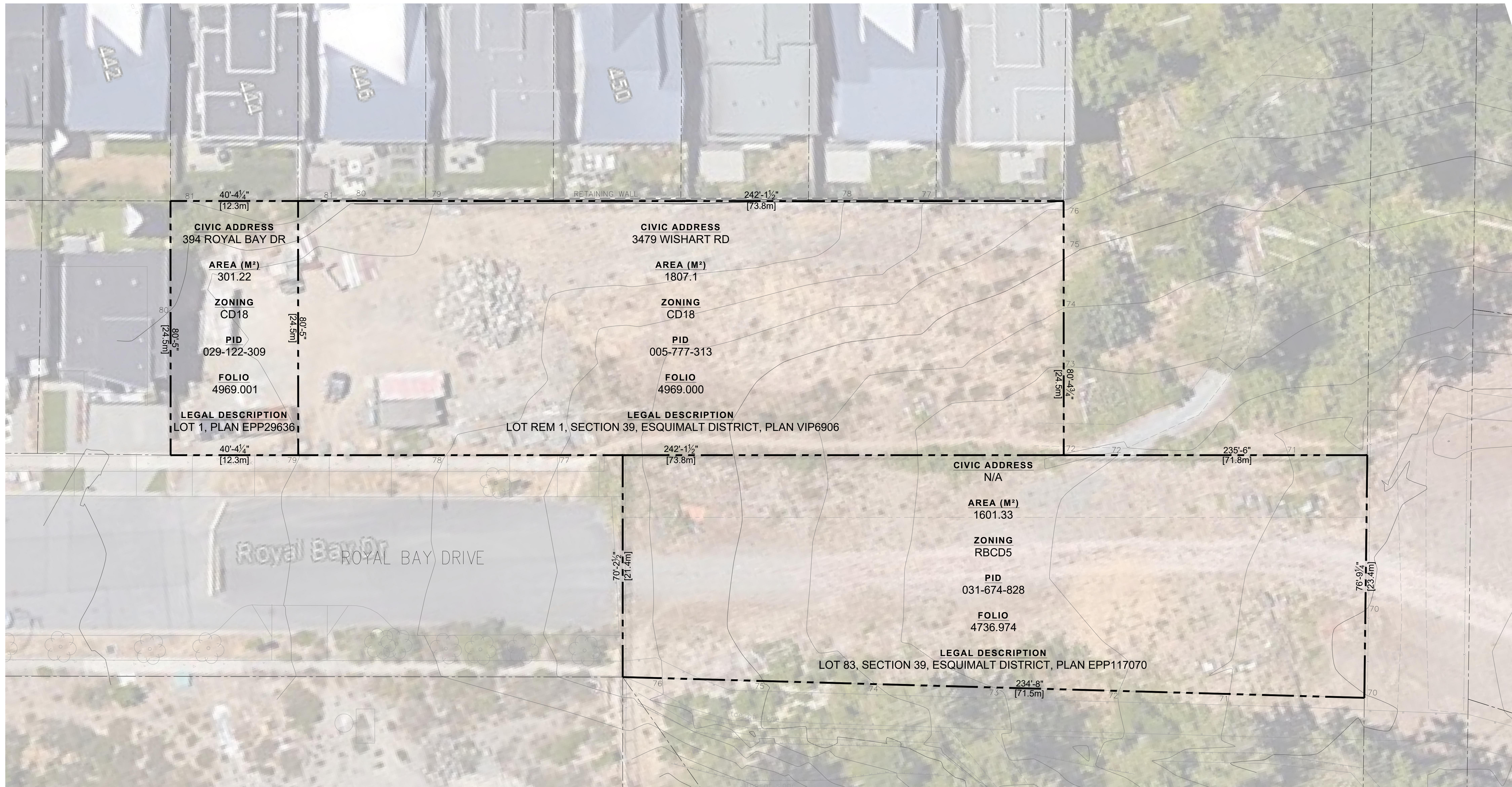
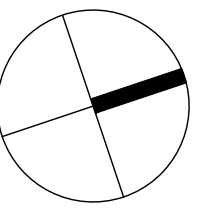
- b) Location (street address of property, general description or map): _____
376 Royal Bay Drive, 394 Royal Bay Drive, 3479 Wishart Road
- c) Size of Property (area and number of parcels) _____
39,930 sqft - 3 Individual Parcels
- d) Present Zoning CD18 (376 Royal Bay Drive & 394 Royal Bay Drive), RBCD5 (3479 Wishart Road)
- e) Proposed Zoning CD18

- f) Present OCP Designation Neighbourhood
- g) Proposed OCP Designation Neighbourhood
- h) Description of the Existing Use/Development The site is currently vacant.

- i) Description of the Proposed Use/Development The proposal is for a 27-unit, three-bedroom townhome development located in the Royal Bay neighbourhood in Colwood.

Attachments

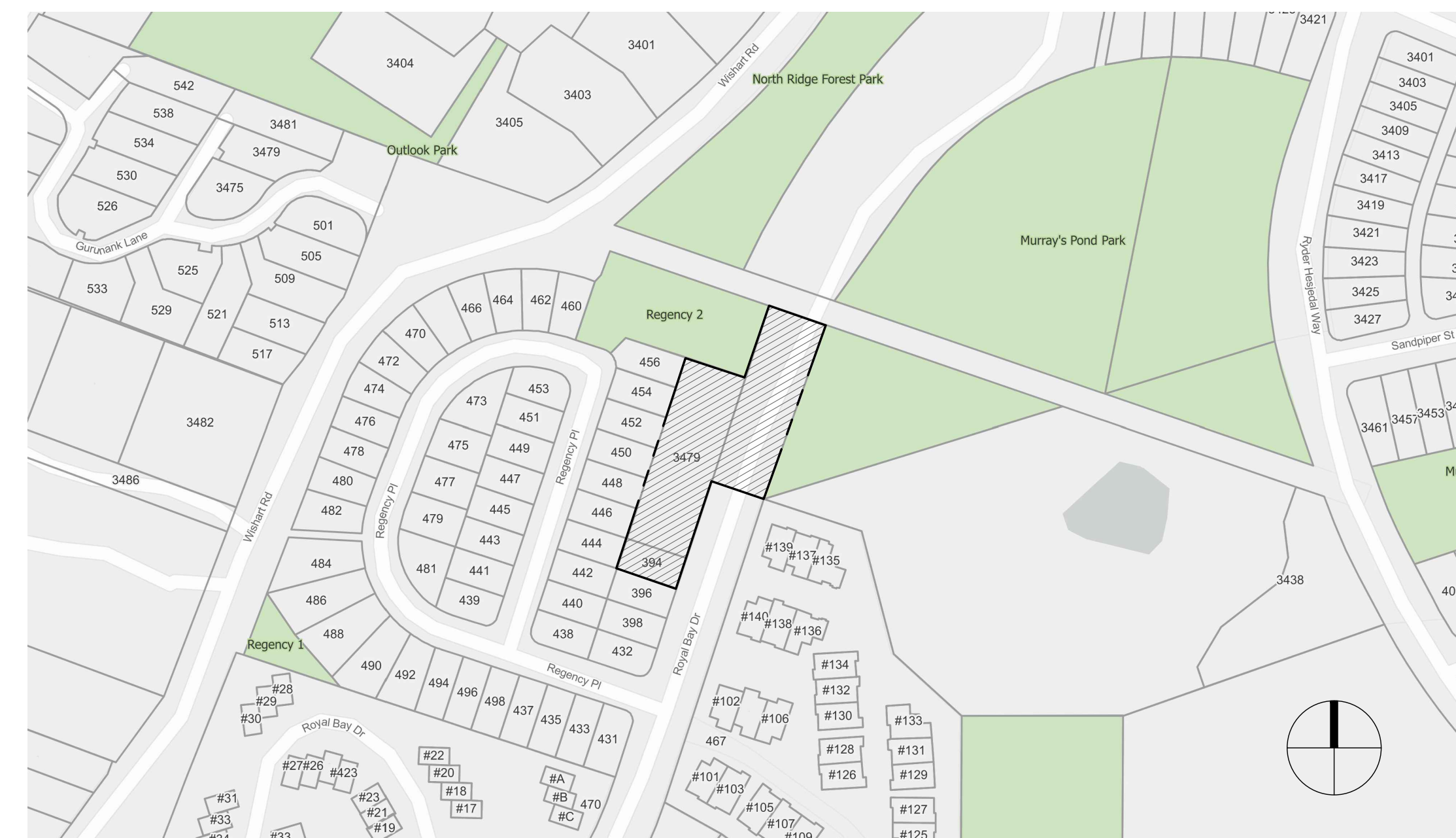
- 5. One digital set and two full-sized printed sets of the following attachments are required for this Application. The Director of Development Services may require additional information.
 - a) A dimensioned Sketch Plan showing the parcel(s) or part of the parcel(s) and the location of existing buildings, 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").



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1	ISSUED FOR REZONING 2023-06-26
PROJECT NUMBER	DD-92
DRAWN BY	PM
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DATE CHECKED	
CONSULTANT	

1 SITE PLAN
SCALE 1/16" = 1'-0"

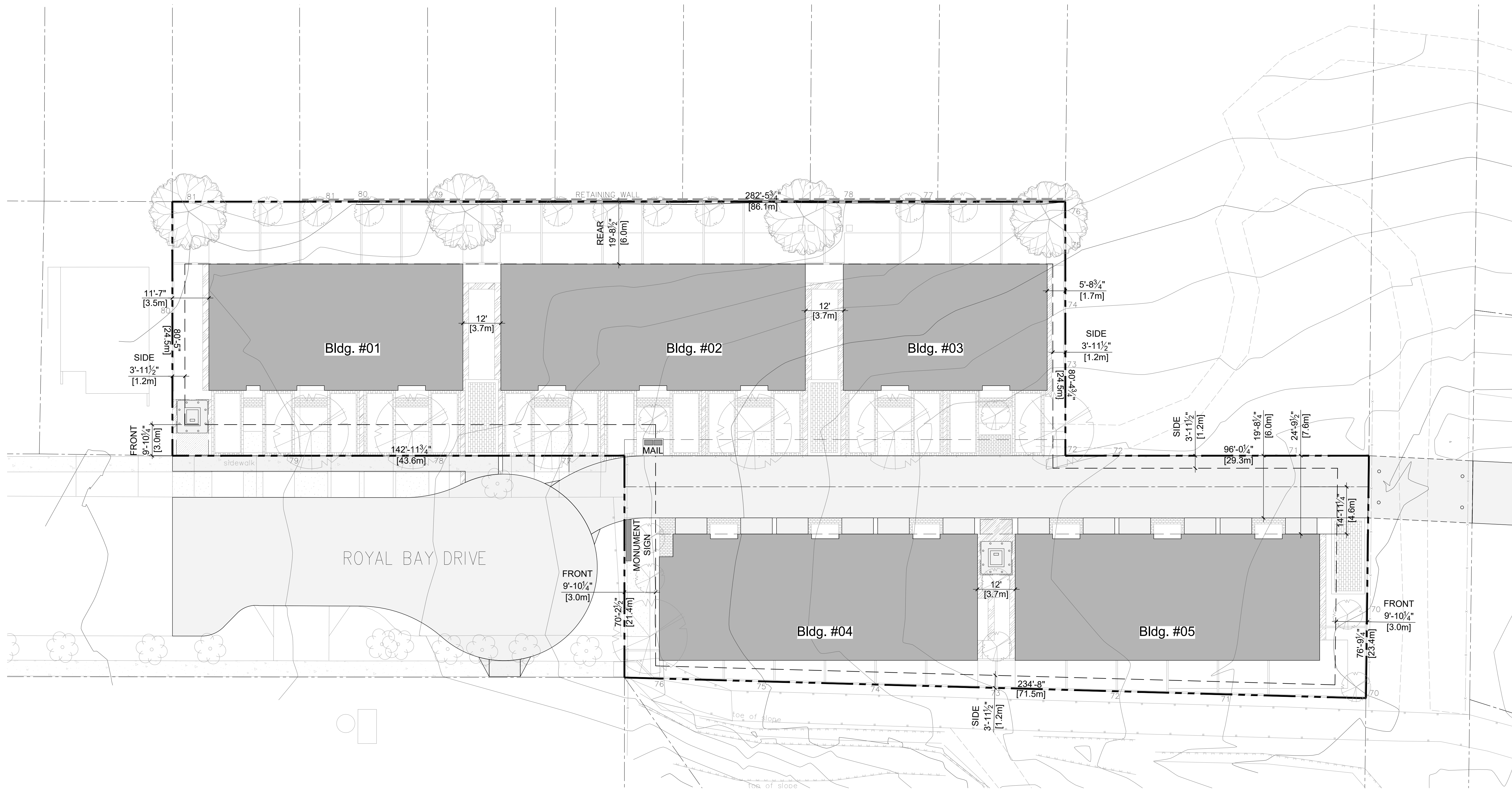
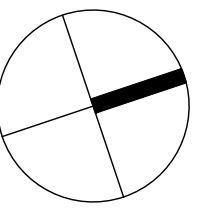
GITTENS TOWNHOMES Colwood, B.C.						
LEGAL ADDRESSES:						
CIVIL ADDRESS	AREA (m²)	ZONING	PID	FOLIO	Legal Description	
LOT 1 394 ROYAL BAY DR	301.22	CD18	029-122-309	4969.001	Lot 1, Plan EPP29636	
LOT 2 3479 WISHART RD	1807.1	CD18	005-777-313	4969.000	Lot REM 1, Section 39, Esquimalt District, Plan VIP6906	
LOT 3 N/A	1601.33	RBCD5	031-674-828	4736.974	Lot 83, Section 39, Esquimalt District, Plan EPP117070	



CONTEXT MAP
N.T.S.

PROJECT	
ABSTRACT DEVELOPMENTS	GITTENS
COLWOOD, BC	
DRAWING TITLE	
EXISTING SITE PLAN	
DRAWING No.	

A1.00



REVISIONS	DATE
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TOWNHOMES - OVERALL SITE

UNIT TYPE	WIDTH (FT)	COUNT	BEDROOMS	PARKING TYPE	LOWER FLOOR AREA (SQ FT)	MAIN FLOOR AREA (SQ FT)	UPPER FLOOR AREA (SQ FT)	GARAGE AREA (SQ FT)	MECHANICAL AREA (SQ FT)	NET FLOOR AREA (SQ FT)	
D	D	16'-2"	4	3	TANDEM	105.5	597.3	640.0	528.0	0.0	1,342.8
	De	16'-2"	2	3	TANDEM	105.5	597.3	640.0	528.0	0.0	1,342.8
	D1	16'-2"	1	3	TANDEM	105.5	597.4	639.9	528.0	0.0	1,342.8
	D1e	16'-0"	4	3	TANDEM	105.5	597.4	639.9	528.0	0.0	1,342.8
	D2	16'-0"	1	3	TANDEM	103.5	671.1	646.6	624.6	0.0	1,421.2
SUBTOTAL			12								
E	E	16'-0"	5	3	TANDEM	318.6	639.9	640.0	255.0	0.0	1,598.5
	Ee	16'-0"	2	3	TANDEM	318.6	639.9	640.0	255.0	0.0	1,598.5
	E1	16'-0"	5	3	TANDEM	378.2	640.0	639.9	254.6	0.0	1,658.1
	E1e	16'-0"	3	3	TANDEM	378.2	640.0	639.9	254.6	0.0	1,658.1
SUBTOTAL			15								
TOTAL			27								

1 SITE PLAN
SCALE 1/16" = 1'-0"

BUILDING FLOOR AREA (FSR)

BUILDING NUMBER	BLDG TYPE	TOTAL FLOOR AREA (SQ FT)	TOTAL FLOOR AREA (SQ M)	BUILDING NUMBER	BLDG TYPE	TOTAL LOT COVERAGE AREA (SQ FT)	TOTAL LOT COVERAGE (SQ M)
1	E1e - E - E1 - E - E1e	8,326.10	773.52	1	E1 - E - E1 - E - E1	3,213.34	298.53
2	Ee - E1 - E - E1 - E - E1e	9,983.40	927.49	2	E - E1 - E - E1 - E - E1	3,853.33	357.99
3	Ee - E1 - E - E1e	6,666.06	619.30	3	E - E1 - E - E1	2,573.33	239.07
4	De - D1 - D - D1 - D - D2	8,148.00	756.97	4	D - D1 - D - D1 - D - D2	3,854.11	358.06
5	De - D1 - D - D1 - D - D1e	8,075.29	750.22	5	D - D1 - D - D1 - D - D1	3,853.33	357.99
TOTAL		41,198.85	3,827.50	TOTAL		17,347.44	1,611.63

LOT COVERAGE AREA - FOOTPRINT AREA (INCL. PROJECTIONS)

GENERAL STATISTICS AND ZONING COMPLIANCE

	(SQ M)	(SQ FT)	PERCENTAGE	UNITS/ACRE		
TOTAL LOT AREA	3,709.65	39,930.34	100%		PERMITTED BUILDING HEIGHT	3 STOREYS (12.5m MAX)
*NET LOT AREA	3,709.65	39,930.34	100%	29	PROPOSED BUILDING HEIGHT	3 STOREYS (10.11m MAX)
*REFER TO SITE SECTIONS FOR BUILDING HEIGHTS						
PROPOSED ZONING: RBCD 5						
PERMITTED LOT COVERAGE	1,854.83	19,965.17	50%		SETBACKS:	
PROPOSED LOT COVERAGE (TOTAL FOOTPRINT)	1,611.63	17,347.44	43%		FRONT	PERMITTED 3.0m PROPOSED 3.0m
PERMITTED FSR	N/A	N/A	N/A		REAR	PERMITTED 6.0m PROPOSED 6.0m
PROPOSED FSR	3,827.37	41,198.85	1.0		SIDE	PERMITTED 1.2m PROPOSED 1.2m

PROJECT

ABSTRACT DEVELOPMENTS
GITTENS

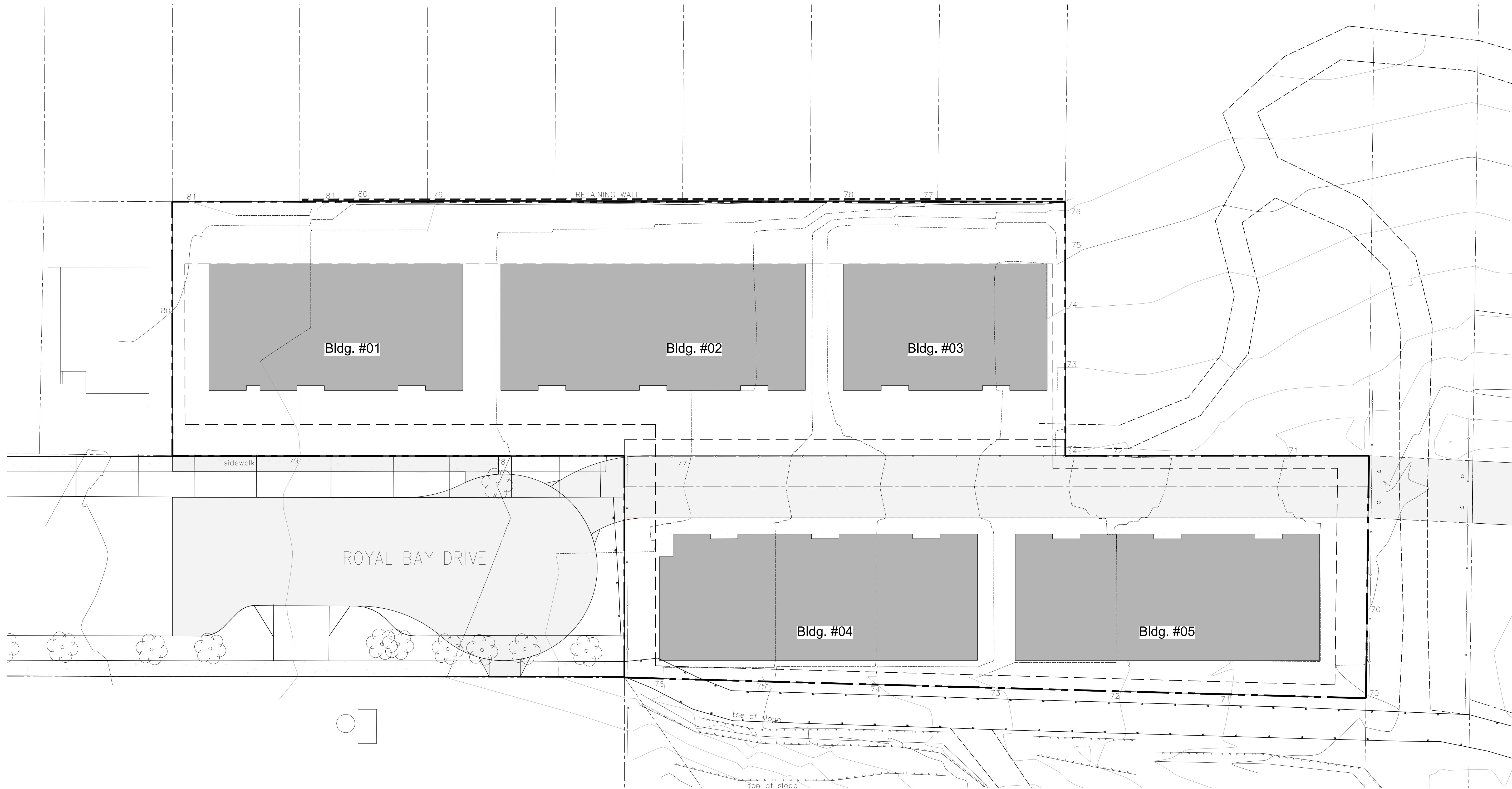
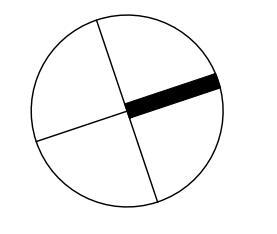
COLWOOD, BC

DRAWING TITLE

PROPOSED SITE PLAN

DRAWING No.

A1.01



1 SITE PLAN
A1.05 SCALE 1/16" = 1'-0"

REVISIONS	
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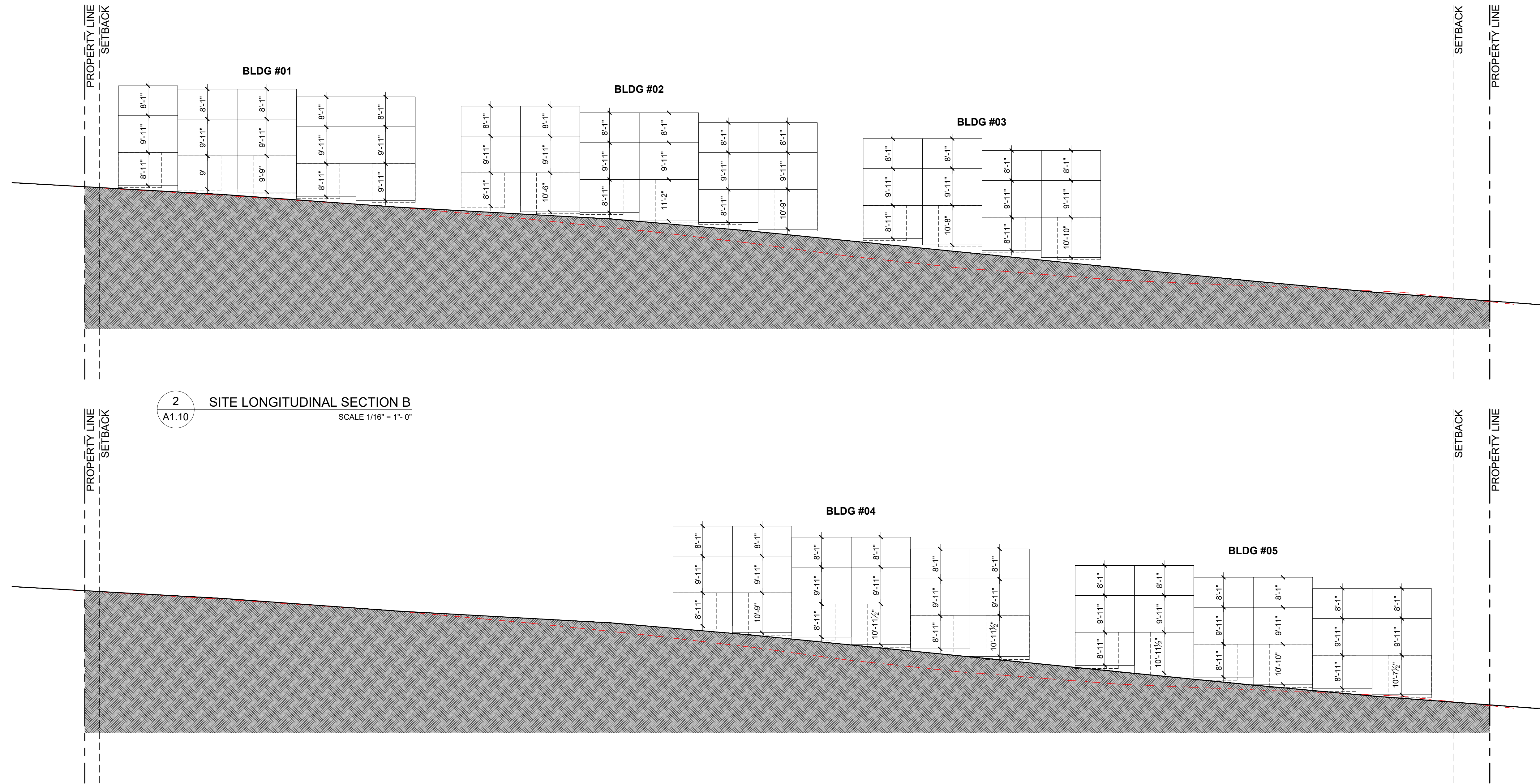
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PROJECT
ABSTRACT DEVELOPMENTS
GITTENS
COLWOOD, BC

DRAWING TITLE
PROPOSED CONTOUR MAP

DRAWING No.
A1.05



2 SITE LONGITUDINAL SECTION B
SCALE 1/16" = 1'-0"

1 SITE LONGITUDINAL SECTION A
SCALE 1/16" = 1'-0"

REVISIONS
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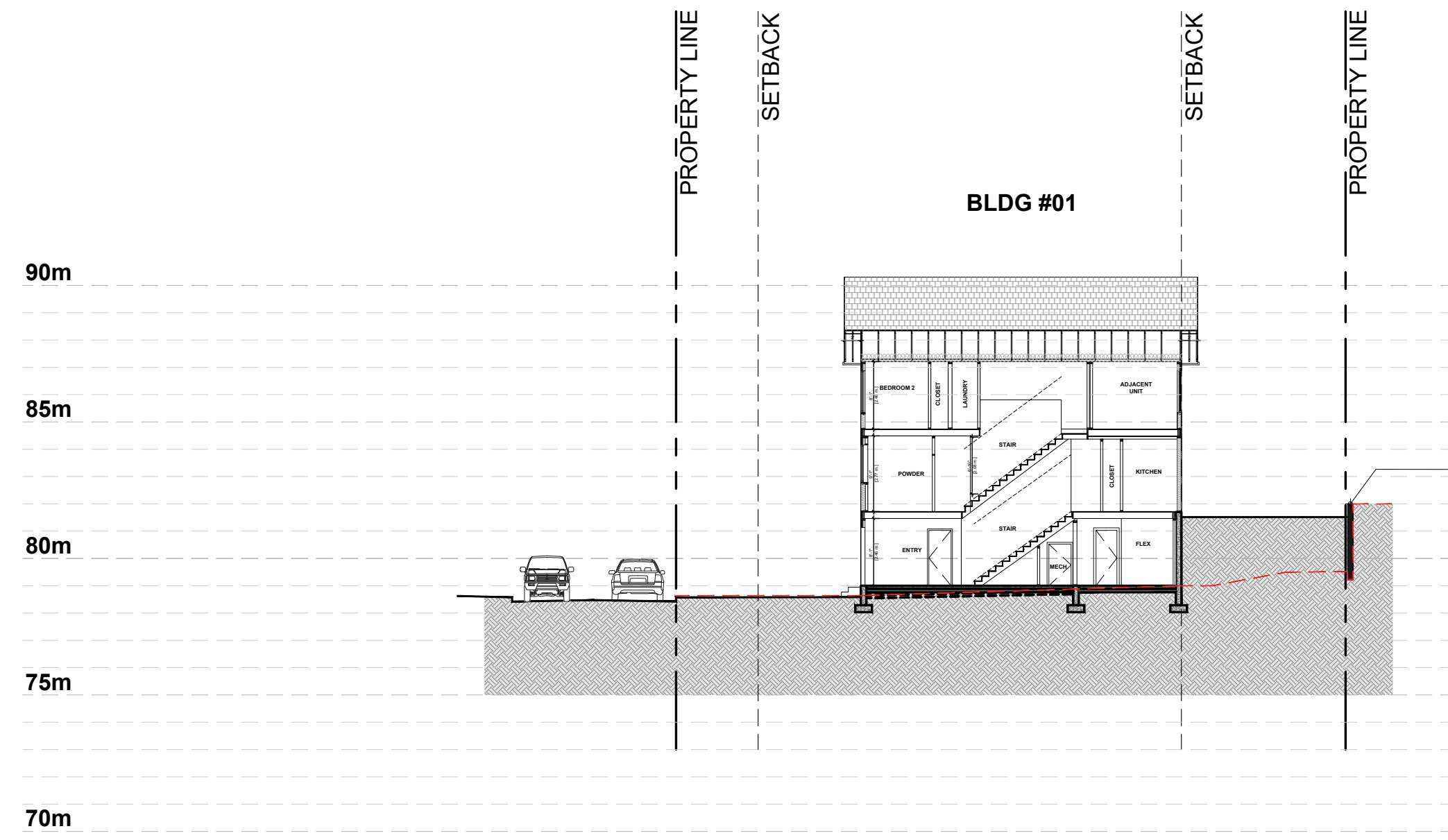
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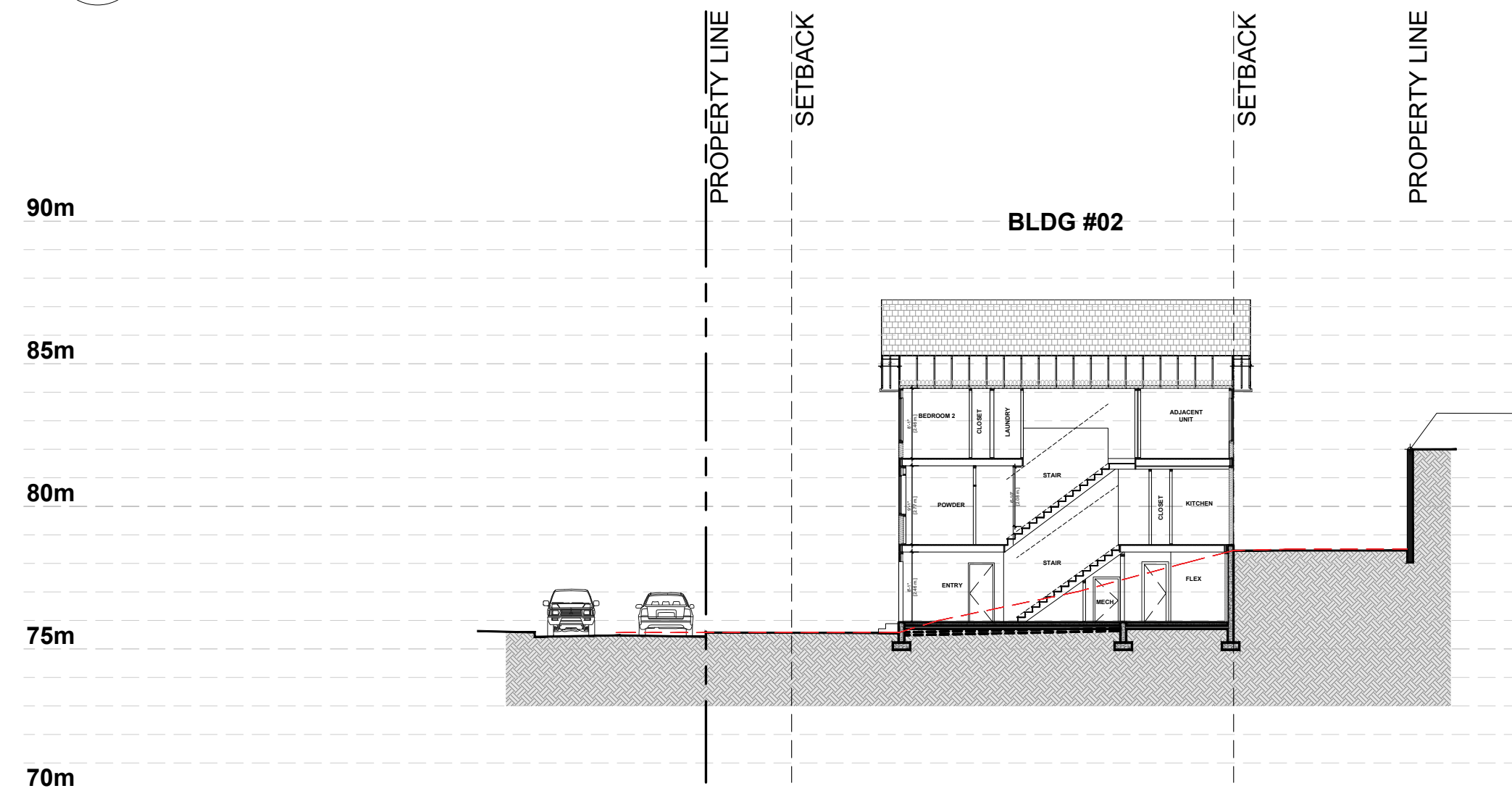
PROJECT
ABSTRACT DEVELOPMENTS
GITTENS
COLWOOD, BC

DRAWING TITLE
SITE LONGITUDINAL SECTIONS

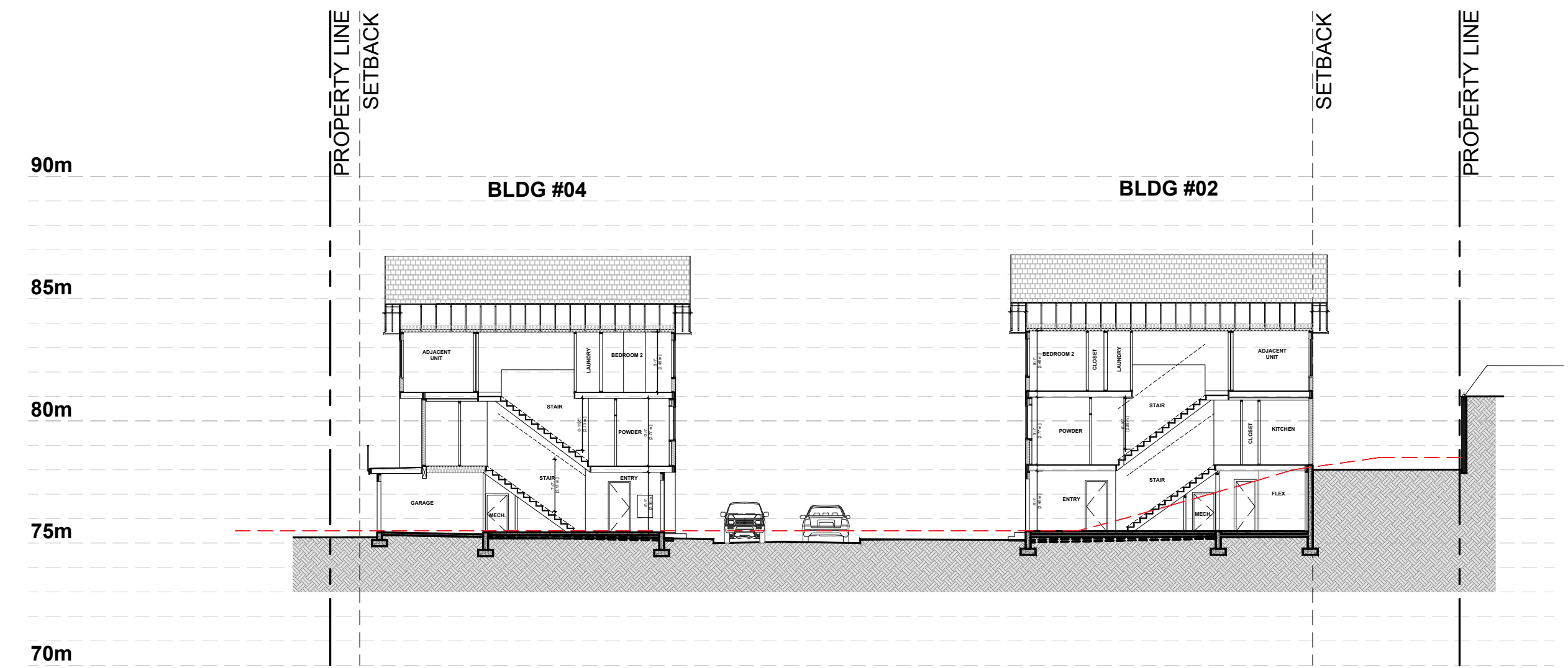
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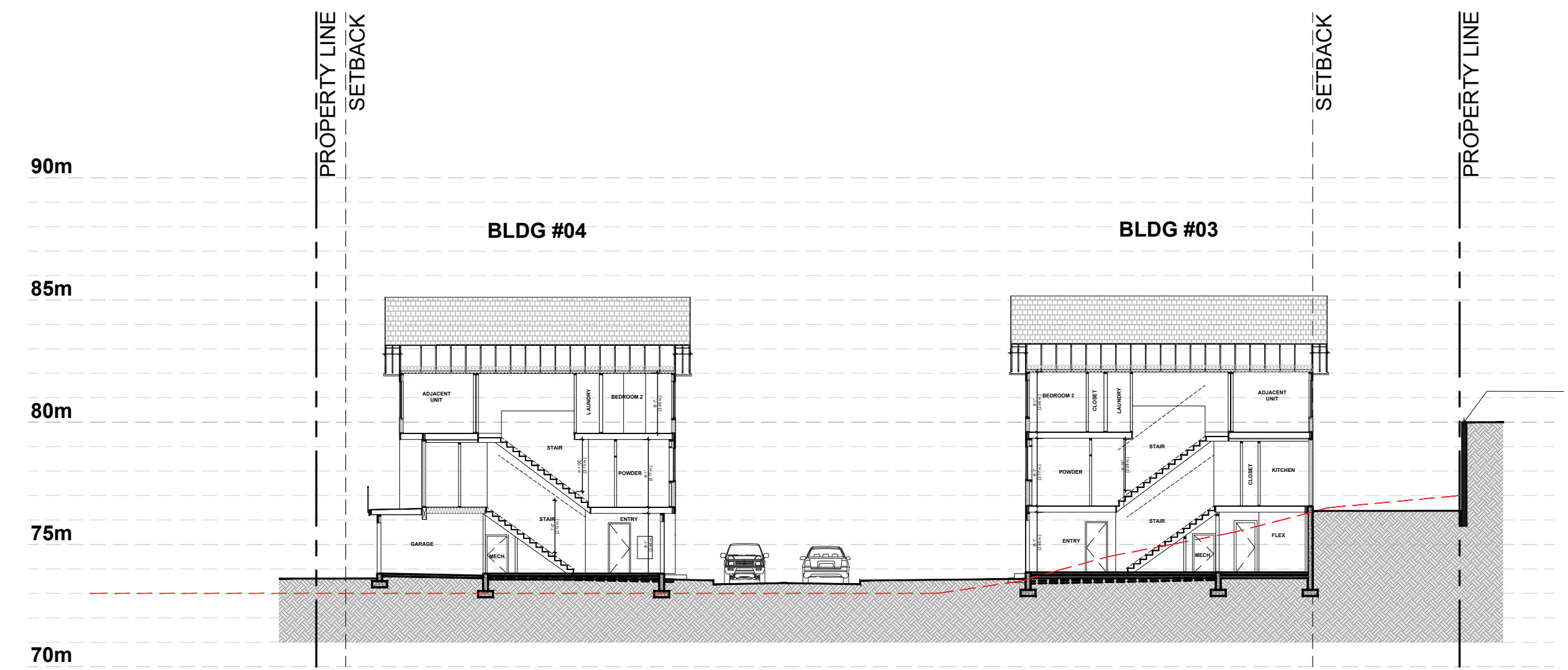
5 SITE CROSS SECTION 5
A1.11 SCALE 1/16" = 1"- 0"



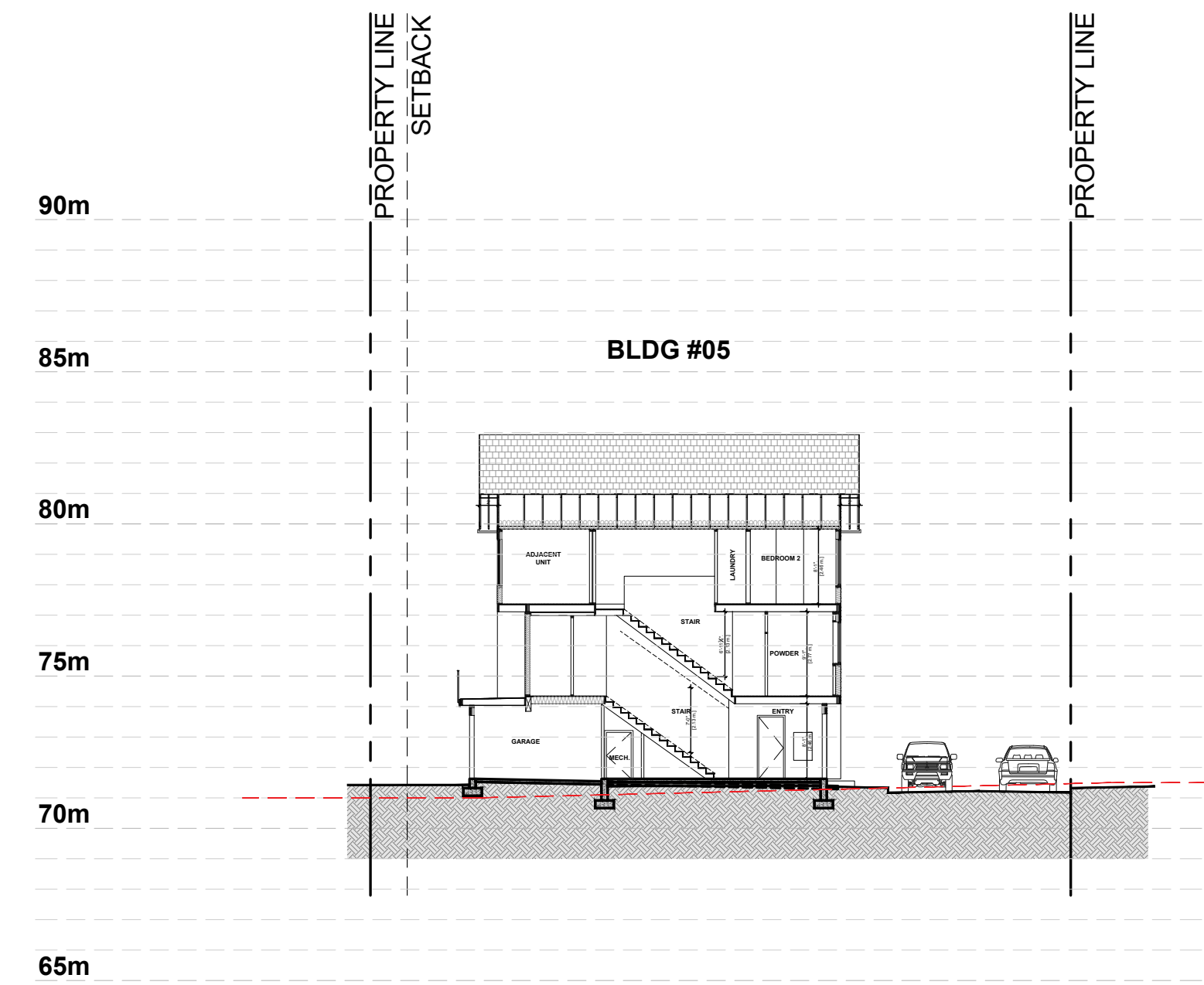
4 SITE CROSS SECTION 4
A1.11 SCALE 1/16" = 1"- 0"



3 SITE CROSS SECTION 3
A1.11 SCALE 1/16" = 1"- 0"



2 SITE CROSS SECTION 2
A1.11 SCALE 1/16" = 1"- 0"



1 SITE CROSS SECTION 1
A1.11 SCALE 1/16" = 1"- 0"

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ABSTRACT DEVELOPMENTS
GITTENS
COLWOOD, BC

DRAWING TITLE
SITE CROSS SECTIONS

DRAWING No.