



Application No. **RZ000007**

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:

and located at (street address or general location) _____

from _____ zone, to _____ zone.

Required application fee and the completed Information forms are attached.

(DATE)

(APPLICANT'S SIGNATURE)

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT

01/11/2023
(DATE)

REGISTERED OWNER'S NAME (PLEASE PRINT)

[Signature]
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 _____

Address _____

Postal Code _____ Email _____

Telephone: Business _____ 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 _____

4. SUBJECT PROPERTY AND DEVELOPMENT

a) Legal Description in full _____

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

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

d) Present Zoning _____

e) Proposed Zoning _____

f) Present OCP Designation _____

g) Proposed OCP Designation _____

h) Description of the Existing Use/Development _____

i) Description of the Proposed Use/Development _____

Attachments

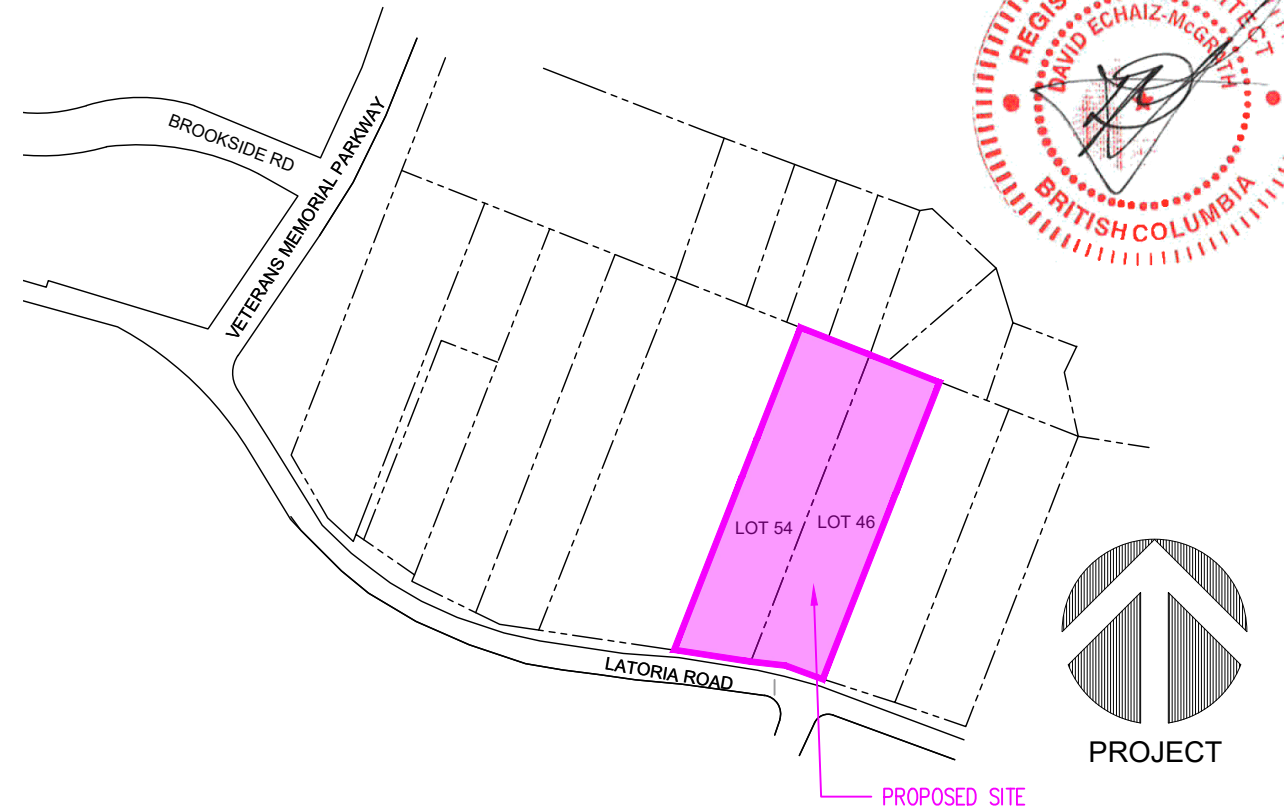
5. One digital set and two full-sized printed sets of the following attachments are required for this Application. The Director of Development Services may require additional information.
 - a) A dimensioned Sketch Plan showing the parcel(s) or part of the parcel(s) and the location of existing buildings,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

PROJECT STATS

546 & 554 Latoria Residential, Colwood BC
Project No. 21068

REVISION NO.	5	DATE:	14-Nov-23	
SITE INFORMATION				
LEGAL DESCRIPTION	Lot 3 Plan VIP7244 Section 60/61 Land District 21		Lot 2 Plan VIP7244 Section 60/61 Land District 21	
CIVIC ADDRESS	546 & 554 Latoria Road, Colwood BC			
ZONING	New Comprehensive Zone			
SITE AREA (sf) - EXISTING LOT				
LOT 546	62085.69709			
LOT 554	65151.36641			
Total	127237.0635			
SITE AREA (sf) - NEW LOT COMBINATION				
NEW LOT 1 - TOWNHOUSES (A-H)	63,354 ft²			
NEW LOT 2 - MULTIFAMILY	28,417 ft²			
Total	91,771 ft²			
SITE DATA				
		PROPOSED	PROPOSED	
		NEW LOT 1-TOWNHOUSES	NEW LOT 2-MULTIFAMILY	
	F.S.R.	0.99	1.88	
	SITE COVERAGE (SF)*	27,689 ft²	12,747 ft²	
	BUILDING HEIGHT	19'-8" [6m]	6-STORY	
SETBACKS	North	19'-1 1/2" [5.83m]	45'-8 1/2" [13.93m]	
	East	6'-0" [1.83m]	10'-1 1/2" [3.09m]	
	West	6'-0" [1.83m]	6'-0" [1.83m]	
	South	10'-0" [3.05m]	0-6 1/4" [0.16m]	
BUILDING DATA TOWNHOUSES				
UNIT MIX	GROSS AREA PER UNIT (ft²)	# OF UNITS	PERCENTAGE OF UNITS	COMBINED (ft²)
TOWNHOUSES TYPE A (3Bed + 2.5 Bath)	1,478 ft²	15	39.5%	22,170 ft²
TOWNHOUSES TYPE B (4 Bed + 2.5 Bath)	1,601 ft²	13	34.2%	20,813 ft²
TOWNHOUSES TYPE C (3 Bed + 2.5 Bath + Den)	2,000 ft²	10	26.3%	20,000 ft²
TOTAL UNITS TOWNHOUSES	(Saleable Area)	38	100%	62,983
BUILDING #	DESCRIPTION	GROSS AREA (ft²)	# OF UNITS	COMBINED (ft²)
BUILDING A	TOWNHOUSES TYPE A	1,478 ft²	6	8,868 ft²
BUILDING B	TOWNHOUSES TYPE A	1,478 ft²	6	8,868 ft²
BUILDING C	TOWNHOUSES TYPE B	1,601 ft²	5	8,005 ft²
BUILDING D	TOWNHOUSES TYPE A	1,478 ft²	3	4,434 ft²
BUILDING E	TOWNHOUSES TYPE C	2,000 ft²	6	12,000 ft²
BUILDING F	TOWNHOUSES TYPE C	2,000 ft²	4	8,000 ft²
BUILDING G	TOWNHOUSES TYPE B	1,601 ft²	5	8,005 ft²
BUILDING H	TOWNHOUSES TYPE B	1,601 ft²	3	4,803 ft²
TOTAL BUILDINGS				8
TOTAL UNITS	(Saleable Area)		38	62,983 ft²
BUILDING DATA MULTIFAMILY				
UNIT TYPES	DESCRIPTION	GROSS AREA PER UNIT (ft²)	# OF UNITS	COMBINED (ft²)
UNIT A1	1 BED + 1 BATH	636 ft²	34	21,624 ft²
UNIT A2	1 BED + 1 BATH	612 ft²	1	612 ft²
UNIT A3	JR 1 BED + 1 BATH	546 ft²	4	2,184 ft²
UNIT A4	JR 1 BED + 1 BATH	570 ft²	5	2,850 ft²
UNIT B1	2 BED + 2 BATH	929 ft²	6	5,574 ft²
UNIT B2	2 BED + 2 BATH	913 ft²	5	4,565 ft²
UNIT B3	2 BED + 2 BATH	936 ft²	5	4,680 ft²
UNIT B4	2 BED + 2 BATH	826 ft²	4	3,304 ft²
UNIT B5	2 BED + 2 BATH	865 ft²	5	4,325 ft²
UNIT B6	2 BED + 1 BATH	742 ft²	4	2,968 ft²
UNIT B7	2 BED + 2 BATH	802 ft²	1	802 ft²
TOTAL UNITS	(Saleable Area)		74	53,488 ft²
PARKING DATA				
TOWNHOUSES PARKING DATA				
PARKING TYPE	DESCRIPTION	# TOTAL CAR SPACE/ TYPE	# TOTAL PROPOSED ATTACHED CAR PARKING	RATIO PER DWELLING
GARAGE TOWNHOUSES TYPE A	2 per unit	30	76	2.00
GARAGE TOWNHOUSES TYPE B	2 per unit	26		
GARAGE TOWNHOUSES TYPE C	2 per unit	20		
VISITOR PARKING		3		
TOTAL PARKING PROPOSED				79
REQUIRED BICYCLE PARKING				
UNIT TYPE	DESCRIPTION	# TOTAL BICYCLE SPACE/ TYPE	# TOTAL PROPOSED BICYCLE PARKING	RATIO PER DWELLING
TOWNHOUSES TYPE A	1 per unit	15	38	1.00
TOWNHOUSES TYPE B	1 per unit	13		
TOWNHOUSES TYPE C	1 per unit	10		

2 PROJECT STATISTICS

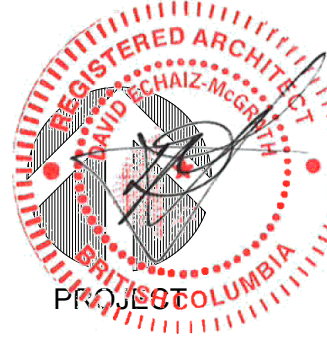


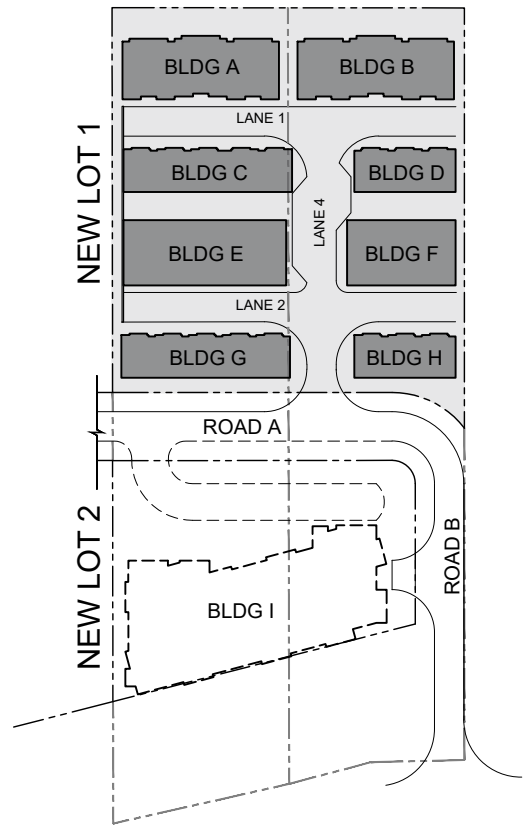
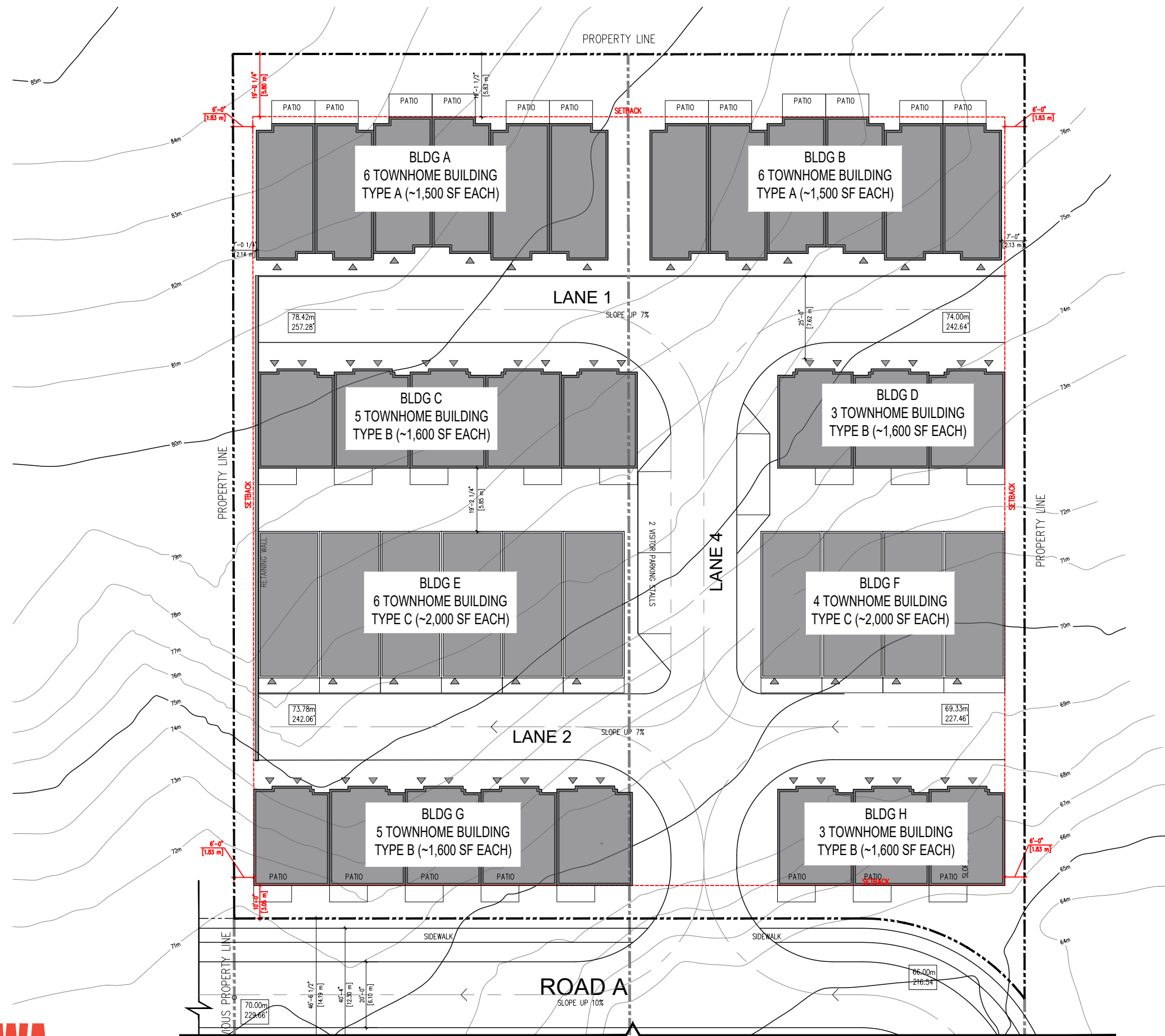
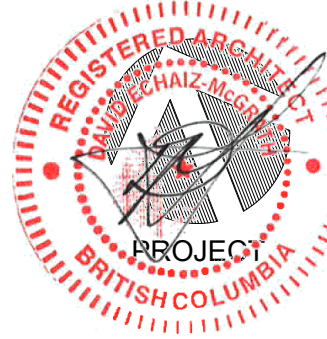
1 LOCATION PLAN

MULTIFAMILY PARKING DATA				
PARKING TYPE	BYLAW REFERENCE	DESCRIPTION	REQUIRED	PROPOSED
REGULAR STALLS	Bylaw 1909 - 3.1.1-Table 1	*1.25 per one-bedroom dwelling unit	55	99
		*1.6 per 2 two-bedroom dwelling unit	48	
TOTAL REGULAR STALLS			103	
VISITOR STALLS	Bylaw 1909 - 3.5.1	For Residential, Multi-Family uses, visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit in addition to the minimum parking requirement identified in Section 3.1.1	11	11
TOTAL PARKING			114	110
SMALL CAR STALLS	Bylaw 1909 - 3.3.1	A maximum of 30% of the total required parking spaces may be designed for small cars	33	22
ACCESSIBLE STALLS	Bylaw 1909 - 3.4.3- Table 2	Accessible parking supply requirements: 101-150 spaces=3 spaces	3	2
LOADING PARKING	Bylaw 1909 - 4.1.1- Table 4	1 required loading space	1	1
BICYCLE PARKING	Bylaw 1909 - 5.1.2- Table 5	Multi-Family Dwelling: long-term 1.0 per dwelling unit < 60m2 1.25 per dwelling unit > 60m2	82	TBC
		short-term: 6 spaces per building	6	TBC
TOTAL BICYCLE PARKING			88	TBC

Notes
*Footprint for Townhouses Building G is 662.9 sm, a little bit over 600sq threshold for the BCBC Part 9 req.







1 LEGEND
NTS



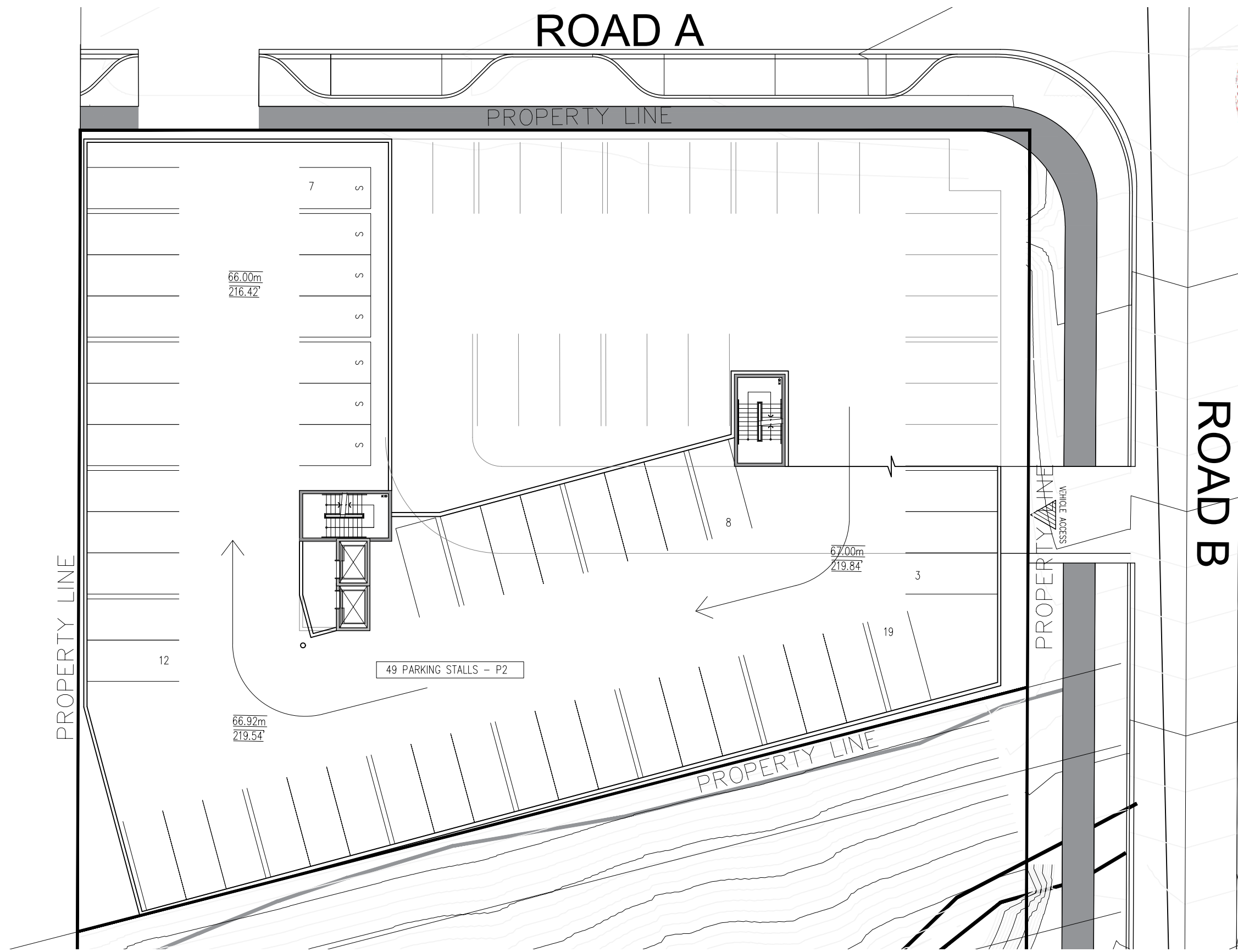
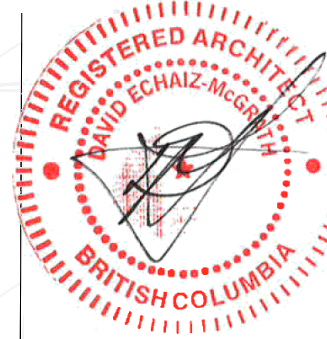
PROPOSED - TOWNHOMES

546 & 554 LATORIA, COLWOOD, B.C.

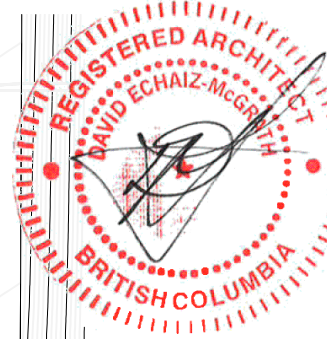
PROJECT#21068

SITE PLAN (BUILDINGS A-H) (1/32"=1'-0")

NOV 14, 2023



1 P2
3/64" = 1'-0"



1 P1
3/64" = 1'-0"



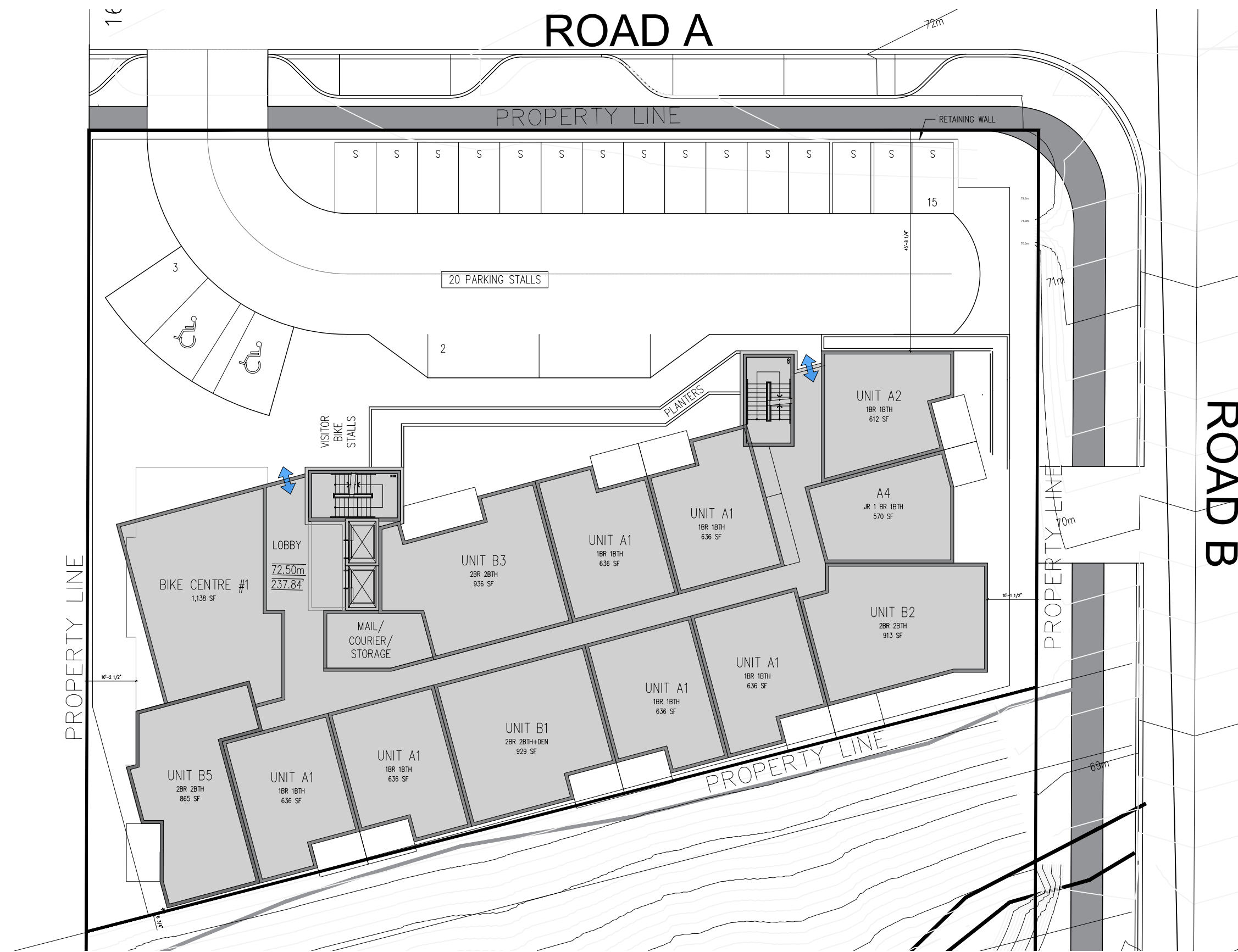
PROPOSED - 6-STOREY RESIDENTIAL

546 & 554 LATORIA, COLWOOD, B.C.

PROJECT#21068

PARKING PLANS (3/64"=1'-0")

NOV 14, 2023



1 GROUND FLOOR
3/64" = 1'-0"



1 TYPICAL FLOOR
3/64" = 1'-0"



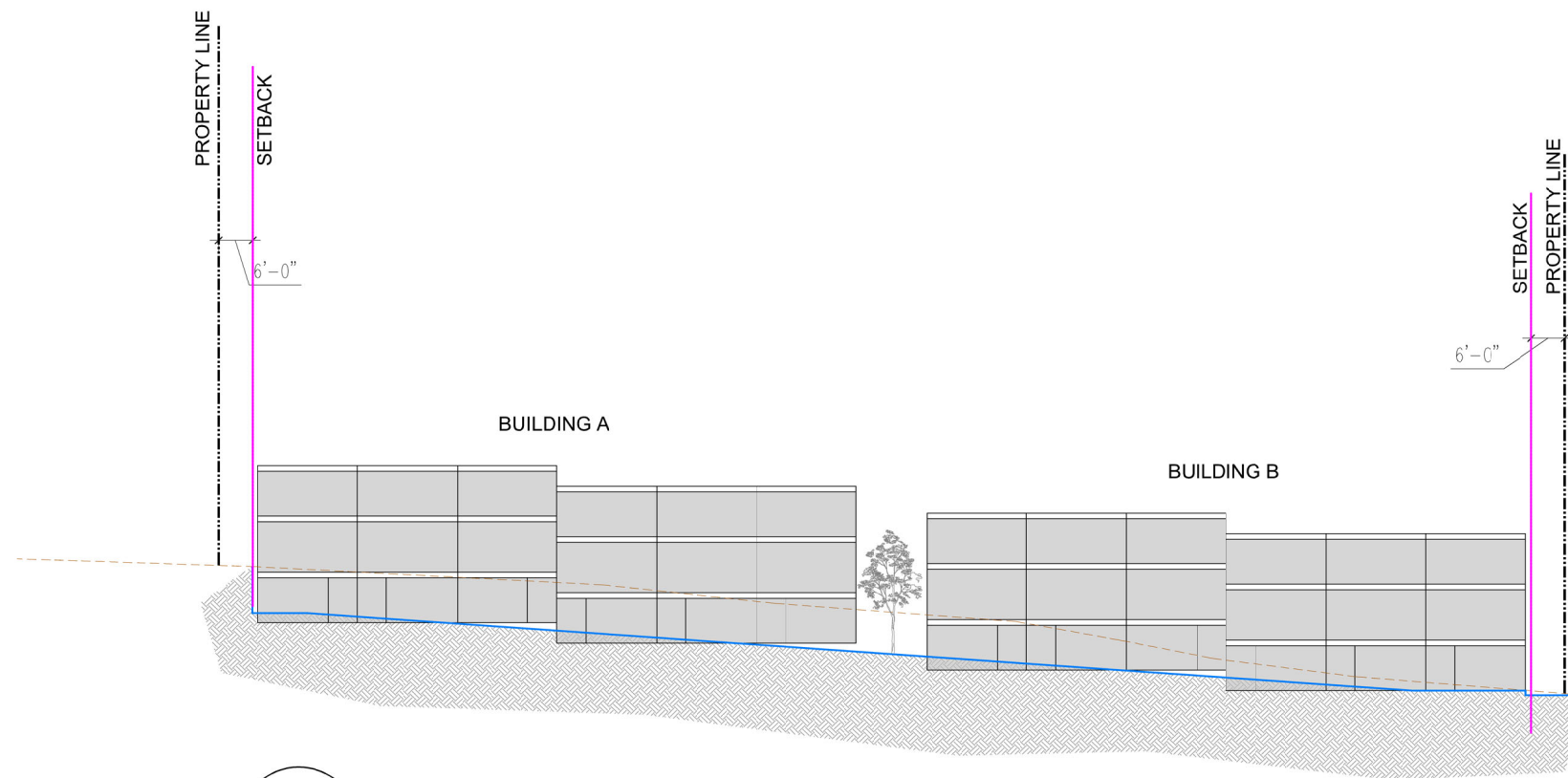
PROPOSED - 6-STOREY RESIDENTIAL

546 & 554 LATORIA, COLWOOD, B.C.

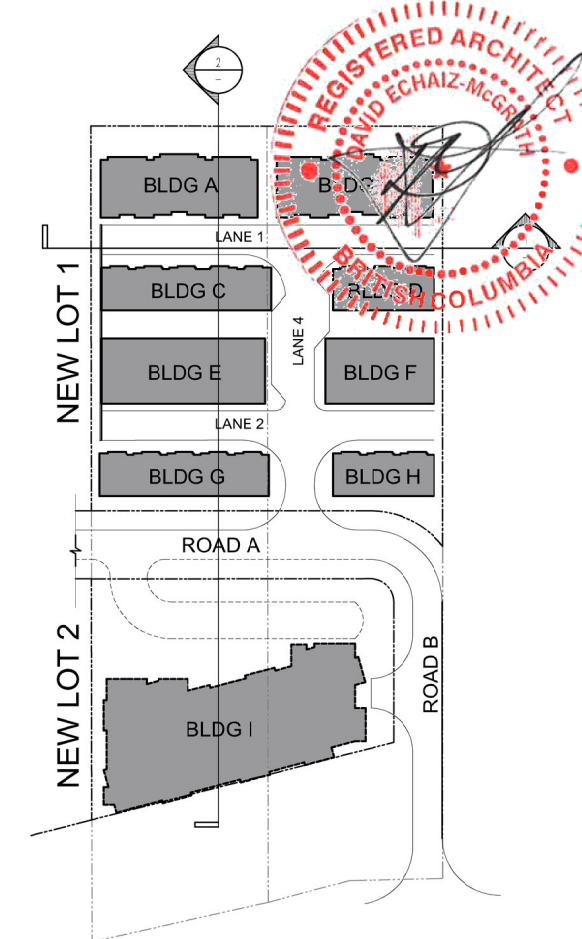
PROJECT#21068

FLOOR PLANS (3/64"=1'-0")

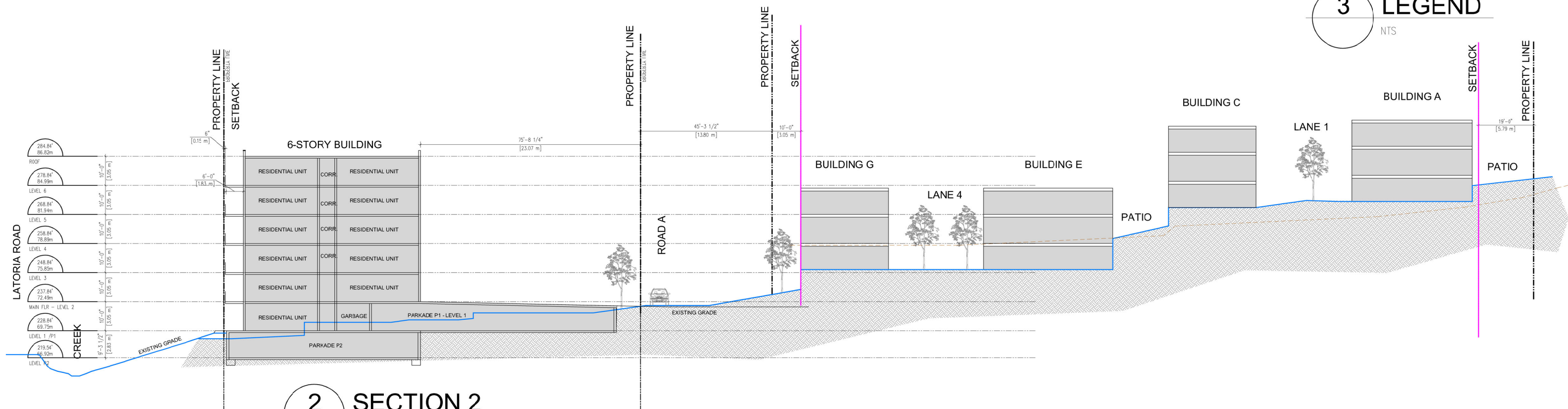
NOV 14, 2023



1 SECTION 1
1/32" = 1'-0"



3 LEGEND
NTS



2 SECTION 2
1/32" = 1'-0"