



3300 Wishart Road | Colwood, BC | V9C 1R1 | 250 294-8153 | [www.colwood.ca](http://www.colwood.ca)

Application No. **RZ-22-017**  
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 12, SECTION 1, ESQUIMALT DISTRICT, PLAN 5761

and located at (street address or general location) 1977 COLWOOD CRESCENT, CITY OF COLWOOD, B.C.

from R1 zone, to CD zone.

Required application fee and the completed information forms are attached,

10-11-2022  
(DATE)

[Redacted Signature]  
(APPLICANT'S SIGNATURE)

**THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT**

10-11-2022  
(DATE)

[Redacted Name]  
[Redacted Signature] (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 WA ARCHITECTS (Christine Wight & Piyush Sanghadia)Address 950 - 1500 W GEORGIA STREET, VANCOUVER, BCPostal Code V6G 2Z6Email cwight@wa-arch.ca / psanghadia@wa-arch.caTelephone: Business 604.685.3529 Home \_\_\_\_\_ FAX \_\_\_\_\_b) Registered Owner's Name [REDACTED]Address [REDACTED]Postal Code [REDACTED] Email [REDACTED]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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**4. SUBJECT PROPERTY AND DEVELOPMENT**a) Legal Description in full LOT 12, SECTION 1, ESQUIMALT DISTRICT, PLAN 5761b) Location (street address of property, general description or map): 1977 COLWOOD CRESCENT, CITY OF COLWOOD, B.C.c) Size of Property (area and number of parcels) 2614.000 M<sup>2</sup> (One Parcel)d) Present Zoning R1e) Proposed Zoning CD

- f) Present OCP Designation LOT 12, SECTION 1, ESQUIMALT DISTRICT, PLAN 5761
- g) Proposed OCP Designation LOT 12, SECTION 1, ESQUIMALT DISTRICT, PLAN 5761
- h) Description of the Existing Use/Development \_\_\_\_\_  
SINGLE FAMILY RESIDENCE  
 \_\_\_\_\_  
 \_\_\_\_\_
- i) Description of the Proposed Use/Development REZONING APPLICATION FOR A  
MULTIFAMILY BUILDING WITH 6 STOREY WOOD FRAME CONSTRUCTION OVER 3  
LEVELS OF UNDERGROUND CONCRETE PARKADE. A TOTAL OF 129 UNITS  
PROPOSED. 30- STUDIO UNITS (23%), 54- 1 BED UNITS (42%), 39- 2 BED UNITS  
(30%) AND 6- 3 BED UNITS (5%).

#### 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").



# RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT, VICTORIA

ISSUED FOR REZONING - NOV. 10<sup>th</sup>, 2022

CIVIC ADDRESS: 1977 COLWOOD CRESCENT, CITY OF COLWOOD, B.C.

LEGAL ADDRESS: LOT 12, SECTION 1, ESQUIMALT DISTRICT, PLAN 5761



REZONING BYLAW SUMMARY				
COLWOOD LAND USE BYLAW NO.151,1989, SECTION 5.6 RESIDENTIAL (R1) ZONE				
CURRENT ZONE	RESIDENTIAL (R1) ZONE			
	BYLA REF.	CURRENT	PROPOSED	SHEET REF.
USE	5.6.01 1.	ONE and TWO FAMILY DWELLING	MULTIPLE DWELLING	
DENSITY OF DEVELOPMENT FLOOR AREA RATIO	5.6.05 4.	0.4	2.99	A003
HEIGHT OF BUILDINGS		0"	20.00 m	A006
YARD REQUIREMENTS	5.6.06			A101
FRONT YARD	5.6.06 1.	7.50 m	3.00 m	
SIDE YARD	5.6.06 2.a.ii.	3.00 m	6.00 m	
REAR YARD	5.6.06 3.	7.50 m	4.50 m	
SITE AREA		2,614.00 m <sup>2</sup>		A100
LOT COVERAGE	5.6.07 2.	654 m <sup>2</sup>	1,343.10 m <sup>2</sup>	A200
		25%	50 %	

FAR AREA-SUMMARY		
FSR-RESIDENTIAL		
LEVEL 01	13,649.33 ft <sup>2</sup>	0.49
LEVEL 02	14,093.21 ft <sup>2</sup>	0.50
LEVEL 03	14,093.21 ft <sup>2</sup>	0.50
LEVEL 04	14,093.21 ft <sup>2</sup>	0.50
LEVEL 05	14,093.21 ft <sup>2</sup>	0.50
LEVEL 06	14,093.21 ft <sup>2</sup>	0.50
TOTAL FSR AREA	84,115.38 ft <sup>2</sup>	2.99

SELLABLE-RESI. UNIT MIX			
<b>A-STUDIO</b>			
A1.a	357 ft <sup>2</sup>	6	5%
A1.b	368 ft <sup>2</sup>	6	5%
A1.c	379 ft <sup>2</sup>	6	5%
A1.d	390 ft <sup>2</sup>	6	5%
A1.e	400 ft <sup>2</sup>	6	5%
		30	23%
<b>B-1 BED</b>			
B1	532 ft <sup>2</sup>	36	28%
B1.a	530 ft <sup>2</sup>	6	5%
B2	514 ft <sup>2</sup>	10	8%
B3	423 ft <sup>2</sup>	1	1%
B4	432 ft <sup>2</sup>	1	1%
		54	42%
<b>C-2 BED</b>			
C1	681 ft <sup>2</sup>	5	4%
C2	693 ft <sup>2</sup>	5	4%
C3	802 ft <sup>2</sup>	18	14%
C4	665 ft <sup>2</sup>	6	5%
C5	713 ft <sup>2</sup>	5	4%
		39	30%
<b>D-3 BED</b>			
D1	829 ft <sup>2</sup>	6	5%
		6	5%
TOTAL		129	100%

CARS PERCENTAGE			
DISABILITY SPACE - 4.1 x 5.8 M	3	2%	
SMALL SPACE - 2.6 x 4.5 M	41	25%	
STANDARD SPACE - 2.6 x 5.8 M	118	73%	
	162	100%	

CAR SPACES PROVIDED			
<b>PARKADE P1</b>			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	30	19%	
	44		
<b>PARKADE P2</b>			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
	58		
<b>PARKADE P3</b>			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	15	9%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
	60		
TOTAL CARS PROVIDED	162		

BIKE SPACES PROVIDED			
<b>PARKADE P1</b>			
BIKE HORIZONTAL	19	14%	
BIKE SPACE_HOR Class B	64	46%	
BIKE SPACE_OVERSIZED	14	10%	
BIKE VERTICAL	42	30%	
	139		
TOTAL BIKES PROVIDED	139		

REQUIRED PARKING CALCULATIONS				
<b>CAR SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/ UNIT	FACTOR	REQUIRED SPACES
** OFF STREET PARKING REGULATION BYLAW NO. 1909,2022				
RESIDENTIAL MULTI-FAMILY (APARTMENTS)				
0.8 SPACE PER BACHELOR DWELLING UNIT	3.1.1 TABLE 1		SEE BELOW	
1 SPACE PER ONE-BEDROOM DWELLING UNIT		30	0.8	24
1.3 SPACE PER TWO-BEDROOM DWELLING UNIT		53	1	53
1.5 SPACE PER DWELLING UNIT GREATER THAN TWO-BEDROOMS		34	1.3	44.2
		12	1.5	18
VISITOR PARKING				
MULTI-FAMILY (APARTMENT) USES 0.15 SPACES PER DWELLING UNIT IN ADDITION TO 3.1.1	3.6.1.		SEE BELOW	
		139.2	0.15	19.39
SMALL CAR PARKING SUPPLY				
MAX 30% OF TOTAL REQUIRED PARKING SPACES	3.3.1.			
	3.4.3. TABLE 2	160	0.3	48
ACCESSIBLE PARKING SUPPLY				
0-10 SPACES 0 SPACES	3.4.3.			0 SPACES
101-150 SPACES 30 SPACES		150	3 SPACES	3 SPACES
150+ SPACES ONE ADDITIONAL ACCESSIBLE PARKING SPACE FOR EACH ADDITIONAL 50...		9		1 SPACE
<b>TOTAL CAR SPACES REQUIRED</b>				<b>~ 160 SPACES</b>
<b>BIKE SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/ UNIT	FACTOR	REQUIRED SPACES
<b>LONG TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			139.25
1.0 SPACES FOR UNIT < 60 SM		88	1.0	88
1.25 SPACES FOR UNITS > 60 SM		41	1.25	51.25
OVERSIZED BIKE 10% OF REQUIRED LONG TERM BICYCLE PARKING SPACE				14
<b>TOTAL 'LONG TERM BICYCLE PARKING' REQUIRED</b>				<b>~139 SPACES</b>
<b>SHORT TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			6
6 SPACES PER BUILDING				6
OVERSIZED BIKE 10% OF REQUIRED SHORT TERM BICYCLE PARKING SPACE				1
<b>TOTAL 'SHORT TERM BICYCLE PARKING' REQUIRED</b>				<b>6 SPACES</b>
<b>MOBILITY SCOOTER SPACES</b>				
MULTIPLE DWELLINGS	5.1			NOT REQUIRED
<b>LOADING SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/ UNIT	FACTOR	REQUIRED SPACES
RESIDENTIAL MULTI-FAMILY (APARTMENT) USES	4.1.2 TABLE 4			0
10 OR MORE UNITS				1 SPACE
<b>LOADING SPACES REQUIRED</b>				<b>1 SPACE</b>

**PROJECT TEAM**

**CLIENT**  
 IMRAN JAFFAR  
 ABBAS HOLDINGS PVT. LTD.  
 VICTORIA, B.C.

TEL: 250-580-1000  
 CONT: IMRAN JAFFAR

**ARCHITECT**

WA ARCHITECTS  
 950 - 1500 WEST GEORGIA STREET  
 VANCOUVER B.C. V6G 2Z6

TEL: 604-685-3529  
 CONT: BARRY WEIH  
 PIYUSH SANGHADIA

**SURVEY**

POWELL & ASSOCIATES  
 250-2950 DOUGLAS STREET,  
 VICTORIA, B.C. V8T 4N4

TEL: 250-382-8855  
 CONT:

ARCHITECTURAL SHEET LIST	
A000	COVER SHEET
A101	CONTEXT + ZONING
A102	FAR SUMMARY
A103	UNIT MIX
A104	BUILDING MASSING
A105	BUILDING HEIGHT
A106	STREETSCAPE
A107	SURVEY PLAN
A108	PARKING CALCULATION + STANDARDS
A109	SHADOW ANALYSIS
A110	SETBACKS AND DEDICATION PLAN
A111	SITE PLAN OVERLAY
A200	SITE PLAN
A201	LEVEL P1 FLOOR PLAN
A202	LEVEL P2 FLOOR PLAN
A203	LEVEL P3 FLOOR PLAN
A204	LEVEL 1 FLOOR PLAN
A205	LEVEL 2 FLOOR PLAN
A206	LEVEL 3 FLOOR PLAN
A207	LEVEL 4 FLOOR PLAN
A208	LEVEL 5 FLOOR PLAN
A209	LEVEL 6 FLOOR PLAN
A400	BUILDING SECTION 1-1
A401	BUILDING SECTION 2-2



1	ISSUED FOR REZONING	221110
NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

CITY OF COLWOOD  
 PROJECT NO: 22013

## COVER SHEET

A000

SCALE: As indicated

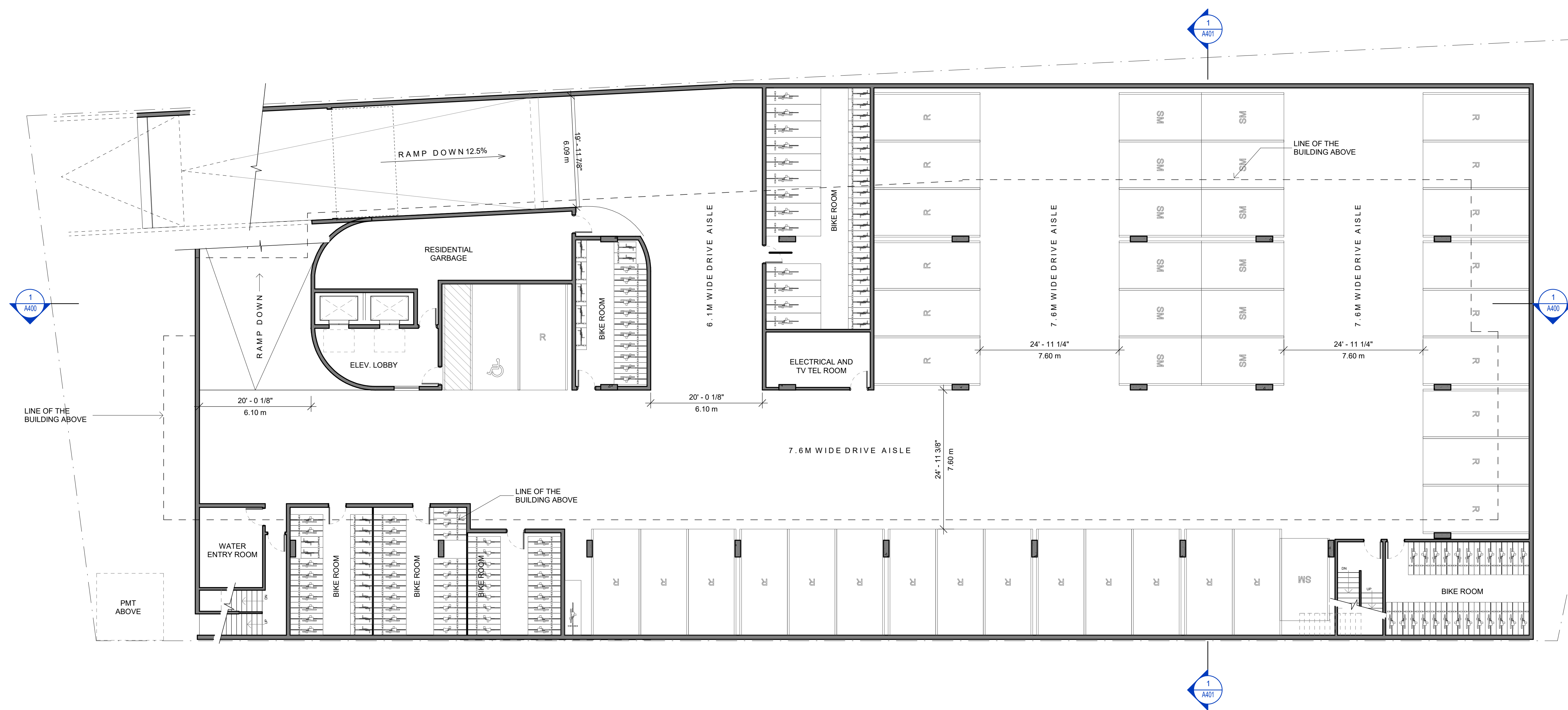


BIKE SPACES PROVIDED			
PARKADE P1			
BIKE HORIZONTAL	19	14%	
BIKE SPACE HOR. Class B	64	48%	
BIKE SPACE OVERSIZED	14	10%	
BIKE VERTICAL	42	30%	
TOTAL BIKES PROVIDED	139		

CARS PERCENTAGE			
DISABILITY SPACE - 4.1 x 5.8 M	3	2%	
SMALL SPACE- 2.6 x 4.5 M	41	25%	
STANDARD SPACE - 2.6 x 5.8 M	118	73%	
TOTAL	162	100%	

CAR SPACES PROVIDED			
PARKADE P1			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE- 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	30	19%	
TOTAL	44		
PARKADE P2			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE- 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
TOTAL	58		
PARKADE P3			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE- 2.6 x 4.5 M	15	9%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
TOTAL	60		
TOTAL CARS PROVIDED	162		

REQUIRED PARKING CALCULATIONS				
<b>CAR SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
** OFF STREET PARKING REGULATION BYLAW NO. 1909,2022				
RESIDENTIAL MULTI-FAMILY (APARTMENTS)				
0.8 SPACE PER BACHELOR DWELLING UNIT	3.1.1 TABLE 1		SEE BELOW	
1 SPACE PER ONE-BEDROOM DWELLING UNIT		30	0.8	24
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1.5 SPACE PER DWELLING UNIT GREATER THAN TWO-BEDROOMS		34	1.3	44.2
		12	1.5	18
VISITOR PARKING				
MULTI-FAMILY (APARTMENT) USES 0.15 SPACES PER DWELLING UNIT IN ADDITION TO 3.1.1	3.6.1		SEE BELOW	
		139.2	0.15	19.39
SMALL CAR PARKING SUPPLY				
MAX 30% OF TOTAL REQUIRED PARKING SPACES	3.3.1			
	3.4.3 TABLE 2	160	0.3	48
ACCESSIBLE PARKING SUPPLY				
0-10 SPACES 0 SPACES	3.4.3			
101-150 SPACES 50 SPACES		160	3 SPACES	3 SPACES
150+ SPACES ONE ADDITIONAL ACCESSIBLE PARKING SPACE FOR EACH ADDITIONAL 50...		9		1 SPACE
<b>TOTAL CAR SPACES REQUIRED</b>				<b>~ 160 SPACES</b>
<b>BIKE SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
<b>LONG TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			139.25
1.0 SPACES FOR UNIT < 60 SM		88	1.0	88
1.25 SPACES FOR UNITS > 60 SM		41	1.25	51.25
OVERSIZED BIKE 10% OF REQUIRED LONG TERM BICYCLE PARKING SPACE				14
<b>TOTAL 'LONG TERM BICYCLE PARKING' REQUIRED</b>				<b>~139 SPACES</b>
<b>SHORT TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			6
6 SPACES PER BUILDING				6
OVERSIZED BIKE 10% OF REQUIRED SHORT TERM BICYCLE PARKING SPACE				1
<b>TOTAL 'SHORT TERM BICYCLE PARKING' REQUIRED</b>				<b>6 SPACES</b>
<b>MOBILITY SCOOTER SPACES</b>				
MULTIPLE DWELLINGS	5.1			NOT REQUIRED
<b>LOADING SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
RESIDENTIAL, MULTI-FAMILY (APARTMENT) USES	4.1.2 TABLE 4			0
10 OR MORE UNITS				1 SPACE
<b>LOADING SPACES REQUIRED</b>				<b>1 SPACE</b>



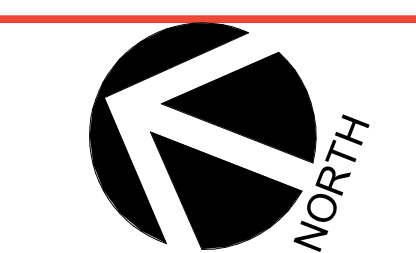
NO.	ISSUE	Y/M/D



# RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

CITY OF COLWOOD  
PROJECT NO: 22013

# LEVEL P1 FLOOR PLAN



A201  
SCALE: 1" = 10'-0"

BIKE SPACES PROVIDED			
PARKADE P1			
BIKE HORIZONTAL	19	14%	
BIKE SPACE HOR. Class B	64	48%	
BIKE SPACE OVERSIZED	14	10%	
BIKE VERTICAL	42	30%	
TOTAL BIKES PROVIDED	139		

CARS PERCENTAGE			
DISABILITY SPACE - 4.1 x 5.8 M	3	2%	
SMALL SPACE - 2.6 x 4.5 M	41	25%	
STANDARD SPACE - 2.6 x 5.8 M	118	73%	
TOTAL CARS PROVIDED	162	100%	

CAR SPACES PROVIDED			
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SMALL SPACE - 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	30	19%	
TOTAL CARS PROVIDED	44		
PARKADE P2			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	13	8%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
TOTAL CARS PROVIDED	58		
PARKADE P3			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	15	9%	
STANDARD SPACE - 2.6 x 5.8 M	44	27%	
TOTAL CARS PROVIDED	60		

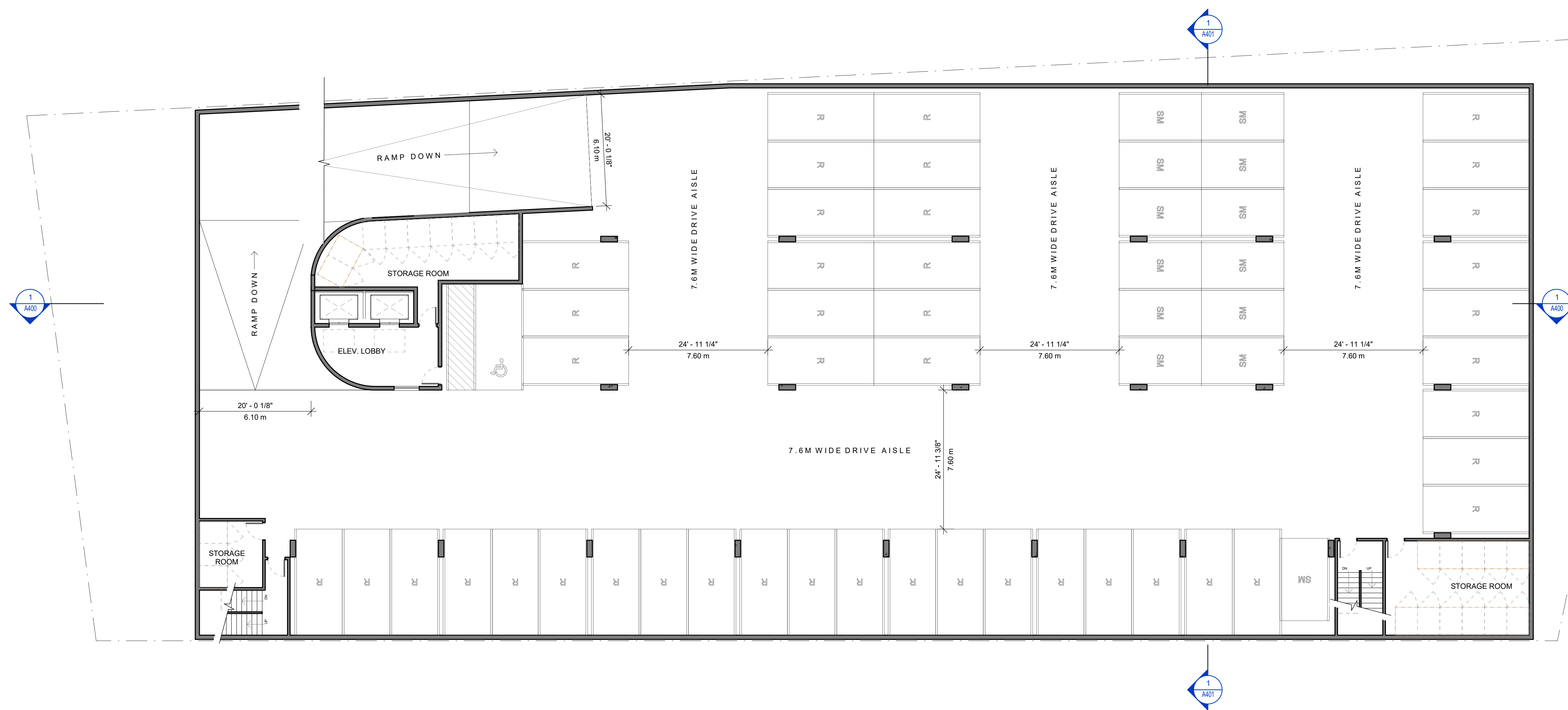
REQUIRED PARKING CALCULATIONS				
<b>CAR SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
** OFF STREET PARKING REGULATION BYLAW NO. 1909,2022				
RESIDENTIAL MULTI-FAMILY (APARTMENTS)	3.1.1 TABLE 1		SEE BELOW	
0.8 SPACE PER BACHELOR DWELLING UNIT		30	0.8	24
1 SPACE PER ONE-BEDROOM DWELLING UNIT		53	1	53
1.3 SPACE PER TWO-BEDROOM DWELLING UNIT		34	1.3	44.2
1.5 SPACE PER DWELLING UNIT GREATER THAN TWO-BEDROOMS		12	1.5	18
VISITOR PARKING				
MULTI-FAMILY (APARTMENT) USES 0.15 SPACES PER DWELLING UNIT IN ADDITION TO 3.1.1	3.6.1		SEE BELOW	
		139.2	0.15	19.39
SMALL CAR PARKING SUPPLY				
MAX 30% OF TOTAL REQUIRED PARKING SPACES	3.3.1		TABLE 2	
		160	0.3	48
ACCESSIBLE PARKING SUPPLY				
0-10 SPACES 0 SPACES	3.4.3			0 SPACES
10-150 SPACES 50 SPACES		160	3 SPACES	3 SPACES
150+ SPACES ONE ADDITIONAL ACCESSIBLE PARKING SPACE FOR EACH ADDITIONAL 50...		9		1 SPACE
<b>TOTAL CAR SPACES REQUIRED</b>				<b>~ 160 SPACES</b>

BIKE SPACE CALCULATIONS				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
<b>LONG TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			139.25
1.0 SPACES FOR UNIT < 60 SM		88	1.0	88
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OVERSIZED BIKE 10% OF REQUIRED LONG TERM BICYCLE PARKING SPACE				14
<b>TOTAL 'LONG TERM BICYCLE PARKING' REQUIRED</b>				<b>~139 SPACES</b>

SHORT TERM BICYCLE PARKING				
MULTIPLE DWELLINGS	5.1			6
6 SPACES PER BUILDING				6
OVERSIZED BIKE 10% OF REQUIRED SHORT TERM BICYCLE PARKING SPACE				1
<b>TOTAL 'SHORT TERM BICYCLE PARKING' REQUIRED</b>				<b>6 SPACES</b>

MOBILITY SCOOTER SPACES				
MULTIPLE DWELLINGS	5.1			NOT REQUIRED

LOADING SPACE CALCULATIONS				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
RESIDENTIAL, MULTI-FAMILY (APARTMENT) USES	4.1.2 TABLE 4			0
10 OR MORE UNITS				1 SPACE
<b>LOADING SPACES REQUIRED</b>				<b>1 SPACE</b>



NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

CITY OF COLWOOD  
PROJECT NO: 22013

## LEVEL P2 FLOOR PLAN



A202  
SCALE: 1" = 10'-0"



BIKE SPACES PROVIDED			
PARKADE P1			
BIKE HORIZONTAL	19	14%	
BIKE SPACE HOR. Class B	64	48%	
BIKE SPACE OVERSIZED	14	10%	
BIKE VERTICAL	42	30%	
TOTAL BIKES PROVIDED	139		

CARS PERCENTAGE			
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TOTAL CARS PROVIDED	162	100%	

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STANDARD SPACE - 2.6 x 5.8 M	44	27%	
TOTAL CARS PROVIDED	58		
PARKADE P3			
DISABILITY SPACE - 4.1 x 5.8 M	1	1%	
SMALL SPACE - 2.6 x 4.5 M	15	9%	
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TOTAL CARS PROVIDED	60		

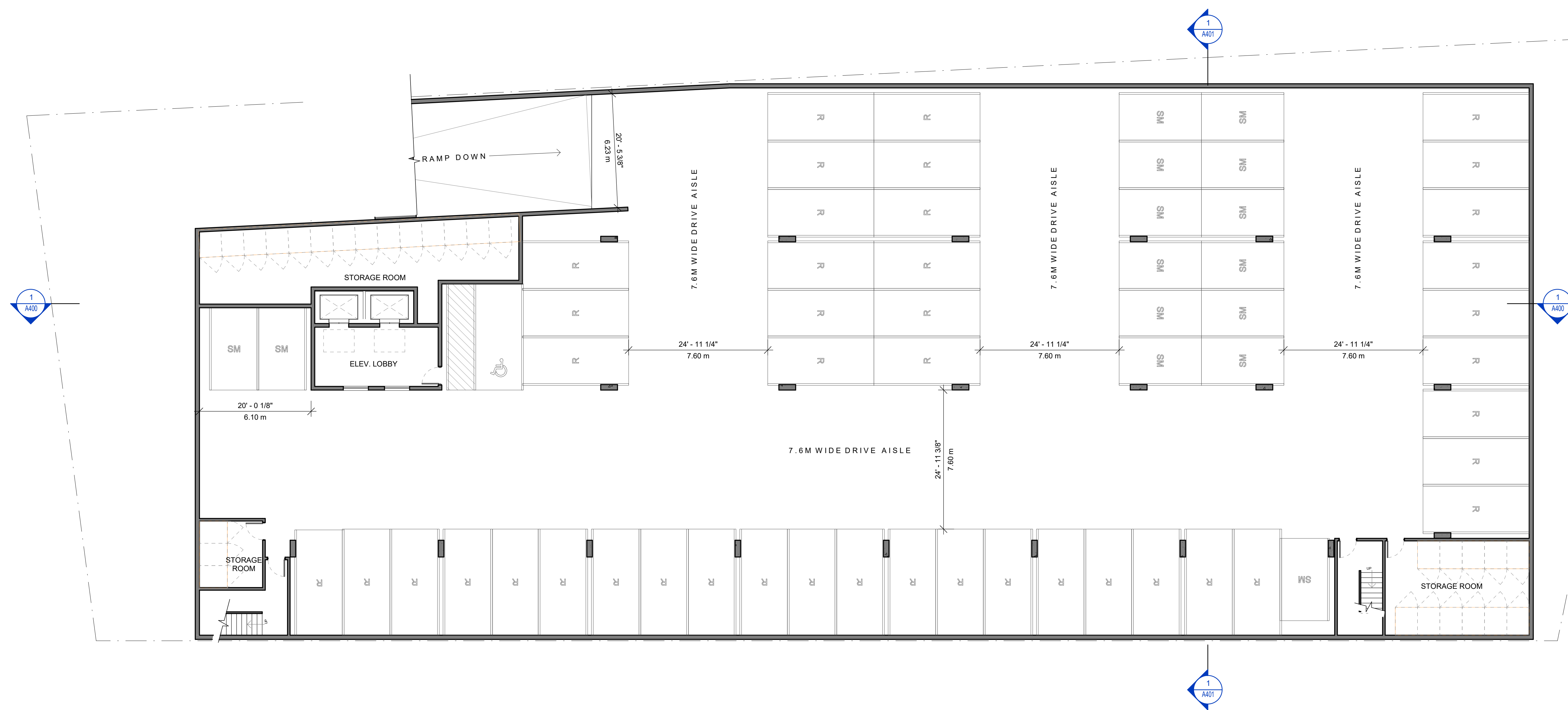
REQUIRED PARKING CALCULATIONS				
<b>CAR SPACE CALCULATIONS</b>				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
** OFF STREET PARKING REGULATION BYLAW NO. 1909,2022				
RESIDENTIAL MULTI-FAMILY (APARTMENTS)	3.1.1 TABLE 1		SEE BELOW	
0.8 SPACE PER BACHELOR DWELLING UNIT		30	0.8	24
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1.3 SPACE PER TWO-BEDROOM DWELLING UNIT		34	1.3	44.2
1.5 SPACE PER DWELLING UNIT GREATER THAN TWO-BEDROOMS		12	1.5	18
VISITOR PARKING				
MULTI-FAMILY (APARTMENT) USES 0.15 SPACES PER DWELLING UNIT IN ADDITION TO 3.1.1	3.6.1		SEE BELOW	
		139.2	0.15	19.39
SMALL CAR PARKING SUPPLY				
MAX 30% OF TOTAL REQUIRED PARKING SPACES	3.3.1		3.4.3 TABLE 2	
		160	0.3	48
ACCESSIBLE PARKING SUPPLY				
0-10 SPACES 0 SPACES	3.4.3			0 SPACES
10-150 SPACES 50 SPACES		160	3 SPACES	3 SPACES
150+ SPACES ONE ADDITIONAL ACCESSIBLE PARKING SPACE FOR EACH ADDITIONAL 50...		9		1 SPACE
<b>TOTAL CAR SPACES REQUIRED</b>				<b>~ 160 SPACES</b>

BIKE SPACE CALCULATIONS				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
<b>LONG TERM BICYCLE PARKING</b>				
MULTIPLE DWELLINGS	5.1			139.25
1.0 SPACES FOR UNIT < 60 SM		88	1.0	88
1.25 SPACES FOR UNITS > 60 SM		41	1.25	51.25
OVERSIZED BIKE 10% OF REQUIRED LONG TERM BICYCLE PARKING SPACE				14
<b>TOTAL 'LONG TERM BICYCLE PARKING' REQUIRED</b>				<b>~139 SPACES</b>

SHORT TERM BICYCLE PARKING				
MULTIPLE DWELLINGS	5.1			6
6 SPACES PER BUILDING				6
OVERSIZED BIKE 10% OF REQUIRED SHORT TERM BICYCLE PARKING SPACE				1
<b>TOTAL 'SHORT TERM BICYCLE PARKING' REQUIRED</b>				<b>6 SPACES</b>

MOBILITY SCOOTER SPACES				
MULTIPLE DWELLINGS	5.1			NOT REQUIRED

LOADING SPACE CALCULATIONS				
USE	BYLA W...	AREA/UNIT	FACTOR	REQUIRED SPACES
RESIDENTIAL, MULTI-FAMILY (APARTMENT) USES	4.1.2 TABLE 4			0
10 OR MORE UNITS				1 SPACE
<b>LOADING SPACES REQUIRED</b>				<b>1 SPACE</b>



NO.	ISSUE	Y/M/D



# RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

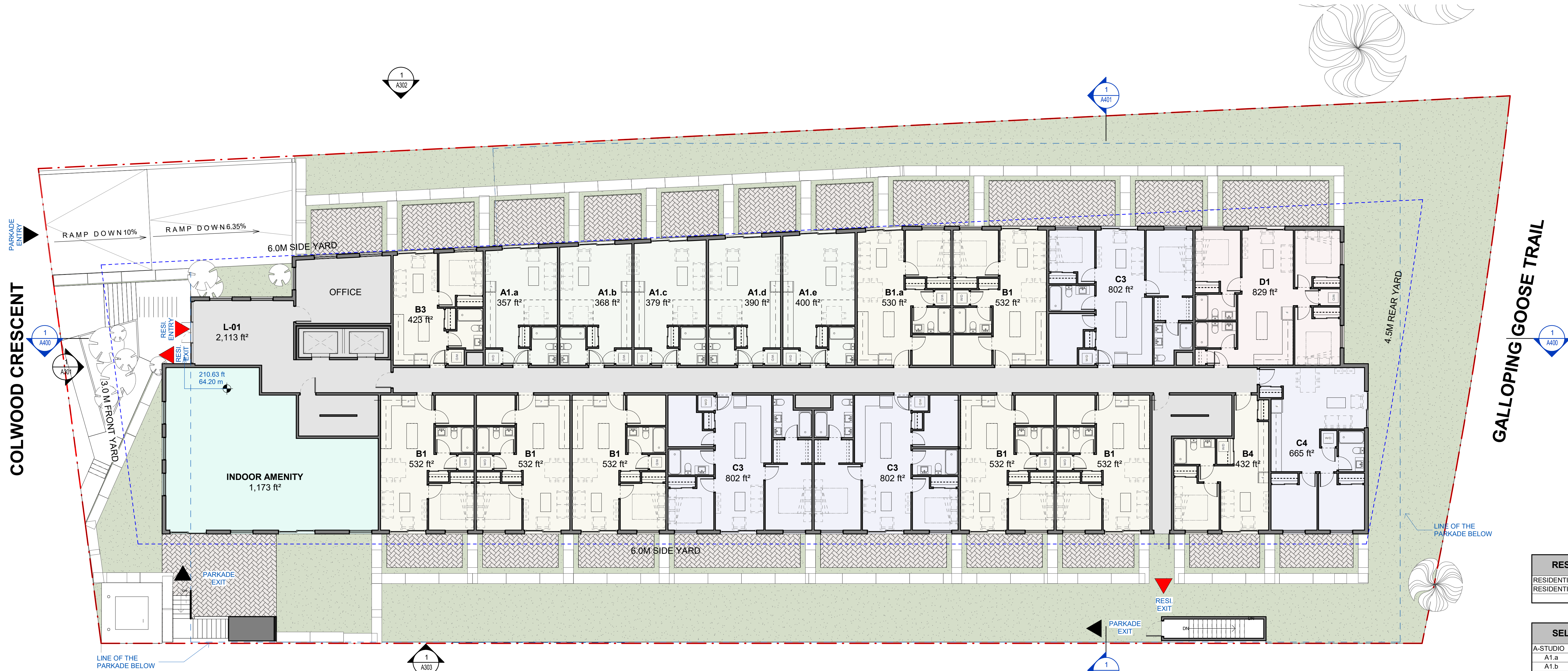
CITY OF COLWOOD  
PROJECT NO: 22013

# LEVEL P3 FLOOR PLAN



A203  
SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
<b>A-STUDIO</b>			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
<b>B-1 BED</b>			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
<b>C-2 BED</b>			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
<b>D-3 BED</b>			
D1	829 ft²	6	5%
		6	5%
<b>TOTAL</b>		<b>129</b>	<b>100%</b>

**WA ARCHITECTS**



NO.	ISSUE	Y/M/D

**ABBAS HOLDINGS PVT LTD**  
QUALITY & AFFORDABLE

**RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT**

CITY OF COLWOOD  
PROJECT NO: 22013

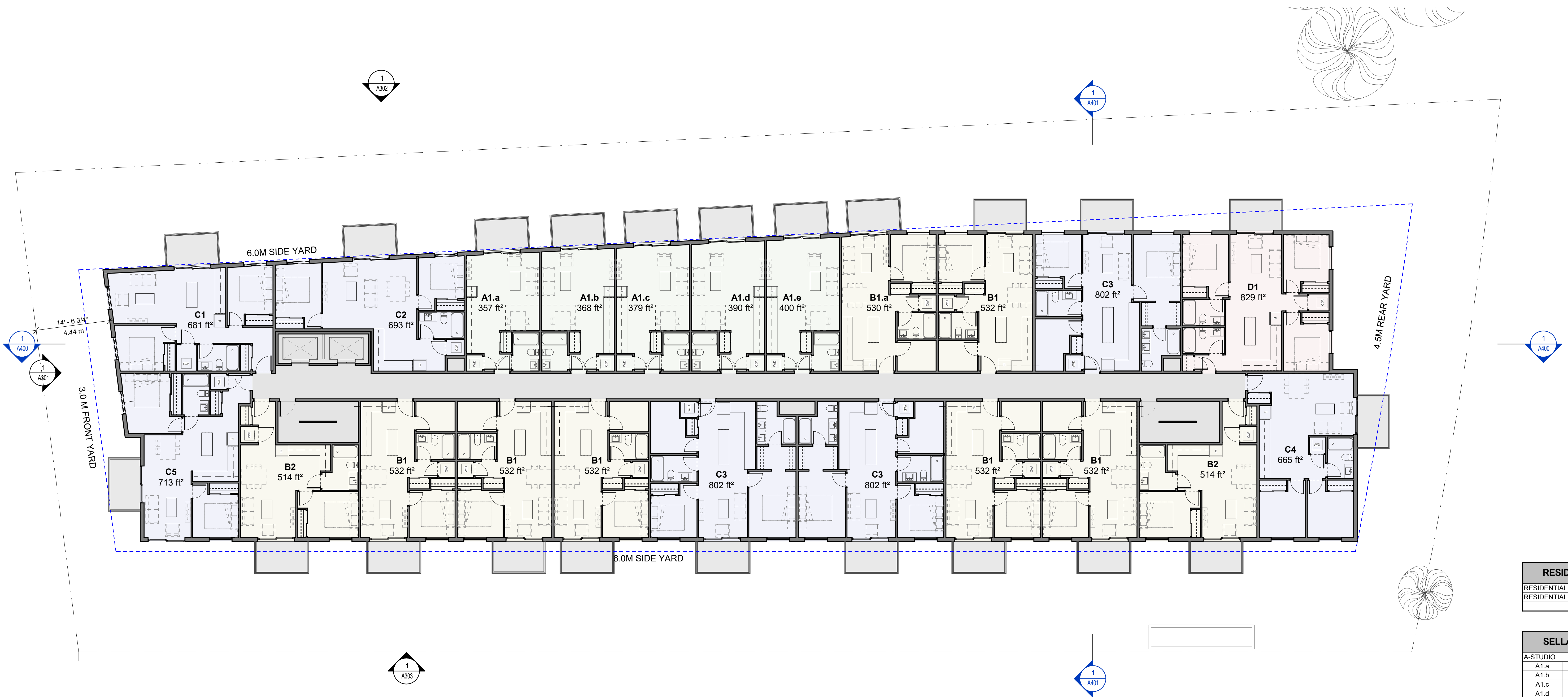
**LEVEL 1 FLOOR PLAN**



A204

SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
A-STUDIO			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
B-1 BED			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
C-2 BED			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
D-3 BED			
D1	829 ft²	6	5%
		6	5%
TOTAL		129	100%



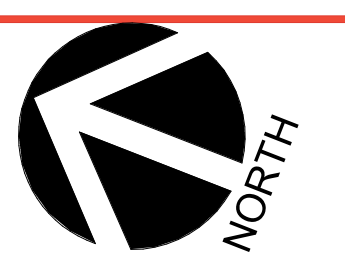
NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

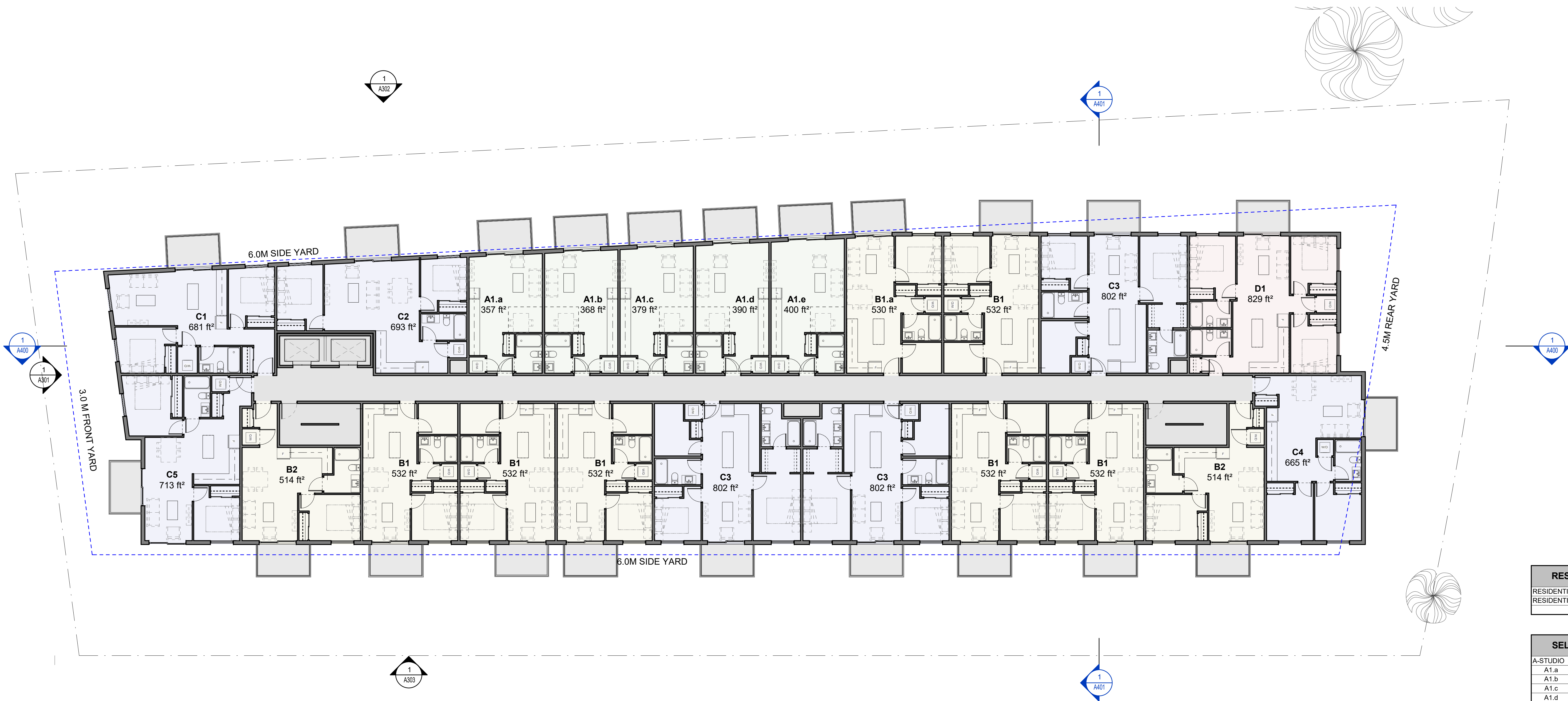
CITY OF COLWOOD  
PROJECT NO: 22013

## LEVEL 2 FLOOR PLAN



A205  
SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
A-STUDIO			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
B-1 BED			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
C-2 BED			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
D-3 BED			
D1	829 ft²	6	5%
		6	5%
TOTAL		129	100%



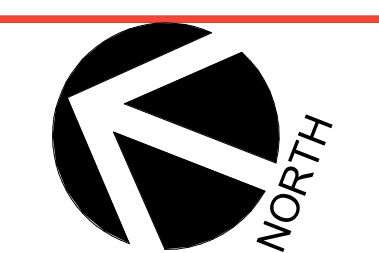
NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

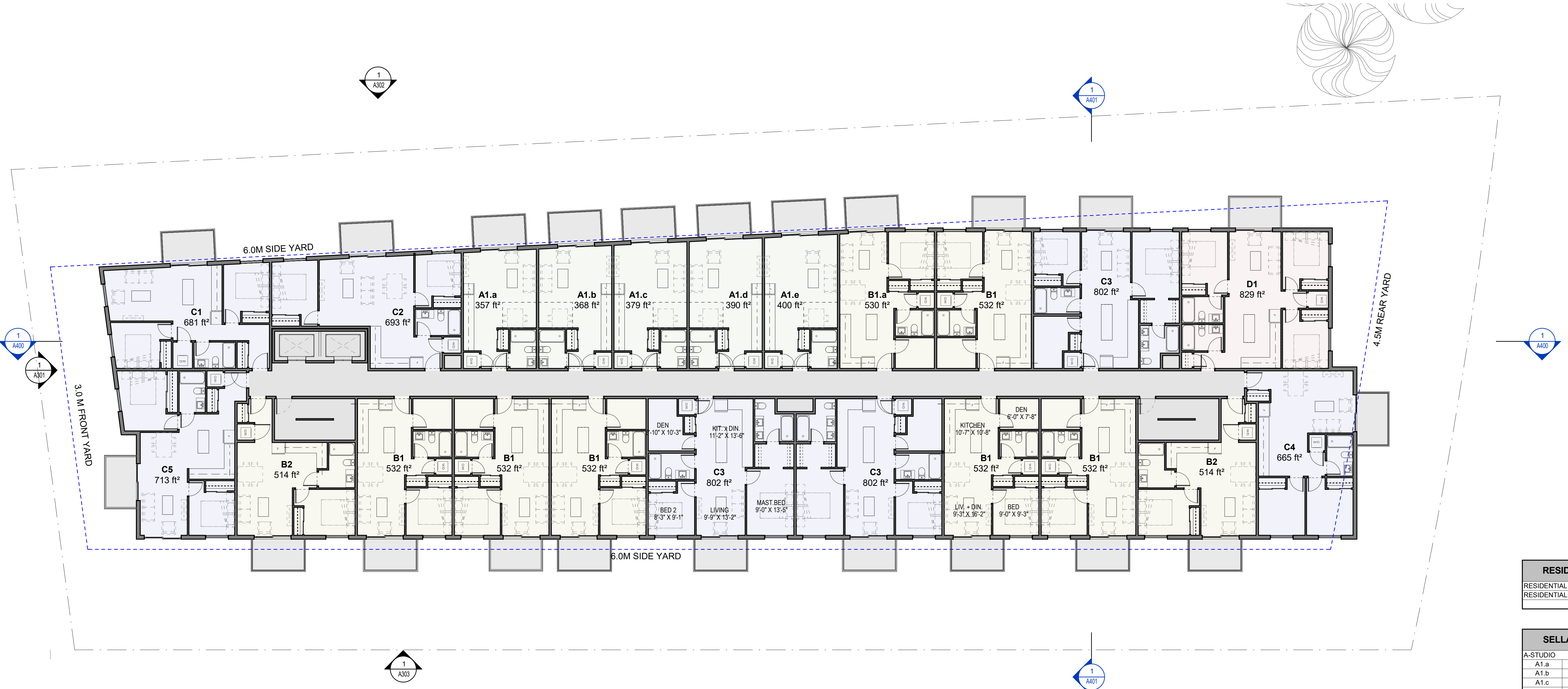
CITY OF COLWOOD  
PROJECT NO: 22013

## LEVEL 3 FLOOR PLAN



A206  
SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
A-STUDIO			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
B-1 BED			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
C-2 BED			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
D-3 BED			
D1	829 ft²	6	5%
		6	5%
TOTAL		129	100%



NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

CITY OF COLWOOD  
PROJECT NO: 22013

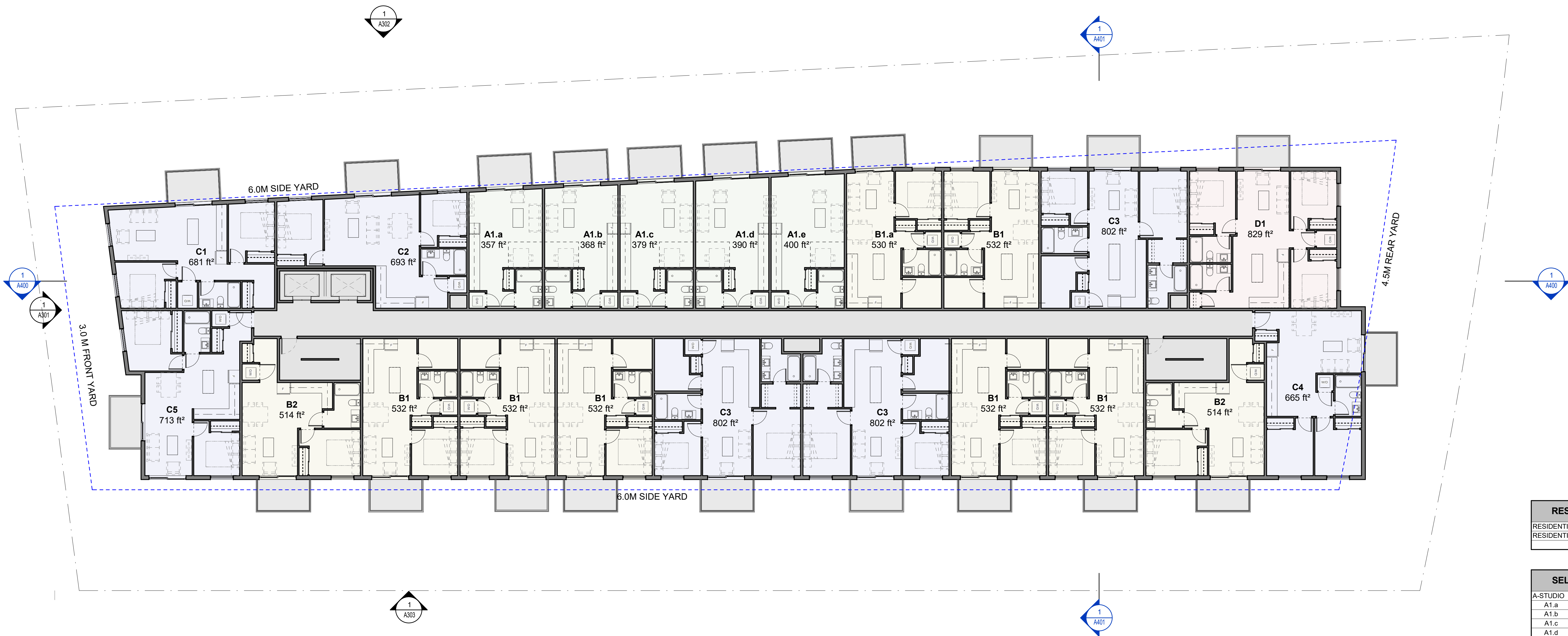
## LEVEL 4 FLOOR PLAN



A207

SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
A-STUDIO			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
B-1 BED			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
C-2 BED			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
D-3 BED			
D1	829 ft²	6	5%
		6	5%
TOTAL		129	100%



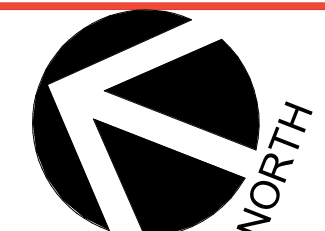
NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

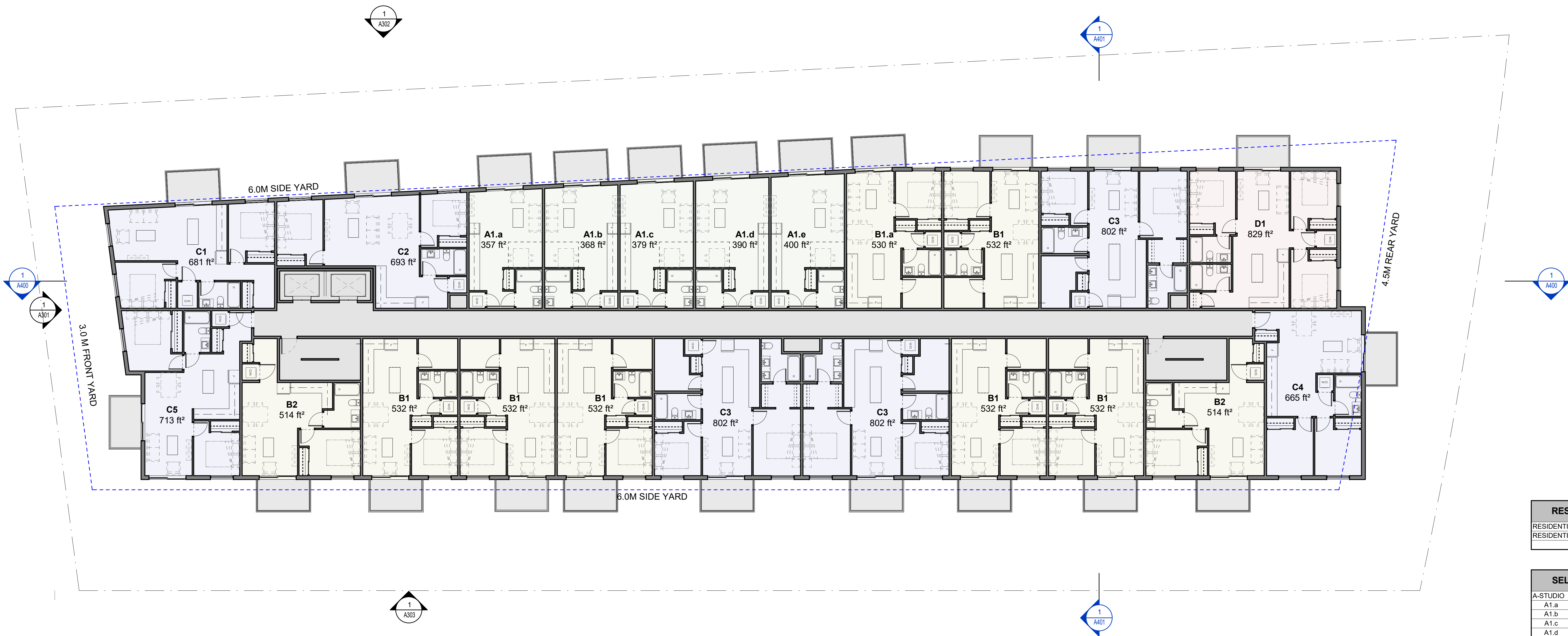
CITY OF COLWOOD  
PROJECT NO: 22013

## LEVEL 5 FLOOR PLAN



A208  
SCALE: 1" = 10'-0"





RESIDENTIAL-EFFICIENCY		
RESIDENTIAL	73,524 ft²	87%
RESIDENTIAL COMMON	10,585 ft²	13%
	84,109 ft²	100%

SELLABLE-RESI. UNIT MIX			
A-STUDIO			
A1.a	357 ft²	6	5%
A1.b	368 ft²	6	5%
A1.c	379 ft²	6	5%
A1.d	390 ft²	6	5%
A1.e	400 ft²	6	5%
		30	23%
B-1 BED			
B1	532 ft²	36	28%
B1.a	530 ft²	6	5%
B2	514 ft²	10	8%
B3	423 ft²	1	1%
B4	432 ft²	1	1%
		54	42%
C-2 BED			
C1	681 ft²	5	4%
C2	693 ft²	5	4%
C3	802 ft²	18	14%
C4	665 ft²	6	5%
C5	713 ft²	5	4%
		39	30%
D-3 BED			
D1	829 ft²	6	5%
		6	5%
TOTAL		129	100%



NO.	ISSUE	Y/M/D



## RESIDENTIAL DEVELOPMENT ON 1977 COLWOOD CRESCENT

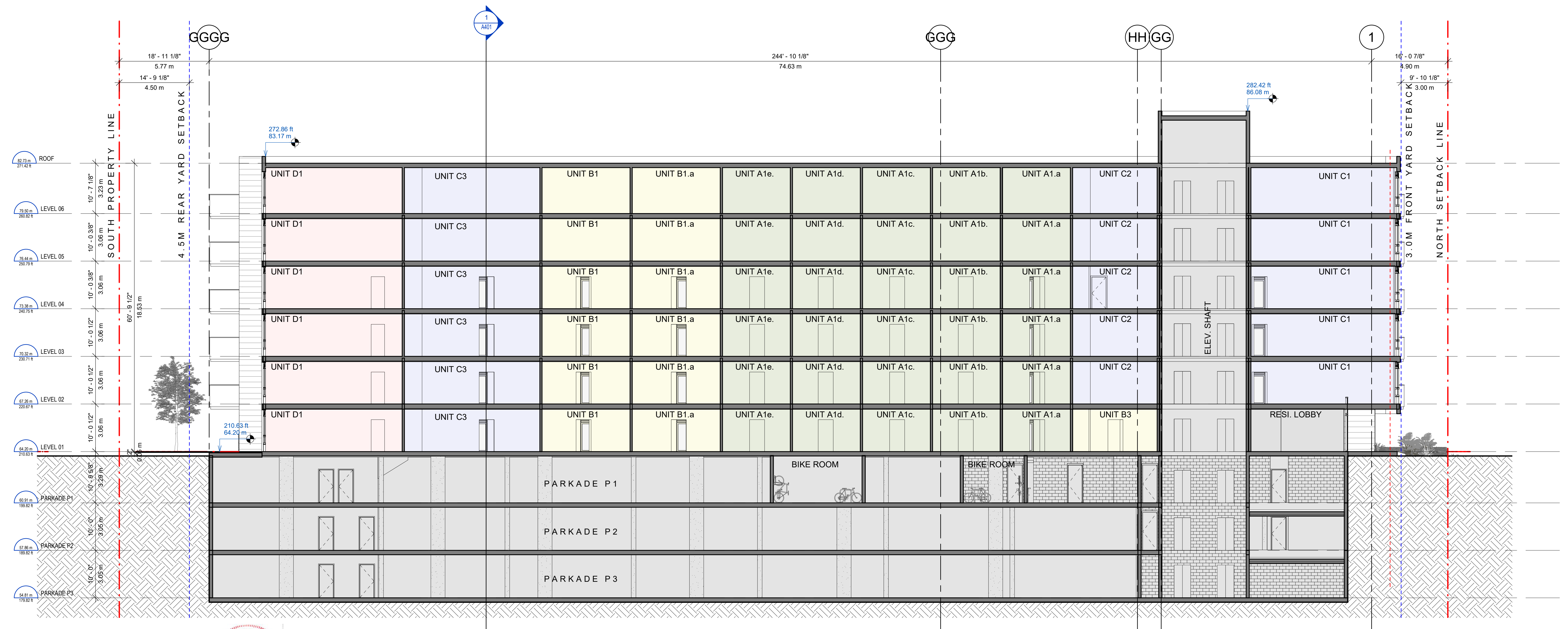
CITY OF COLWOOD  
PROJECT NO: 22013

## LEVEL 6 FLOOR PLAN



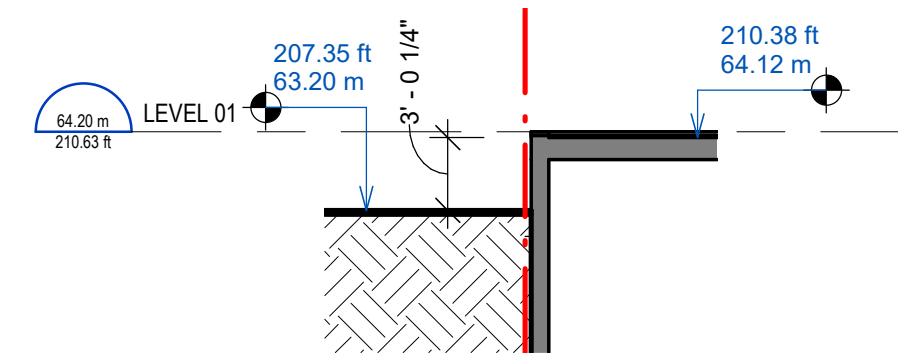
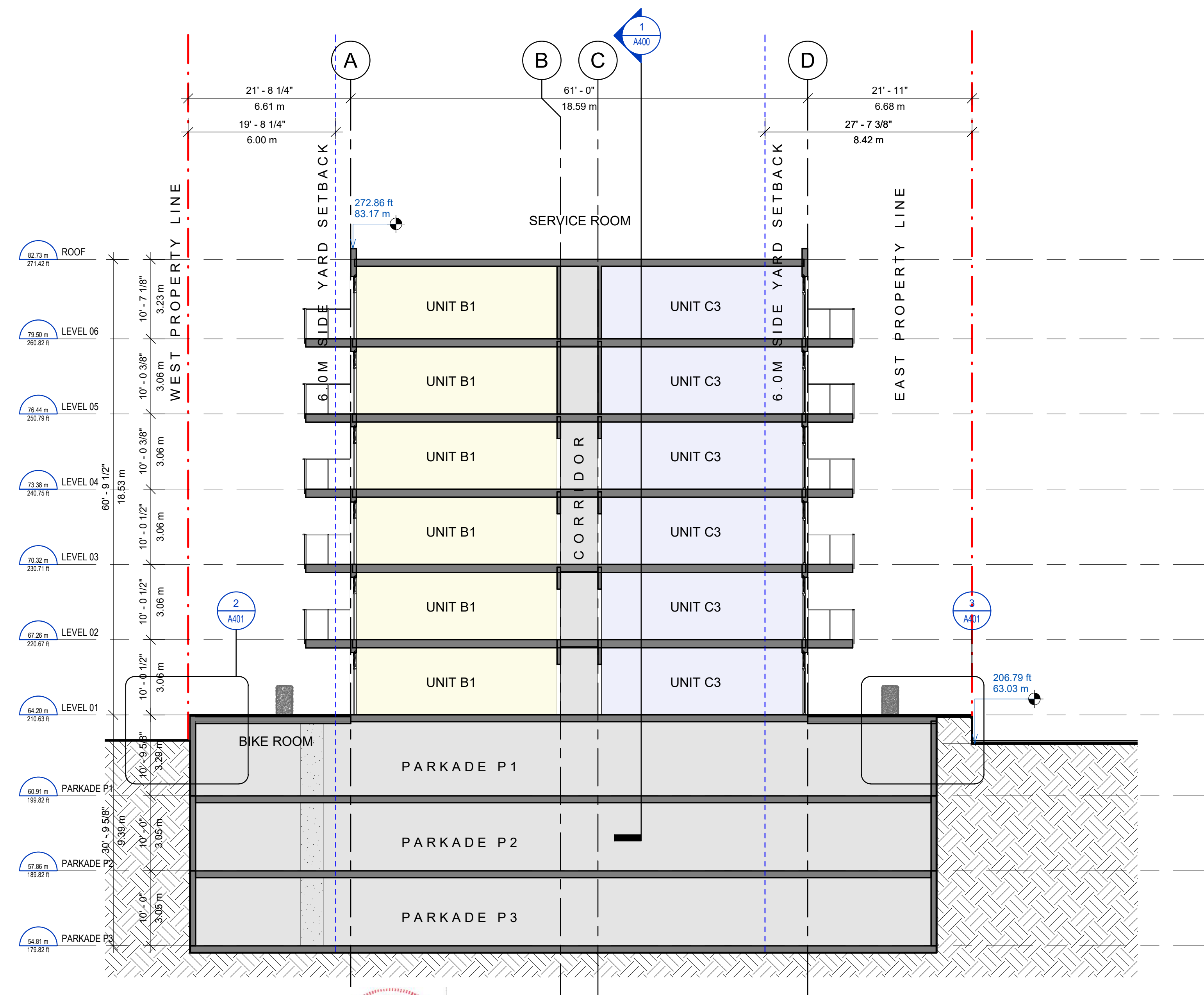
A209  
SCALE: 1" = 10'-0"



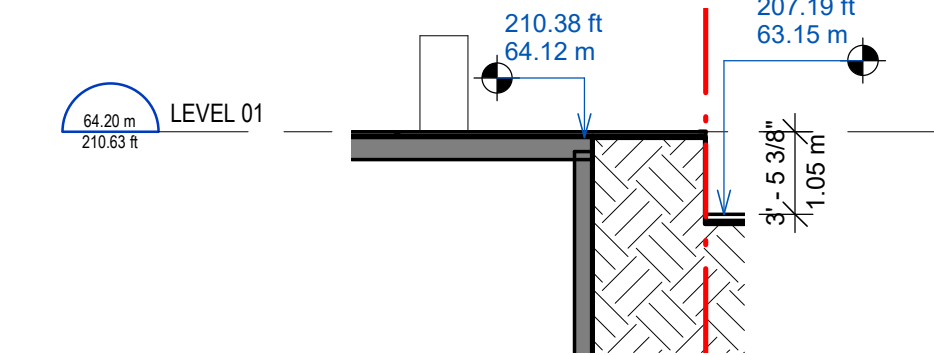


NO.	ISSUE	Y/M/D





**2 SECTION AT WEST PL**  
 REFER: A401  
 SCALE: 1/8" = 1'-0"



**3 SECTION AT EAST PL**  
 REFER: A401  
 SCALE: 1/8" = 1'-0"

NO.	ISSUE	Y/M/D