

CITY OF COLWOOD DEVELOPMENT APPLICATION

Applicants are required to consult with the Development Services Department at planning@colwood.ca before submitting a formal application to the City of Colwood.

OWNER INFORMATION
ALL OWNERS LISTED ON THE PROPERTY TITLE MUST BE LISTED ON THIS FORM
☐ I have additional owners to list via attachment.
APPLICANT OR AGENT INFORMATION
□ Same as above

☐ Same as above				
NAME OF APPLICANT OR AGENT	CONTACT NAME (I	F BUSINESS)	PRIMARY CONTACT	?
Doug Foord	Invictus Comm	ercial Investment Corp		X Yes
STREET ADDRESS	CITY	PROVINCE	POSTAL CODE	COUNTRY
204-605 Douglas St	Victoria	ВС	V8V 2P9	Canada
EMAIL ADDRESS	PRIMARY PHONE	- 1	ALTERNATE PHONE	-
df@icic.us	778-350-2620			

City staff will only communicate with the applicant or agent listed as the primary contact. The City will not provide updates, written or verbal, to the property owners or consulting professionals on behalf of the agent.

Personal information collected on this form is collected for the purpose of processing this permit application and for administration and enforcement. The personal information is collected under the authority of Part 14 of the Local Government Act and the Land Title Act, applicable City bylaws including, but not limited to, the Board of Variance Bylaw and Land Use Procedure Bylaw, and pursuant to Section 26 of the Freedom of Information and Protection of Privacy Act. If you have any questions about this collection, contact the City of Colwood, 3300 Wishart Road, Colwood, B.C., V9C 1R1, Tel: 250-478-5999.

CHECK ALL THAT APPLY AND INCLUDE EACH APPLICABLE CHECKLIST AS AN ATTACHMENT Amendment to a Legal Charge Official Community Plan Amendment Zoning Amendment Rezoning Text Amendment Preliminary Layout Assessment (PLA) PLA Amendment Requested between 4wks-1yr of PLA issue date PLA Six-month Extension Strata Title Conversion Phased Strata Consideration DEVELOPMENT PERMIT	
□ Official Community Plan Amendment IX Development Variance Permit IX Zoning Amendment □ Temporary Use Permit New and Renewal IX Rezoning □ Other IX OTHER TOTAL TO	
Temporary Use Permit New and Renewal Other SUBDIVISION Preliminary Layout Assessment (PLA) Final Subdivision Boundary Adjustment Requested between 4wks-1yr of PLA issue date PLA Six-month Extension Strata Title Conversion Phased Strata Consideration DEVELOPMENT PERMIT	
Rezoning Text Amendment Other SUBDIVISION Preliminary Layout Assessment (PLA) PLA Amendment Requested between 4wks-1yr of PLA issue date PLA Six-month Extension Strata Title Conversion Phased Strata Consideration New and Renewal Other Air Space Parcel Other Other DEVELOPMENT PERMIT	
Text Amendment Other	
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□ Preliminary Layout Assessment (PLA) □ Final Subdivision □ PLA Amendment Requested between 4wks-1yr of PLA issue date □ Boundary Adjustment □ PLA Six-month Extension □ Air Space Parcel □ Strata Title Conversion □ Other □ Phased Strata Consideration □ DEVELOPMENT PERMIT	
□ PLA Amendment □ Boundary Adjustment Requested between 4wks-1yr of PLA issue date □ Air Space Parcel □ PLA Six-month Extension □ Other □ Strata Title Conversion □ Other DEVELOPMENT PERMIT	
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□ PLA Six-month Extension □ Strata Title Conversion □ Phased Strata Consideration □ DEVELOPMENT PERMIT □ Air Space Parcel □ Other □ Development Permit □ Other	
Strata Title Conversion Phased Strata Consideration DEVELOPMENT PERMIT	
□ Phased Strata Consideration DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	
M Environmental/Hazard	
☐ Environmental/Hazard ☐ Amendment to a Development Permit	
Riparian Area Form and Character Development Pern Environmental DPA	nit
o Centres	
 Sensitive Ecosystems Environmental DPA Neighbourhood Hub 	
 Mixed-use Employment Central Marine Shorelands 	е
Environmental DPA O Neighbourhood	
⋈ Hillside	
Environmental DPA O Light Industrial	
 Steep Sloped Areas Natural Hazards DPA 	
 Floodplain Areas Natural Hazards DPA, applies to properties located below 5.6m in elevation above the Canadian Geodetic Vertical Datum 	
ATTACH DOCUMENTS AND CHECKLISTS X I have files over 25 MB each or am having trouble uploading We will contact you with an upload link and instructions.	

PROPERTY INFORMATION				
CIVIC ADDRESS		LEGAL DESCRIPTION		
2420 and 2426 Sooke Rd		Lot 2, Plan VIP12634 Sec	77 Esq Dist	
	3 1X7	Lot 3, Plan VIP12634 Sec	77 Esq Dist	
PID		MULTIPLE PROPERTIES		
004 797 001 and 004 797 0			with multiple prope	erties.
TOTAL BUILDING FLOOR AREA (m²):	0.450.70	LOT AREA (m²):	67	
	8,160.79	3,974	.6/	
ZONING		OCP DESIGNATION		
PRESENT		PRESENT		
Residential PROPOSED		Hillside and Shoreline Ne PROPOSED	ighbourhoods	
Multifamily		Transit Growth Area		
EXISTING USE		Transit Growth Area		
	= 1.			
☐ Industrial	☐ Attached I	Housing	□ Vac	cant Lot
☐ Commercial	☐ Multi-fam	ily	□ Oth	ier
☐ Mixed Use	🛚 Single and	Two-Family Dwelling		
Is the subject property within	the Agricultural Land Re	serve?	□ Yes	⊠ No
Are there any known heritage	or archaeological featur	es on the site?	□ Yes	X No
BRIEFLY DESCRIBE THE PROPOSED DEV	ELOPMENT, LAND USE, OR VA	ARIANCE REQUEST		
Rezone to multifamily to replace tw de	etatched single familty dwelli	ngs with 102 condo units in a s	x storey building with u	ınderground
parking.				
	SITE DISCLOSURE FOI	R CONTAMINATED SITES		
Under section 40 of the Enviro	nmental Management	Act, a person must provid	de a site disclosure	statement to
the City or the approving office	er if the person applies f	or subdivision, zoning, or	most development	t and building
permits, for land the person kn				
uses, which are listed in <u>Scheo</u>				
development permit or buildir				
with their application. For mor	e information please se	e <u>Identifying Site that Ma</u>	ay Be Contaminate	— Province of
BC (gov.bc.ca).				
		ses listed in Schedule 2: C	ontaminate Sites R	egulation and
therefore, a Site Discl	osure Statement is not r	equired.		

ARCHAEOLOGICAL SITES

Pursuant to the *BC Heritage Conservation Act*, the Province of British Columbia requires the owner/applicant responsible for ensuring compliance with the BC Heritage Conservation Act, including steps to determine whether a site is an archaeological site. It is against the law to alter an archaeological site without first obtaining a permit to do so from the Province of British Columbia. More information can be obtained from <u>Reporting Archaeological Artifact Finds</u>.

To calculate the expected fee ahead of time, please refer to the fees set out in the <u>Fees and Charges Bylaw No. 1603</u>. An application fee shall be made payable to the City of Colwood. An invoice and instructions for payment will be provided to the applicant/agent upon application intake.

	DECLA	RATION
	note that if the subject property is a strata propeners must sign the Agent Authorization form prior	rty, or the property has more than one legal owner, then
⊠ ⊠		acknowledge that all information provided is considered
X		declare that all information contained in this application
X	I, Doug Foord the applicant, here knowledge and consent of all legal registered or	by declare that this application is made with the full wners.
SIGNATUR	RE OF APPLICANT OR AGENT	DATE SIGNED
		5/10/2024



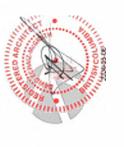
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PROJECT STATS SCORE HOND - RESIDENTIAL Paper to 1999

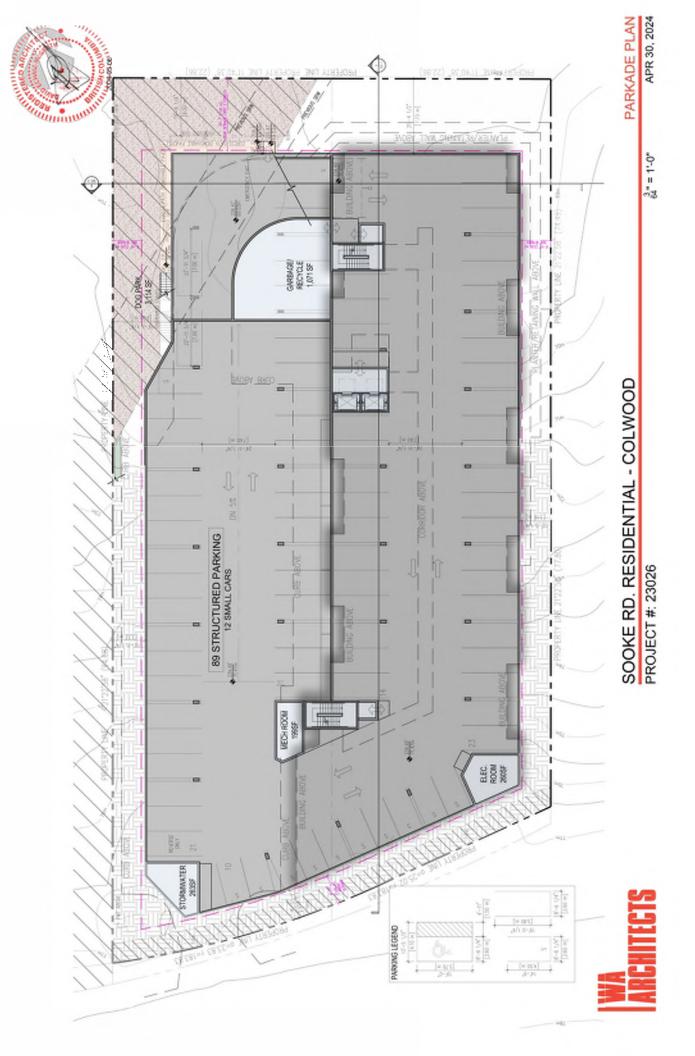
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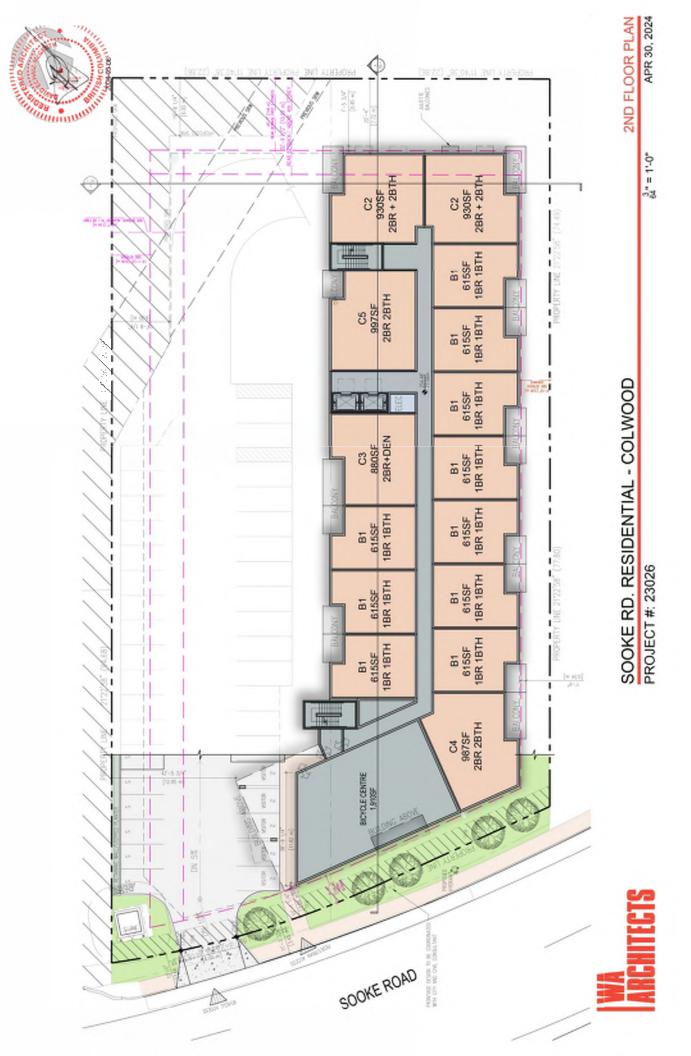








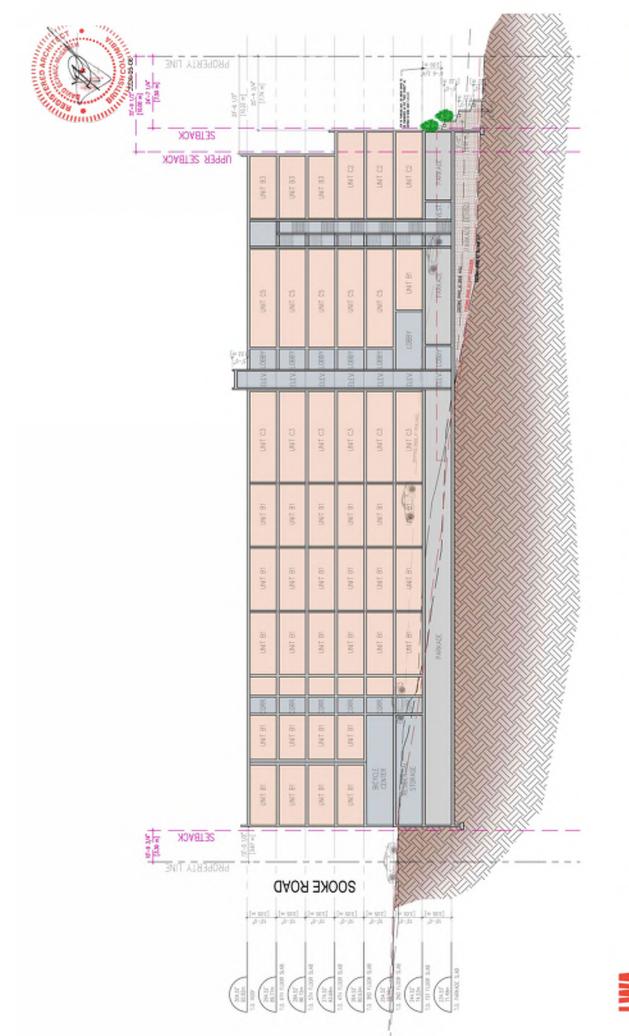














3" = 1'-0"

SECTION A APR 30, 2024

