



**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
<input type="checkbox"/> I have additional owners to list via attachment.

APPLICANT OR AGENT INFORMATION				
<input type="checkbox"/> Same as above				
NAME OF APPLICANT OR AGENT Doug Foord	CONTACT NAME (IF BUSINESS) Invictus Commercial Investment Corp		PRIMARY CONTACT? X Yes	
STREET ADDRESS 204-605 Douglas St	CITY Victoria	PROVINCE BC	POSTAL CODE V8V 2P9	COUNTRY Canada
EMAIL ADDRESS df@icic.us	PRIMARY PHONE 778-350-2620		ALTERNATE PHONE	

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.

TYPE OF APPLICATION

CHECK ALL THAT APPLY AND INCLUDE EACH APPLICABLE CHECKLIST AS AN ATTACHMENT

<input type="checkbox"/> Amendment to a Legal Charge	<input type="checkbox"/> Board of Variance
<input type="checkbox"/> Official Community Plan Amendment	<input checked="" type="checkbox"/> Development Variance Permit
<input checked="" type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Temporary Use Permit <i>New and Renewal</i>
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Other _____
<input type="checkbox"/> Text Amendment	

SUBDIVISION

<input type="checkbox"/> Preliminary Layout Assessment (PLA)	<input type="checkbox"/> Final Subdivision
<input type="checkbox"/> PLA Amendment <i>Requested between 4wks-1yr of PLA issue date</i>	<input type="checkbox"/> Boundary Adjustment
<input type="checkbox"/> PLA Six-month Extension	<input type="checkbox"/> Air Space Parcel
<input type="checkbox"/> Strata Title Conversion	<input type="checkbox"/> Other _____
<input type="checkbox"/> Phased Strata Consideration	

DEVELOPMENT PERMIT

<input checked="" type="checkbox"/> Environmental/Hazard	<input type="checkbox"/> Amendment to a Development Permit
<input type="checkbox"/> Riparian Area <i>Environmental DPA</i>	<input type="checkbox"/> Form and Character Development Permit
<input type="checkbox"/> Sensitive Ecosystems <i>Environmental DPA</i>	<input type="checkbox"/> Centres
<input type="checkbox"/> Marine Shorelands <i>Environmental DPA</i>	<input type="checkbox"/> Neighbourhood Hub
<input checked="" type="checkbox"/> Hillside <i>Environmental DPA</i>	<input type="checkbox"/> Mixed-use Employment Centre
<input type="checkbox"/> Steep Sloped Areas <i>Natural Hazards DPA</i>	<input type="checkbox"/> Neighbourhood
<input type="checkbox"/> Floodplain Areas <i>Natural Hazards DPA, applies to properties located below 5.6m in elevation above the Canadian Geodetic Vertical Datum</i>	<input type="checkbox"/> Hillside
	<input type="checkbox"/> Light Industrial

ATTACH DOCUMENTS AND CHECKLISTS

	<input checked="" type="checkbox"/> I have files over 25 MB each or am having trouble uploading files. We will contact you with an upload link and instructions.
--	---



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.

PROPERTY INFORMATION	
CIVIC ADDRESS 2420 and 2426 Sooke Rd VICTORIA BC V8B 1X7	LEGAL DESCRIPTION Lot 2, Plan VIP12634 Sec 77 Esq Dist Lot 3, Plan VIP12634 Sec 77 Esq Dist
PID 004 797 001 and 004 797 0	MULTIPLE PROPERTIES <input checked="" type="checkbox"/> I am applying with multiple properties.
TOTAL BUILDING FLOOR AREA (m²): 8,160.79	LOT AREA (m²): 3,974.67
ZONING	OCP DESIGNATION
PRESENT Residential	PRESENT Hillside and Shoreline Neighbourhoods
PROPOSED Multifamily	PROPOSED Transit Growth Area
EXISTING USE	
<input type="checkbox"/> Industrial <input type="checkbox"/> Attached Housing <input type="checkbox"/> Vacant Lot <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input type="checkbox"/> Other <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> Single and Two-Family Dwelling _____	
Is the subject property within the Agricultural Land Reserve? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any known heritage or archaeological features on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
BRIEFLY DESCRIBE THE PROPOSED DEVELOPMENT, LAND USE, OR VARIANCE REQUEST	
Rezone to multifamily to replace tw detached single family dwellings with 102 condo units in a six storey building with underground parking.	
SITE DISCLOSURE FOR CONTAMINATED SITES	
<p>Under section 40 of the Environmental Management Act, a person must provide a site disclosure statement to the City or the approving officer if the person applies for subdivision, zoning, or most development and building permits, for land the person knows or reasonably should know has been used for certain commercial or industrial uses, which are listed in Schedule 2: Contaminated Sites Regulation. Every applicant for a zoning amendment, development permit or building permit must determine whether or not a site disclosure statement is required with their application. For more information please see Identifying Site that May Be Contaminate – Province of BC (gov.bc.ca).</p> <p><input type="checkbox"/> This property has not been used for any purposes listed in Schedule 2: Contaminate Sites Regulation and therefore, a Site Disclosure Statement is not required.</p>	

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 [Reporting Archaeological Artifact Finds](#).

To calculate the expected fee ahead of time, please refer to the fees set out in the [Fees and Charges Bylaw No. 1603](#). 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.

DECLARATION

Please note that if the subject property is a strata property, or the property has more than one legal owner, then all owners must sign the Agent Authorization form prior to completing this application.

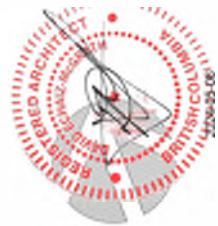
- I, Doug Foord the applicant, hereby acknowledge that all information provided is considered public information and is available for public viewing and distribution.
- I, Doug Foord the applicant, hereby declare that all information contained in this application and supporting documents are, to the best of my beliefs, true and correct in all respects.
- I, Doug Foord the applicant, hereby declare that this application is made with the full knowledge and consent of all legal registered owners.

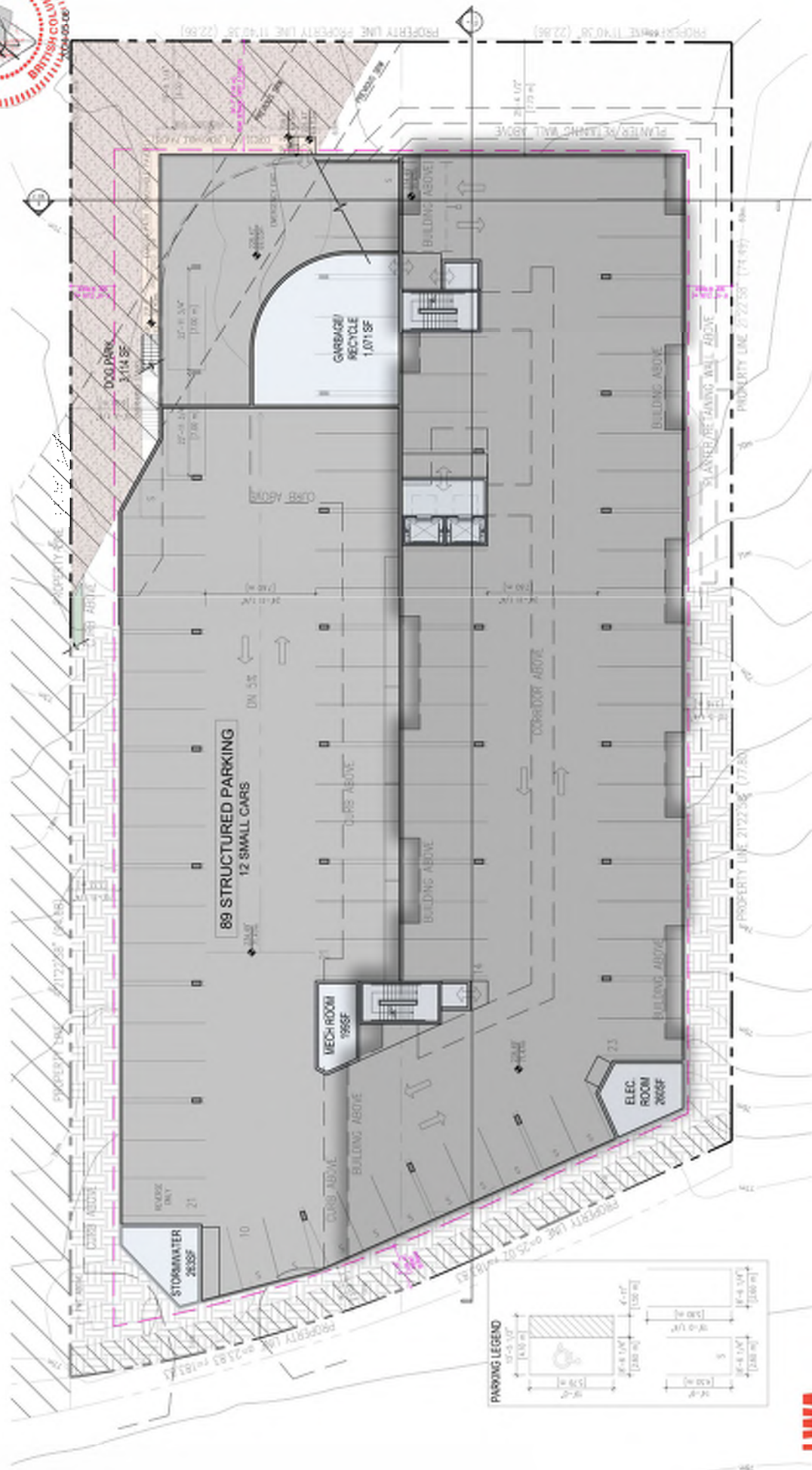
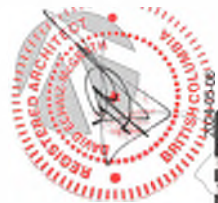
SIGNATURE OF APPLICANT OR AGENT



DATE SIGNED

5/10/2024





IWA
ARCHITECTS

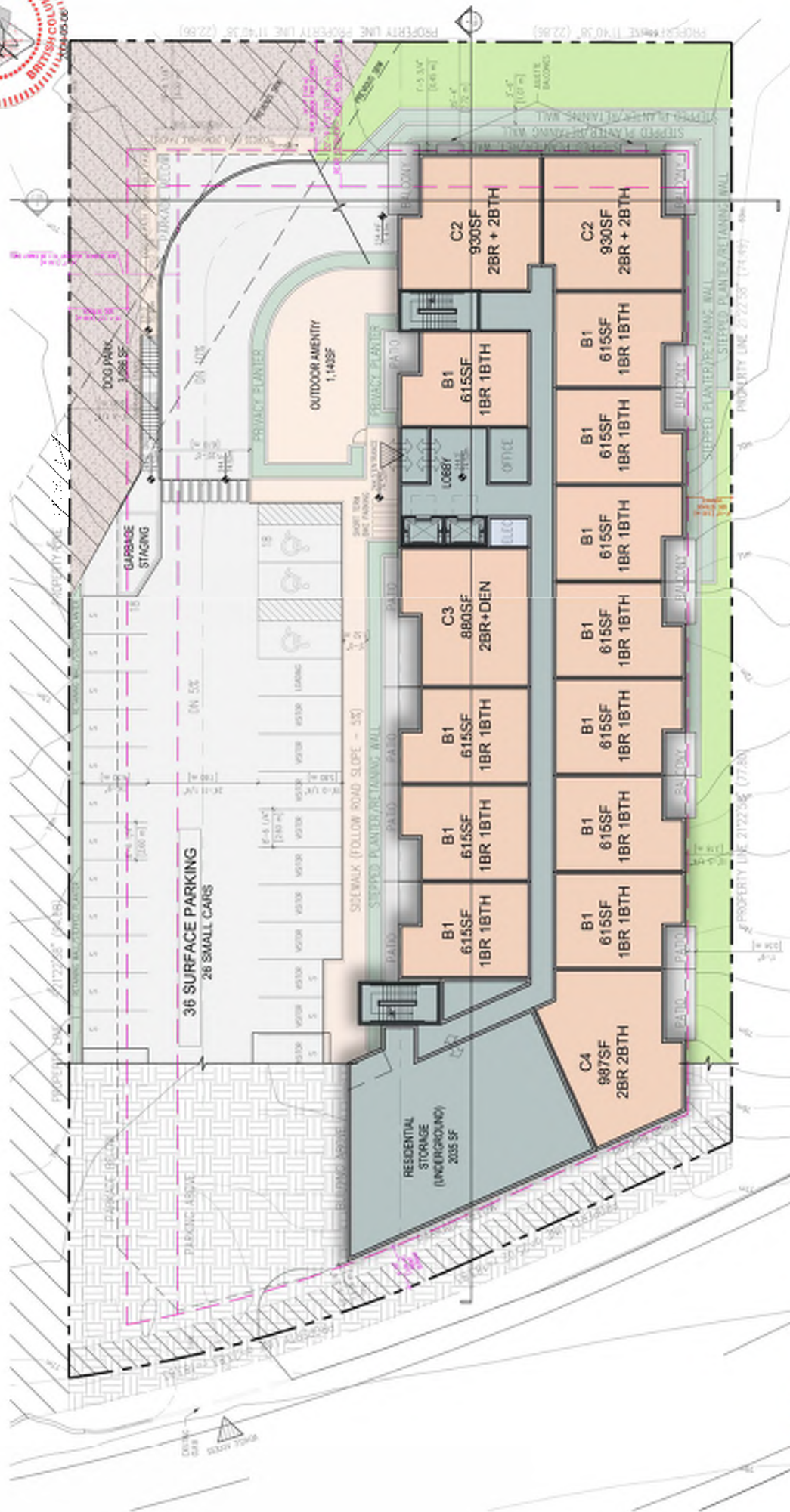
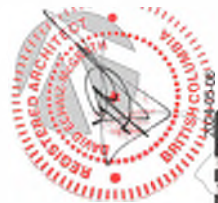
SOOKE RD. RESIDENTIAL - COLWOOD

PROJECT #: 23026

3/8" = 1'-0"

PARKADE PLAN

APR 30, 2024



SOOKE RD. RESIDENTIAL - COLWOOD

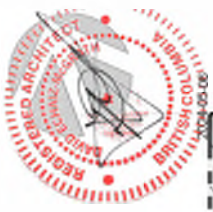
PROJECT #: 23026

MAIN FLOOR PLAN

3/8" = 1'-0"

APR 30, 2024





2ND FLOOR PLAN
APR 30, 2024

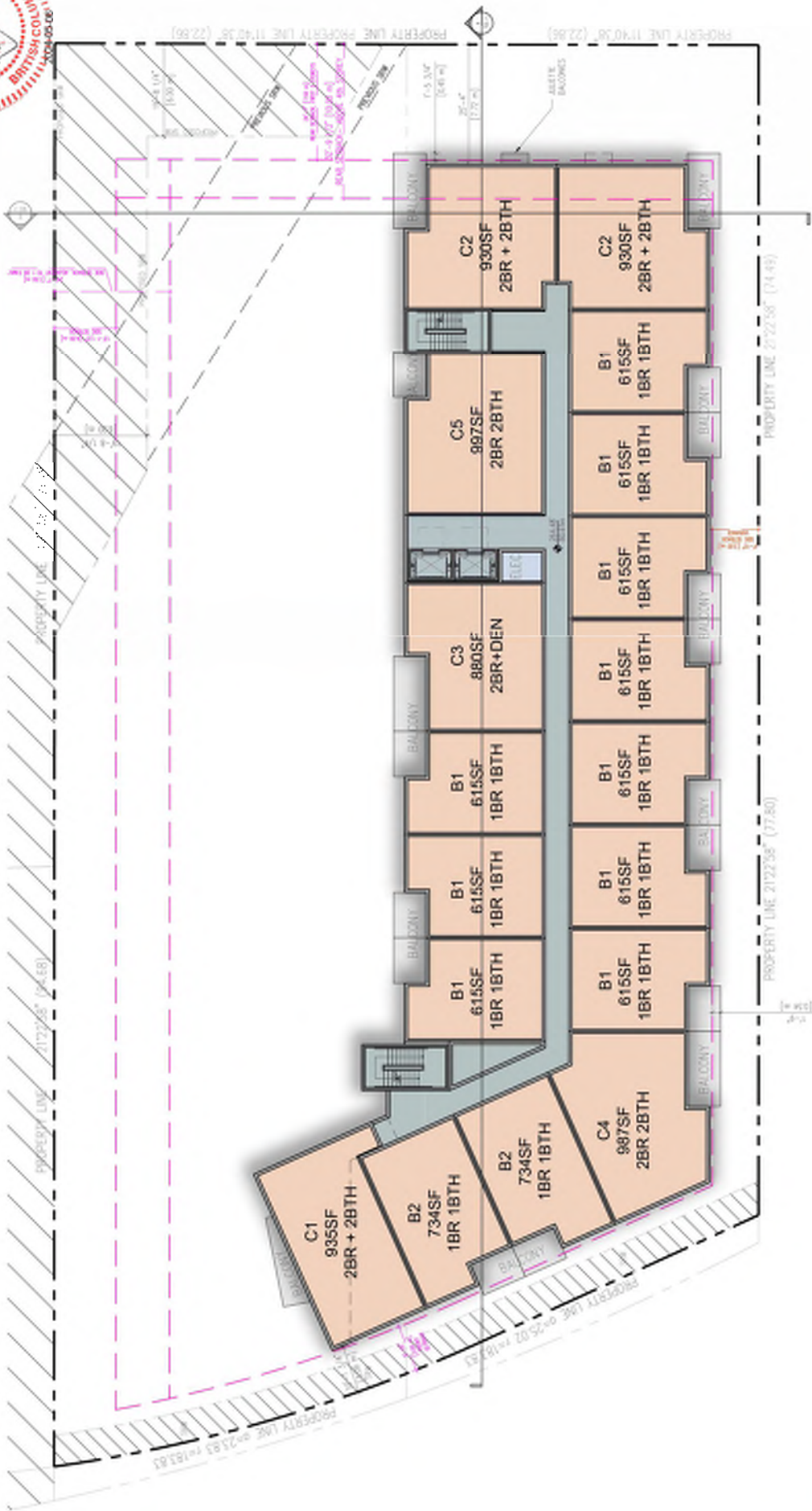
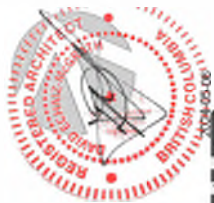
SOOKE RD. RESIDENTIAL - COLWOOD
PROJECT #: 23026

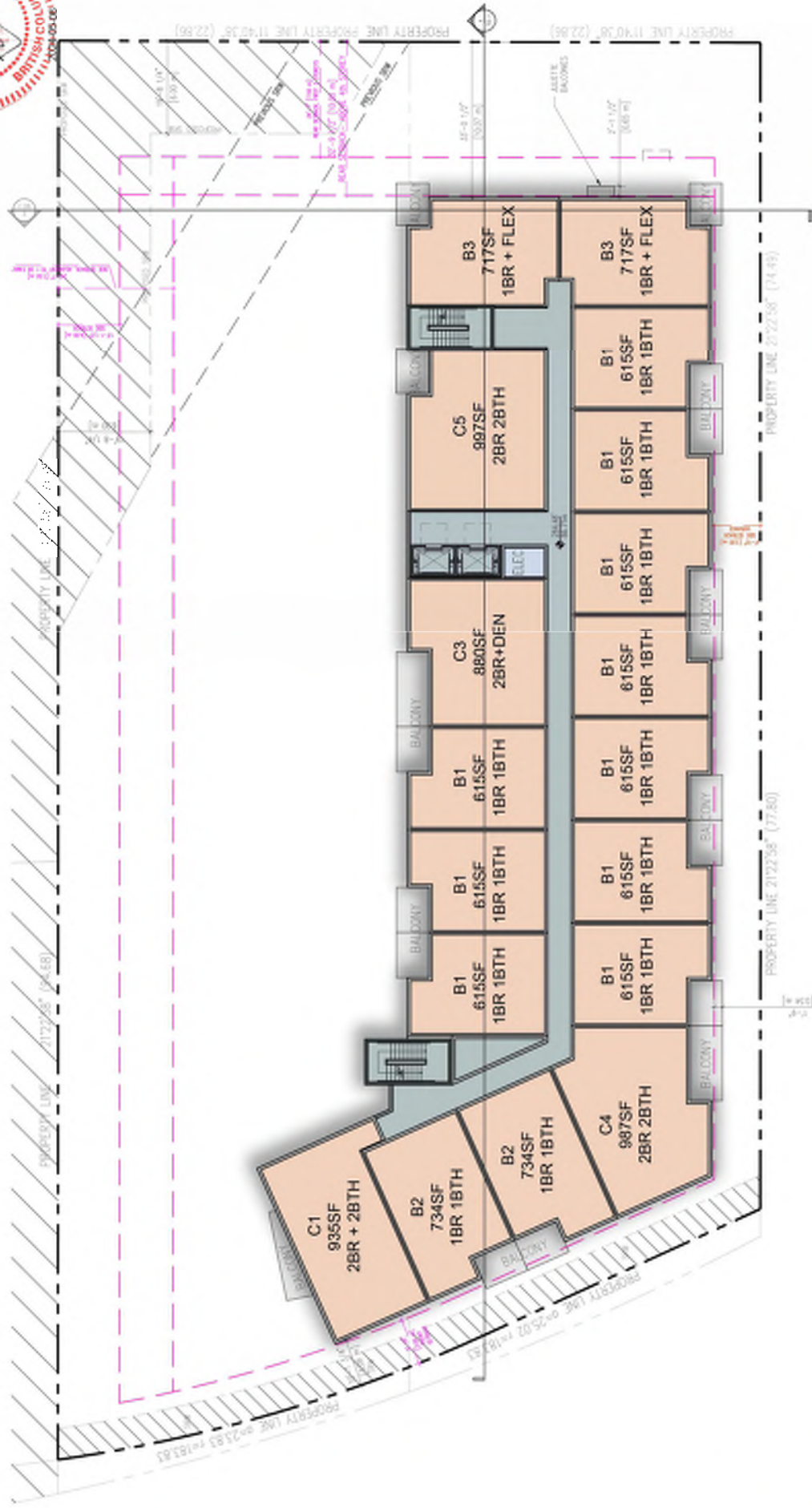
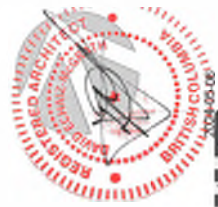
3/8" = 1'-0"

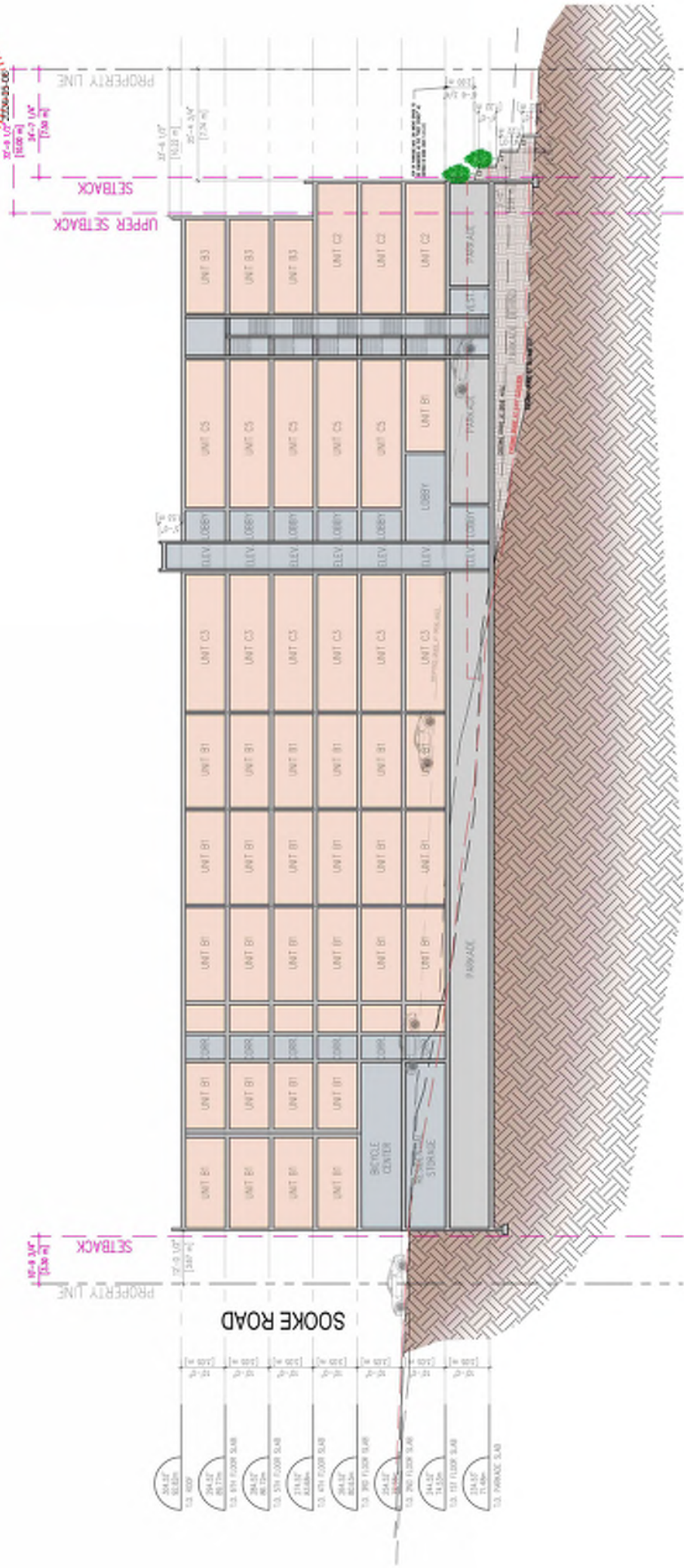
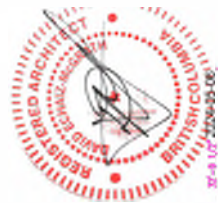


SOOKE ROAD

PROVIDE DESIGN TO BE CORRELATED WITH CITY AND CIVE CONSULTING

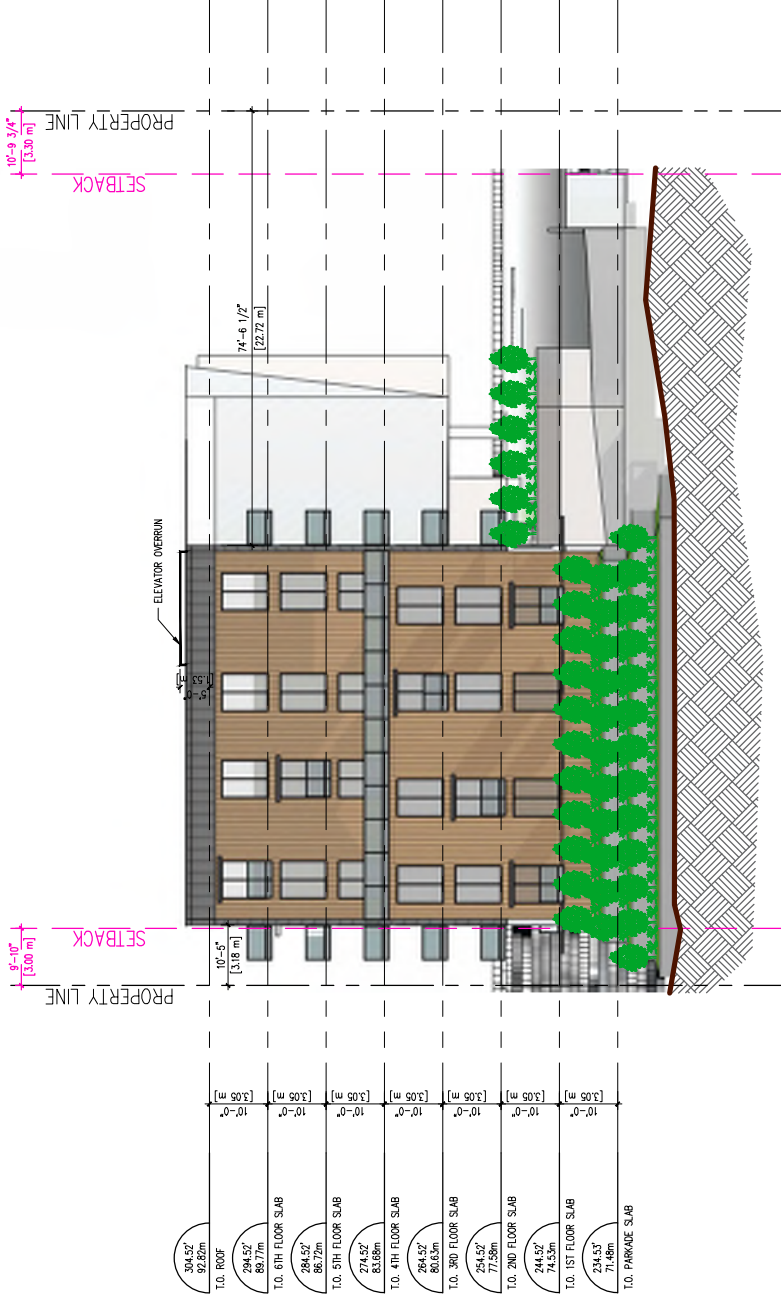
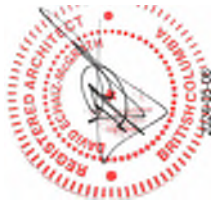


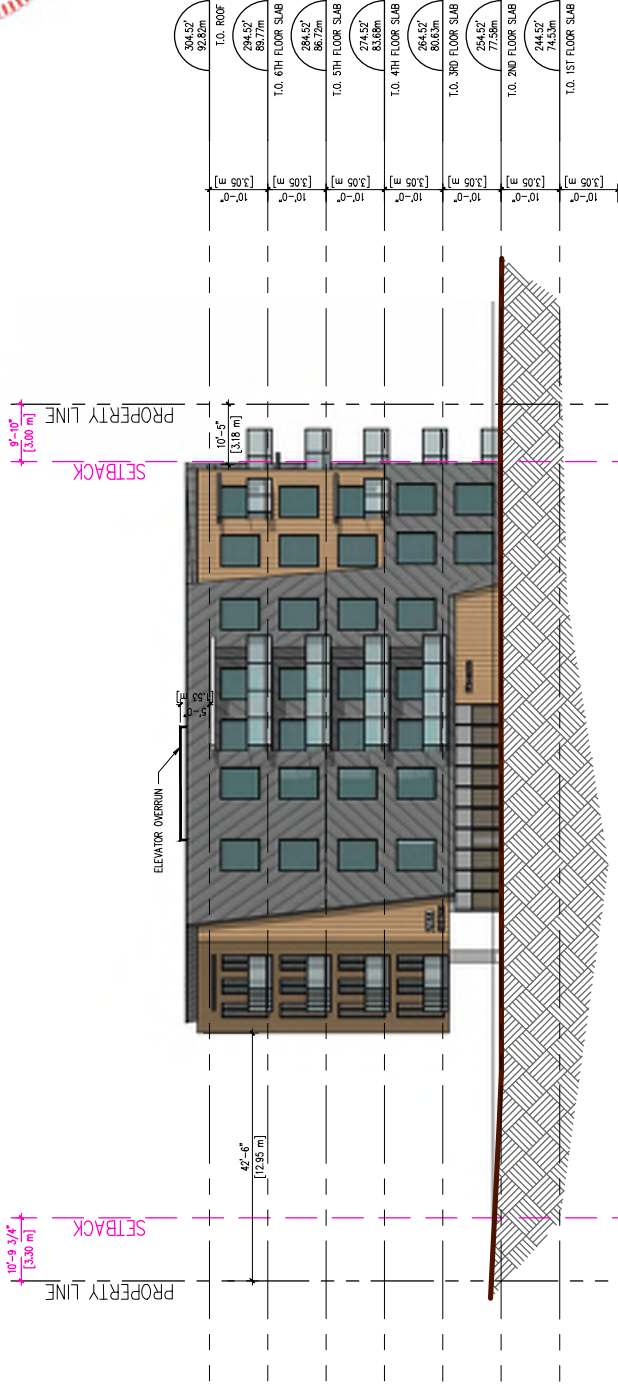
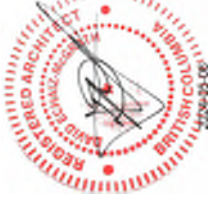


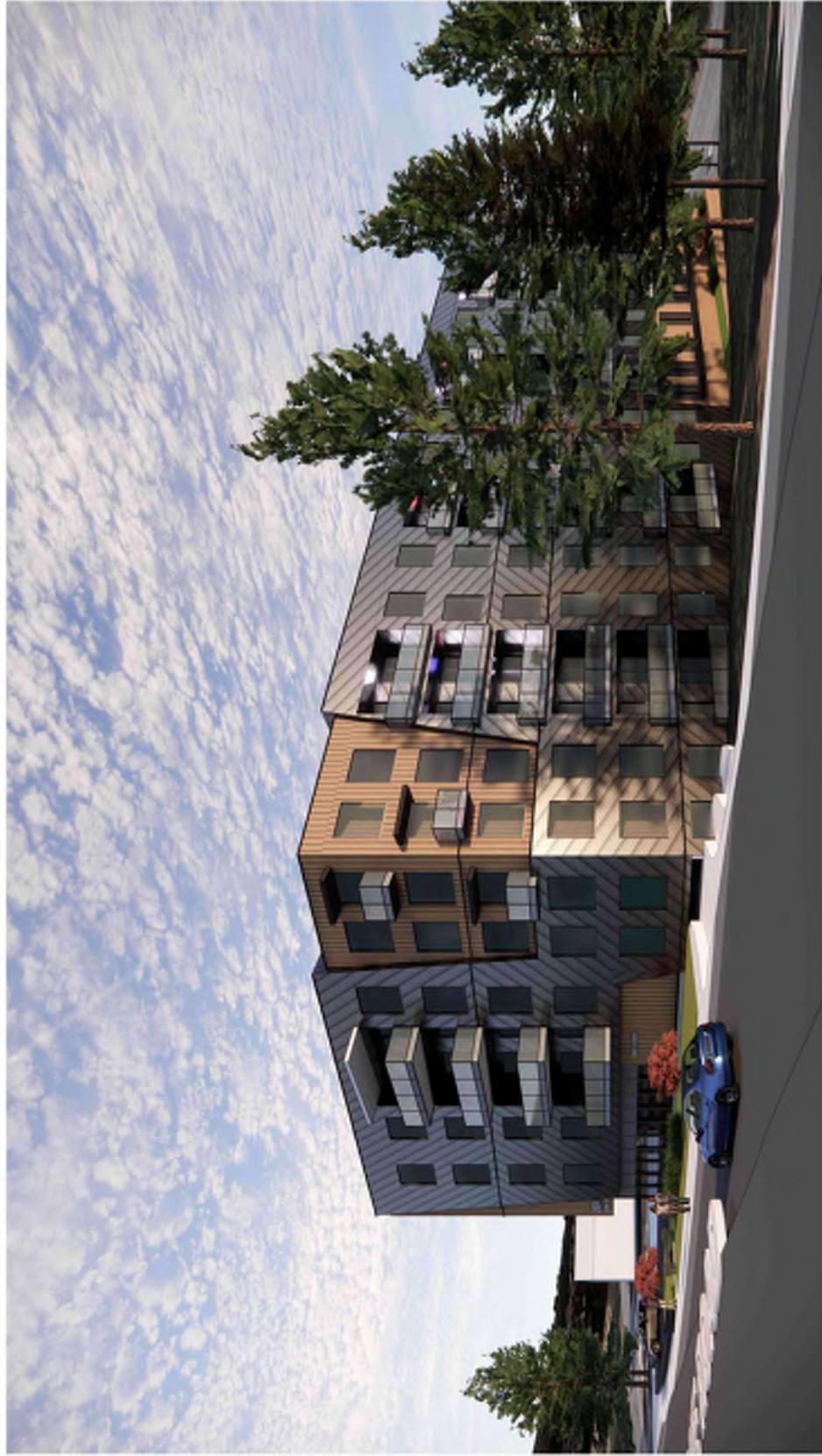
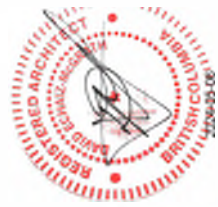


SOOKE RD. RESIDENTIAL - COLWOOD
PROJECT #: 23026

SECTION A
APR 30, 2024







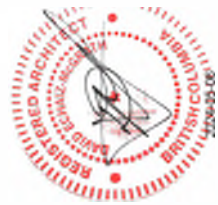
IWA
ARCHITECTS

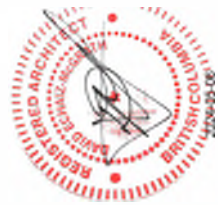
SOOKE RD. RESIDENTIAL - COLWOOD

PROJECT #: 23026

CORNER VIEW

APR 30, 2024





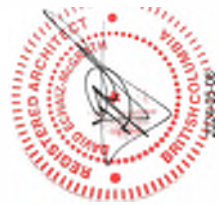
IWA
ARCHITECTS

SOOKE RD. RESIDENTIAL - COLWOOD

PROJECT #: 23026

PARKADE ENTRY

APR 30, 2024



IWA
ARCHITECTS

SOOKE RD. RESIDENTIAL - COLWOOD

PROJECT #: 23026

VIEW THROUGH MOTI LAND

APR 30, 2024