



**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				
NAME OF REGISTERED OWNER [REDACTED]	CONTACT NAME (IF BUSINESS) Adam Cooper		PRIMARY CONTACT? X Yes	
STREET ADDRESS [REDACTED]	CITY [REDACTED]	PROVINCE [REDACTED]	POSTAL CODE [REDACTED]	COUNTRY [REDACTED]
EMAIL ADDRESS acooper@abstractdevelopments.com	PRIMARY PHONE 250-883-5579		ALTERNATE PHONE	
NAME OF REGISTERED OWNER	CONTACT NAME (IF BUSINESS)		PRIMARY CONTACT?	
STREET ADDRESS	CITY	PROVINCE	POSTAL CODE	COUNTRY
EMAIL ADDRESS	PRIMARY PHONE		ALTERNATE PHONE	
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 checked="" type="checkbox"/> Same as above				
NAME OF APPLICANT OR AGENT	CONTACT NAME (IF BUSINESS)		PRIMARY CONTACT?	
STREET ADDRESS	CITY	PROVINCE	POSTAL CODE	COUNTRY
EMAIL ADDRESS	PRIMARY PHONE		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.

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 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 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 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 type="checkbox"/> I have files over 25 MB each or am having trouble uploading files.
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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 3145 Metchosin Road Colwood BC V9C 1Z9	LEGAL DESCRIPTION LOT C, SECTION 68, ESQUIMALT DISTRICT, PLAN 20174
PID 003-696-995	MULTIPLE PROPERTIES <input type="checkbox"/> I am applying with multiple properties.
TOTAL BUILDING FLOOR AREA (m²): 3,082.80	LOT AREA (m²): 3,367.33
ZONING	OCP DESIGNATION
PRESENT R1 - Residential	PRESENT Neighbourhood
PROPOSED Site Specific/CD	PROPOSED Neighbourhood
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	
Ground-oriented townhome development with 23 units over 4 buildings.	
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 checked="" 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, [REDACTED] the applicant, hereby acknowledge that all information provided is considered public information and is available for public viewing and distribution.
- I, [REDACTED] 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, [REDACTED] the applicant, hereby declare that this application is made with the full knowledge and consent of all legal registered owners.

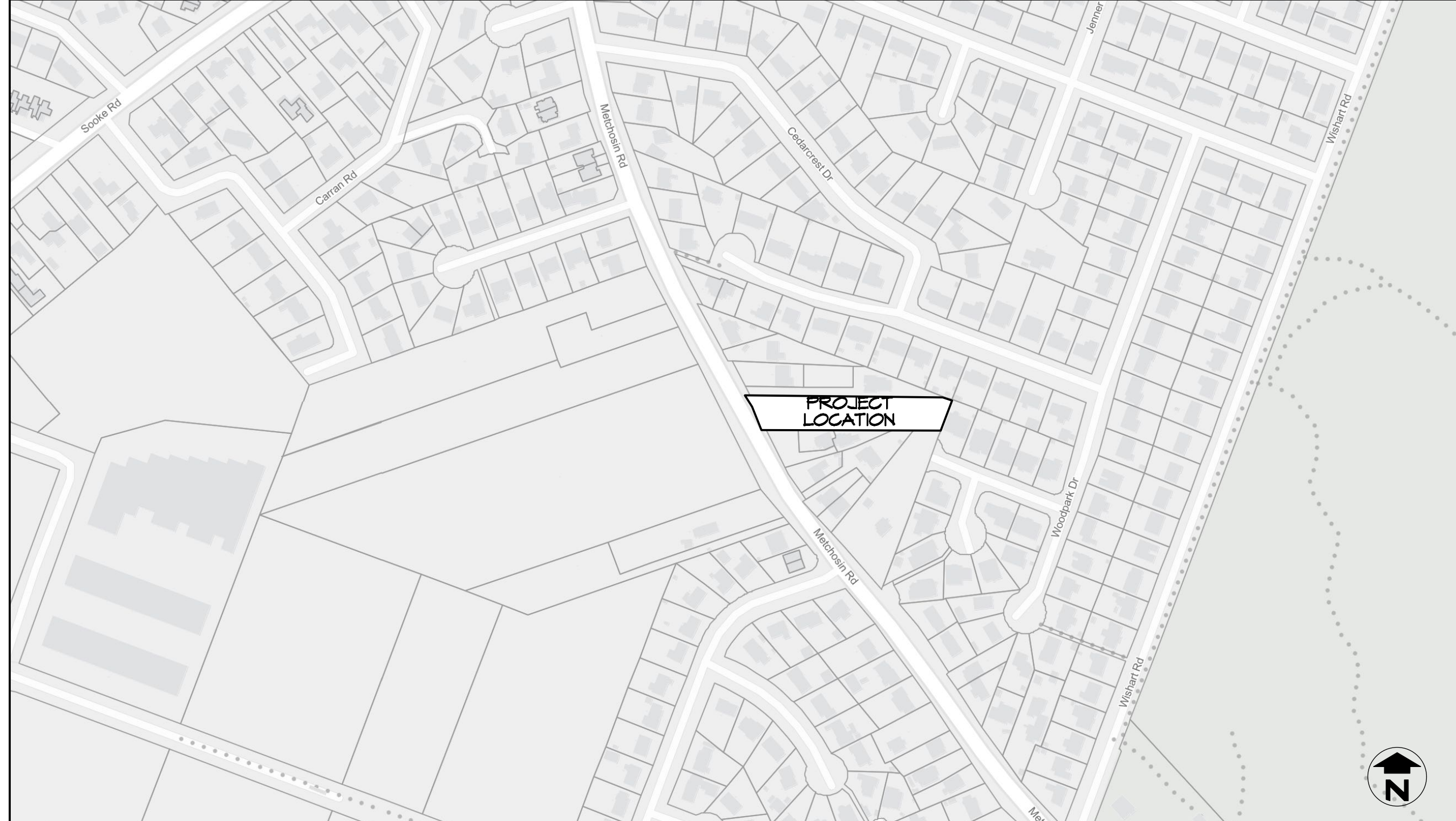
SIGNATURE OF APPLICANT OR AGENT

[REDACTED]

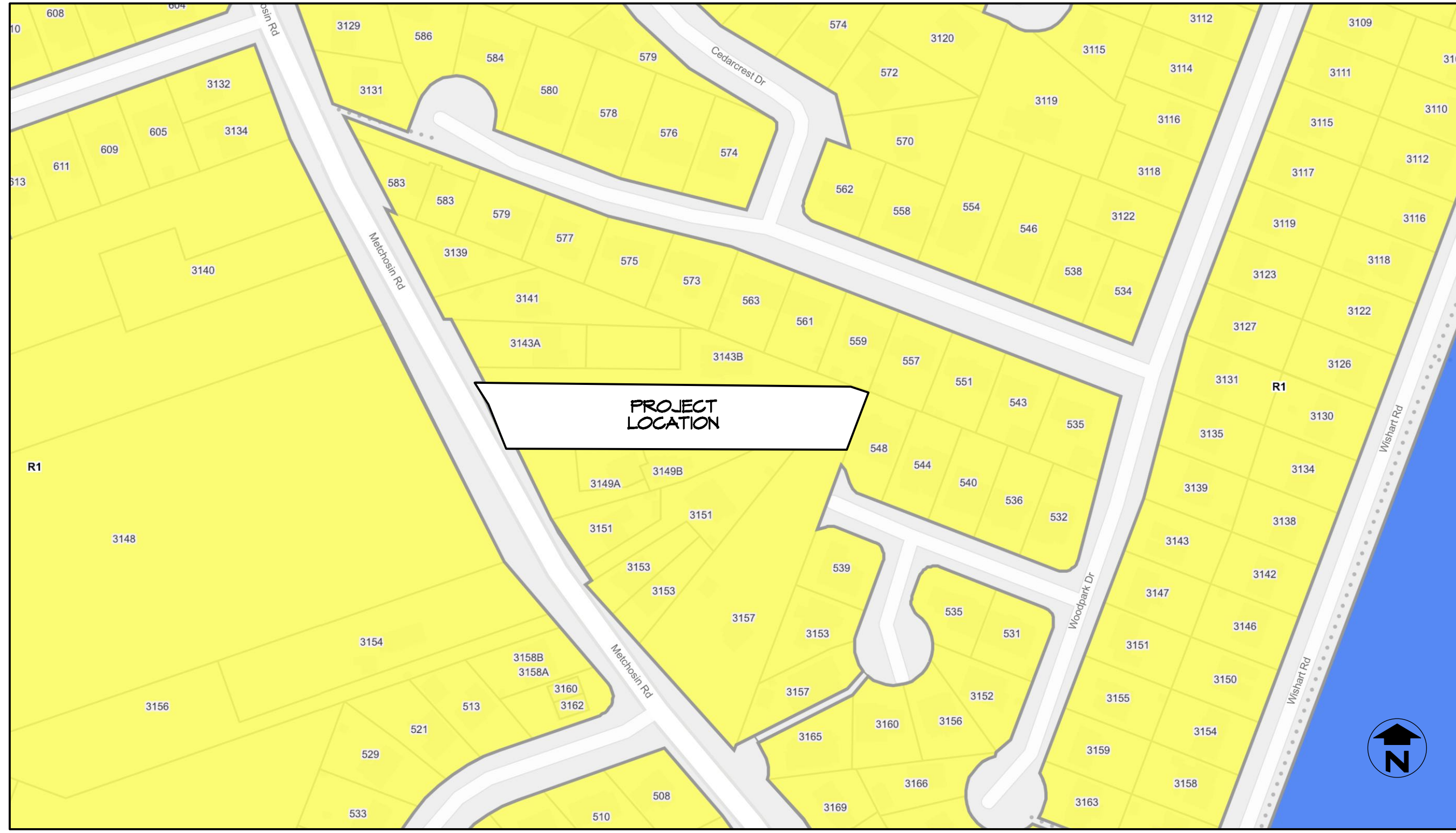
DATE SIGNED

[REDACTED]

PROJECT INFO & SITE DATA	
OWNER	3145 METCHOSIN DEVELOPMENTS LTD.
ARCHITECT	MJM ARCHITECT INC.
DESIGN CONSULTANT	ZEBRA DESIGN
CIVIC ADDRESS	3145 METCHOSIN RD.
LEGAL ADDRESS	LOT C, SECTION 68, ESQUIMALT DISTRICT, PLAN 20174
CURRENT ZONING	R1 - RESIDENTIAL
PROPOSED ZONING	SITE SPECIFIC/CD
PROJECT DESCRIPTION	PROPOSED 23-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT
ADDITIONAL CONSULTANTS	
LANDSCAPE	TBD
CIVIL	JE ANDERSON
SURVEYOR	POWELL & ASSOCIATES
ARBORIST	TALMACK URBAN FORESTRY
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	TBD
GEOTECHNICAL	TBD
GROSS LOT AREA	PROPOSED 3367.33 M ²
ROAD DEDICATION AREA	70.10 M ²
NET LOT AREA	3297.23 M ²
TOTAL NUMBER OF UNITS	23
SITE AREA PER UNIT (1)	143.36 M ²
SETBACKS	
FRONT (N / METCHOSIN RD)	MIN. 3.00 M
REAR (E)	MIN. 6.00 M
SIDE - INTERIOR (N)	MIN. 3.50 M
SIDE - INTERIOR (S)	MIN. 1.20 M
BTW BUILDINGS	MIN. 3.00 M
STOREYS	UP TO 3 STOREYS
BUILDING HEIGHT	UP TO 12.50 M
FLOOR AREA	
3RD FLOOR	1392.71 M ²
2ND FLOOR	1299.34 M ²
GROUND FLOOR	383.88 M ²
GARAGE (excluded)	978.36 M ² (excluded)
ELECTRICAL CLOSETS	6.87 M ²
TOTAL FLOOR AREA EXCLUDING GARAGES	3082.80 M ²
FLOOR AREA RATIO (1)	0.94
SITE COVERAGE (1)	46.50 % (1520.73 M ²)
PARKING	
ASSIGNED (IN GARAGE)	46 SPACES
VISITOR	2 SPACES (INCL 1 ACCESSIBLE)
GREENSPACE AREAS	
SHARED AMENITY SPACE	217.95 M ²
PRIVATE YARD SPACE	223.71 M ²
OTHER GREENSPACE ON SITE	109.72 M ²
TOTAL GREENSPACE AREAS	551.38 M ²
GREENSPACE PERCENTAGES	
% OF ON SITE GREENSPACE (1)	16.72 %
NOTES	
(1) BASED ON NET LOT AREA	



LOCATION PLAN



ZONING CONTEXT PLAN

DRAWING LIST:

- ARCHITECTURAL**
- RZN100 PROJECT INFO
 - RZN101 SITE PLAN (PROPOSED)
 - RZN102 SITE PLAN (EXISTING)
 - RZN103 CONTOUR PLAN (EXISTING)
 - RZN104 BUILDING SECTIONS
 - RZN105 SITE SECTIONS

- CIVIL**
- PRELIMINARY SITE SERVICING & GRADING PLANS

- ARBORIST**
- TREE MANAGEMENT PLAN

ISSUED FOR
REZONING
AUG. 30, 2024

MJM Architect Inc.
2017 New West, Victoria, B.C.
V8W 2V7
250.360.2115 • email: info@mjmapc.com

ZEBRA DESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

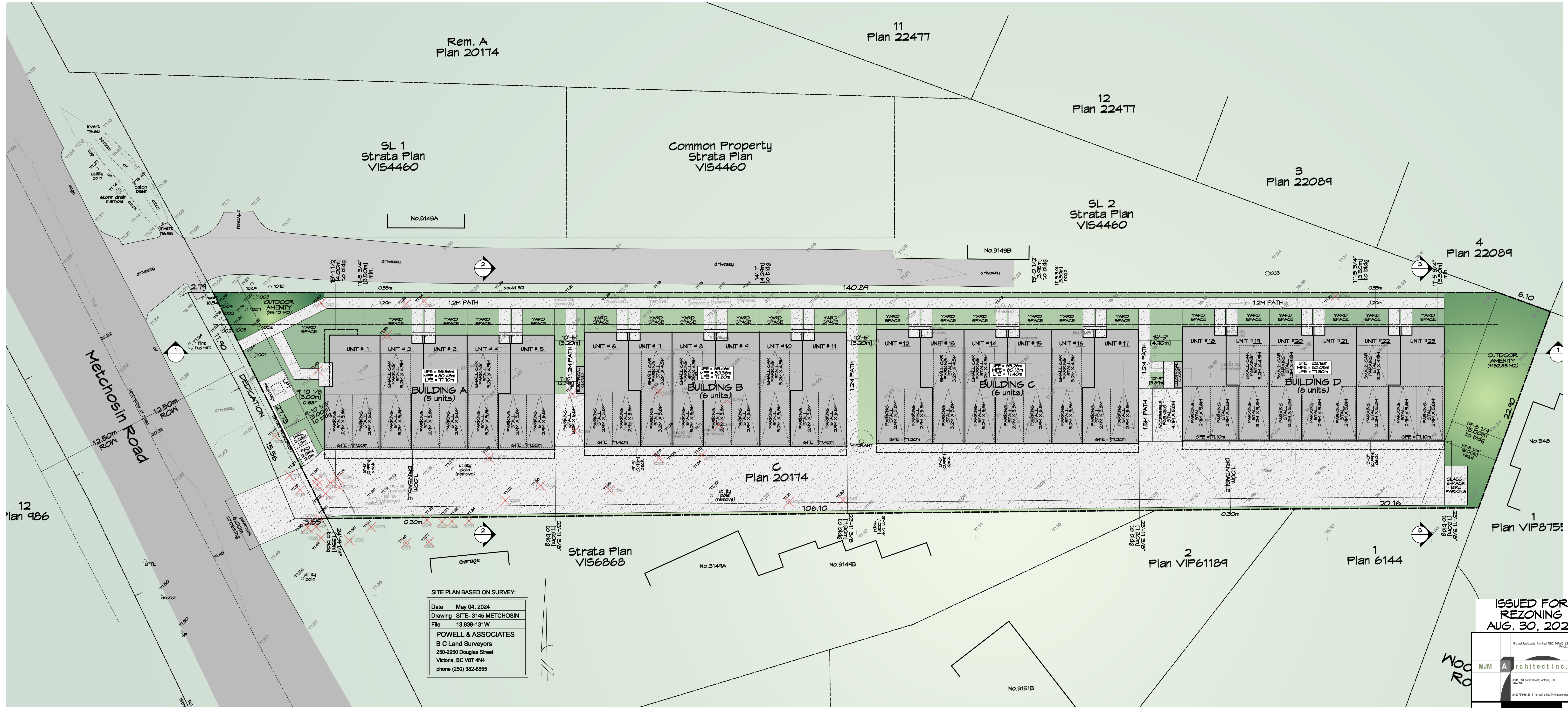
Drawn By: K. KOSHMAN

Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
3145 METCHOSIN RD.

Title:
PROJECT INFO

Revision: 1ST SUBMISSION AUG. 30/24	Sheet: RZN 100 Proj.No. TBD
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SITE PLAN BASED ON SURVEY:

Date	May 04, 2024
Drawing	SITE- 3145 METCHOSIN
File	13,839-131W
POWELL & ASSOCIATES	
B.C. Land Surveyors	
250-2650 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

1 Site Plan - Proposed
Scale: 1:200

ISSUED FOR
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AUG. 30, 2024



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

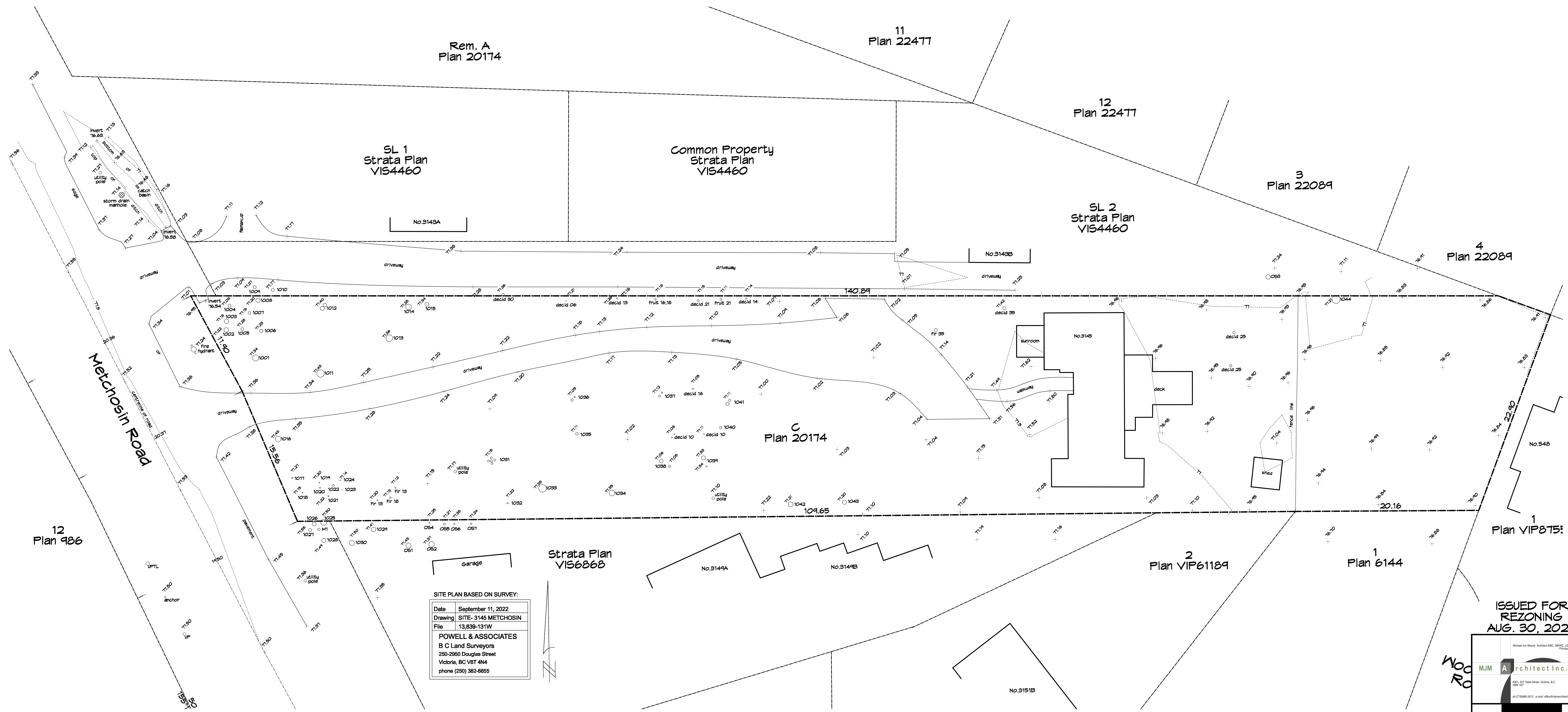
Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
3145 METCHOSIN RD.

Title:
SITE PLAN
(PROPOSED)

Revision: 1ST SUBMISSION AUG. 30/24	Sheet: RZN 101
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Proj.No. TBD



SITE PLAN BASED ON SURVEY:

Date	September 11, 2022
Drawing	SITE- 3145 METCHOSIN
File	13,839-131W

POWELL & ASSOCIATES
 B.C. Land Surveyors
 250-2850 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

1 Site Plan - Existing
 Scale: 1:200

ISSUED FOR REZONING AUG. 30, 2024

MJM Architect Inc.
 1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
 Fax: (250) 360-2115

ZEBRADESIGN

Drawn By: K. KOSHMAN

Scale: AS NOTED

Project:
 PROPOSED TOWNHOUSES
 3145 METCHOSIN RD.

Title:
 SITE PLAN (EXISTING)

Revision: 1ST SUBMISSION AUG. 30/24	Sheet: RZN 102
Proj.No. TBD	



1 Aerial/Contour Plan - Existing
Scale: 1:200

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AUG. 30, 2024

MJM Architect Inc.
200-1111 West Street, Victoria, B.C. V8W 2Y1
250-360-2115



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Scale: AS NOTED

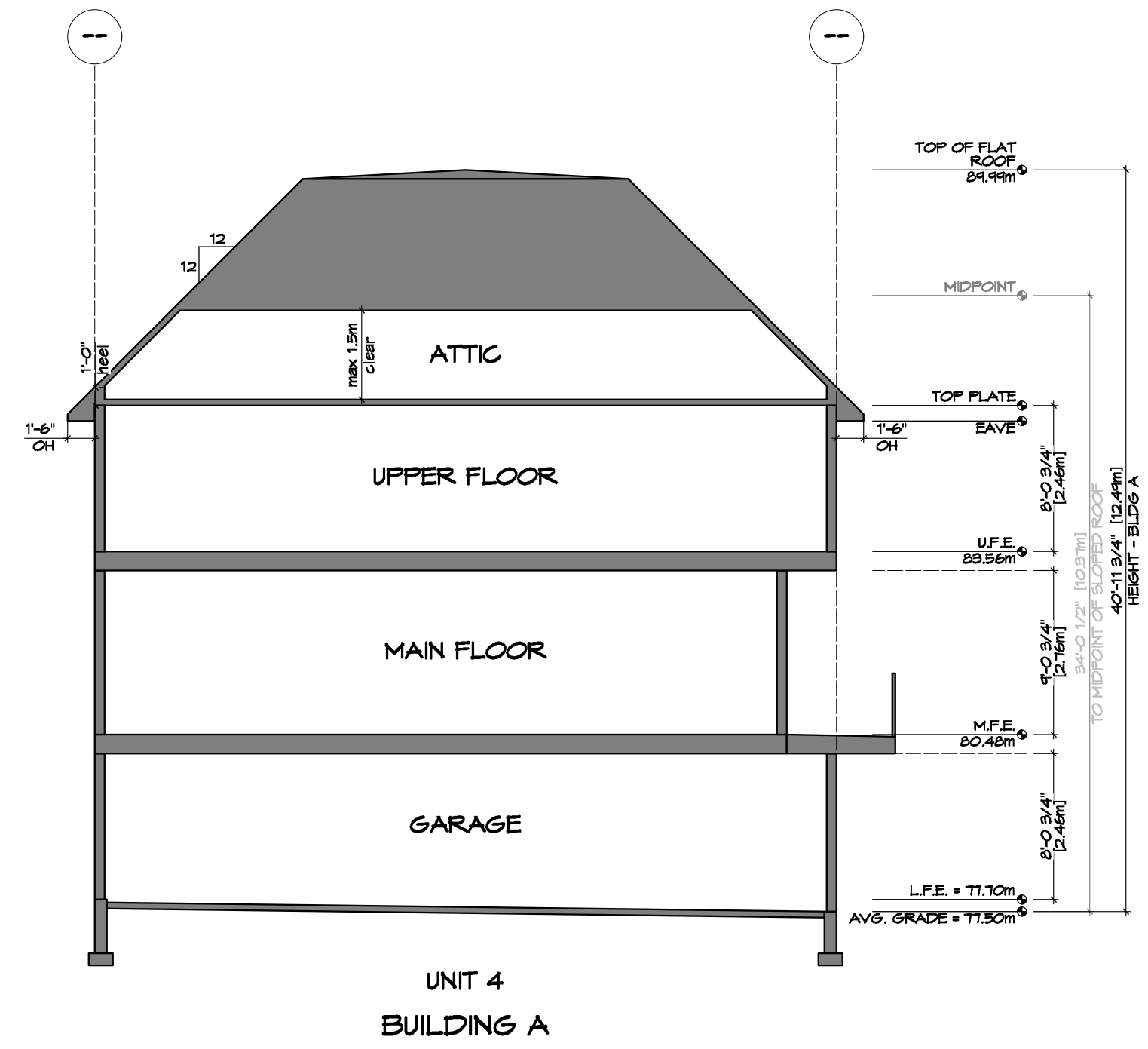
Project:
PROPOSED
TOWNHOUSES
3145 METCHOSIN RD.

Title:
CONTOUR PLAN
(EXISTING)

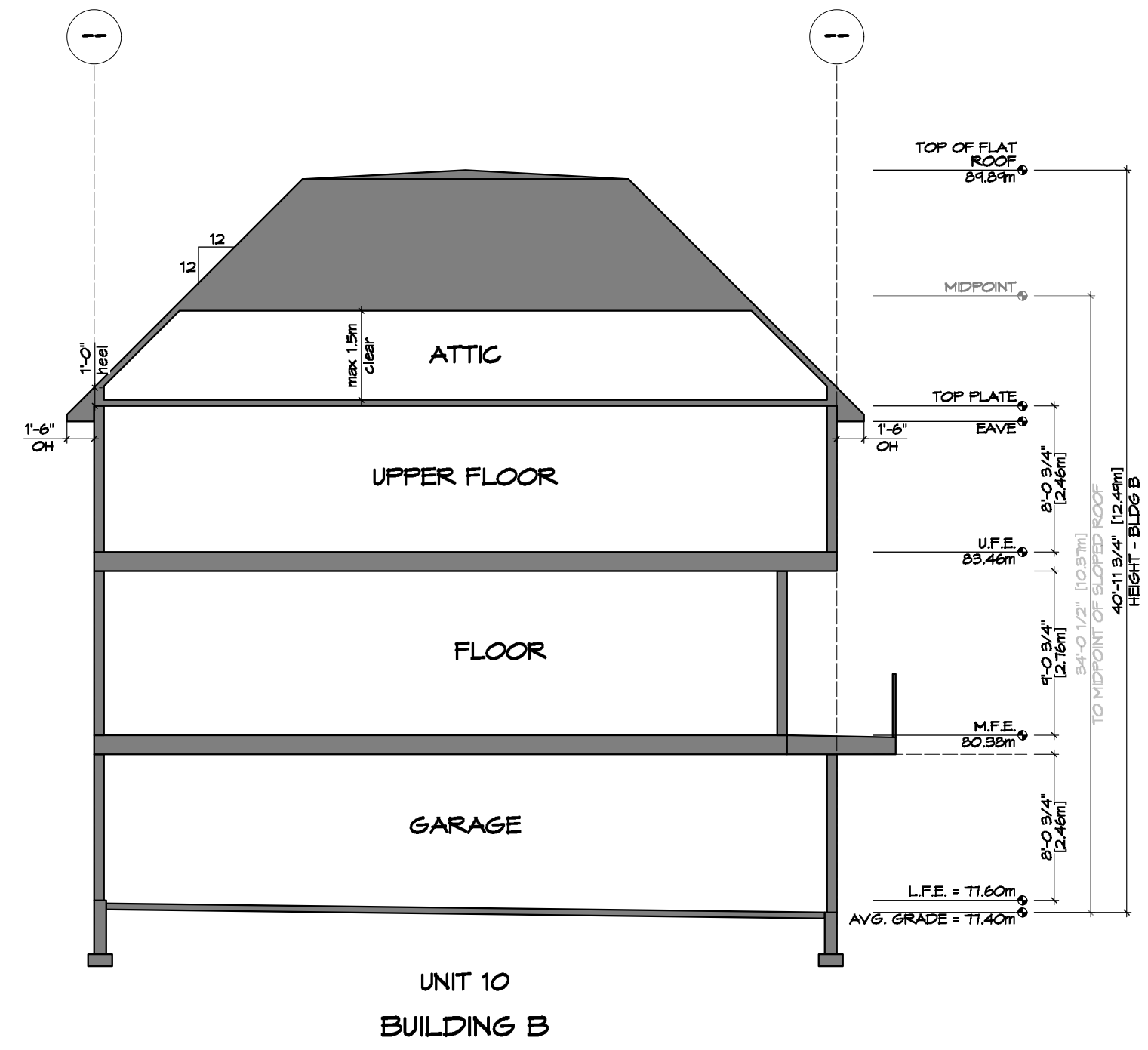
Revision: 1ST SUBMISSION
AUG. 30/24

Sheet:
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103**

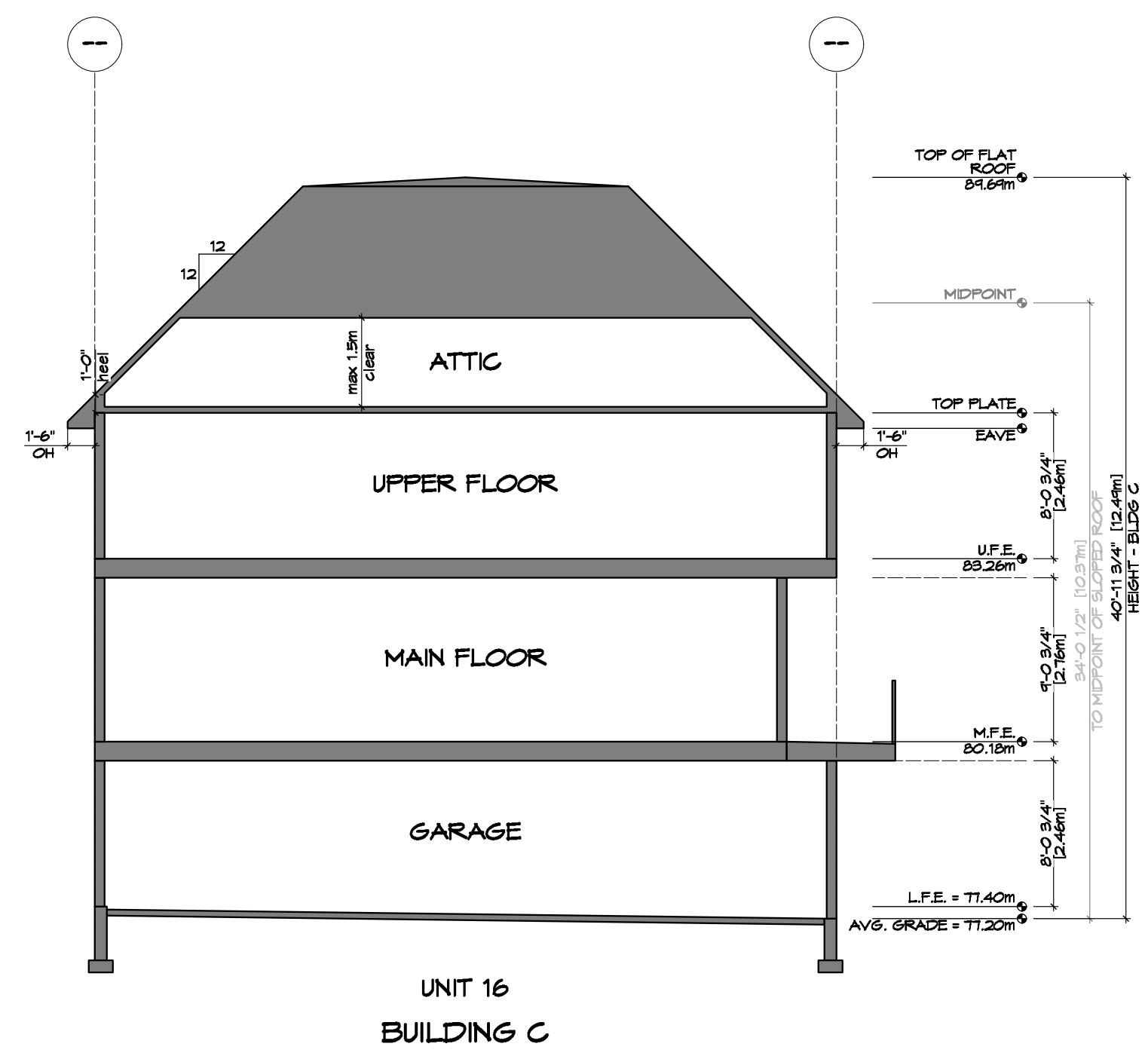
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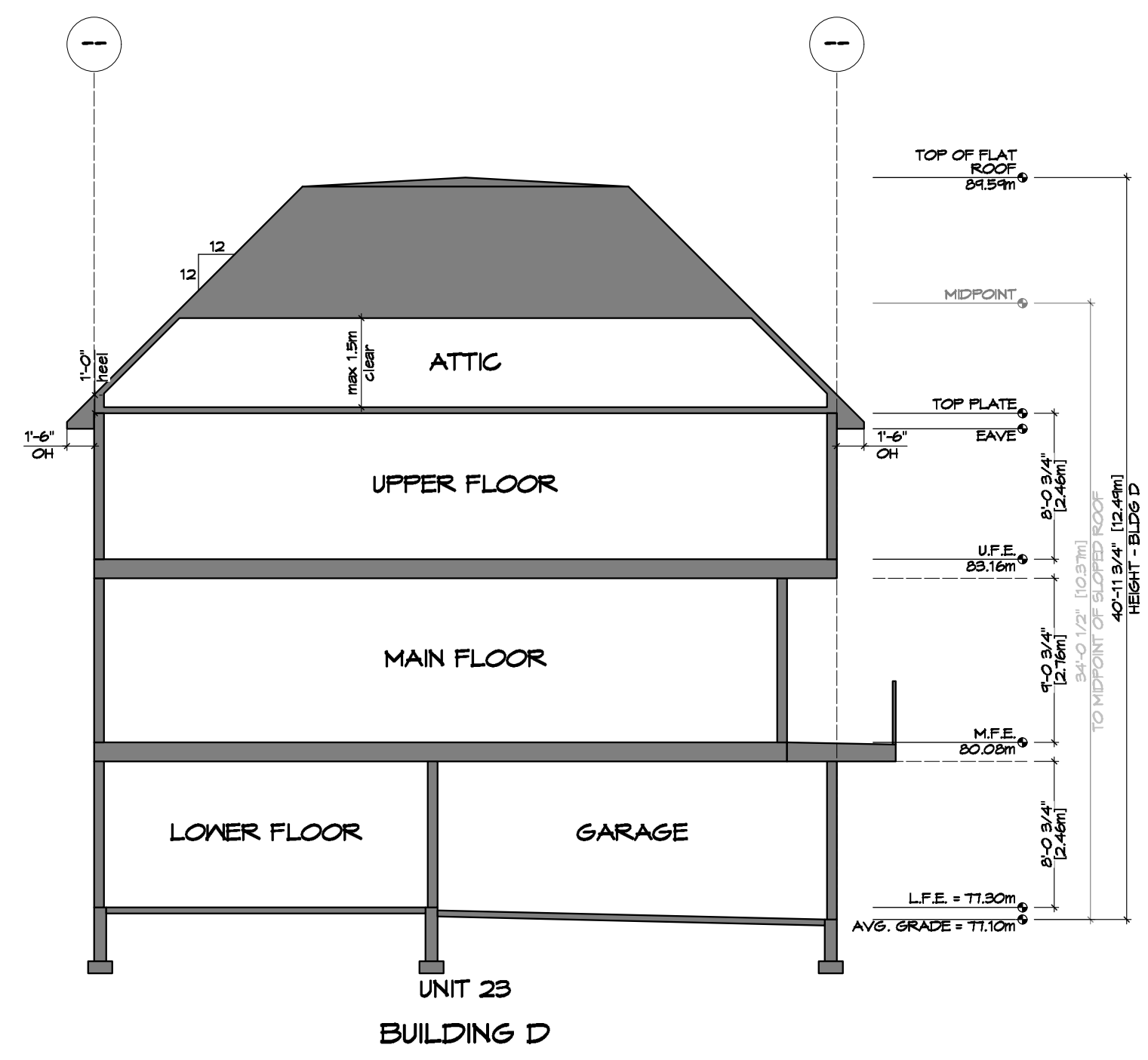
1 Section - Bldg A
Scale: 1/8" = 1'-0"



2 Section - Bldg B
Scale: 1/8" = 1'-0"



3 Section - Bldg C
Scale: 1/8" = 1'-0"



4 Section - Bldg D
Scale: 1/8" = 1'-0"

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AUG. 30, 2024



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Drawn By: K. KOSHMAN

Scale: AS NOTED

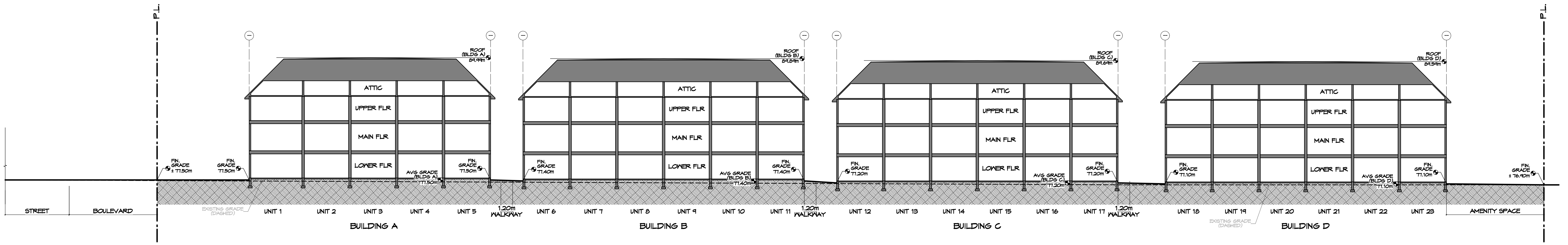
Project:
PROPOSED
TOWNHOUSES
3145 METCHOSIN RD.

Title:
BUILDING
SECTIONS

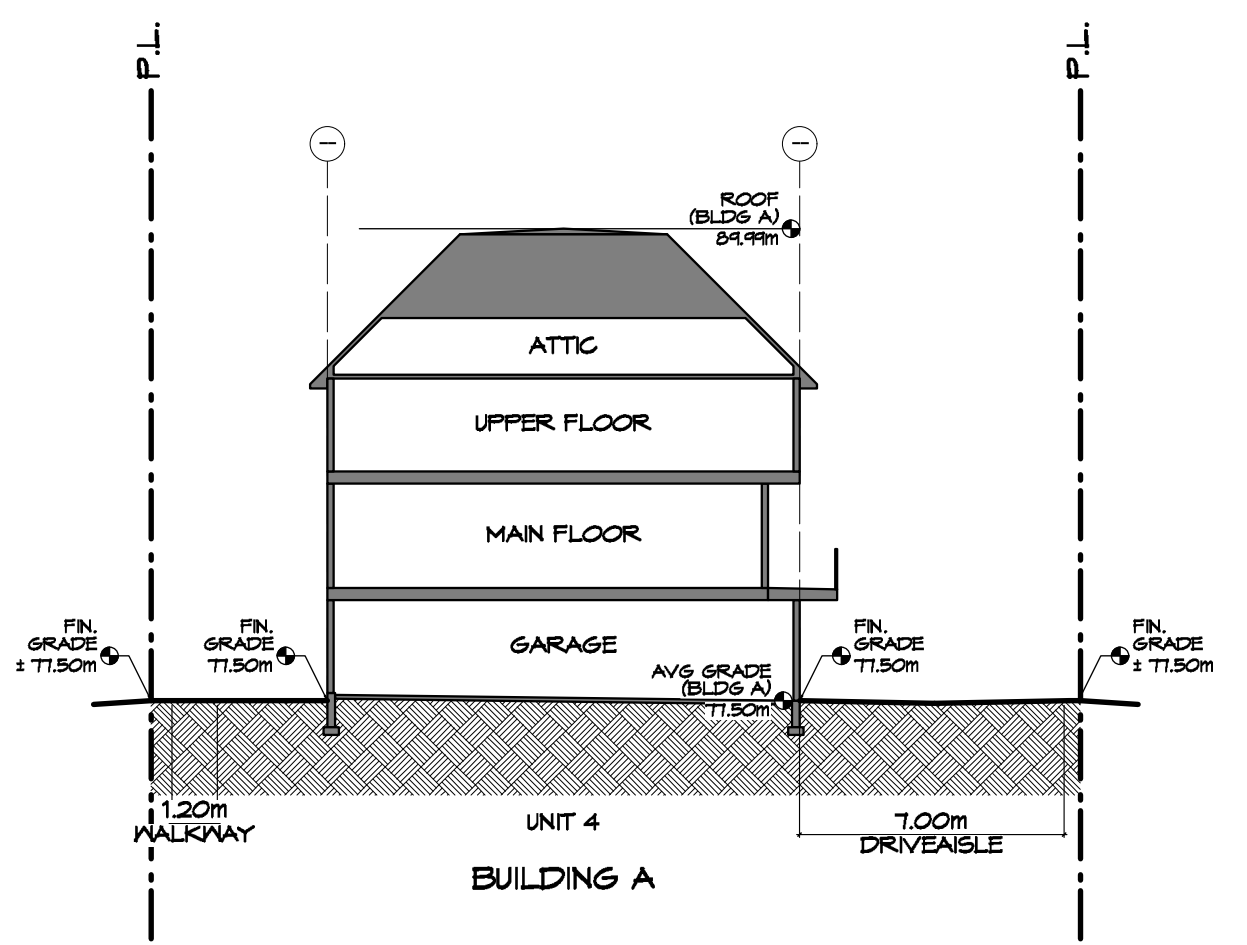
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AUG. 30/24

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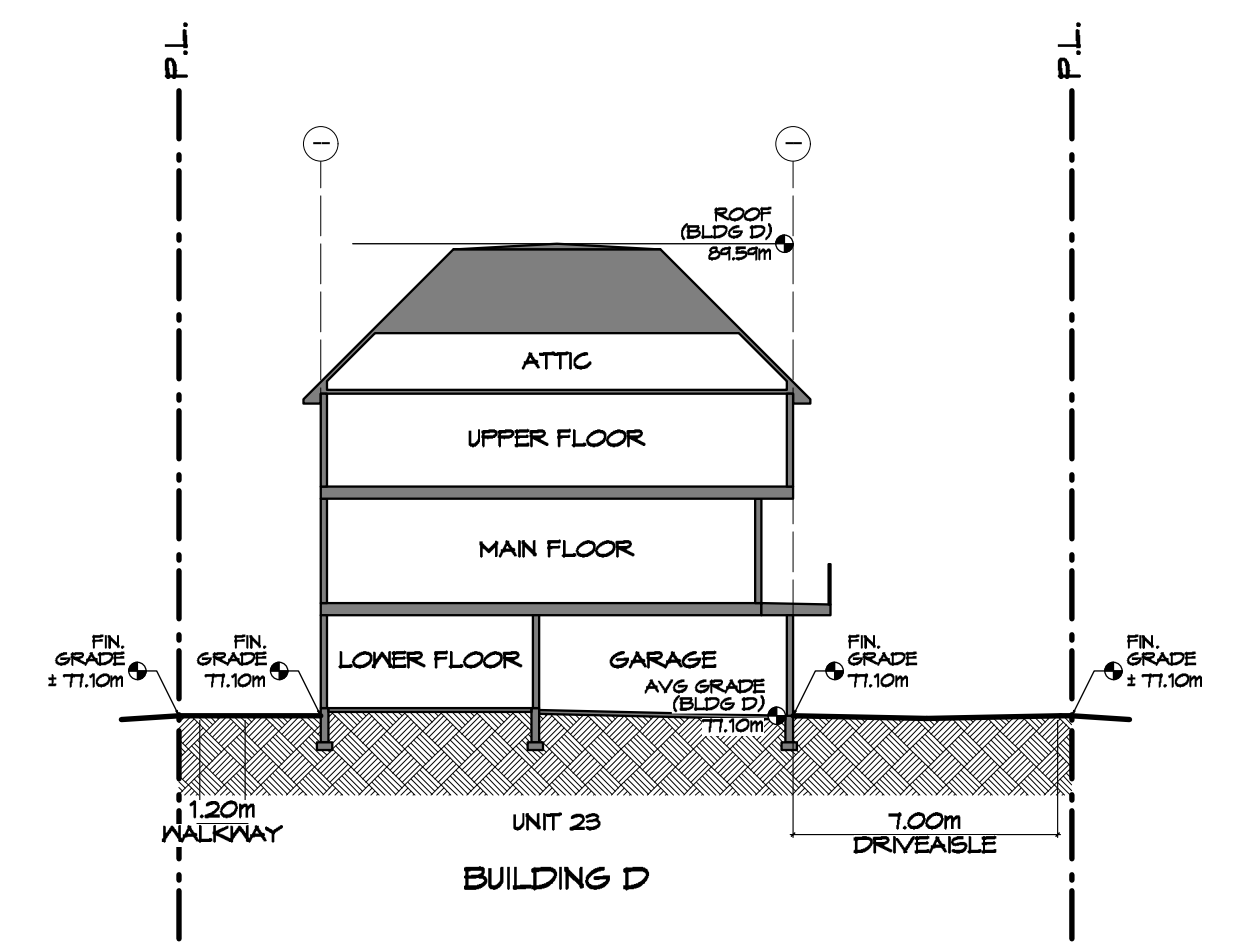
Proj.No. TBD



1 Site Section
Scale: 1:200



2 Site Section
Scale: 1:200



3 Site Section
Scale: 1:200

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AUG. 30, 2024

MJM Architect Inc.
200-111 West Street, Victoria, B.C. V8W 1P7
250.366.9111 • email: info@mjmarchitect.ca

ZEBRADESIGN

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Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Scale: AS NOTED

Project:
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TOWNHOUSES
3145 METCHOSIN RD.

Title:
SITE SECTIONS

Revision: 1ST SUBMISSION
AUG. 30/24

Sheet:
**RZN
105**

Proj.No. TBD