



**CITY OF COLWOOD  
DEVELOPMENT APPLICATION**

*Applicants are required to consult with the Development Services Department at [planning@colwood.ca](mailto:planning@colwood.ca) before submitting a formal application to the City of Colwood.*

OWNER INFORMATION				
		CONTACT NAME (IF BUSINESS) Dave Stephens	PRIMARY CONTACT? X Yes	
EMAIL ADDRESS dave@lidaconstruction.ca	PRIMARY PHONE 250-514-7702		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	
<p align="center"><b>ALL OWNERS LISTED ON THE PROPERTY TITLE MUST BE LISTED ON THIS FORM</b></p> <p align="center"><input type="checkbox"/> I have additional owners to list via attachment.</p>				

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.**

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 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**

	<p><input checked="" type="checkbox"/> I have files over 25 MB each or am having trouble uploading files.</p> <p style="text-align: center;">We will contact you with an upload link and instructions.</p>
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PROPERTY INFORMATION	
<b>CIVIC ADDRESS</b> 396 Tamarack Road Victoria BC V9B 2R3	<b>LEGAL DESCRIPTION</b> Lot 2, Section 1, Esquimalt District, Plan 9218
<b>PID</b> 005-576-784	<b>MULTIPLE PROPERTIES</b> <input type="checkbox"/> I am applying with multiple properties.
<b>TOTAL BUILDING FLOOR AREA (m<sup>2</sup>):</b> 4,251.50	<b>LOT AREA (m<sup>2</sup>):</b> 1,752.00
ZONING	OCP DESIGNATION
<b>PRESENT</b> Residential 1	<b>PRESENT</b> Colwood Corners
<b>PROPOSED</b> Site Specific Zone to permit a 6-storey residential building	<b>PROPOSED</b> Colwood Corners
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 permit a 6 storey, 66 unit market rental apartment building with underground parking consistent with the OCP.	
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 <a href="#">Schedule 2: Contaminated Sites Regulation</a>. 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 <a href="#">Identifying Site that May Be Contaminate – Province of BC (gov.bc.ca)</a>.</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>	

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**ARCHAEOLOGICAL SITES**

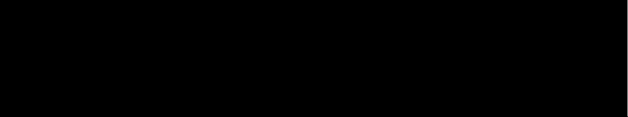
Pursuant to the *BC Heritage Conservation Act*, the Province of British Columbia requires the owner/applicant responsible for ensuring compliance with the BC Heritage Conservation Act, including steps to determine whether a site is an archaeological site. It is against the law to alter an archaeological 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, Dave Stephens, Lida Developments the applicant, hereby acknowledge that all information provided is considered public information and is available for public viewing and distribution.
- I, Dave Stephens, Lida Developments 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, Dave Stephens, Lida Developments 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
	7/18/2024

# 6 Storey Apartment Development

396 TAMARACK ROAD



Issued for Rezoning

July 17th., 2024



View Looking North-west

Lot 396, Project Site Location

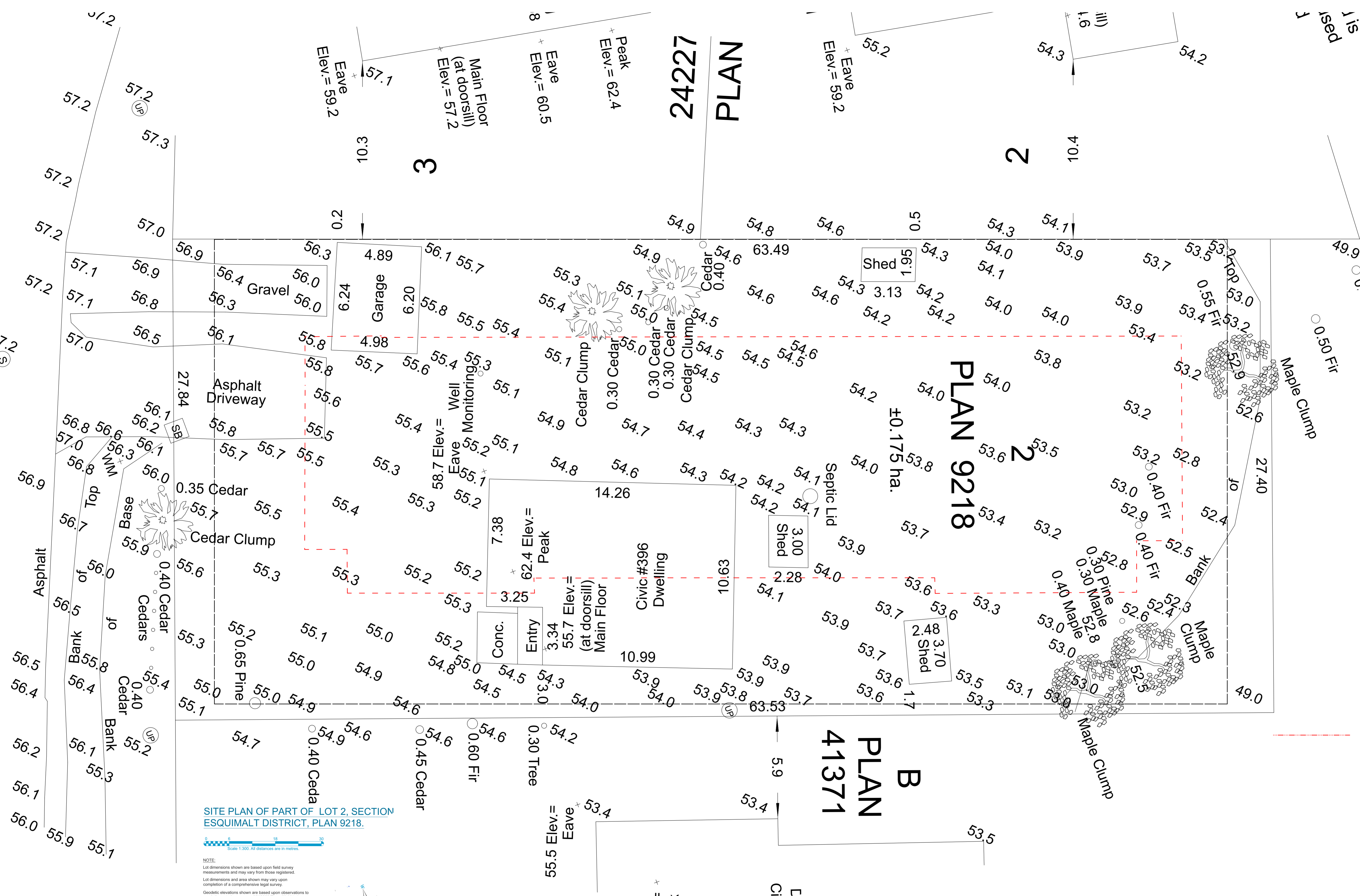


Location Plan 

		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no. 2329
		Schematic Design Phase	Issued For Rezoning
drawing title: <b>Cover Sheet /Notes</b>	drawn by: mjm	scale: As Noted	date: 24/07/24
checked by: mjm	date: 24/07/24	drawing no. SK-00	drawing no. SK-00

# REM. 1 PLAN 24227

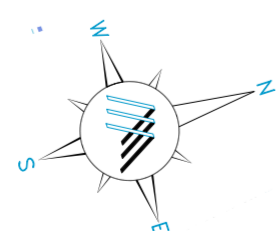
TAMARACK ROAD



SITE PLAN OF PART OF LOT 2, SECTION ESQUIMALT DISTRICT, PLAN 9218.



**NOTE:**  
 Lot dimensions shown are based upon field survey measurements and may vary from those registered.  
 Lot dimensions and area shown may vary upon completion of a comprehensive legal survey.  
 Geoidic elevations shown are based upon observations to geoidic control monument 8890508 (Elev=72.651m).  
 This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.  
 Field survey dated July 19, 2023.  
 PID: 005-576-784



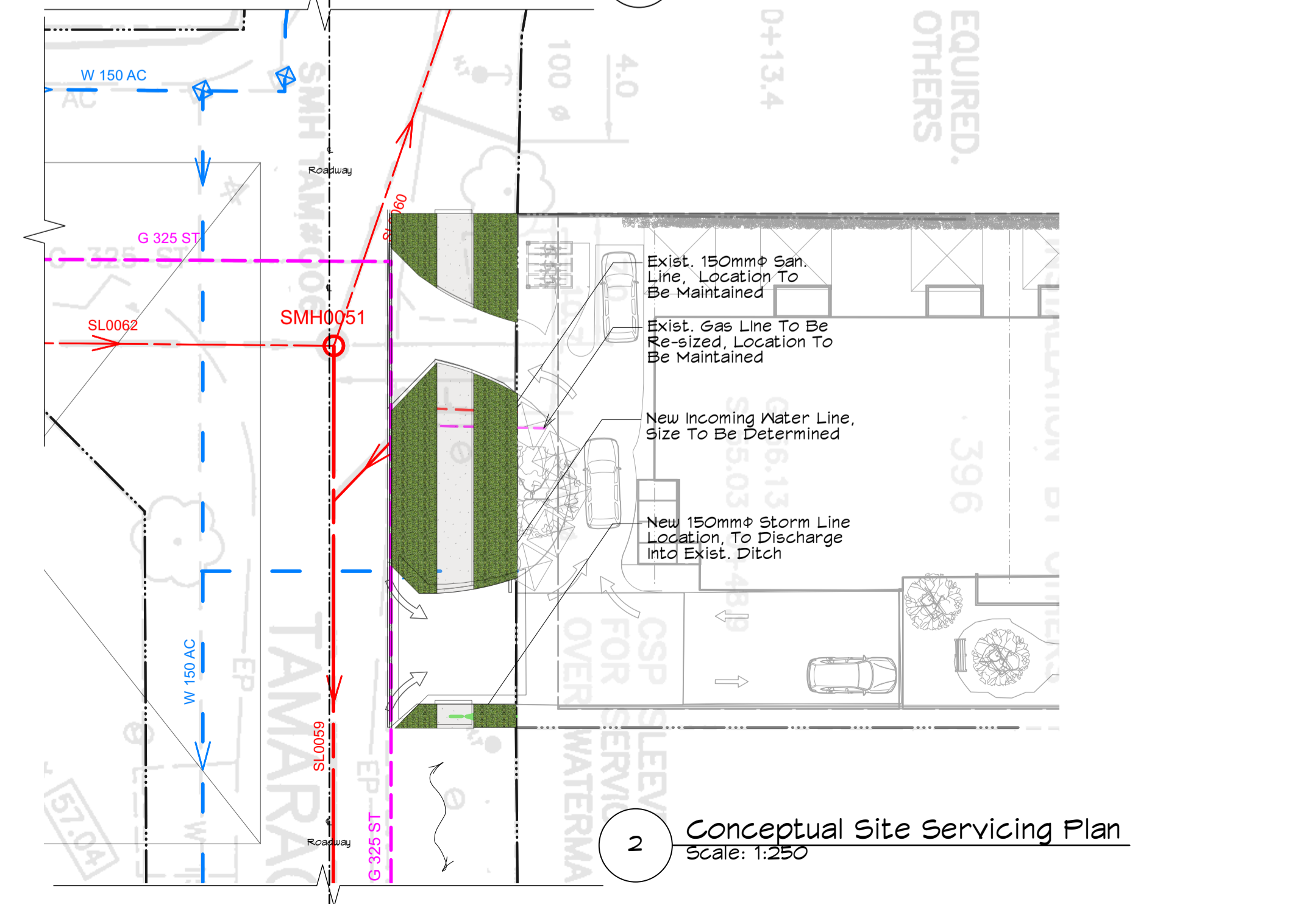
**Summit Land Surveying**  
 Geomatics & Surveying Ltd.  
 #101-4330 Goddard Avenue  
 Victoria B.C. V8B 2W8  
 Telephone 250-391-4708  
 www.summitlandsurveying.ca  
 File: W129-LIDA-SP2 Date: July 19, 2023

1 Legal Survey  
 Scale: 1:100

		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329
		drawing title: <b>Lot 396 Legal Survey</b>	issued for: <b>Rezonning</b>
202, 535 Yates Street, Victoria, B.C. V8W 2G2 Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca	drawn by: mjn checked by: mjn	scale: As Noted	date: 24/07/17 yymmmdd



3 Cross Section Thru Tamarack (Local Road)  
Scale: 1:250



2 Conceptual Site Servicing Plan  
Scale: 1:250

**Site Statistics:**  
 Site Area = 1,152m<sup>2</sup>  
 Gross Main Floor Area = 671.5m<sup>2</sup> (7,227.9s.f.)  
 Gross Upper Floor Areas (5 x 716.0m<sup>2</sup>) = 3,580.0m<sup>2</sup> (38,534.0s.f.)  
 (Excludes Balconies & Parking)  
 Total Floor Area = 4,251.5m<sup>2</sup> (45,762.0s.f.)  
 FSR : 4251.5 ÷ 1752 = +/- 2.43 : 1

**Setbacks:**  
 Front yard = 7.50m (24'-7 1/4")  
 Rear yard = 5.20m (17'-0 3/4") 2.60m To Parkade (8'-6")  
 Side Yard East = 7.23m (23'-8 1/2")  
 Side Yard West = 5.520m (18'-0")

**HEIGHT:**  
 Height = 17.450m (Measured from Average Grade, See Calculation Above.)

**396 Tamarack Road  
AVERAGE GRADE CALCULATION**

GRADE POINT	ELEVATION (M)
GPA	56.30m
GPB	53.85m
GPC	52.45m
GPD	55.50m
Total	218.10
	± 4
	= 54.53m
	Average Grade

Smallest Enveloping Rectangle

1 Site Plan  
Scale: 1:100

**UNIT MIX PER FLOOR & AREAS** (Note: Area for units below measured to inside of finished walls)

Main Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		Sixth Floor	
Unit #1	Unit Type	Unit #1	Unit Type	Unit #1	Unit Type	Unit #1	Unit Type	Unit #1	Unit Type	Unit #1	Unit Type
101	2BR	201	2BR	301	2BR	401	2BR	501	2BR	601	2BR
102	ST	202	ST	302	ST	402	ST	502	ST	602	ST
103	ST	203	ST	303	ST	403	ST	503	ST	603	ST
104	1 BR	204	1 BR	304	1 BR	404	1 BR	504	1 BR	604	1 BR
105	ST	205	ST	305	ST	405	ST	505	ST	605	ST
106	1 BR	206	1 BR	306	1 BR	406	1 BR	506	1 BR	606	1 BR
107	ST	207	ST	307	ST	407	ST	507	ST	607	ST
108	ST	208	ST	308	ST	408	ST	508	ST	608	ST
109	ST	209	ST	309	ST	409	ST	509	ST	609	ST
110	ST	210	ST	310	ST	410	ST	510	ST	610	ST
111	3 BR	211	3 BR	311	3 BR	411	3 BR	511	3 BR	611	3 BR

**TOTAL AREAS**

UNIT TYPE	No. Of Units	Main Area/Floor	Second Area/Floor	Third Area/Floor	Fourth Area/Floor	Fifth Area/Floor	Sixth Area/Floor	TOTAL UNITS	TOTAL AREA/ UNIT TYPE
Studio	7	32.5 x 7 = 227.5m <sup>2</sup>	32.5 x 7 = 227.5m <sup>2</sup>	32.5 x 7 = 227.5m <sup>2</sup>	32.5 x 7 = 227.5m <sup>2</sup>	32.5 x 7 = 227.5m <sup>2</sup>	32.5 x 7 = 227.5m <sup>2</sup>	42	1365m <sup>2</sup> 14642.7s.f.
1 Bedrm.	2	66.5 x 2 = 133m <sup>2</sup>	66.5 x 2 = 133m <sup>2</sup>	66.5 x 2 = 133m <sup>2</sup>	66.5 x 2 = 133m <sup>2</sup>	66.5 x 2 = 133m <sup>2</sup>	66.5 x 2 = 133m <sup>2</sup>	12	789m <sup>2</sup> 8481.9s.f.
2 Bedroom	1	85m <sup>2</sup>	85m <sup>2</sup>	85m <sup>2</sup>	85m <sup>2</sup>	85m <sup>2</sup>	85m <sup>2</sup>	6	510m <sup>2</sup> 7150s.f.
3 Bedroom	1	90.7m <sup>2</sup>	90.7m <sup>2</sup>	90.7m <sup>2</sup>	90.7m <sup>2</sup>	90.7m <sup>2</sup>	90.7m <sup>2</sup>	6	544.2m <sup>2</sup> 5857.7s.f.
<b>Subtotal Unit Type / Floor</b>	<b>11</b>	<b>526.2m<sup>2</sup></b>	<b>536.2m<sup>2</sup></b>	<b>536.2m<sup>2</sup></b>	<b>536.2m<sup>2</sup></b>	<b>536.2m<sup>2</sup></b>	<b>536.2m<sup>2</sup></b>	<b>66</b>	<b>3207.2m<sup>2</sup></b> <b>(34,522 s.f.)</b>



1 Main Floor Plan  
 Scale: 1/8" = 1'-0"

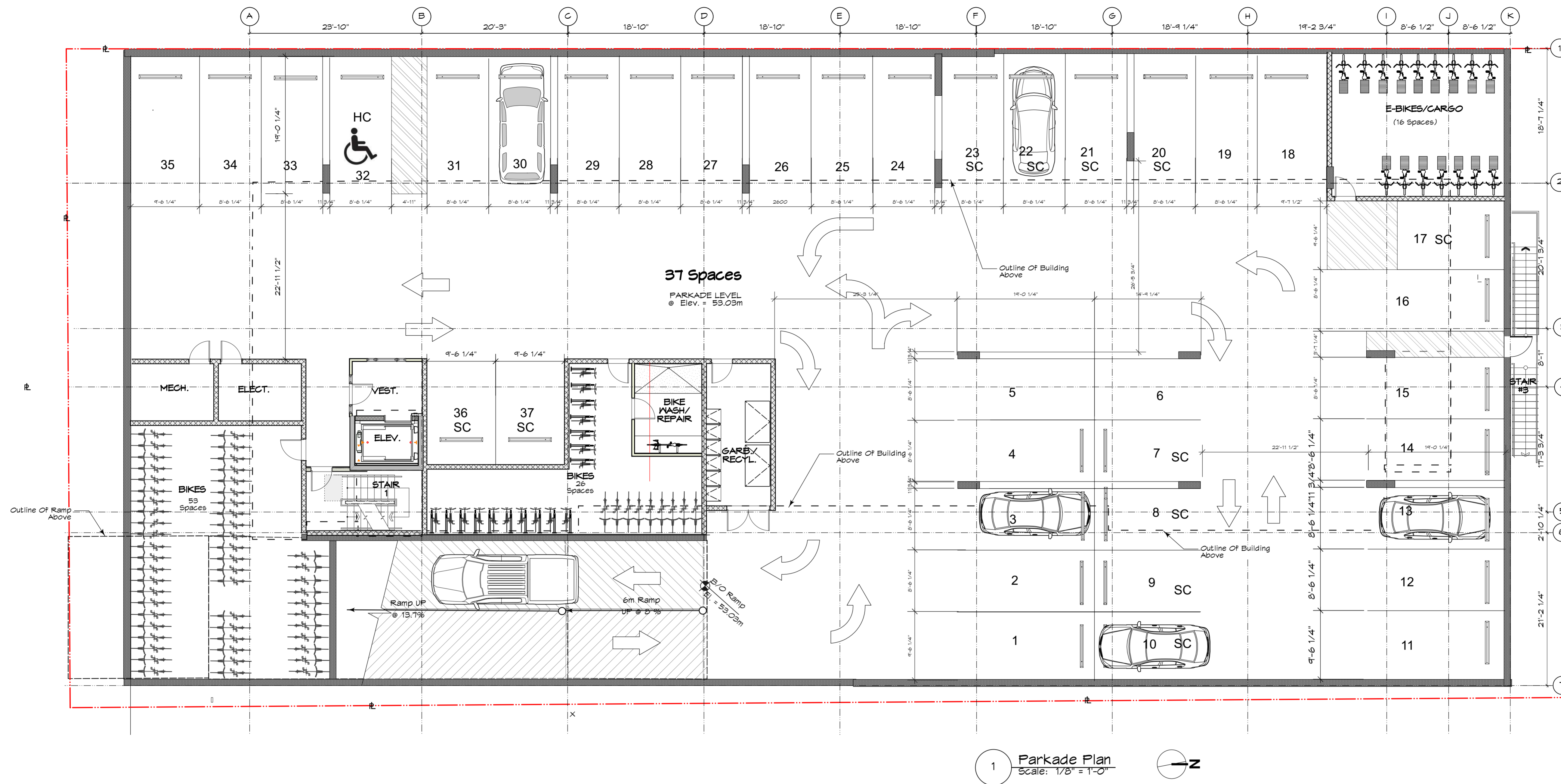
		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.		project no.: 2329	
		Schematic Design Phase		Issued For Rezoning	
drawing title: <b>Main Floor Plan</b>		drawn by: mjm	scale: As Noted	date: 24/07/17	drawing no.: <b>SK-1.1</b>
checked by: mjm				date: 24/07/17	drawing no.: yymmsd





1 Second Floor Plan (Third To Sixth Sim.)  
 Scale: 1/8" = 1'-0"

	<b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.		project no. 2329
	Schematic Design Phase		Issued For Rezoning
200, 636 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5432 e-mail: michael@mjmarchitect.ca	drawing title <b>Second &amp; Fourth Floor Plans</b>	drawn by mjm checked by mjm	scale: As Noted date: 24/07/17 yy/mm/dd
			drawing no. <b>SK-1.2</b>



1 Parkade Plan  
scale: 1/8" = 1'-0"

**Parking Calculations:**

42 - Studios @ .8 Per Unit = 33.6 or 34  
 12 - One Bedrooms @ 1 Per Unit = 12  
 6 - Two Bedrooms @ 1.3 Per Unit = 7.8 or 8  
 6 - Three Bedroom @ 1.5 Per Unit = 9  
**66 UNITS TOTAL**

Sub-total Parking Req'd = **63 Spaces**

(1 Space Required To Be Accessible)

Plus Visitor Parking @ .15 Per Unit (66 x .15) = 9.9 OR **10 Spaces**

Total Parking Requirement is **73 Spaces**

Stalls Provided in Below-grade Parking = **37**

1 MODO Stall Provided At Grade

**Bicycle Parking Required:**

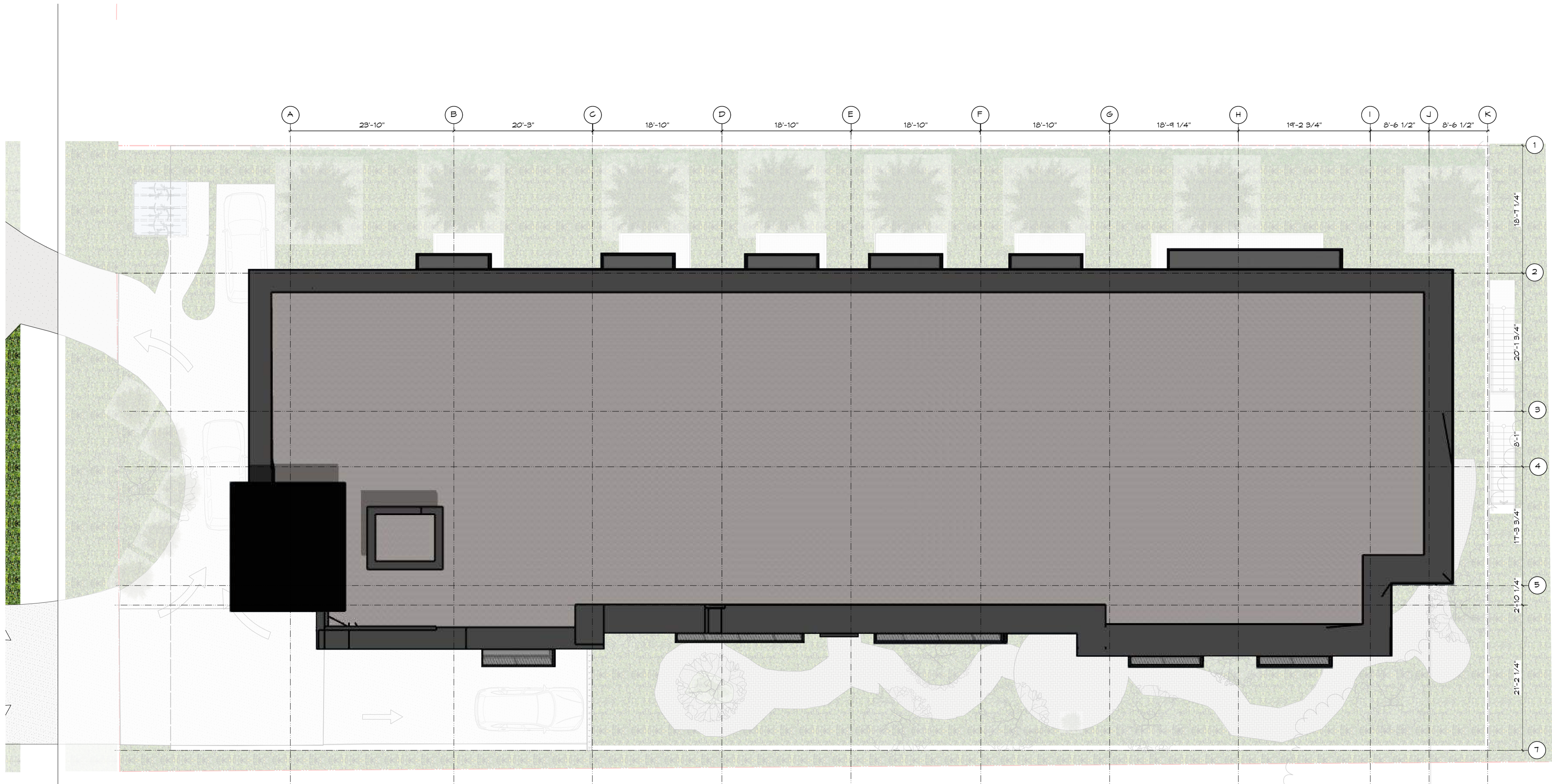
1.0 per dwelling unit < 60m2 42 Units under 60m2 x 1/Unit = 42 Spaces

1.25 per dwelling unit > 60m2 24 units over 60m2 x 1.25/Unit = 30 spaces

Bike Spaces Required = **72**

Bike Spaces Provided = **79 PLUS 16 E-BIKES &/OR CARGO BIKES, TOTALLING 95**

		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329
		drawing title: <b>Parkade Plan</b>	issued for: <b>Issued For Rezoning</b>
drawn by: rjmj	scale: As Noted	date: 24/07/17	drawing no.: <b>SK-1.3</b>
checked by: rjmj	as noted	yymdd	



1 Roof Plan  
 scale: 1/8" = 1'-0"

<b>MJM Architect Inc.</b> <small>202, 535 Yates Street, Victoria, B.C.        V8W 2Z9        Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca</small>		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no. 2329
drawing title: <b>Roof Plan</b>		Schematic Design Phase	Issued For Rezoning
drawn by: mjm	checked by: mjm	scale: As Noted	date: 24/07/17
		drawing no. <b>SK-1.4</b>	



2 East Elevation  
Scale: 1/8" = 1'-0"

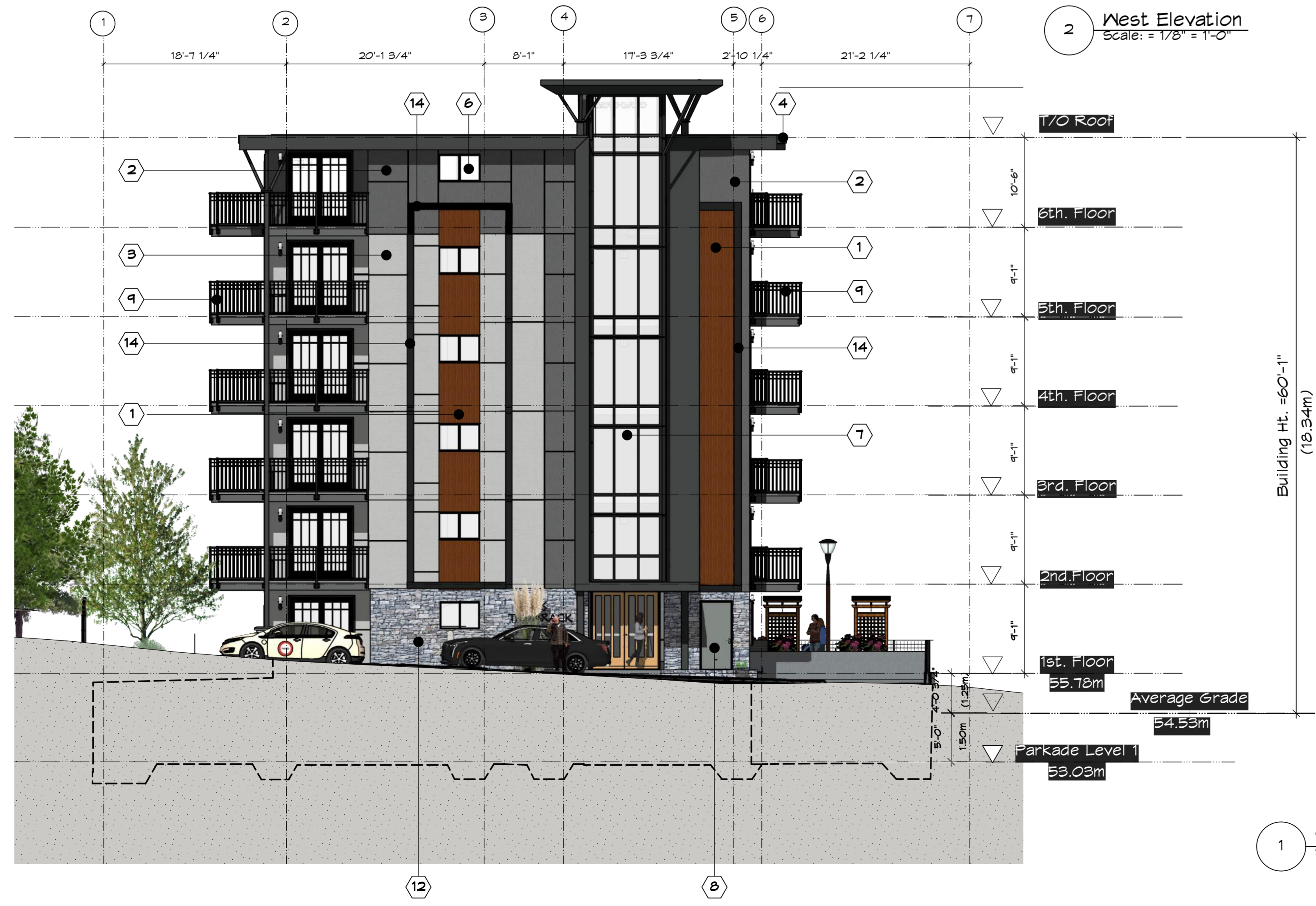
1 North Elevation  
Scale: 1/8" = 1'-0"

MATERIAL LEGEND	
①	Vert. Metal Siding w/ Faux Wood Finish
②	Fibre Cement Board Panels (Ftd. Slate Grey) w/ 1/2" Reveal Panel Gaps
③	Fibre Cement Board Panels (Ftd. White) w/ 1/2" Reveal Panel Gaps
④	Pre-fin. Metal Flashing
⑤	Architectural Concrete
⑥	Thermally Broken Dbl. Glazed Vinyl Windows (Blk.)
⑦	Thermally-broken, Dbl. Glazed Aluminum Curtainwall Framing System, Powder Coated Charcoal Grey w/ Opaque Insulated Spandrel Panels (Colour: TBC)
⑧	Hollow Metal Door in Pressed Steel Frame (Ftd.)
⑨	Face-mounted Alum. Picket Guardrails (Blk.)
⑩	Deck-mounted Alum. Picket Guardrails (Blk.)
⑪	Light Steel Pipe Railings w/ 1 1/2" T&B Rails C/W 5/8" Steel Rod Pickets @ 4" O.C.
⑫	1" Nom. Stone Vener Adhered to Structure Beneath
⑬	Silicone Modified Polyester Coated (SMP) Metal Box-outs
⑭	2" x 10" P.T. Bargeboard Trim (Ftd. Blk.)

		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329
		Schematic Design Phase	Issued For Rezoning
drawing title: <b>Elevations</b>	drawn by: mjm	scale: As Noted	date: 24/07/17
	checked by: mjm		drawing no.: <b>SK-1.5</b>



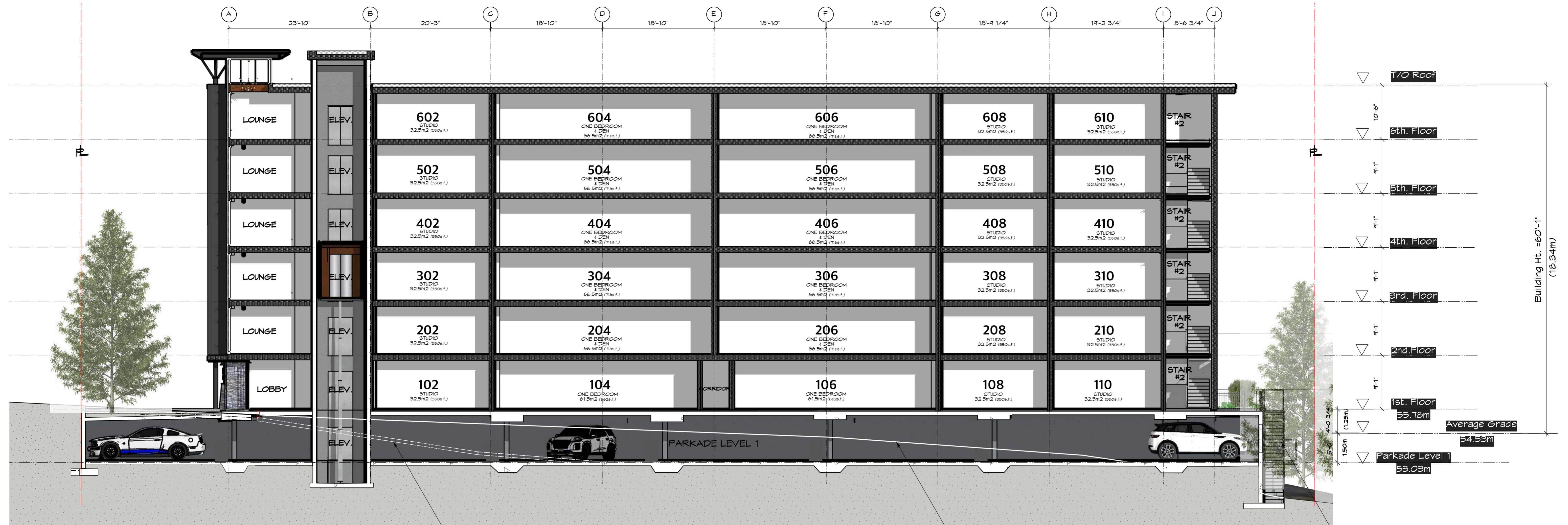
2 West Elevation  
Scale: 1/8" = 1'-0"



1 South Elevation  
Scale: 1/8" = 1'-0"

MATERIAL LEGEND	
①	Vert. Metal Sliding w/ Faux Wood Finish
②	Fibre Cement Board Panels (Ftd. Slate Grey) w/ 1/2" Reveal Panel Gaps
③	Fibre Cement Board Panels (Ftd. White) w/ 1/2" Reveal Panel Gaps
④	Pre-Fin. Metal Flashing
⑤	Architectural Concrete
⑥	Thermally Broken Dbl. Glazed Vinyl Windows (Blk.)
⑦	Thermally-broken, Dbl. Glazed Aluminum Curtainwall Framing System, Powder Coated Charcoal Grey w/ Opaque Insulated Spandrel Panels (Colour TBD)
⑧	Hollow Metal Door in Pressed Steel Frame (Ftd.)
⑨	Face-mounted Alum. Picket Guardrails (Blk.)
⑩	Deck-mounted Alum. Picket Guardrails (Blk.)
⑪	Light Steel Pipe Railings w/ 1 1/2" T&B Rails & 5/8" Steel Rod Pickets @ 4" O.C.
⑫	1" Nom. Stone Veneer Adhered to Structure Beneath
⑬	Silicone Modified Polyester Coated (SMP) Metal Box-outs
⑭	2" x 10" P.T. Bargeboard Trim (Ftd. Blk.)

		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329
		Schematic Design Phase	Issued For Rezoning
drawing title: <b>Elevations</b>	drawn by: mjm	scale: As Noted	date: 24/07/17
	checked by: mjm		drawing no.: <b>SK-1.6</b>

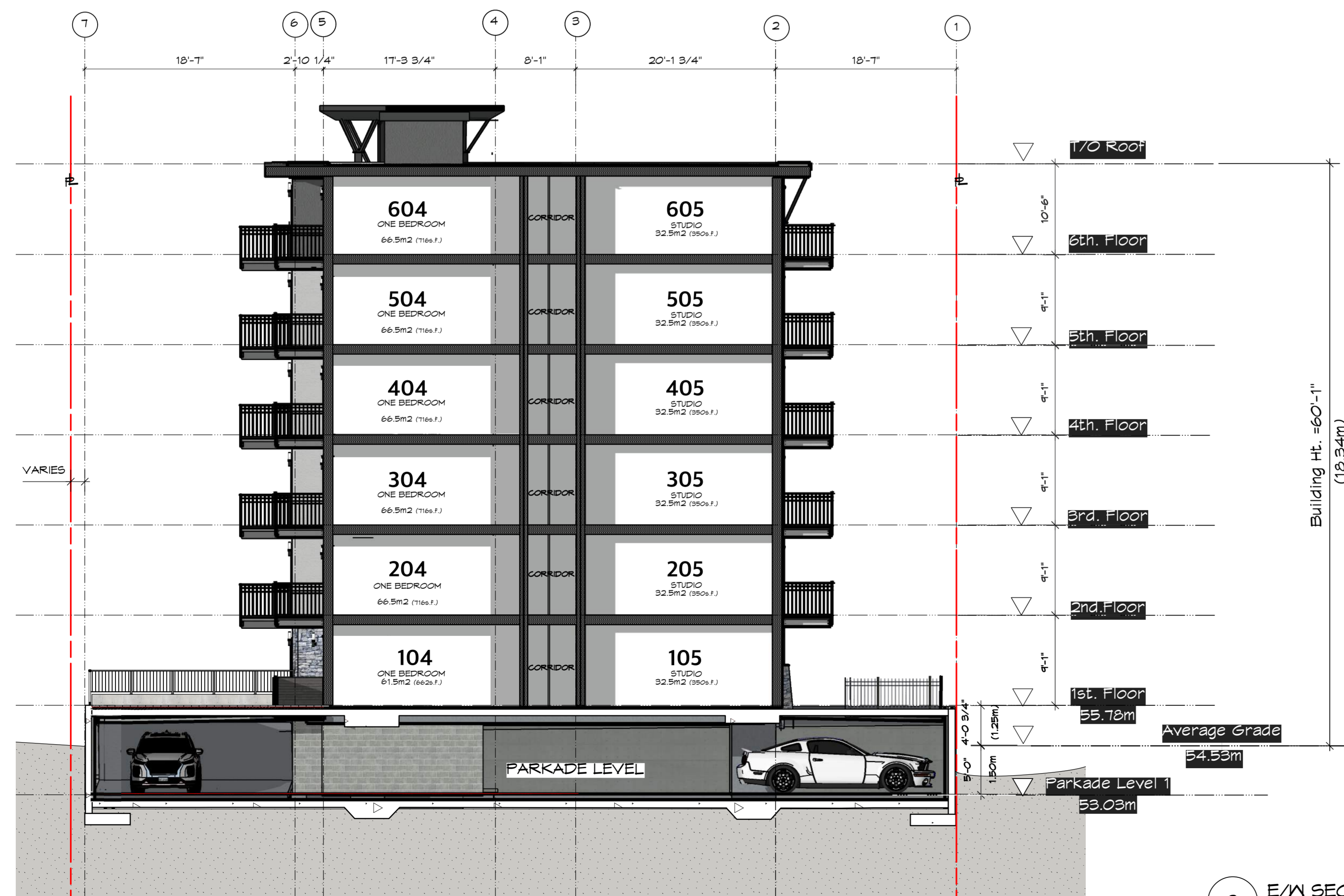


Line Of Parkade Ramp In Foreground

Line Of Adjacent Grade-East Property Line

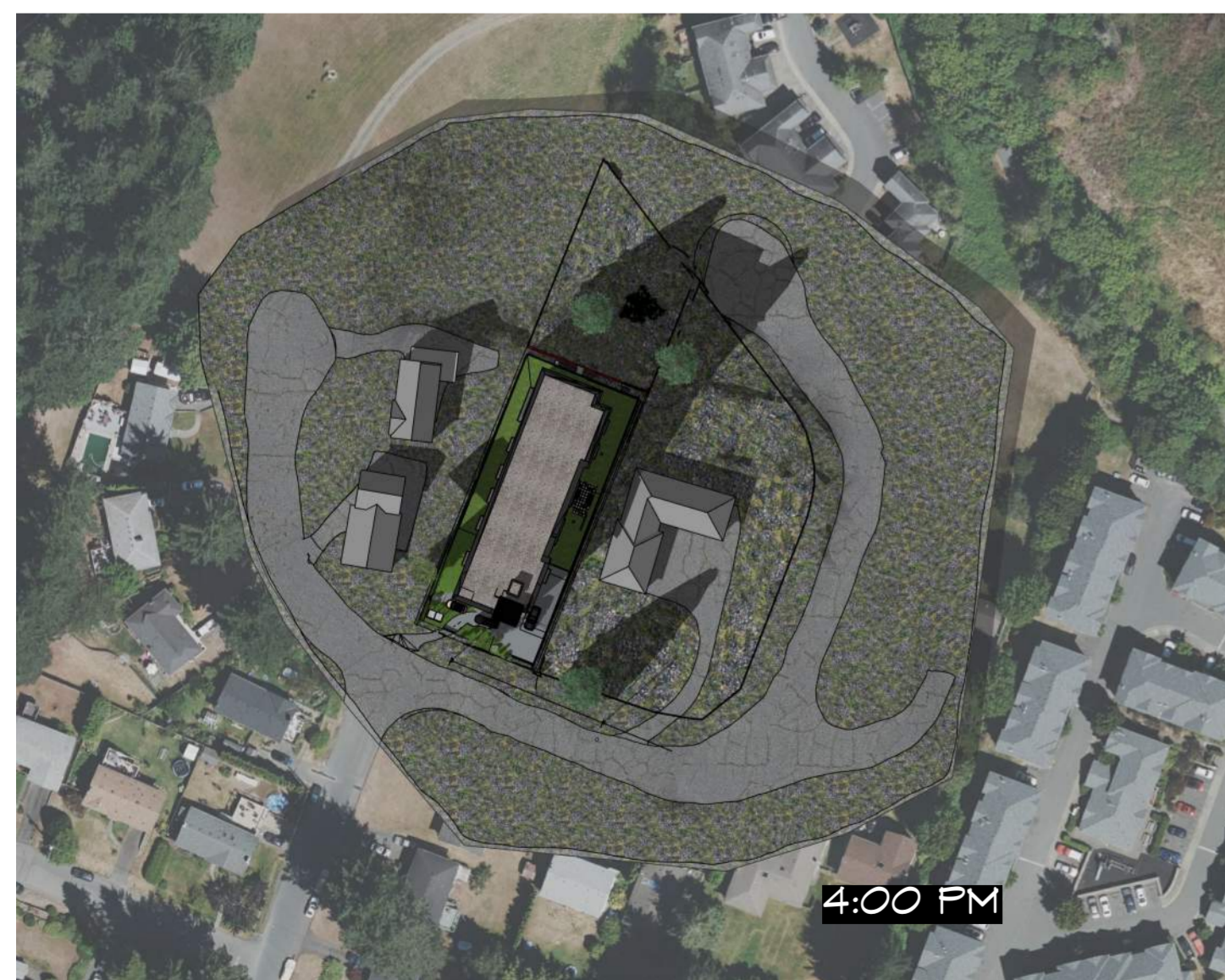
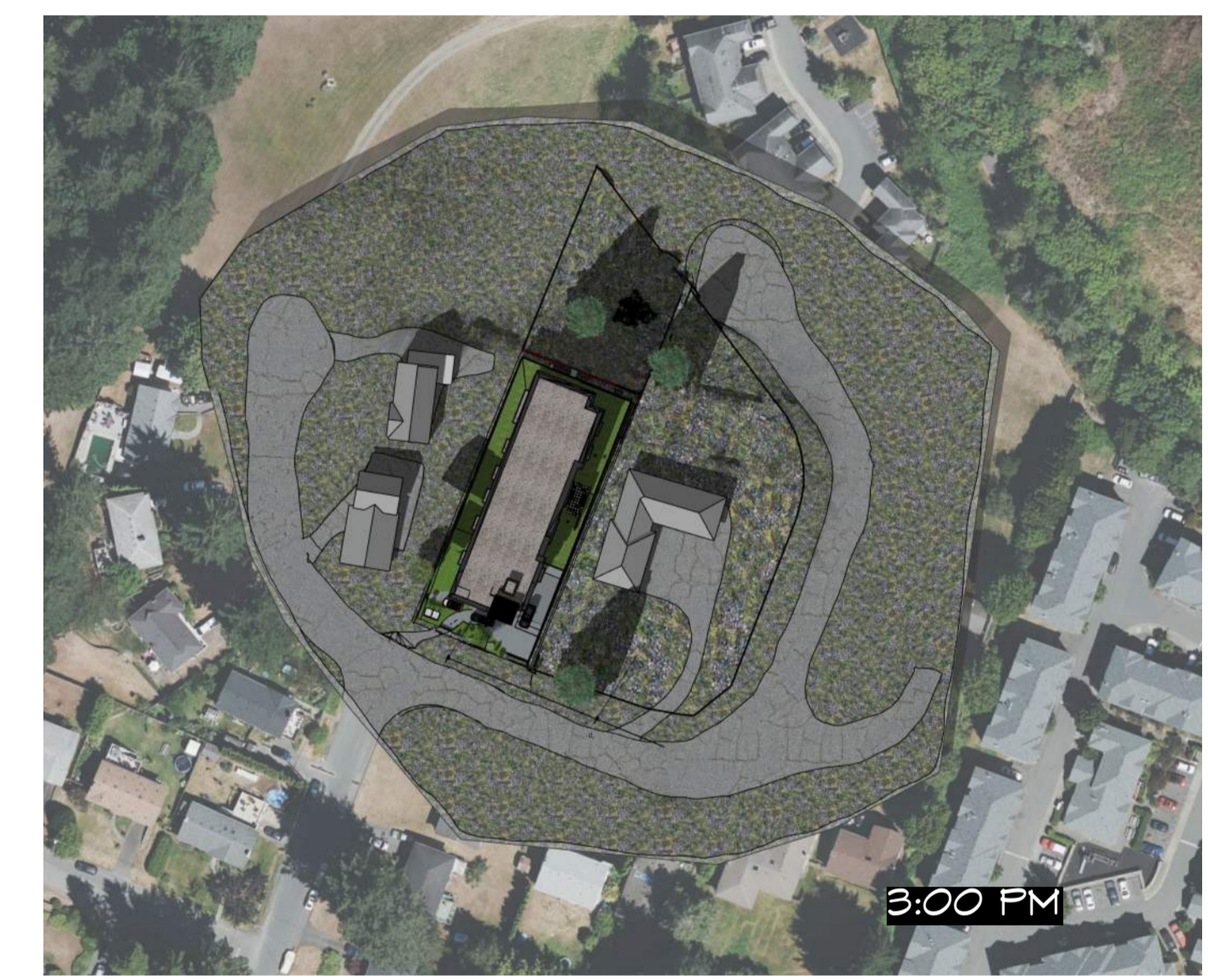
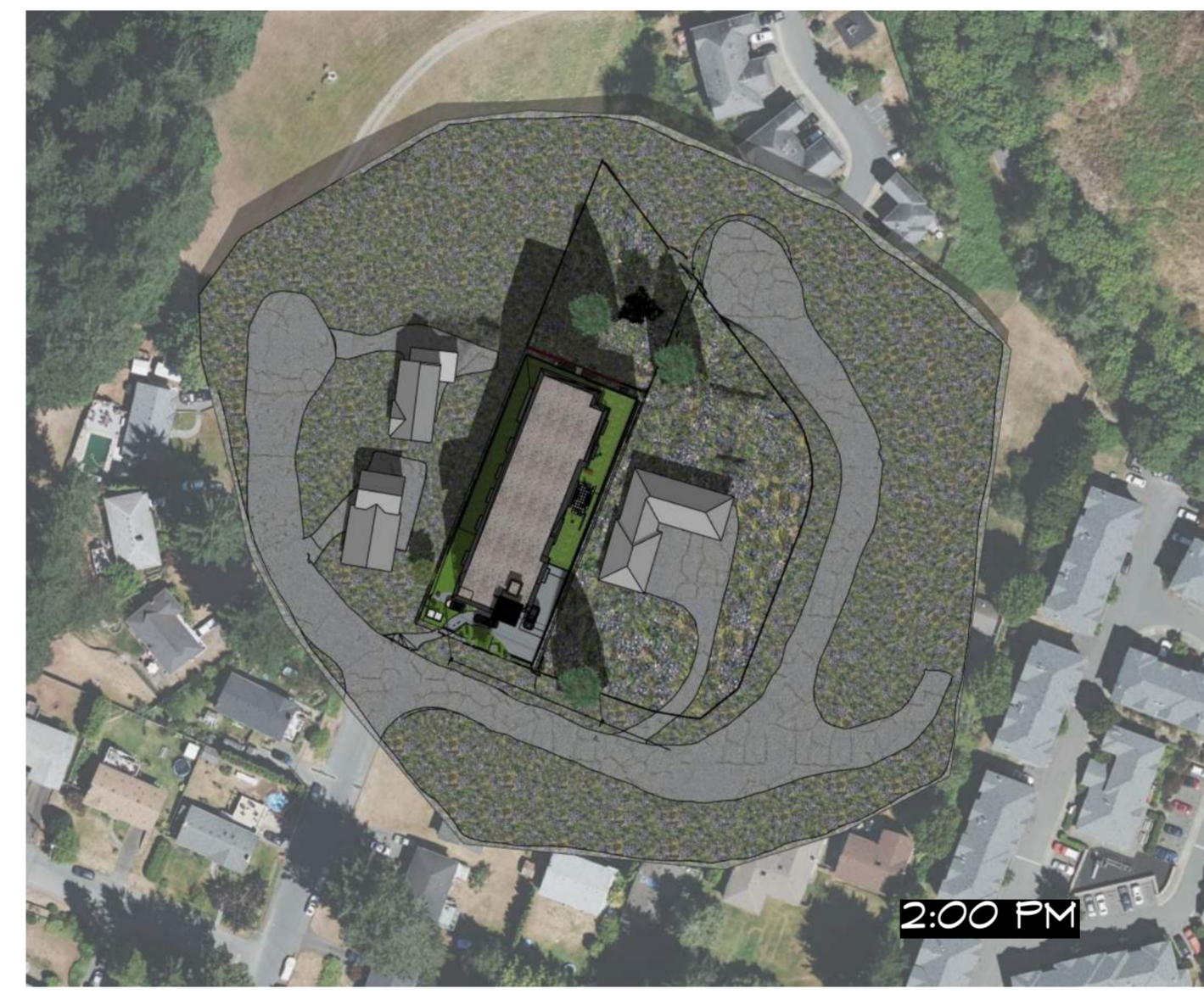
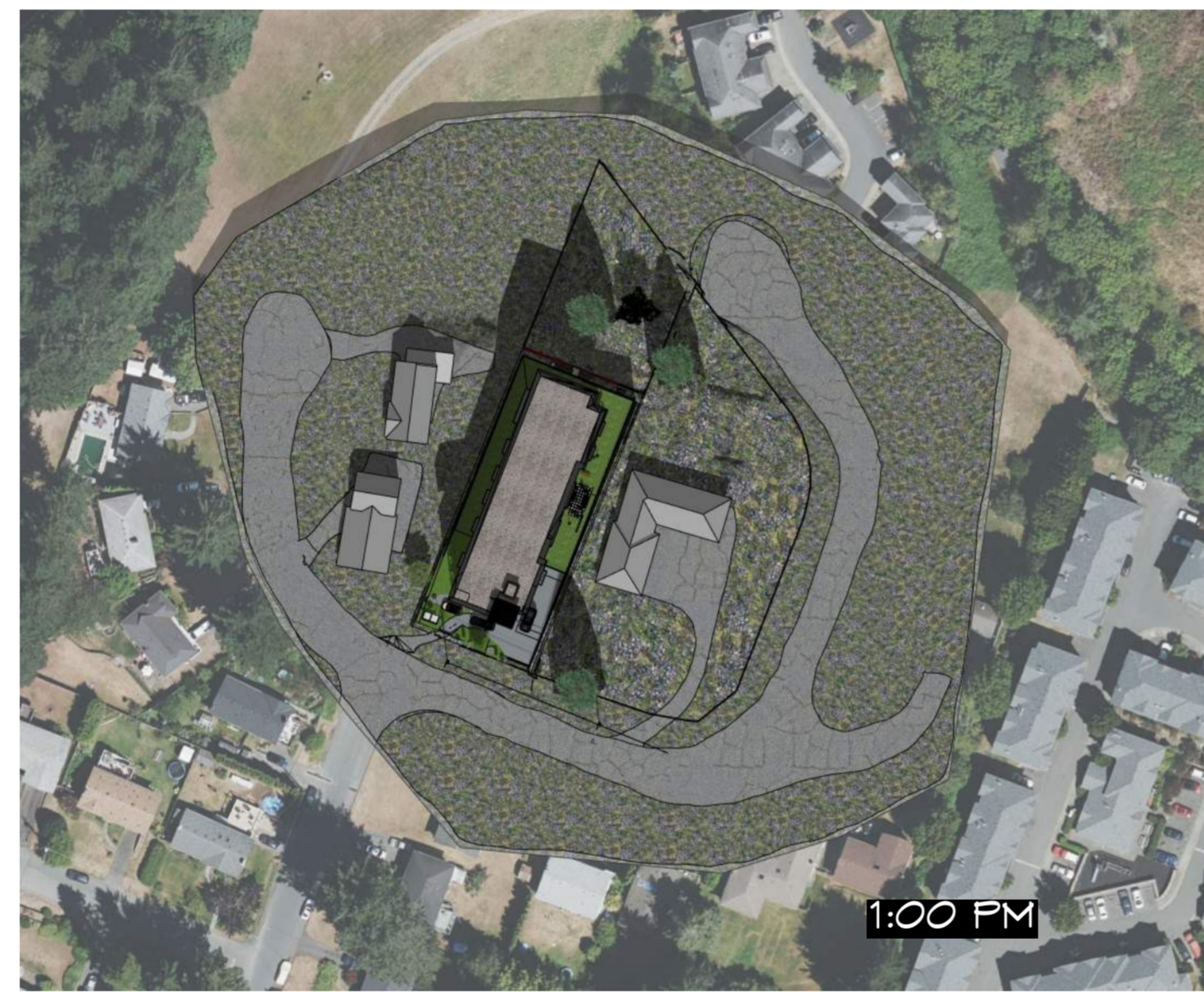
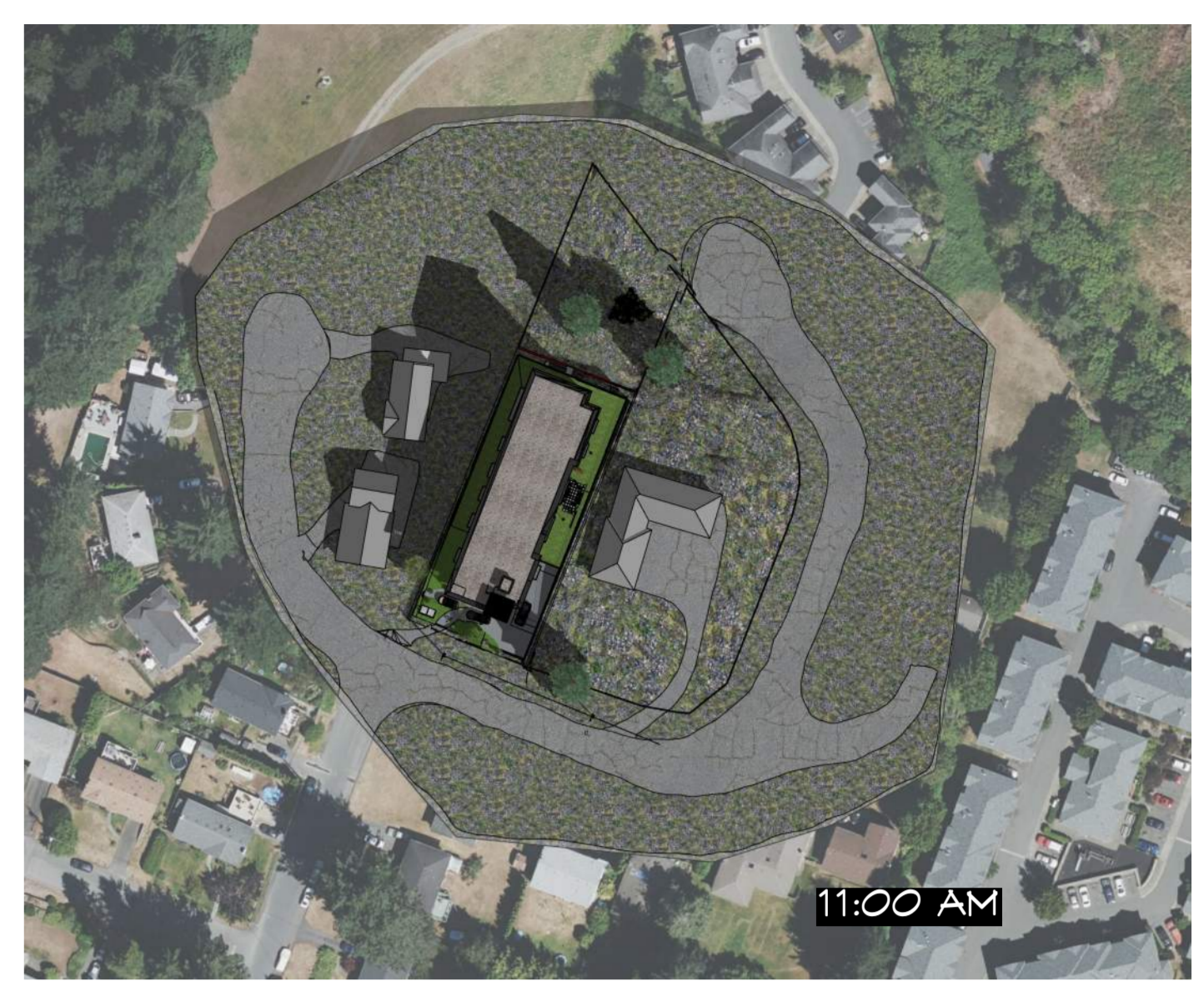
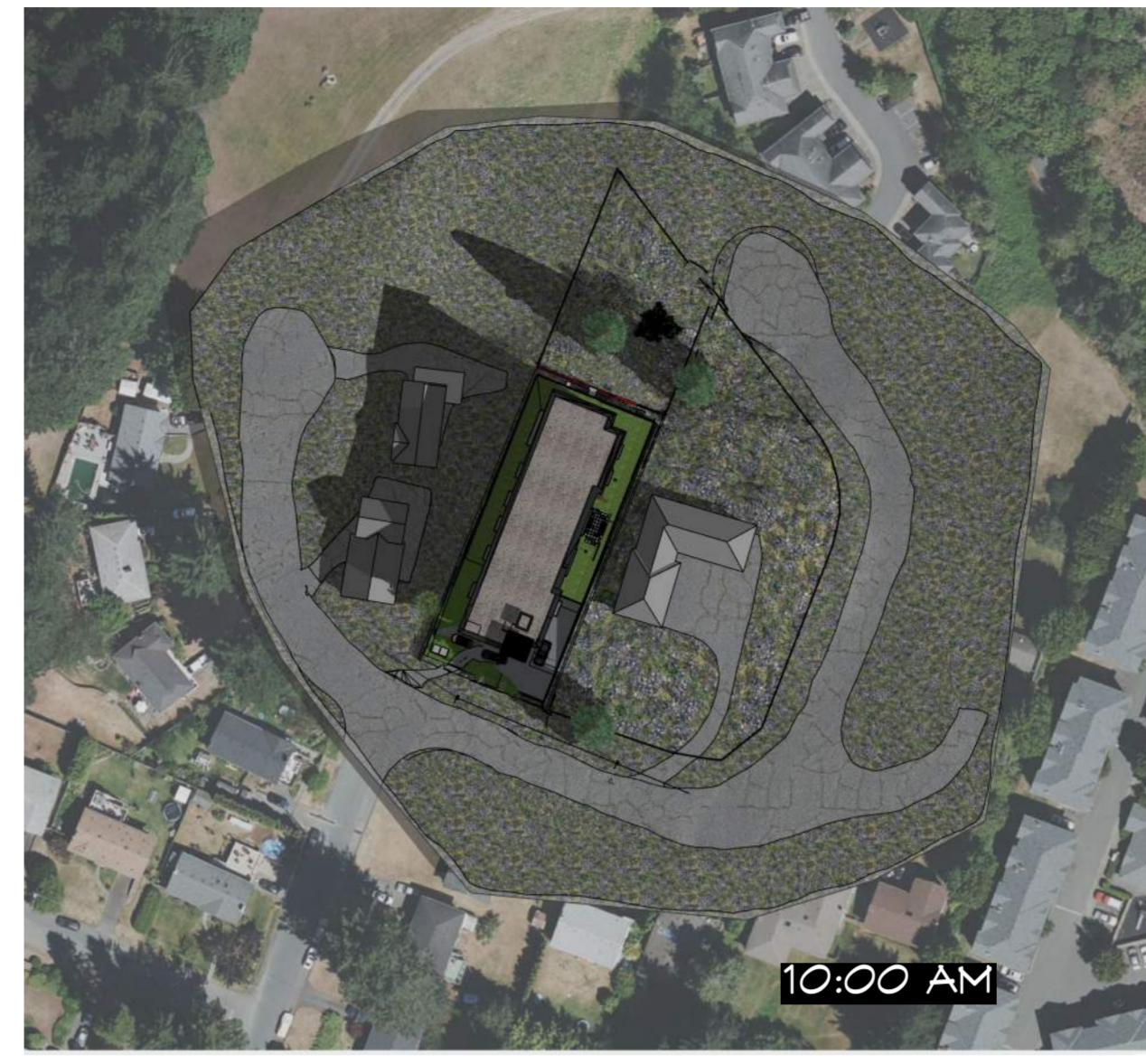
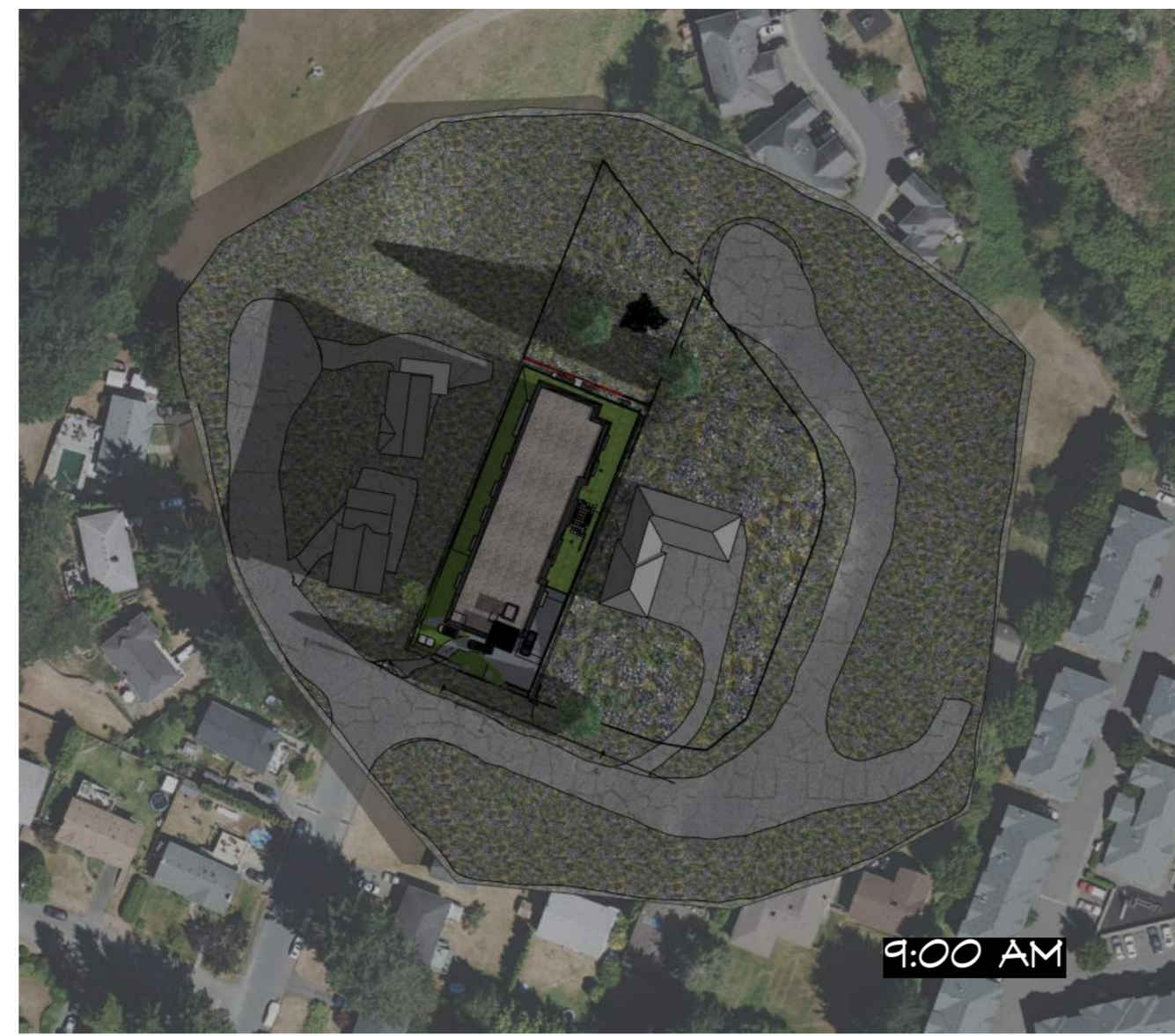
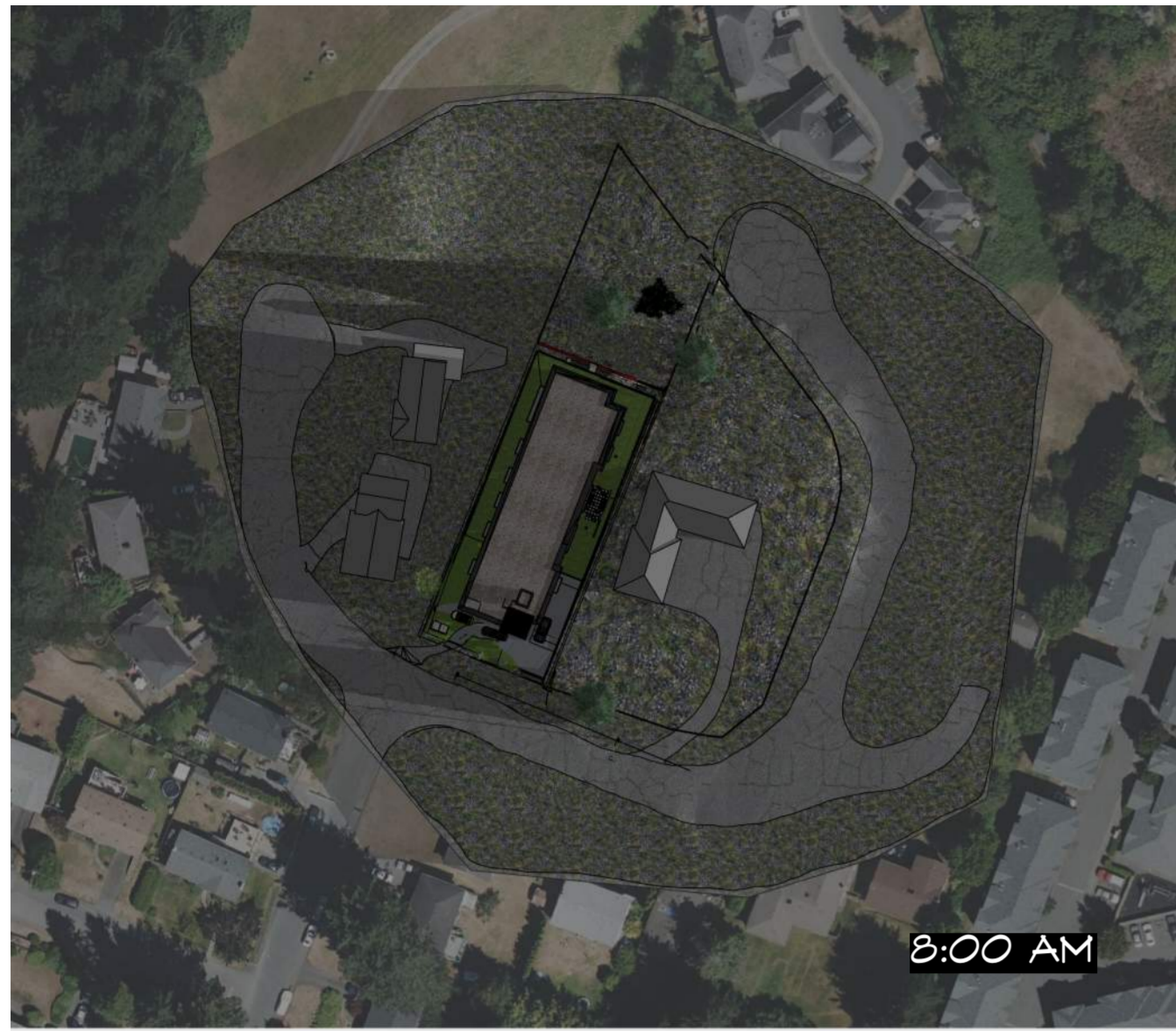
Exit Stair #3

1 N/S SECTION  
Scale: 1/8" = 1'-0"



2 E/W SECTION  
Scale: 1/8" = 1'-0"

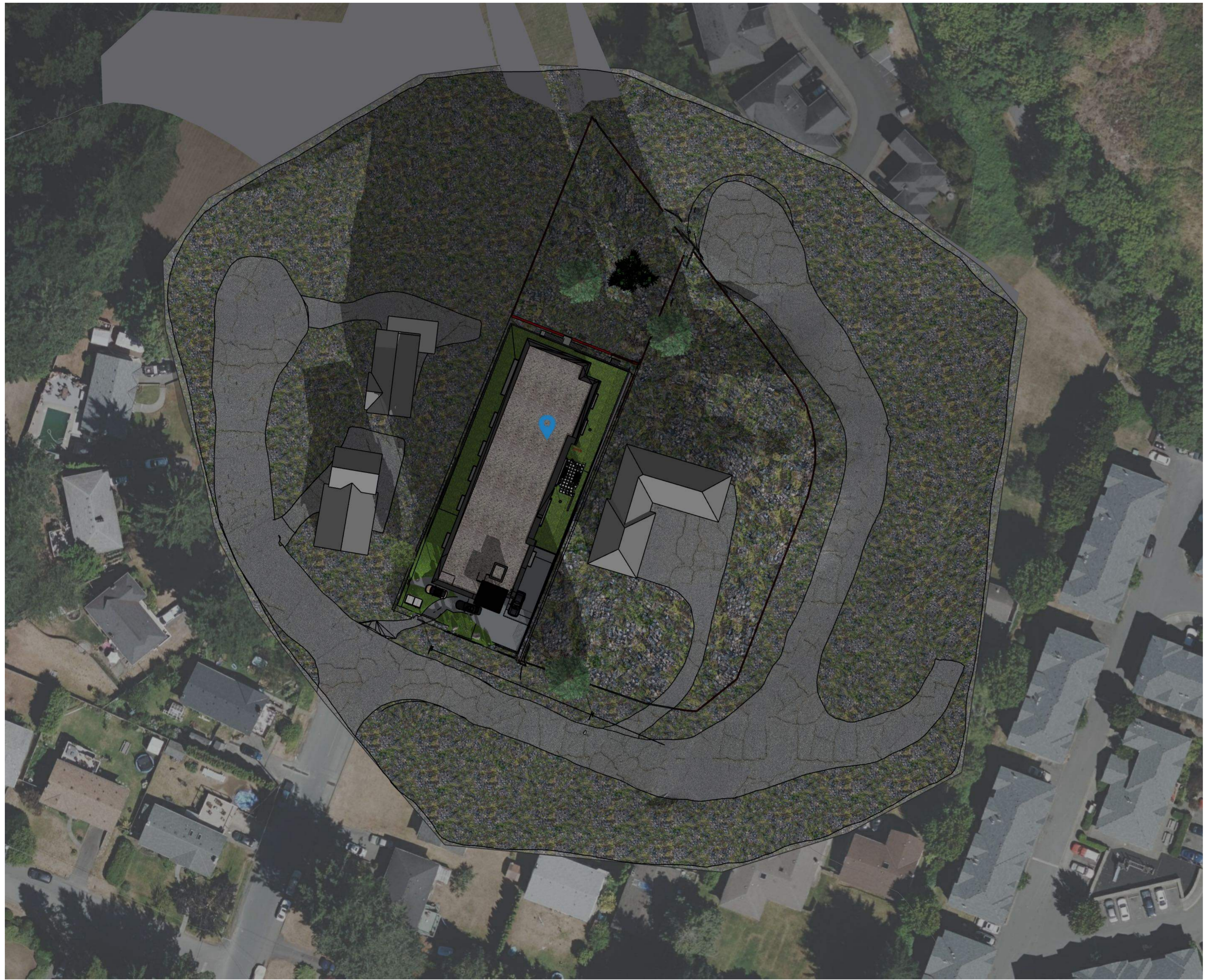
		project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329
		Schematic Design Phase	Issued For Rezoning
drawing title: <b>North/South Section</b>	drawn by: njm	scale: As Noted	date: 24/07/17
	checked by: njm		drawing no.: <b>SK-1.7</b>



# Equinox

March 21st.,  
8:00a.m. to 5:00p.m.

 LIDA HOMES THE PRIORITY OF COMPLETE CUSTOMER SATISFACTION	 MJM Architect Inc. 200, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5402 e-mail: michael@mjmarchitect.ca	project name: <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.	project no.: 2329	
		Schematic Design Phase	Issued For Rezoning	
drawing title: <b>Shadow Study</b>	drawn by: mjm	scale: As Noted	date: 24/07/17	drawing no.: <b>SK-2.0</b>
	checked by: mjm		yyimidd	



# Winter Solstice

December 21st.  
12:00p.m. (Noon)

		<small>project name:</small> <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.		<small>project no.:</small> 2329	
		<small>drawing title:</small> <b>Shadow Study</b>		<small>issued for:</small> <b>Rezoning</b>	
<small>200, 500 Yates Street, Victoria, B.C.</small> <small>V8W 2Z9</small> <small>Ph: 250-681-5432 e-mail: michael@mjmarchitect.ca</small>		<small>drawn by:</small> mjm	<small>scale:</small> As Noted	<small>date:</small> 24/07/17	<small>drawing no.:</small> <b>SK-2.1</b>





# Summer Solstice

June 21st.  
12:00p.m. (Noon)

		<small>project name:</small> <b>6 Storey Apartment Development</b> 396 Tamarack Road, Colwood, B.C.		<small>project no.:</small> 2329	
		<small>drawing title:</small> <b>Shadow Study</b>		<small>issued for:</small> <b>Rezoning</b>	
<small>200, 500 Yates Street, Victoria, B.C.</small> <small>V8W 2Z9</small> <small>Ph: 250-681-5402 e-mail: michael@mjmarchitect.ca</small>		<small>drawn by:</small> mjm	<small>scale:</small> As Noted	<small>date:</small> 24/07/17	<small>drawing no.:</small> <b>SK-2.2</b>