

1 Existing Site Plan  
A1 Scale: 1:100

Date  
Jan 07, 2025

Project Address  
221 Goldfinch Road  
Colwood, B.C.  
Prepared for  
Serano Properties

Project #  
8919

Scale  
As Noted

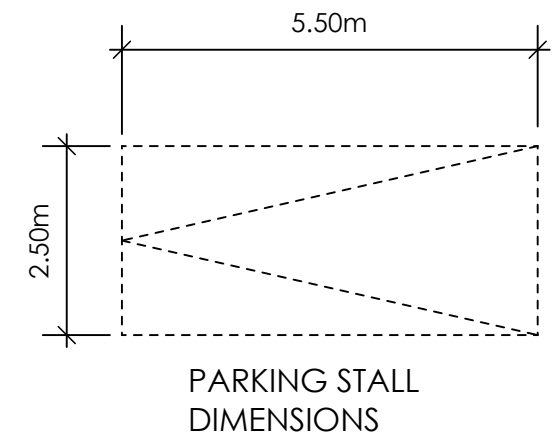
Drawn By  
PN

# Rezoning Application

SITE DATA	
ITEMS	PROPOSED
LOT AREA BEFORE ROAD DEDICATION	1278.88 sq.m.
LOT AREA AFTER ROAD DEDICATION	1150.25 sq.m.
LOT COVERAGE (BEFORE ROAD DEDICATION)	33.20 %
OPEN SITE AREA (BEFORE ROAD DEDICATION)	36.51 %
SETBACKS	
- FRONT (NORTH WEST)	4.08 m.
- REAR (SOUTH EAST)	6.00 m.
- SIDE (NORTH EAST)	4.16 m.
- SIDE (SOUTH WEST)	1.50 m.
BUILDIN HEIGHT	
	11.26 m.
GROSS FLOOR AREA OF ALL BUILDINGS	
F.A.R. (BEFORE ROAD DEDICATION)	0.77 TO 1.0
OFF-STREET PARKING	
PARKING STALLS PER UNIT	3 Stalls
2 FOR MAIN RESIDENCE, 1 FOR POSSIBLE SUITE	
TOTAL NUMBER OF PARKING STALLS	12 Stalls

PROPOSED FLOOR AREA	BLOCK 1
UNIT 1	
- UPPER	91.49 sq.m.
- MAIN	91.07 sq.m.
- LOWER	51.37 sq.m.
- GARAGE	35.61 sq.m.
SUB-TOTAL G.F.A.	269.54 sq.m.
GARAGE ALLOWANCE	-35.61 sq.m.
GROSS FLOOR AREA	233.93 sq.m.
UNIT 2	
- UPPER	85.00 sq.m.
- MAIN	100.53 sq.m.
- LOWER	64.61 sq.m.
- GARAGE	34.68 sq.m.
SUB-TOTAL G.F.A.	284.82 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	250.14 sq.m.
GROSS FLOOR AREA OF BUILDING	484.07 sq.m.

PROPOSED FLOOR AREA	BLOCK 2
UNIT 1	
- UPPER	85.11 sq.m.
- MAIN	100.45 sq.m.
- LOWER	64.39 sq.m.
- GARAGE	34.37 sq.m.
SUB-TOTAL G.F.A.	284.32 sq.m.
GARAGE ALLOWANCE	-34.37 sq.m.
GROSS FLOOR AREA	249.95 sq.m.
UNIT 2	
- UPPER	84.86 sq.m.
- MAIN	100.45 sq.m.
- LOWER	64.51 sq.m.
- GARAGE	34.68 sq.m.
SUB-TOTAL G.F.A.	284.50 sq.m.
GARAGE ALLOWANCE	-34.68 sq.m.
GROSS FLOOR AREA	249.82 sq.m.
GROSS FLOOR AREA OF BUILDING	499.77 sq.m.



1 Proposed Site Plan  
A2 Scale: 1:100



#105 - 859 ORONO AVENUE  
LANGFORD, B.C.  
V9B 2T9  
P. 250.382.7374  
F. 250.382.7364

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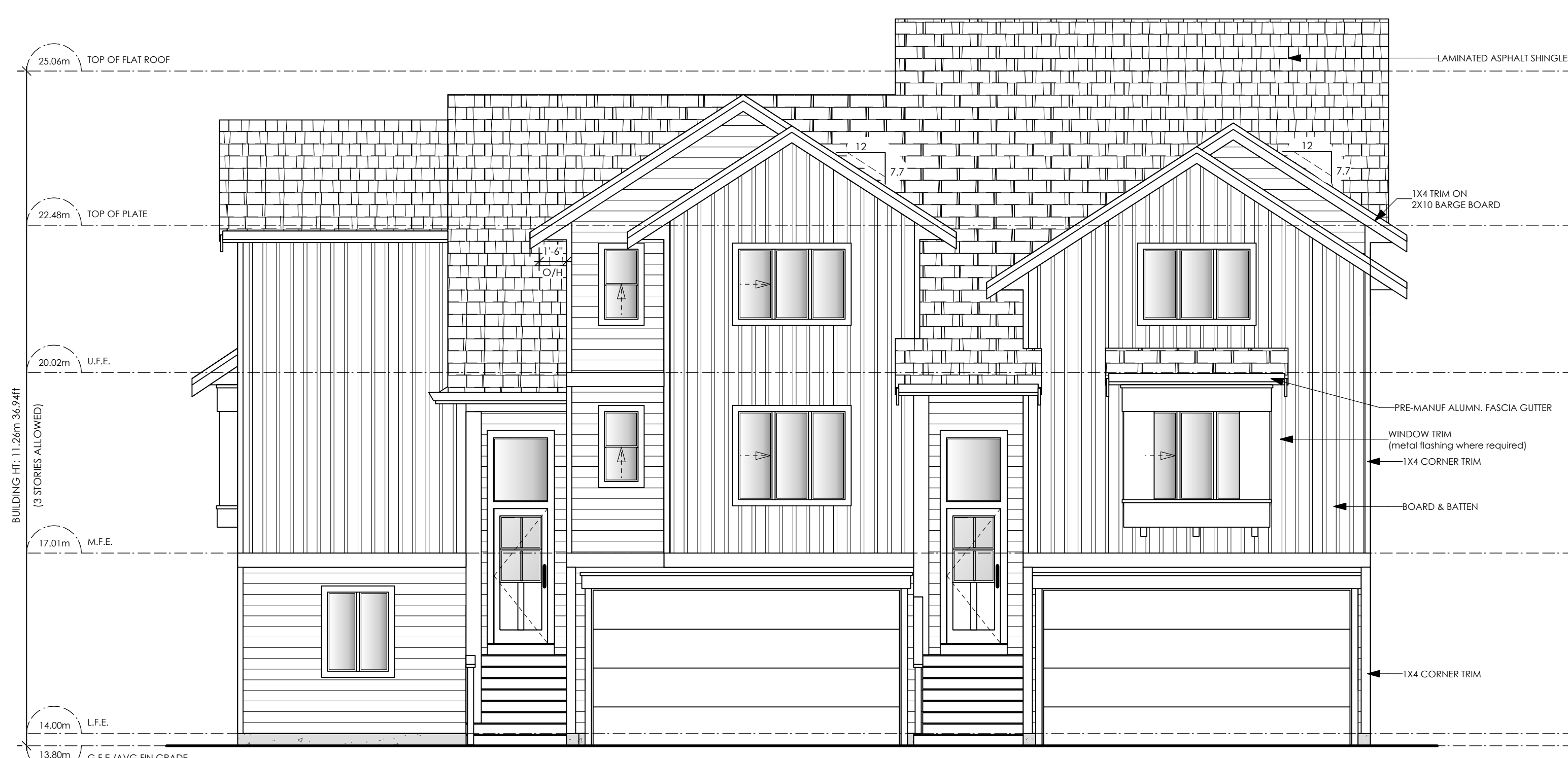
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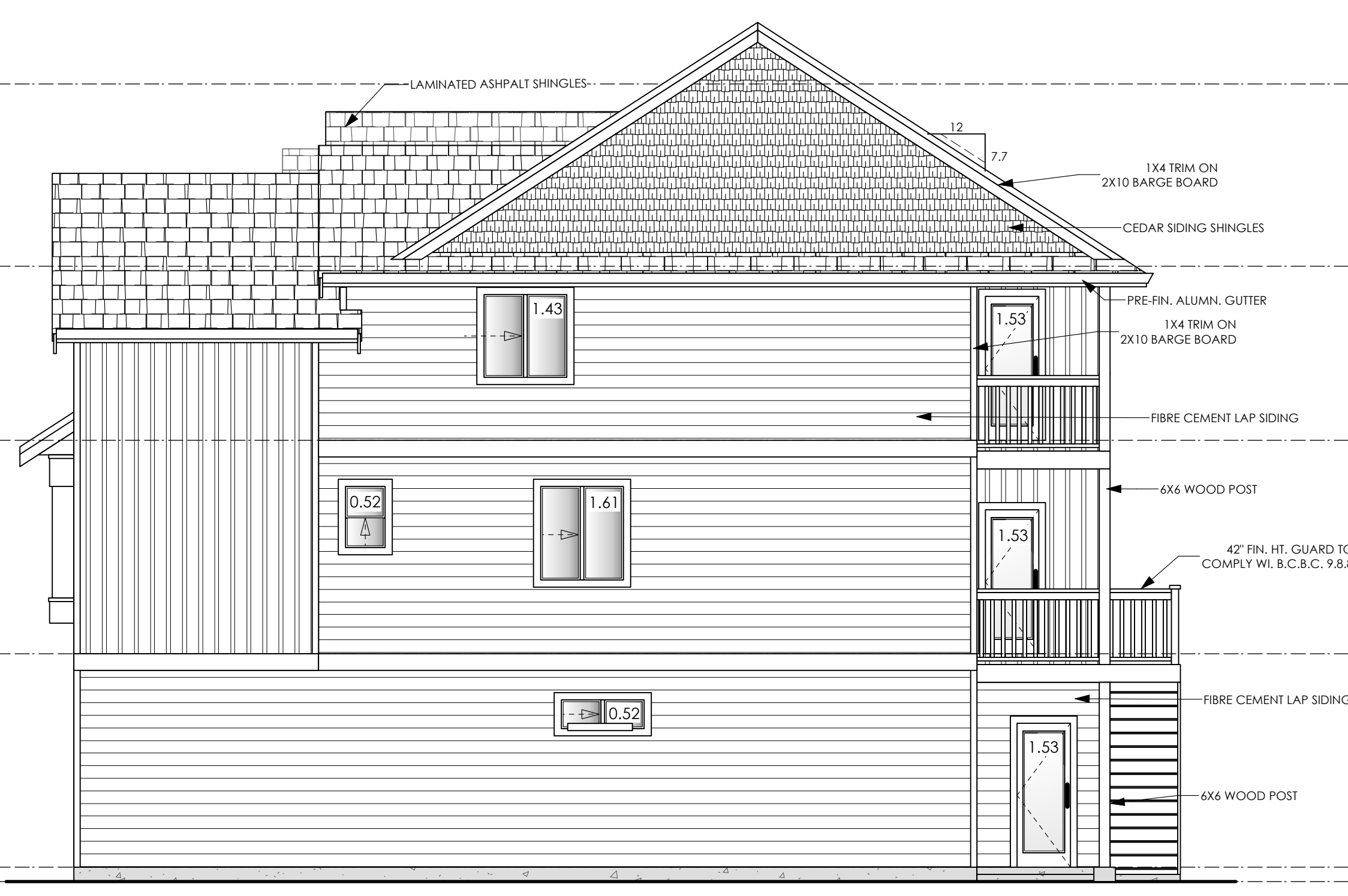
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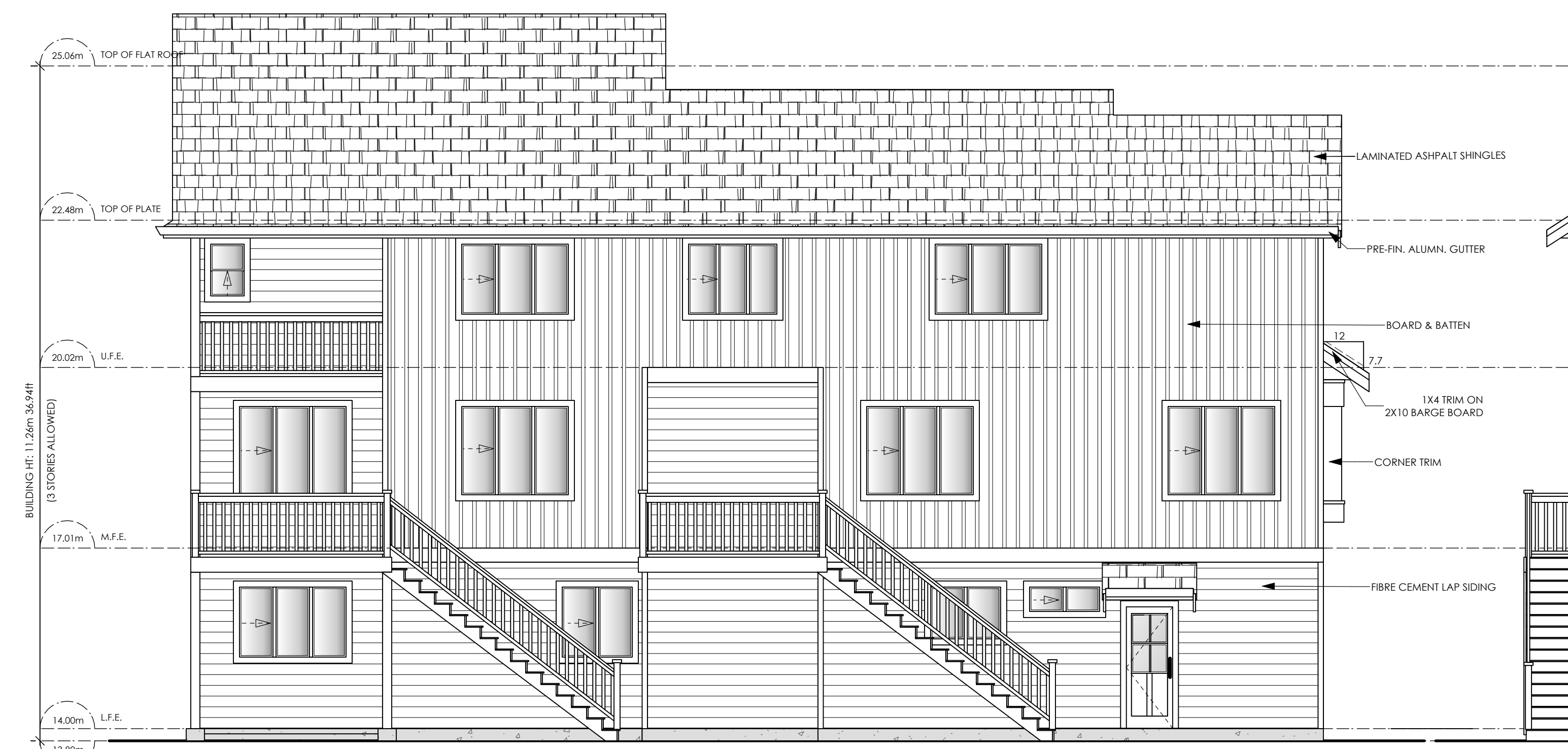


1 Front Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

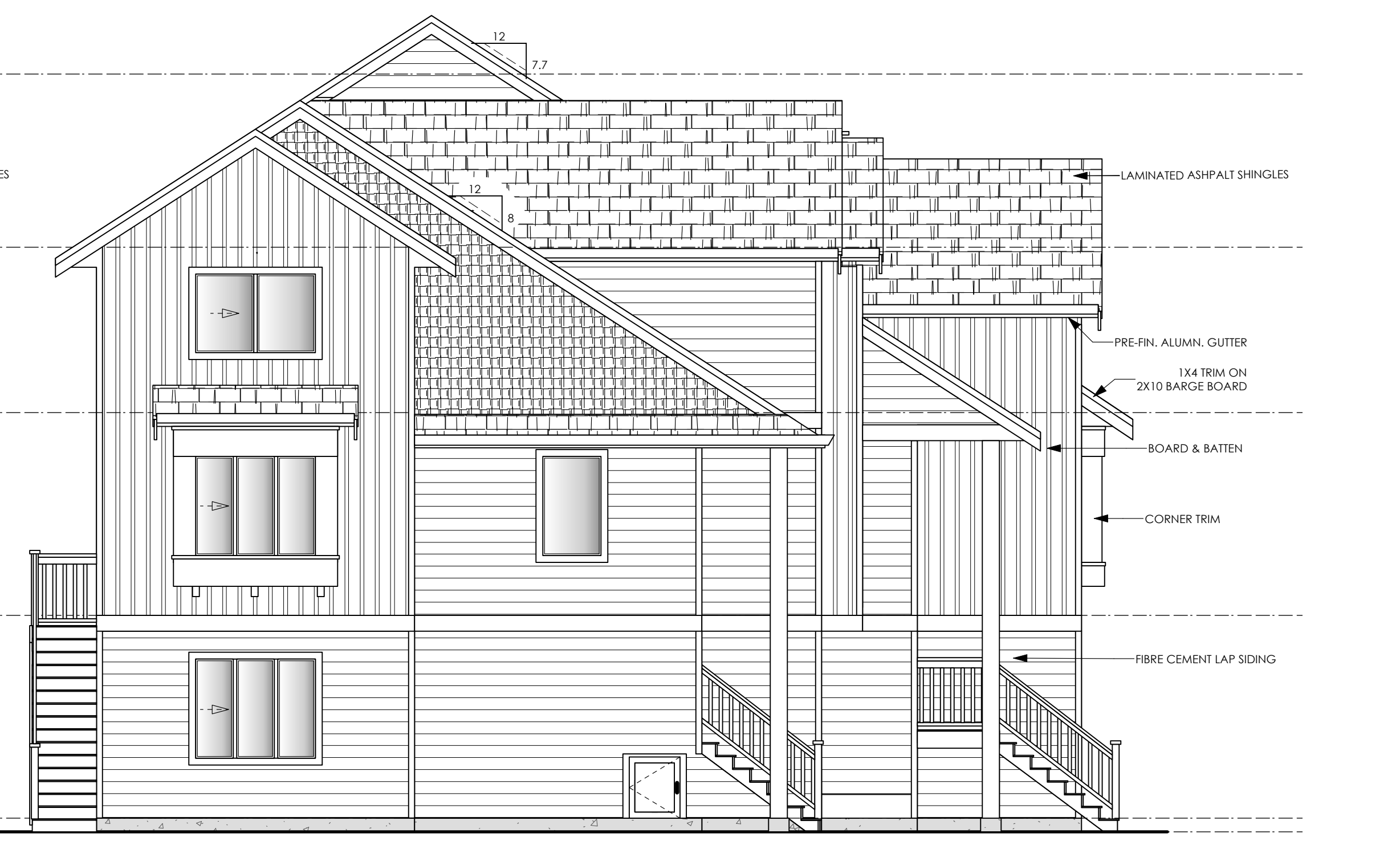


2 Right Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

Calculated Limiting Distance	1.50	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	8.67	sq.m.



3 Rear Elevation Block 1  
A3 Scale: 3/16" = 1'-0"



4 Left Elevation Block 1  
A3 Scale: 3/16" = 1'-0"

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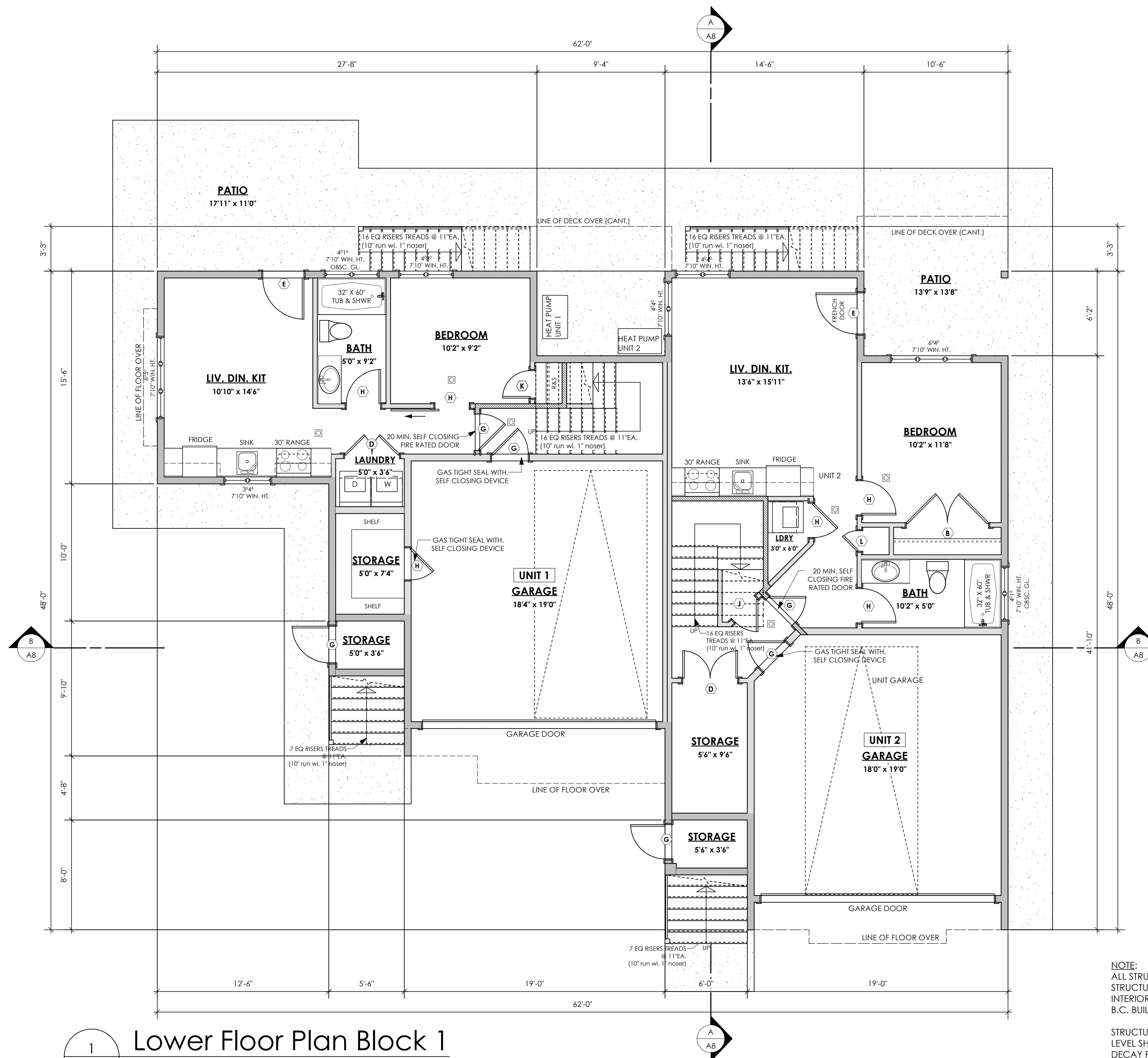
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# Rezoning Application



**1**  
A4 Lower Floor Plan Block 1  
Scale: 1/4" = 1'-0"

UNIT 1		UNIT 2	
PRIMARY RESIDENCE:	142.30 sq.ft. (13.22 sq.m.)	PRIMARY RESIDENCE:	183.63 sq.ft. (17.06 sq.m.)
SECONDARY SUITE:	455.10 sq.ft. (38.15 sq.m.)	SECONDARY SUITE:	511.82 sq.ft. (47.55 sq.m.)
TOTAL LIVING:	597.40 sq.ft. (51.37 sq.m.)	TOTAL LIVING:	695.45 sq.ft. (64.61 sq.m.)
GARAGE:	383.30 sq.ft. (35.61 sq.m.)	GARAGE:	373.29 sq.ft. (34.68 sq.m.)

**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(G)	2'8" X 6'8" (32" X 80")
(B)	6'0" X 6'8" (72" X 80")	(H)	2'6" X 6'8" (30" X 80")
(C)	5'0" X 6'8" (60" X 80")	(J)	2'4" X 6'8" (28" X 80")
(D)	4'0" X 6'8" (48" X 80")	(K)	2'0" X 6'8" (24" X 80")
(E)	3'0" X 6'8" (36" X 80")	(L)	1'6" X 6'8" (18" X 80")

**NOTE:**  
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 9.23.13. AND SUPPLY DETAILS IF REQUIRED.

STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3).  
SEE ELEVATIONS FOR WINDOW AND DOOR DESIGN AND CLARIFICATION ON WINDOW OPERATION. ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT) VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING.

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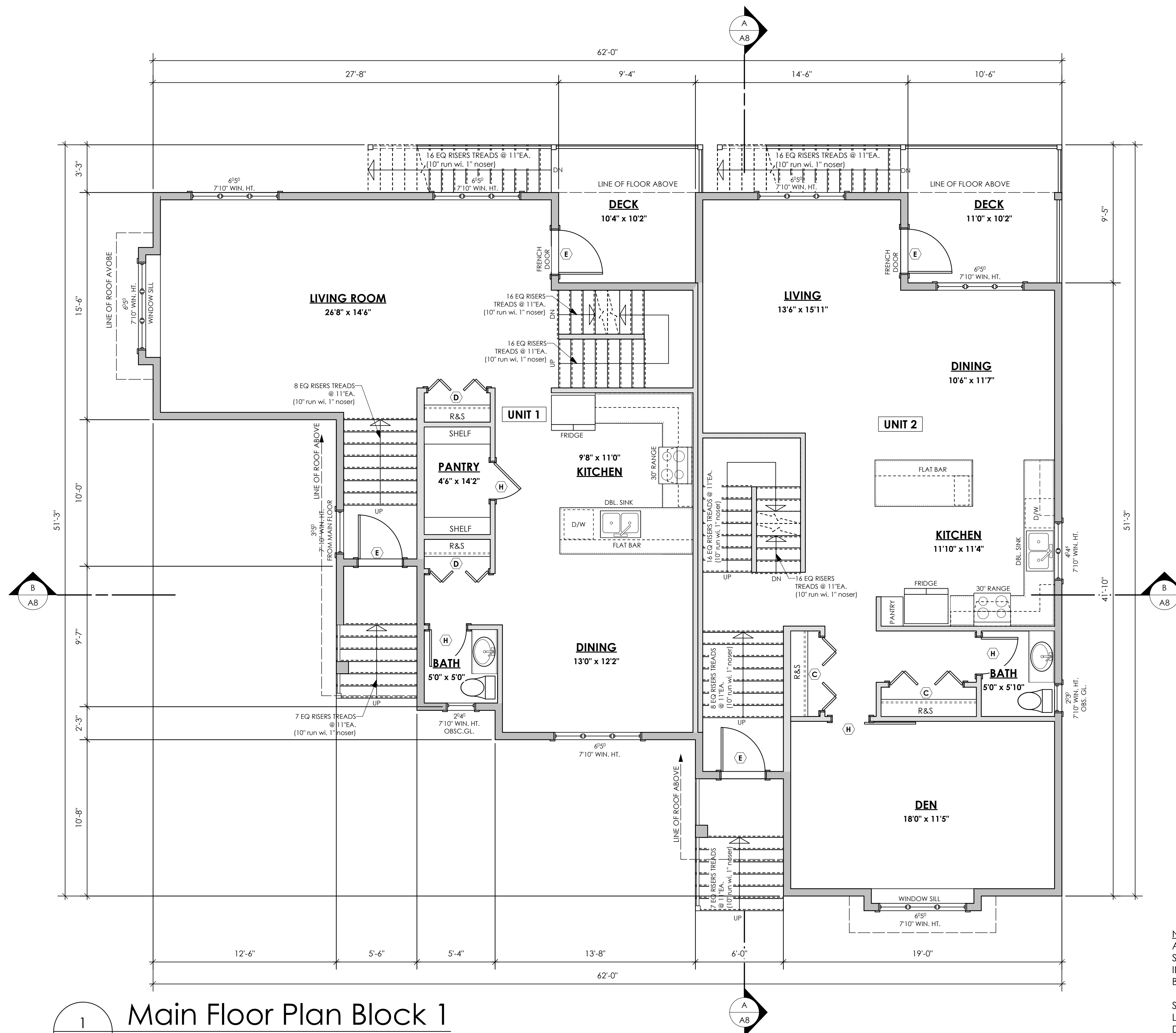
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# Rezoning Application



**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
(D)	4'0" X 6'8" (48" X 80")	(J)	2'4" X 6'8" (28" X 80")
(E)	3'0" X 6'8" (36" X 80")	(K)	2'0" X 6'8" (24" X 80")
		(L)	1'6" X 6'8" (18" X 80")

**1** Main Floor Plan Block 1  
A5 Scale: 1/4" = 1'-0"

UNIT 1  
PRIMARY RESIDENCE MAIN FLOOR: 980.27 sq.ft. (91.07 sq.m.)

UNIT 2  
PRIMARY RESIDENCE MAIN FLOOR: 1,082.10 sq.ft. (100.53 sq.m.)

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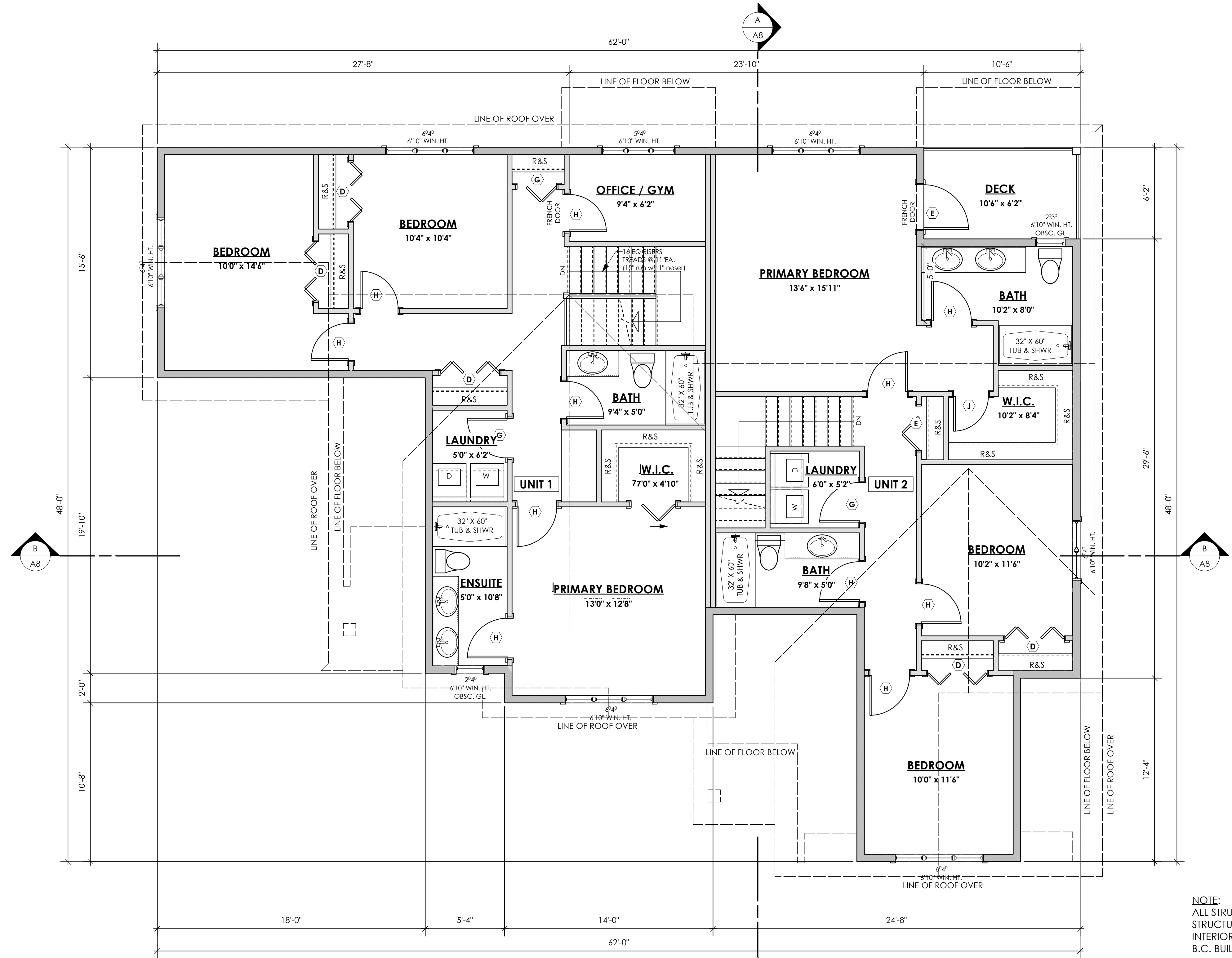
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# Rezoning Application



**DOOR SCHEDULE**

(A)	80 X 68 (96" X 80")	(G)	28 X 68 (32" X 80")
(B)	60 X 68 (72" X 80")	(H)	26 X 68 (30" X 80")
(C)	50 X 68 (60" X 80")	(J)	24 X 68 (28" X 80")
(D)	40 X 68 (48" X 80")	(K)	20 X 68 (24" X 80")
(E)	30 X 68 (36" X 80")	(L)	16 X 68 (18" X 80")

**1** Upper Floor Plan Block 1  
A6 Scale: 1/4" = 1'-0"

UNIT 1  
UNIT 1 PRIMARY RESIDENCE UPPER FLOOR: 984.79 sq.ft. (91.49 sq.m.)

UNIT 2  
UNIT 2 PRIMARY RESIDENCE UPPER FLOOR: 914.93 sq.ft. (85.00 sq.m.)

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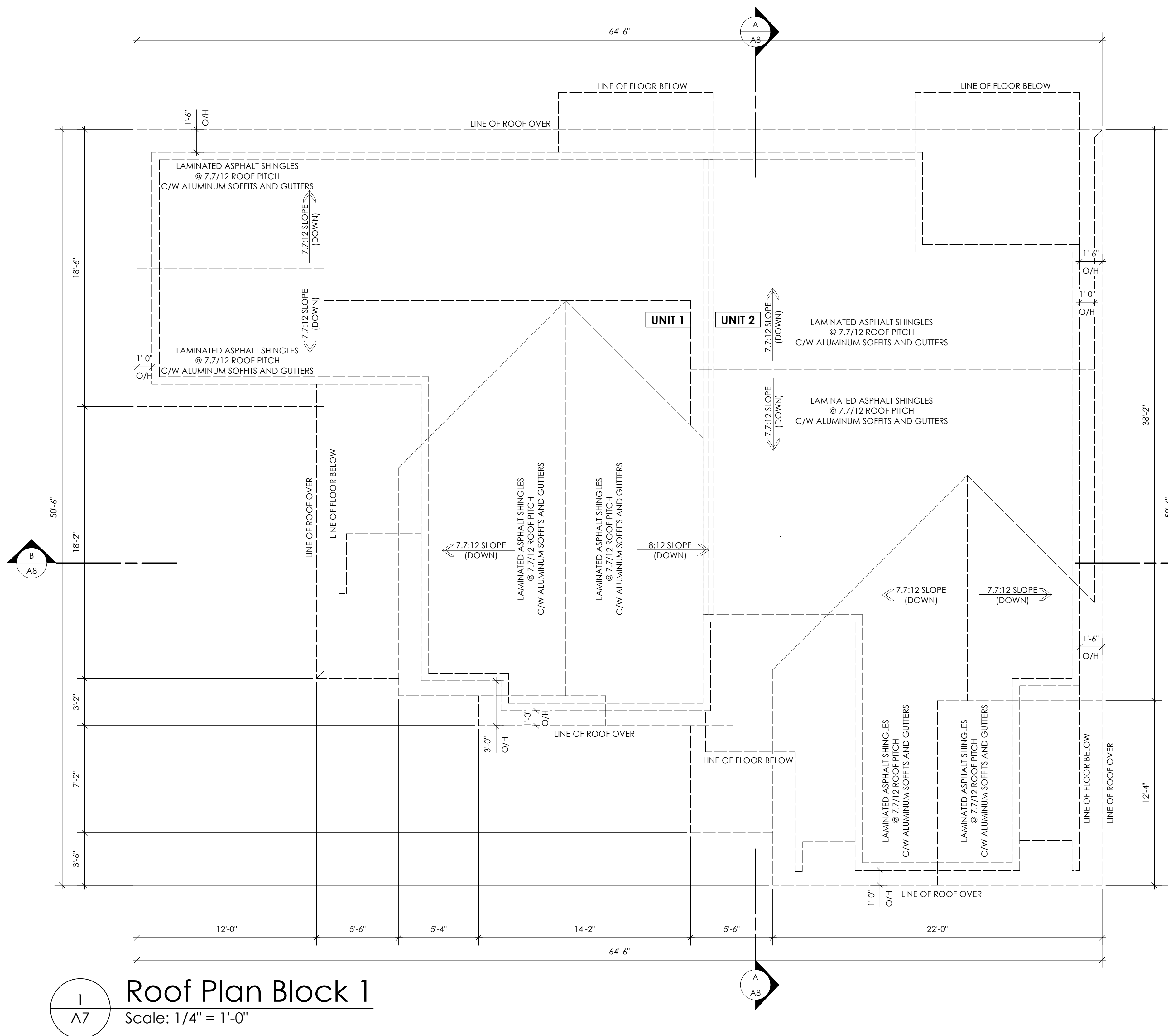
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1 Roof Plan Block 1  
A7 Scale: 1/4" = 1'-0"

**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(G)	2'8" X 6'8" (32" X 80")
(B)	6'0" X 6'8" (72" X 80")	(H)	2'6" X 6'8" (30" X 80")
(C)	5'0" X 6'8" (60" X 80")	(J)	2'4" X 6'8" (28" X 80")
(D)	4'0" X 6'8" (48" X 80")	(K)	2'0" X 6'8" (24" X 80")
(E)	3'0" X 6'8" (36" X 80")	(L)	1'6" X 6'8" (18" X 80")

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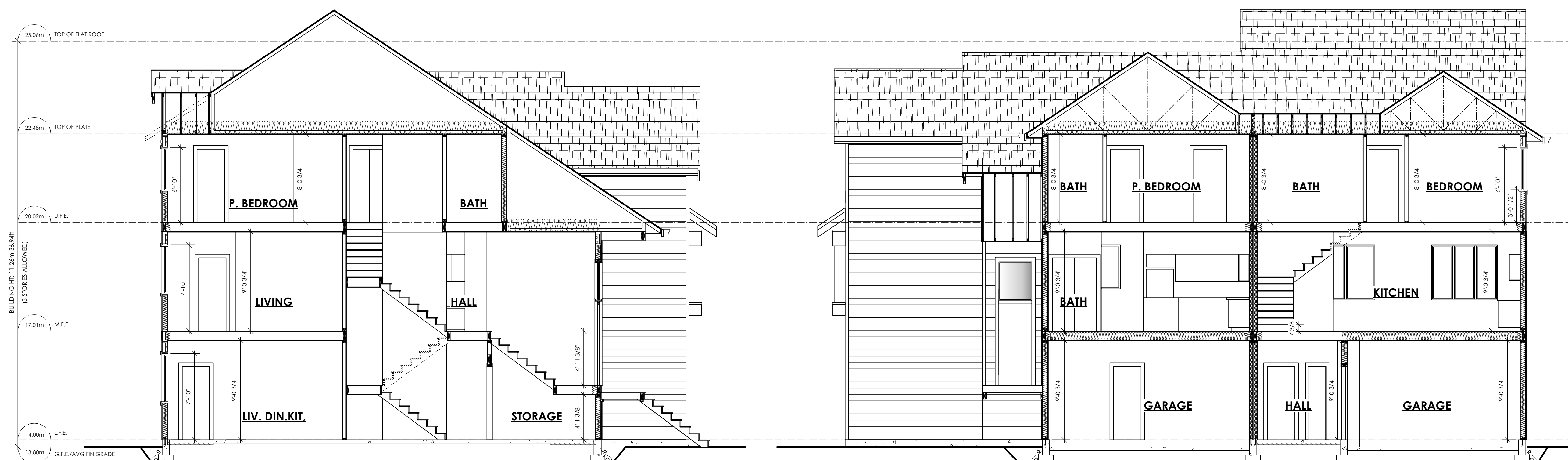
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# Rezoning Application



1  
A8 Section A Block 1  
Scale: 3/16" = 1'-0"

1  
A8 Section B Block 1  
Scale: 3/16" = 1'-0"

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Rezoning Application

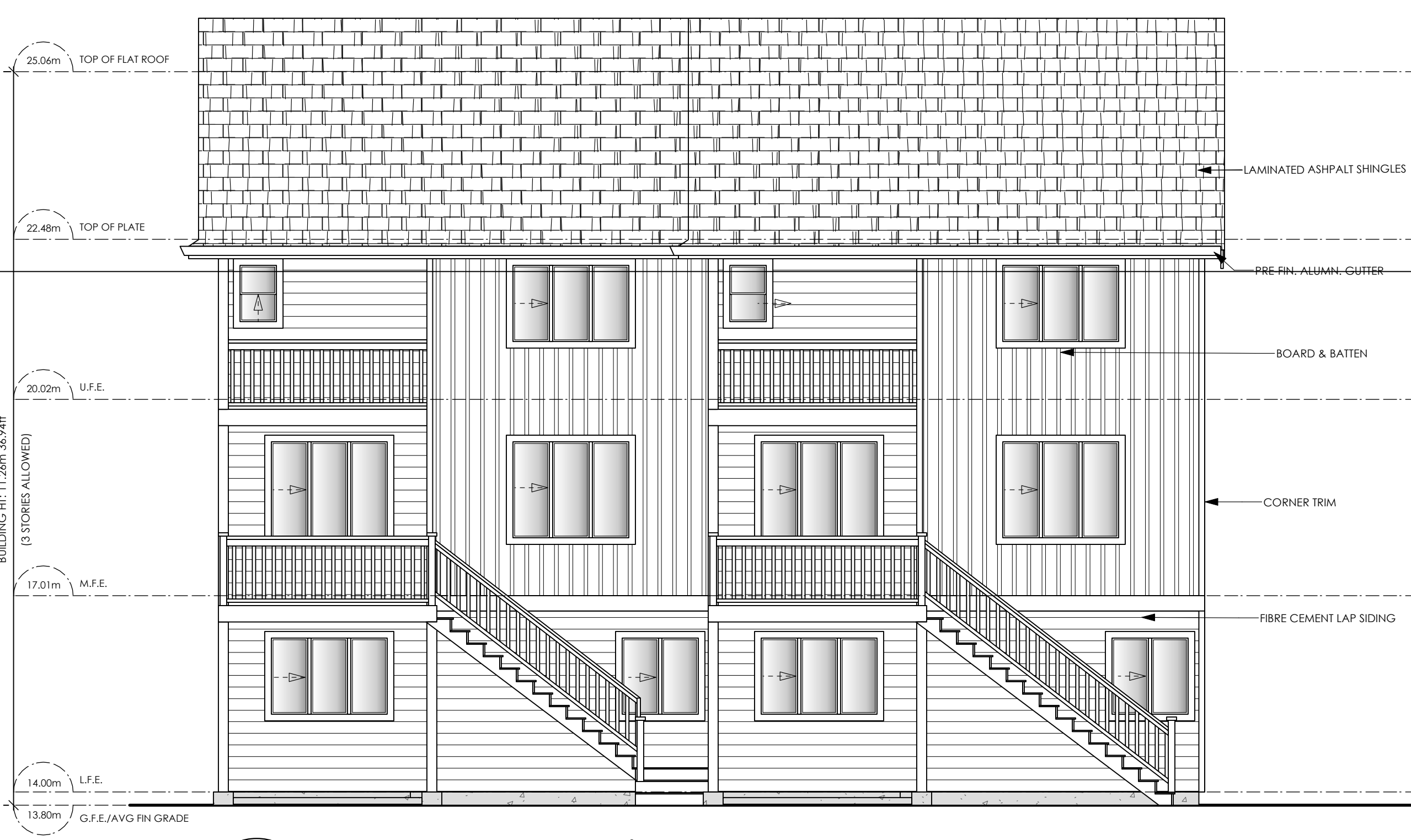


**1** Front Elevation Block 2  
A9 Scale: 3/16" = 1'-0"

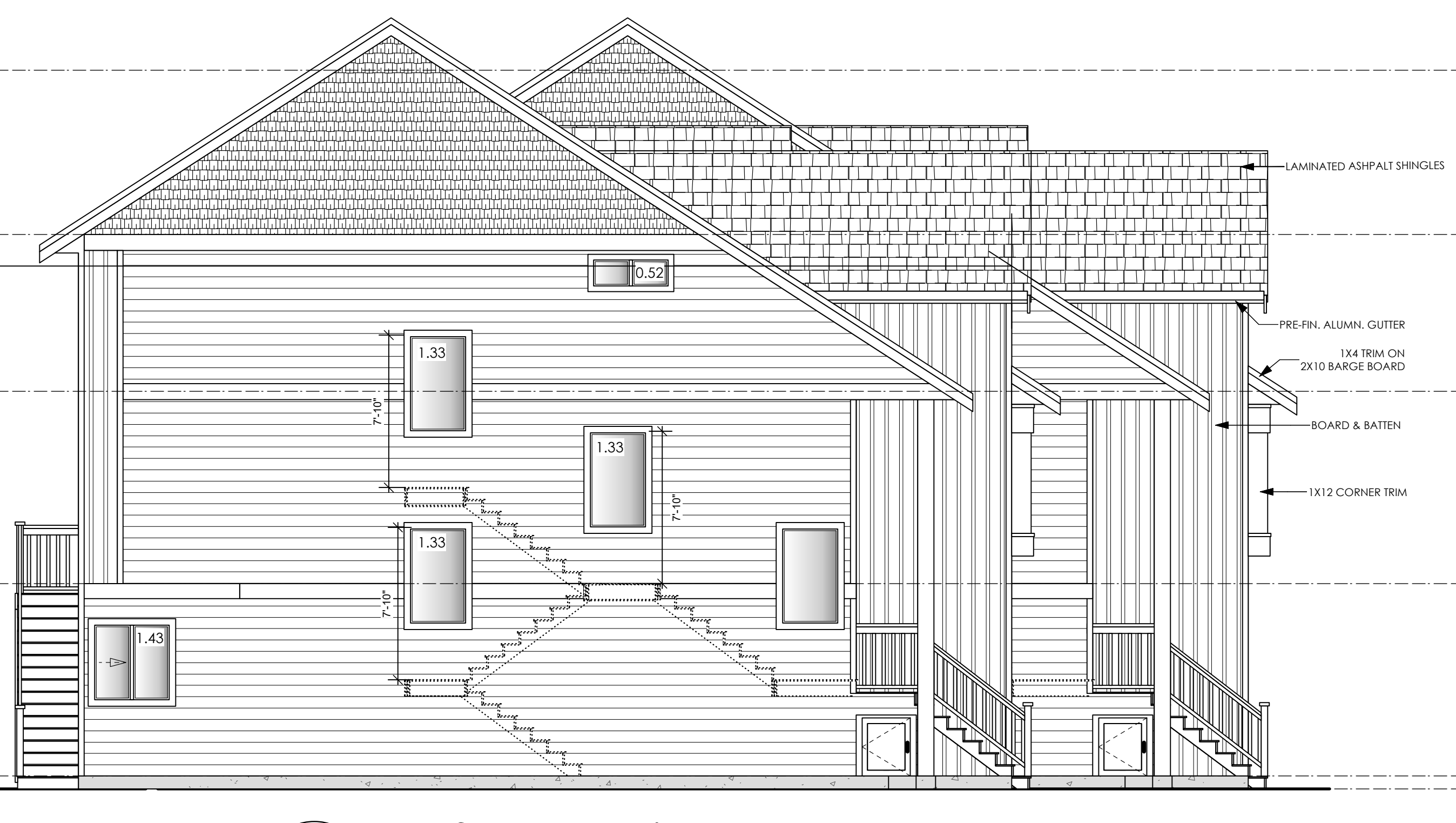


**2** Right Elevation Block 2  
A9 Scale: 3/16" = 1'-0"

UNIT 1		
Calculated Limiting Distance	1.50	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	8.67	sq.m.
UNIT 2		
Calculated Limiting Distance	12.22	m.
Exposed Building Face	32.21	sq.m.
Allowable Openings	100	%
Allowable Opening Area	32.21	sq.m.
Proposed Openings	4.59	sq.m.



**3** Rear Elevation Block 2  
A9 Scale: 3/16" = 1'-0"



**4** Left Elevation Block 2  
A9 Scale: 3/16" = 1'-0"

UNIT 2		
Calculated Limiting Distance	1.20	m.
Exposed Building Face	127.09	sq.m.
Allowable Openings	7	%
Allowable Opening Area	8.89	sq.m.
Proposed Openings	5.94	sq.m.

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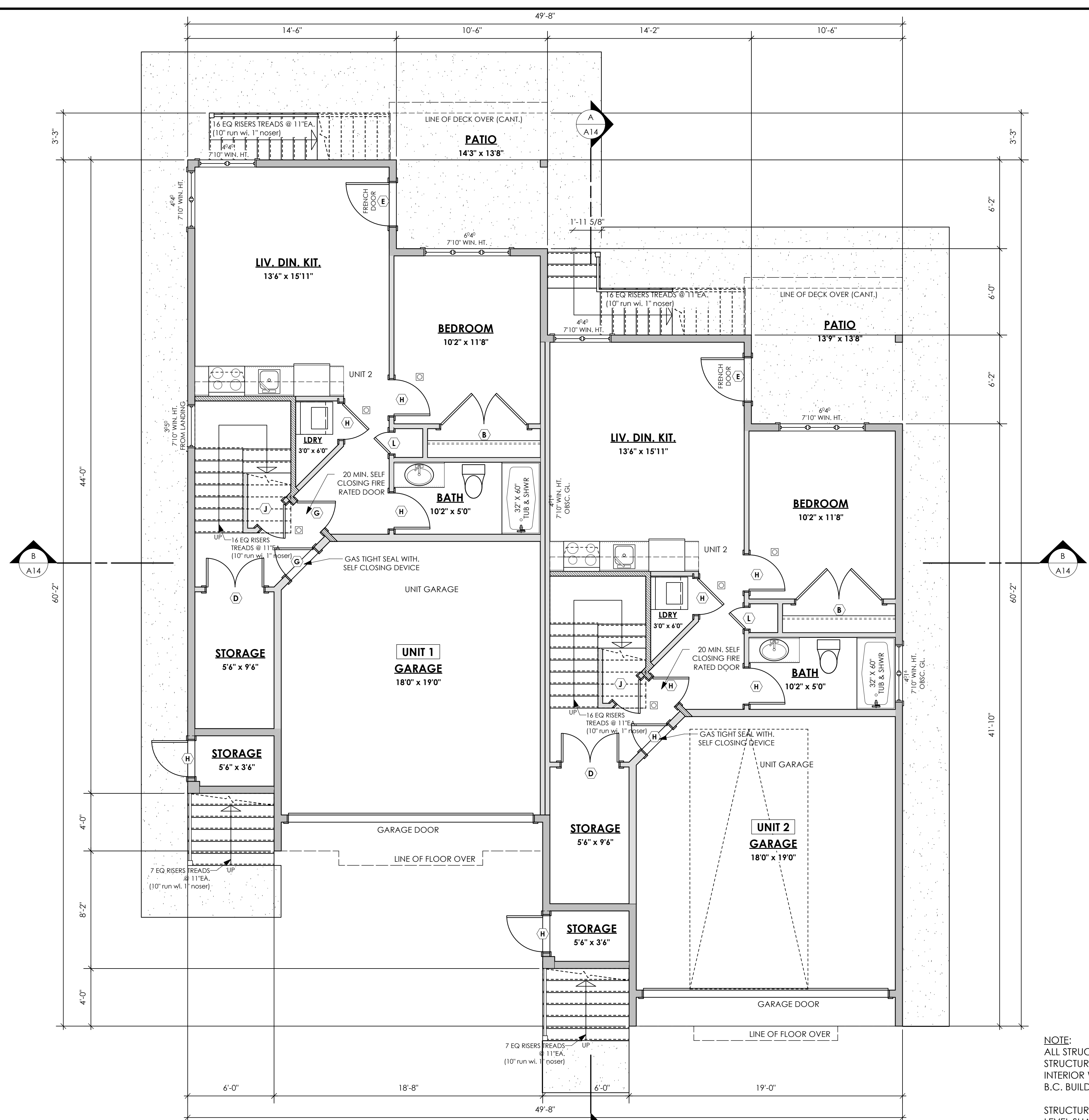
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# Rezoning Application



**1**  
A10 Lower Floor Plan Block 2  
Scale: 1/4" = 1'-0"

UNIT 1		UNIT 2	
PRIMARY RESIDENCE:	183.63 sq.ft. (17.06 sq.m.)	PRIMARY RESIDENCE:	183.63 sq.ft. (17.06 sq.m.)
SECONDARY SUITE:	509.46 sq.ft. (47.33 sq.m.)	SECONDARY SUITE:	510.75 sq.ft. (47.45 sq.m.)
TOTAL LIVING:	693.09 sq.ft. (64.39 sq.m.)	TOTAL LIVING:	694.38 sq.ft. (64.51 sq.m.)
GARAGE:	369.96 sq.ft. (34.37 sq.m.)	GARAGE:	373.29 sq.ft. (34.68 sq.m.)

**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
(D)	4'0" X 6'8" (48" X 80")	(J)	2'4" X 6'8" (28" X 80")
(E)	3'0" X 6'8" (36" X 80")	(K)	2'0" X 6'8" (24" X 80")
		(L)	1'6" X 6'8" (18" X 80")

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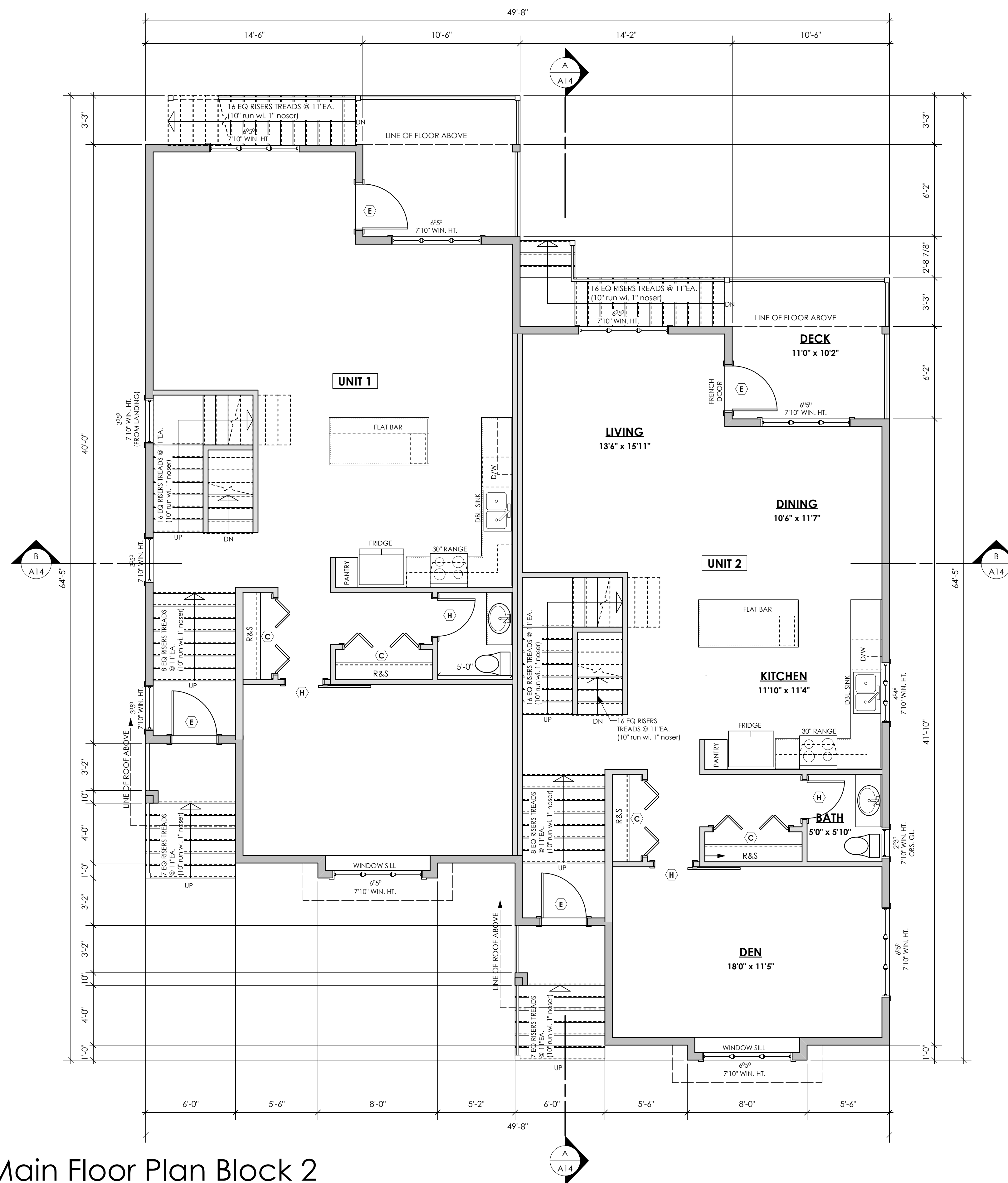
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**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
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(E)	3'0" X 6'8" (36" X 80")	(K)	2'0" X 6'8" (24" X 80")
		(L)	1'6" X 6'8" (18" X 80")

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**1**  
A11 **Main Floor Plan Block 2**  
Scale: 1/4" = 1'-0"

UNIT 1  
PRIMARY RESIDENCE MAIN FLOOR: 1,081.23 sq.ft. (100.45 sq.m.)

UNIT 2  
PRIMARY RESIDENCE MAIN FLOOR: 1,081.23 sq.ft. (100.45 sq.m.)

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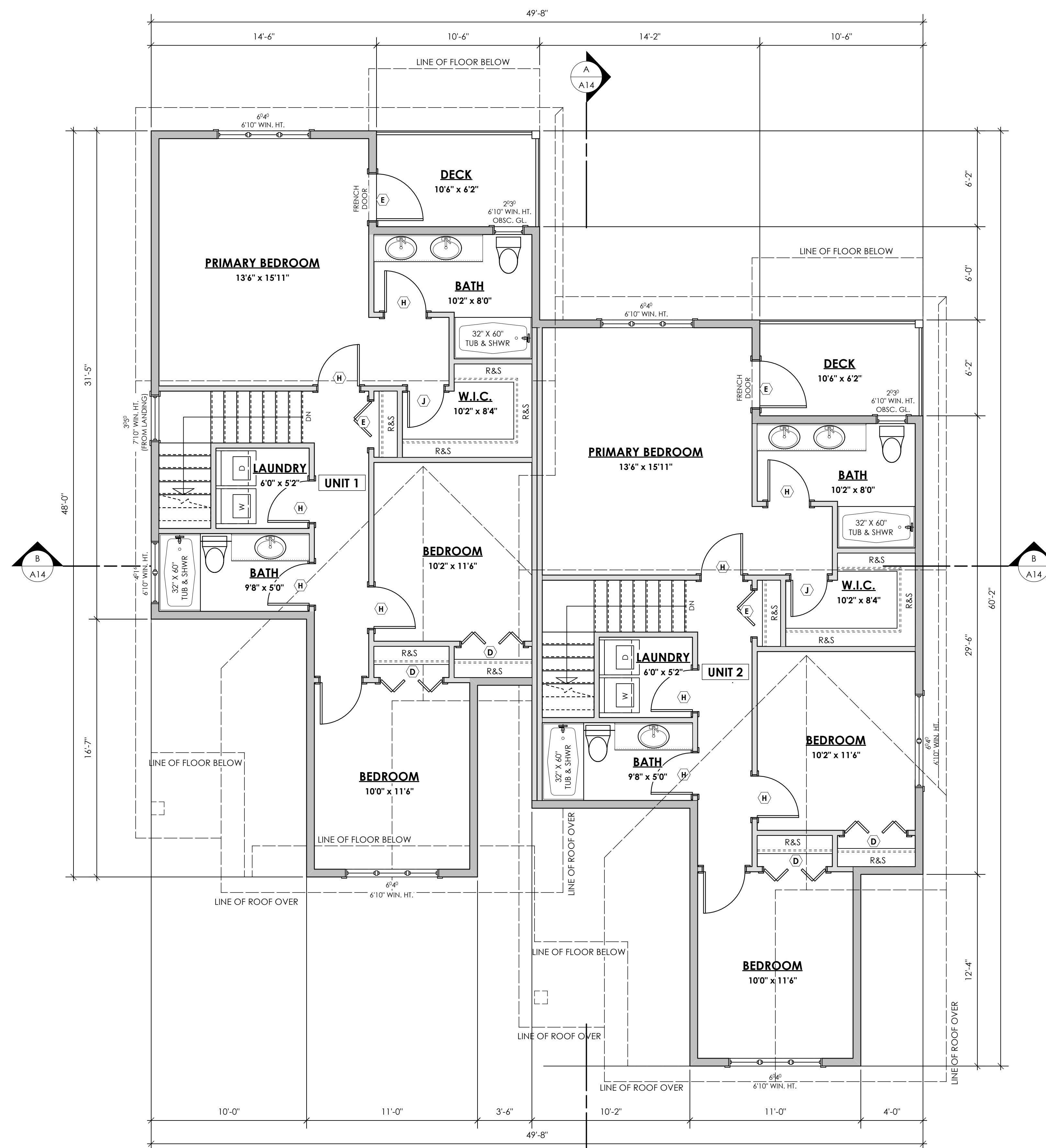
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# Rezoning Application



1  
A12

### Upper Floor Plan Block 2

Scale: 1/4" = 1'-0"

UNIT 1

PRIMARY RESIDENCE UPPER FLOOR: 916.12 sq.ft. (85.11 sq.m.)

UNIT 2

PRIMARY RESIDENCE UPPER FLOOR: 913.43 sq.ft. (84.86 sq.m.)

DOOR SCHEDULE	
(A)	8'0" X 6'8" (9'6" X 8'0")
(B)	6'0" X 6'8" (7'2" X 8'0")
(C)	5'0" X 6'8" (6'0" X 8'0")
(D)	4'0" X 6'8" (4'8" X 8'0")
(E)	3'0" X 6'8" (3'6" X 8'0")
(F)	2'10" X 6'8" (3'4" X 8'0")
(G)	2'8" X 6'8" (3'2" X 8'0")
(H)	2'6" X 6'8" (3'0" X 8'0")
(J)	2'4" X 6'8" (2'8" X 8'0")
(K)	2'0" X 6'8" (2'4" X 8'0")
(L)	1'6" X 6'8" (1'8" X 8'0")

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SEE ELEVATIONS FOR WINDOW AND DOOR DESIGN AND CLARIFICATION ON WINDOW OPERATION. ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT) VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING.

ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

**Date**

Jan 07, 2025

**Project Address**

221 Goldfinch Road  
Colwood, B.C.

**Prepared for**

Serano Properties

**Project #**

8919

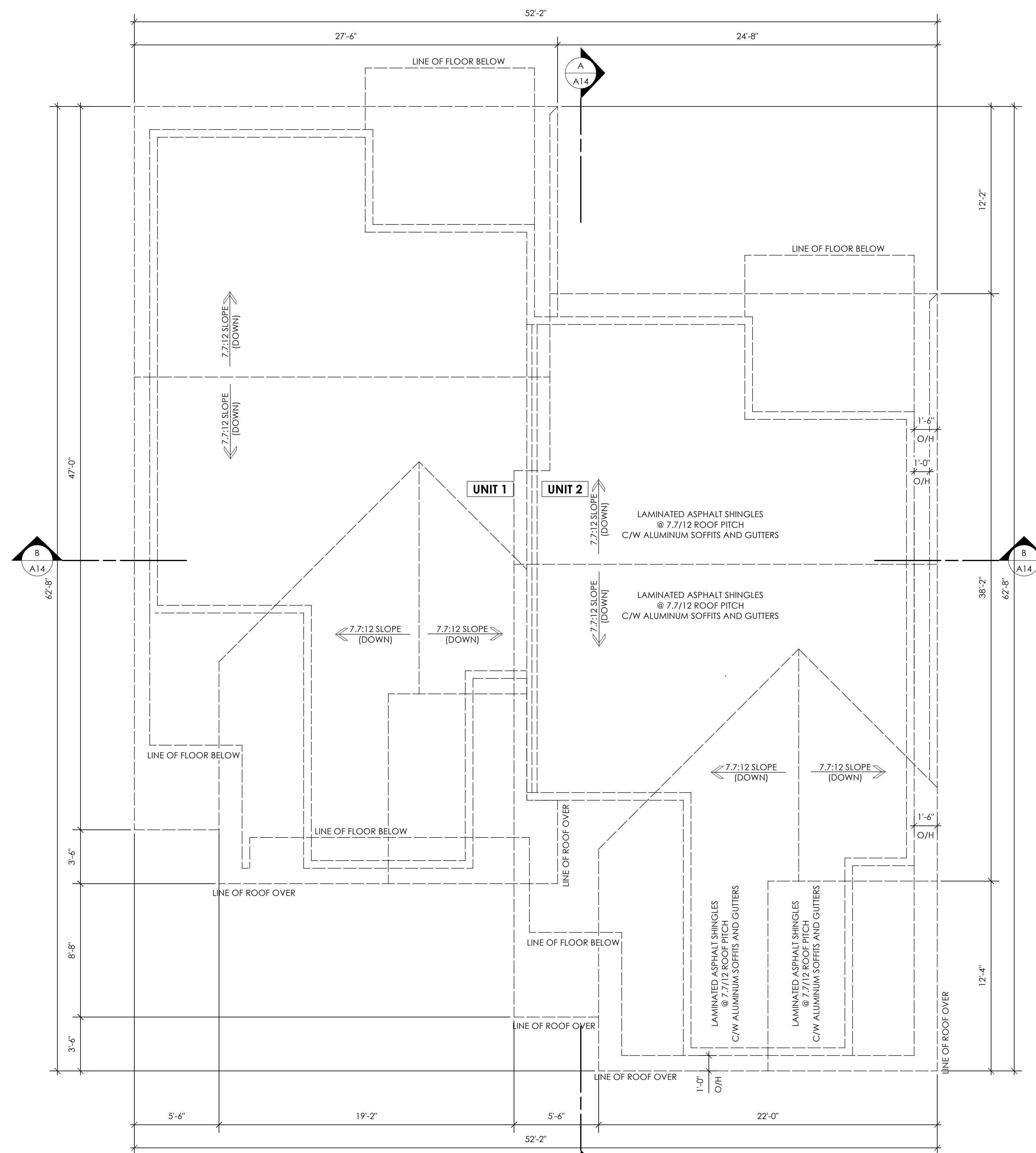
**Scale**

As Noted

**Drawn By**

PN

# Rezoning Application



1  
A13 **Roof Plan Block 2**  
Scale: 1/4" = 1'-0"

**DOOR SCHEDULE**

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
(D)	4'0" X 6'8" (48" X 80")	(J)	2'4" X 6'8" (28" X 80")
(E)	3'0" X 6'8" (36" X 80")	(K)	2'0" X 6'8" (24" X 80")
		(L)	1'6" X 6'8" (18" X 80")

**NOTE:**  
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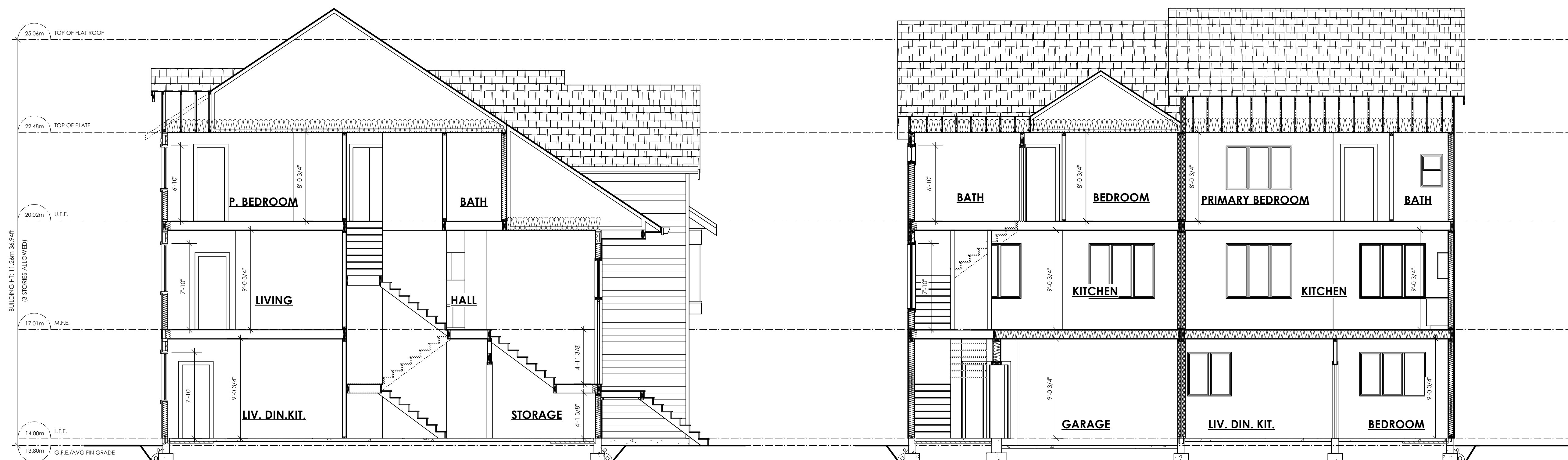
**Scale**

As Noted

**Drawn By**

PN

# Rezoning Application



1 Section A Block 2  
A14 Scale: 3/16" = 1'-0"

1 Section B Block 2  
A14 Scale: 3/16" = 1'-0"

Date

Jan 07, 2025

Project Address

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Scale

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Rezoning Application



-  Asphalt Shingles  
Dual Black
-  Gutters / Windows & Doors /  
Corner Trim / Guard Railing  
Benjamin Moore Jet Black  
2120-10
-  Fascia Boards & Entry Stairs  
Sherwin Williams White Dove  
OC-17
-  Board & Batten Siding  
Sherwin Williams White Dove  
OC-17
-  Horizontal Siding  
Sherwin Williams White Dove  
OC-17

1  
A15 **Colour Elevation**  
Scale: 3/16" = 1'-0"

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PN

**Rezoning Application**