

# 3157 METCHOSIN ROAD

LOT 1, SECTION 68, PLAN# 6144, DISTRICT: ESQUIMALT  
 PID 005-894-743, MUNICIPALITY OF COLWOOD

## APPLICATION DESCRIPTION

PROPOSAL TO REZONE PROPERTY FROM R1 RESIDENTIAL TO A SITE SPECIFIC/CD ZONE FOR THE PURPOSE OF DEVELOPING THE LAND TO BUILD 20 RENTAL UNITS WITHIN 5 BUILDINGS



GENERAL CONCEPT FOR ALL BUILDINGS  
 SPECIFIC LOOK MAY VARY

1  
A1

3D PERSPECTIVE VIEW  
 GENERAL REPRESENTATION



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 PHONE: 250-915-7965  
 E-MAIL: info@impacthomedesign.ca

ISSUES & REVISIONS		
NO.	DATE:	DESCRIPTION:
01	March 5/2025	Rezoning Application Drawings
02	April 2/2025	Rezoning Application Drawings Revised
03	May 29/2025	Rezoning Application Drawings Revised

CLIENT:  
**1498685BC LTD.**

PROJECT:  
**NEW CUSTOM  
 MULTI-FAMILY DWELLINGS  
 DEVELOPMENT PROPOSAL**

SITE:  
**3157 METCHOSIN ROAD  
 MUNICIPALITY OF COLWOOD**

SCALE: NTS DATE: 29/05/2025

DRAWN BY: T.S. BISSON JOB NO: 06824

DRAWING NAME:  
**COVER PAGE**

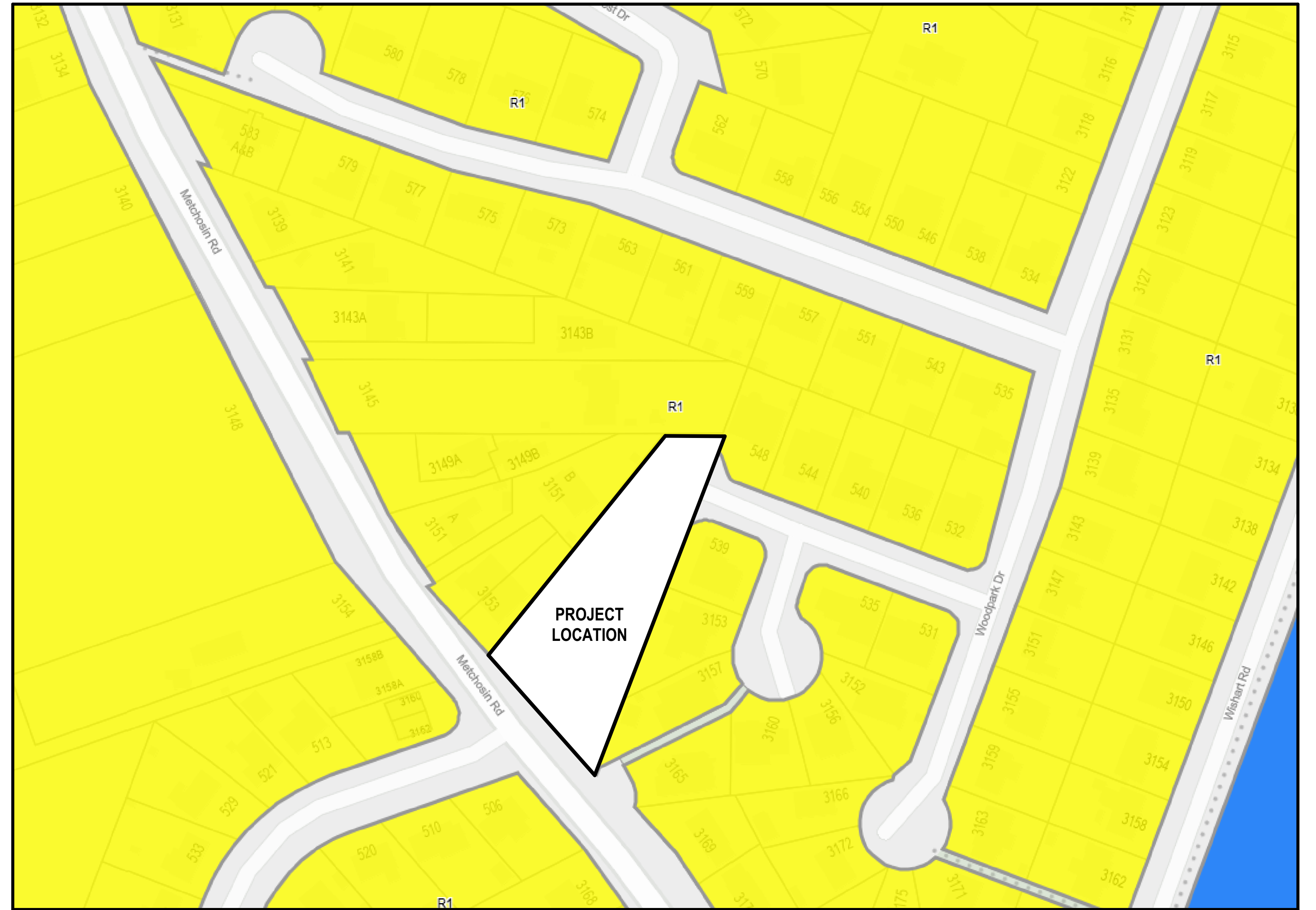
ISSUANCE:  
 REZONING APPLICATION DRAWINGS

DRAWING NO:

**A-1 of 16**



**1**  
**A2** VICINITY PLAN  
NOT TO SCALE



**2**  
**A2** ZONING PLAN  
NOT TO SCALE

**PROJECT INFO**

LEGAL DESCRIPTION		
LOT: 1	SECTION: 68	PLAN #: 6144
DISTRICT: ESQUIMALT	PID #: 005-894-743	CURRENT ZONE: R1
MUNICIPALITY OF COLWOOD		PROPOSED: SITE SPECIFIC/CD

CONSULTANTS & PROFESSIONALS	
OWNER	1498685BC LTD.
ARCHITECT	KILO ARCHITECTURE
DESIGN CONSULTANT	IMPACT HOME DESIGN
DEVELOPER CONSULTANT	KORS DEVELOPMENTS
BUILDER	LIDA HOMES
LANDSCAPE	TBD
CIVIL	CALID SERVICES
SURVEYOR	SUMMIT LAND SURVEYING
ARBORIST	TALMACK URBAN FORESTRY
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	TBD
GEOTECHNICAL	TBD

DEVELOPMENT SPECIFICS	
NUMBER OF UNITS:	20
NUMBER OF BUILDINGS:	5
STOREYS:	3
AMENITY AREAS:	2
PRIVATE ROAD:	6.92m
MANEUVERING AISLE:	6.0m

**SITE DATA**

GENERAL DATA			GROSS FLOOR AREA PER UNIT (ALL UNITS EXCEPT BUILDING 3)		
ITEM:	PROPOSED:	PERMITTED:	TOTAL:	131.98 m2	
EXISTING LOT SIZE:	3698.0 m2		UPPER FLOOR:	60.6 m2	
PROPOSED LOT SIZE:	2921.82 m2		MAIN FLOOR:	60.6 m2	
COVERAGE:	1195.52 m2	40.92%	LOWER FLOOR:	10.78 m2	
HEIGHT:	9.85m (approximate)		GARAGE:	46.64 m2	
REQUIRED YARDS			GROSS FLOOR AREA PER UNIT (BUILDING 3 UNITS)		
FRONT SETBACK <sup>(METCHOSIN)</sup> :	1.5m		TOTAL:	150.92 m2	
FRONT SETBACK <sup>(WOODEN)</sup> :	1.5m		UPPER FLOOR:	65.42 m2	
INTERIOR SETBACK <sup>(WEST)</sup> :	1.5m		MAIN FLOOR:	63.57 m2	
INTERIOR SETBACK <sup>(EAST)</sup> :	1.5m		LOWER FLOOR:	21.93 m2	
GRADES & SPACES			GARAGE:	36.5 m2	
OUTDOOR SPACE:	> 15.8 m2 (per unit)		GROSS FLOOR AREA PER BUILDING		
OPEN SPACE:	1031.17 m2	35.29%	TOTAL:	2715.06 m2	
AMENITY SPACE:	~ 303.29 m2	10.38%	BUILDING 1:	527.92 m2	
IMPERVIOUS SPACE:	695.5 m2	23.8%	BUILDING 2:	395.94 m2	
PARKING (MAIN):	40		BUILDING 3:	603.38 m2	
PARKING (GUEST):	1		BUILDING 4:	527.92 m2	
ACCESSABLE PARKING:	1		BUILDING 5:	659.9 m2	
SMALL STALL PARKING:	8 (of 40)	20.0%	FLOOR SPACE RATIO CALCULATION		
LOT COVERAGE			527.92 + 395.94 + 603.38 + 527.92 + 659.9 = 2715.06 / 2921.82 = 0.929 = .93:1		
TOTAL:	1195.52 m2	40.92%	AVERAGE GRADE CALCULATION		
BUILDING 1:	238.33 m2				
BUILDING 2:	178.75 m2				
BUILDING 3:	242.2 m2				
BUILDING 4:	238.33 m2				
BUILDING 5:	297.91 m2				

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**3157 METCHOSIN ROAD MUNICIPALITY OF COLWOOD**

SCALE: NTS DATE: 29/05/2025  
 DRAWN BY: T.S. BISSON JOB NO: 06824

DRAWING NAME:  
**PROJECT DETAILS**

ISSUANCE:  
**REZONING APPLICATION DRAWINGS**

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**A-2 of 16**



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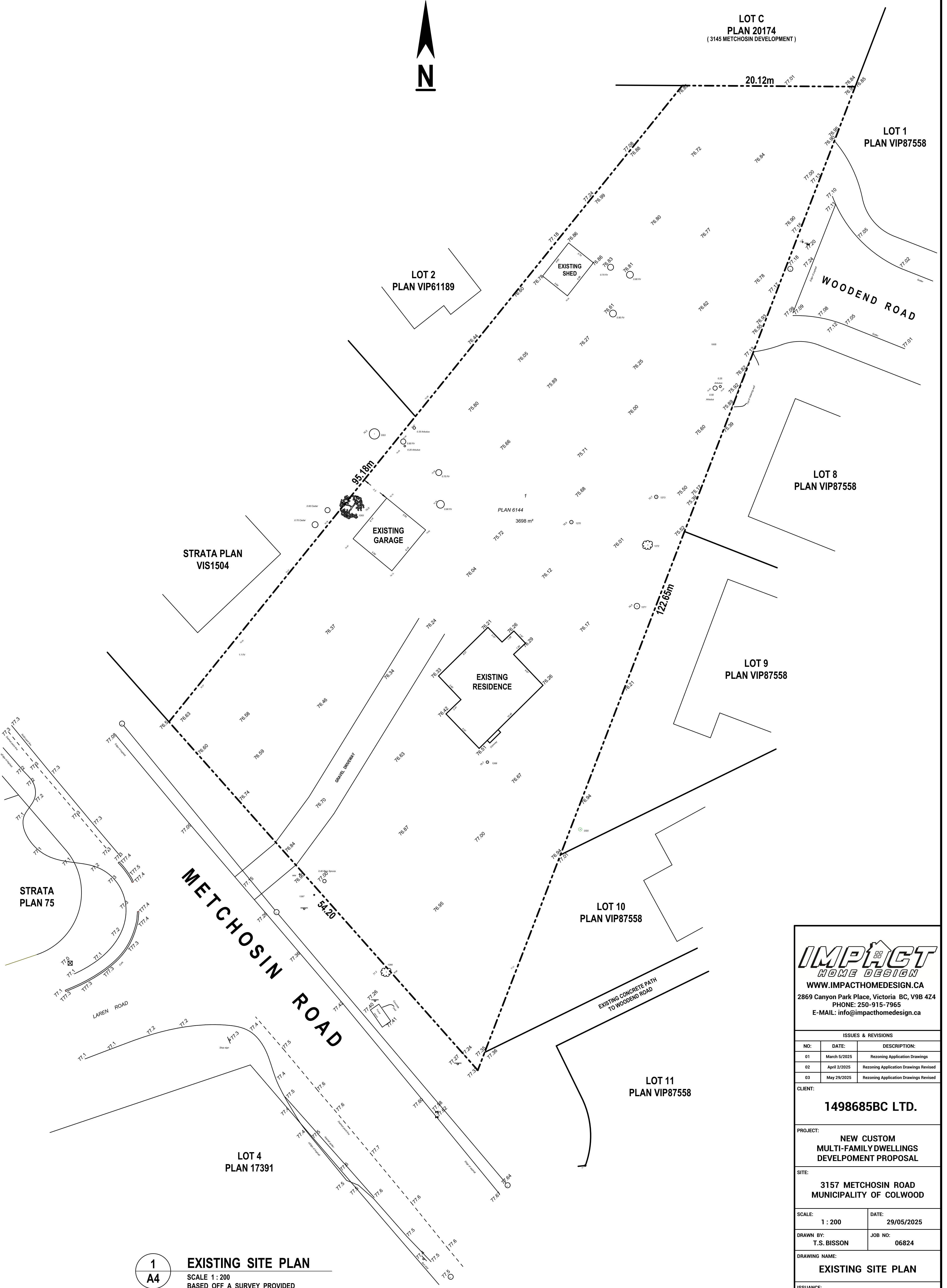
DRAWN BY: **T.S. BISSON**      JOB NO: **06824**

DRAWING NAME:  
**PROPOSED SITE PLAN**

ISSUANCE:  
**REZONING APPLICATION DRAWINGS**

DRAWING NO:

**1**  
**A3**      **PROPOSED SITE PLAN**  
 SCALE 1 : 200



**1**  
**A4** **EXISTING SITE PLAN**  
SCALE 1 : 200  
BASED OFF A SURVEY PROVIDED  
BY SUMMIT LAND SURVEYING LTD

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DRAWING NAME:  
**EXISTING SITE PLAN**

ISSUANCE:  
**REZONING APPLICATION DRAWINGS**

DRAWING NO:  
**A-4 OF 16**



1  
A5

**SATELLITE & CONTOUR PLAN - EXISTING**  
SCALE 1 : 200

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DRAWING NAME:  
**SATELLITE & CONTOUR PLAN**

ISSUANCE:  
**REZONING APPLICATION DRAWINGS**

DRAWING NO:

**A-5 OF 16**



1  
A6

**3D PERSPECTIVE VIEW - FRONT**  
GENERAL REPRESENTATION OF HOW ALL BUILDING WILL LOOK



2  
A6

**3D PERSPECTIVE VIEW - REAR**  
GENERAL REPRESENTATION OF HOW ALL BUILDING WILL LOOK

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DRAWING NAME:  
**PROPOSED EXTERIORS**

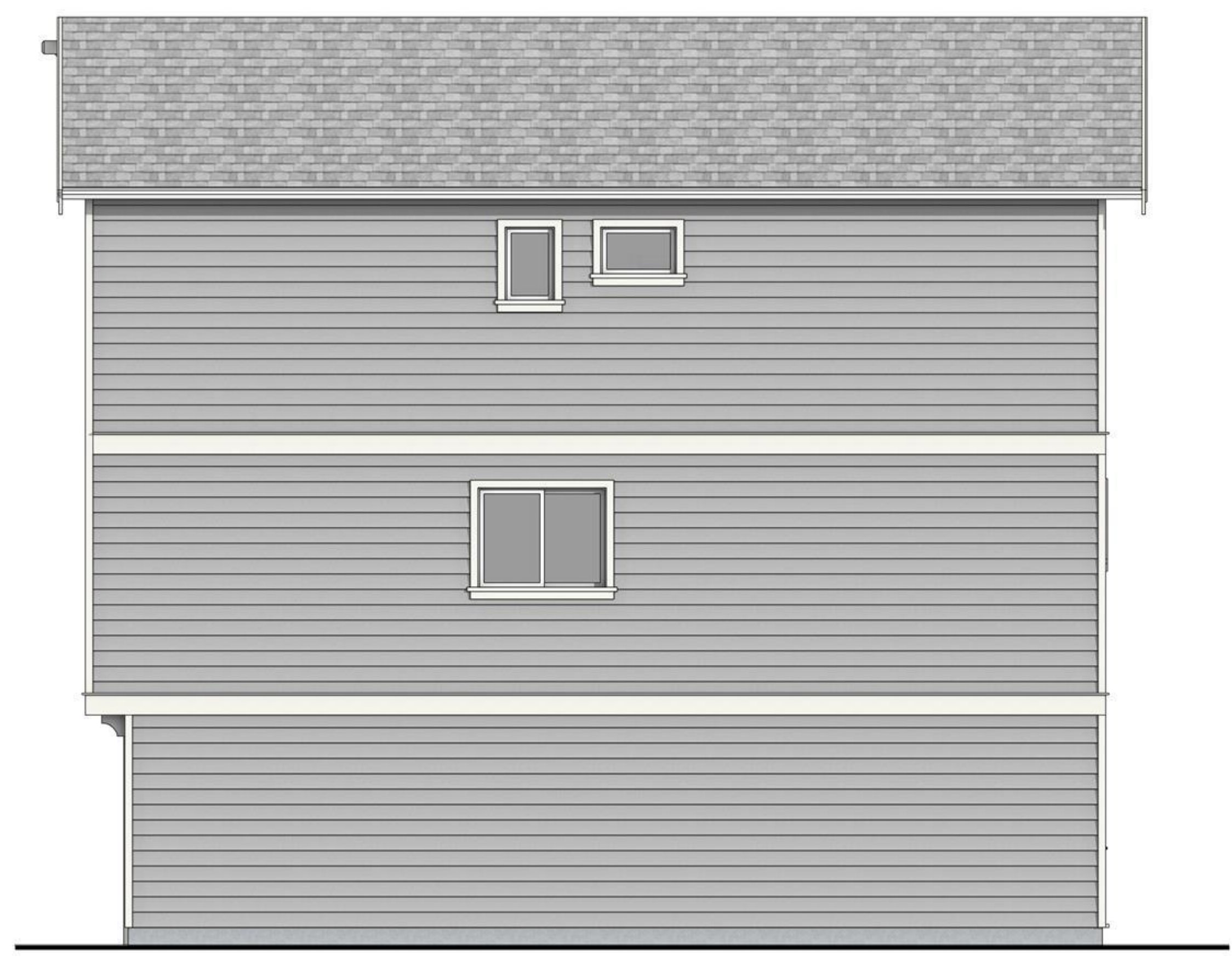
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**1**  
**A7** **FRONT ELEVATION**  
GENERAL REPRESENTATION OF HOW  
ALL BUILDING WILL LOOK



**2**  
**A7** **RIGHT SIDE ELEVATION**  
GENERAL REPRESENTATION OF HOW  
ALL BUILDING WILL LOOK

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SCALE: **1/4" = 1'** DATE: **29/05/2025**

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DRAWING NAME:  
**PROPOSED EXTERIORS**

ISSUANCE:  
**REZONING APPLICATION DRAWINGS**

DRAWING NO:



**1**  
**A8** **REAR ELEVATION**  
GENERAL REPRESENTATION OF HOW  
ALL BUILDING WILL LOOK



**2**  
**A8** **LEFT SIDE ELEVATION**  
GENERAL REPRESENTATION OF HOW  
ALL BUILDING WILL LOOK

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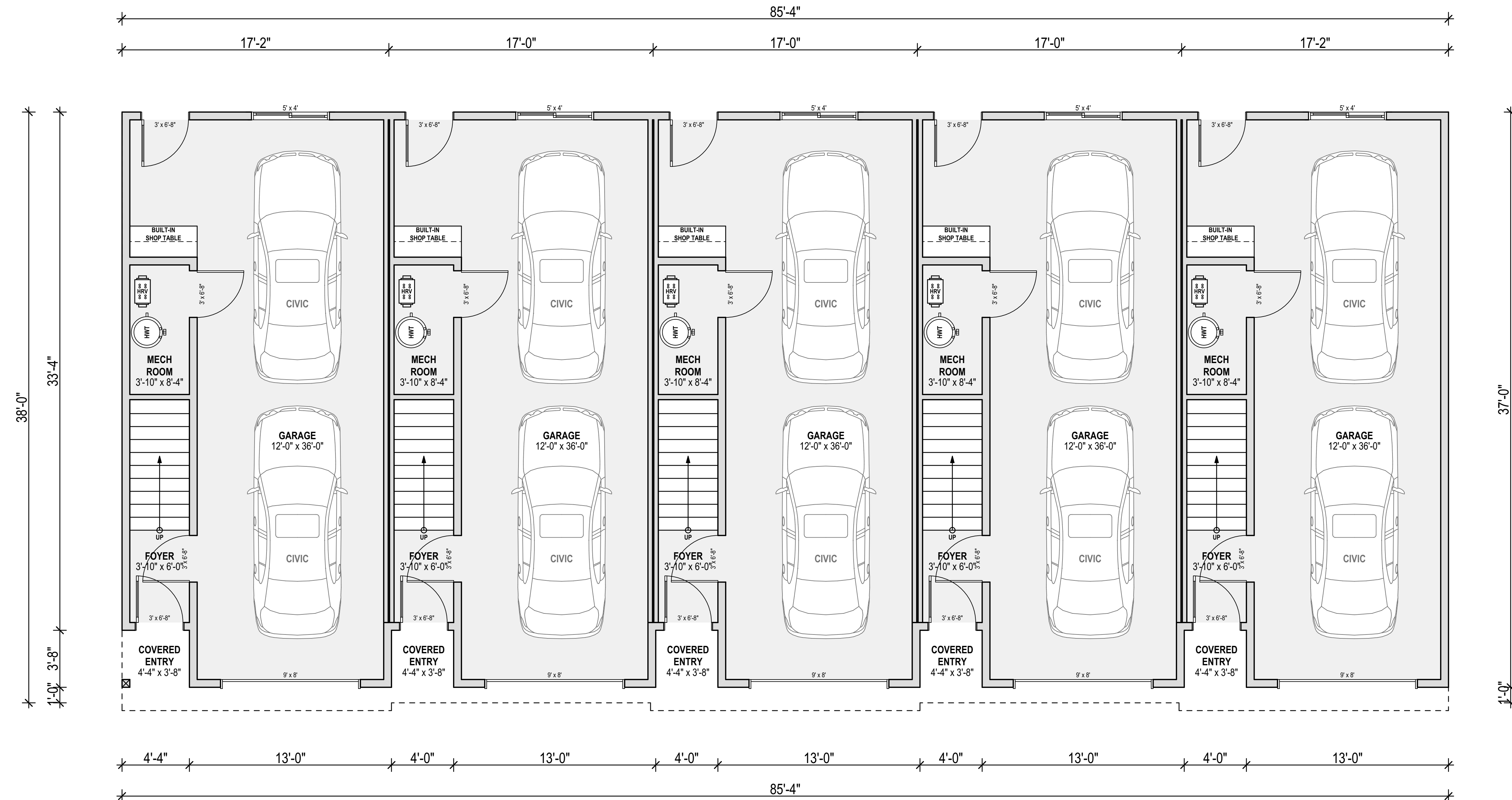
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DRAWING NAME:  
**PROPOSED EXTERIORS**

ISSUANCE:  
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DRAWING NO:

# ALL UNITS EXCEPT BUILDING 3



**1**  
**A9** LOWER FLOOR PLAN  
SCALE 1/4" = 1'  
CEILING HEIGHT: 8'-0"  
FLOOR AREA PER UNIT: 116.0 sq/ft  
GARAGE PER UNIT: 502.06 sq/ft

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DRAWING NAME:  
**FIRST FLOOR PLAN NON-BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:  
**A-9 of 16**

# ALL UNITS EXCEPT BUILDING 3



**1**  
**A10** **MAIN FLOOR PLAN**  
SCALE 1/4" = 1'  
CEILING HEIGHT: 9'-0"  
FLOOR AREA PER UNIT: 652.33 sq/ft

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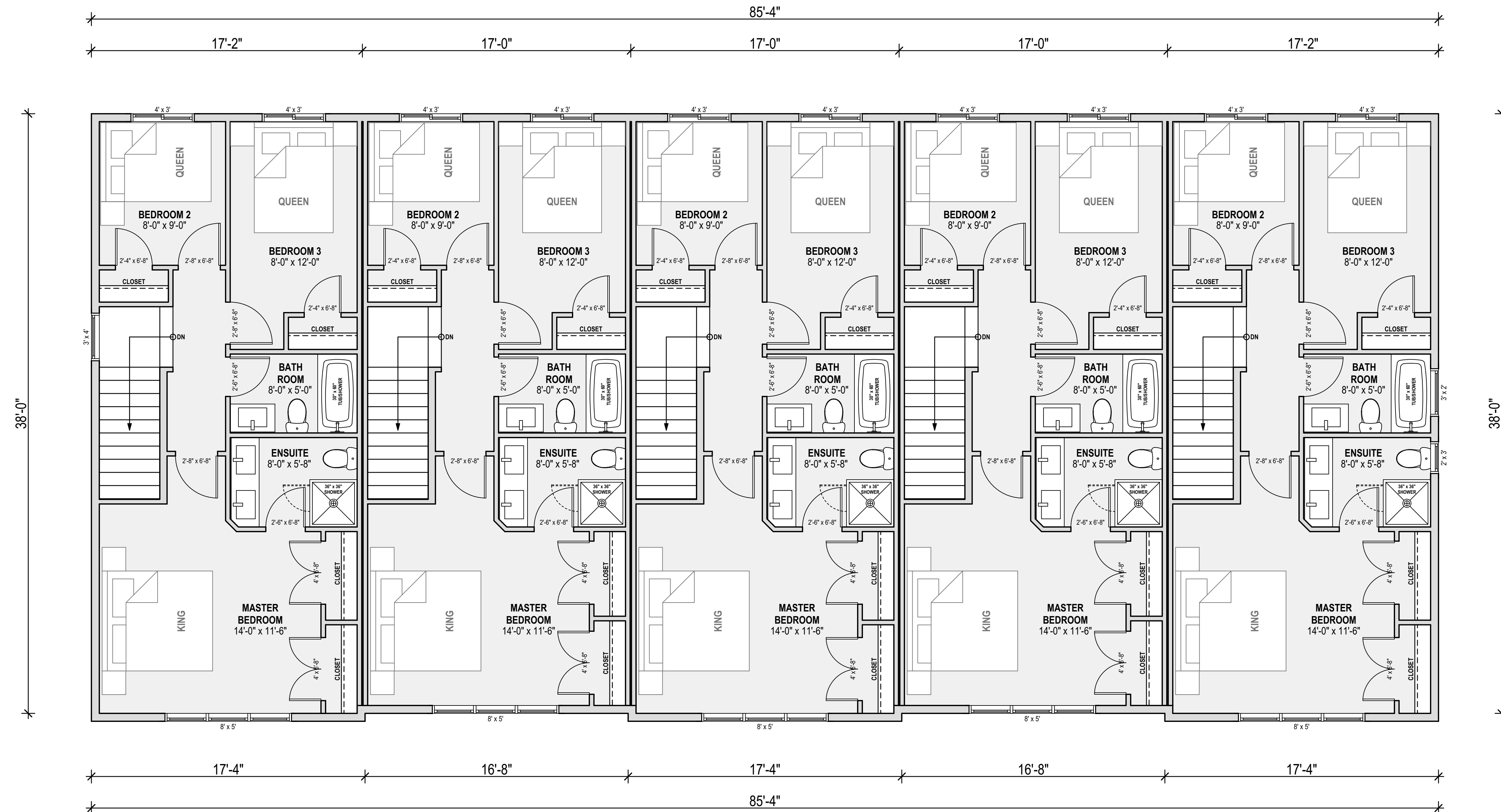
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DRAWING NAME:  
**SECOND FLOOR PLAN  
NON-BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:

# ALL UNITS EXCEPT BUILDING 3



**1**  
**A11** **UPPER FLOOR PLAN**  
SCALE 1/4" = 1'  
CEILING HEIGHT: 9'-0"  
FLOOR AREA PER UNIT: 652.33 sq/ft

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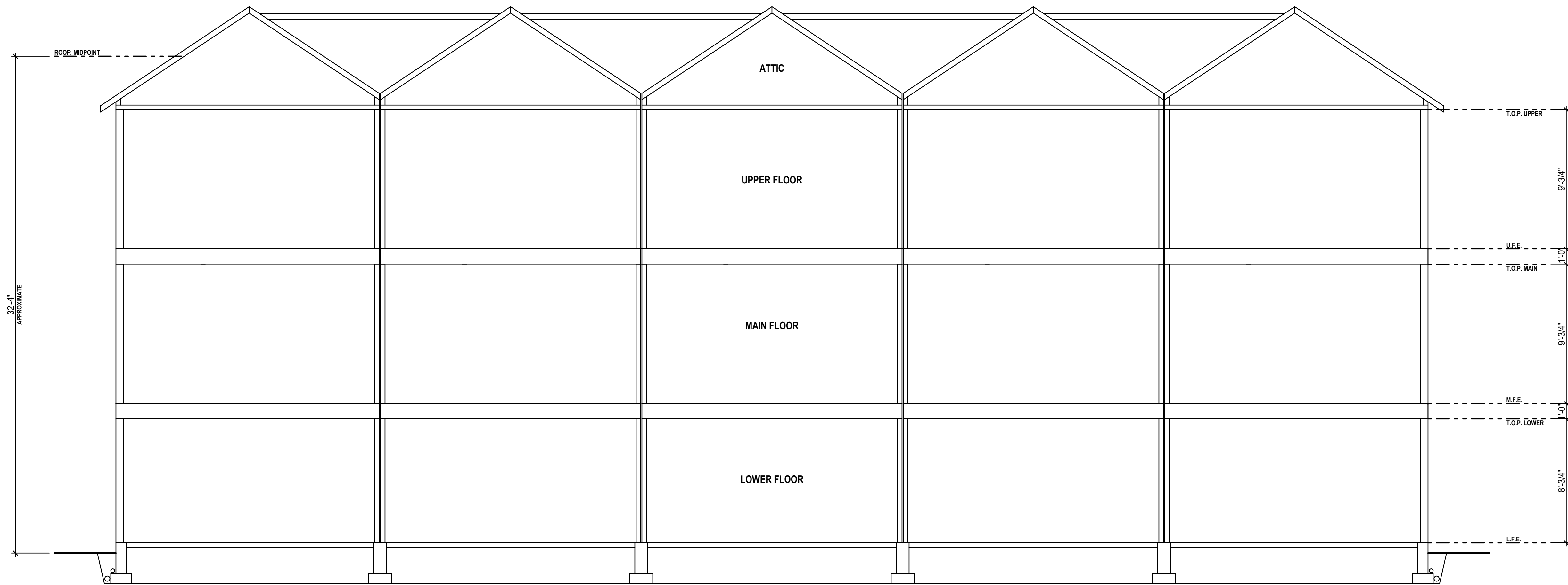
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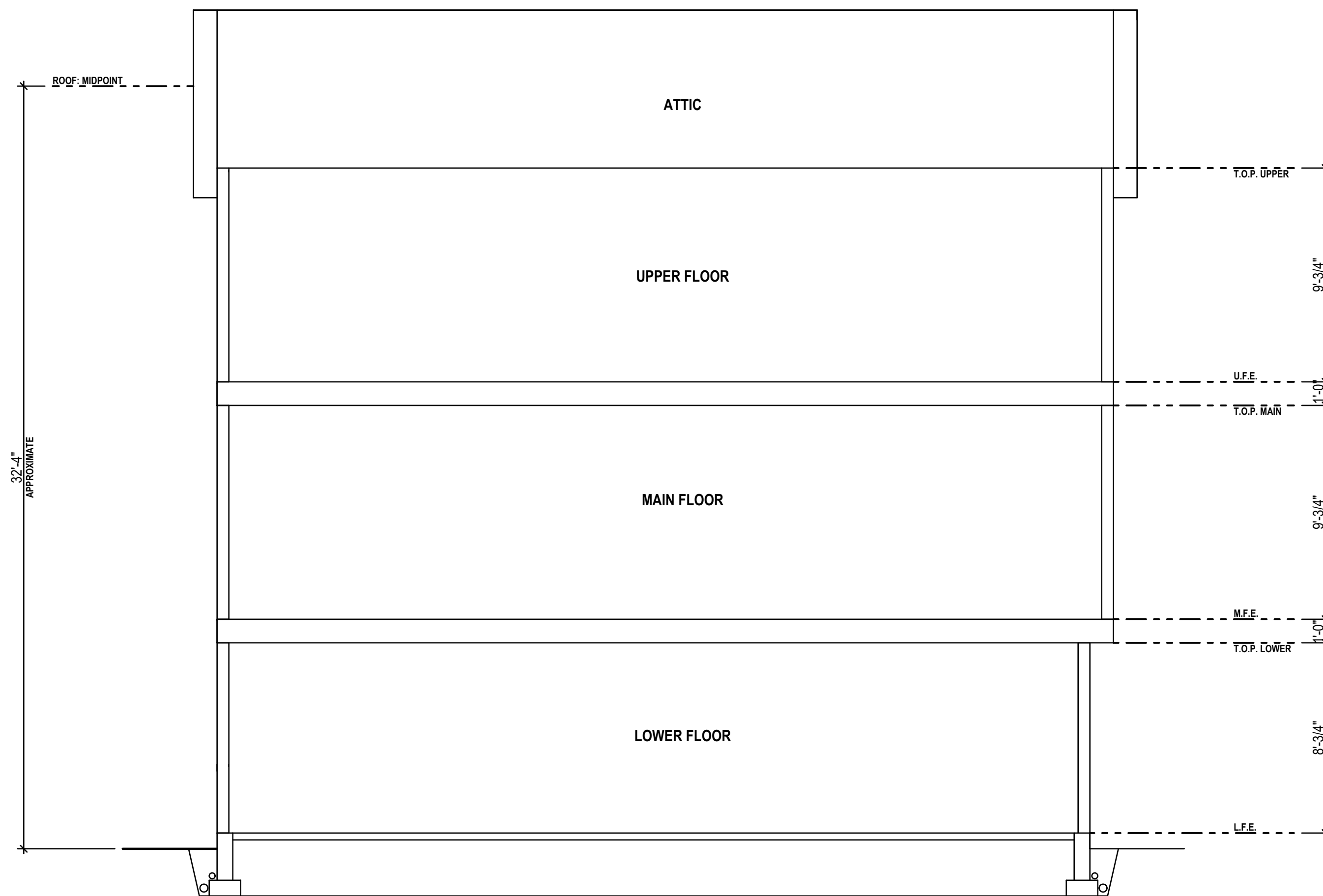
DRAWING NAME:  
**THIRD FLOOR PLAN  
NON-BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:



**1**  
**A12** **ROUGH SECTION 1**  
SCALE: 1/4" = 1'



**2**  
**A12** **ROUGH SECTION 2**  
SCALE: 1/4" = 1'

**ALL BUILDINGS EXCEPT  
BUILDING 3**

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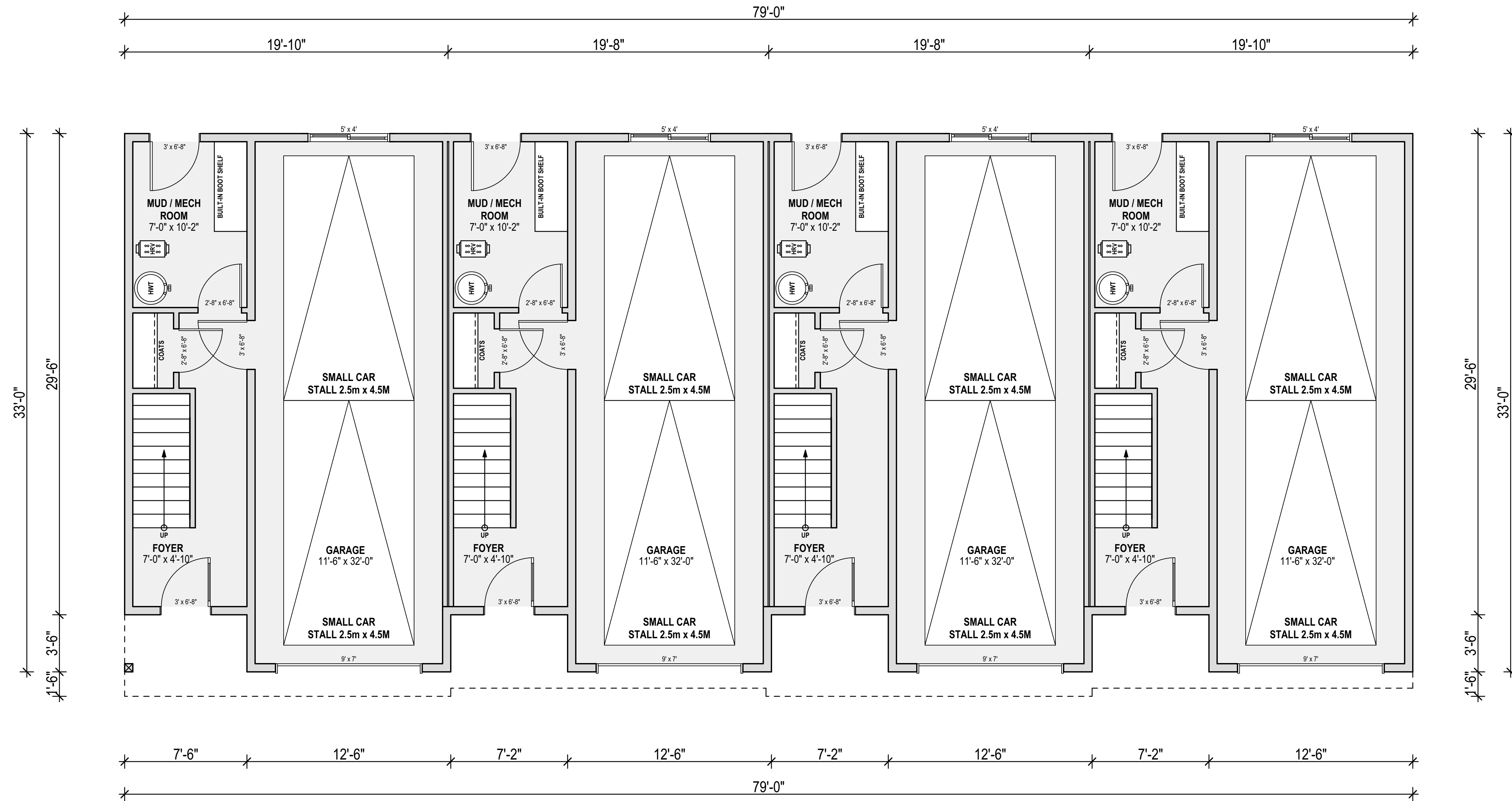
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DRAWING NAME:  
**ROUGH BUILDING SECTIONS  
NON-BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:

# BUILDING 3



**1**  
**A13**

**LOWER FLOOR PLAN**

SCALE 1/4" = 1'  
 CEILING HEIGHT: 8'-0"  
 FLOOR AREA PER UNIT: 236.0 sq/ft  
 GARAGE PER UNIT: 392.83 sq/ft

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DRAWING NAME:  
**FIRST FLOOR PLAN BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:

# BUILDING 3



**1**  
**A14** **MAIN FLOOR PLAN**  
SCALE 1/4" = 1'  
CEILING HEIGHT: 9'-0"  
FLOOR AREA PER UNIT: 684.24 sq/ft

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DRAWING NAME:  
**SECOND FLOOR PLAN BUILDING 3 UNITS**

ISSUANCE:  
REZONING APPLICATION DRAWINGS

DRAWING NO:

# BUILDING 3



**1**  
**A15** **UPPER FLOOR PLAN**  
SCALE 1/4" = 1'  
CEILING HEIGHT: 9'-0"  
FLOOR AREA PER UNIT: 704.17 sq/ft

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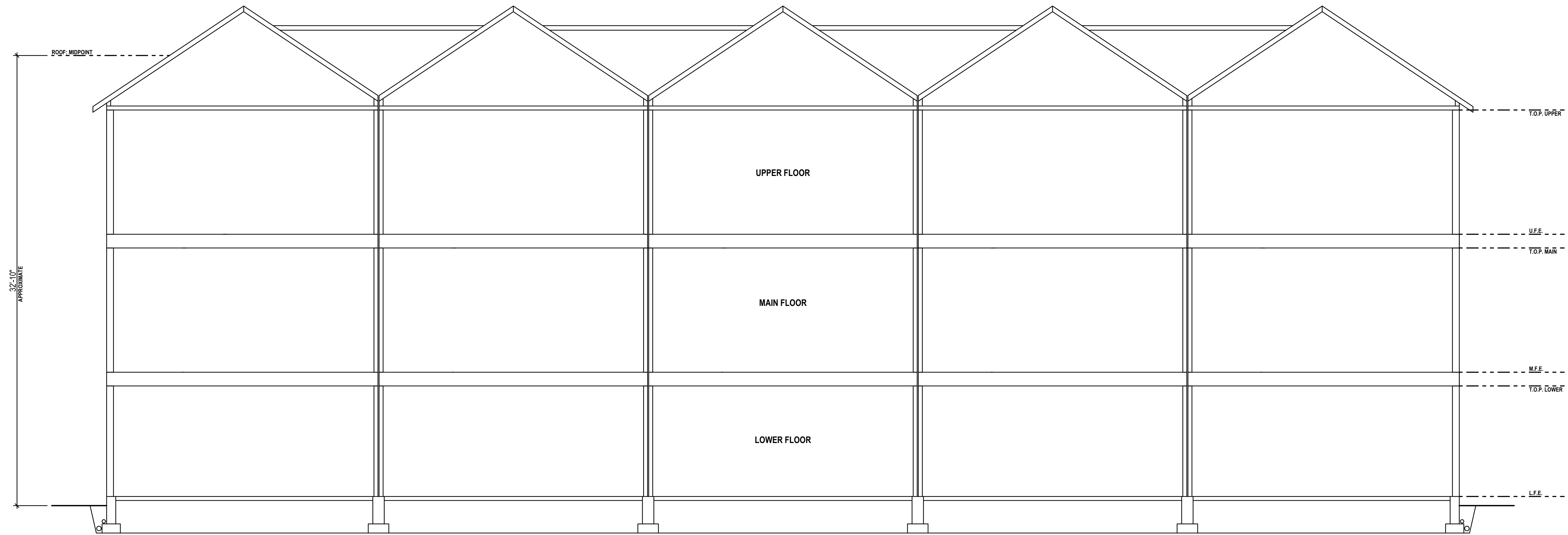
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**THIRD FLOOR PLAN  
BUILDING 3 UNITS**

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**1**  
**A16** **ROUGH SECTION 1**  
SCALE: 1/4" = 1'

# BUILDING 3

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BUILDING 3**

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