



ARTIST VISUALIZATION - VIEW FROM SOUTH EAST

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REV	DATE	DESCRIPTION

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2346

SOOKE RD

COLWOOD, BC

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2346 SOOKE RD
COLWOOD, BC

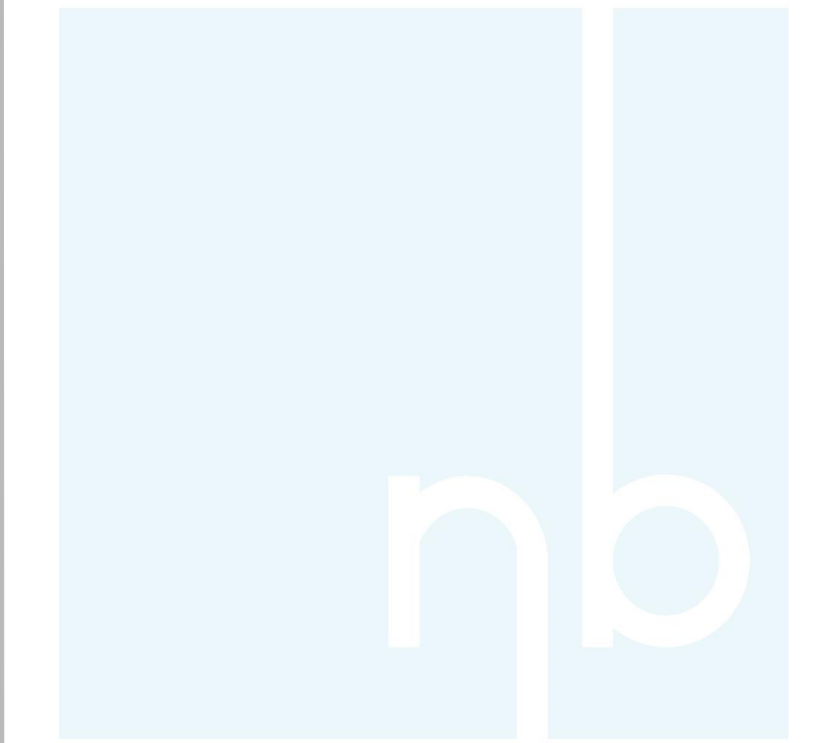
PROJECT NUMBER: 20067

PROJECT INFO

A001

2346 SOOKE RD

LEGAL DESCRIPTION LOT 3, SECTION 68, ESQUIMALT DISTRICT, PLAN VIP 21735
 PID 003-445-836
 FOLIO 05238.030
 SITE AREA 23,375.98 SF / 2,171.7 SM
 EXISTING ZONING R1
 PROPOSED ZONING NEW SITE SPECIFIC COMPREHENSIVE DEVELOPMENT TRANSIT GROWTH AREA ZONE



ARTIST VISUALIZATION - VIEW FROM NORTH EAST

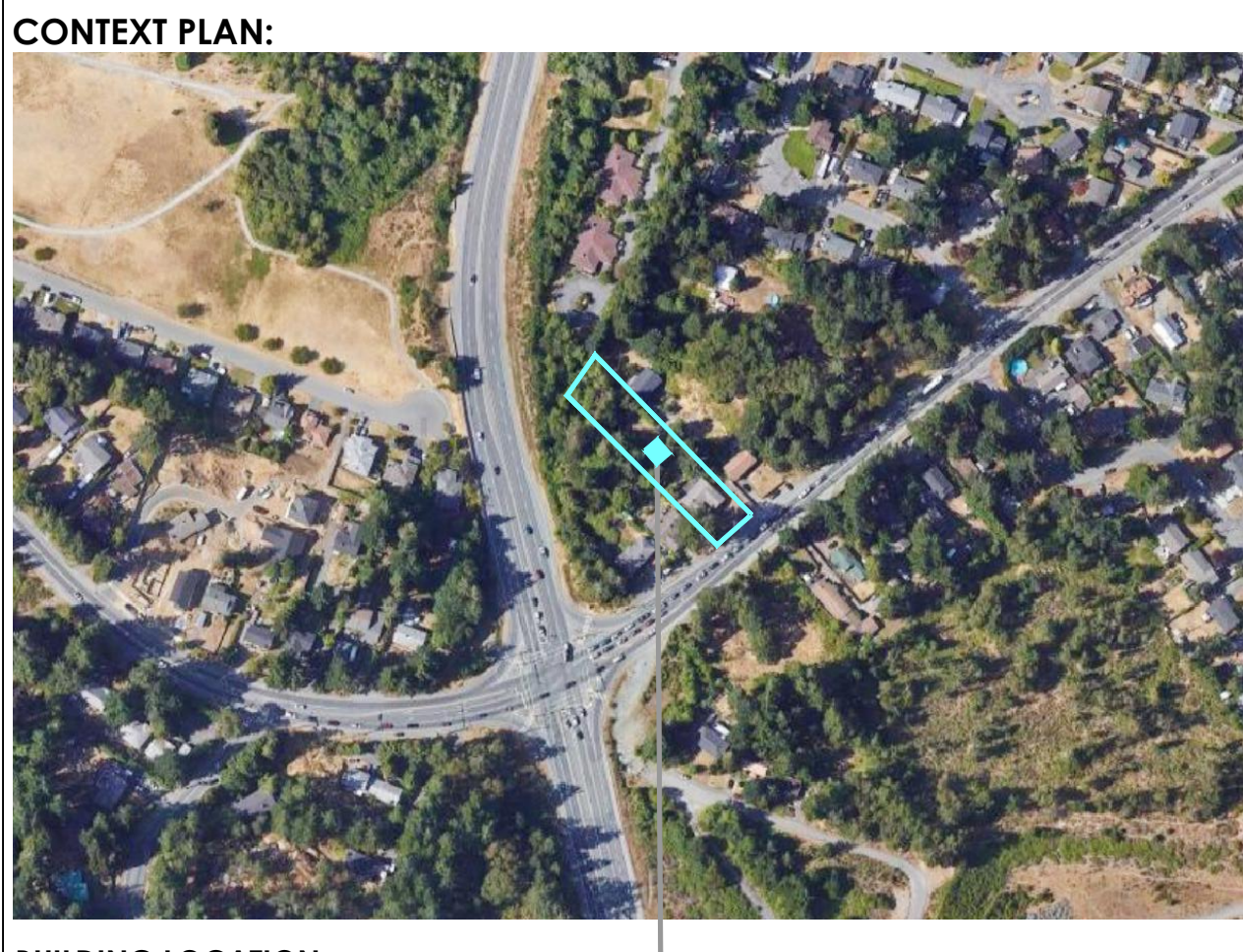
AREA		
SITE AREA	23,375.98 SF	2171.7 SM
TOTAL LEVEL 6 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 5 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 4 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 3 - FLOOR AREA	9,881 SF	918 SM
TOTAL LEVEL 2 - FLOOR AREA	9,288 SF	863 SM
TOTAL LEVEL 1 - FLOOR AREA	9,673 SF	899 SM
TOTAL LEVEL P1 AREA	13,593 SF	1,263 SM
TOTAL LEVEL P-2 AREA	13,593 SF	1,263 SM
TOTAL LEVEL P3 AREA	13,593 SF	1,263 SM
TOTAL FLOOR AREA [LEVEL 1-6]	58,485 SF	5,433 SM
BLENDED FAR	2.50	2.50
ROOF		
[STAIRS]	165 SF	15 SM
LEVEL 6		
SHARED/CIRCULATION AREA	1,564 SF	145 SM
RESIDENTIAL AREA	8,317 SF	773 SM
TOTAL LEVEL 6 AREA	9,881 SF	918 SM
LEVEL 5		
SHARED/CIRCULATION AREA	1,564 SF	145 SM
RESIDENTIAL AREA	8,317 SF	773 SM
TOTAL LEVEL 5 AREA	9,881 SF	918 SM
LEVEL 4		
SHARED/CIRCULATION AREA	1,564 SF	145 SM
RESIDENTIAL AREA	8,317 SF	773 SM
TOTAL LEVEL 4 AREA	9,881 SF	918 SM
LEVEL 3		
SHARED/CIRCULATION AREA	1,564 SF	145 SM
RESIDENTIAL AREA	8,317 SF	718 SM
TOTAL LEVEL 3 AREA	9,881 SF	918 SM
LEVEL 2		
SHARED/CIRCULATION AREA	1,564 SF	145 SM
RESIDENTIAL AREA	7,724 SF	718 SM
TOTAL LEVEL 2 AREA	9,288 SF	863 SM
LEVEL 1		
SHARED/CIRCULATION AREA	3,178 SF	295 SM
RESIDENTIAL AREA	6,495 SF	603 SM
TOTAL LEVEL 1 AREA	9,673 SF	899 SM
LEVEL P1		
SHARED/CIRCULATION AREA	735 SF	68 SM
PARKING AREA	12,858 SF	1,195 SM
TOTAL LEVEL P1 AREA	13,593 SF	1,263 SM
LEVEL P2		
SHARED/CIRCULATION AREA	735 SF	68 SM
PARKING AREA	12,858 SF	1,195 SM
TOTAL LEVEL P2 AREA	13,593 SF	1,263 SM
LEVEL P3		
SHARED/CIRCULATION AREA	3,202 SF	297 SM
PARKING AREA	10,391 SF	965 SM
TOTAL LEVEL P3 AREA	13,593 SF	1,263 SM
6 STOREYS BUILDING		
AVERAGE NATURAL GRADE	231.06 FT	70.43 M
BUILDING HEIGHT	86'-5 1/2"	26.35M
COVERED AREA	59.90%	13,994 SF / 1,300 SM
OPEN AREA	40.10%	9,384 SF / 872 SM

PROPOSED SETBACK	PARKADE	BUILDING
FRONT - Southeast	17.64M	16.67M
REAR - Northwest	10.53M	13.58M
SIDE - Southwest	1.80M	3.23M
SIDE - Northeast	0.54M	2.21M

PROPOSED PARKING	Units	Ratio	Proposed
2-BED UNITS	21	1.3	28
1-BED UNITS	48	1	48
VISITOR PARKING		0.15	13
TOTAL PARKING REQUIRED			89
TOTAL PARKING PROVIDED			90
- REGULAR PARKING STALL			74
- ACCESSIBLE PARKING			2
- VISITOR PARKING			14
- LOADING PARKING			1
BICYCLE SPACES REQUIRED			Provided
UNITS	69	1 PER UNIT (CLASS 1)	70
REQ. VISITOR BICYCLE SPACES	6 (CLASS 2)	6 @ FRONT	6

TOTAL UNIT MIX	Number of Units	Unit Area	Unit Area
TYPE 1 (2BR+Den)	1	1%	1,120 SF / 104 SM
TYPE 1 (2BR)	10	14.50%	920 SF / 85 SM
TYPE 2 (2BR)	10	14.50%	900 SF / 84 SM
TYPE 1 (1BR)	24	35%	690 SF / 64 SM
TYPE 2 (1BR)	24	35%	475 SF / 44 SM
TOTAL	69	100%	

UNIT / FLOOR SUMMARY			
2 Bed + Den	1		
2 Bed	20		
1 Bed	48		
Amenity Room	1	560 SF	52 SM
LEVEL 1 - RENTABLE AREA	67% EFF.	6,495 SF	603 SM
LEVEL 2 - RENTABLE AREA	83% EFF.	7,724 SF	718 SM
LEVEL 3 - RENTABLE AREA	84% EFF.	8,317 SF	773 SM
LEVEL 4 - RENTABLE AREA	84% EFF.	8,317 SF	773 SM
LEVEL 5 - RENTABLE AREA	84% EFF.	8,317 SF	773 SM
LEVEL 6 - RENTABLE AREA	84% EFF.	8,317 SF	773 SM
TOTAL RENTABLE AREA	81% EFF.	47,487 SF	4,412 SM



DESIGN RATIONALE

THIS CHALLENGING NARROW SITE IS ON A STEEP HILLSIDE THAT SLOPES DOWN AWAY FROM SOOKE ROAD. THE PROPOSAL PRESENTS AN ELEGANT AND EFFICIENT SOLUTION IN WHICH PARKING AREAS ARE LARGELY HIDDEN FROM STREET VIEW. THERE ARE A TOTAL OF 55 UNITS WITH SPACE-EFFICIENT LAYOUTS THAT HAVE AMPLE ACCESS TO NATURAL DAYLIGHT.

THE SITE IS LOCATED ON A PUBLIC TRANSPORTATION GROWTH CORRIDO, IN LINE WITH THE CITY OF COLWOOD'S APPROACH TO ENVIRONMENTAL SUSTAINABILITY AND THE 2026 TARGET OF REDUCING CAR USE WHILE INCREASING TRANSIT USE AND CYCLING. THE BUILDING ACCOMMODATES ELECTRIC CAR PARKING, WITH A RATIO OF 1.1 SPACES PER UNIT. WITH THE GROWTH OF CYCLING, ESPECIALLY ELECTRIC BICYCLES, THE BUILDING PROVIDES SECURE/INTERIOR BICYCLE SPACES FOR THE UNITS, ALL WITH ACCESS TO ELECTRIC CHARGING. IN ADDITION TO THIS, THERE ARE EXTERIOR VISITOR BICYCLE PARKING SPACES.

THE NORTH-WEST PORTION OF THE SITE IS A HEAVILY FORESTED AREA ON A STEEP HILL. UNFORTUNATELY, A SIGNIFICANT AMOUNT OF GARBAGE HAS BEEN DUMPED IN THIS AREA. THIS PROPOSAL INCLUDES TIDING THE AREA AND PRESERVING THE NATURAL ENVIRONMENT (25.1-C). THE AREA WILL ASSIST WITH STORM WATER MANAGEMENT (25.1-E). ADDITIONAL TREES WILL BE PLANTED ON THE HILL-SIDE TO ENHANCE THE FOREST AND INTEGRATE THE BUILDING INTO ITS NATURAL SETTING (25.2-B). THE FRONT OF THE PROPERTY WILL HAVE A HIGH-LEVEL LANDSCAPE TREATMENT PROVIDING CURB APPEAL (25.10-A).

TO BREAK UP THE LONG FAÇADE, EACH STACKED UNIT TYPE HAS BEEN ACCENTUATED BY STEPPING-BACK / EXTENDING-FORWARD THEIR PORTION OF THE FAÇADE AND BY USING CONTRASTING WHITE AND DARK-GREY CLADDING, VISUALLY BREAKING UP THE BUILDING INTO SECTIONS AND CREATING VARIATION AND VISUAL INTEREST (25.7-D / 25.9-F).

THE FRONT FAÇADE CONSISTS OF TWO PRIMARY MATERIALS: A HIGH-QUALITY PRE-FINISHED WHITE COMPOSITE-CLADDING ADJACENT TO AND CONTRASTING WITH A STONE CLAD TOWER. THE STONE WRAPS UNDER THE WHITE CLAD BOX, GIVING THE GROUND FLOOR THE APPEARANCE OF A SOLID/STONE PLINTH, A VISUAL INTEREST AT A HUMAN SCALE. THE ROOF CANOPY SOFFIT IS CLEAR-COAT CEDAR. THIS AND THE WOOD-EFFECT PANELS WITHIN THE WINDOW OPENINGS ADD WARMTH TO THE FAÇADE AND ENHANCE THE AESTHETIC THROUGH THE USE OF NATURAL MATERIALS. THE THREE MATERIALS (WHITE CLADDING, STONE AND WOOD) COMPLEMENT EACH OTHER AS PART OF A SMALL, DEFINED AND ELOQUENT MATERIAL PALETTE (25.9-A / B / C / F).

THE BUILDING LAYOUT IS MIRRORED FROM FRONT TO BACK, WITH THE SAME AESTHETIC REPEATED ON ALL SIDES (25.9-D). THE ROOF LINE IS CLEARLY DISTINGUISHED. THE EXPANSIVE FLAT ROOF WITH BE SOLAR-READY (25.7-E).

ENTRANCES, WINDOWS AND DECKS ARE POSITIONED TO OVERLOOK THE OPEN-AREAS AT THE REAR, AND THE SOOKE ROAD FRONTAGE (25.2-C). THE PRIMARY ENTRANCE IS EMPHASIZED, WITH A COVERED DOUBLE-HEIGHT "PORCH" (25.10-A).

BALCONIES ARE SETBACK INTO THE FAÇADE AND PROVIDE SUMMER SOLAR SHADING (25.3-A). WINDOWS WILL USE LOW-E COATING TO FURTHER REDUCE SOLAR-GAIN (25.7-I). GLASS GUARDS ARE USED TO ALLOW DAYLIGHT PENETRATION FROM THE BALCONIES (25.9-G). IN ADDITION TO THE DEEP PRIVATE UNIT BALCONIES, THERE IS A LARGE AMENITY ROOM THAT OPENS OUT ON TO AN OUTDOOR TERRACE.

WINDOW MODULES AND PATTERNS ARE REPETITIVE, AND CORRESPOND TO THE CONTRASTING WHITE AND DARK-GREY BLOCKS, WITH A STAGGERED PATTERN IN THE FRONT / REAR WHITE BLOCKS (25.9-F).

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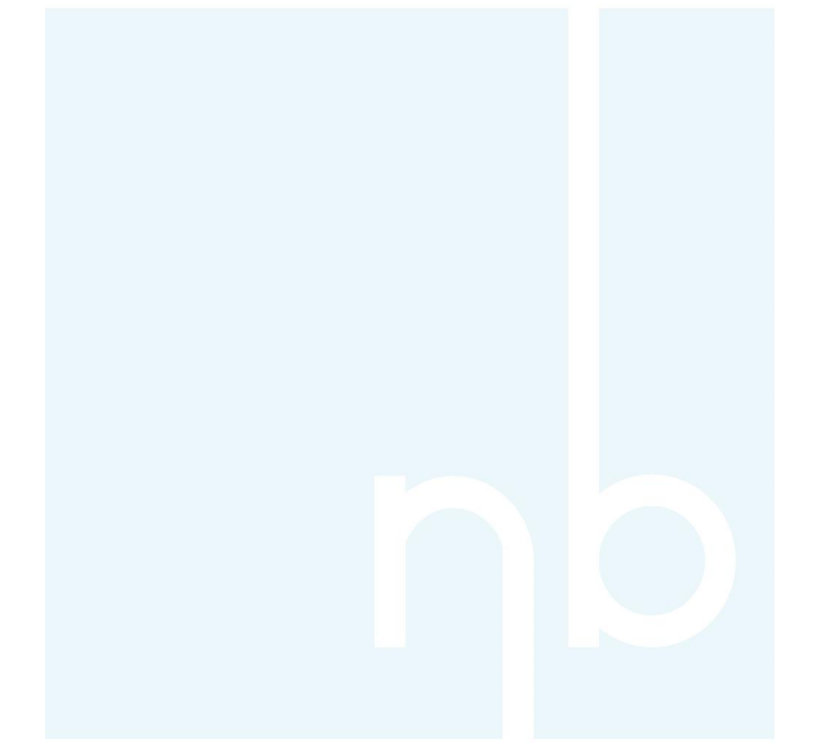
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2346 SOOKE RD COLWOOD, BC

PROJECT NUMBER: 20067

PROJECT SUMMARY

A002



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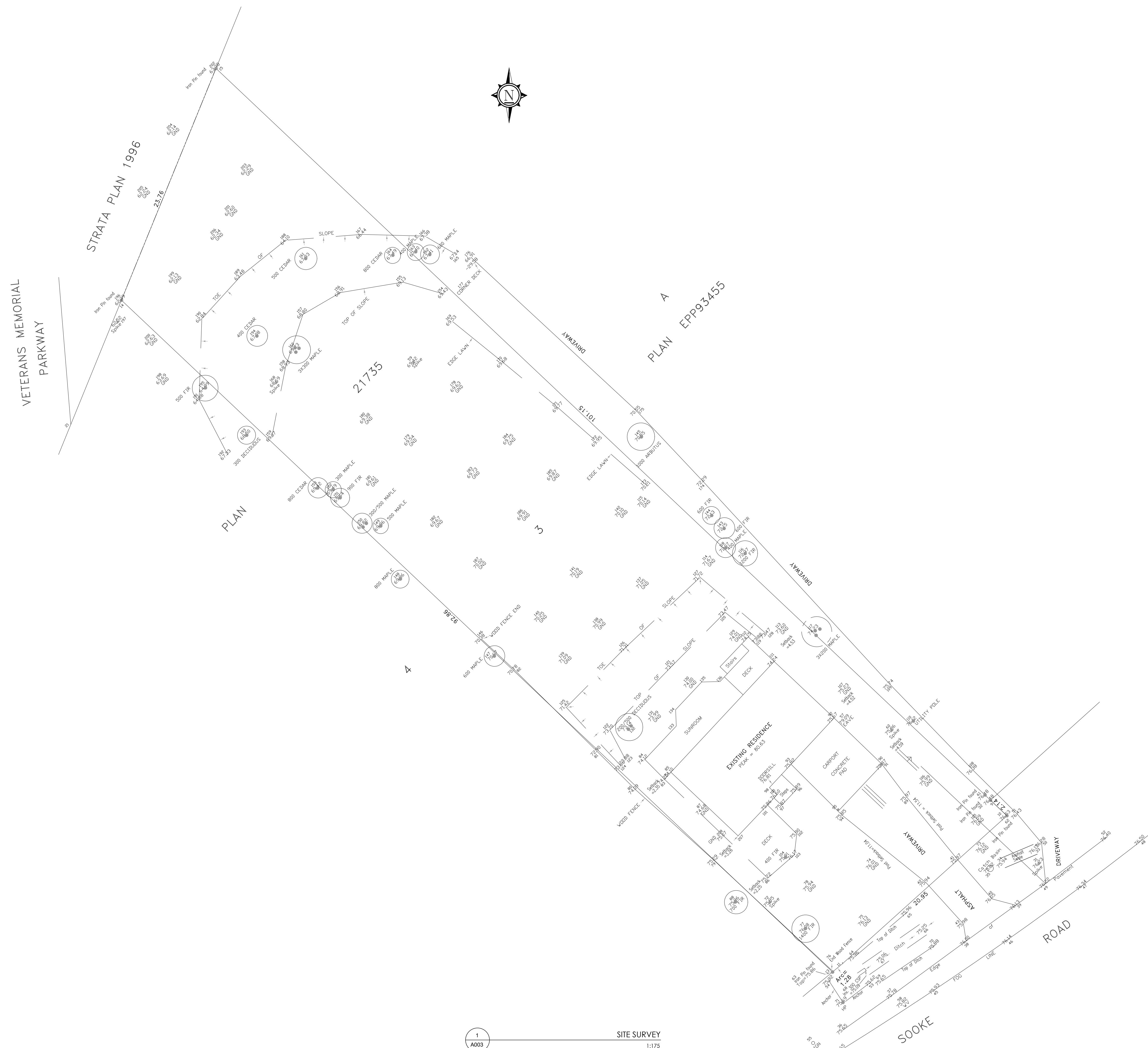
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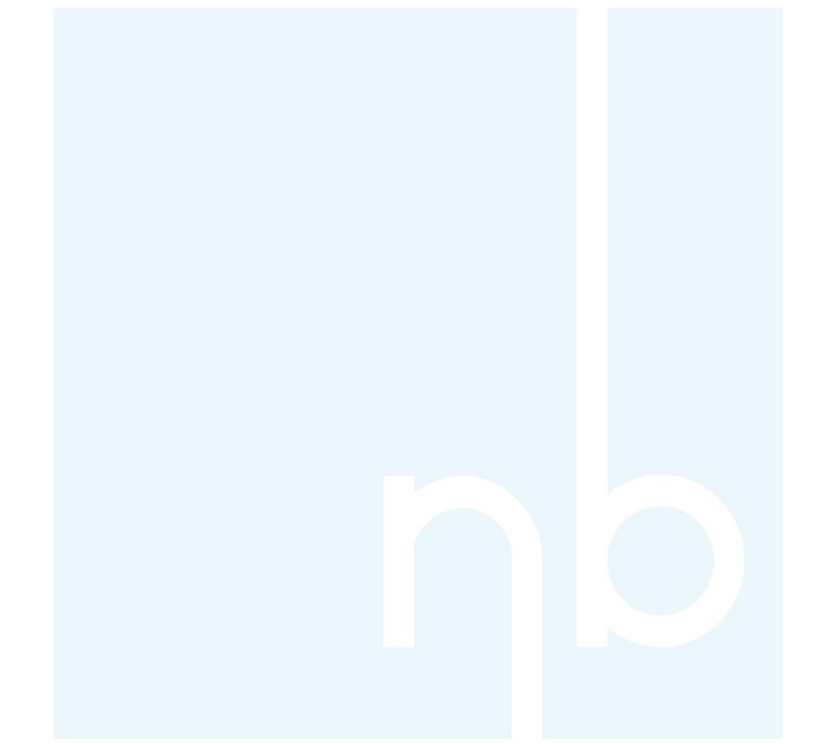
SITE SURVEY

1:175

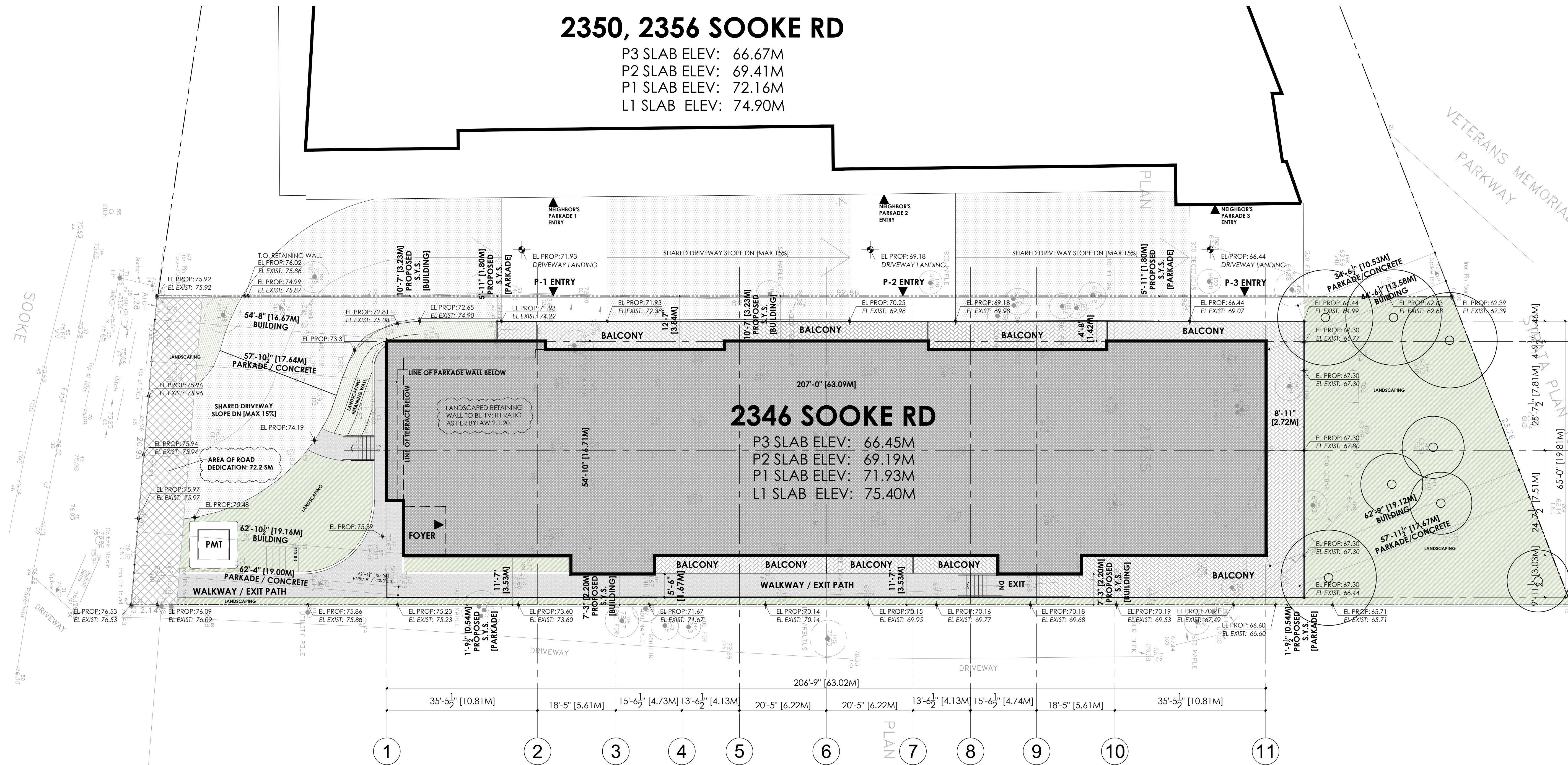
A003



1 SITE SURVEY 1:175
A003



NOT FOR CONSTRUCTION



2350, 2356 SOOKE RD

P3 SLAB ELEV: 66.67M
 P2 SLAB ELEV: 69.41M
 P1 SLAB ELEV: 72.16M
 L1 SLAB ELEV: 74.90M

2346 SOOKE RD

P3 SLAB ELEV: 66.45M
 P2 SLAB ELEV: 69.19M
 P1 SLAB ELEV: 71.93M
 L1 SLAB ELEV: 75.40M

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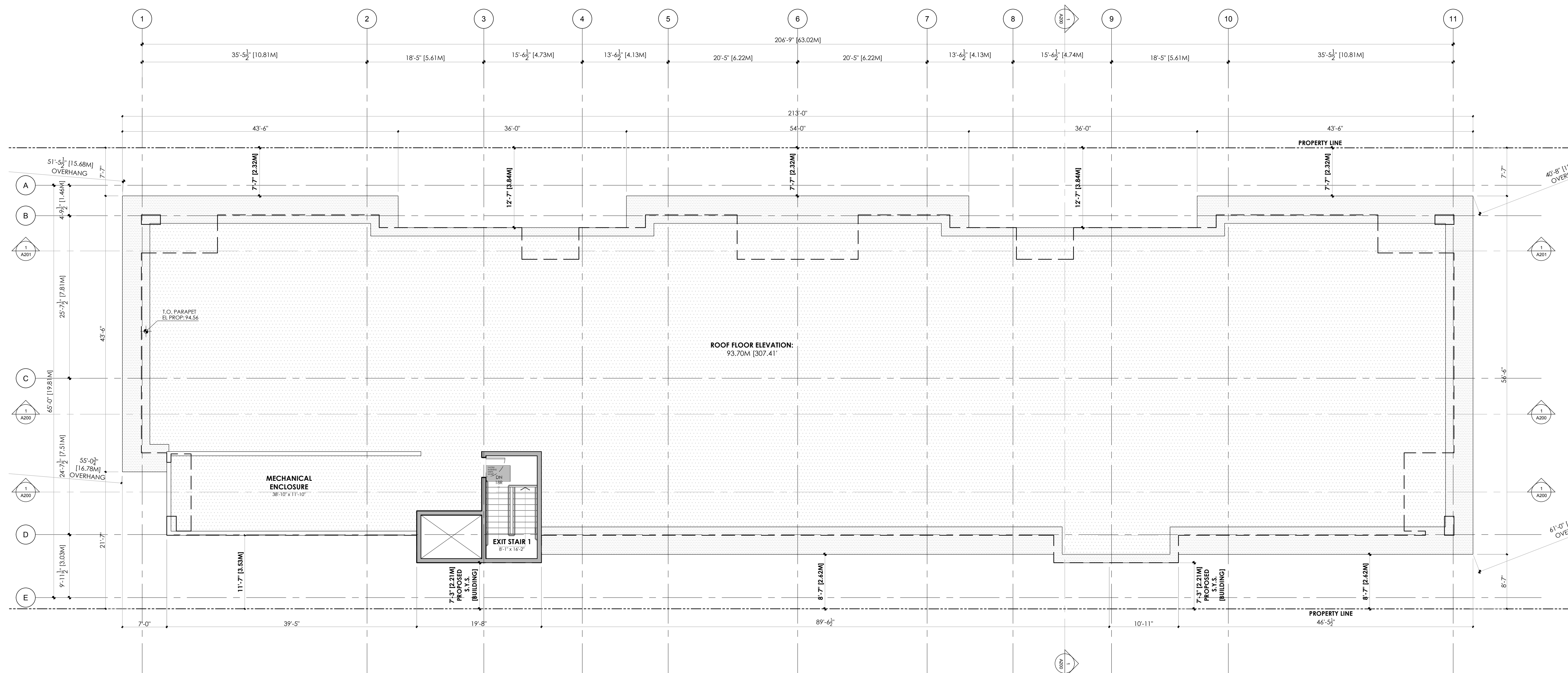
SITE PLAN

1:150

A100



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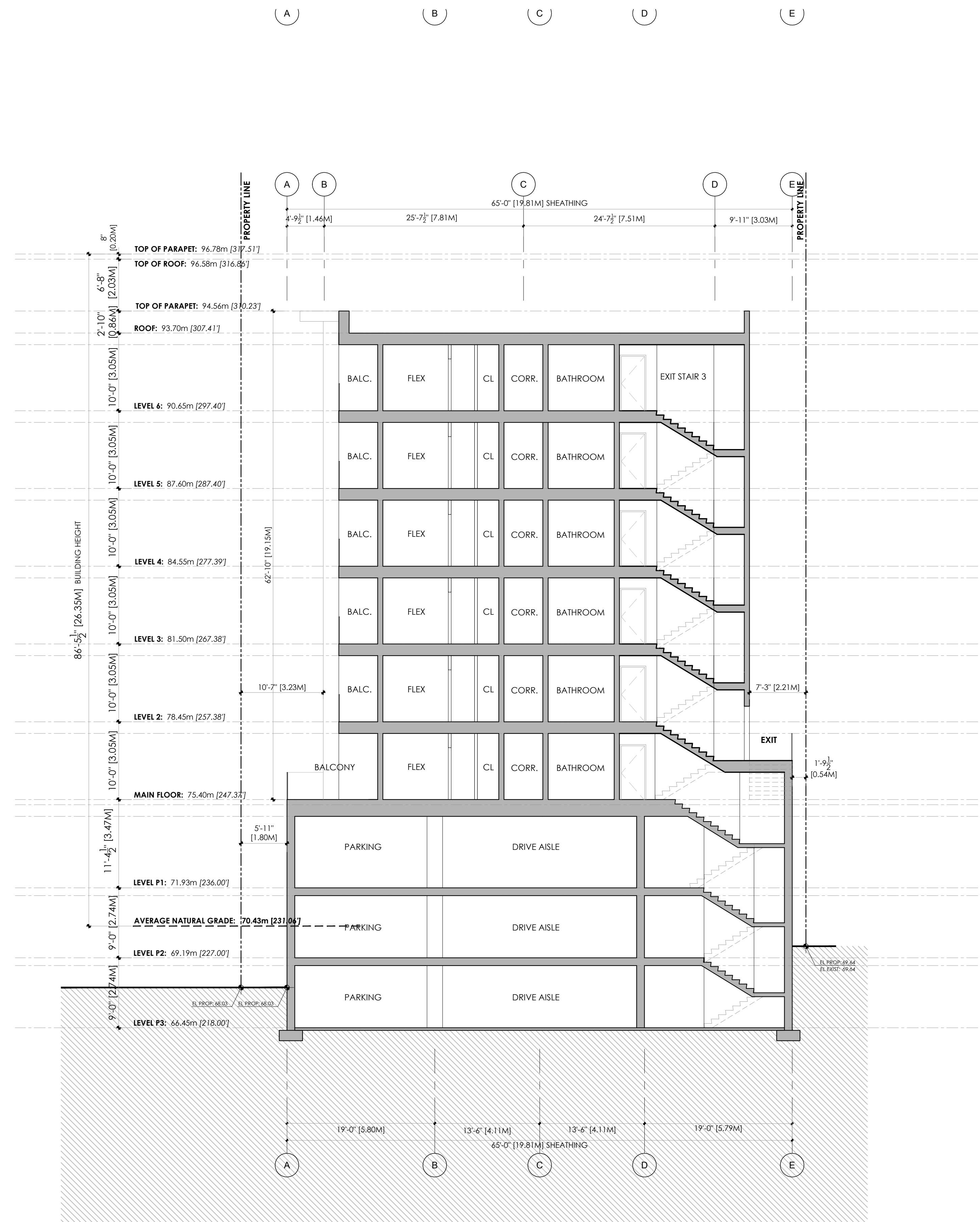
ROOF PLAN

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A111



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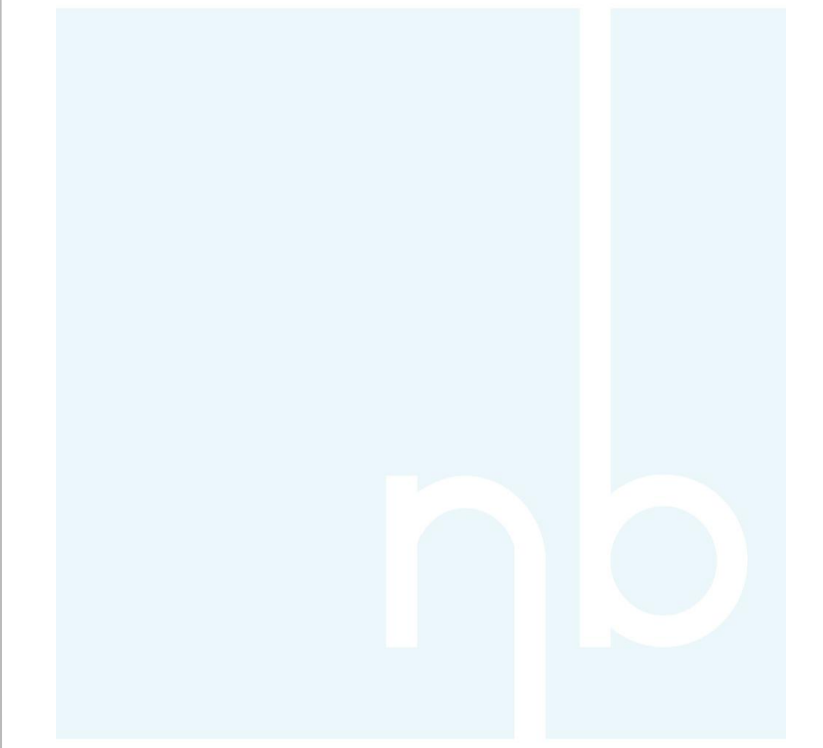
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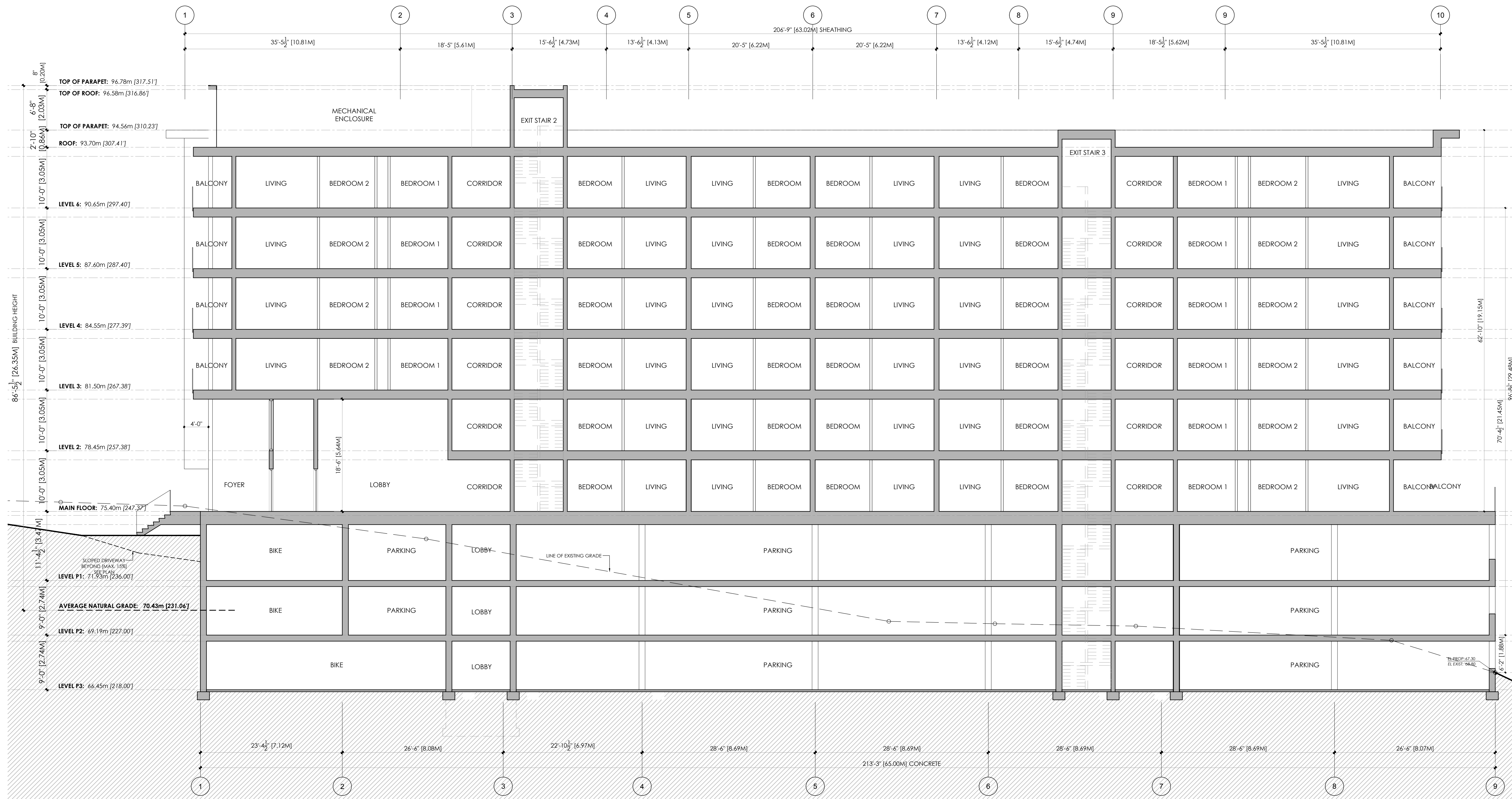
SECTION 1

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A201



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10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
3	08-FEB-21	ISSUED FOR REVIEW
2	05-FEB-21	ISSUED FOR CLIENT REVIEW
1	25-JAN-21	ISSUED FOR CLIENT REVIEW

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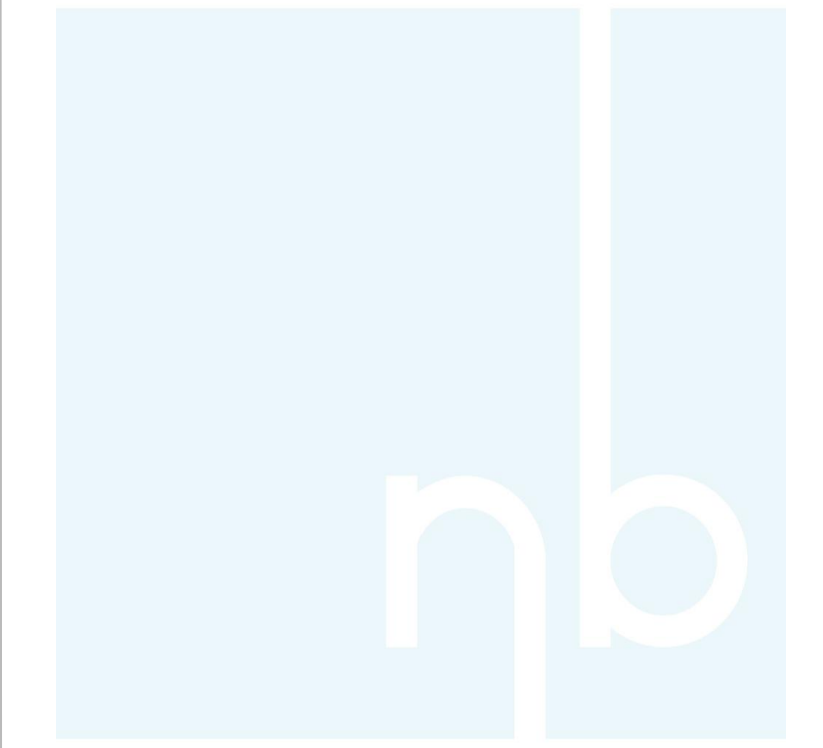
**2346 SOOKE RD
 COLWOOD, BC**
 PROJECT NUMBER: 20067

SECTION 2

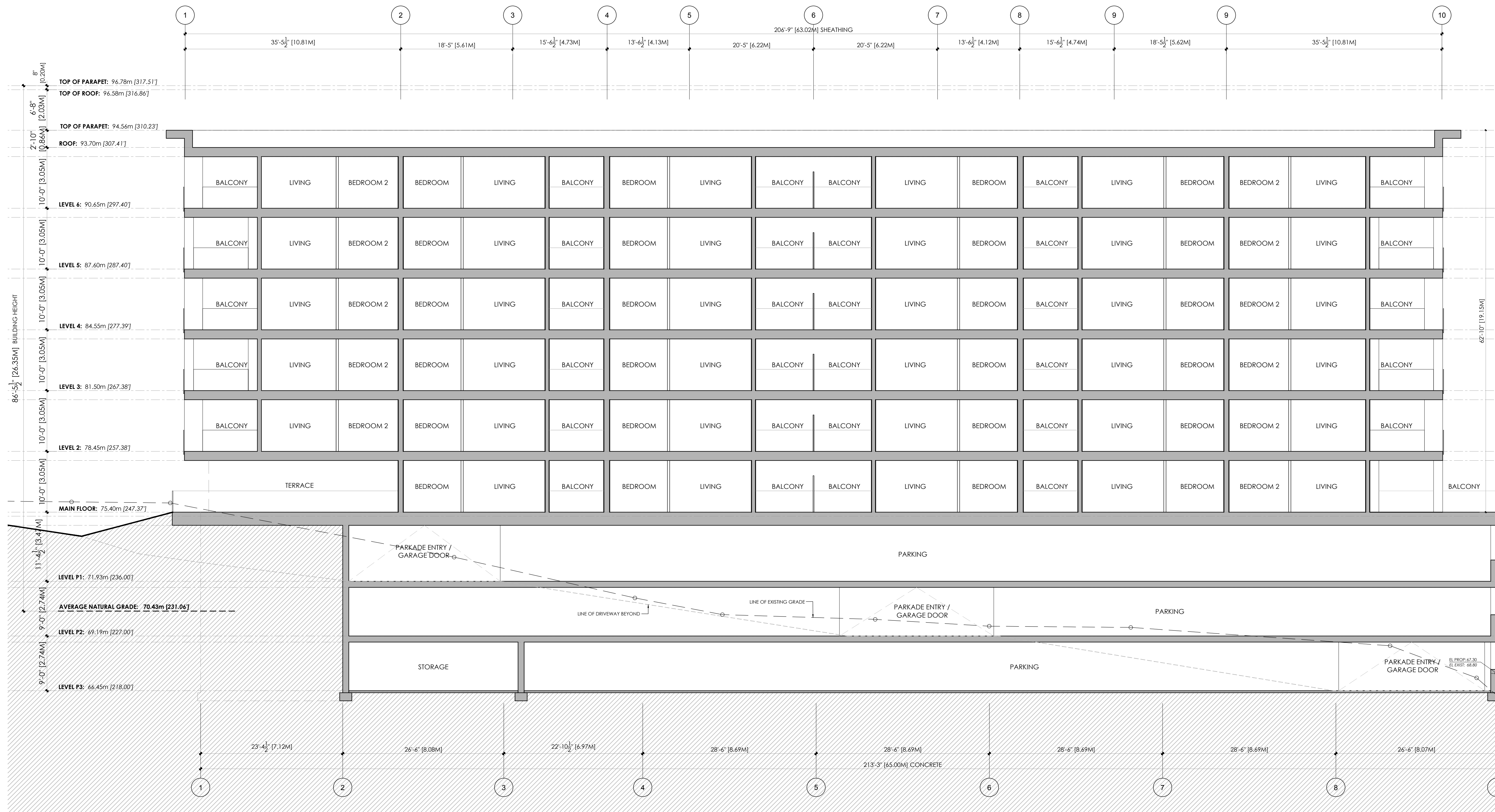
1:100

A202

1 A202 SECTION 2 1:100



NOT FOR CONSTRUCTION



23	12-FEB-24	ISSUED FOR CLIENT REVIEW (W/1BEDS)
22	1-FEB-24	ISSUED FOR CLIENT REVIEW
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	06-MAY-23	ISSUED FOR REVIEW
15	12-MAY-22	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
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7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
5	02-JUNE-21	ISSUED FOR REVIEW
4	17-MAR-21	ISSUED FOR REVIEW
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1	25-JAN-21	ISSUED FOR CLIENT REVIEW
REV	DATE	DESCRIPTION

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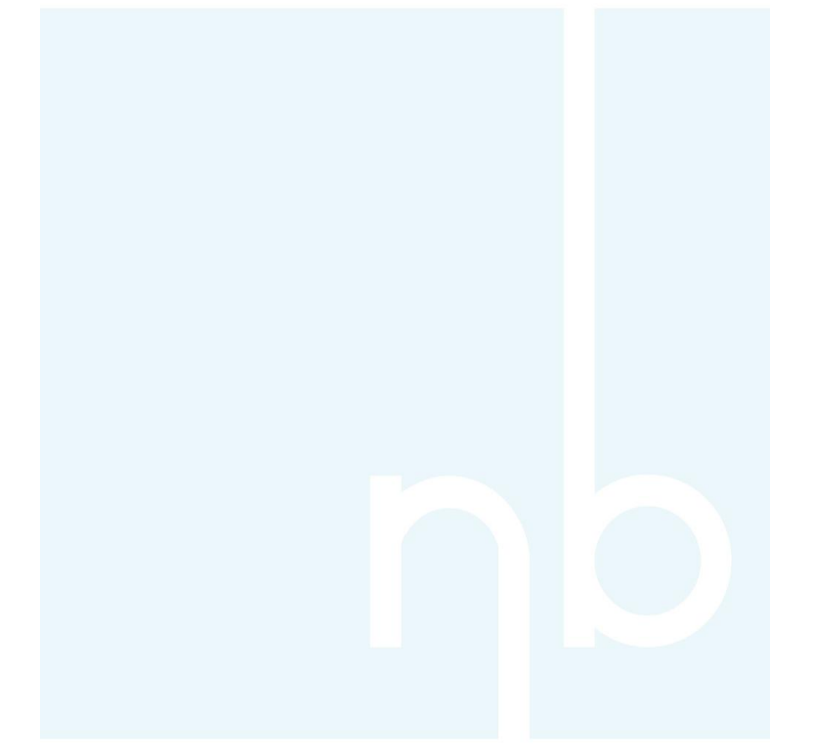
2346 SOOKE RD
COLWOOD, BC
 PROJECT NUMBER: 20062

SECTION 4

1:100

A204

1 A204 SECTION 4 1:100



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
23	12-FEB-24	ISSUED FOR CLIENT REVIEW [W/1BEDS]
22	1-FEB-24	ISSUED FOR CLIENT REVIEW
21	24-OCT-23	ISSUED FOR CLIENT REVIEW
20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
18	19-JUNE-23	ISSUED FOR REZONING
17	14-JUNE-23	ISSUED FOR REVIEW
16	04-MAY-23	ISSUED FOR REVIEW
15	12-MAY-23	ISSUED FOR REVIEW
14	14-NOV-22	ISSUED FOR CODE REVIEW
13	14-NOV-22	ISSUED FOR CODE REVIEW
12	09-NOV-22	ISSUED FOR CLIENT REVIEW
11	04-MAY-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
10	26-APR-22	ISSUED FOR REVIEW
9	31-MAR-22	ISSUED FOR CODE REVIEW
8	14-FEB-22	ISSUED FOR REVIEW
7	15-NOV-21	ISSUED FOR REZONING
6	10-SEPT-21	ISSUED FOR REVIEW
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COLWOOD, BC

PROJECT NUMBER: 20067

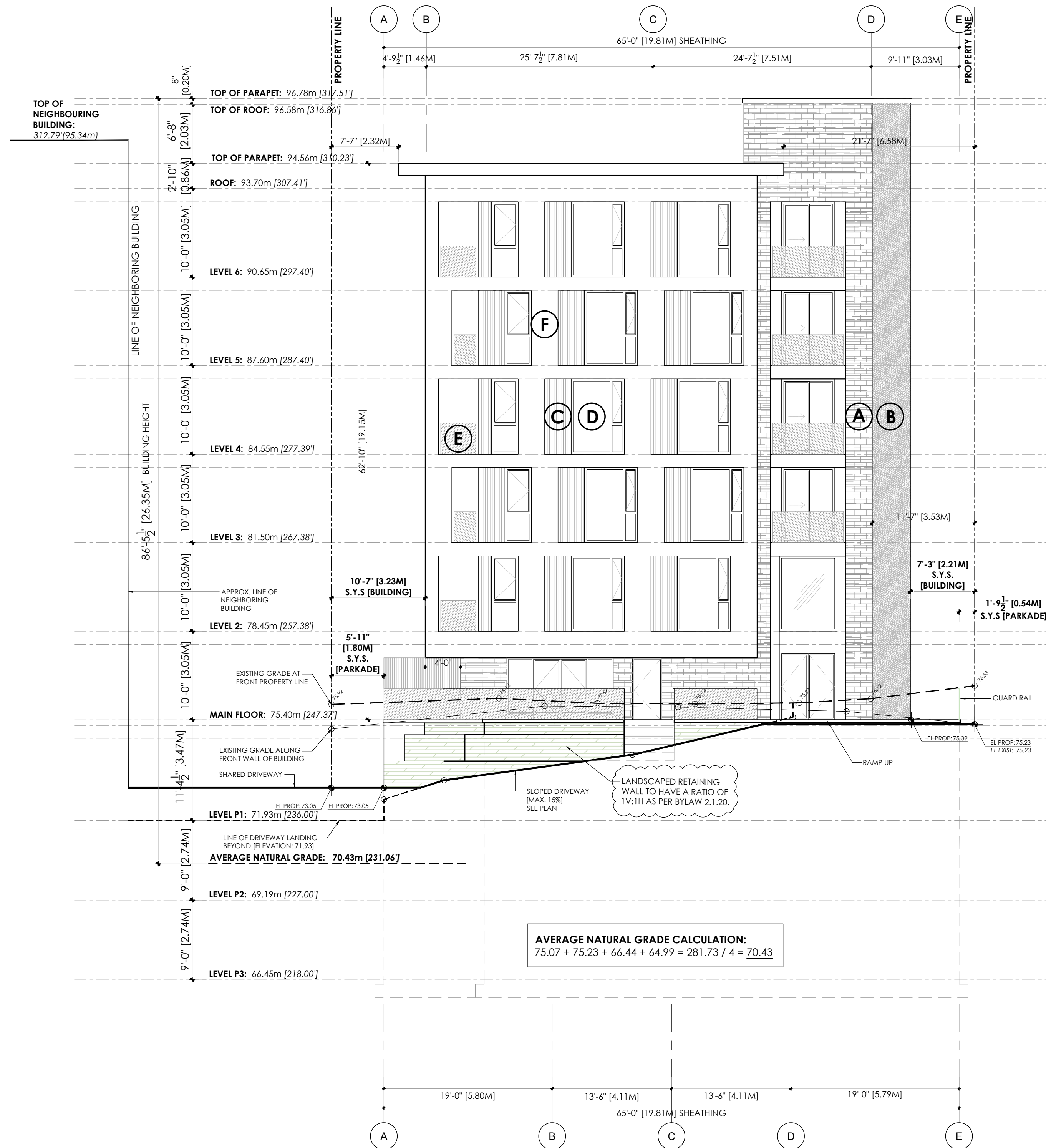
FRONT AND REAR ELEVATION

1:100

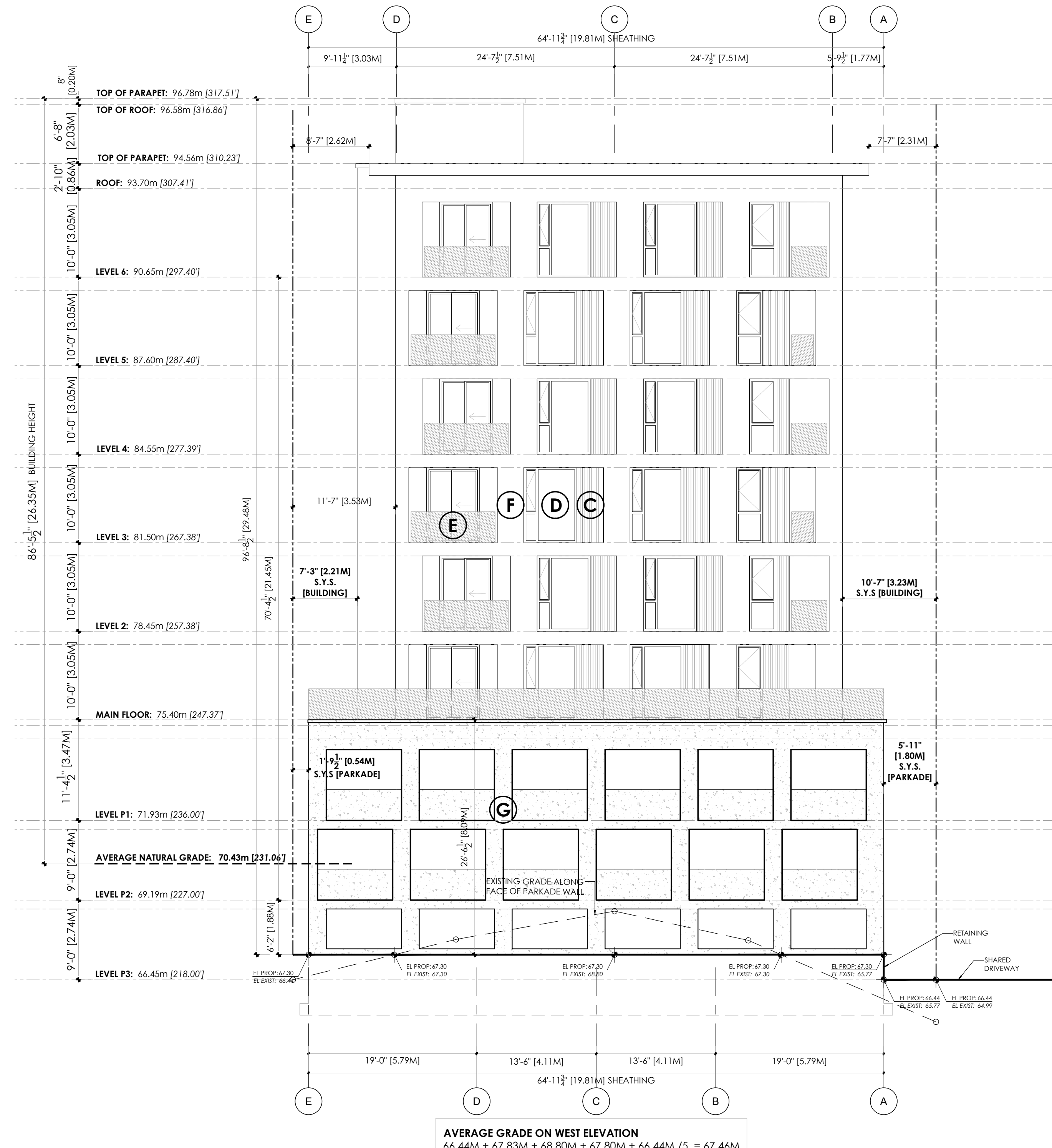
A301

MATERIAL LEGEND

(A)	STONE CLADDING
(B)	COMPOSITE PANEL - GREY
(C)	COMPOSITE PANEL - WOOD
(D)	VINYL WINDOW
(E)	GUARDRAIL
(F)	COMPOSITE PANEL - WHITE
(G)	REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



1 FRONT [EAST] ELEVATION
 A301 1:100



2 REAR [WEST] ELEVATION
 A301 1:100



NOT FOR CONSTRUCTION

MATERIAL LEGEND

(A)	STONE CLADDING
(B)	COMPOSITE PANEL - GREY
(C)	COMPOSITE PANEL - WOOD
(D)	VINYL WINDOW
(E)	GUARDRAIL
(F)	COMPOSITE PANEL - WHITE
(G)	REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



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2346 SOOKE RD
 COLWOOD, BC

PROJECT NUMBER: 20067

SOUTH SIDE ELEVATION

1:100

A302

MATERIAL LEGEND

- (A) STONE CLADDING
- (B) COMPOSITE PANEL - GREY
- (C) COMPOSITE PANEL - WOOD
- (D) VINYL WINDOW
- (E) GUARDRAIL
- (F) COMPOSITE PANEL - WHITE
- (G) REVEALED CONCRETE PAINTED - GREY WITH GREEN WALL



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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20	13-OCT-23	ISSUED FOR CLIENT REVIEW
19	05-OCT-23	ISSUED FOR CODE REVIEW
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13	14-NOV-22	ISSUED FOR CODE REVIEW
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10	26-APR-22	ISSUED FOR REVIEW
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8	14-FEB-22	ISSUED FOR REVIEW
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PROJECT NUMBER: 20067

NORTH SIDE ELEVATION

1:100

A303