

LATORIA ROAD

CIVIC ADDRESS

532, 538, AND 542 LATORIA ROAD
COLWOOD, BRITISH COLUMBIA



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(e-mail) ascott@lovickscott.com

- A00 COVER SHEET
- AS1 SITE PLAN
- AS2 SITE PLAN
- A1.1 P4 PARKADE- 538 & 542
- A1.2 P3 PARKADE- 538 & 542
- A1.3 GROUND FLOOR AND P2 PARKADE- 538 & 542
- A1.4 2ND FLOOR AND P1 PARKADE- 538 & 542
- A1.5 P2 PARKADE -532
- A1.6 P1 PARKADE -532
- A3.0 SITE SECTION -538 &542
- A3.1 SITE SECTION -538 &542
- A3.2 SITE SECTION -532

CIVIL

APLIN MARTIN
#104-695 APPLECROSS RD.
NANAIMO, B.C. V9V 0A4
(tel) 778.841.0484
(email) slewis@aplinmartin.com

LANDSCAPE

LADR LANDSCAPE ARCHITECTS INC.
#3-864 QUEENS AVE.,
VICTORIA, B.C., V8T 1M6
(tel) 250.598.0105
(e-mail) cwindjack@ladra.ca

- L1 LANDSCAPE CONCEPT PLAN
- L2 LANDSCAPE CONCEPT PLAN

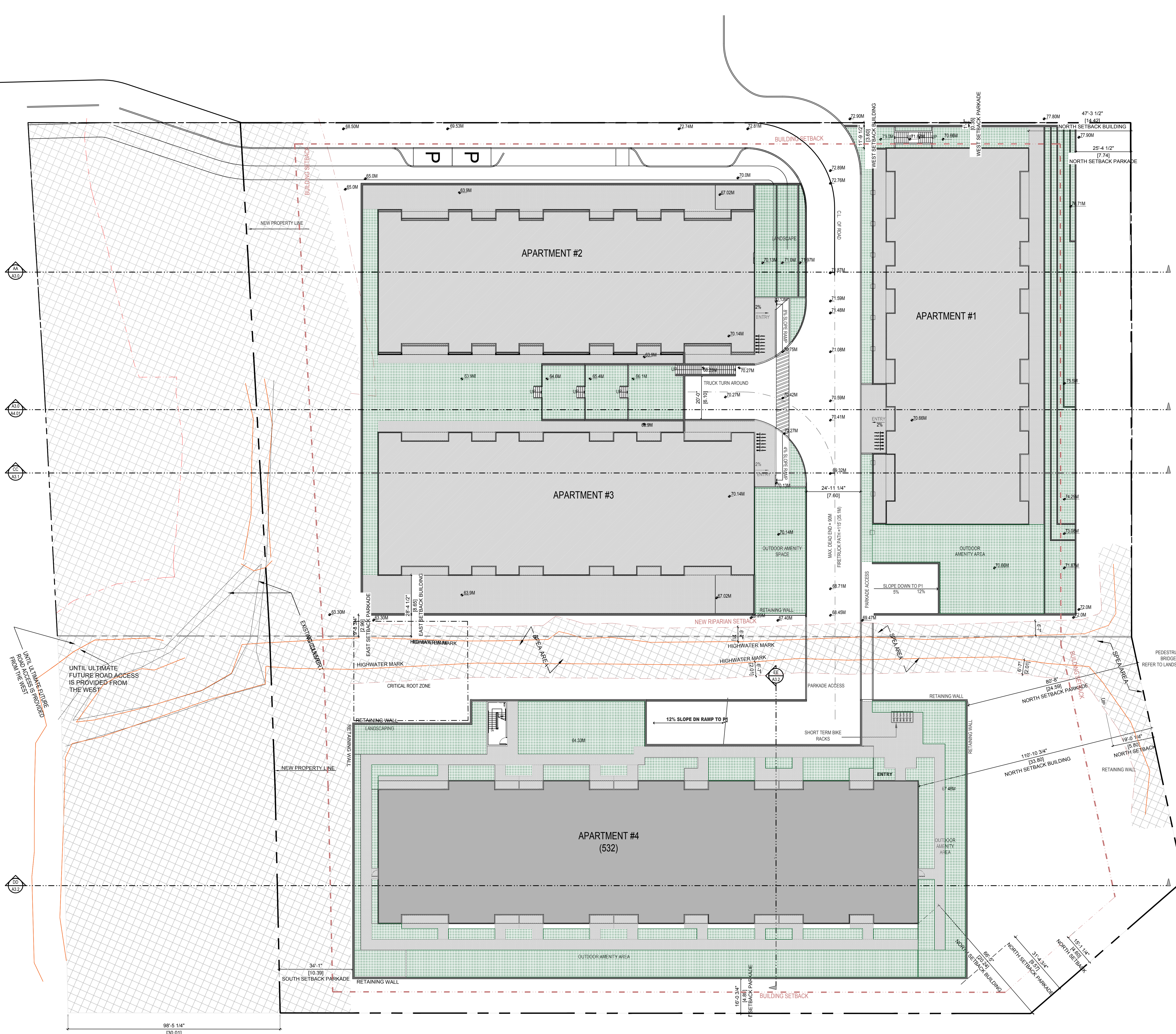
SURVEY

GEOVERRA
795 MARKET STREET
VICTORIA, B.C. V8T 0B4
(tel) 236.464.3570
(e-mail)Joel.Peterson@geoverra.com

ARBORIST

TALBOT MACKENZIE AND ASSOCIATES
BOX 48153 DOUGLAS ST
VICTORIA B.C., V8Z 7H6
(tel) 250.479.8733
(e-mail) lmtreehelp@gmail.com

ISSUED FOR REZONING ON JUNE 16, 2025



SITE STATISTICS

CIVIC ADDRESS
532, 538, AND 542 LATORIA ROAD
COLWOOD, BRITISH COLUMBIA

EXISTING ZONING: A-1 RURAL 1

PROPOSED ZONING: CD

NEIGHBOURHOOD: HILLSIDE AND SHORELINE

SITE AREA:
3.84 A (15,533.89 SQ.M.) (167,214.6971 SQ.FT)
INCLUDING SPEA AND EXCLUDING 30M DEDICATION LOT COVERAGE (FOOTPRINT)
- APARTMENT 1 & PARKADE FOOTPRINT = 17,394 SQ.FT
- APARTMENT 2, 3 & PARKADE FOOTPRINT = 35,460 SQ.FT
- APARTMENT 4 & PARKADE FOOTPRINT = 34,944 SQ.FT

TOTAL = 87,798 SQ.FT / 167,214 SQ.FT = 52%
MAX LOT COVERAGE ALLOWED = 50%
**REFER TO DETAIL 1 ON AS2 FOR FURTHER INFO.

SITE FAR - 2.5 MAX
BASED ON COLWOOD LAND USE BYLAW NO. 151, 1989, AMENDMENT NO. 217 (LLC)
ZONE: BYLAW 2048, 2025.
BASE DENSITY = 1.75
BONUS DENSITY = 2.5

BASED ON THE AVERAGE NATURAL GRADE, GROUND FLOOR OF APARTMENT #2 IS EXCLUDED IN THE FAR CALCULATIONS & COMMON AMENITY AREAS, CONCEALED / UNDERGROUND PARKING ARE ALSO EXCLUDED AS PER THE BYLAW.

277,903 SQ.FT / 167,214 SQ.FT = 1.66
**REFER TO DETAIL 2 ON AS2 FOR FURTHER INFO.

BUILDING AREA

APARTMENT #1
P2 = 33,778 SQ.FT. (3,136 SQ.M.) - EXCLUDED
P1 = 22,461 SQ.FT. (2,086 SQ.M.) - EXCLUDED
GF = 10,872 SQ.FT. (1,010 SQ.M.)
2ND FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
3RD FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
4TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
5TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
6TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
TOTAL BUILDING AREA 65,232 SQ.FT. (6,060 SQ.M.)

APARTMENT #2
P4 = 43,735 SQ.FT. (4,063 SQ.M.) - EXCLUDED
P3 = 43,735 SQ.FT. (4,063 SQ.M.) - EXCLUDED
GF = 9,898 SQ.FT. (919.5 SQ.M.) - EXCLUDED
2ND FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
3RD FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
4TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
5TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
6TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
TOTAL BUILDING AREA 54,357 SQ.FT. (5,050 SQ.M.)

APARTMENT #3
GF = 9,898 SQ.FT. (919.5 SQ.M.)
2ND FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
3RD FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
4TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
5TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
6TH FLOOR = 10,872 SQ.FT. (1,010 SQ.M.)
TOTAL BUILDING AREA 64,258 SQ.FT. (5,969 SQ.M.)

APARTMENT #4
P2 = 37,007 SQ.FT. (3,438.06 SQ.M.) - EXCLUDED
P1 = 37,007 SQ.FT. (3,438.06 SQ.M.) - EXCLUDED
GF = 15,676 SQ.FT. (1,456 SQ.M.)
2ND FLOOR = 15,676 SQ.FT. (1,456 SQ.M.)
3RD FLOOR = 15,676 SQ.FT. (1,456 SQ.M.)
4TH FLOOR = 15,676 SQ.FT. (1,456 SQ.M.)
5TH FLOOR = 15,676 SQ.FT. (1,456 SQ.M.)
6TH FLOOR = 15,676 SQ.FT. (1,456 SQ.M.)
TOTAL BUILDING AREA 84,357 SQ.FT. (7,836 SQ.M.)

TOTAL BUILDINGS AREA = 277,903 SQ.FT. (25,818 SQ.M.)

AMENITY AREA
REQUIRED - NOT LESS THAN 5% OF LOT AREA
8,360.6 SQ.FT. (776.69 SQ.M.)
PROPOSED - OUTDOOR ON GROUND FLOOR
15,684.3 SQ.FT. (1,457 SQ.M.)

BUILDING HEIGHT
ALLOWED - 6 STOREYS - 24M
PROPOSED - 6 STOREYS

APARTMENT#1 BUILDING HEIGHT = 16.27M
APARTMENT#2 BUILDING HEIGHT = 15.66M
APARTMENT#3 BUILDING HEIGHT = 17.44M
APARTMENT#4 BUILDING HEIGHT = 17.42M

BASED ON THE VERTICAL DISTANCE FROM THE AVERAGE NATURAL GRADE OF A BUILDING OR STRUCTURE TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF

SETBACKS	REQUIRED	PROPOSED
FRONT (SOUTH)	7.5M	10.39M *
REAR (NORTH)	10.0M	14.42M
REAR (NORTH-EAST)	4.60M	20.24M
INTERIOR (EAST)	3.0M	4.89M *
INTERIOR (WEST)	3.0M	3.60M

* SETBACK MEASURED TO THE PORTION OF THE PARKADE PROTRUDING ABOVE FINISHED GRADE

UNIT MATRIX

APARTMENT 1	3 BEDS	2 BEDS	1 BED	TOTAL
GROUND FLR	2	3	6	11
2ND FLOOR	2	4	6	12
3RD FLOOR	2	4	6	12
4TH FLOOR	2	4	6	12
5TH FLOOR	2	4	6	12
6TH FLOOR	2	4	6	12
TOTAL	12	23	36	71

APARTMENT 2	3 BEDS	2 BEDS	1 BED	TOTAL
GROUND FLR	2	2	6	10
2ND FLOOR	2	3	6	11
3RD FLOOR	2	3	6	11
4TH FLOOR	2	4	6	12
5TH FLOOR	2	4	6	12
6TH FLOOR	2	4	6	12
TOTAL	12	20	36	68

APARTMENT 3	3 BEDS	2 BEDS	1 BED	TOTAL
GROUND FLR	2	2	6	10
2ND FLOOR	2	3	6	11
3RD FLOOR	2	3	6	11
4TH FLOOR	2	4	6	12
5TH FLOOR	2	4	6	12
6TH FLOOR	2	4	6	12
TOTAL	12	20	36	68

APARTMENT 4	3 BEDS	2 BEDS	1 BED	1 BED+DEN	STUDIO	TOTAL
GROUND FLR	2	3	10	2	0	17
2ND FLOOR	2	3	10	2	1	18
3RD FLOOR	2	4	10	2	0	18
4TH FLOOR	2	4	10	2	0	18
5TH FLOOR	2	4	10	2	0	18
6TH FLOOR	2	4	10	2	0	18
TOTAL	12	22	60	12	1	107

UNIT MIX	3 BEDS	2 BEDS	1 BED	1 BED+DEN	STUDIO	TOTAL
# OF UNITS	48	85	168	12	1	314
% OF UNITS	15%	27%	53%	3%	0.3%	

PARKING REQ'TS - URBAN CENTRE
BACHELOR / STUDIO = 0.8 SPACE PER UNIT
ONE BEDROOM = 1.0 SPACE PER UNIT
TWO BEDROOM = 1.3 SPACES PER UNIT
THREE BEDROOM = 1.5 SPACES PER UNIT
VISITOR = 0.15 SPACES PER UNIT

APARTMENT 1 - PARKADE
ONE BEDROOM - 36 X 1.0 = 36
TWO BEDROOM - 23 X 1.3 = 29.9
THREE BEDROOM - 12 X 1.5 = 18
VISITOR - 71 X 0.15 = 10.6
TOTAL = 95 REQUIRED

APARTMENT 2 & 3 - PARKADE
ONE BEDROOM - 72 X 1.0 = 72
TWO BEDROOM - 40 X 1.3 = 52
THREE BEDROOM - 24 X 1.5 = 36
VISITOR - 138 X 0.15 = 20.4
TOTAL = 181 REQUIRED

APARTMENT 4 - PARKADE
STUDIO - 1 X 0.8 = 0.8
ONE BEDROOM - 72 X 1.0 = 72
TWO BEDROOM - 22 X 1.3 = 28.6
THREE BEDROOM - 12 X 1.5 = 18
VISITOR - 107 X 0.15 = 16.05
TOTAL = 135.45 REQUIRED

PROPOSED APARTMENT - PARKADE STALLS
TOTAL STALLS = 412 REQUIRED 432 PROPOSED
INCLUDES 8 ACCESSIBLE (HC) STALLS, 18 SMALL CAR STALLS, AND 4 LOADING STALLS

LONG TERM BIKE PARKING

APT.	UNIT < 60M²	RATE	STALLS UNIT ≥ 60M²	RATE	STALLS	REQ.D	PROPD
1	36	1.0	36	35	1.25	43.75	105
2 & 3	72	1.0	72	64	1.25	80	152
4	61	1.0	61	46	1.25	57.5	120

(INCLUDING 10% OVERSIZED)
TOTAL BIKE STALLS 350.6 REQUIRED 352 PROPOSED

SHORT TERM BIKE PARKING
6 STALLS PER BUILDING REQUIRED
6 STALLS PER BUILDING PROVIDED

USABLE OPEN SPACE
12,278.7 SQ.FT. (1,140 SQ.M.)
(12,278 SQ.FT. / 167,214.69 X 100 = 7.3%)

**REFER TO DETAIL 3 ON AS2 FOR FURTHER INFO.

1 PROPOSED SITE PLAN
SCALE: 1"= 20' - 0"

REV	DATE	DESCRIPTION
02	18/06/25	ISSUED FOR REZONING
01	06/06/25	ISSUED FOR CLIENT REVIEW

CONSULTANT ARCHITECTURAL SEAL

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT

LOVICK SCOTT ARCHITECTS

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MEMBER OF THE AIBC, AAA, SAA, MAA

LATORIA ROAD
538-542 LATORIA RD,
COLWOOD, B.C.

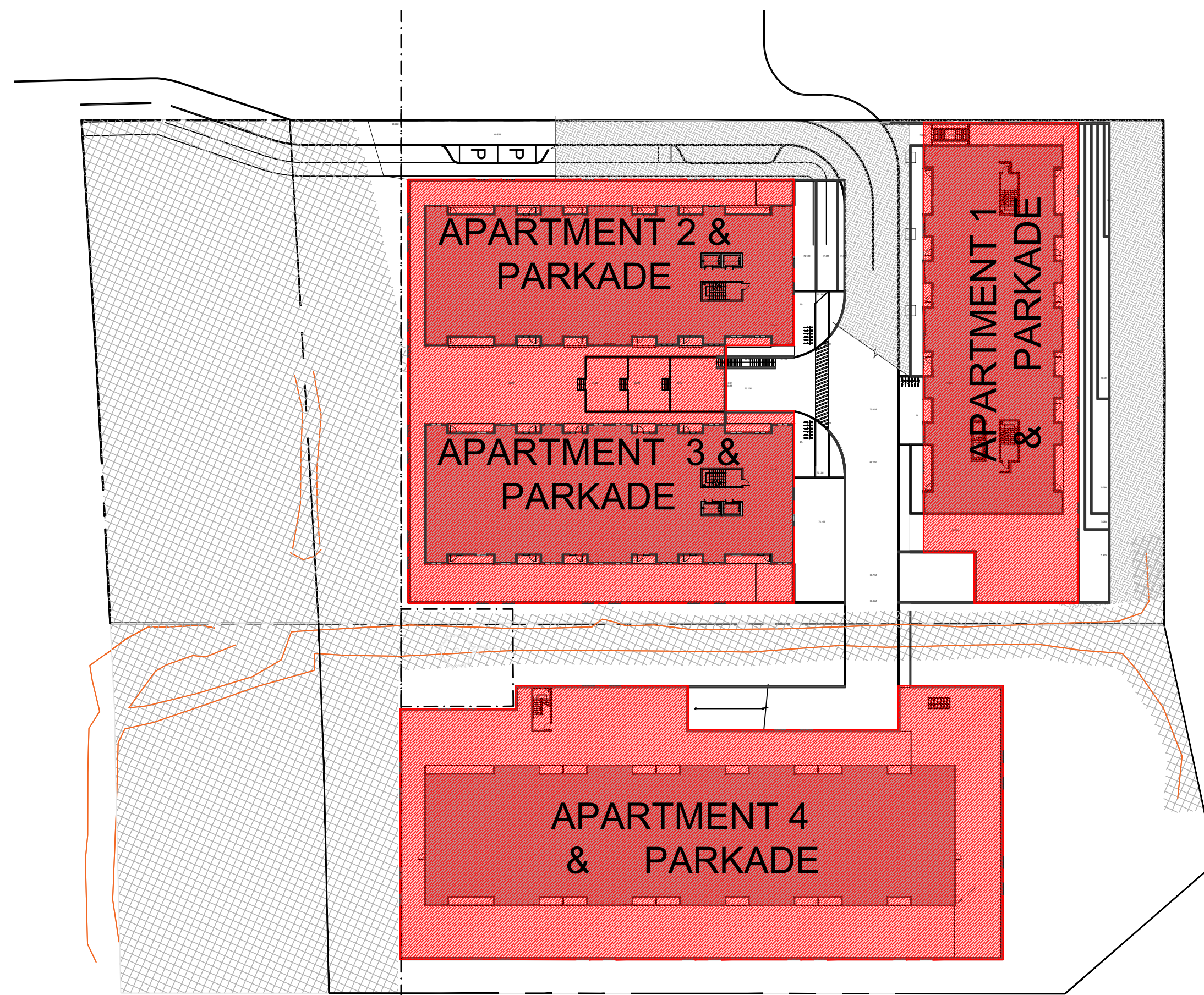
SITE PLAN, SITE STATISTICS

PROJECT NUMBER 22-014 DRAWING NUMBER AS1

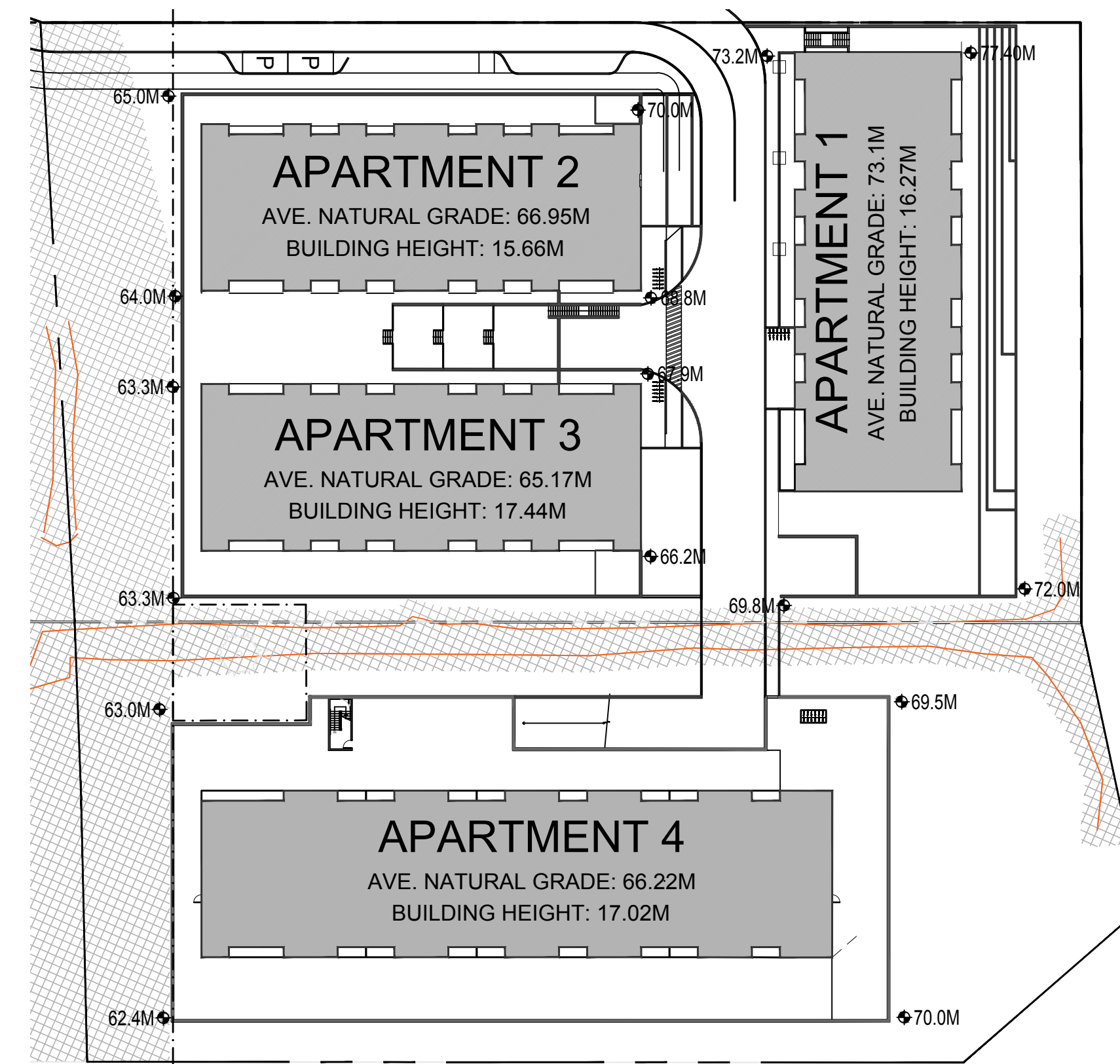
SCALE AS SHOWN

DATE MARCH 2022 REVISION JUNE 16 2025

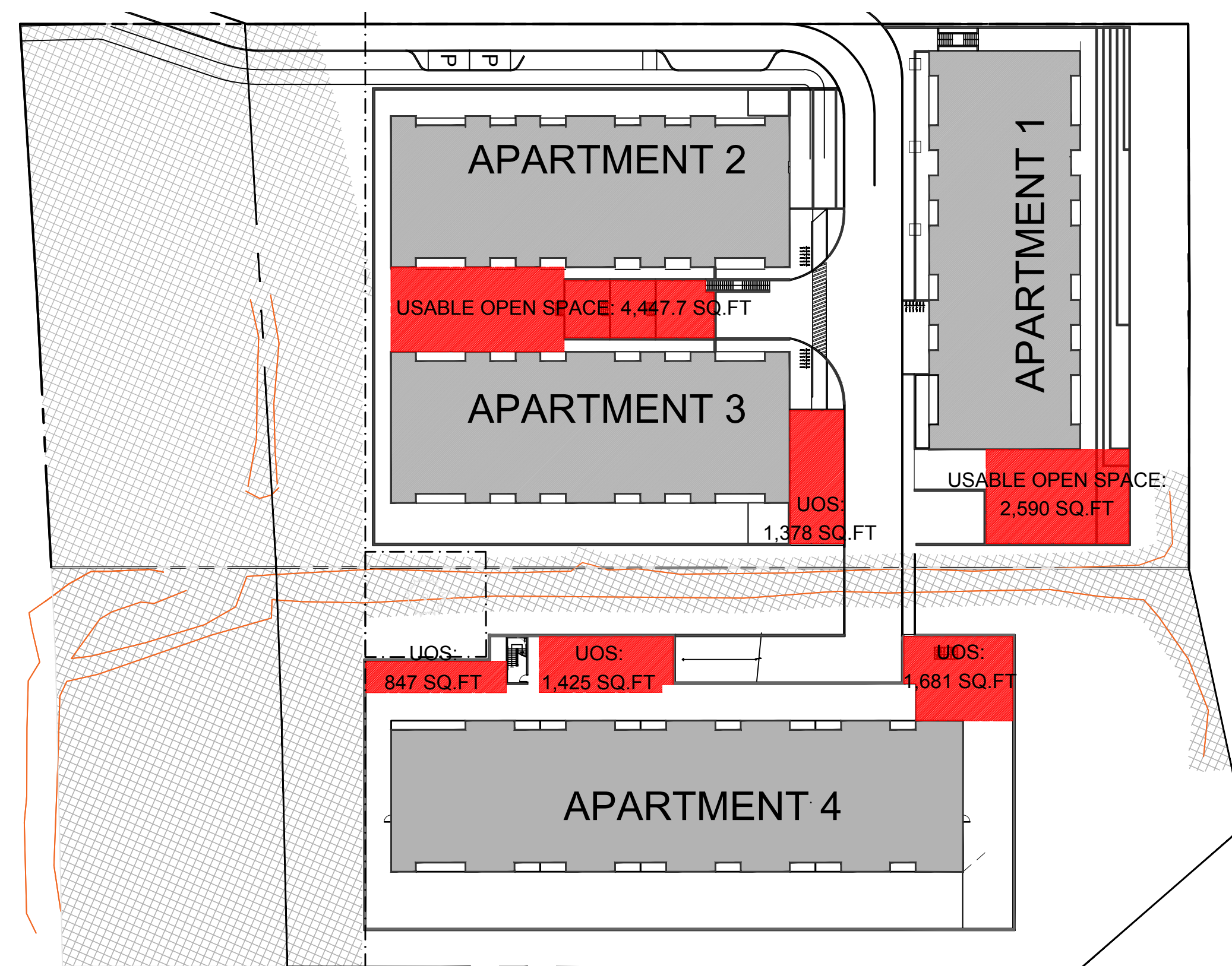
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1 LOT COVERAGE PLAN
SCALE: NTS



2 AVE. NATURAL GRADE & BUILDING HEIGHT
SCALE: NTS



3 USABLE OPEN SPACE LAYOUT
SCALE: NTS

REV	DATE	DESCRIPTION
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CONSULTANT _____

CONSULTANT SEAL _____

ARCHITECTURAL SEAL _____

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DRAWN BY: LSA APPROVED: LSA

PROJECT: LATORIA ROAD

538 -542 LATORIA RD,
COLWOOD, B.C.

DRAWING: SITE PLAN,
SITE STATISTICS

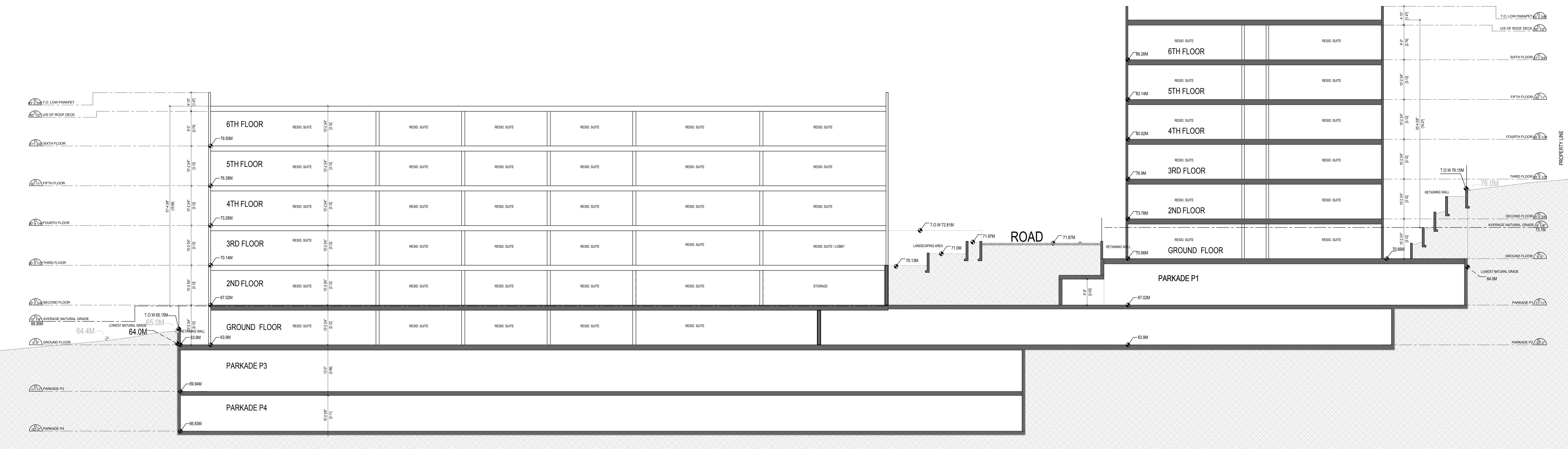
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SCALE: AS SHOWN
DATE: MARCH 2022 REVISION: JUNE 16 2025

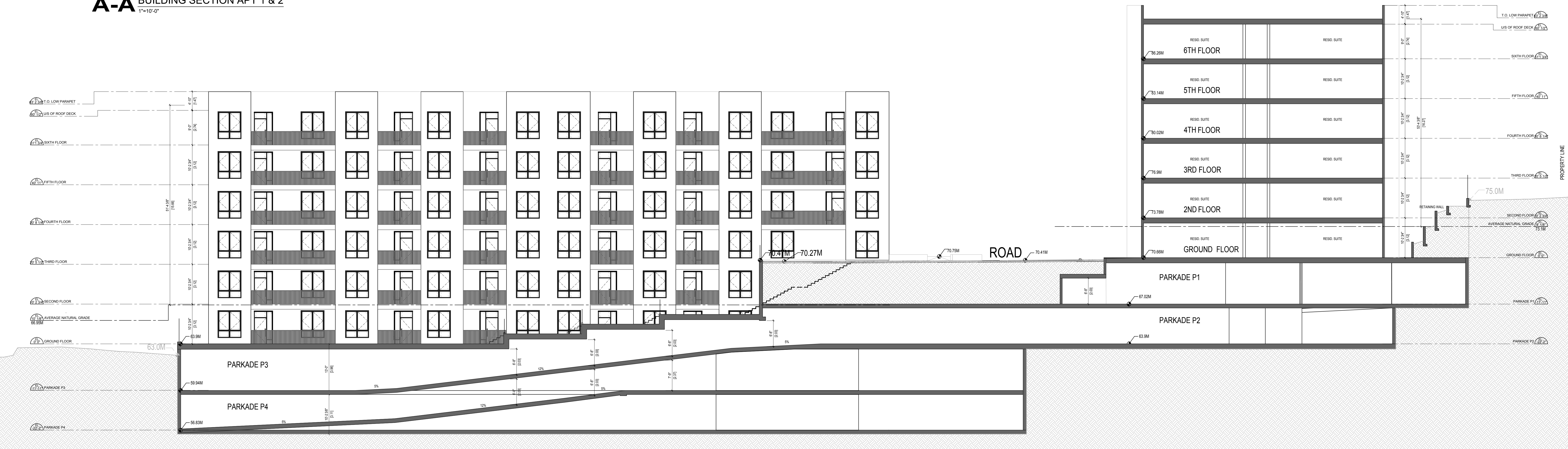
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LATORIA ROAD - LSA 22-014



A-A BUILDING SECTION APT 1 & 2
1"=10'-0"



B-B BUILDING SECTION APT 1 & PLAZA
1"=10'-0"

REV	DATE	DESCRIPTION
02	18/06/25	ISSUED FOR REZONING
01	06/06/25	ISSUED FOR CLIENT REVIEW

CONSULTANT _____
ARCHITECTURAL SEAL _____
CONSULTANT SEAL _____

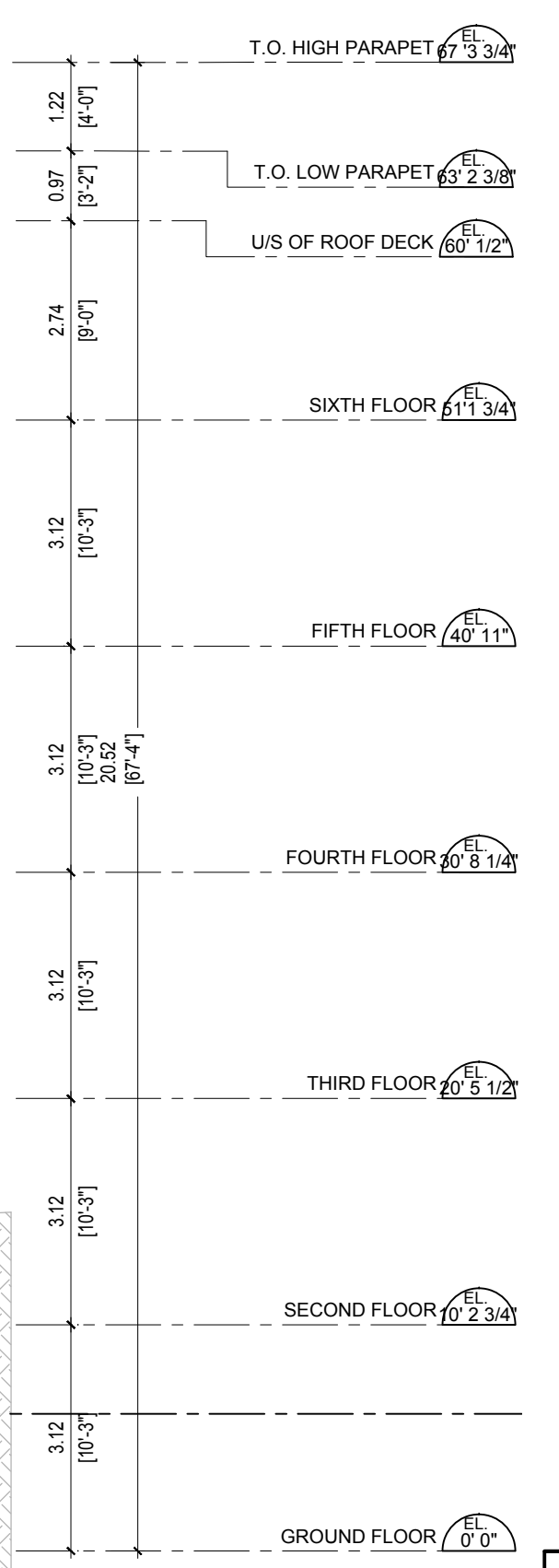
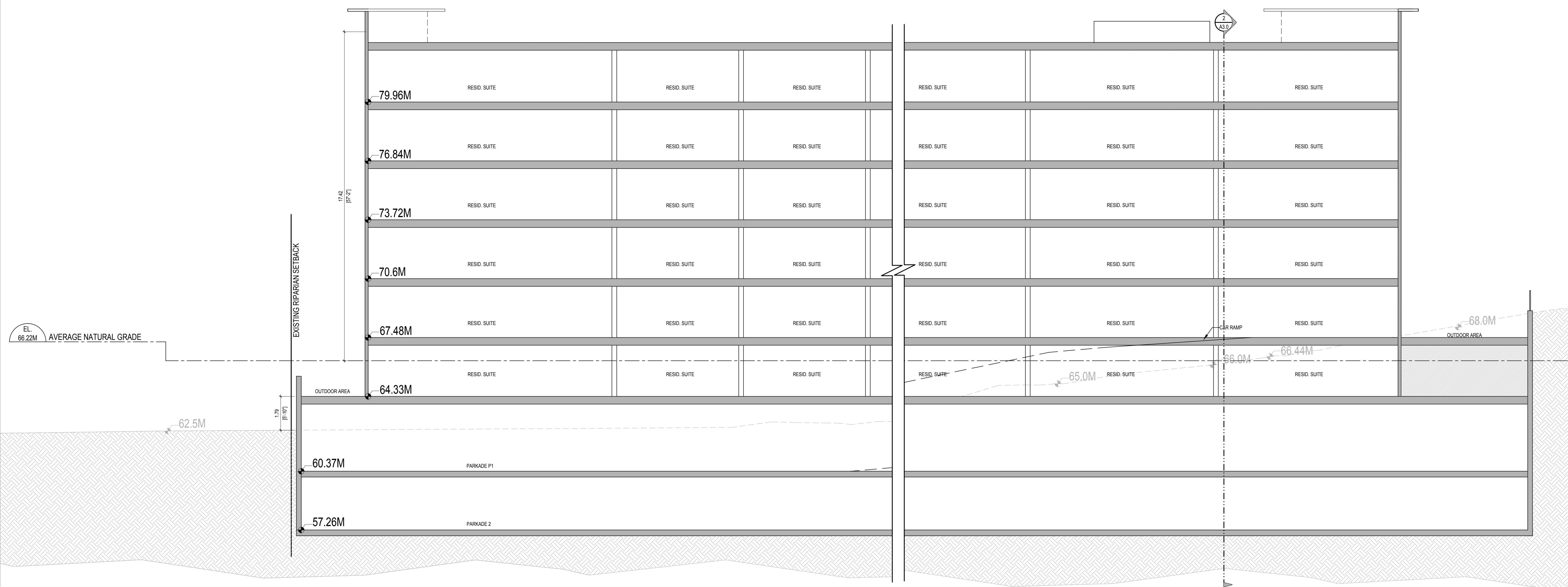
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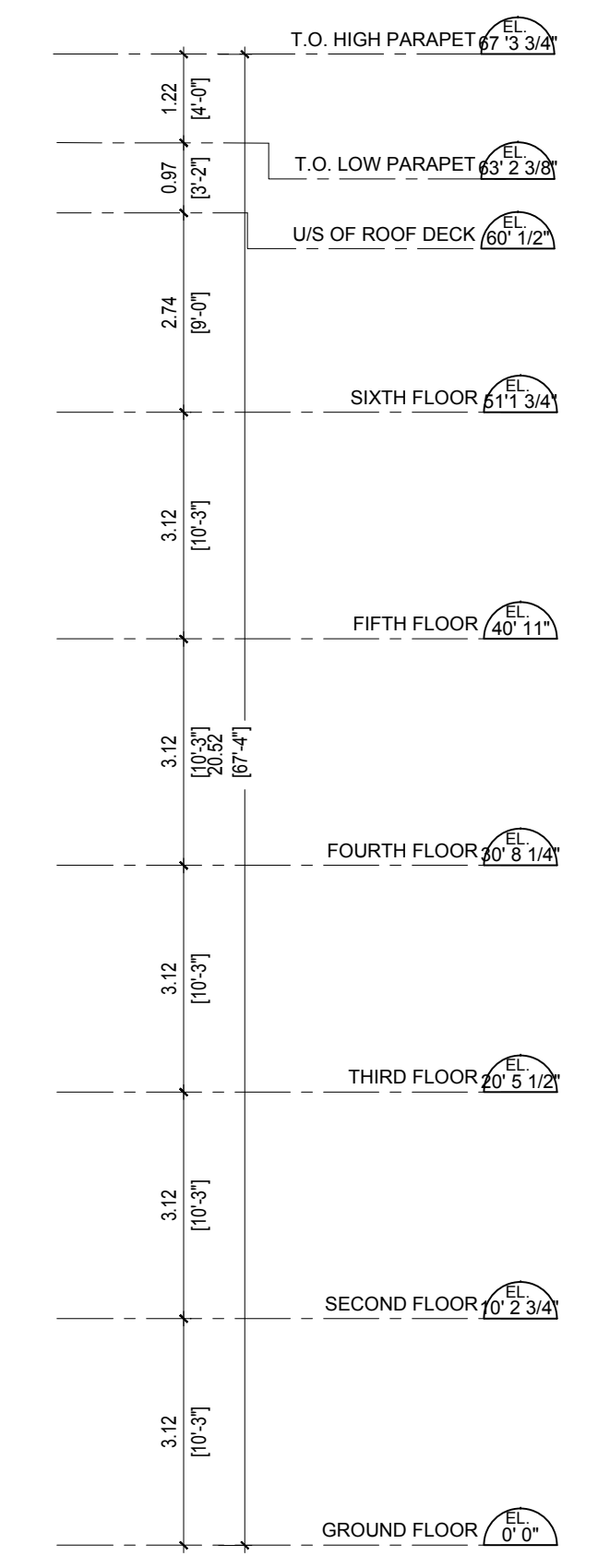
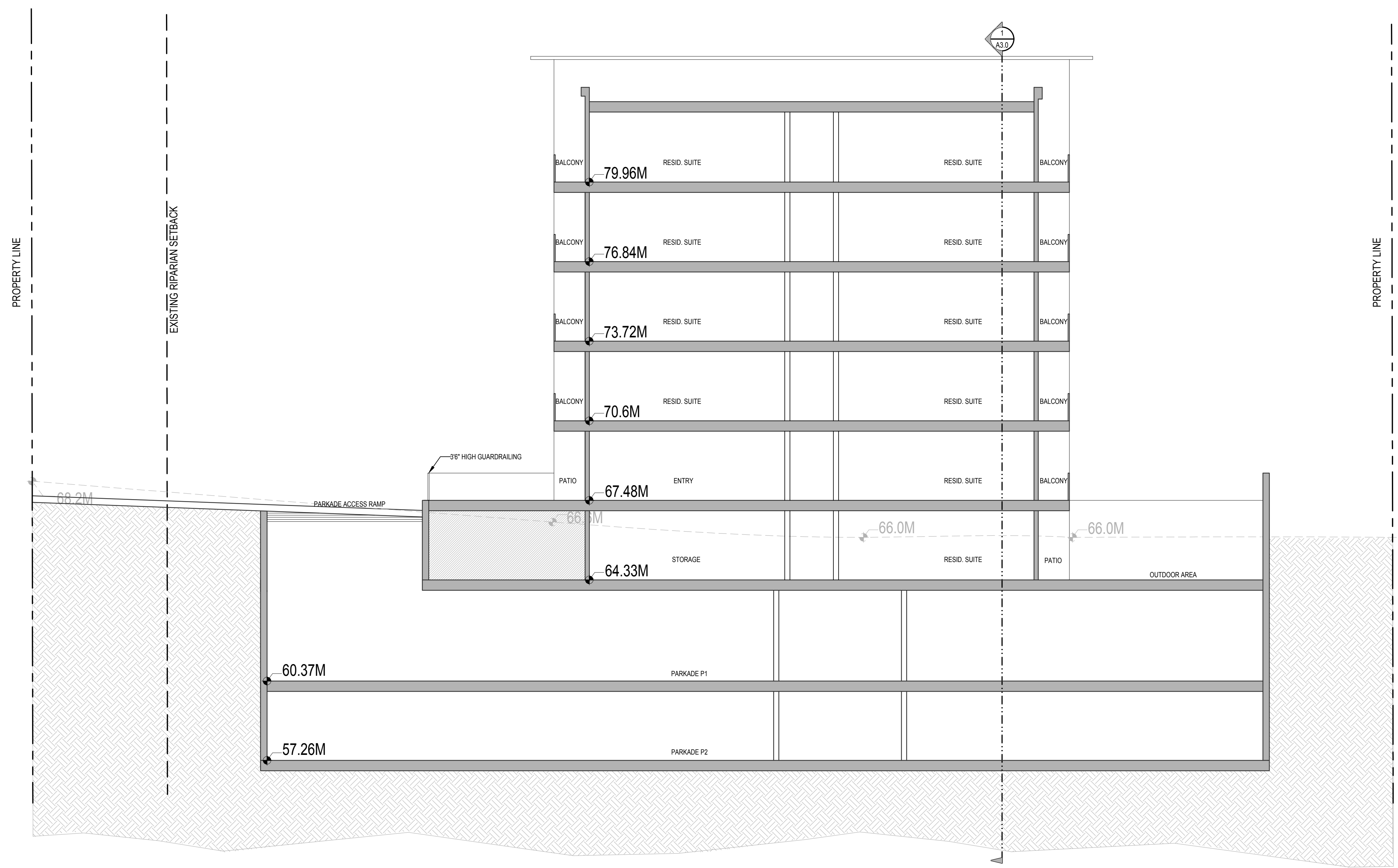
DRAWN BY: LSA
APPROVED: LSA
PROJECT: LATORIA ROAD
538-542 LATORIA RD, COLWOOD, B.C.

SITE SECTIONS
PROJECT NUMBER: 22-014
DRAWING NUMBER: A3.0
SCALE: AS SHOWN
DATE: MARCH 2022
REVISION: JUNE 16 2025



REV	DATE	DESCRIPTION
3	16/06/25	ISSUED FOR REZONING
2	OCT 30 24	ISSUED FOR CLIENT REVIEW
1	MAR 31 23	ISSUED FOR REZONING

D-D BUILDING SECTION APT 4
1/8" = 1'-0"



E-E BUILDING SECTION APT 4
1/8" = 1'-0"

REV	DATE	DESCRIPTION
3	16/06/25	ISSUED FOR REZONING
2	OCT 30 24	ISSUED FOR CLIENT REVIEW
1	MAR 31 23	ISSUED FOR REZONING

CONSULTANT SEAL

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DRAWN BY: LSA
 PROJECT: LATORIA ROAD
 532 LATORIA RD,
 COLWOOD, B.C.

PROJECT NUMBER	DRAWING NUMBER
22-014	A3.2
SCALE	REVISION
AS SHOWN	DATE
SEPTEMBER 2024	JUNE 16 2025