420 TAMARACK

420 TAMARACK ROAD,

COLWOOD, B.C.

DRAWING / CONSULTANT LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
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(fax) 604.298.6081
(e-mail) ascott@lovickscott.com (Andrea Scott)

A0	COVER SHEET
AS1	SITE PLAN
A1.0	P2 PARKADE FLOOR PLAN
A1.1	P1 PARKADE FLOOR PLAN
A1.2	GROUND FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	FIFTH FLOOR PLAN
A1.6	SIXTH FLOOR PLAN
A3.0	BUILDING SECTIONS
	RENDERINGS

REGISTERED ARCHITECT
ANDREA SCOTT
BRITISH COLUMBIA
2026-01-19

JANUARY 15, 2026 - RE-ISSUED FOR REZONING

1 PROPOSED SITE PLAN
SCALE: 1/16"= 1'-0"

SITE STATISTICS

CIVIC ADDRESS 420 TAMARACK ROAD
COLWOOD, BC

EXISTING ZONING RESIDENTIAL R1

PROPOSED REZONING: CD

OCP: COLWOOD CORNERS

SITE AREA: 6,816.4 SQ.M. (73,370.8 SQFT)
INCLUDING SPEA & EXCLUDING EXISTING HOUSE SITE (GROSS)

LOT COVERAGE (FOOTPRINT): 50% MAX (CD)

2,772.0 SQ.M. (29,837.4 SQ.FT.) = 40.7%

FAR: 2.0 (CD) MINIMUM.

GROSS FLOOR AREA
13,804.3 SQ.M. (148,588.6 SQ.FT) INCL. HALLWAY, STAIRS AND ELEVATORS.
EXCLUDES PARKADE = 2.02

HEIGHT (MEASURED FROM AVERAGE FINISHED GRADE): 6 STOREYS

HEIGHT (MEASURED FROM AVERAGE NATURAL GRADE): 49.75M (163.2 FT.)

USABLE OPEN SPACE: NOT LESS THAN 5% OF THE SITE AREA = 340.8 SQ.M.(3,668.5 SQ.FT.)
PROVIDED: 472.0 SQ.M. (5080 SQ.FT.) = 6.9%

SETBACKS	REQUIRED	PROPOSED
FRONT (SOUTH) - TAMARACK RD.	4.0M	5.0M
REAR (NORTH)	7.5M	7.5M
REAR (NORTH-WEST)	15.2M (PER ARBORIST)	15.2M
INTERIOR (EAST)	3.0M	3.0M
INTERIOR (WEST)	9.0M (PER ARBORIST)	9.0M

UNIT COUNT SYNOPSIS

	3 BEDS	2 BEDS	1 BED+DEN	1 BED	STUDIO	TOTAL
GROUND FLR	1	3	0	9	2	15
2ND FLOOR	2	6	0	9	3	20
3RD FLOOR	2	6	1	9	3	21
4TH FLOOR	2	8	4	12	5	31
5TH FLOOR	2	8	6	12	5	33
6TH FLOOR	2	8	6	12	5	33
TOTAL	11	39	17	63	23	153

TOTAL UNITS = 153 UNITS

PARKING REQUIREMENTS - APARTMENT UNDER URBAN CENTRE AS PER PARKING BYLAW
- 0.8 PER BACHELOR DWELLING UNIT
-1.0 PER ONE BED DWELLING UNIT
- 1.3 PER TWO BED DWELLING UNIT
- 1.5 PER DWELLING UNIT GREATER THAN TWO BEDS
- SMALL CARS = 30% MAX OF TOTAL REQUIRED.

11 3-BEDS X 1.5 = 16.5
39 2-BEDS X 1.3 = 50.7
80 1-BED X 1.0 = 80
23 BACHELOR X 0.8 = 18.4
REQUIRED: 165.6 STALLS

VISITORS:
153 X 0.15 = 22.9 STALLS
TOTAL REQUIRED: 188.6 = 189 STALLS + 1 LOADING STALL.

H/C REQUIRED = OVER 151 STALLS = 3 SPACES PLUS ADDITIONAL SPACE EVERY 50 AFTER 151= 4 SPACES.

PROVIDED:
LEVEL 1: 2 VISITOR STALLS + 1 LOADING
LEVEL 4: 18 VISITOR STALLS
P1: 85 INCLUDING 82 RESIDENTIAL STALLS & 3 VISITOR STALLS
P2: 85 RESIDENTIAL STALLS

TOTAL PROVIDED: 190 STALLS (167 RESIDENTIAL & 23 VISITORS) AND 1 LOADING STALL.
(SMALL CARS = 43 STALLS = 22.6%)

BICYCLE REQUIREMENTS

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

LONG TERM BIKE PARKING
1.0 PER DWELLING UNIT < 60m^2 (645 SqFt.)
1.25 PER DWELLING UNIT > 60m^2 (645 SqFt.)

86 X 1 = 86
67 X 1.25 = 83.75
REQUIRED: 170 STALLS
MIN. 10% OF REQUIRED TO BE 3.0M L X 0.9M W = 17

PROVIDED:
P1: 80 STALLS (INCLUDING 6 OVERSIZED STALLS)
P2: 16 STALLS (INCLUDING 8 OVERSIZED STALLS)
GF: 74 STALLS (INCLUDING 3 OVERSIZED STALLS)
TOTAL PROVIDED: 170 STALLS

MOBILITY SCOOTER PARKING
REQUIRED: 1.0 PER BUILDING + $\frac{1}{50}$ PARKING STALLS
PROVIDED: 1 + 3.4 = 5 STALLS IN P2

REV.	DATE	DESCRIPTION
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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

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REGISTERED ARCHITECT — ANDREW CRAIG SCOTT — PROVINCE OF BRITISH COLUMBIA
2026-01-19

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DRAWN BY AC
APPROVED LSA

PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
SITE PLAN

PROJECT NUMBER 24-054
DRAWING NUMBER AS1
SCALE 1" = 20'-0"
DATE JULY 23 24
REVISION DEC 23 25

1 - P2 PARKADE FLOOR PLAN
SCALE: 1"= 10'-0"

REV.	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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DRAWN BY	APPROVED
AC	LSA

PROJECT

420 TAMARACK

420 TAMARACK ROAD,
COLWOOD, B.C.

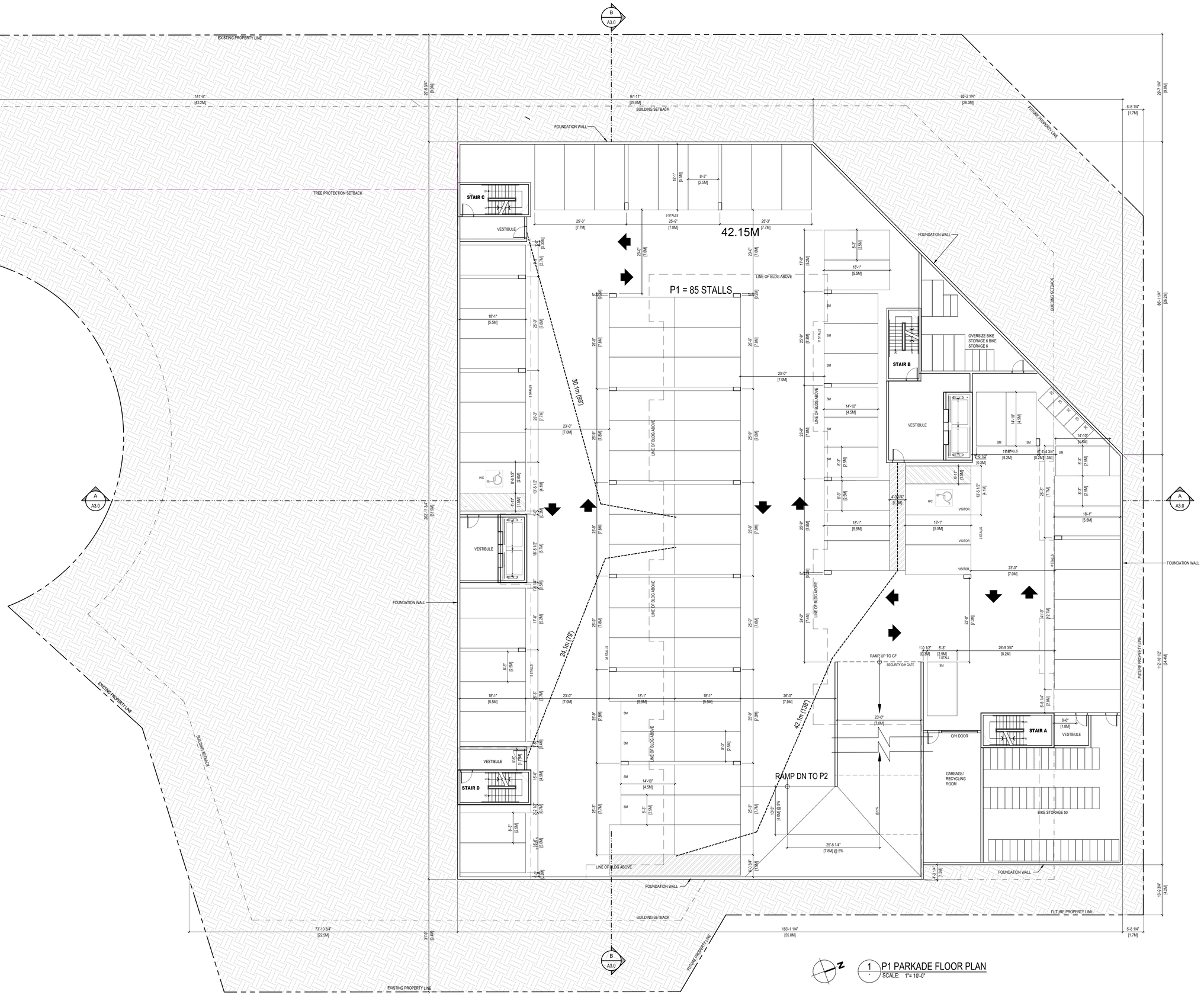
DRAWING

P2 PARKADE
FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
24-054	A1.0

SCALE
AS NOTED

DATE	REVISION
JULY 23 24	DEC 23 25



N

1 P1 PARKADE FLOOR PLAN
SCALE: 1"= 10'-0"

REV	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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DRAWN BY	APPROVED
AC	LSA

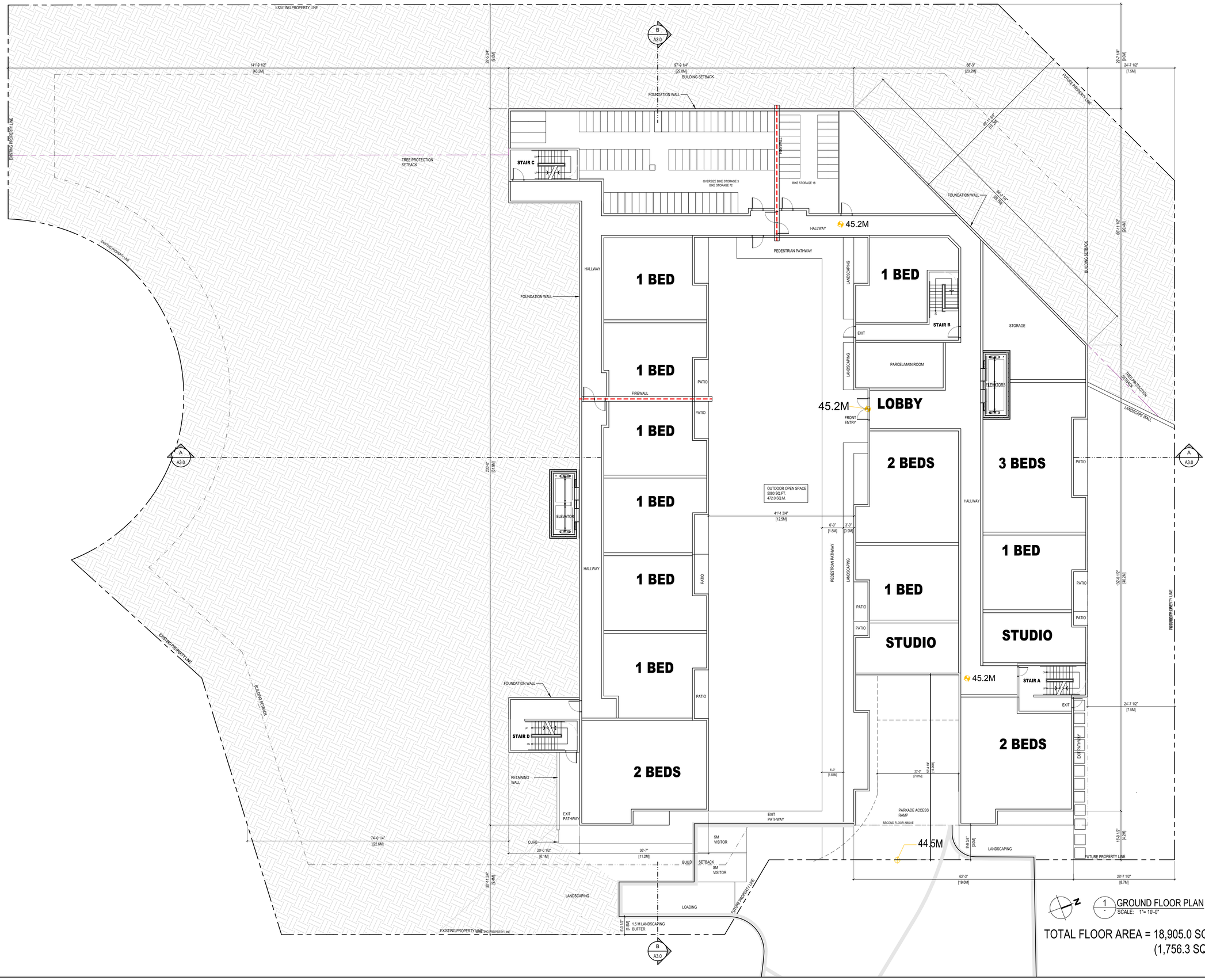
PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
P1 PARKADE FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
24-054	A1.1

SCALE
AS NOTED

DATE	REVISION
JULY 23 24	DEC 23 25



1 GROUND FLOOR PLAN
SCALE: 1"= 10'-0"

TOTAL FLOOR AREA = 18,905.0 SQ.FT.
(1,756.3 SQ.M.)

REV.	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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2026-01-19

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APPROVED: LSA

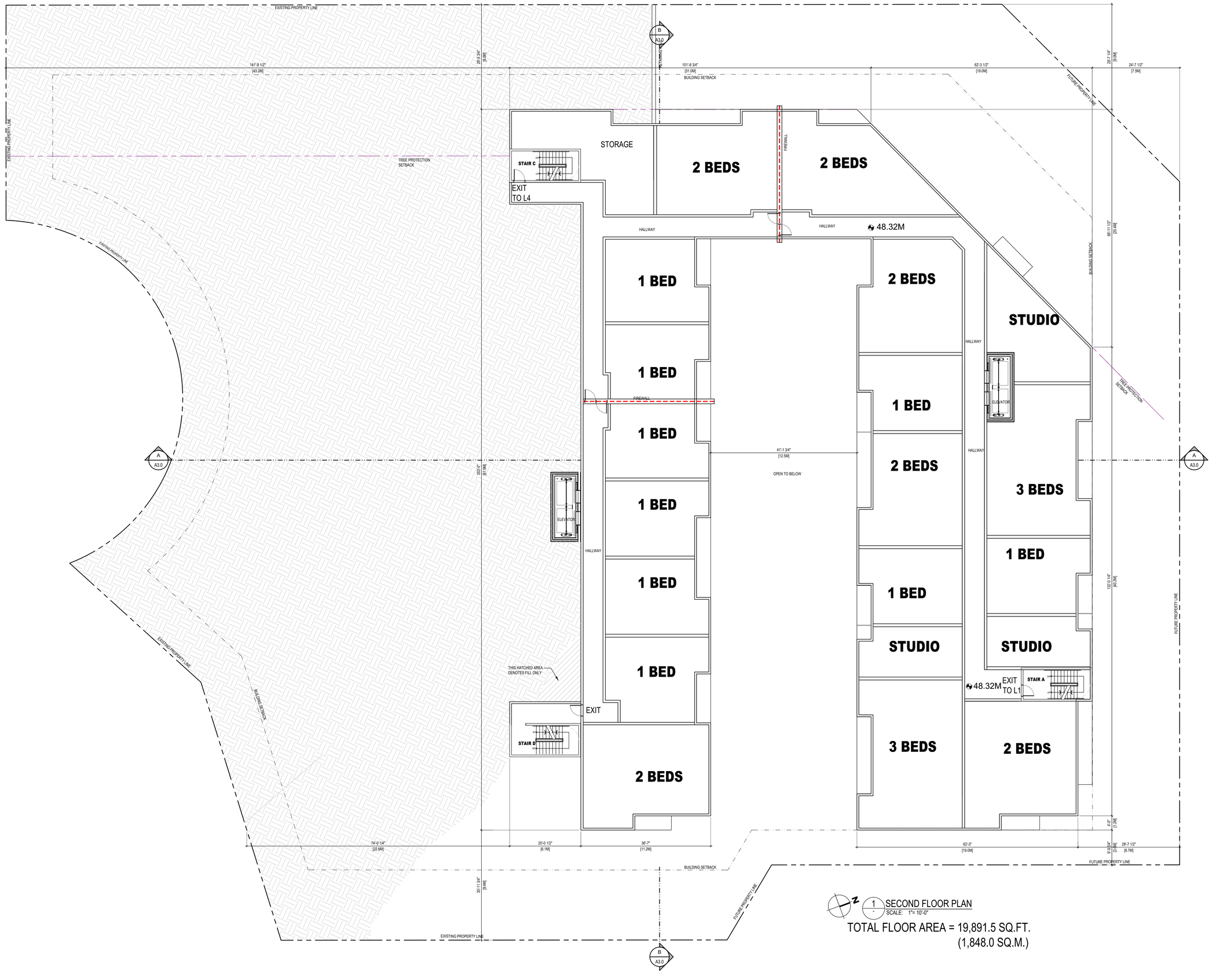
PROJECT
420 TAMARACK

420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING

GROUND FLOOR PLAN

PROJECT NUMBER: 24-054
DRAWING NUMBER: A1.2
SCALE: 1/8"= 1'-0"
DATE: JULY 23 24
REVISION: DEC 23 25



REV	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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BRITISH COLUMBIA

2026-01-19

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APPROVED: LSA

PROJECT

420 TAMARACK

420 TAMARACK ROAD,
COLWOOD, B.C.

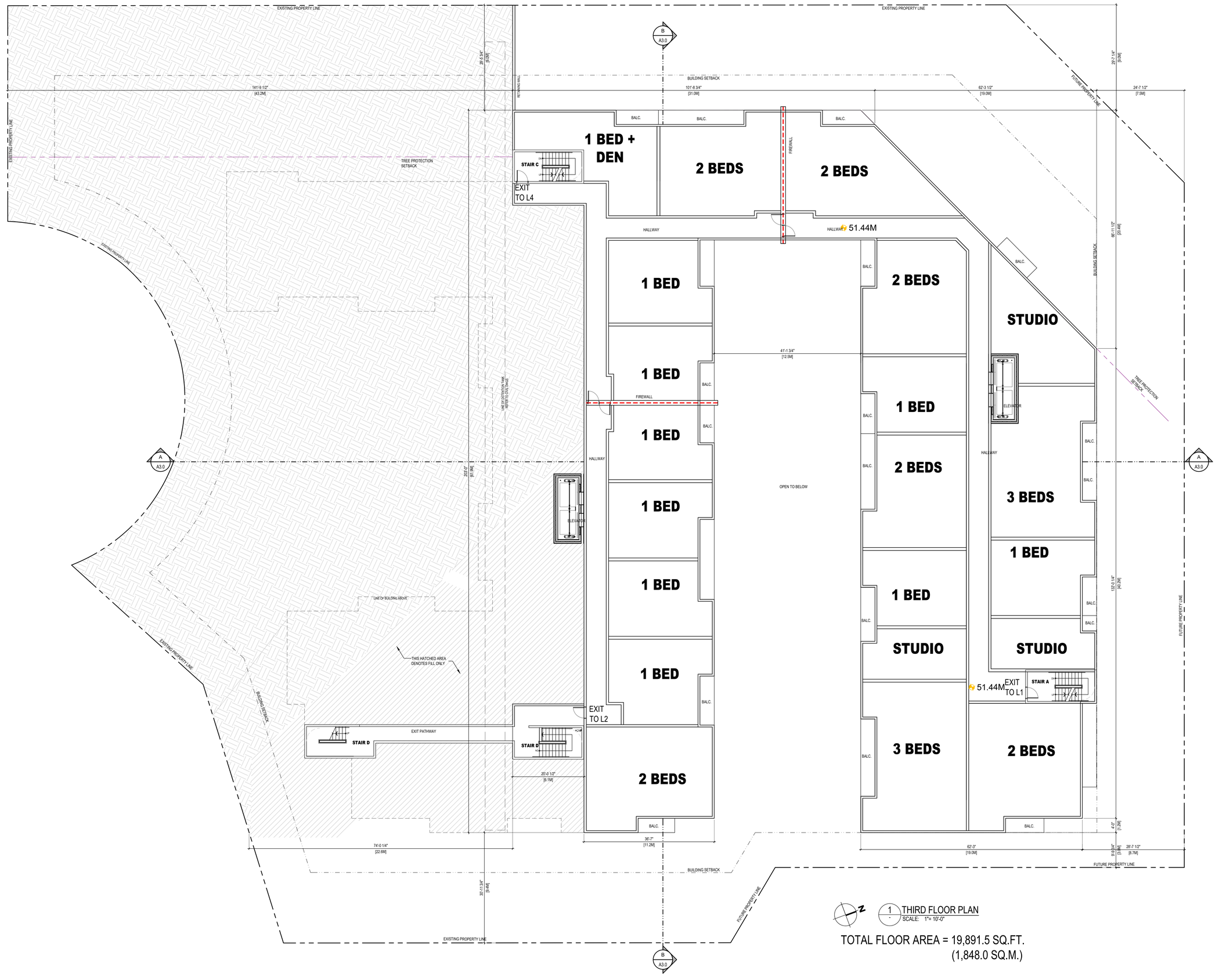
DRAWING

SECOND FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
24-054	A1.3

SCALE: 1/8"= 1'-0"

DATE	REVISION
JULY 23 24	DEC 23 25



1 THIRD FLOOR PLAN
SCALE: 1"= 10'-0"

TOTAL FLOOR AREA = 19,891.5 SQ.FT.
(1,848.0 SQ.M.)

REV	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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ARCHITECT

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2026-01-19

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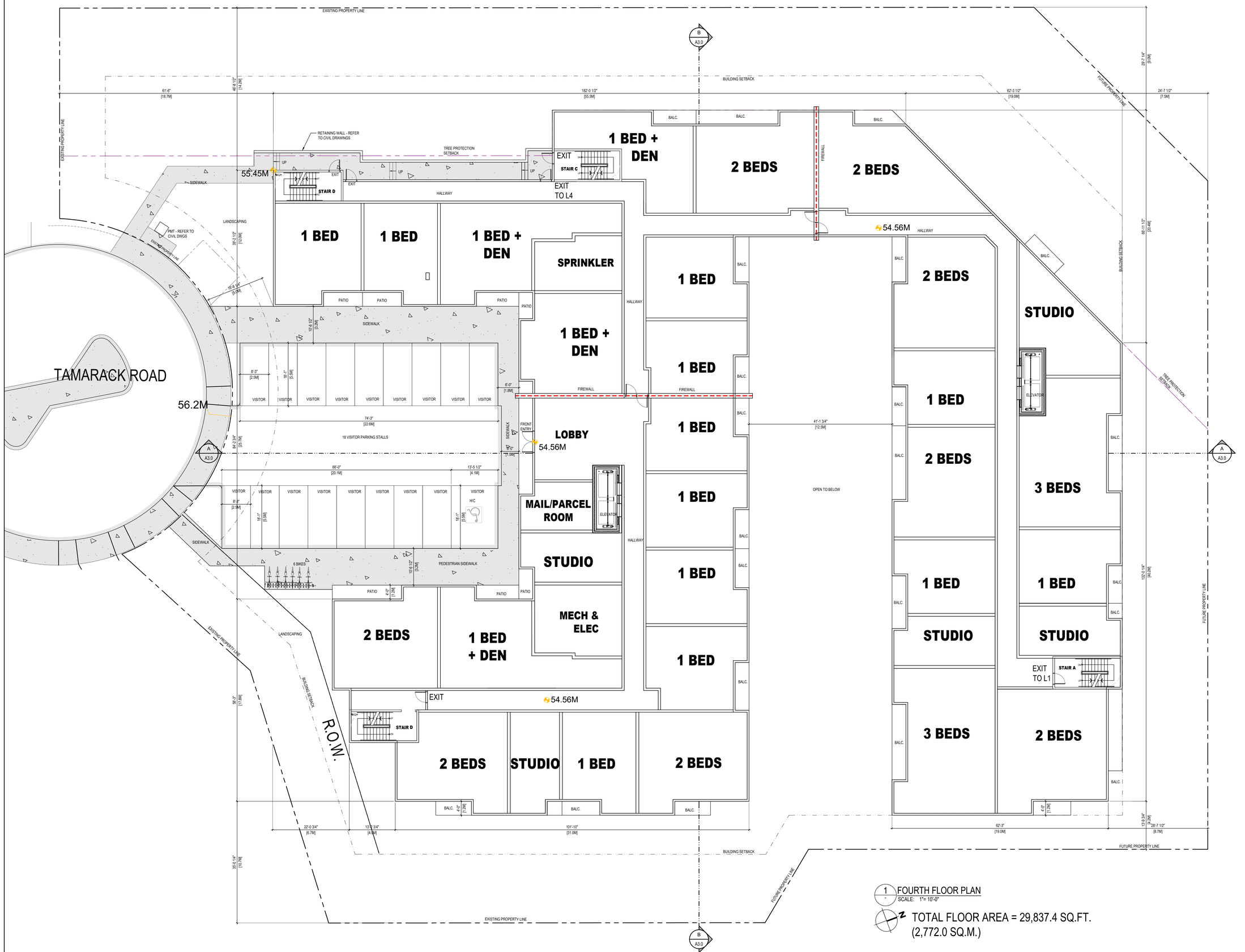
APPROVED: LSA

PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
THIRD FLOOR PLAN

PROJECT NUMBER: 24-054
DRAWING NUMBER: A1.4
SCALE: AS NOTED
DATE: JULY 23 24
REVISION: DEC 23 25



1 FOURTH FLOOR PLAN
SCALE: 1"= 10'-0"

TOTAL FLOOR AREA = 29,837.4 SQ.FT.
(2,772.0 SQ.M.)

REV	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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REGISTERED ARCHITECT JOANNA M. SCOTT BRITISH COLUMBIA

2026-01-19

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DRAWN BY	APPROVED
AC	LSA

PROJECT

420 TAMARACK

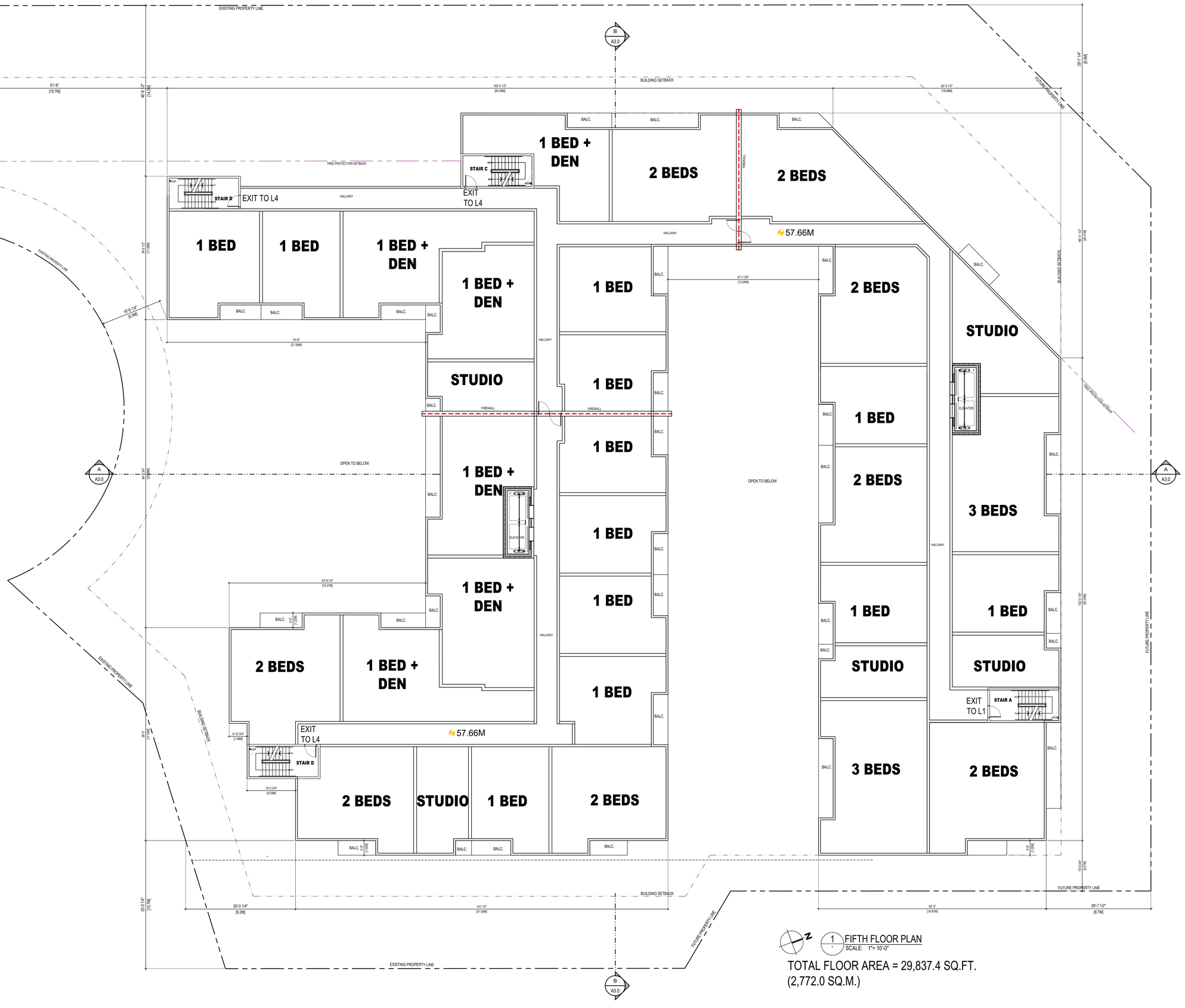
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING

FOURTH FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
24-054	A1.5

SCALE	
1/8"= 1'-0"	
DATE	REVISION
JULY 23 24	DEC 23 25



1 FIFTH FLOOR PLAN
SCALE: 1"= 10'-0"

TOTAL FLOOR AREA = 29,837.4 SQ.FT.
(2,772.0 SQ.M.)

REV	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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REGISTERED ARCHITECT ANDREA CHOW BRITISH COLUMBIA
2026-01-19

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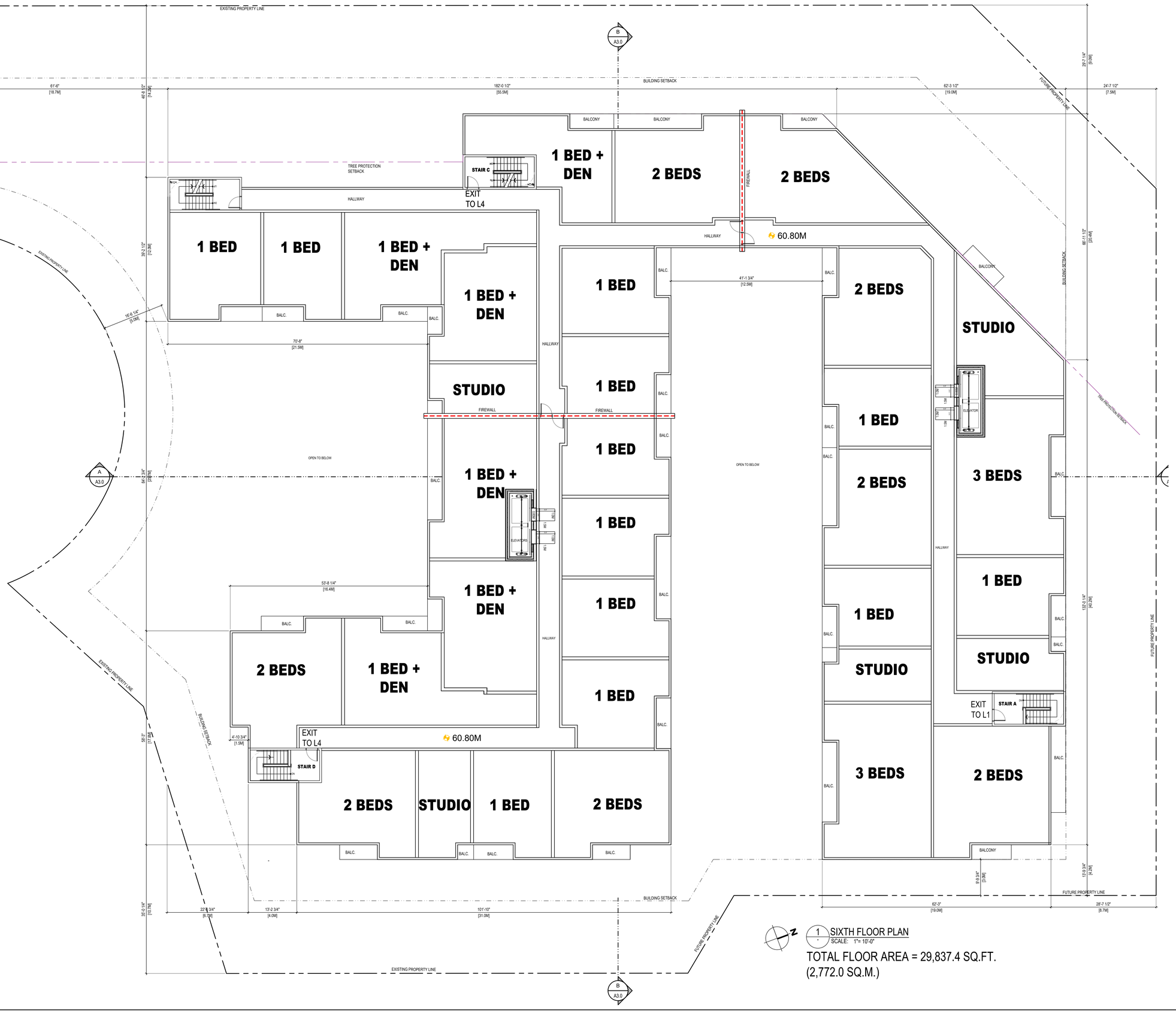
APPROVED: LSA

PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
FIFTH FLOOR PLAN

PROJECT NUMBER: 24-054
DRAWING NUMBER: A1.6
SCALE: AS NOTED
DATE: JULY 23 24
REVISION: DEC 23 25



1 SIXTH FLOOR PLAN
SCALE: 1"= 10'-0"

TOTAL FLOOR AREA = 29,837.4 SQ.FT.
(2,772.0 SQ.M.)

REV.	DATE	DESCRIPTION
2	JAN 15 26	RE-ISSUED FOR REZONING
1	JUNE 18 25	ISSUED FOR REZONING

CONSULTANT

CONSULTANT SEAL

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REGISTERED ARCHITECT
ANDREW CHUNG
BRITISH COLUMBIA
2026-01-19

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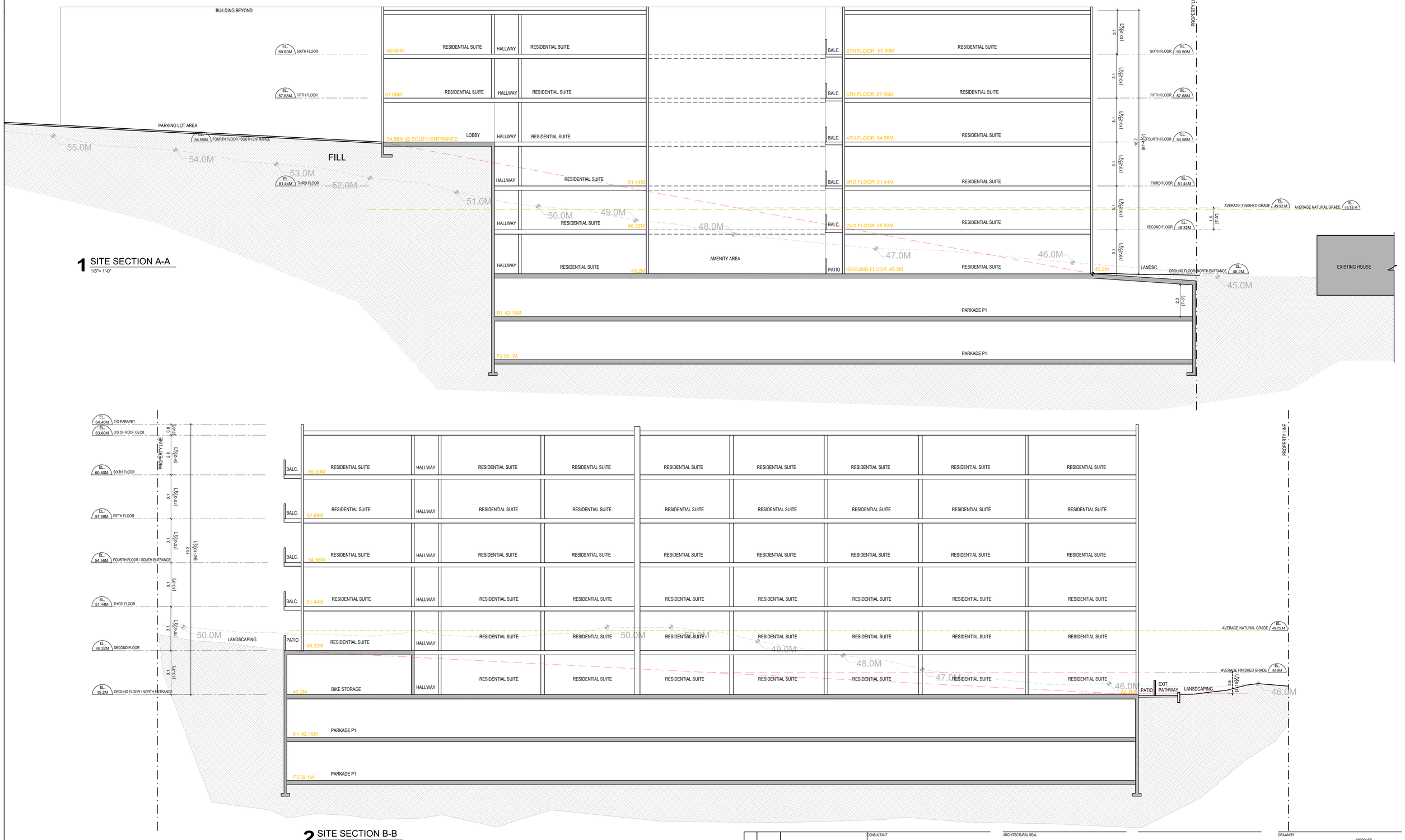
APPROVED: LSA

PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
SIXTH FLOOR PLAN

PROJECT NUMBER: 24-054
DRAWING NUMBER: A1.7
SCALE: AS NOTED
DATE: JULY 23 24
REVISION: DEC 23 25



1 SITE SECTION A-A
1/8"= 1'-0"

2 SITE SECTION B-B
1/8"= 1'-0"

REV	DATE	DESCRIPTION
3	JAN 15 26	RE-ISSUED FOR REZONING
2	JUN 18 25	ISSUED TO REZONING
1	JUL 31 24	ISSUED TO CLIENT REVIEW

CONSULTANT

CONSULTANT SEAL

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

ARCHITECTURAL SEAL

REGISTERED ARCHITECT ANDREW CULLEN SCOTT BRITISH COLUMBIA
2026-01-19

ARCHITECT

LOVICK SCOTT ARCHITECTS

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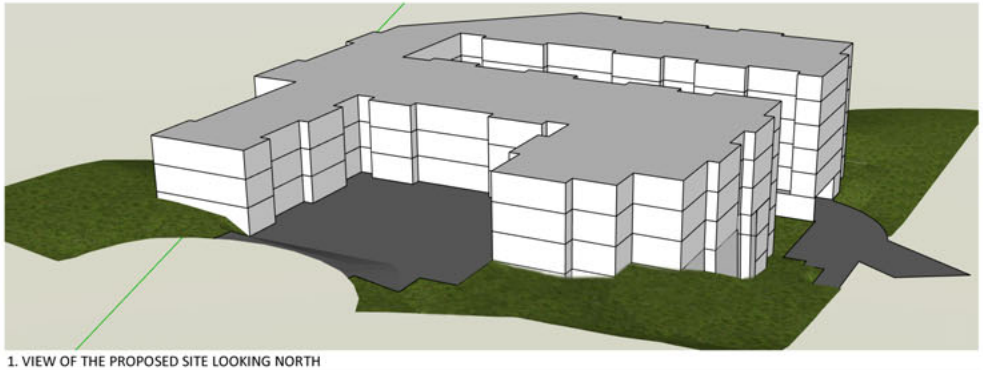
DRAWN BY: AC
APPROVED: LSA

PROJECT
420 TAMARACK
420 TAMARACK ROAD,
COLWOOD, B.C.

DRAWING
BUILDING SECTION

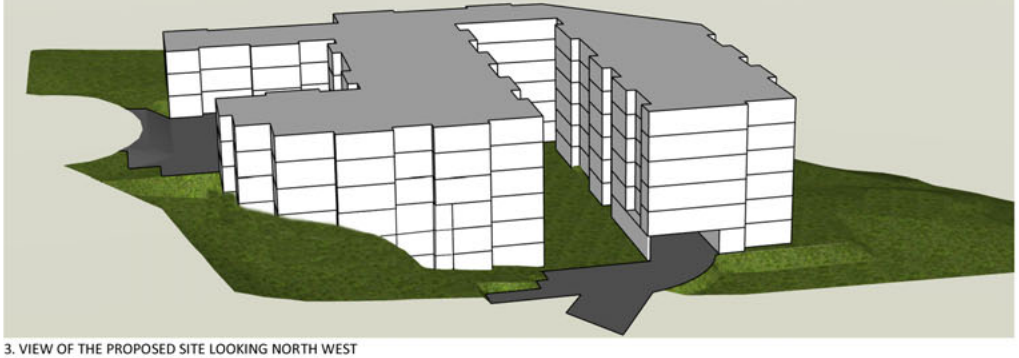
PROJECT NUMBER: 24-054
DRAWING NUMBER: A3.0
SCALE: 1" = 20'-0"
DATE: JULY 23 24
REVISION: DEC 23 25

24-054 420 TAMARACK

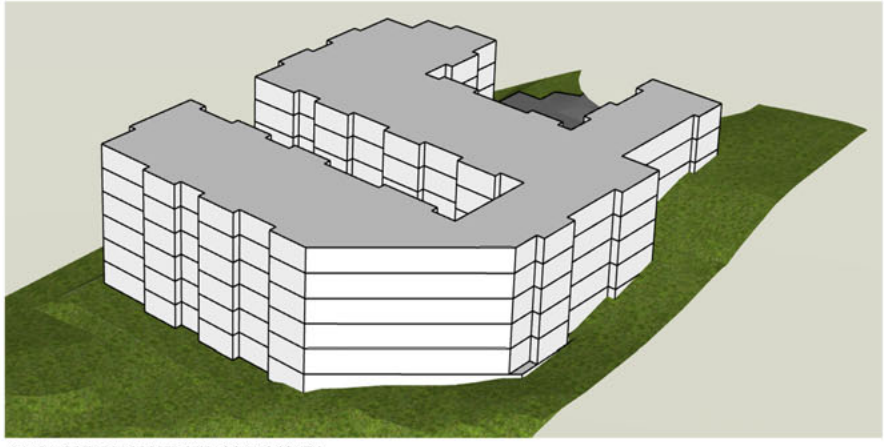


1. VIEW OF THE PROPOSED SITE LOOKING NORTH

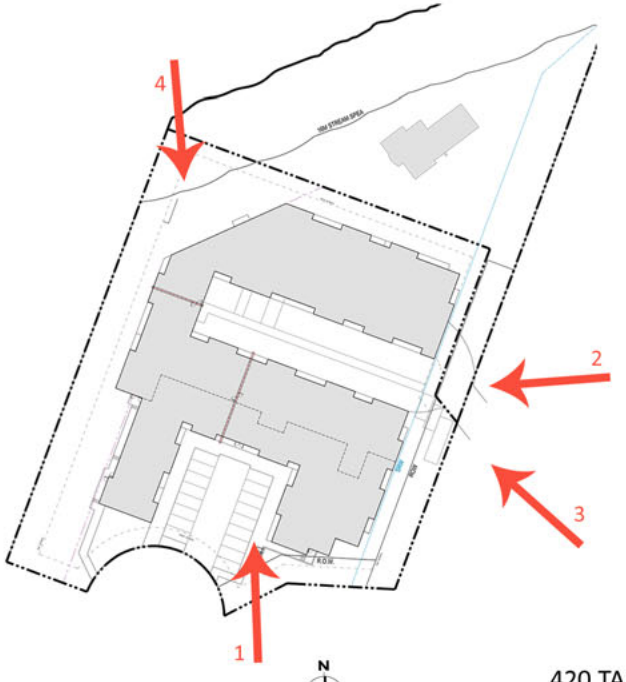
2. VIEW OF THE PROPOSED SITE LOOKING WEST



3. VIEW OF THE PROPOSED SITE LOOKING NORTH WEST



4. VIEW OF THE PROPOSED SITE LOOKING SOUTH



LOVICK SCOTT ARCHITECTS

RENDERINGS

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