



CITY OF COLWOOD  
NOTICE OF  
PLANNING AND LAND USE COMMITTEE  
MEETING

Monday, July 6, 2026 at 6:30 PM  
Council Chambers  
3300 Wishart Road, Colwood, BC

---

Approved By: Corporate Officer

## A G E N D A

**“We acknowledge with respect that we are meeting on the traditional territory of the Lekwungen speaking people and we are honoured to have the opportunity to build strong working relationships with the people of the Songhees and Xwsepsum Nations.”**

### **Options for Public Participation**

- **In Person**: The public is welcome to provide comments in person during the public participation portion of the meeting.
- **Electronically (to speak)**: To participate via telephone or computer please pre-register by noon on the day of the meeting by contacting [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) or 250-294-8157.
- **Electronically (to view)**: The meeting will stream live on our website at [colwood.civicweb.net/Portal/Video.aspx](http://colwood.civicweb.net/Portal/Video.aspx)
- **Written Submissions**: Submissions will be received at [corporateservices@colwood.ca](mailto:corporateservices@colwood.ca) or by mail/in person at City Hall up until noon on the day of the meeting and will be appended to the agenda. When providing a submission please indicate the specific meeting and date you want your submission included.

Page

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**2.1. Planning and Land Use Committee Meeting Agenda - July 6, 2026**

RECOMMENDATION

THAT the Agenda of the Planning and Land Use Committee meeting of July 6, 2026 be adopted as presented.

**3. ADOPTION OF MINUTES**

	Page
<b>3.1. Planning and Land Use Committee Meeting Minutes - May 4, 2026</b>	5 - 9

RECOMMENDATION

THAT the minutes of the Planning and Land Use Committee meeting held May 4, 2026 be adopted as presented.

**4. PUBLIC PARTICIPATION**

*Members of the public will be provided an opportunity to present concerns or ask questions of the Committee.*

<b>4.1. Written Submissions</b>	11 - 12
---------------------------------	---------

**5. NEW BUSINESS**

<b>5.1. Development Variance Permit No. DVP00019 – 3569 Ryder Hesjedal Way Matt Blakely, Senior Planner</b>	13 - 62
---	---------

RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be approved, which would have the effect of varying *Section 10.33.5.2 of Colwood Land Use Bylaw, 1989* to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.

<b>5.2. Development Variance Permit - 3615 Ryder Hesjedal Way Kaitlyn Suzuki, Planner I</b>	63 - 119
---	----------

RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be approved which would have the effect of varying Section 11.c.ii of the *Colwood Sign Bylaw, 1988* to increase the permitted fascia

sign height from 1.2m to 1.5m.

**5.3. Planning Annual Update**

121 - 133

**Mairi Bosomworth, Manager of Planning**

**6. ADJOURNMENT**

All recommendations as presented are for discussion purposes only, and should not be considered as the opinion or direction of council.

This Notice is posted in accordance with "Council Procedure Bylaw No. 1890, 2021" and the *Community Charter*.





**CITY OF COLWOOD  
MINUTES OF  
PLANNING AND LAND USE COMMITTEE MEETING  
Monday, May 4, 2026 at 6:30 PM  
Council Chambers  
3300 Wishart Road, Colwood, BC**

---

**PRESENT**

Councillors  
Members

Misty Olsen, Acting Chair  
James Parry  
Kathleen Doney  
Trina Gendall  
Catriona Murray

**REGRETS**

Councillor

Ian Ward, Chair

**ATTENDING**

Chief Administrative Officer  
Director of Engineering and Public Works  
Manager of Engineering  
Manager of Planning  
Planner III  
Planner II  
Manager of Corporate Services  
Recording Secretary

Jason Johnson  
John Rosenberg  
Joshua Baylis  
Mairi Bosomworth  
Desiree Givens  
Kelsea Fielden *(left at 7:20 pm)*  
Marcy Lalande  
Annalise Parker

---

**1. CALL TO ORDER**

*Councillor Olsen, Acting Chair, called the meeting to order at 6:30 pm and acknowledged meeting on the shared traditional lands of the Lekwungen Speaking people, represented by the Xwsepsum and Songhees Nations. She also advised that the flags at Colwood City Hall are at half-mast, as we mourn the passing of Langford Councillor Lillian Szpak.*

**2. APPROVAL OF THE AGENDA**

**MOVED BY: JAMES PARRY**

THAT the Agenda of the Planning and Land Use Committee meeting of May 4, 2026 be adopted as presented.

**CARRIED**

### 3. ADOPTION OF MINUTES

**MOVED BY: TRINA GENDALL**

THAT the minutes of the Planning and Land Use Committee meeting held April 7, 2026 be adopted as presented.

**CARRIED**

### 4. PUBLIC PARTICIPATION

*Four (4) written submissions were received regarding the rezoning application for 420 Tamarack Road; they have been appended to the agenda and are available on the City Meetings website.*

*Resident of Rockwood Terrace addressed the Committee supporting the proposed development and increase in density at 420 Tamarack Road.*

### 5. NEW BUSINESS

#### 5.1 Development Variance Permit - 392 Royal Bay Drive Kelsea Fielden, Planner II

*Mairi Bosomworth, Manager of Planning, introduced the Development Variance Permit for 392 Royal Bay Drive. Kelsea Fielden, Planner II, provided an overview of the application, and Niall Paltiel, Island View Land Management, presented the proposed development.*

*Committee discussion ensued regarding:*

- *Application chronology and rationale*
- *Cul-de-sac radius bylaw variance and operational impacts*
- *Emergency access and right-of-way considerations*
- *Driveway widths and visitor parking spaces*

**MOVED BY: KATHLEEN DONEY**

THAT the Planning and Land Use Committee recommend to Council;

THAT Development Variance Permit No. DVP00016 for 392 Royal Bay Drive be approved;

AND THAT the applicant add to their updated plan "grass crete pavers" or similar treatment to the visitor stall, to be attached to the Development Variance Permit.

**CARRIED**

## 5.2 Rezoning Application for 420 Tamarack Road Desiree Givens, Planner III

### *Public Participation:*

*Four (4) residents of Tamarack Road addressed the Committee with concerns regarding the following:*

- *Gradual infill and sustainable growth*
- *Neighbourhood character*
- *Environmental impacts to the creek and fish habitat*
- *Reassessment of the Official Community Plan*

*A resident of Swindell Crescent addressed the Committee regarding the thoughtful design, uniqueness and proximity to nature of the proposed development at 420 Tamarack Road.*

*A resident of Ancona Avenue, Langford, addressed the Committee regarding the affordability and access to green space and trails of the proposed development at 420 Tamarack Road.*

*Mairi Bosomworth, Manager of Planning, introduced the rezoning application for 420 Tamarack Road. Desiree Givens, Planner III, provided an overview of the application, and Dallas King, Alora Developments and Andrea Scott, Lovick Scott, presented the proposed rezoning application.*

### *Committee discussion ensued regarding:*

- *Density and topography of Colwood Corners*
- *Traffic impacts and future infrastructure*
- *Tree protection and preservation of the creek and salmon*
- *Access to the Galloping Goose*
- *Increasing density and high-vacancy market*

**MOVED BY: JAMES PARRY**

THAT the Planning and Land Use Committee recommend to Council:

THAT *Colwood Land Use Bylaw No. 151, 1989, Amendment No. 232 (CD44 - 420 Tamarack Road), Bylaw No. 2115, 2026* be considered for first, second, and third reading;

AND THAT prior to adoption of *Colwood Land Use Bylaw No. 151, 1989, Amendment No. 232 (CD44 - 420 Tamarack Road), Bylaw No. 2115, 2026*, approval be received by the Ministry of Transportation and Transit;

AND FURTHER THAT prior to adoption of *Colwood Land Use Bylaw No. 151, 1989, Amendment No. 232 (CD44 - 420 Tamarack Road), Bylaw No. 2115, 2026*,

the following long-term conditions be registered within a Section 219 Covenant Development Agreement that addresses:

#### **SUBDIVISION**

Prior to issuance of a development permit, the owner shall complete subdivision of the subject property into two separate lots, consistent with the proposed Comprehensive Development 44 zone and associated sub-areas, to the satisfaction of the City's Approving Officer.

#### **CONSERVATION COVENANT**

Prior to the issuance of a development permit, the Owner shall register a Section 219 Covenant over the property legally described as "Lot 1, Esquimalt District Plan VIP24227, Section 1, Except Plan 44406" agreeing to preserve and retain the streamside protection and enhancement area for Millstream Creek and salmon protection, for environmental conservation purposes and agreeing to install signage and split rail fencing to delineate the area highlighting the purpose of the conservation intent at the direction of a registered Landscape Architect or a Qualified Environmental Professional. This area will be maintained by the current/future Owner of the subject property. For the purposes of this paragraph above:

**conservation** means retaining open green space areas, limiting tree/vegetation removal (except for the removal of invasive non-native plant species and dead or dangerous trees), and limiting disturbances to the forest floor

#### **CRITICAL ROOT ZONE PROTECTION**

The Owner agrees to submit a report or memo prepared by a certified arborist at the time of building permit submission and prior to the issuance of a building permit, which shall approve the site plan design, confirm that all proposed buildings and structures (including retaining walls) shown on the site plan are outside the Critical Root Zone of all protected trees that were identified for retention (or as TBD) as part of an issued Environmental Development Permit or Tree Management Permit, and confirm that adequate temporary tree fencing has been installed around all protected trees that were identified for retention (or TBD).

#### **OFF-SITE WORKS**

Prior to the issuance of a building permit, the Owner agrees to either:  
1.) complete the frontage improvements on Tamarack Road and Loiacono Road as required by applicable City of Colwood bylaws and policies and an approved Traffic Impact Assessment, including a multi-

use pathway along the east side of Gamble Drive; 2.) enter into a Servicing Agreement with the City of Colwood (and provide the required security as agreed to by the City) that will address the required frontage improvements; 3.) provide a cash contribution to the City of Colwood in lieu of completing the required frontage improvements as determined and approved by the City; or 4.) a combination of cash-in-lieu and frontage works completion as determined and approved by the City.

#### **PARK IMPROVEMENTS (GAMBLE PARK)**

Prior to the issuance of a development permit, the Owner shall provide a park improvement plan, to the satisfaction of the City's Manager of Parks or their delegate, for upgrades to Gamble Park. The plan will include formalized and accessible park entrances from Tamarack Road and Gamble Place, improvements to pathways and site accessibility, provision of additional seating and picnic areas, and incorporation of small-scale, nature-based play features. All improvements shall be designed to enhance usability, safety, and accessibility while maintaining the natural character of the park.

Prior to the issuance of a building permit, the Owner further agrees to either complete the improvements outlined in the approved park improvement plan or enter into a Servicing Agreement with the City of Colwood (and provide the required security as agreed to by the City) that will address the required park improvements.

**CARRIED**

**OPPOSED: CATRIONA MURRAY**

## **6. ADJOURNMENT**

**MOVED BY: KATHLEEN DONEY**

THAT the meeting adjourn at 8:22 pm.

**CARRIED**

---

APPROVED AND CONFIRMED

---

CERTIFIED CORRECT



**From:** [Ardith Peetsma](#)  
**To:** [Corporate Services](#)  
**Subject:** DVP for 3571/3575 Ryder Hesjedal Way  
**Date:** Monday, June 15, 2026 9:04:44 AM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

For the Planning and Land Use Committee Meeting on July 6, 2026

To Mayor Doug Kobayashi, the City Councillors, Mairi Bosomworth (Manager of Planning), and the Planning & Land Use Committee,

We would appreciate a moment of your time to address a major concern regarding the future development of the corner of Ryder Hesjedal Way and Royal Commons. My husband and I are the current owners of unit [REDACTED] Ryder Hesjedal Way in the Eliza B Condo. We bought into the dream of Royal Bay, "a seaside community where home, nature and connection meet" a couple of years ago (before construction had even begun on our condo). We have now lived in Royal Bay for almost 1 year and it is a vibrant, bustling and beautiful community.

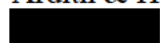
We are greatly concerned that the Arden development currently being built across from us is going to negatively impact the community of Royal Bay. When we bought into Royal Bay we were led to believe that the corner of Ryder Hesjedal Way and Royal Commons was going to have a single story structure, perhaps a restaurant. Now, we believe there is a development variance permit for an additional apartment to be built in that location. This is already going to be the most densely populated area of Royal Bay, as all the condominiums and apartments are being built in the same general area, instead of being distributed throughout the community. We were also told when we purchased our condo that any structures built across from Eliza would not exceed 4 stories tall. We were greatly surprised and disappointed to see the Arden apartment building that is currently under construction rising to six stories tall. The Eliza and Bella condominiums across from Arden are both four stories tall. To have six story apartment buildings across the street not only robs us of light, but it is also going to cause overcrowding and congestion. The community of Royal Bay does not have the infrastructure to support the addition of multiple 6 story apartment buildings in this area.

Royal Bay prides itself on being a community of nature, yet we believe there has been a development oversight in this department. All of the green spaces, parks and paths are located in and around the single family homes of Royal Bay. The area where we reside is quickly becoming a vast sea of condominiums and apartment buildings. We would like to propose that the corner of Ryder Hesjedal Way and Royal Commons be turned into a pocket park. Royal Bay already has enough residential and retail space. High-density urban development requires intentional, integrated green spaces to promote health & wellbeing, climate resilience, and social connectivity. We understand that there may be a pocket park at the other end of the Arden apartments, and we propose that the same idea be considered for the corner of Ryder Hesjedal and Royal Commons. With thoughtful planning and consideration for the current residents of Royal Bay this corner could be a multifunctional green space with grass, trees, flowers, and picnic tables or benches. We understand that a pocket park will not generate revenue for Royal Bay but it will promote a healthier happier community!

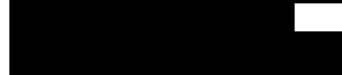
If a pocket park is out of the question then at the very least we ask that the original site design be honored for a single story structure with walkways around the building.

Thank you for your time. Unfortunately, we will not be able to attend the meeting on July 6, but we would like our voice to be heard.

Ardith & Hank Peetsma

 Ryder Hesjedal Way





---

**To:** CAO – Jason Johnson  
**Submitted:**  
**From:** Matt Blakely, Senior Planner  
**RE:** Development Variance Permit No. DVP00019 – 3569 Ryder Hesjedal Way

---

### RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be approved, which would have the effect of varying *Section 10.33.5.2 of Colwood Land Use Bylaw, 1989* to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.

---

### SUMMARY AND PURPOSE

The purpose of this report is to present Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way, which is located in the mixed-use Commons neighbourhood in the Royal Bay area. The applicant is requesting to vary *Section 10.33.5.2 of Colwood Land Use Bylaw, 1989*, to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.

A variance is required because, although the building is predominantly residential and its six-storey residential component complies with the 24.0-metre maximum height permitted for apartment buildings, the inclusion of ground-floor commercial units along Royal Commons Road results in the building being classified as mixed-use under the Land Use Bylaw and therefore subject to the lower 15.0-metre height limit.

Within the CD28 – Area 2 zone, mixed-use buildings are permitted to a maximum height of 15.0-metres (approximately four storeys), while apartment buildings may reach up to 24.0-metres (approximately six storeys). The *Latoria South Sub-Area Plan* requires buildings fronting Royal Commons Road to provide a pedestrian-oriented streetscape, including active commercial uses at grade, effectively necessitating mixed-use development along this frontage.

In response, the applicant has designed a building form that presents as a four-storey mixed-use building along Royal Commons Road, with a six-storey residential component located behind. This configuration maintains an active commercial frontage while accommodating additional residential density toward the interior of the site and is consistent with the broader intent of the CD28-Area 2 zone and the *Latoria South Sub-Area Plan* in *Official Community Plan Bylaw No. 1700, 2018 (OCP)*.

The requested variance is associated with an active Form and Character Development Permit application (DP000057 – 3569 Ryder Hesjedal Way), which seeks approval for the development of a 77 unit, 6-storey mixed-use building on the subject property. Council’s approval of the requested variance is a prerequisite for staff to proceed with finalizing and approving the Development Permit application.

In addition to the staff analysis presented in this report, the applicant has submitted a letter outlining the rationale for the development and requested variance (**see Appendix 2**).

### **STRATEGIC PLAN**

- *Pursue Economic Growth + Vitality*
- *Provide Excellence in Governance + Services*

The proposed 77 unit, 6-storey mixed-use development at 3569 Ryder Hesjedal Way supports Colwood’s 2025-2027 Strategic Plan by fostering a diverse range of housing options that address the community’s evolving needs. In addition, the inclusion of new commercial units will enhance the pedestrian-oriented commercial core of The Commons neighbourhood, further supporting the Strategic Plan’s third pillar, “Pursue Economic Growth and Vitality” by promoting a vibrant local economy and inviting active street-level commercial engagement.

Furthermore, the public processes for land use amendments and variances upholds the values of transparency and accountability that key elements in the excellence in governance and services pillar.

### **RELATED POLICIES**

*Official Community Plan Bylaw No. 1700, 2018 – Latoria South Sub-Area Plan*

The *OCP* includes the *South Latoria Sub-Area Plan*, which identifies the subject property within Area 2, a 2.7-hectare mixed-use precinct intended to support the adjacent retail core. The northern edge of Area 2 is envisioned to frame “Commons Road” with a pedestrian-oriented streetscape characterized by ground-floor retail and commercial or residential uses above.

The Sub-Area Plan anticipates building heights of up to four storeys along the northern edge, with heights of up to six storeys permitted across the balance of the site, and an overall density of approximately 3.0 FAR, with potential for additional density where broader City objectives are met.

The proposed development is consistent with this policy direction, providing a mixed-use, pedestrian-oriented building form along Royal Commons Road and stepping up to six storeys toward Ryder Hesjedal Way in accordance with the height framework established for Area 2 in the CD28 Zone.

### **BACKGROUND**

#### **Applicant Information**

Applicants:	PATH DEVELOPMENTS
Owner:	Royal Bay Holdings NO. 2 LTD
Address:	3569 Ryder Hesjedal Way
Legal:	Lot 4, Sections 40 and 54, Esquimalt District, Plan EPP142616

Current Zoning: Comprehensive Development 28 (CD28) Zone (Latoria South)  
Current OCP Designation: Seaside Village  
Developmental Permit Areas: Seaside Village; The Commons

### **Development Proposal**

The proposal envisions the construction of a 77-unit mixed-use development designed to offer a diverse mix of housing options and ground floor commercial units along Royal Commons Road. Units will include one-bedroom, one-bedroom plus den, two bedrooms, and two-bedroom plus den. The two commercial units will contribute to the active street frontage of Royal Commons Road and align with the intent of the Commons neighbourhood, which is to be the commercial, social, and cultural heart of the Latoria South area. The building is proposed to be above 2.5 levels of underground parking with a total of 88 residential, 13 visitor, and 6 commercial parking stalls. The proposal fully complies with all parking requirements set out in *Off-Street Parking Regulations Bylaw No. 1909, 2022*.

In addition to the requested variance, the applicant has applied for a Form and Character Development Permit (DP000057). Due to the variance request being associated with the overall building height, the approval of the variance is required to make the current development proposal feasible. Consequently, staff are unable to proceed with processing the Development Permits until Council renders a decision on the associated variance request. Should Council approve the variance request, staff will process the Development Permit.

A Development Permit Amendment Application (DPA00011) has also been submitted to amend the original development permit for Parcel B, incorporating the proposed Apartment E development as part of the overall site plan. This amendment ensures that the new building is formally recognized within the established approvals for Parcel B, allowing for integrated planning and compliance with existing development guidelines.

If the variance request is denied, the proposed development will not be feasible in its current form. Consequently, the applicant would then need to modify the development plans and submit an alternative proposal, which could involve a significant reduction in the number of units in the development due to reduction of overall building height. Development Permits cannot be issued until the proposal complies with all bylaw requirements.

### **Site Context**

The subject property is 3,099 m<sup>2</sup> (0.765 acres) in size and is located in Latoria South – Royal Bay at the corner of Royal Common Road and Ryder Hesjedal Way. The property is located within Area 2 of the CD-28 Zone and is in The Commons neighbourhood, as defined in the *Latoria South Sub-Area Plan* in the *OCP*. It is bordered by Royal Commons Road to the north, Ryder Hesjedal Way to the west, the North Lane internal roadway and four-storey mixed-use building to the east, and the existing six-storey Parcel B development to the south.

The proposed development represents the seventh parcel to the overall Parcel B site (outlined in red) and is currently identified as Apartment E.



Figure 1: Site Context maps for reference

## ANALYSIS

### Variance Request

The applicant is requesting to vary Section 10.33.5.2 of *Colwood Land Use Bylaw, 1989*, to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.

### Staff Analysis

Staff have reviewed the variance request regarding the proposed increase to maximum building height and provide the following analysis for consideration:

Under Area 2 of the CD28 Zone in *Colwood Land Use Bylaw, 1989*, mixed-use buildings are limited to 15.0 metres (approximately four storeys), while apartment buildings may reach a maximum height of 24.0 metres (approximately six storeys). At first glance, the requested variance appears substantial; however, the increase is largely a function of how the building is categorized rather than the form or height of the development itself.

In this case, the mixed-use component of the building is limited to the portion fronting Royal Commons Road and functionally compliant with the 15.0-metre height limit, with exception to an architectural parapet feature introduced to provide vertical articulation, which brings the total height to 15.44 metres. The residential portion of the building, which is significantly stepped back from Royal Commons Road, reaches a maximum height of 21.64 metres and consists solely of residential apartment uses. While the elevator overrun is exempt from height calculations, it remains within the maximum permitted height of 24 metres for apartment uses in accordance with the regulations for Area 2 of the CD28 zone.



Figure 2. Building Elevation from Ryder Hesjedal Way showing building stepback and height change

The requested height variance results from the building’s classification as mixed-use, which subjects the residential portion to the mixed-use height regulations rather than the apartment height provisions that would otherwise apply. Despite this, the proposal meets the intent of the CD28-Area 2 Zone by maintaining a four-storey massing along Royal Commons Road to reinforce a pedestrian-scaled streetscape, while locating the additional two storeys along Ryder Hesjedal Road, where a greater height and density are anticipated to support the commercial hub.

The building incorporates a stepback above the fourth storey, far exceeding the 1.5-metre minimum required in the CD28-Area 2 zone, with a setback of 7.8 metres to the elevator core and 11.4 metres to the main façade. This pronounced stepback reduces the perceived height from Royal Comon Road and aligns the frontage with the neighbouring four-storey mixed-use building, supporting *OCF* development permit guidelines Section 25.2 guidance to “orient buildings towards streets, and frame streets and open spaces to create a sense of enclosure and street vitality and safety”.

The building massing strategy also reflects *OCF* Section 25.8, which directs new development to transition height and scale toward less intensive edges and to “step the building back to mirror the adjacent frontage”. In addition, the façade modulation, varied roofline, and articulation of individual units are consistent with *OCF* Section 25.9, which encourages architectural detailing, modulation, and high-quality materials to create human scale and visual interest. These design elements collectively limit the apparent mass of the upper storeys, reinforce pedestrian orientation, and enhance compatibility with the surrounding streetscape.

Overall, staff consider the variance to be technical in nature, with the proposed design effectively mitigating height impacts while achieving the broader objectives of the CD28-Area 2 Zone, the *OCF*, and the *South Latoria Sub-Area Plan*.

**OPTIONS / ALTERNATIVES**

THAT the Planning and Land Use Committee consider recommending to Council:

**OPTION 1:** Approve Variance Request (STAFF RECOMMENDATION)

THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be approved, which would have the effect of varying *Section 10.33.5.2 of Colwood Land Use Bylaw, 1989* to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.

**OPTION 2: Deny Variance Request**

THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be denied.

**OPTION 3: Other Considerations**

An alternative resolution, provided by the Committee for Council consideration.

**COMMUNICATIONS & ENGAGEMENT**

A development notification sign has been posted on the subject property as per Council Policy. The *Local Government Act (LGA)* requires written notification to all property owners that may be affected by the proposed variances and is specific to a meeting of Council where a decision on the Development Variance Permit will be made. A notice regarding consideration of this application will be mailed to the owners and occupants of properties within a radius of 100 metres of the subject site, in advance of the Council meeting.

As part of the communications process, members of the public are invited to submit comments regarding the variance application, either in writing or by speaking during the Public Participation Period at Council meetings. Written submissions received prior to the publication of the Council agenda will be incorporated into the agenda. Submissions received after the agenda is published but before noon on the day of the Council meeting will be distributed to Council members at the meeting and added to the agenda the following day.

**TIMELINES**

July 6, 2026, Planning and Land Use Committee	Regular Meeting of Council	Development Variance Permit	Development Permit
Application is introduced to the Planning and Land Use Committee  WE ARE HERE	Council consideration is given to the DVP request.	Pending the outcome of the Council meeting, the Development Variance Permit may be issued.	The applicant may be issued an Form and Character Development Permit.

**CLIMATE CONSIDERATIONS**

Staff have not identified any significant climate considerations related to the variance request.

**FINANCIAL CONSIDERATION**

Staff have not identified any financial implications with this variance request.

## CONCLUSIONS

The proposed 77-unit mixed-use development at 3569 Ryder Hesjedal Way requires a development variance permit to increase the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres to facilitate the proposed development.

Staff recommend approval of the variance based on the design aligning with Development Permit Design Guidelines in *Official Community Plan Bylaw No. 1700, 2018*. Furthermore, the proposed building height is consistent with the standards already permitted for apartment buildings in the zone, and the mixed-use component of the project generally adheres to the CD28-Area 2 height regulations for mixed-use developments.

### Attachments:

[Appendix 1: Architectural Drawings PLUC](#)

[Appendix 2: Design Rationale](#)

[Appendix 3: Staff Presentation](#)

[Appendix 4: Applicant Presentation](#)

### Approved by:

Mairi Bosomworth, Manager of Planning  
Heather Power, Deputy Corporate Officer  
Marcy Lalande, Manager of Corporate Services  
Kathy McLennan, Director of Finance  
Jenn Hepting, Deputy Chief Administrative Officer  
Jason Johnson, Chief Administrative Officer

### Status:

Approved - 18 Jun 2026  
Approved - 19 Jun 2026  
Approved - 24 Jun 2026  
Approved - 29 Jun 2026  
Approved - 29 Jun 2026  
Approved - 30 Jun 2026



# PARCEL B - APARTMENT E

## COLWOOD, B.C.



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION: DATE:  
This drawing as an instrument of service is the property of Roitich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**COVER**

BASE FILE:  
SCALE: N/A  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO. **2126/2138**

DWG. NO. **A0.00**

DP:  
BP:



### PROJECTS DIRECTORY:

OWNER:  
PCRE GROUP  
SUITE 1771, FOUR BENTALL CENTRE, Box 49221  
VANCOUVER, BC V7X 1L2  
CONTACT: DANIEL LOPEZ  
PHONE: 604-408-8886  
EMAIL: dlopez@pcregroup.ca

ARCHITECT:  
RHA ARCHITECTS  
#10 - 120 POWELL STREET  
VANCOUVER, B.C. V6A 1G1  
CONTACT: SMILKA STANKOVIC  
PAUL SANCHEZ  
EMAILS: smilka@rharchitects.ca  
paul@rharchitects.ca  
PHONE: 604-669-6002

LANDSCAPE:  
CONNECT LANDSCAPE ARCHITECTURE  
2305 HEMLOCK STREET  
VANCOUVER, B.C. V6H 2V1  
CONTACT: OREN MIZRAHI  
PHONE: 604-681-3303  
EMAIL: oren@connects.ca

CIVIL:  
ON POINT PROJECT ENGINEERS  
807 LANGFORD RD #111  
VICTORIA, BC V8B V8B  
CONTACT: PETER HIBBERT  
PHONE: 250-478-783X295  
EMAIL: phibbert@oppel.ca

### DRAWINGS LIST:

A0.00 COVER/STATS	N/A	A4.04 MAT LEGEND	N/A
A0.01 STATS	N/A	A4.30 ELEVATIONS	1/16"=1'-0"
A0.04 STATS	N/A	A4.40 ELEVATIONS	1/16"=1'-0"
A0.21 3D MASSING	N/A	A5.30 SECTIONS	3/32"=1'-0"
A0.22 3D MASSING	N/A	A5.40 SECTIONS	3/32"=1'-0"
A0.23 3D MASSING	N/A		
A0.24 3D MASSING	N/A		
A1.00 CONTEXT PLAN	N/A		
A1.01 SITE PLAN	1/16"=1'-0"		
A2.07 LEVEL P0 PLAN - BLDG E	3/32"=1'-0"		
A2.17 LEVEL P1 PLAN - BLDG E	3/32"=1'-0"		
A2.27 LEVEL P2 PLAN - BLDG E	3/32"=1'-0"		
A3.17 LEVEL 1 PLAN - BLDG E	3/32"=1'-0"		
A3.27 LEVEL 2 PLAN - BLDG E	3/32"=1'-0"		
A3.37 LEVEL 3 PLAN - BLDG E	3/32"=1'-0"		
A3.47 LEVEL 4 PLAN - BLDG E	3/32"=1'-0"		
A3.57 LEVEL 5 PLAN - BLDG E	3/32"=1'-0"		
A3.67 LEVEL 6 PLAN - BLDG E	3/32"=1'-0"		
A3.77 LEVEL 7 PLAN - BLDG E	3/32"=1'-0"		



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

PARCEL B - APARTMENT E

UPDATED: May 08/2026

	Site Area		FAR Ratio Permit.	FAR Permitted		FAR Ratio Prop.	FAR Proposed		Lot Cov. Permitted	Lot Coverage Permitted		Lot Cov. Proposed	Lot Coverage Proposed		Lot Cov. Prop. Park	Lot Coverage Permitted Parking		Lot Cov. Prop. Park	Lot Coverage Proposed Parking		Open Area. Perm.	Open Area Permitted		Open Area. Prop.	Open Area Proposed	
	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.	Ratio	Sq.ft.	Sq.m.
Apartment E	33,352	3,099	2.50	83,381	7,746	2.02	67,348	6,257	0.50	16,676	1,549	0.40	13,212	1,227	0.80	26,682	2,479	0.63	20,894	1,941		3,335			4,550	
Total	33,352	3,099		83,381	7,746		67,348	6,257		16,676	1,549		13,212	1,227		26,682	2,479		20,894	1,941	0.10	3,335	310	0.14	4,550	1,057

OVERALL GFA SUMMARY

GFA																			Apartment E (Residential)			Apt E CRU 1/2	Total
																			Common	Net	Gross	Gross	Gross
Level 1																							
Level 2																							
Level 3																							
Level 4																							
Level 5																							
Level 6																							
Total																							
Efficiency																			Residential Efficiency			86.44%	

CRU + RESIDENTIAL COUNT

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total	Mix
Apartment E								
STUDIO								
1 BD	5	5	5	5	5	5	30	39%
1 BD+Den	3	3	3	3	3	3	18	23%
2 BD	2	3	3	3	2	2	15	19%
2 BD+Den	1	3	3	3	2	2	14	18%
Total	11	14	14	14	12	12	77	100%

Apt. E Commercial	CRU-1 to CRU-2	Total
	2,600	
	2,600	

PARKING REQUIRED

Stall Ratio	Stalls	Visitor 15%	Small Car Count	Small Car %	HC
0.8					
1	30				
1	18				
1.3	20				
1.3	18				
	86	12.86	26	30%	2

1/452 sf	6	2	30%	2
	6			

PARKING PROVIDED

Stall Ratio	Stalls	Visitor 15%	Small Car Count	Small Car %	HC
	88	13	2	2%	3

6	1	17%	2

BIKE + SCOOTER REQUIRED

Apartment E	BIKE + SCOOTER REQUIRED			BIKE + SCOOTER PROPOSED		
	Bike Long Term	Bike Short Term	Scooter	Bike Long Term	Bike Short Term	Scooter
Total	77	6		77		

Apartment E	EOT REQUIRED				EOT PROPOSED			
	Shower	Toilet	Sink	Bike Repair Set	Shower	Toilet	Sink	Bike Repair Set
Total				1				1

Property Line PL	Road Description	Apartment E - Required		Apartment E - Proposed	
		Meter	Feet	Meter	Feet
North PL	Royal Commons Road	4.50	0.00	4.50	14.76
West PL	Ryder Hesjedal Way	4.50	0.00	4.50	14.76
East PL	Producers Way	4.50	0.00	4.50	14.76
South PL	Park	4.50	0.00	4.50	14.76

ISSUED FOR  
DP VARIANCE - APT. E  
27 FEB. 2026

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

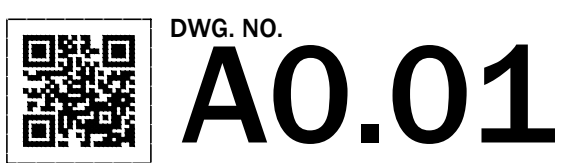


PROJECT:  
PARCEL B  
COLWOOD, B.C.

DRAWING TITLE:  
STATS

BASE FILE :  
SCALE : NA  
PLOT DATE : 27 FEB. 2026  
DRAWN : PS / SS  
CHECKED : EBR/JW

PROJECT NO.  
2126/2138



DP:  
BP:



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:      DATE:

This drawing as an instrument of service is the property of Roitich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023



PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**STATS**

BASE FILE :  
SCALE : NA  
PLOT DATE : 27 FEB. 2026  
DRAWN : PS / SS  
CHECKED : EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A0.04**

DP:  
BP:

Bike St. Req.
6
12
12
6
12
3
5
6
3
<b>77.00</b>

Unit Mix Summary/Per floor						
Unit Name	Area (sq.ft.)	Type	Count/FL	Total (sq.ft.)	Count/Type	Percentage
SA1	488	STUDIO				
SB1	600	1 BD	6	3,600	30	39%
SB2	605	1 BD	12	7,260		
SB3	643	1BD	12	7,716		
SC1	643	1BD + Den	6	3,858	18	23%
SC2	696	1BD + Den				
SC3	784	1BD + Den	12	9,408		
SD1	848	2BD			15	19%
SD2	909	2BD	12	10,908		
SD3	917	2BD	3	2,751		
SE1	852	2BD + Den	5	4,260	14	18%
SE2	917	2BD + Den	6	5,502		
SE3	984	2BD + Den	3	2,952		
SE4	1,001	2BD + Den				
<b>Total</b>			<b>77</b>	<b>58,215</b>	<b>77</b>	<b>100.00%</b>

Area Calculation				
Floor Level	Res. Gross	Res. Net.	Common Area	Units Count
Level-1	10,612	8,042	2,570	11.00
Level-2	12,098	10,795	1,303	14.00
Level-3	12,098	10,795	1,303	14.00
Level-4	12,098	10,795	1,303	14.00
Level-5	10,221	8,894	1,327	12.00
Level-6	10,221	8,894	1,327	12.00
<b>Total (sq.ft.)</b>	<b>67,348</b>	<b>58,215</b>	<b>9,133</b>	<b>77.00</b>
<b>Total (sq.m.)</b>	<b>6,257</b>	<b>5,408</b>	<b>848</b>	

**Apartment E Residential Unit Count**



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:      DATE:  
This drawing as an instrument of service is the property of Rostich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**3D MASSING**

BASE FILE :  
SCALE :    NTS  
PLOT DATE : 27 FEB. 2026  
DRAWN :    PS / SS  
CHECKED :  EBR/JW

PROJECT NO.      **2126/2138**

DWG. NO.      **A0.21**

DP:  
BP:



VIEW OF BUILDING E - NW CORNER OF ROYAL COMMONS AND RYDER HESJEDALWAY



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:      DATE:

This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**3D MASSING**

BASE FILE :  
SCALE :    NTS  
PLOT DATE : 27 FEB. 2026  
DRAWN :    PS / SS  
CHECKED :  EBR/JW

PROJECT NO.    **2126/2138**

DWG. NO.    **A0.22**

DP:

BP:



VIEW OF BUILDING E - NE CORNER VIEW OF BUILDING E - NW CORNER FACING ROYAL COMMONS ROAD



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:	DATE:
This drawing as an instrument of service is the property of Rostich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.	

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**3D MASSING**

BASE FILE :  
SCALE : NTS  
PLOT DATE : 27 FEB. 2026  
DRAWN : PS / SS  
CHECKED : EBR/JW

PROJECT NO. **2126/2138**

DWG. NO. **A0.23**

DP:

BP:



VIEW OF BUILDING E - SW CORNER FACING RYDER HESJEDAL WAY



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:      DATE:

This drawing as an instrument of service is the property of Rostich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**3D MASSING**

BASE FILE :  
SCALE :    NTS  
PLOT DATE : 27 FEB. 2026  
DRAWN :    PS / SS  
CHECKED :  EBR/JW

PROJECT NO.    **2126/2138**

DWG. NO.    **A0.24**

DP:

BP:



VIEW OF BUILDING E - SE CORNER FACING AMENITY BUILDING



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:	DATE:
This drawing as an instrument of service is the property of Reichl Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.	

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**SITE PLAN**

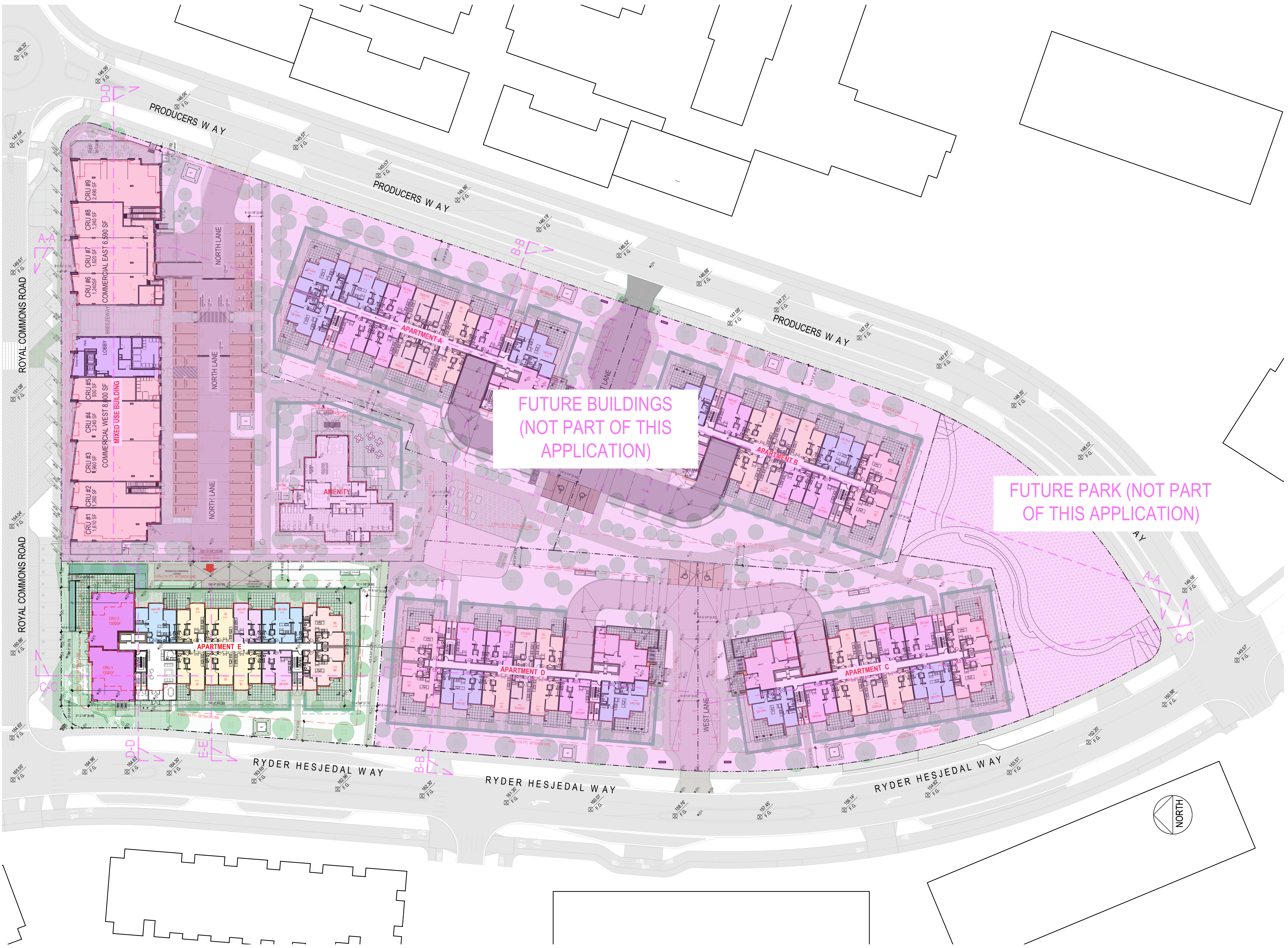
BASE FILE:  
SCALE: 1/32" = 1'-0"  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A1.10**

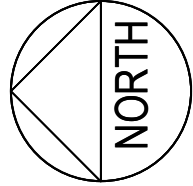
DP:

BP:



FUTURE BUILDINGS  
(NOT PART OF THIS  
APPLICATION)

FUTURE PARK (NOT PART  
OF THIS APPLICATION)



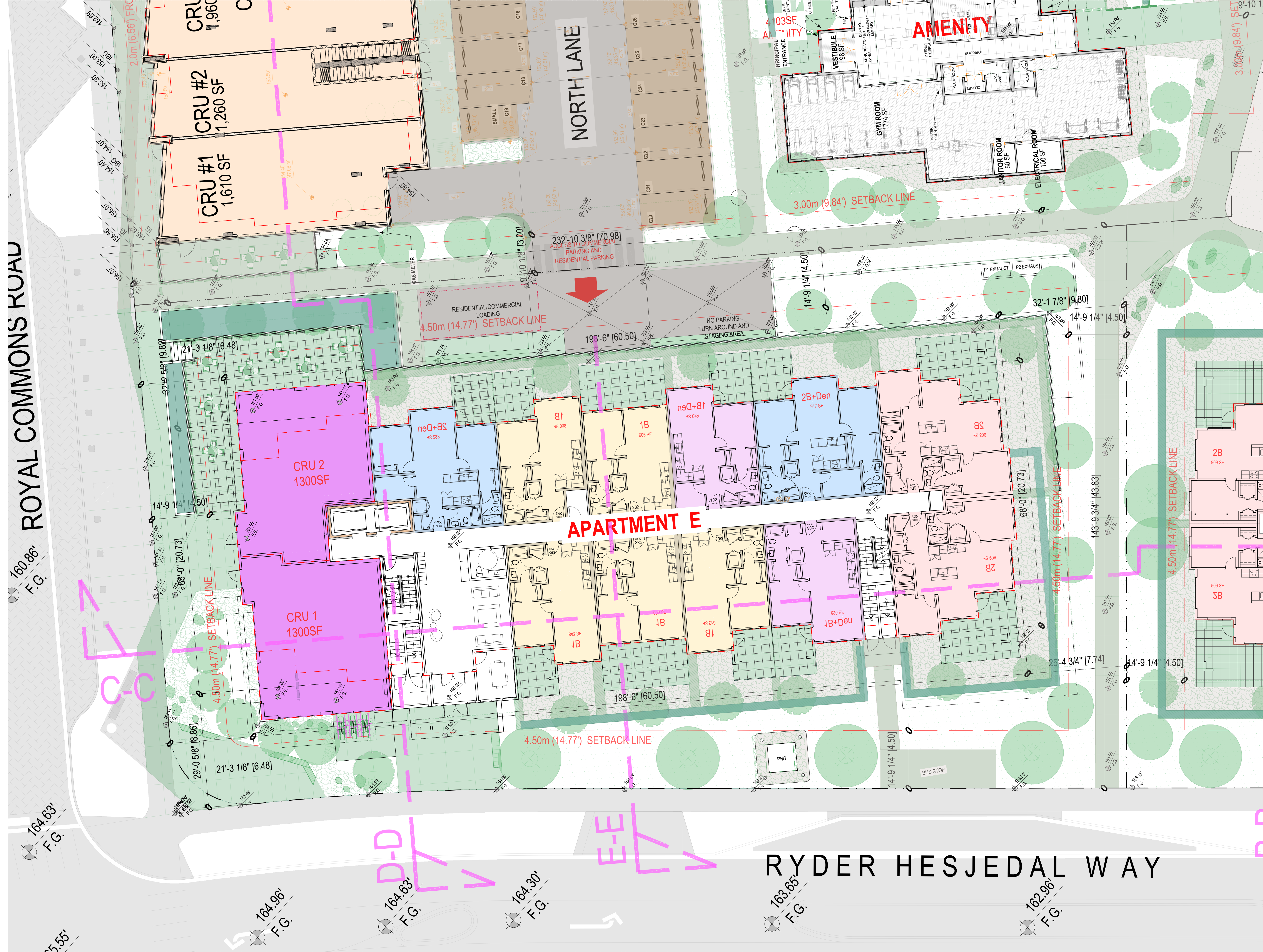
ROYAL COMMONS ROAD

160.86' F.G.

164.63' F.G.

164.96' F.G.

155.55'



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION: DATE:

This drawing as an instrument of service is the property of Roitich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREG**group  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**LEVEL 1 PLAN**  
**APARTMENT E**

BASE FILE:  
SCALE: 3/32" = 1'-0"  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A3.17**

DP: BP:

RYDER HESJEDAL WAY

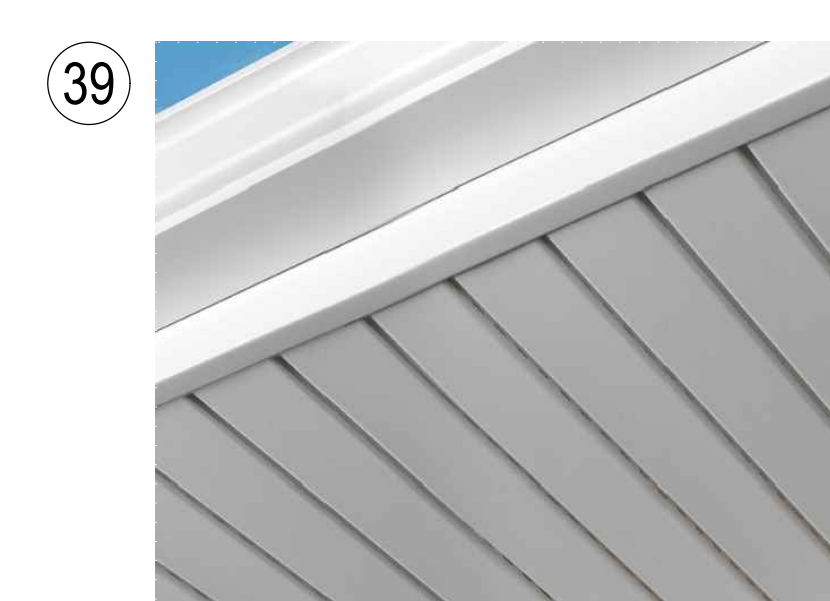
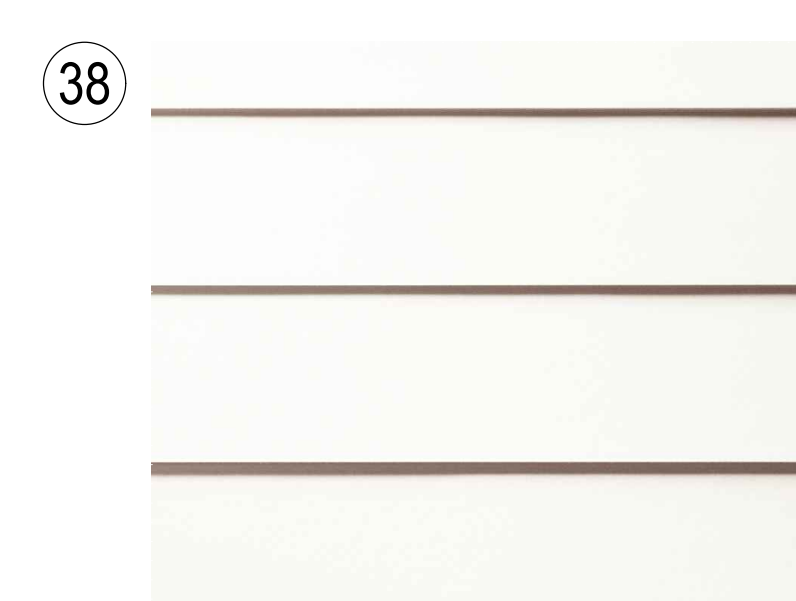
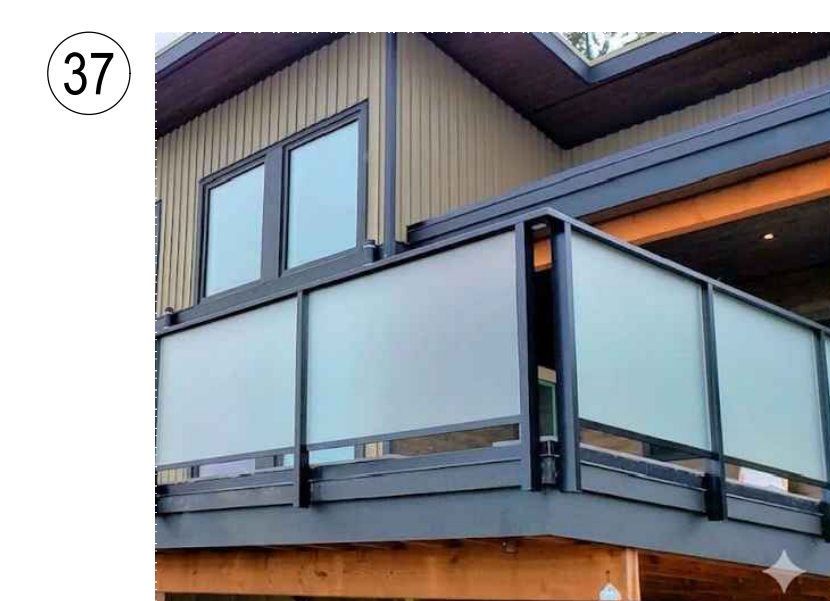
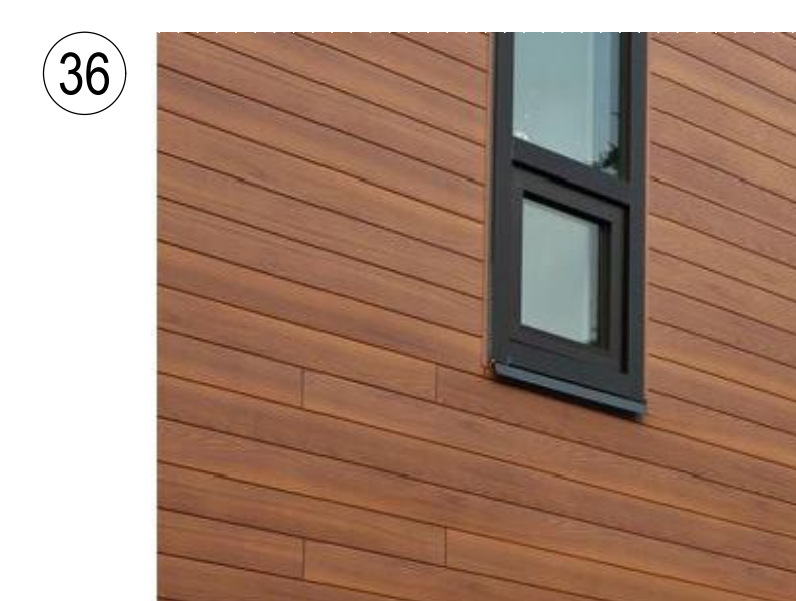
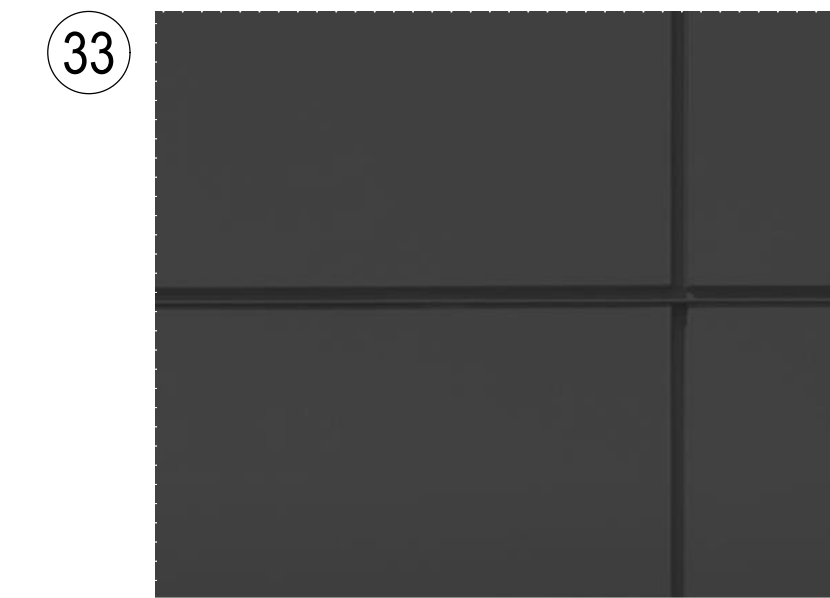
163.65' F.G.

162.96' F.G.

164.63' F.G.

164.30' F.G.

164.96' F.G.



MATERIAL LEGEND		COLOUR			
30	CEMENTITIOUS FASCIA BOARD	CHARCOAL GRAY	35	POST AND BEAM	WOOD LOOK FINISH
31	CORRUGATED METAL CLADDING	GRAY/TAUPE	36	ALUMINUM CLADDING	WOOD LOOK FINISH
32	CEMENTITIOUS PANELS	WHITE	37	ALUMINUM RAIL WITH GLASS PANELS	BLACK
33	CEMENTITIOUS PANELS	DARK GRAY	38	CEMENTITIOUS PLANKS	WHITE
34	VINYL WINDOWS RESIDENTIAL / ALUMINUM STOREFRONT CRUS	BLACK	39	VINYL SOFFIT	WHITE
35	POST AND BEAM	WOOD LOOK FINISH	40	CEMENTITIOUS PANELS - MAIN ENTRY ACCENT COLORS	SLATE



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Roitch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023



PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**APARTMENT E**  
**MATERIAL LEGEND**

BASE FILE :  
SCALE : 1/32" = 1'-0"  
PLOT DATE : 27 FEB. 2026  
DRAWN : PS / SS  
CHECKED : EBR/JW

PROJECT NO. **2126/2138**

DWG. NO.  
**A4.04**

DP:  
BP:



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION: DATE:  
This drawing as an instrument of service is the property of Rostich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**BUILDING ELEVATIONS**  
**APARTMENT E**

BASE FILE:  
SCALE: 3/32" = 1'-0"  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A4.30**

DP:  
BP:



1 APARTMENT E: NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 APARTMENT E: SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION: DATE:  
This drawing as an instrument of service is the property of Roitch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREgroup**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**BUILDING ELEVATIONS**  
**APARTMENT E**

BASE FILE:  
SCALE: 3/32" = 1'-0"  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A4.40**

DP:

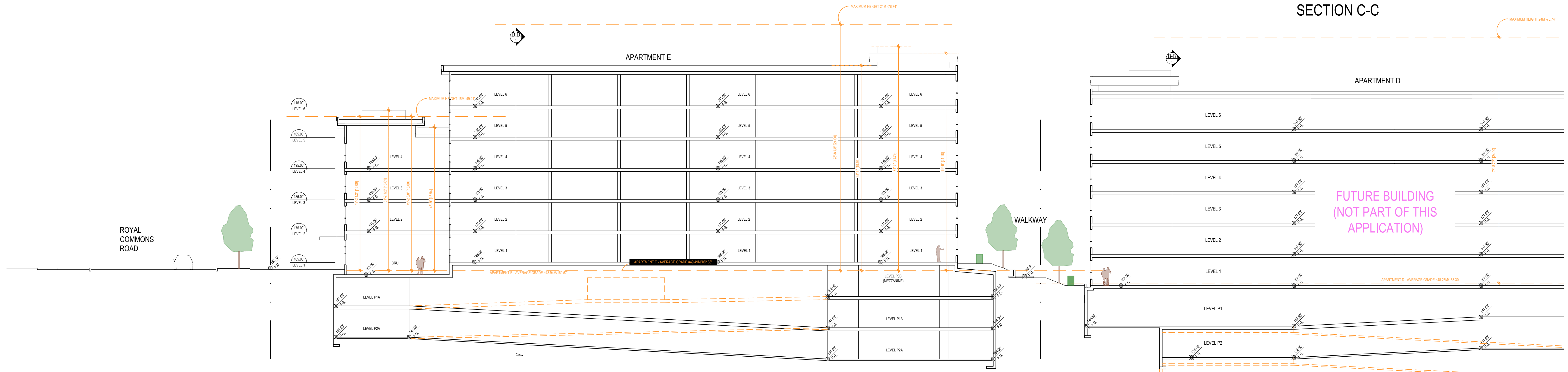
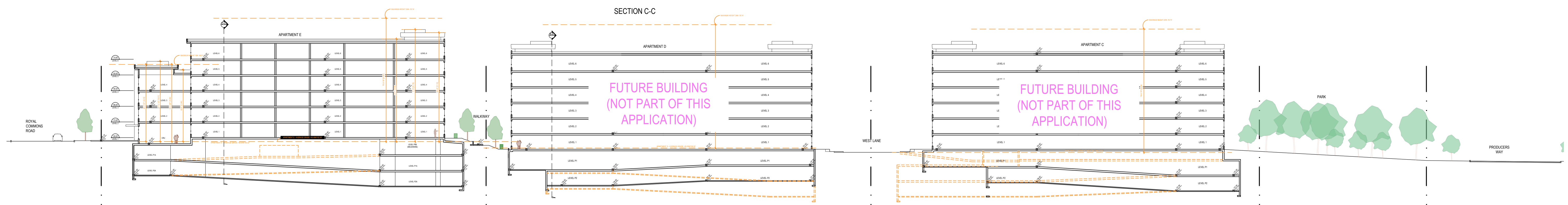
BP:



1 APARTMENT E: WEST ELEVATION  
SCALE: 3/32" = 1'-0"



2 APARTMENT E: EAST ELEVATION  
SCALE: 3/32" = 1'-0"



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rostich Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
**PCREG**group  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**BUILDING SECTIONS**

BASE FILE :  
SCALE : 1/16" = 1'-0"  
PLOT DATE : 27 FEB. 2026  
DRAWN : PS / SS  
CHECKED : EBR/JW

PROJECT NO. **2126/2138**

DWG. NO.  
**A5.30**

DP:  
BP:



RH Architects Inc.

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. DEVELOPMENT PERMIT	30 SEPT. 2022
2. DP RESUBMISSION	30 MAR. 2023
3. DP RESUBMISSION #2	08 MAY 2023
4. DP RESUBMISSION #3	29 JUNE 2023
5. DP MINOR AMENDMENT #1	07 FEB. 2024
6. DP AMENDMENT	27 FEB. 2026
7. DP VARIANCE - APT. E	27 FEB. 2026

ISSUED FOR  
**DP VARIANCE - APT. E**  
27 FEB. 2026

NO. REVISION:      DATE:  
This drawing as an instrument of service is the property of Rositch Hemphill Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

30 MAR. 2023

CLIENT:  
 **PCRE group**  
pacific capital real estate group

PROJECT:  
**PARCEL B**  
COLWOOD, B.C.

DRAWING TITLE:  
**BUILDING SECTIONS**

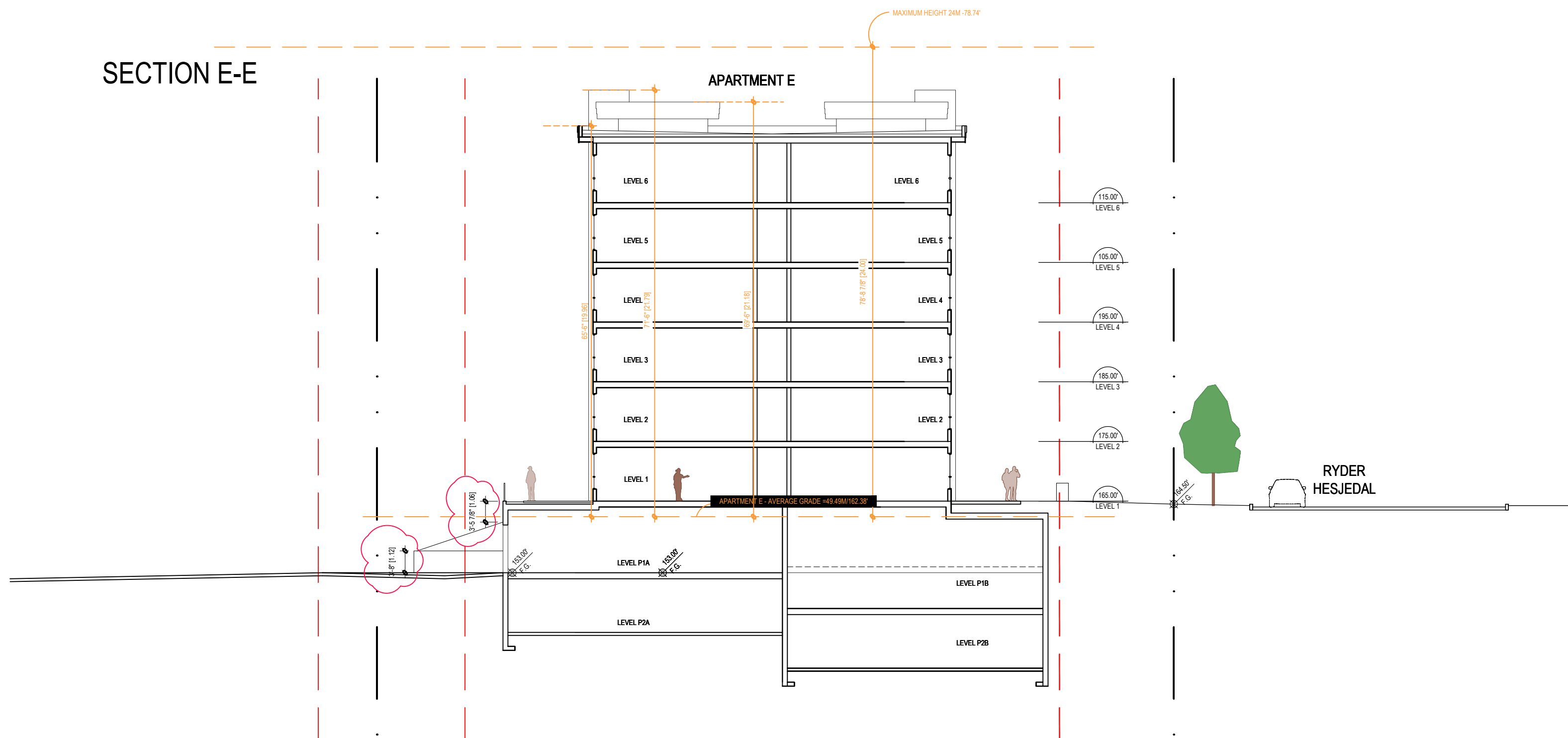
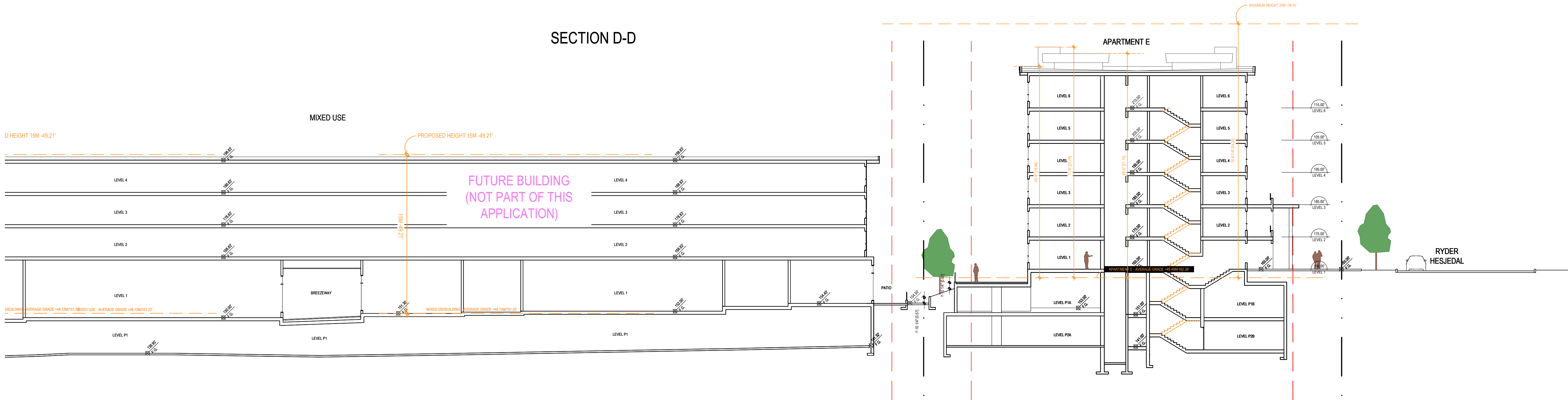
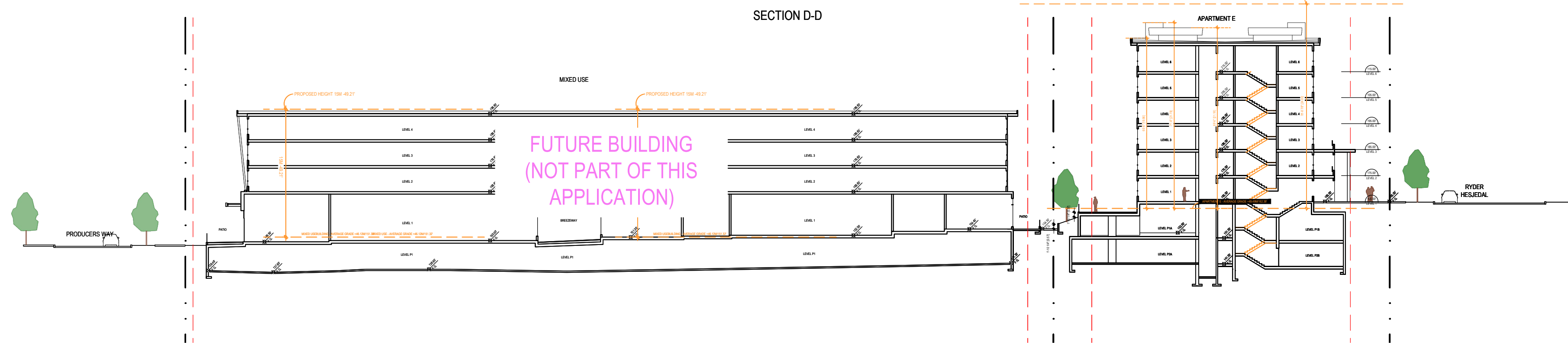
BASE FILE:  
SCALE: 1/16" = 1'-0"  
PLOT DATE: 27 FEB. 2026  
DRAWN: PS / SS  
CHECKED: EBR/JW

PROJECT NO.  
**2126/2138**

DWG. NO.  
**A5.40**

DP:

BP:





## Description of the Proposed Development Parcel B - Apartment E , Colwood, BC

**Date:** February 27, 2026

**Prepared by:** Jame Wu

---

### Description of the Proposed Development

#### 1.0 Overview

The proposed development is centrally situated within the Latoria South neighbourhood of the Royal Bay master-planned community. It will feature a diverse mix of housing options, including mixed-use buildings, apartment residences, townhomes, duplexes, and single-family homes. The site is conveniently located near an existing high school, a planned elementary school, community parks, a retail village, and public transit services.

#### 2.0 The Site

The subject site encompasses approximately 33,352 square feet and is located within Area 2 of the amended CD-28 Zone. It is bordered by Royal Commons Road to the north, Ryder Hesjedal Way to the west, the North Lane internal roadway to the east, and the existing six-storey Parcel B development to the south.

#### 3.0 The Development

This proposal includes:

- One 6-storey mixed use building over 2.5 levels of underground parking accessed from the west from the previously approved mixed used drive aisle and on grade parking area. This road has been designated as “North Lane”.
  - The proposed FAR for this building is 2.18.
  - The ground floor is occupied with 2 CRU units each about 1,300SF in area.
  - Six residential levels provide 77 units. The Net area of the residential unit is about 58,215 SF.
  - 2.5 levels of spiral underground parking provide a total of 88 residential stalls, 13 visitor parking and 6 commercial parking.

The proposed development will deliver much-needed multi-family housing, along with ground-floor commercial space in the north building intended for retail, service, and restaurant uses. The diverse unit mix will contribute to and enhance the overall vibrancy of the Royal Bay community

#### 4.0 Architecture + Siting

The proposed development represents the seventh addition to the overall Parcel B site and is identified as Apartment E.

Apartment E is a 6-storey building constructed over 2.5 levels of underground parking. The building will contain 77 residential units, offering a range of layouts including one-bedroom, one-bedroom plus den, two-bedroom, and two-bedroom plus den units. At the north end of the building, two single-storey commercial units are proposed, fronting Royal Commons Road. In response to height regulations and to reflect the adjacent 4-storey mixed-use building to the west, the building height steps down to four storeys at the north end.

Located at the corner of Ryder Hesjedal Way and Royal Commons Road, the building's material palette and architectural design are consistent with the earlier Parcel B buildings currently under construction. The inclusion of commercial retail units (CRUs) along the north elevation reinforces the established commercial character of Royal Commons Road and aligns with City guidelines encouraging active commercial frontages along this corridor. The main residential entrance and lobby are prominently positioned at the corner, adjacent to the CRUs, creating a cohesive streetscape and subtly extending the commercial design language.

A consistent colour palette across all Parcel B buildings enhances visual continuity and unifies the overall development. The architectural design and material selection emphasize contextual integration with the surrounding built form, durability and ease of maintenance, and an inviting aesthetic that contributes positively to the experience of residents, neighbours, and visitors to the Royal Bay community.

Respectfully submitted,

James Wu , Architect AIBC

**RH Architects Inc.**

Parcel B – Description of the Proposed Development

# 3569 Ryder Hesjedal Way

Development Variance Permit Application DVP00019

Matt Blakely, Senior Planner

Planning and Land Use Committee

July 6, 2026

# Site Context



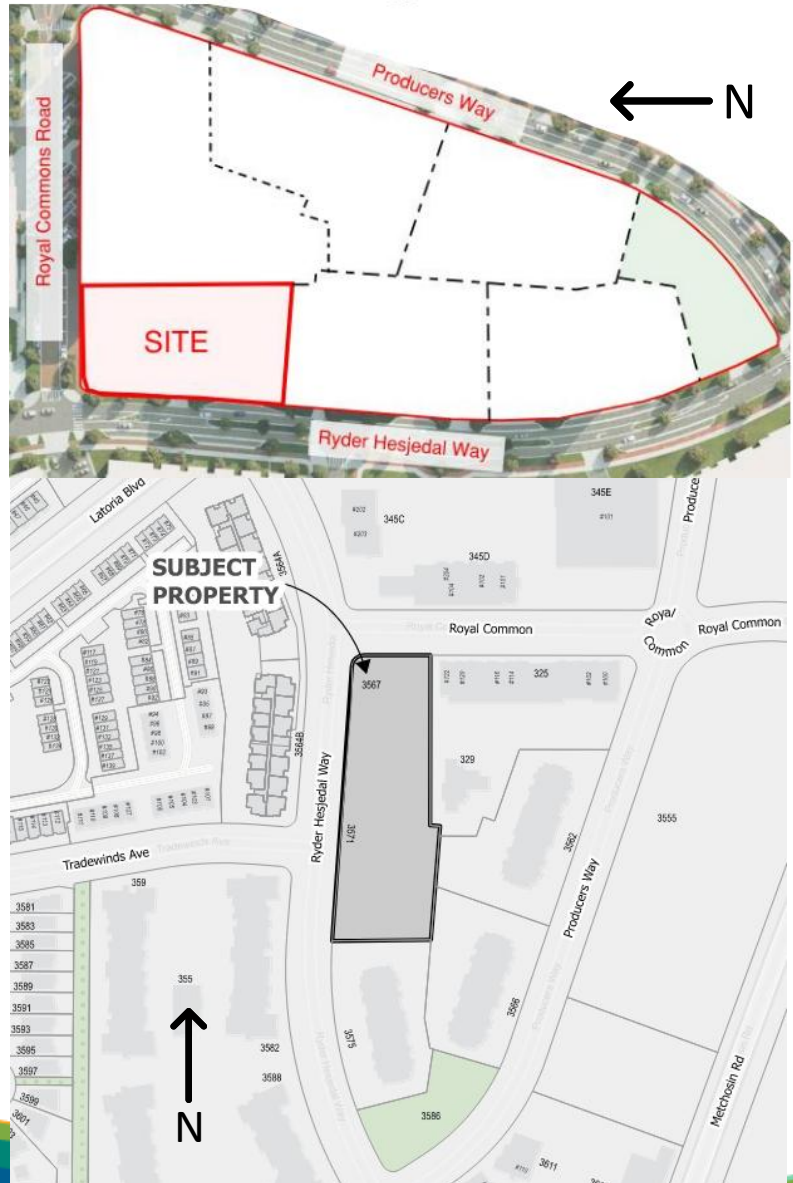
Address:  
3569 Ryder Hesjedal Way



Zoned: CD28 – Area 2



OCP Designation:  
Seaside Village



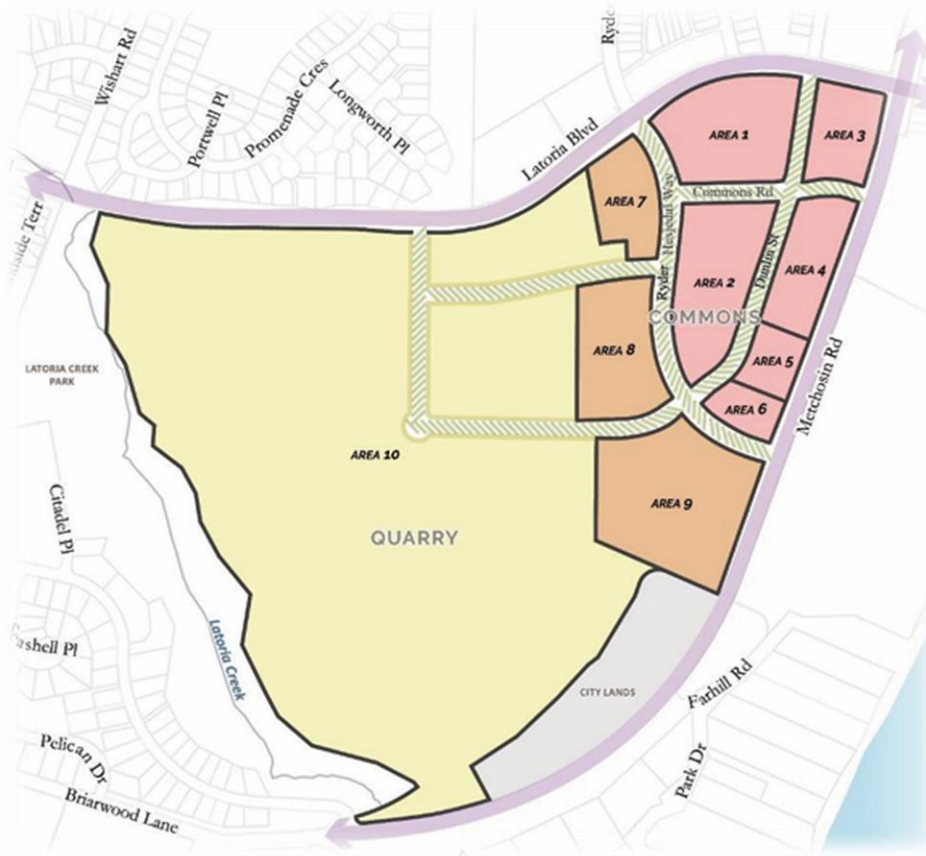
# Development Proposal



# Official Community Plan

## Latoria South Sub-Area Plan: Area 2 - Objectives

- The northern boundary of Area 2 completes the framing for “Commons Road”, providing the pedestrian-oriented street enclosure with an appropriate mixture of land uses (e.g. ground floor retail with commercial and/or residential above).
- The remainder of the site is a mixture of commercial and residential uses to complement the adjacent retail core and provide a critical population mass to support the commercial viability of the area.
- Heights up to 4 storeys along the northern edge, with heights up to 6 storeys for the remainder of the site, and with a Floor Area Ratio of approximately 3.0 FAR (with potential to increase FAR if it meets other City objectives).



### LEGEND

- Ground Oriented Residential
- Transitional Mixed Use
- Mixed Use
- Arterial Road
- Future Major Road (approximate location)

# Land Use Bylaw

Regulation	CD28–Area 2: Apartment	CD28–Area 2: Mixed Use	Proposed Mixed-use Development	Conforms
Minimum Lot Area	1,800 m <sup>2</sup>	1,800 m <sup>2</sup>	3,099 m <sup>2</sup>	Yes
Minimum Lot Width	18.0 m	20.0 m	XX m	Yes
Floor Area Ratio (FAR)	2.5	3.0	2.02	Yes
Maximum Lot Coverage	50% 80% for underground parking	50% 80% for underground parking	40% 63% for underground parking	Yes
Minimum Open Site Space	10%	10%	14%	Yes
Maximum Building Height	24.0 m	15.0 m	21.79 m	Variance
<b>Minimum Building Setbacks</b>				
Fronting Street (Royal Commons Rd)	3.0 m first 4 floors 4.5 m above 4 floors	4.0 m	6.48 m	Yes
Side	3.0 m	1.5 m	9.82 m	Yes
Exterior Side (Ryder Hesjedal Way)	3.0 m first 4 floors 4.5 m above 4 floors	4.0 m	6.41 m	Yes
Rear	6.0 m	5.0 m	7.74 m	Yes

# Variance Request

The applicant is requesting to vary Section 10.33.5.2 of *Land Use Bylaw, 1989*, to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.





# Communication

- Development Notification Sign posted on the subject property.
- Notification Postcards will be sent to neighbouring properties within 100m of subject property prior to a Council decision of the variance request.



# Options / Alternatives

THAT the Planning and Land Use Committee consider recommending to Council:

Option 1	Staff recommendation
	<p>THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be approved, which would have the effect of varying Section 10.33.5.2 of <i>Colwood Land Use Bylaw, 1989</i>, to permit an increase to the maximum building height for a mixed-use building from 15.0 metres to 24.0 metres.</p>
Option 2	<p>THAT Development Variance Permit No. DVP00019 for the lands at 3569 Ryder Hesjedal Way be denied.</p>
Option 3	<p>An alternative resolution, provided by the Committee for Council consideration.</p>

Thank you!





# 3567 Ryder Hesjedal Way (BUILDING – E)

Parcel B — Royal Bay | Colwood, British Columbia

RH Architects Inc. · PATH Developments · June 2nd, 2026 · CD-28, Area 2



DEVELOPMENT PERMIT APPLICATION



SITE AS OF MAY 28 2026





## PLANNING CONTEXT

This site is referred to as **Area 2 within Zone CD 28** of the Colwood Land Use Bylaw.

Per the Latoria South Sub-Area Plan, Area 2 is designed to provide "mixture of commercial and residential uses to complement the adjacent retail core and provide a critical population mass to support the commercial viability of the area" (OCP Section 4.3.2 Area 2).

First application Sept **2022**

- Mixed-Use, Amenity, and Building A Construction **2023 - 2026**
- DP Amendment **Feb 2026**
- DP Variance – APT E **Feb 2026**

The DP amendment and DP variance submitted in Feb 2026 focus on adding a new building to the North/West corner of Parcel B, replacing the former sales centre.

## PROJECT OVERVIEW

The introduction of Building E provides a focal point to the prominent Royal Common & Ryder Hesjedal Way intersection.

The building provides commercial units to the north to complete the commercial street frontage along Royal Common.

The architectural design employs a stepped roofline to create a smooth transition between the northern commercial hub and the southern residential areas of Royal Bay.

Apartment Buildings A,B,C,D will remain at 6 storeys, matching the stepped component of building E.



Landscaping and cycle paths ensure Ryder Hesjedal Way creates a pleasant street frontage and separation between different developments across Royal Bay.





## COMPLETED – MIXED USE

The mixed-use building along Royal Common is now complete. Shops are opening, establishing an active frontage.



## ACTIVE FRONTAGE

Building E continues this active frontage along Royal Common. Raised terraces, decorative hard landscaping, planting beds, and public seating create a variety of design features to encourage public interaction and absorb the significant grade change.

# MASSING AND FEATURES

4 Storey mixed-use element along Royal Common  
( 14.84m Height – Permitted Height =15m)

6 Storey residential to the south  
(21.64m Height – Permitted Height =24m)

Prominent residential entrance allows the commercial  
aesthetic to address the junction and then terminate cleanly.



ROYAL COMMON

IMPROVED PEDESTRIAN CONNECTION TO BUS STOP

RYDER HESJEDAL WAY

BUILDING SET BACK AND LANDSCAPING TO ACTIVATE STREET FRONTAGE

ENTRANCE CANOPY ALLOWS TERMINATION OF COMMERCIAL ELEMENTS

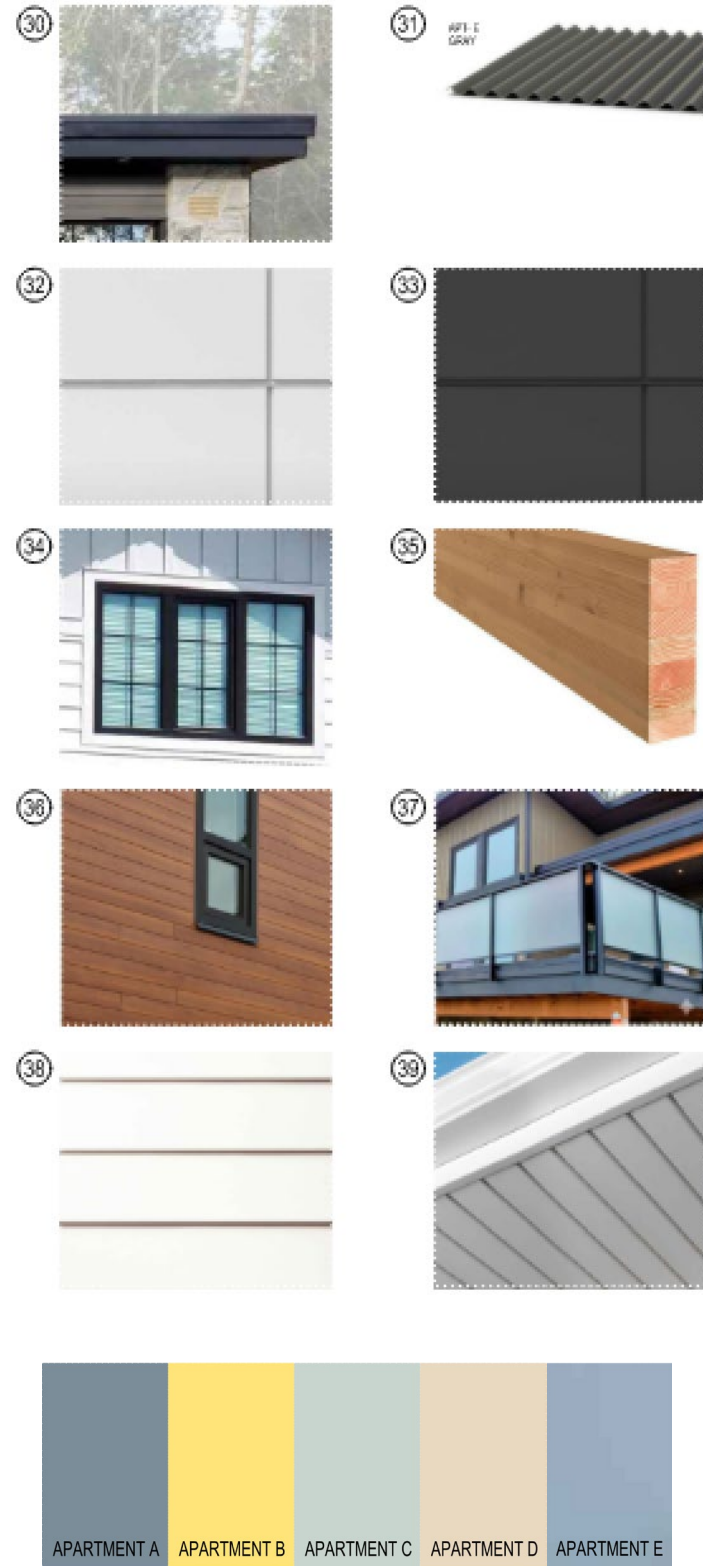
## 5.1 VISUAL IMPACT

The site follows the natural gradient of the area. Transitioning from the Commons Retail Village (left), to the 6-storey residential buildings (right)



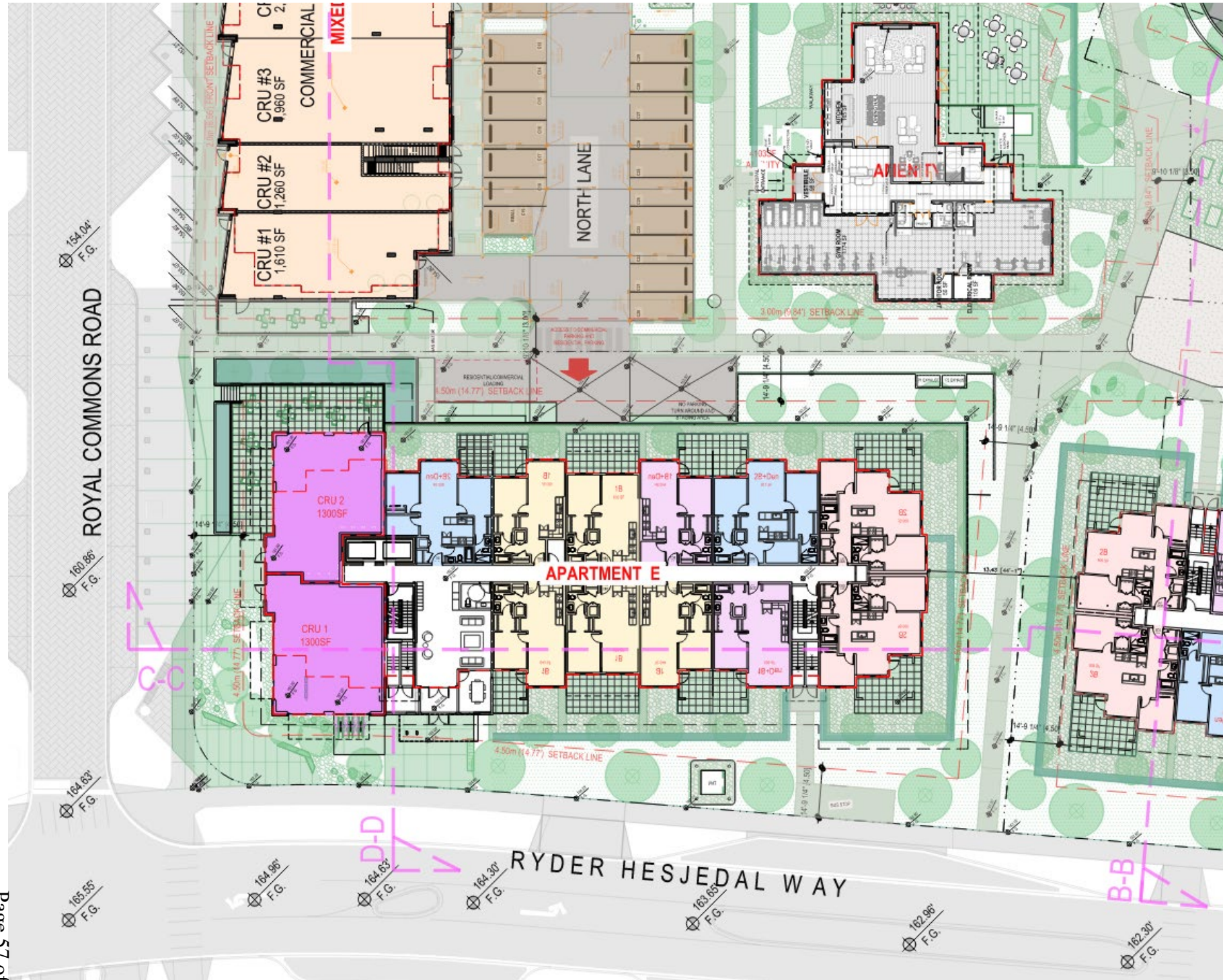
## DESIGN AND MATERIALS

- Proposed materials are consistent with the previously approved materials for the Parcel B site.
- External materials are common to the local area and domestically appropriate.
- Corrugated metal cladding has been used as the primary accent in key areas.
- Complimentary but distinct feature colours have been chosen to provide architectural cohesiveness and interest.



# VEHICLE ACCESS AND SERVICING

Rear access via the recently completed North Lane keeps the driveways and service areas at the back of the building, allowing for cleaner and more pedestrian friendly street frontage.



## Why the Variance

Three options were considered to complete this site:

- **Option 1: 6-storey residential building** with no frontage along Royal Common. Does not align with the OCP's vision for a mixed-use frontage.
- **Option 2: 4-storey mixed-use building** flush to the Royal Common frontage. Meets the OCP requirement but leaves little public space. Inconsistent with southern building heights.
- **Option 3 (selected): Stepped building with plaza.** 4-storey mixed-use set back from the frontage, creating a public plaza and commercial frontage. Steps up to 6-storey residential behind.

### Why the Variance

The variance is for the step itself, combining 4-storey mixed use and the 6-storey residential into a single building. This combination best achieves the OCP's intent:

*"The northern boundary of Area 2 completes the framing for Commons Road, providing the pedestrian-oriented street enclosure with an appropriate mixture of land uses (e.g. ground floor retail with commercial and/or residential above)."*

— OCP Section 4.3.2

*"Heights up to 4 storeys along the northern edge, with heights up to 6 storeys for the remainder of the site, and with a Floor Area Ratio of approximately 3.0 FAR."*

— OCP Section 4.3.2



# Building Height Variance

4 Storey mixed-use element along Royal Common Road (Permitted Height =15m).

Height of the proposed roof of the mixed-use element is below the maximum height permitted = **48' 8 1/4" [ 14.84m]**

The mixed-use element has two architectural appurtenances (in this case parapets to match the other of the building) = **50' 8" [ 15.44m]**

Note the roof behind these parapets is 14.84m ( below the permitted height. )

The maximum permitted height of building (Residential portion) = 78.74' [24m]

The proposed height is below the maximum = **71' [ 21.64m ]**.

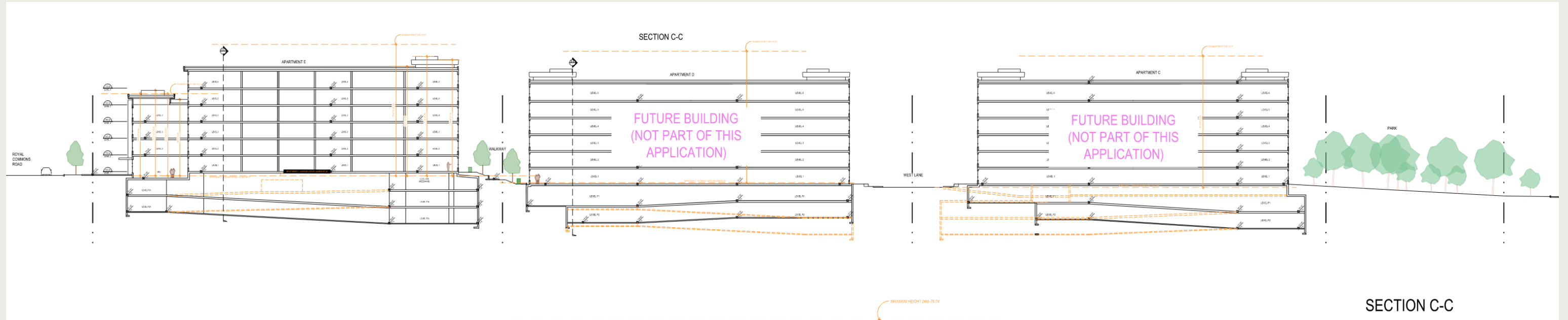


# Building Height Variance

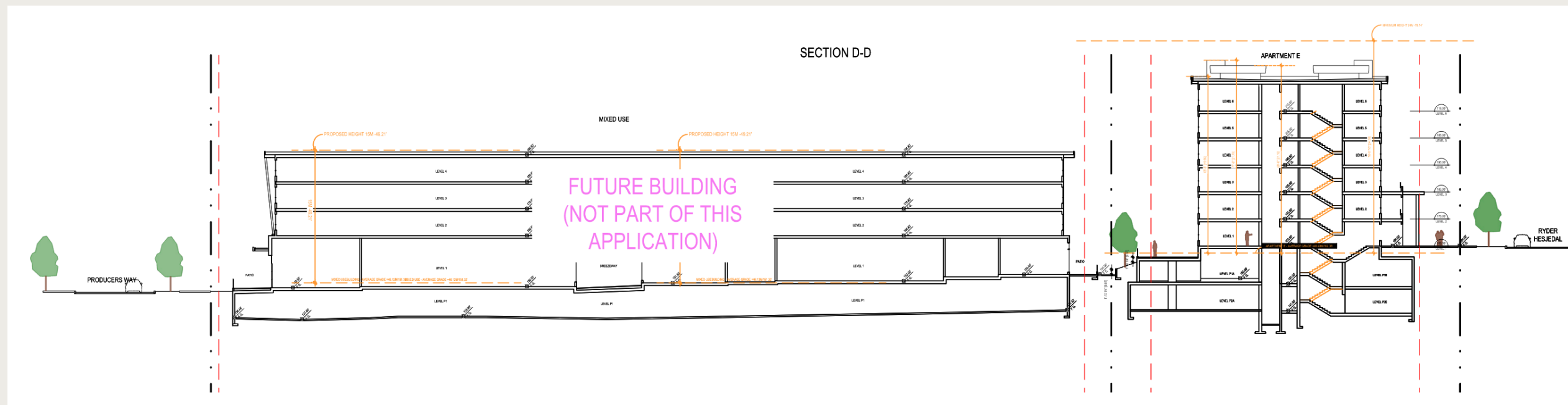
The natural gradient of Royal Common slopes down from Ryder Hesjedal Way making it an ideal location for a level 1 commercial use.



Street Elevation – Royal Common



Street Elevation – Ryder Hesjedal Way



Street Elevation – Royal Common

### Building Height Variance

Site wide building sections have been included within the DP variance package.

Apartment E is proportional to the other buildings in the development.

The building levels follow the natural slope of the site



# THANK YOU

RH Architects Inc. · [www.rharchitects.ca](http://www.rharchitects.ca) · t 604 669 6002

PATH Developments · [www.pathdevelopments.com](http://www.pathdevelopments.com)



---

**To:** CAO – Jason Johnson  
**Submitted:** June 17, 2026  
**From:** Kaitlyn Suzuki, Planning Technician  
**RE:** Development Variance Permit - 3615 Ryder Hesjedal Way

---

## RECOMMENDATION

THAT the Planning and Land Use Committee consider recommending to Council:

THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be approved which would have the effect of varying Section 11.c.ii of the *Colwood Sign Bylaw, 1988* to increase the permitted fascia sign height from 1.2m to 1.5m.

---

## SUMMARY AND PURPOSE

The purpose of this report is to present Development Variance Permit DVP00022 for 3615 Ryder Hesjedal Way. The applicant is requesting a variance to increase the permitted height for fascia signs from 1.2m to 1.5m to permit three over-height fascia signs. The applicant has provided a letter summarizing their rationale for the variance request (**Appendix 1**). The subject property is located in Latoria South, fronting Producers Way, Ryder Hesjedal Way, and Metchosin Road. The three proposed fascia signs are located on the west, south, and east faces of Building D which is located along Metchosin Road (**Appendix 2**). Staff are supportive of the proposed variance request because:

- The proposed signs comply with the maximum permitted sign area and sign locations;
- The signs largely align with OCP design guidelines;
- The applicant has already reduced the size of the proposed signage;
- The increase in sign height is anticipated to have minimal visual impact.; and
- A variance was previously endorsed by Council to permit over-height fascia signs for the Rexall at 1880 Island Highway.

## STRATEGIC PLAN

- *Pursue Economic Growth + Vitality*

The proposed variance to increase the permitted height for fascia signs aligns with the Pursue Economic Growth + Vitality pillar of the *2025-2027 Strategic Plan* by supporting the commercial signage and advertising for a new business in Colwood.

## RELATED POLICIES

*Colwood Official Community Plan Bylaw No. 1700, 2018 (OCP)*

The subject property is located within the Seaside Village land use designation and the Commons neighbourhood of the Latoria South Sub Area Plan within the OCP. The Seaside Village is identified in

the OCP as a destination for shopping, recreating, and gathering, and a major focus of commercial growth. The Commons neighbourhood is described as "the commercial, social and cultural heart of the community", and as "a place residents and neighbours can shop for their everyday needs".

The Latoria South Sub-Area Plan contains Form and Character design guidelines for the Commons including guidelines specifically for signage. These guidelines support signage that:

- meets the *Colwood Sign Bylaw, 1988* requirements;
- is complementary to the architectural character of the building and Commons neighbourhood; and
- provides visible signage for all commercial buildings that reflects the business they represent.

## BACKGROUND

### Applicant Information

Applicant: Priority Permits Ltd.  
Owner: Astria Royal Bay Nominee Ltd.  
Address: 3615 Ryder Hesjedal Way  
Legal: Lot A, Sections 53 and 54, Esquimalt District, Plan EPP141104  
Zone: Comprehensive Development 28 (CD28) - Area 6  
OCP Designation: Seaside Village

### Proposal

The applicant is proposing three 1.5m tall fascia signs located at 3615 Ryder Hesjedal Way, located on the west, south, and east elevations as noted in Figure 1. These signs provide advertising for the Rexall located in the subject unit. All three signs are the same size with a proposed height of 1.5m and an approximate sign area of ~7.67m<sup>2</sup> (**Appendix 2**). The building has seven total fascia signs proposed, three on the elevation fronting Metchosin Road, and two each on the west and south elevations (see Figure 2).

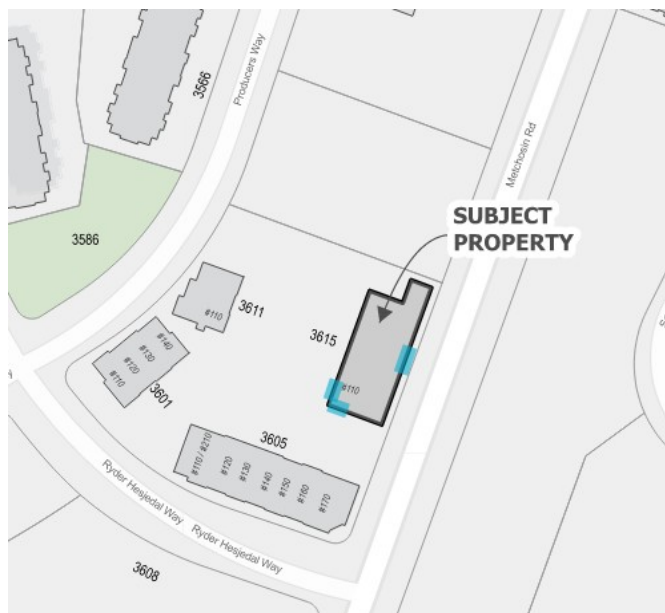


Figure 1: Approximate locations of proposed 1.5m tall fascia signs highlighted in blue.



Figure 2: Elevations showing locations of proposed fascia signs.

**Site Context**

The proposed fascia signs are located at 3615 Ryder Hesjedal Way, one of four buildings located on the 9,462m<sup>2</sup> lot. The property fronts Producers Way, Ryder Hesjedal Way, and Metchosin Road with the subject building fronting Metchosin Road. The four buildings on this lot are proposed to contain a variety of commercial uses and a daycare. The Royal Bay neighbourhood, and the adjacent Beachlands neighbourhood permit a variety of residential, commercial, and institutional uses. A summary of current uses of neighbouring lots is provided in Table 1.

Table 1: Summary of Current Uses on Lots Adjacent to Subject Property

Lot	Current Use
A	Long-Term Care Home (under review)
B	Vacant Lot
C	Royal BC Museum Collections and Research Building (under construction)
D	Multi-family Residential: four-storey apartment (under construction)
E	Undeveloped Park

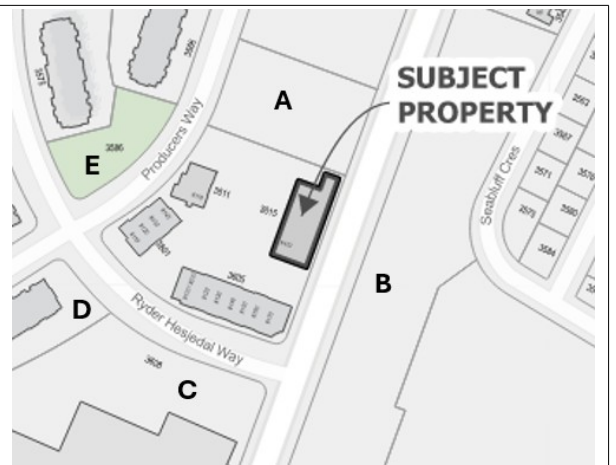


Figure 3: Lots adjacent to subject property.

Colwood Sign Bylaw, 1988

The subject property is located within Sign District C as designated by the *Colwood Sign Bylaw, 1988*. Section 11.c.ii sets a maximum 1.2m height for fascia signs in Sign District C where fascia signs are defined as "a single-faced sign affixed to a building or affixed parallel to and within 400 mm (16 inches) of a building". Section 11.c contains additional regulations for fascia sign area and location. The maximum permitted fascia sign area is 0.6m<sup>2</sup> per metre of horizontal building face, where the sign area is "the area contained within the shortest perimeter surrounding the copy". Fascia signs are also restricted from being located on interior building walls that abut a side or rear residential lot line.

The applicant is requesting to vary Section 11.c.ii of the *Colwood Sign Bylaw, 1988* which sets the maximum fascia sign height of 1.2m, to permit three fascia signs with a height of 1.5m. The bylaw regulations for fascia sign area and location are met by the proposed fascia signs.

DVP-15-009 1880 Island Highway

A variance to permit increased fascia sign height was previously approved in Colwood at the 1880 Island Highway Rexall location (see Figure 4). The variance was endorsed by Council on [June 22, 2015](#), and the Development Variance Permit, DVP-15-009, issued June 25, 2015 to permit one fascia sign up to 1.8m tall and three fascia signs up to 1.9m tall (**Appendix 3**). 1880 Island Highway is located in Sign District D, which also permits a maximum sign height of 1.2m.



Figure 4: Exert from sign plans approved with DVP-15-009 showing three of the four approved fascia signs.

Development Permit DP000001

A Development Permit regulating the form and character for the subject property was issued on February 24, 2025 (**Appendix 4**). This Development Permit included conditions that the signage must align with the signage shown on the approved Architectural Plans. These plans showed large fascia signs with a height of 4ft (1.2m) in the same locations as the proposed fascia signs. Minor variations to the schedules attached to the Development Permit are permitted with approval from the Director of Planning or their delegate.

### Discussion

The three proposed fascia signs exceed the maximum permitted fascia sign height of 1.2m by 0.3m (~1ft). Despite this increased height, the proposed signs are within the maximum permitted sign area which is based on the horizontal length of the building face the sign is on. The proposed signs have a sign area of ~7.67m<sup>2</sup> each which meets the permitted sign area of 7.68m<sup>2</sup> based on the smallest applicable horizontal building length. Additionally, the location of the signs aligns with the bylaw regulations for fascia signs, as no signs are directly adjacent to the side or rear lot lines of a residential lot.

While the increase in sign height would make the proposed signs taller than other commercial fascia signs in the area, the sign is still anticipated to align with the form and character of the development. The increase in sign height from 1.2m to 1.5m is not anticipated to have a large visual impact as demonstrated by the comparison of elevations from the approved development permit, showing signs with a height of 1.2m and the proposed sign plans showing signs with a height of 1.5m (Figure 5). Additionally, due to the design of the proposed signs, the majority of the proposed signs are 1.3m in height, with the tail of the capital "R" increasing the total sign height to 1.5m. The proposed signs align with the overall form and character of the building per the approved development permit, and OCP design guidelines that support signage that is complimentary to the building and the neighbourhood.

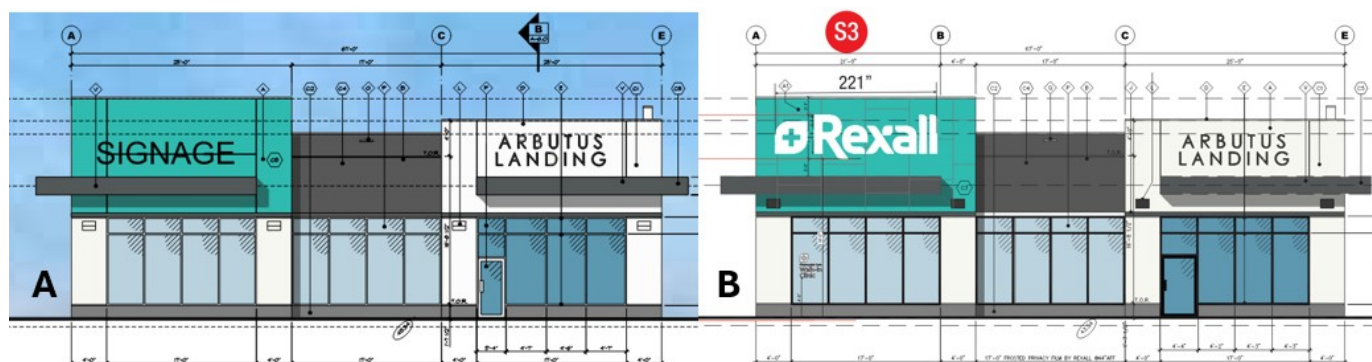


Figure 5: Comparison of signs from the approved Development Permit (A) and proposed sign plans (B).

The applicant has already taken steps to reduce the sign height from the 1.74m height initially proposed to the 1.5m currently proposed. This height is less than the existing Rexall signs located at 1880 Island Highway. The signage is intended to advertise the new Rexall on the subject property in alignment with the OCP guideline to provide visible signage for all commercial buildings that reflect the building they represent. As noted by the applicant in their letter of rationale, further reducing the sign height could impact the legibility of the signage due to the proportions of the logo. This would contradict the OCP guideline.

Staff are supportive of the variance request to permit an increase to the maximum permitted sign height for fascia signs from 1.2m to 1.5m to permit the three proposed fascia signs. The applicant's request can be supported as:

1. The proposed signs align with *Colwood Sign Bylaw, 1988* regulations for fascia sign area and location;

2. The proposed signs align with OCP guidelines to provide signage that is complimentary to the buildings and area, and to provide clear signage for businesses in commercial buildings;
3. The applicant has already reduced the sign size to better align with City bylaws, and additional reductions are expected to impact the clarity of the signage;
4. The increase in sign height is relatively minor and anticipated to have minimal visual impact; and
5. Council has previously endorsed a variance request to permit over-height signs for the same business at 1880 Island Highway.

**OPTIONS / ALTERNATIVES**

THAT the Planning and Land Use Committee consider recommending to Council one of the following options:

**Option 1:** THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be approved which would have the effect of varying Section 11.c.ii of the *Colwood Sign Bylaw, 1988* to increase the permitted fascia sign height from 1.2m to 1.5m.

**Option 2:** THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be deferred for more information.

**Option 3:** THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be denied.

**Option 4:** THAT Committee provide another option for Council consideration.

**COMMUNICATIONS & ENGAGEMENT**

Development notification signs have been posted on the subject property as per Council Policy. The *Local Government Act* requires written notification to all property owners that may be affected by the proposed variances and is specific to a meeting of Council where a decision on the Development Variance Permit will be made. A notice regarding consideration of this application will be mailed to owners and occupants of properties within a 100m radius of the subject property.

**TIMELINES**

July 6, 2026 - Planning and Land Use Committee	Aug 24, 2026 - Council	Development Variance Permit	Sign Permit
Application is introduced to the Planning and Land Use Committee.  WE ARE HERE	Council gives consideration to the variance request.	Pending the outcome of the Council meeting, the Development Variance Permit will be issued.	A Sign Permit will be required before the proposed signage can be installed.

**CLIMATE CONSIDERATIONS**

Staff have not identified any significant climate considerations for the variance request.

**FINANCIAL CONSIDERATION**

Staff have not identified any significant financial considerations for the variance request.

**CONCLUSIONS**

The proposed variance request, if approved, would permit three fascia signs with a height of 1.5m to advertise the Rexall at 3615 Ryder Hesjedal Way. The proposed signage is anticipated to align with the form and character of the commercial development, and the signage otherwise complies with the *Colwood Sign Bylaw, 1988*. The signage will also provide clear advertising for the new Rexall in alignment with OCP guidelines, and the *2025-2027 Strategic Plan*. Based on this, Committee may wish to consider recommending to Council that the requested variance is approved.

**Attachments:**

- [Appendix 1 LetterOfRationale DVP00022 3615RyderHesjedalWay](#)
- [Appendix 2 SignPlans DVP00022 3615RyderHesjedalWay](#)
- [Appendix 3 DVP15009 DVP00022 3615RyderHesjedalWay](#)
- [Appendix 4 DP000001 DVP00022 3625RyderHesjedalWay](#)
- [Appendix 5 Permit DVP00022 3615RyderHesjedalWay DRAFT Staff Presentation DVP00022 3615RyderHesjedalWay](#)

**Approved by:**

- Mairi Bosomworth, Manager of Planning
- Heather Power, Deputy Corporate Officer
- Marcy Lalande, Manager of Corporate Services
- Kathy McLennan, Director of Finance
- Jenn Hepting, Deputy Chief Administrative Officer
- Jason Johnson, Chief Administrative Officer

**Status:**

- Approved - 18 Jun 2026
- Approved - 19 Jun 2026
- Approved - 24 Jun 2026
- Approved - 29 Jun 2026
- Approved - 29 Jun 2026
- Approved - 30 Jun 2026





**Re: Development Variance Permit – Signage  
Rexall – 101–3615 Ryder Hesjedal Way, Colwood, BC**

To Planning Department and Members of Council,

We are writing in support of a Development Variance Permit application for signage at the Rexall located at Rexall.

We appreciate staff’s review and clarification regarding the classification of the proposed signage as fascia signs under the City of Colwood Sign Bylaw. In response to feedback, Rexall has made efforts to better align with the intent of the bylaw by reducing the height of the proposed signage from 1.74 m to 1.5 m.

The variance being requested pertains to Section 11.c(ii), which limits fascia sign height to 1.2 m. The requested increase to 1.5 m is minor in nature and is necessary to maintain the integrity, legibility, and proportionality of the Rexall brand signage. Further reduction below 1.5 m would significantly compromise the visibility and readability of the signage, particularly given the standardized proportions of the corporate logo and the scale of the building façade.

The proposed signage is distributed across three building elevations (North, South, and West) and remains compliant with the permitted number of fascia signs per business per building face. The Rexall and Pharmacy/Primary Care signage are being treated as separate business functions, consistent with staff direction, and therefore adhere to the bylaw’s provisions regarding sign quantity.

The intent of the Sign Bylaw is to ensure that signage is appropriately scaled, does not negatively impact surrounding properties, and contributes positively to the built environment. In this case, the requested variance meets that intent for the following reasons:

- The increase in height is modest (0.3 m) and does not result in visual clutter or overbearing signage.
- The signage is professionally designed, consistent with corporate standards, and integrated with the building architecture.

- There are no anticipated negative impacts on adjacent properties, sightlines, or pedestrian and vehicular safety.
- The site is located within a commercial area where similar scale signage is typical and expected.

The requested variance represents a balanced approach that respects both the City's regulatory framework and the operational needs of the tenant. The proposal improves visibility for customers while maintaining a high standard of design and compatibility with the surrounding context.

We respectfully request that Council support this Development Variance Permit application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Matthews', with a long horizontal flourish extending to the right.

Ryan Matthews  
Project Manager  
Office: 604-803-2984  
Email: [ryan@prioritypermits.com](mailto:ryan@prioritypermits.com)  
Address: 2152 Gart Rd, Lac La Hache BC, V0K 1T1  
[www.prioritypermits.com](http://www.prioritypermits.com)



Appendix 2



331 Parkdale Ave. N.  
Hamilton, ON L8H 5Y1  
Tel: (289)389-8951  
www.prioritypermits.com

ENG

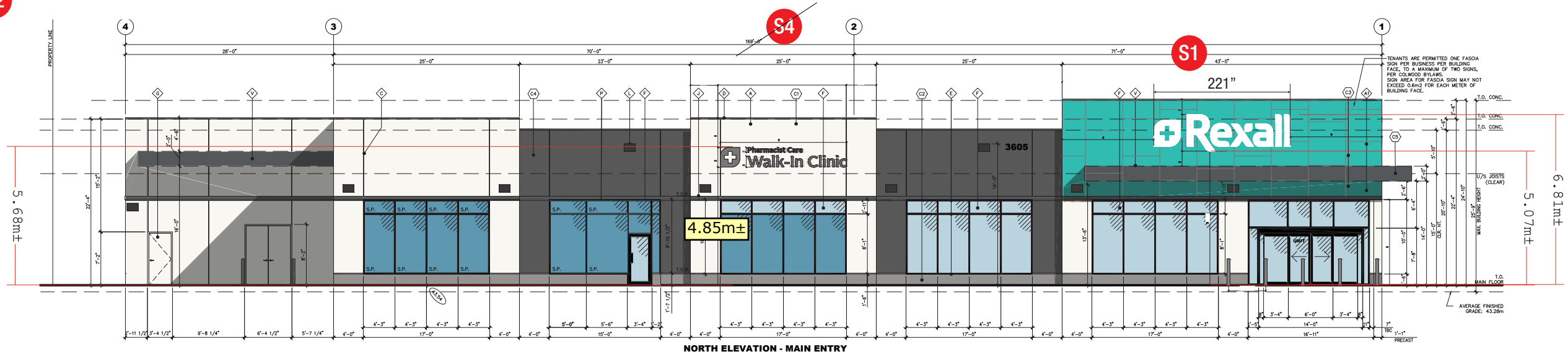
A	-
REV	DESCRIPTION
<b>Rexall</b>	
<b>Unit 110 3615</b>	
<b>Ryder Hesjedal Way</b>	
Colwood BC	
Site Plan	
DATE:	DD-MMM-YYYY
SCALE:	AS NOTED
JOB No.:	-
DRAWN BY:	INITIALS
CHECKED BY:	-

**NOTES / LEGAL:**  
 1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND / OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION  
 2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS  
 3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENTS

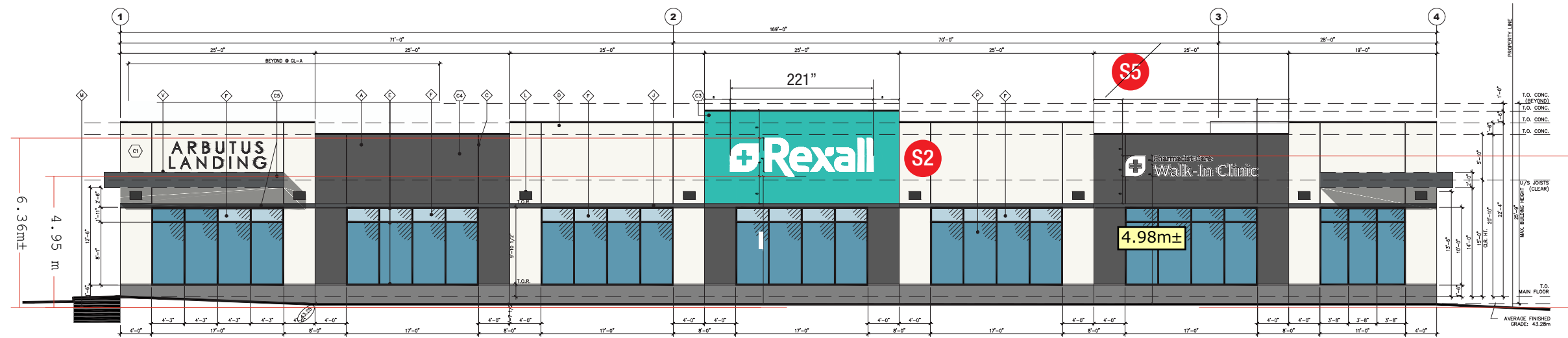
S.2.

# #7519 - REXALL - #110 3615 RYDER HESJEDAL WAY, COLWOOD, BC - PERMIT PACKAGE

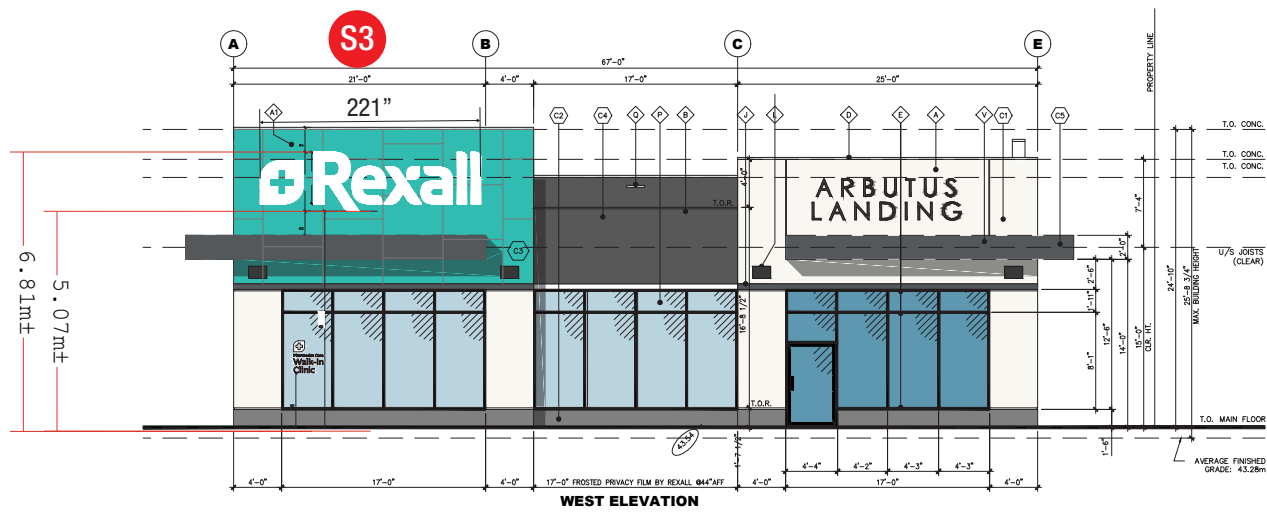
S1 S2



NORTH ELEVATION - MAIN ENTRY



SOUTH ELEVATION (FACING METCHOSIN RD.)



WEST ELEVATION

engineerStamp

Notes:

- S1 "REXALL" ILLUMINATED CHANNEL LETTERS
- S2 "REXALL" ILLUMINATED CHANNEL LETTERS
- S3 "REXALL" ILLUMINATED CHANNEL LETTERS

Page 74 of 133

00	Permit package for approval	00	B	04/02/2026
REV.	ISSUED FOR	PAGE	BY	DATE

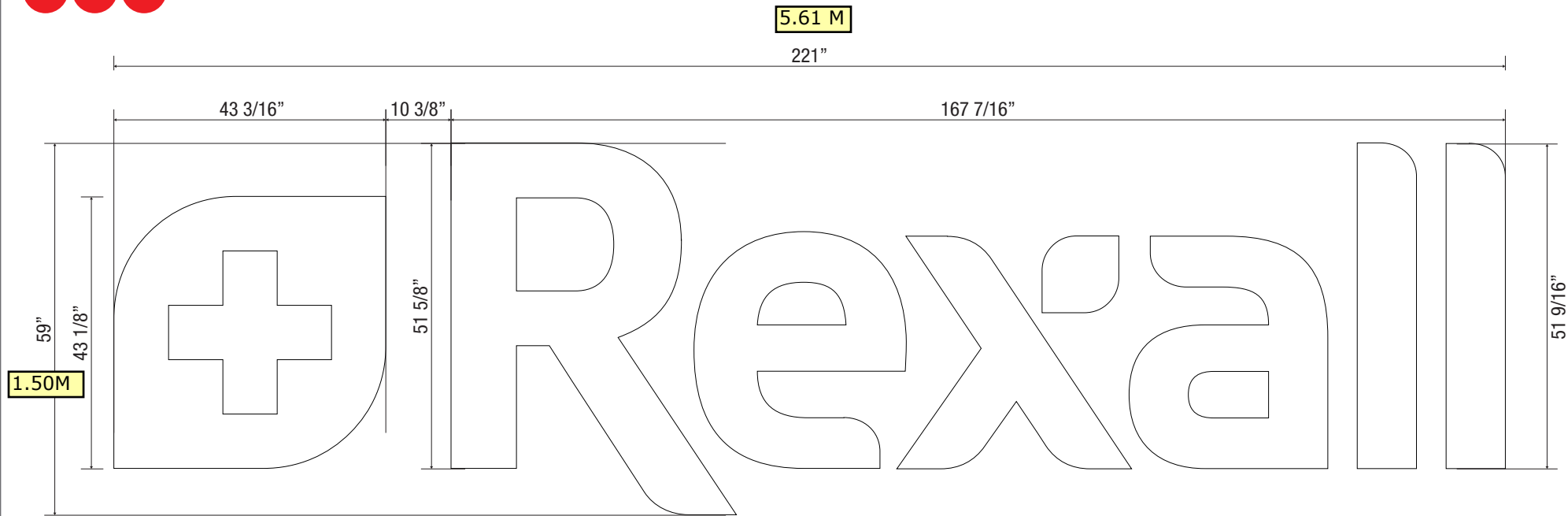
Drawn By: BABU L.  
 Account Manager: CHRIS B.  
 Reviewed By: JOSH L.  
 Approved by Client:



S.2.

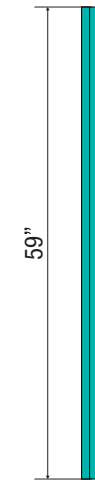
**#7519 - REXALL - #110 3615 RYDER HESJEDAL WAY, COLWOOD, BC - "REXALL" ILLUMINATED CHANNEL LETTERS - QTY. 03**

S1 S2 S3

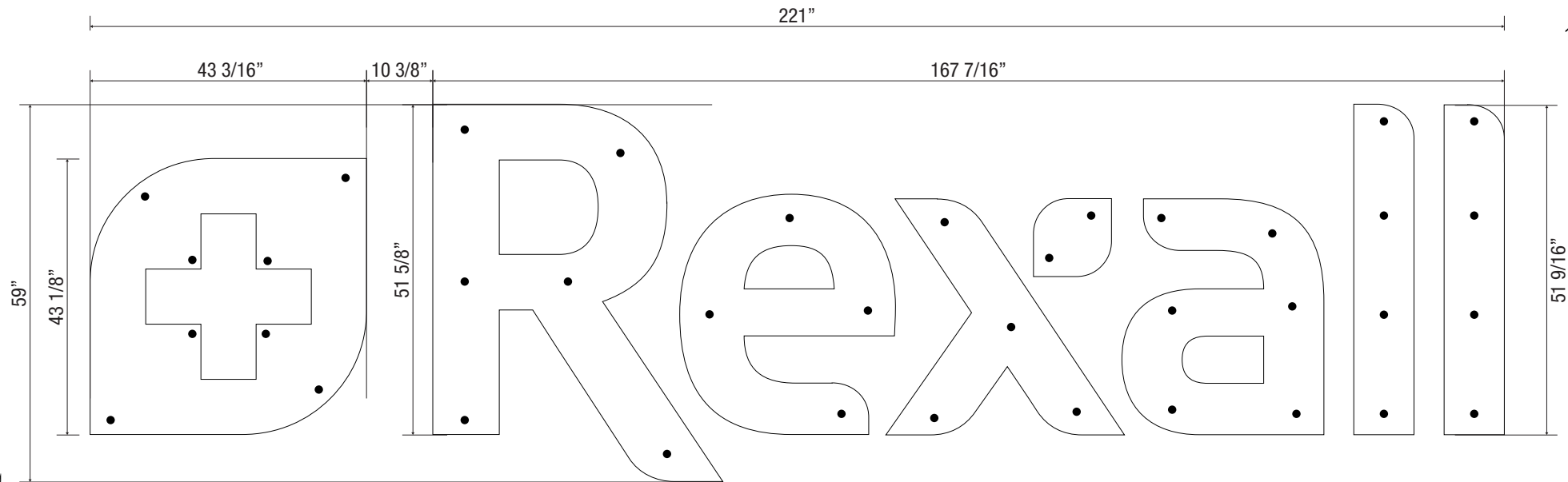


S1 S2 S3 ILLUMINATED CHANNEL LETTERS  
SCALE 1/2" = 1'-0"

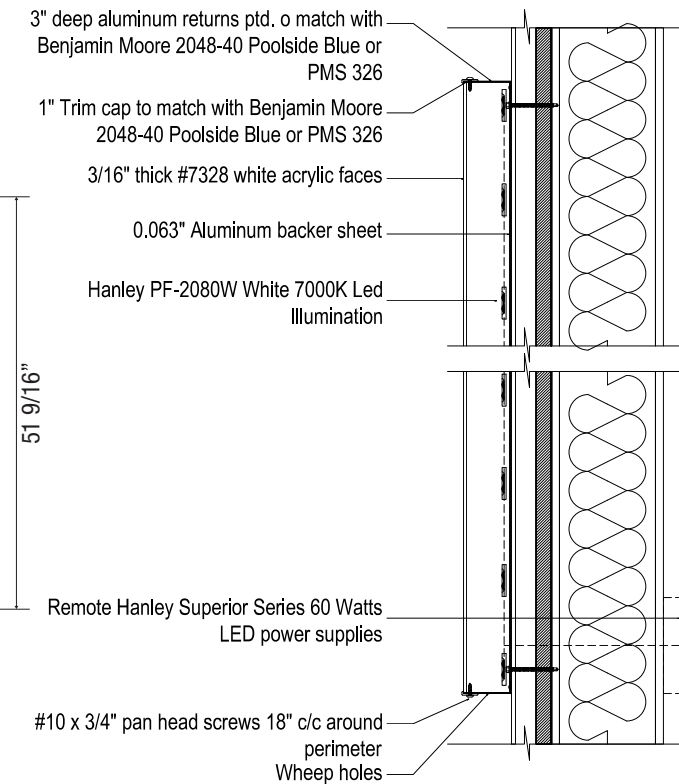
0.08 M



SIDE ELEVATION  
SCALE 1/2" = 1'-0"



FASTENERS DETAIL



TYPICAL SECTION DETAIL  
SCALE 1" = 1'-0"

Page 75 of 153

**EACH SIGN AREA AND WEIGHT**  
AREA: 90.6 SQ.FT. (8.42 SQ.M)  
WEIGHT: 260-280 LBS (118-127 KG)  
FASTENERS (S1/S2/S3): ~100 PCS TOTAL

Per Colwood Sign Bylaw, 1988, sign area is defined as the area within the shortest perimtere surrounding copy if a sign has no frame, border, or background. Based on this definition sign area is ~6.67sq.m

engineerStamp

**Notes:**

**"REXALL" ILLUMINATED CHANNEL LETTERS**

- **Face:** 3/16" white acrylic (#7328)
- **Trim:** 1" trim cap to match with BENJAMIN MOORE 2048-40 POOLSIDE BLUE or PMS 326
- **Returns:** 3" deep aluminum returns painted to to match with BENJAMIN MOORE 2048-40 POOLSIDE BLUE or PMS 326
- **Illumination:** Hanley PF-2080 7000K white LEDs.
- **Power Supplies:** Remote Hanley superior series 60 Watts LED power supplies.
- **Mounting:** Installed on an existing surface using #14, 3-inch long flat head square drive steel wood screws. Install as per heights as shown on page 01.

**COLOUR SPEC:**

- #7328 WHITE ACRYLIC
- WHITE
- BENJAMIN MOORE 2048-40 POOLSIDE BLUE  
PMS 326, CMYK 81 0 39 0

REV.	ISSUED FOR	PAGE	BY	DATE
00	Permit package for approval	00	B	04/02/2026

**Drawn By:** BABU L.  
**Account Manager:** CHRIS B.  
**Reviewed By:** JOSH L.  
**Approved by Client:**



**DEVELOPMENT VARIANCE PERMIT - DVP-15-009****TO:** CHK Properties Inc.**ADDRESS:** 1702 Bell Tower, 10104 – 103<sup>rd</sup> Avenue, Edmonton, Alberta, T5J 0H8

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the City of Colwood applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands within the City of Colwood described below and any and all buildings, structures, and other development thereon:

Lot 1, Section 1, Esquimalt Land District, Plan 30085

3. This Development Variance Permit varies the maximum allowable height of a fascia sign, pursuant to Section 12(d)(ii) of the Sign Bylaw, No. 60, from 1.2m to 1.8m to permit the erection of one (1) fascia sign on the east elevation of the building, and from 1.2m to 1.9m to permit the erection of three (3) fascia signs on the south, south-west and west elevations of the building, as shown in the plans attached to this Permit.
4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
5. The following plans are attached:

5.1 Sign Renderings prepared by Pattison Sign Group

If the Permittee does not substantially commence the development permitted by the Permit within 24 months of the date of the Permit, the Permit shall lapse.

This Permit is **NOT** a Building Permit.

RESOLUTION PASSED BY COUNCIL ON THE 22<sup>ND</sup> DAY OF JUNE, 2015.

ISSUED ON THIS 25<sup>TH</sup> DAY OF JUNE, 2015.




---

GARY C. NASON, M.P.A.  
CHIEF ADMINISTRATIVE OFFICER

RECEIVED  
MAY - 6 2015  
CITY OF COLWOOD

Job No.  
\_\_\_\_\_

Vantage #: REXA0001  
Date: 18/June/2014  
Design #: 14-1357  
Scale: N.T.S.  
Sales: B. Sorensen  
Designer: C. Kostecki

Rev. #: R5  
Date: Feb.13, 2015

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required

Conceptual artwork only

Electrical Requirements

120V     347V

Other \_\_\_\_\_

\* Voltage needs to be specified prior to customer approval.

Customer Approval

\_\_\_\_\_

Date

\_\_\_\_\_



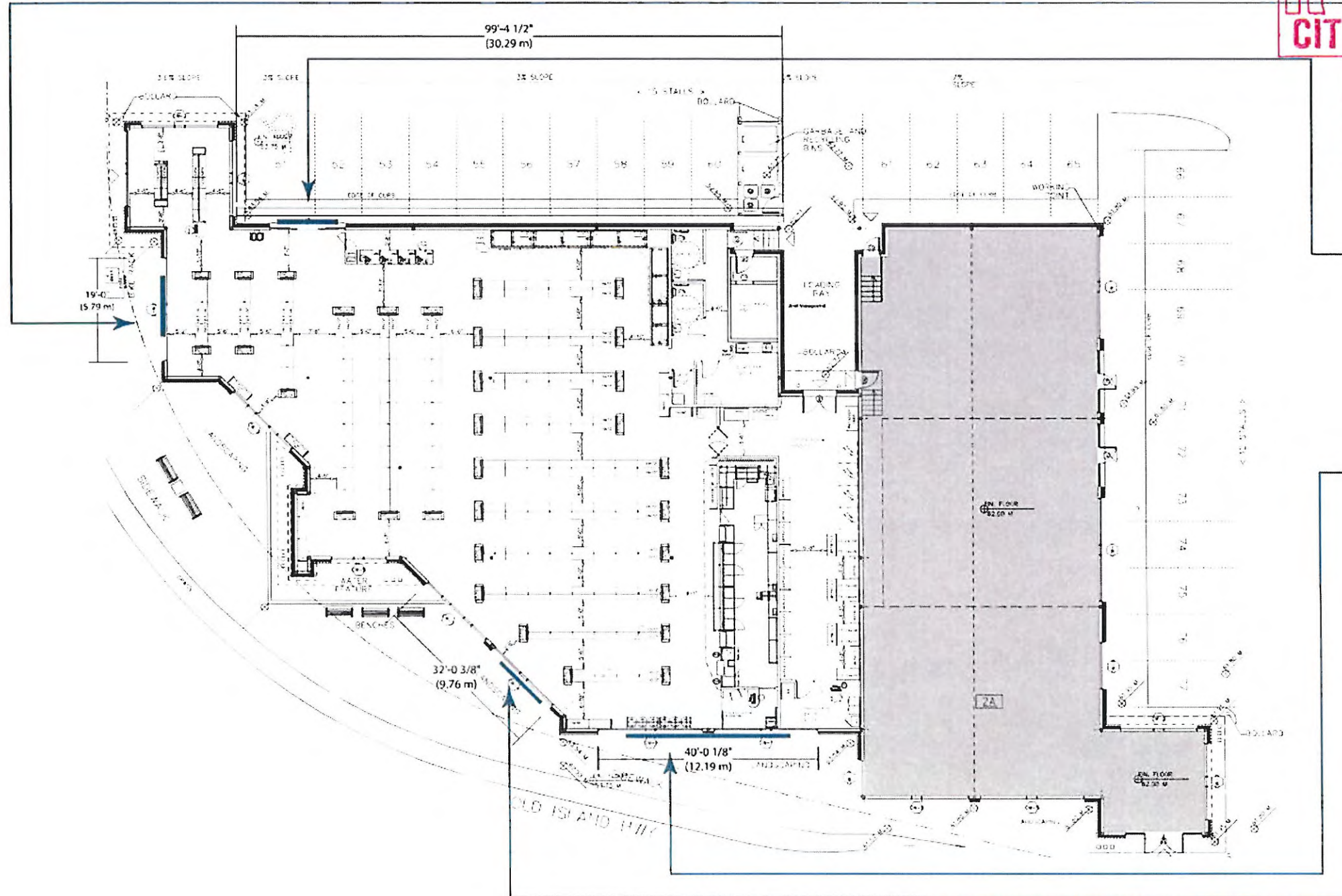
ATTACHED TO AND FORMS  
PART OF DIP-15-009  
DRAWING 1 of 1

**Rexall**  
Drugstore  
#7139  
1880 Goldstream Ave.  
Victoria, BC  
V9B 2W4

**MASTER**



# SITE PLAN



**RECEIVED**  
 MAY - 6 2015  
**CITY OF COLWOOD**

**Job No.**  
 \_\_\_\_\_

Vantage #: REXA0001  
 Date: 18/June/2014  
 Design #: 14-1357  
 Scale: N.T.S.  
 Sales: B. Sorensen  
 Designer: C. KostECKi

Rev. #: R5  
 Date: Feb.13, 2015

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required

**Conceptual artwork only**

**Electrical Requirements**

120V     347V  
 Other \_\_\_\_\_

\* Voltage needs to be specified prior to customer approval

**Customer Approval**

Date \_\_\_\_\_

**Rexall**  
 Drugstore  
 #7139  
 1880 Goldstream Ave.  
 Victoria, BC  
 V9B 2W4

**MASTER**

3

4

1

2



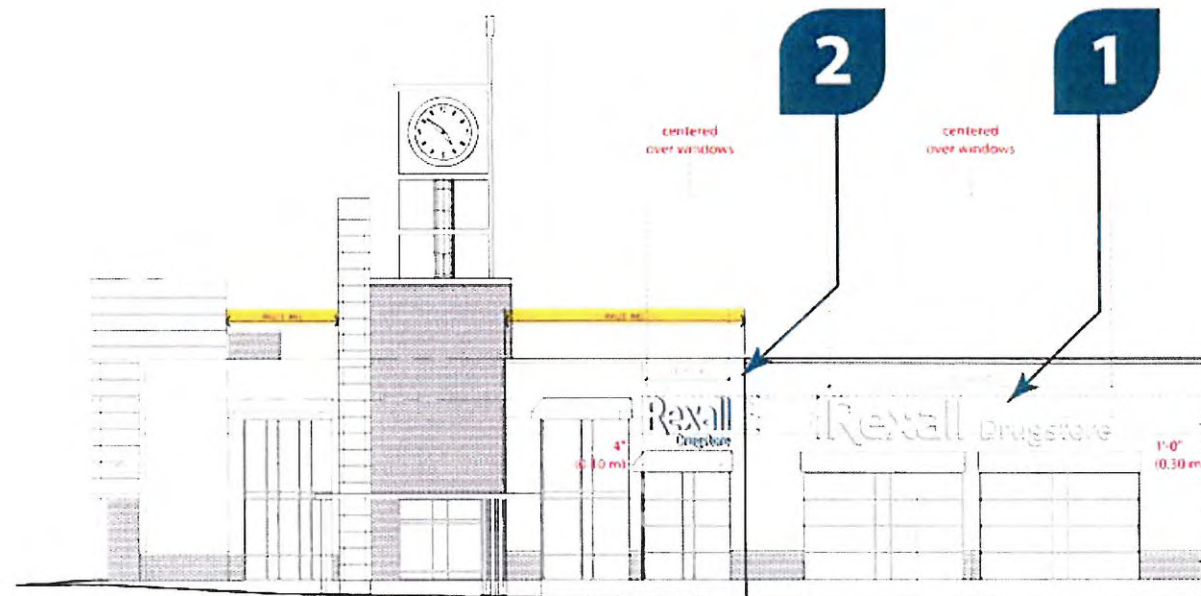
555 Ellesmere Road  
 Toronto, Ontario, Canada M1R 4E8  
 www.pattison.com

Tel (416) 759-1111  
 Fax (416) 759-4965  
 Toll Free 1-800-268-6536

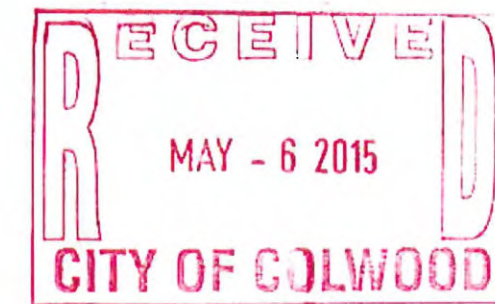
The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.

Pattison Sign Group signs illuminated by Fluorescent, Neon and/or HID Lamps contain Mercury (HG). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

# ELEVATIONS



NORTH ELEVATION

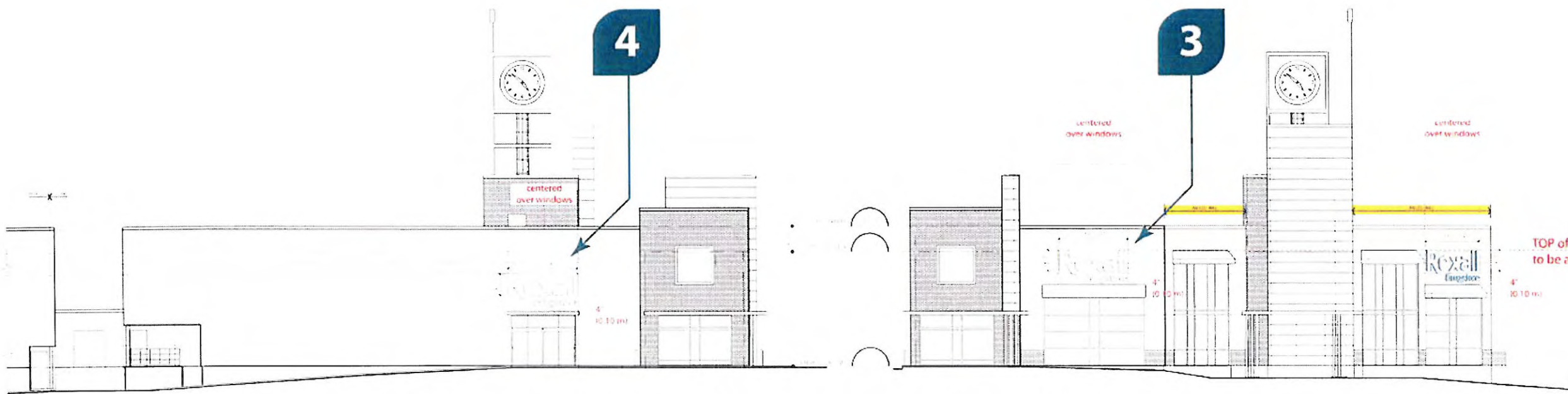


**Job No.**  
\_\_\_\_\_

Vantage #: REXA0001  
 Date: 18/June/2014  
 Design #: 14-1357  
 Scale: N.T.S.  
 Sales: B. Sorensen  
 Designer: C. Kostecki

**Rev. #: R5**  
**Date: Feb.13, 2015**

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required



SOUTH ELEVATION

EAST ELEVATION

**Conceptual artwork only**

**Electrical Requirements**

120V     347V  
 Other \_\_\_\_\_

\* Voltage needs to be specified prior to customer approval

**Customer Approval**

Date \_\_\_\_\_

**Rexall**  
 Drugstore  
 #7139  
 1880 Goldstream Ave.  
 Victoria, BC  
 V9B 2W4

**MASTER**



555 Ellesmere Road  
 Toronto, Ontario, Canada M1R 4E8  
 www.pattison.com

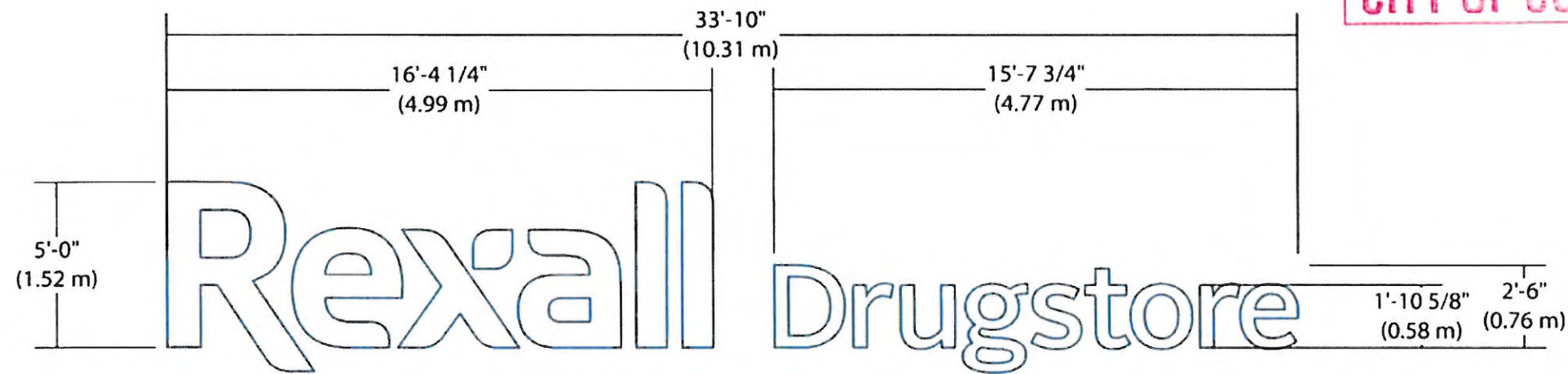
Tel (416) 759-1111  
 Fax (416) 759-4965  
 Toll Free 1-800-268-6536

The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.



Pattison Sign Group signs illuminated by Fluorescent, Neon and/or HID Lamps contain Mercury (HG). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

# LETTERS - 60RDL



1

Job No.  
\_\_\_\_\_

Vantage #: REXA0001  
 Date: 18/June/2014  
 Design #: 14-1357  
 Scale: 3/16"-1'0"  
 Sales: B. Sorensen  
 Designer: C. Kostecki

Rev. #: RS  
 Date: Feb.13, 2015

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required



Conceptual artwork only

### Specifications:

- Supply & install
- ONE (1) LOGO (letters) illuminated**
- ONE (1) Drugstore (letters) illuminated**
- Aluminum construction w/ flat acrylic faces
- LED illumination

### Colours:

- LOGO
- 7328 white acrylic faces
- Cabinet & trimcaps painted to match PMS 326
- LED illumination
- Remote power supply

**Electrical Requirements**

120V     347V

Other \_\_\_\_\_

\* Voltage needs to be specified prior to customer approval

Customer Approval  
 \_\_\_\_\_

Date  
 \_\_\_\_\_



555 Ellesmere Road  
 Toronto, Ontario, Canada M1R 4E8  
 www.pattison.com

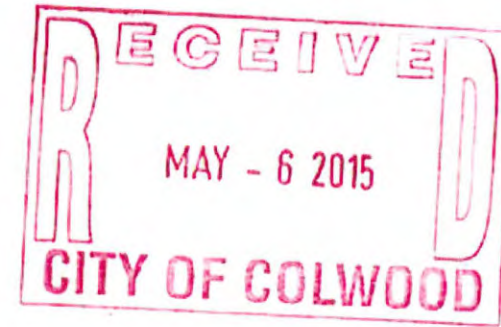
Tel (416) 759-1111  
 Fax (416) 759-4965  
 Toll Free 1-800-268-6536

The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.

Pattison Sign Group signs illuminated by Fluorescent, Neon and/or HID Lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.



# LETTERS - 48RDS



**2** **3** **4**



**Job No.**  
\_\_\_\_\_

Vantage #: REXA0001  
 Date: 18/June/2014  
 Design #: 14-1357  
 Scale: 1/4"-1'0"  
 Sales: B. Sorensen  
 Designer: C. Kostecki

**Rev. #: R5**  
**Date: Feb.13, 2015**

- Vector Artwork Required
- High Resolution Image Required
- Final Colours Required

**Conceptual artwork only**

**Electrical Requirements**

120V     347V  
 Other \_\_\_\_\_

\* Voltage needs to be specified prior to customer approval

**Customer Approval**

\_\_\_\_\_  
 Date

### Specifications:

Supply & install  
**THREE (3) LOGO (letters) illuminated**  
**THREE (3) Drugstore (letters) illuminated**  
 Aluminum construction w/ flat acrylic faces  
 LED illumination

### Colours:

- LOGO
- 7328 white acrylic faces
- Cabinet & trimcaps painted to match PMS 326
- LED illumination
- Remote power supply



555 Ellesmere Road  
 Toronto, Ontario, Canada M1R 4E8  
 www.pattison.com

Tel (416) 759-1111  
 Fax (416) 759-4965  
 Toll Free 1-800-268-6536

The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.



Pattison Sign Group signs illuminated by Fluorescent, Neon and/or HID Lamps contain Mercury (HG). Dispose of these lamps according to Local, State, Provincial or Federal Laws.



## CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153  
[planning@colwood.ca](mailto:planning@colwood.ca) | [www.colwood.ca](http://www.colwood.ca)

File: DP000001 - Commercial Development at 3601/3605/3611/3615 Ryder Hesjedal Way

### DEVELOPMENT PERMIT DP000001

THIS PERMIT, issued February 24, 2025, is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,  
 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: ASTRIA ROYAL BAY NOMINEE LTD  
 105-19923 80A AVE  
 LANGLEY BC V2Y 0E2

(the "Permittee")

1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT A, SECTION 53, ESQUIMALT LAND DISTRICT, PLAN EPP141104, & SEC 54  
 3601/3605/3611/3615 Ryder Hesjedal Way

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character considerations for the development of four commercial buildings and associated site improvements are consistent with the design guidelines for areas designated as "The Commons" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.

5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:

Schedule 1	Architectural Plans prepared by Architecture Design Inc. dated January 31, 2025.
Schedule 2	Lighting Plan prepared by Architecture Design Inc. dated November 18, 2024.
Schedule 3	Landscape Plan prepared by MK Design Group dated January 21, 2025.
Schedule 4	Landscape Cost Estimate prepared by MK Design Group dated January 21, 2025.
8. This Development Permit authorizes the development of four commercial buildings along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

**GENERAL**

- 8.1. This Permit shall not be construed as relieving the Permittee from compliance with any of the requirements contained within the Section 219 covenants registered as "CA8439553" and "CA9468682", "CB544134", "CA9468693", "CA9468699", and "CB544132" and as amended.

**FORM AND CHARACTER CONDITIONS**

**Building Features**

- 8.2. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Plans prepared by Architecture Design Inc. (Schedule 1).
- 8.3. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services or their delegate.
- 8.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services or their delegate.
- 8.5. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

**Signage**

- 8.6. Any proposed signage shall be in accordance with the details provided in the Architectural Plans prepared by Architecture Design Inc. (Schedule 1).
- 8.7. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

**Site Lighting**

- 8.8. The site lighting shall be in accordance with the lighting details included in the Site Lighting Plan prepared by Architecture Panel Inc. (Schedule 2).

**Landscaping**

- 8.9. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by MK Design Group (Schedule 3).
- 8.10. Prior to the issuance of a building permit, the Permittee shall provide the City with a written letter of engagement from a registered landscape architect agreeing to:
  - 8.10.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by MK Design Group (Schedule 3); and
  - 8.10.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.11. Prior to the issuance of Building Permit, the Permittee shall obtain a one-year warranty of the landscape works from the landscape contractor. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.
- 8.12. Prior to the issuance of a Building Permit, the Permittee must provide to the City in the form of an irrevocable letter of credit or certified cheque, security in the amount of \$189,562.24 based on 110% of the Landscape Cost Estimate prepared by MK Design Group (Schedule 4), which amount, or a portion therefore, as the case may be, shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services.

ISSUED ON THIS 24 DAY OF FEBRUARY, 2025.

Yazmin Hernández B.

Yazmin Hernandez, MCIP RPP  
Director of Development Services

PROPOSED COMMERCIAL BUILDINGS FOR:



**ARBUTUS LANDING**

**RYDER HESJEDAL WAY, COLWOOD, BC**  
**LEGAL: LOT REM B, SECTION 40, ESQUIMALT DISTRICT, PLAN VIP58414**  
**LOT 3, SECTION 54, ESQUIMALT DISTRICT, PLAN EPP112546**

Schedule 1

**ARCHITECTURE PANEL INC.**  
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
 UNIT 200 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0E4  
 (604) 385-3600 | RUCHR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

**D.FORCE DESIGN INC.**  
 2425A ALLIANCE STREET, ANNOTTSFORD, B.C., V2B 3J0  
 TEL: (604) 607-5639 | EMAIL: DANY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

**ARCHITECTURAL DRAWING LIST**

COVER SHEET	A-0.0
RENDERINGS	A-0.1
OVERALL SITE PLAN	A-1.0
EXISTING PARCEL PLAN	A-1.1
SUBDIVISION PLAN	A-1.2
SITE SECTIONS	A-1.3
SITE DETAILS	A-1.4
FIRE PLAN	A-1.5
BUILDING A FLOOR PLANS	A-2.0
BUILDING A ROOF PLAN	A-3.0
BUILDING A ELEVATIONS	A-4.0c
BUILDING B FLOOR PLAN	A-2.0
BUILDING B ROOF PLAN	A-3.0
BUILDING B ELEVATIONS	A-4.0c
BUILDING B ELEVATIONS	A-4.1c
BUILDING C FLOOR PLAN	A-2.0
BUILDING C ROOF PLAN	A-3.0
BUILDING C ELEVATIONS	A-4.0c
BUILDING C ELEVATIONS	A-4.1c
BUILDING D FLOOR PLAN	A-2.0
BUILDING D ROOF PLAN	A-3.0
BUILDING D ELEVATIONS	A-4.0c
BUILDING D ELEVATIONS	A-4.1c



**1 BIRD'S EYE VIEW**  
 SCALE: N.T.S.



**2 CONTEXT PLAN**  
 SCALE: N.T.S.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	

6	JAN 31 25	RESPONSE TO CITY COMMENTS
5	NOV 13 24	RE-ISSUED FOR DP
4	AUG 13 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 12 24	ISSUED FOR CLIENT REVIEW
1	JUL 28 23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:

**ORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

**ASTRIA PROPERTIES**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2

PROJECT:  
 PROPOSED:  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDINGS  
 ADDRESS: 3607 RYDER HESJEDAL WAY,  
 COLWOOD, BC

**COVER SHEET**

SEAL	JOB NO. 22-038	DRAWN VCF / JB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JAN 31 25	

PROJECT - DRAWING NUMBER  
**A-0.0**

REV.  
**6**



1 BUILDING A - VIEW LOOKING NORTH FROM RYDER HESJEDAL WAY  
SCALE: N.T.S.



2 BUILDING A - VIEW FROM PARKING LOT  
SCALE: N.T.S.



3 BUILDING A - VIEW FROM RYDER HESJEDAL WAY  
SCALE: N.T.S.



4 BUILDING B - VIEW FROM CORNER OF RYDER HESJEDAL WAY & PRODUCERS WAY  
SCALE: N.T.S.



5 BUILDING B & C - VIEW FROM PARKING LOT  
SCALE: N.T.S.



6 BUILDING C - VIEW FROM PRODUCERS WAY  
SCALE: N.T.S.



7 BUILDING D - VIEW TO THE WEST FROM METCHOSIN ROAD  
SCALE: N.T.S.



8 BUILDING D - VIEW FROM PARKING LOT  
SCALE: N.T.S.



9 BUILDING D - VIEW TO THE WEST FROM METCHOSIN ROAD  
SCALE: N.T.S.

**ARCHITECTURE PANEL INC.**  
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
UNIT 205 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0E4  
604 385 3600 | RUCHR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH  
**D.FORCE DESIGN INC.**

2425A ALLIANCE STREET, ARBOTHFORD, B.C., V2B 3J0  
TEL: (604) 607-5676 | EMAIL: DANY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT, SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	

6	JAN 31 25	RESPONSE TO CITY COMMENTS
5	NOV 13 24	RE-ISSUED FOR DP
4	AUG 15 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 12 24	ISSUED FOR CLIENT REVIEW
1	JUL 28 23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:  
**ORION CONSTRUCTION**  
UNIT 105 19923 80A AVE  
LANGLEY, BC V2Y 0E2  
PHONE: (604) 362-2994

**ASTRIA PROPERTIES**  
UNIT 105 19923 80A AVE  
LANGLEY, BC V2Y 0E2

PROJECT:  
PROPOSED:  
**ARBUS LANDING**  
COMMERCIAL BUILDINGS  
ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, BC

DRAWING  
**RENDERINGS**

SEAL	JOB NO. 22-038	DRAWN VCF / JB
	DESIGNED	
CHECKED R.D.		
PLOT DATE JAN 31 25		

PROJECT - DRAWING NUMBER  
**A-0.1**

REV. 6

**KEYED SITE PLAN NOTES**

- 1 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT. SEE DETAIL 1/A-1.3
- 2 BUILDING MOUNTED ACCESSIBLE PARKING SIGN. SEE DETAIL 3/A-1.3
- 3 3"x3" SIDEWALK LETDOWN, PROVIDE MIN 3"x3" CLEAR @ TOP OF LETDOWN. SEE DETAIL 4/A-1.3
- 4 CONCRETE SIDEWALK, 6" ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH. SEE DETAIL 5/A-1.3
- 5 6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING. SEE DETAIL 3/A-1.3
- 6 LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
- 7 PAINT ON ASPHALT
- 8 4" PAINT STRIPE, TYPICAL
- 9 ASPHALT CROSSING TO MUNICIPAL SPECS
- 10 EXTERIOR CONCRETE STAIRS / BIKE TROUGH OR TRACK CAST IN PLACE WITH STAIRS & 3"x4" FIRE HANGAR. PAINTED BLACK (W/ ANTI-SKATEDBOARD CLIPS) ON EA. SIDE
- 11 CONC. CAST IN PLACE RETAINING WALL, PAINTED CI TO MATCH BUILDING D C/A 42" PIPE GUARDRAIL, PAINTED BLACK GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm). SEE CIVIL DWGS FOR RETAINING WALL HEIGHTS
- 12 LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
- 13 GARBAGE ENCLOSURE, TYPICAL SEE DETAIL 1/A-1.1
- 14 MOBILITY SCOOTER PARKING (1.0m x 1.5m), C/A 110V OUTLET PER ELEC. DWGS
- 15 BIKE RACK FOR 2 SHORT TERM BICYCLE SPACES (0.6m x 1.8m TYP.) MAXIMUM 15m TO NEAREST BUILDING ENTRANCE. PER LANDSCAPE ARCHITECTS DWGS. SEE ALSO KEY FOR ADDITIONAL INFO
- 16 STAMPED AND PAINTED ASPHALT CROSSWALK PER LANDSCAPE ARCHITECTS DRAWINGS
- 17 SEATING PER LANDSCAPE ARCHITECTS DRAWINGS
- 18 ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
- 19 GAS METERS, PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY. SEE DETAIL 7/A-1.3
- 20 ELECTRICAL KIOSK, C/A DECORATIVE UV AND GRAFFITI RESISTANT LAMINATED WRAP. SEE DETAIL 7/A-1.3. SEE ELECTRICAL DRAWINGS
- 21 FREE STANDING SIGNAGE, SEE DETAIL 1/A-1.3
- 22 TYPICAL ACCESSIBLE ENTRANCE
- 23 FIRE DEPARTMENT CONNECTION. SEE MECHANICAL DRAWINGS
- 24 TRAVEL DISTANCE HYDRANT TO PD# (47' [45m] MAX CONFIRM ON SITE)
- 25 HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE. DESIGN REQUIREMENTS PER BC FIRE:
  - HAVE A CLEAR WIDTH NOT LESS THAN 6m
  - HAVE A CLEAR HEIGHT NOT LESS THAN 12m
  - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m
  - HAVE A CHANGE OF GRADE NOT MORE THAN 1 IN 125 OVER A MINIMUM DISTANCE OF 15m
  - ASPHALT MUST BE DESIGNED TO GARY FIRETRUCK LOADING OF 74,000 LBS SVR
  - HAVE TURNING FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 40m LONG
  - BE CONNECTED WITH A PUBLIC THROUGHWAY
  - SEE FIRE TRUCK TEMPLATE FOR DETAILED DIMENSIONS
- 26 ANNUNCIATOR PANEL. SEE ELECTRICAL DRAWINGS
- 27 FIRE HYDRANT, SEE CIVIL DRAWINGS FOR DETAILS
- 28 POST MOUNTED ACCESSIBLE PARKING SIGN. SEE DETAIL 3/A-1.3
- 29 BIKE RACK FOR 2 OVERSIZED BICYCLE SPACES (0.9m x 3.0m TYP.) MAXIMUM 15m TO NEAREST BUILDING ENTRANCE. PER LANDSCAPE ARCHITECTS DWGS. SEE ALSO KEY FOR ADDITIONAL INFO
- 30 CANADA POST MAILBOX
- 31 GARBAGE RECEPTACLES

**SITE DATA**

CIVIC ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, B.C.  
 LEGAL DESCRIPTION: LOT REM B, SECTION 40, ESQUIMALT DISTRICT, PLAN V1984644  
 ZONING: CD 28 - AREA 5 & 6  
 SITE AREA (GROSS): LOT REM B, 541.84 sq.ft. [1.26 acres] / 5 485.9 sq.m. [13.55 ha]  
 LOT 3, 427.71 sq.ft. [0.98 acres] / 3 979.5 sq.m. [10.4 ha]  
 SITE AREA (NET): 1014.25 sq.ft. [2.34 acres] / 9 464 sq.m. [24.15 ha]

BUILDING AREA (FOOTPRINT): 59,140 sq.ft. [5 071 sq.m.]  
 SITE COVERAGE: (50% MAX.): 59,140 / 101,425 = 58.3%  
 F.A.R. (1.0 MAX.): 41,440 / 101,425 = 0.41

REQUIRED SETBACKS: REQUIRED PROPOSED

PROPOSED BUILDING A:  
 FRONT (NORTH): 3.0m [9.84'] SEE BLDG B  
 FRONT (SOUTH): 3.0m [9.84'] SEE BLDG D  
 EXT. SIDE (WEST): 3.0m [9.84'] SEE BLDG A  
 INT. SIDE (EAST): 3.0m [9.84'] SEE BLDG D

PROPOSED BUILDING B:  
 FRONT (NORTH): 3.0m [9.84'] SEE BLDG A  
 FRONT (SOUTH): 3.0m [9.84'] SEE BLDG A  
 EXT. SIDE (WEST): 3.0m [9.84'] SEE BLDG A  
 INT. SIDE (EAST): 3.0m [9.84'] SEE BLDG D

PROPOSED BUILDING C:  
 FRONT (NORTH): 3.0m [9.84'] SEE BLDG A  
 FRONT (SOUTH): 3.0m [9.84'] SEE BLDG A  
 EXT. SIDE (WEST): 3.0m [9.84'] SEE BLDG A  
 INT. SIDE (EAST): 3.0m [9.84'] SEE BLDG D

PROPOSED BUILDING D:  
 FRONT (NORTH): 3.0m [9.84'] SEE BLDG A  
 FRONT (SOUTH): 3.0m [9.84'] SEE BLDG A  
 EXT. SIDE (WEST): 3.0m [9.84'] SEE BLDG A  
 INT. SIDE (EAST): 3.0m [9.84'] SEE BLDG D

HEIGHT: 15.0m [49'-2"] MAX.

PARKING PROVIDED:  
 RESTAURANT: 1 STALL PER 50 (1 STALL PER 50)  
 SHOPPING CENTRE: 1 STALL PER 50 (1 STALL PER 50)  
 DAYCARE: 1 STALL PER 50 (1 STALL PER 50)  
 MEDICAL OFFICE: 1 STALL PER 50 (1 STALL PER 50)  
 PERSONAL SERVICE: 1 STALL PER 50 (1 STALL PER 50)  
 RETAIL STORE: 1 STALL PER 50 (1 STALL PER 50)  
 ANIMAL HOSPITAL: 1 STALL PER 20 (2 STALL PER 20)

BUILDING A SHOPPING CENTRE: 4,565 / 525 = 21.6  
 DAYCARE: 2,745 / 550 = 5.0  
 BANK: 2,845 / 525 = 5.4

BUILDING B RESTAURANT: 5,700 / 525 = 10.9  
 BUILDING C ANIMAL HOSPITAL: 5,980 / 215 = 27.8

BUILDING D RETAIL STORE: 10,075 / 525 = 19.2

TOTAL REQUIRED: 122 (122.0)

PARKING PROVIDED: 125  
 IN URBAN CENTRE AREA, EXCESS PARKING MAY EXCEED MIN REQUIREMENT BY UP TO 10%. TOTAL EXCESS SHOWN = 3%

ACCESSIBLE STALLS REQUIRED (PER BYLAW NO. 1404, 3.4 TABLE 2): 13  
 ACCESSIBLE STALLS PROVIDED: 13

SMALL CAR STALLS ALLOWED (50% OF TOTAL): 61  
 SMALL CAR STALLS PROVIDED: 61

LOADING STALLS REQUIRED: 45775 sq.ft. [4 266.8 m<sup>2</sup>]  
 2 STALLS PER 500sq.ft TO 2500sq.ft RETAIL OR INDUSTRIAL USE PLUS 1 PER ADDITIONAL 2500sq.ft

LOADING STALLS PROVIDED: 5

BICYCLE PARKING:  
 SHORT TERM: 6 STALLS PER BUILDING  
 LONG TERM: RESTAURANT/OFFICE/RETAIL/SERVICE: 1 SPACE PER 250 sq.ft. [241 sq.m.]  
 MOBILITY SCOOTER SPACE: 1 STALL PER BUILDING

SPECIAL REQUIREMENTS:  
 REGULAR WITH ACCESS TO OUTLET: 20% OF REG'D STALLS  
 OVERSIZED WITH ACCESS TO OUTLET: 10% OF REG'D STALLS  
 COVERED SHORT TERM: 50% OF REG'D STALLS  
 FIRST 12 = 50% OF REMAINING

Short Term	Footprint	Footprint m <sup>2</sup>	Required	Covered	Electric	Over-sized	Over-sized Elec.	Mobility Scooter
Building A	13,105.0	1,217.5	6.0	0.0	1.8	0.0	0.0	0.0
Building B	5,700.0	529.5	6.0	0.0	1.2	0.0	0.0	0.0
Building C	5,980.0	389.8	6.0	0.0	1.2	0.0	0.0	0.0
Building D	10,075.0	936.0	6.0	0.0	1.6	0.0	0.0	0.0
Total	34,860.0	3,052.8	24.0	0.0	5.0	0.0	0.0	0.0
Provided	28.0	21.0	6.0	0.0	2.0	0.0	0.0	0.0

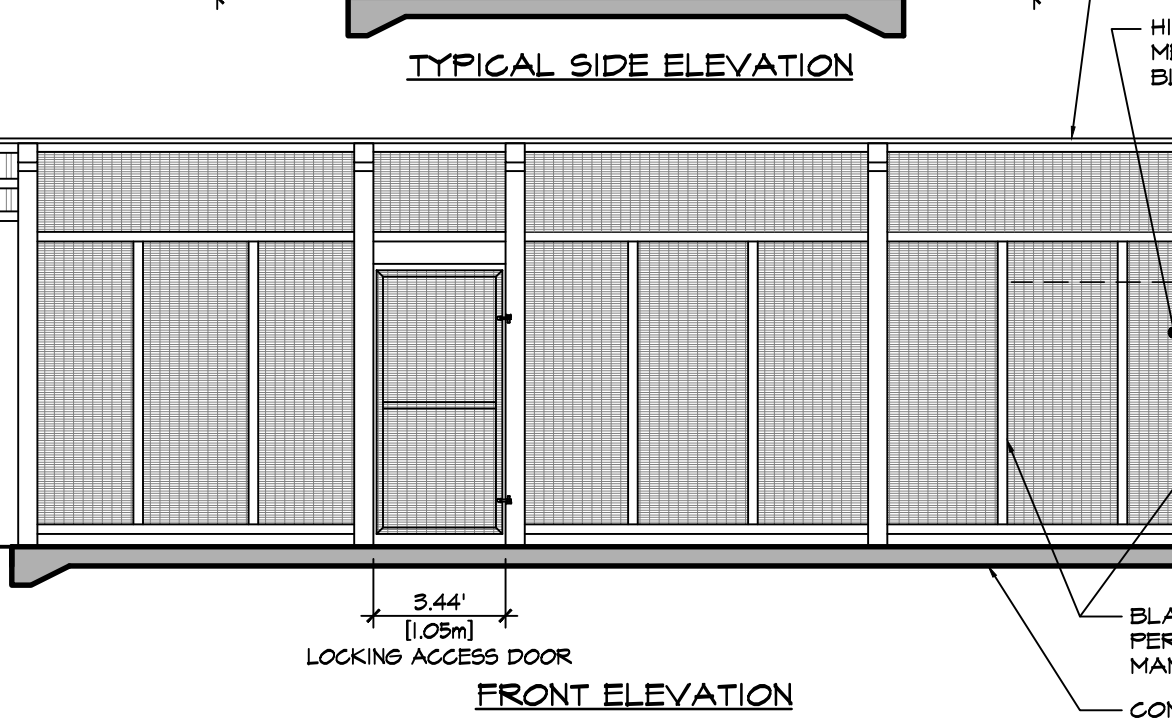
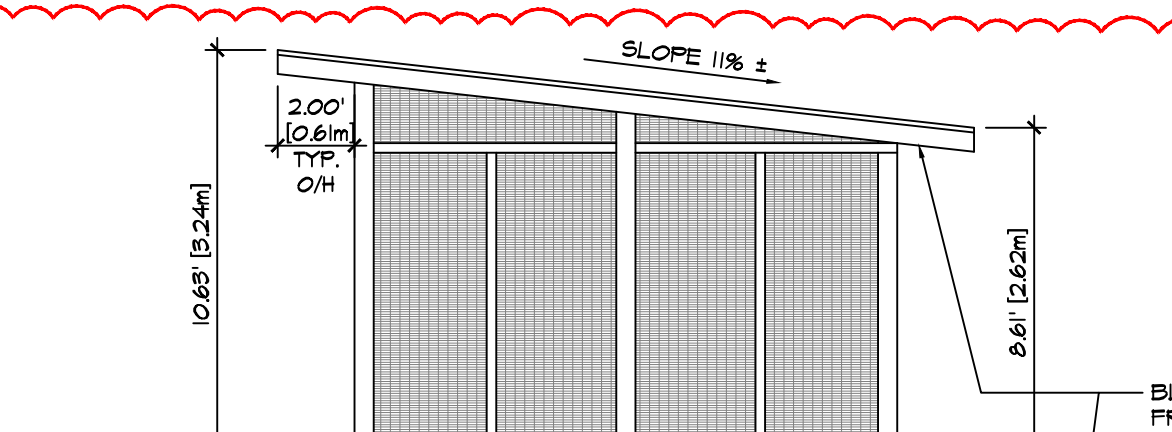
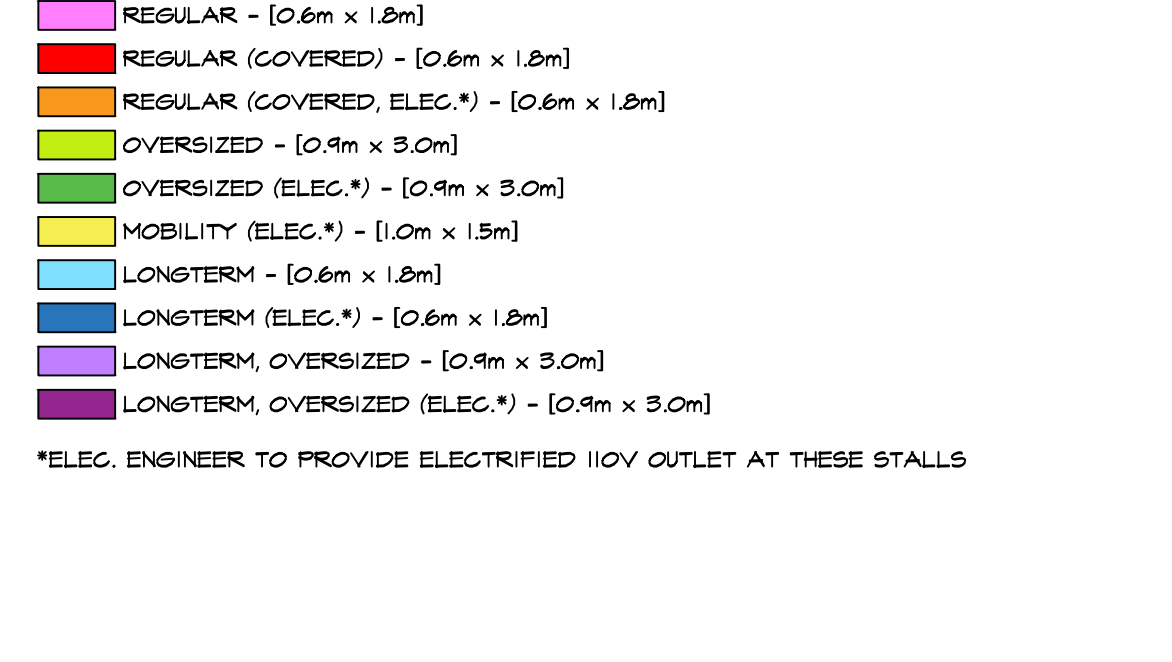
  

Long Term	Required	Electric	Over-sized	Over-sized Elec.
Building A	8.1	4.1	0.0	0.0
Building B	3.1	1.1	0.0	0.0
Building C	1.5	0.7	0.1	0.1
Building D	7.7	1.3	0.1	0.1
Total	18.4	7.0	0.2	0.2
Provided	16.0	6.0	2.0	1.0

**BIKE PARKING KEY**

- REGULAR - (0.6m x 1.8m)
- REGULAR (COVERED) - (0.6m x 1.8m)
- REGULAR (COVERED, ELEC.) - (0.6m x 1.8m)
- OVERSIZED - (0.9m x 3.0m)
- OVERSIZED (ELEC.) - (0.9m x 3.0m)
- MOBILITY (ELEC.) - (1.0m x 1.5m)
- LONGTERM - (0.6m x 1.8m)
- LONGTERM (ELEC.) - (0.6m x 1.8m)
- LONGTERM OVERSIZED - (0.9m x 3.0m)
- LONGTERM OVERSIZED (ELEC.) - (0.9m x 3.0m)

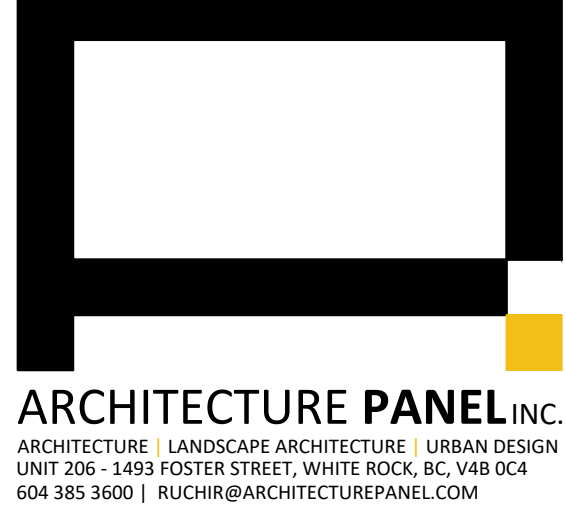
\*ELEC. ENGINEER TO PROVIDE ELECTRIFIED 110V OUTLET AT THESE STALLS



**LONG-TERM BIKE STORAGE ENCLOSURE**  
 SCALE: 1" = 5'-0"



**OVERALL SITE PLAN**  
 SCALE: 1" = 20'-0"  
 SCALE: 0' 5' 10' 20'



**ARCHITECTURE PANEL INC.**  
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN  
 UNIT 200 - 1480 FOSTER STREET WHITE ROCK, BC V4B 0C4  
 604 385 3600 | RUCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH  
**D.FORCE DESIGN INC.**  
 2626A ALLIANCE STREET, ANIMATORIA, B.C., V8B 3A0  
 TEL: (604) 607-9676 | EMAIL: DANEY@DFORCE.COM

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWING. ANY DIMENSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS WRITTEN CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18	JAN 31 25	RESPONSE TO CITY COMMENTS
17	NOV 13 24	RE-ISSUED FOR DP
16	NOV 05 24	CLIENT REVIEW AND COORDINATION
15	NOV 01 24	CLIENT REVIEW
14	SEP 20 24	ISSUED FOR CONSULTANT USE
13	AUG 15 24	ISSUED FOR CONSULTANT USE
12	AUG 13 24	RE-ISSUED FOR DP
11	JUL 26 24	ISSUED FOR CLIENT REVIEW
10	JUL 22 24	ISSUED FOR CONSULTANT USE
9	JUL 12 24	ISSUED FOR CLIENT REVIEW
8	JUN 21 24	CLIENT REVIEW
7	MAY 28 24	CLIENT REVIEW
6	APR 24 24	INTERNAL REVIEW
5	DEC 18 23	ISSUED FOR CONSULTANT USE
4	DEC 15 23	ISSUED FOR CLIENT REVIEW
3	JUL 28 23	ISSUED FOR DP
2	JUL 20 23	ISSUED FOR CLIENT REVIEW
1	JUL 18 23	ISSUED FOR CONSULTANT USE

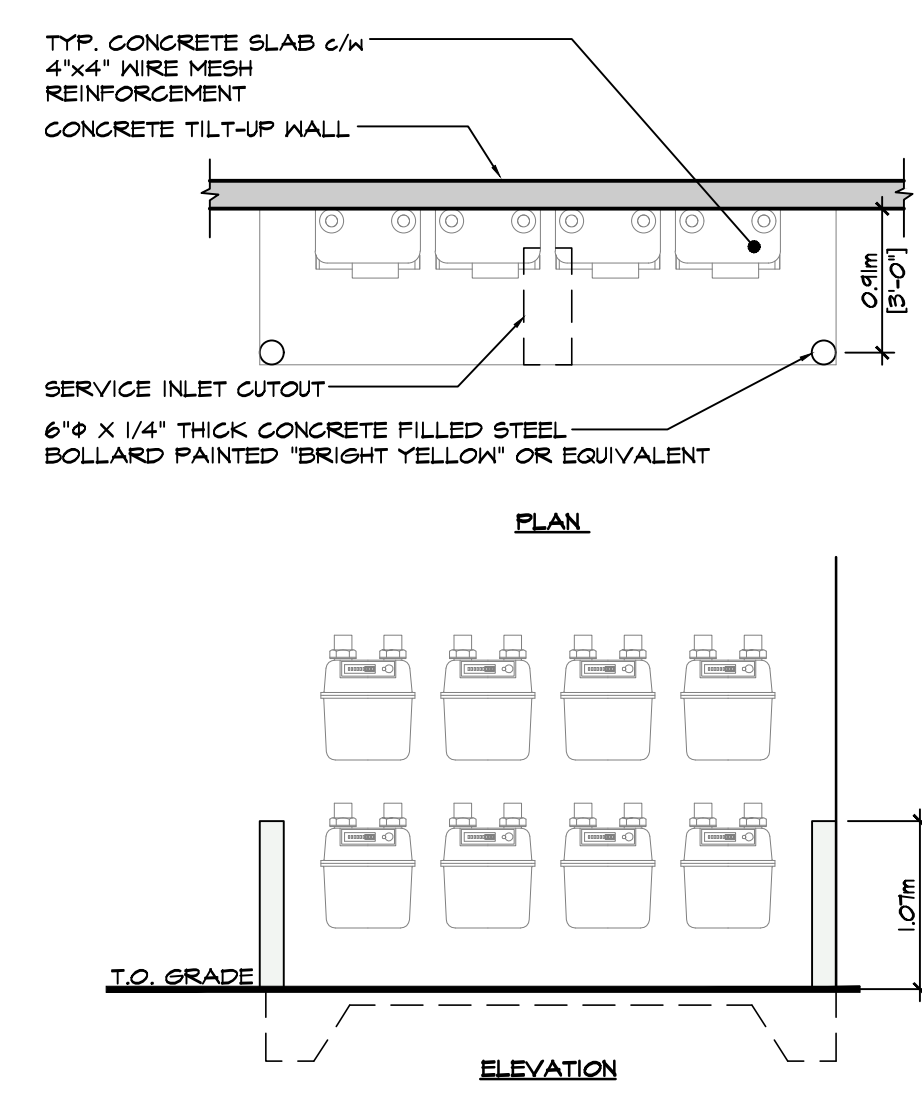
PROJECT MANAGERS / CONTRACTORS:  
**ORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

**ASTRIA PROPERTIES**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2

PROJECT PROPOSED:  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDINGS  
 ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, BC

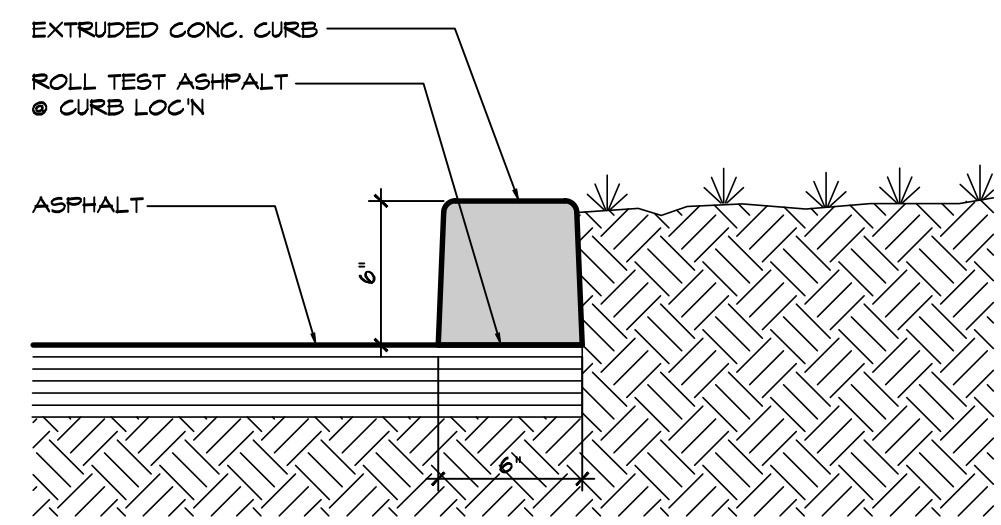
**OVERALL SITE PLAN**

SEAL	JOB NO.	DRAWN
	22-038	DP/VC
		DESIGNED
		CHECKED
		R.D.
		PLOT DATE
		DEC. 20. 24
		PROJECT - DRAWING NUMBER
		REV.
		<b>A-1.0</b>
		<b>18</b>

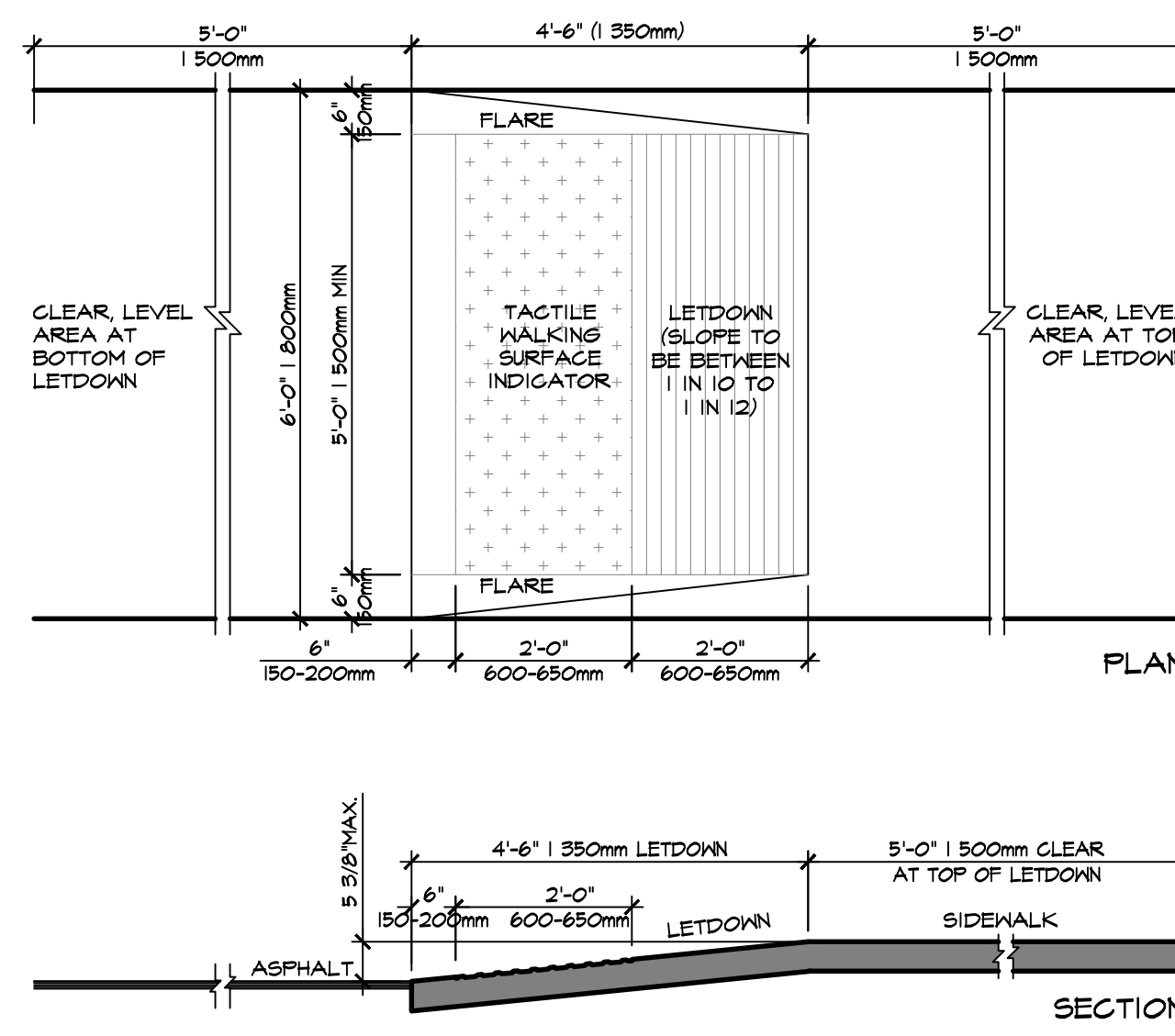


**GENERAL ENCLOSURE NOTES:**  
TYPICAL SLAB & FENCE:  
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.  
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS.

**5 GAS METER DETAIL**  
SCALE: 1/4" = 1'-0"

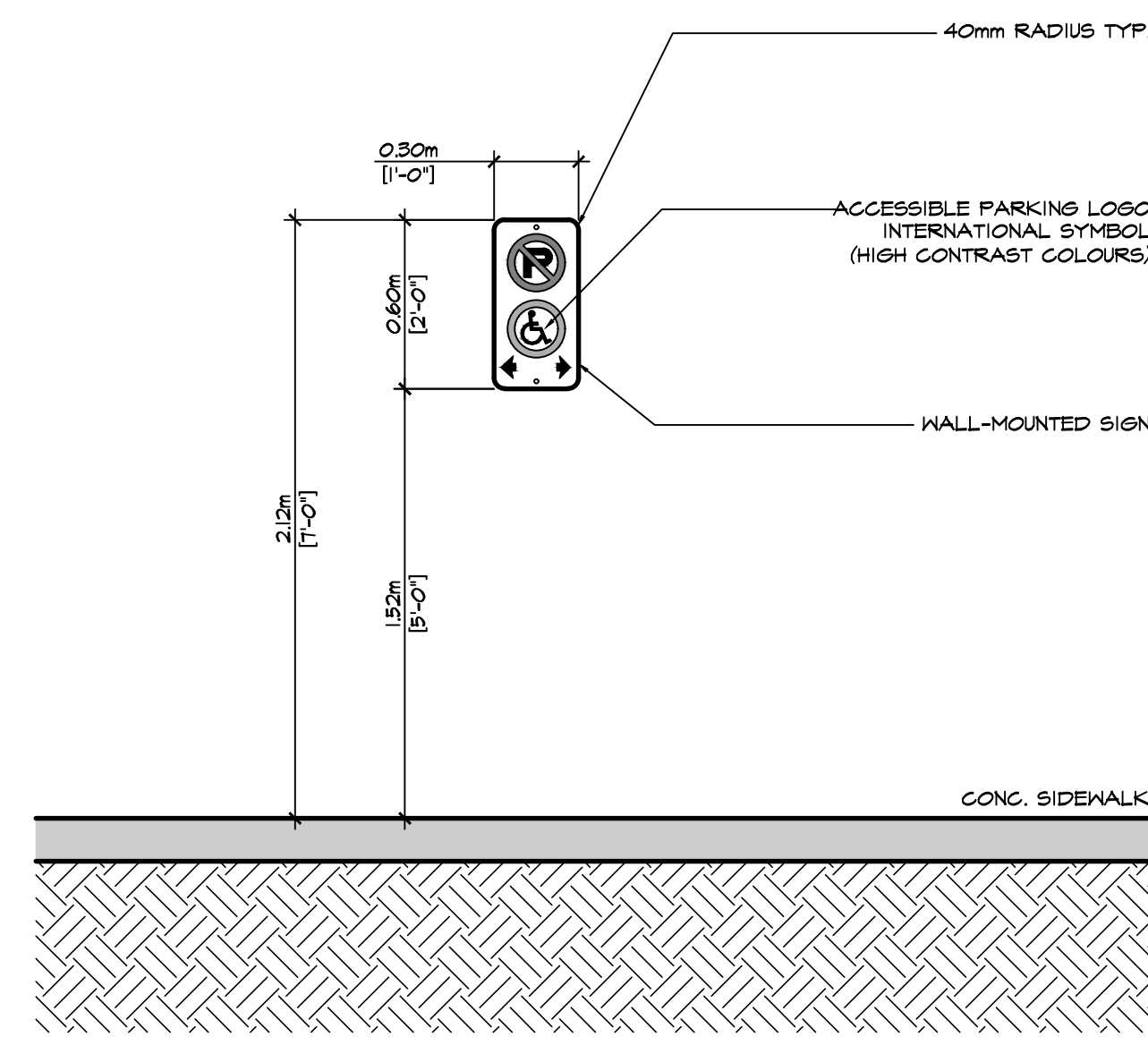


**4 CURB DETAIL**  
SCALE: 1/2" = 1'-0"



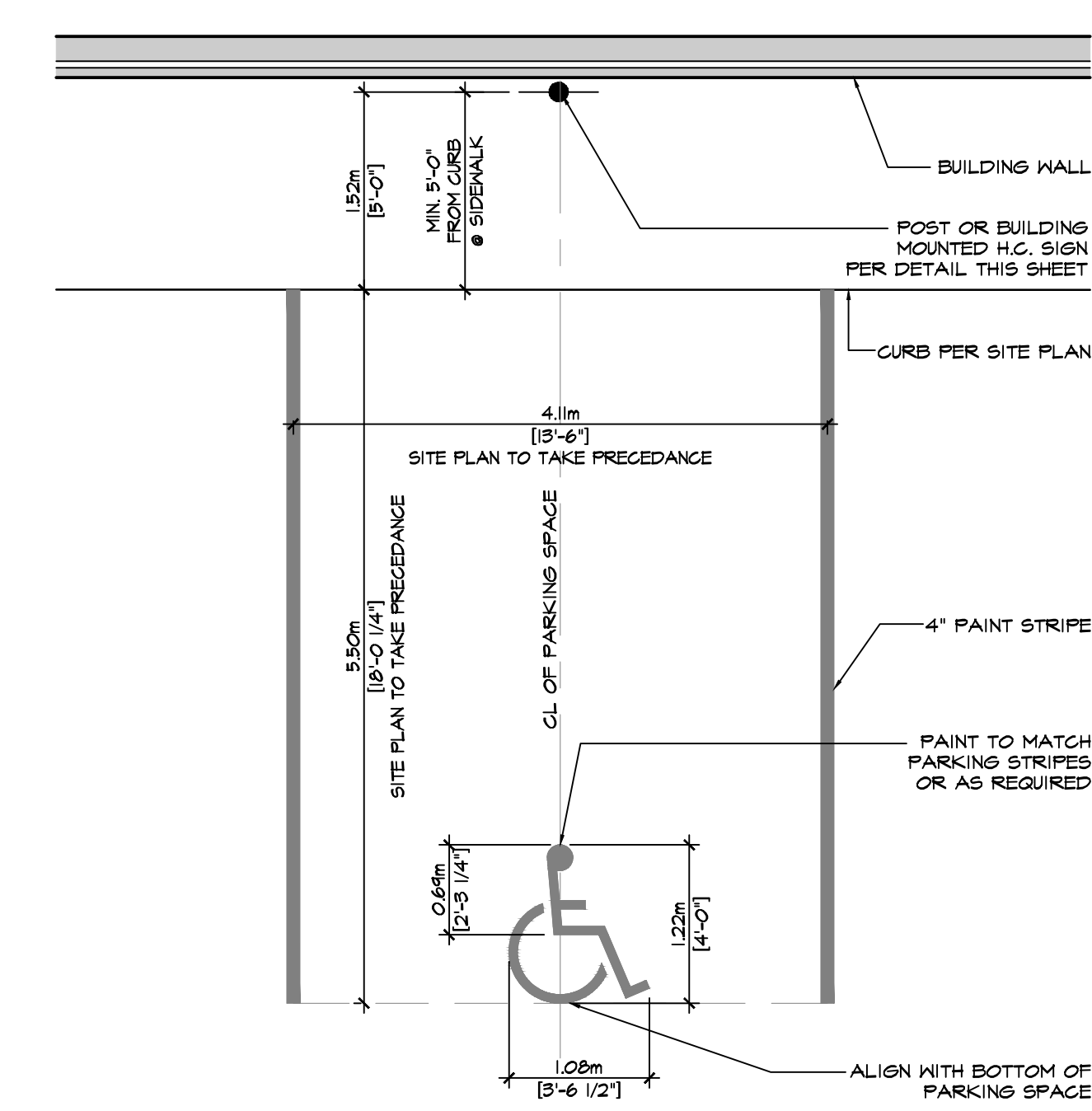
FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM  
\*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

**3 LETDOWN DETAIL**  
SCALE: 1/2" = 1'-0"

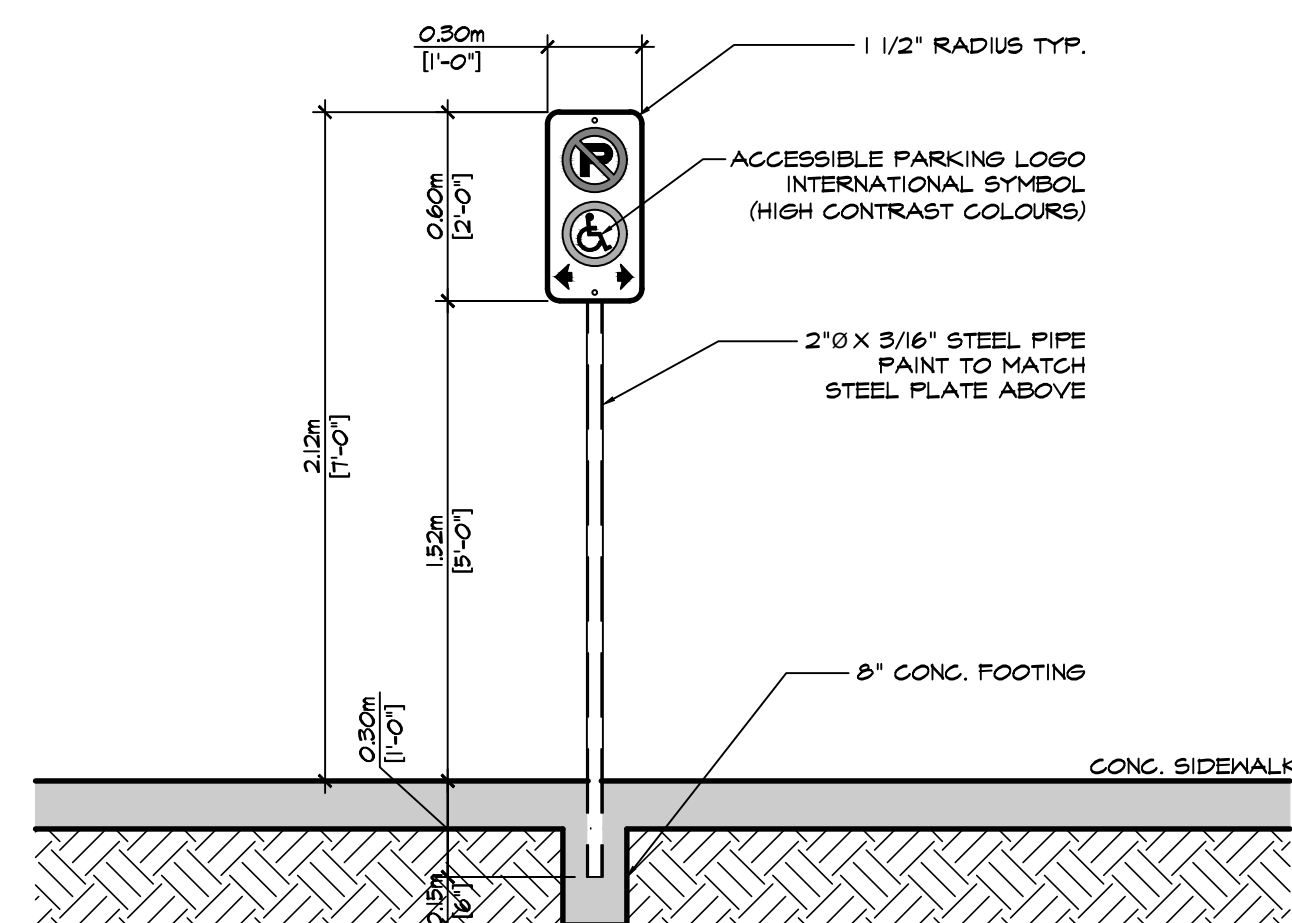


NOTE:  
1. MOUNT TO FACE OF WALL AT FRONT OF ACCESSIBLE PARKING SPACE, CENTER UNLESS THERE IS SLAZING  
2. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 1" GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

**2 BUILDING MOUNTED ACCESSIBLE PARKING SIGN DETAIL**  
SCALE: 1/2" = 1'-0"

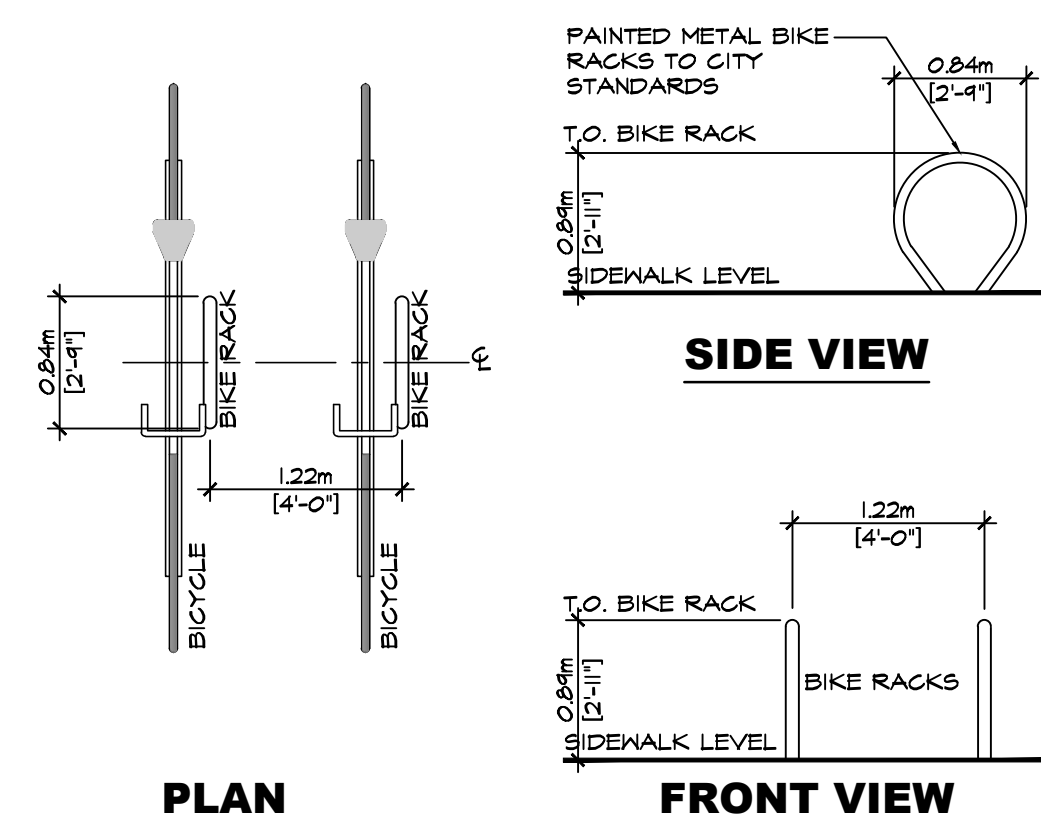


**1 ACCESSIBLE PARKING STALL DETAIL**  
SCALE: 1/4" = 1'-0"

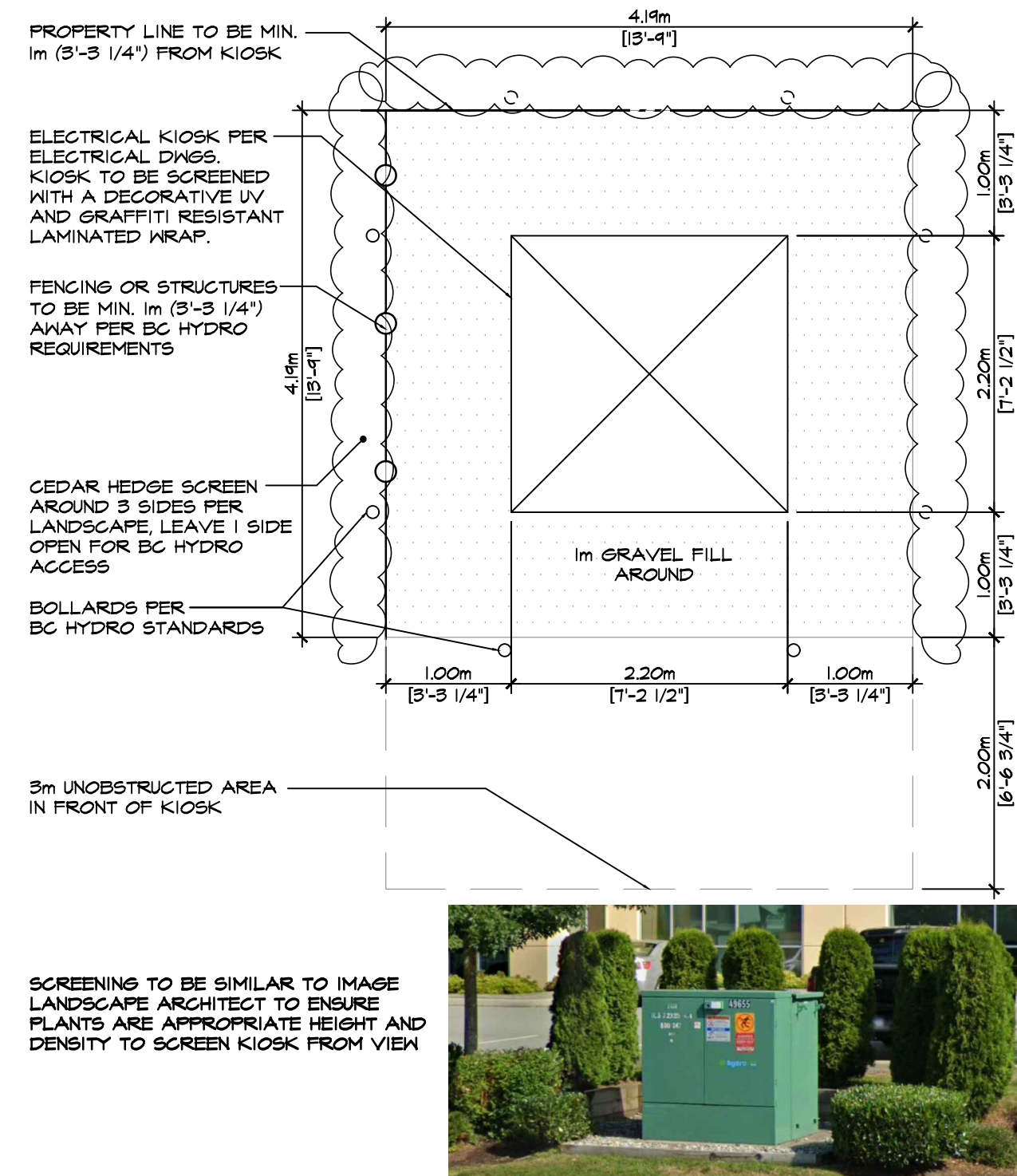


NOTE:  
1. CENTRE SIGN AT FRONT OF ACCESSIBLE PARKING SPACE.  
2. SIGN FACE LOCATED MIN. 5'-0" CLEAR FROM THE FRONT OF ACCESSIBLE PARKING SPACE FOR ACCESSIBILITY.  
3. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 1" GREEN BOTTOM CIRCLE, BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

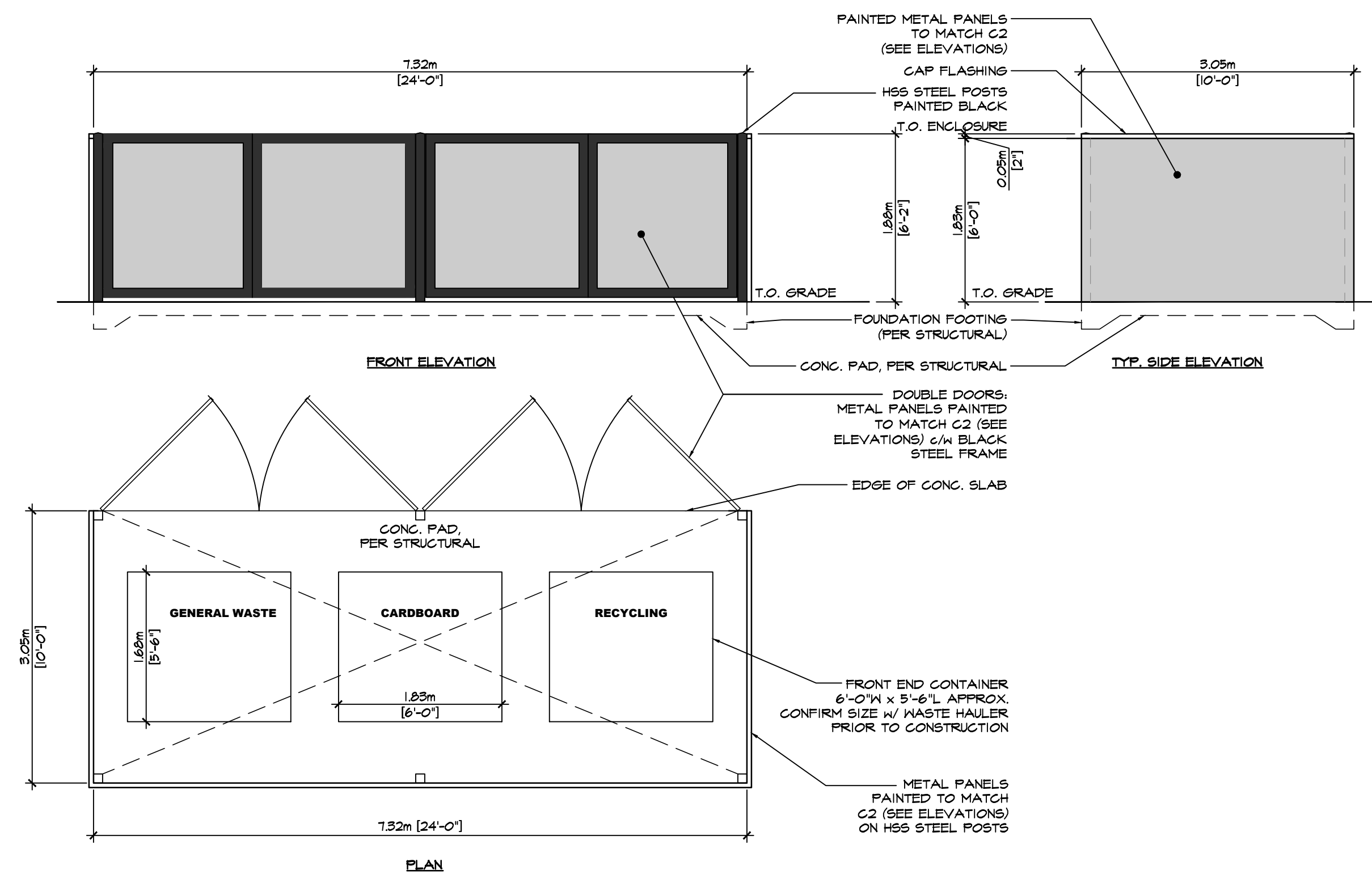
**9 POST MOUNTED ACCESSIBLE PARKING SIGN DETAIL**  
SCALE: 1/2" = 1'-0"



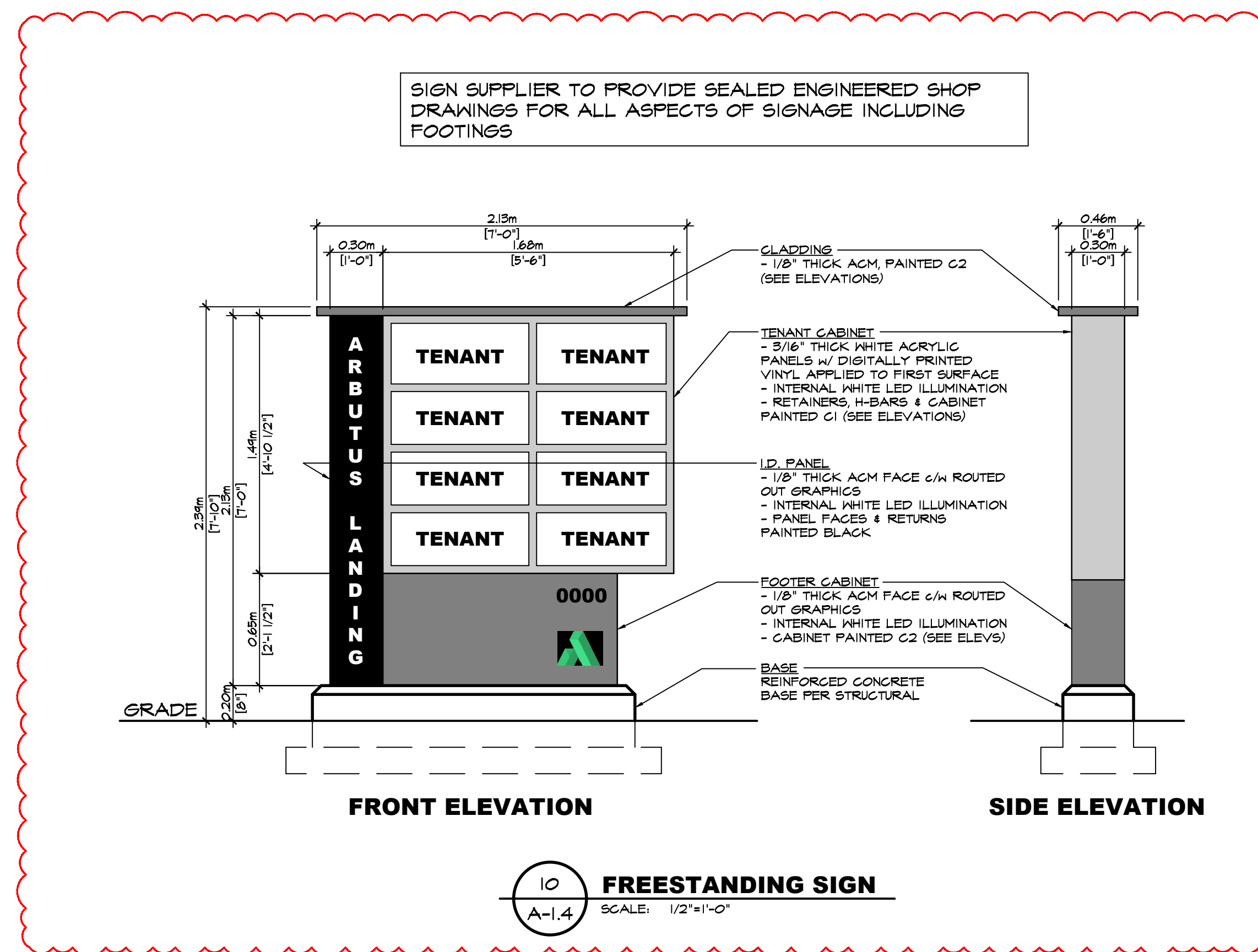
**8 BIKE RACK DETAIL**  
SCALE: 1/4" = 1'-0"



**7 ELECTRICAL KIOSK DETAIL**  
SCALE: 1/4" = 1'-0"



**6 EXTERIOR GARBAGE ENCLOSURE DETAIL**  
SCALE: 1/2" = 1'-0"



**10 FREESTANDING SIGN**  
SCALE: 1/2" = 1'-0"

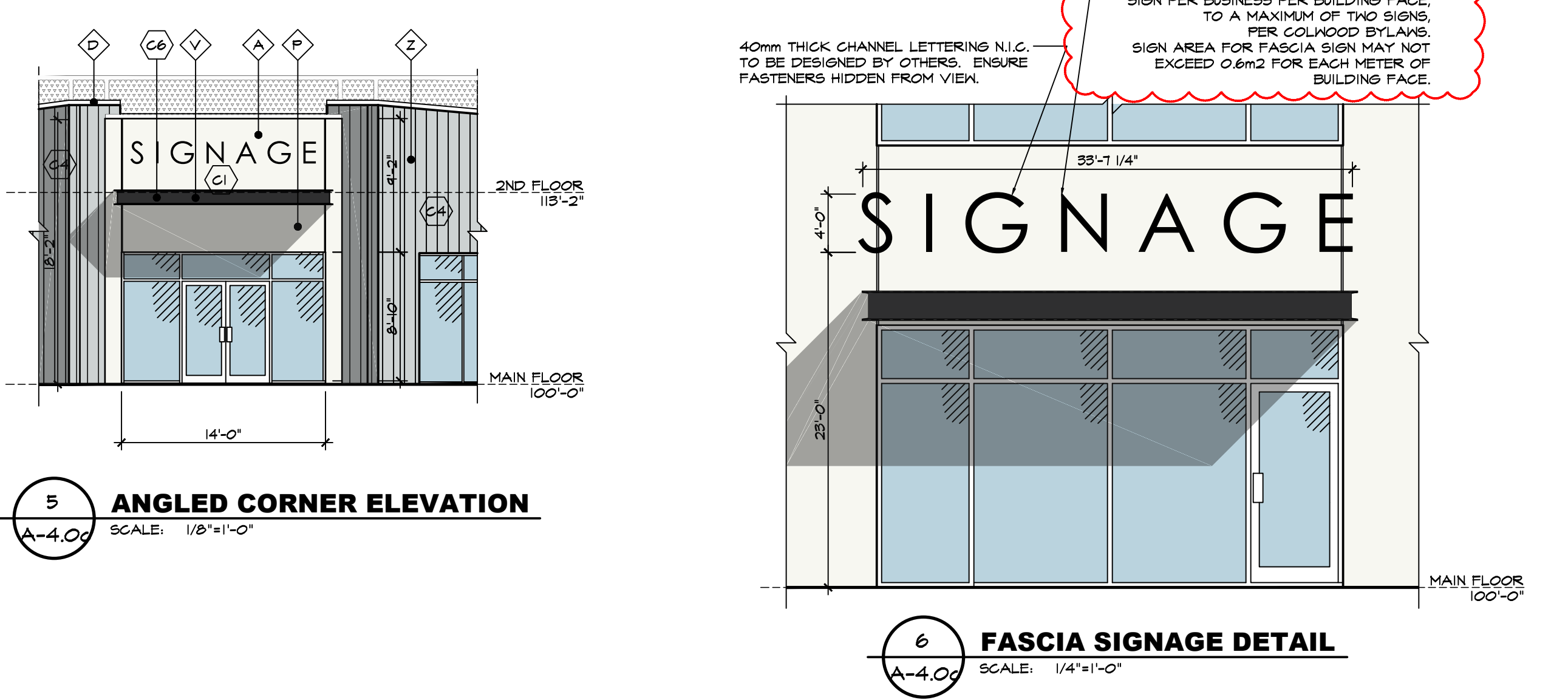
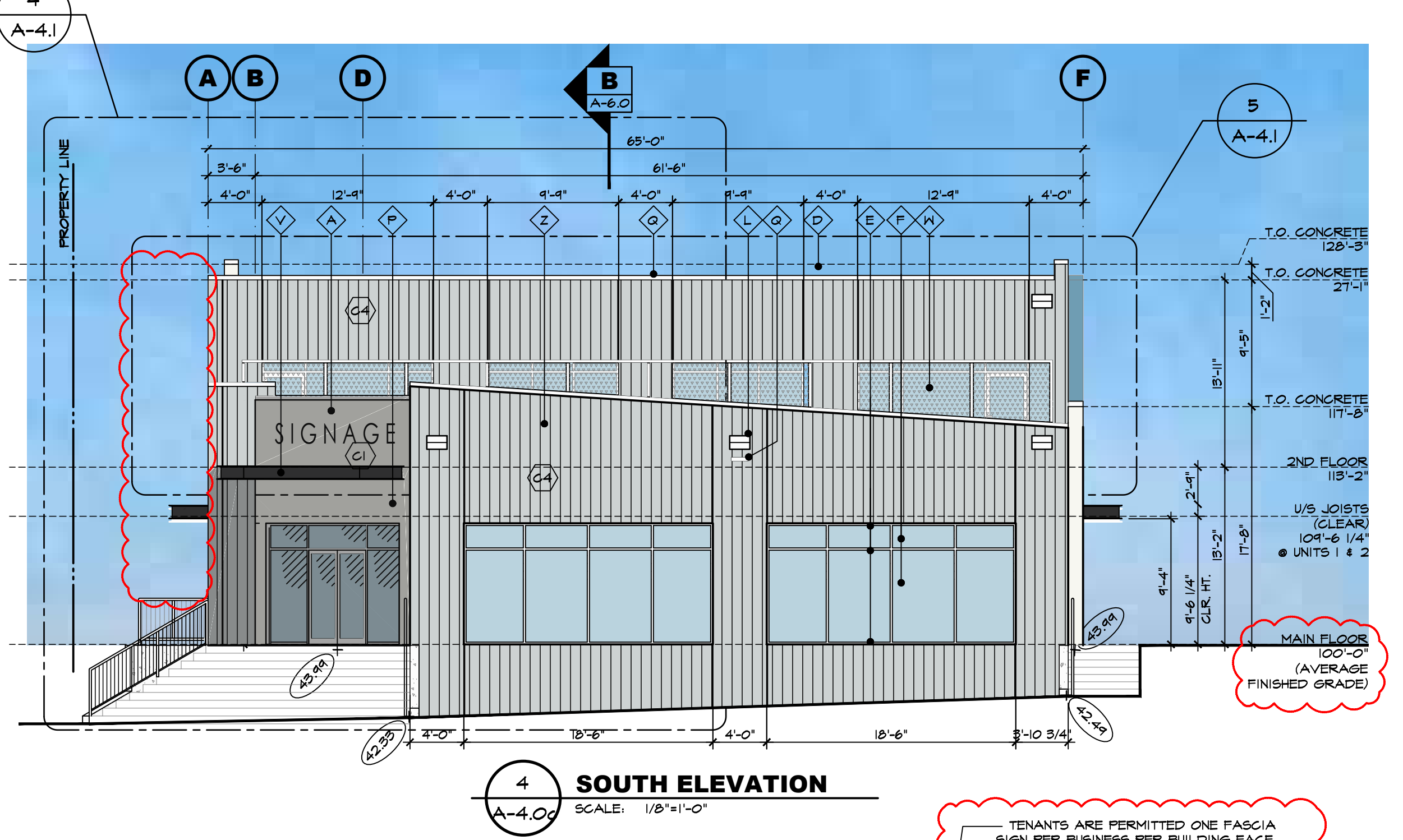
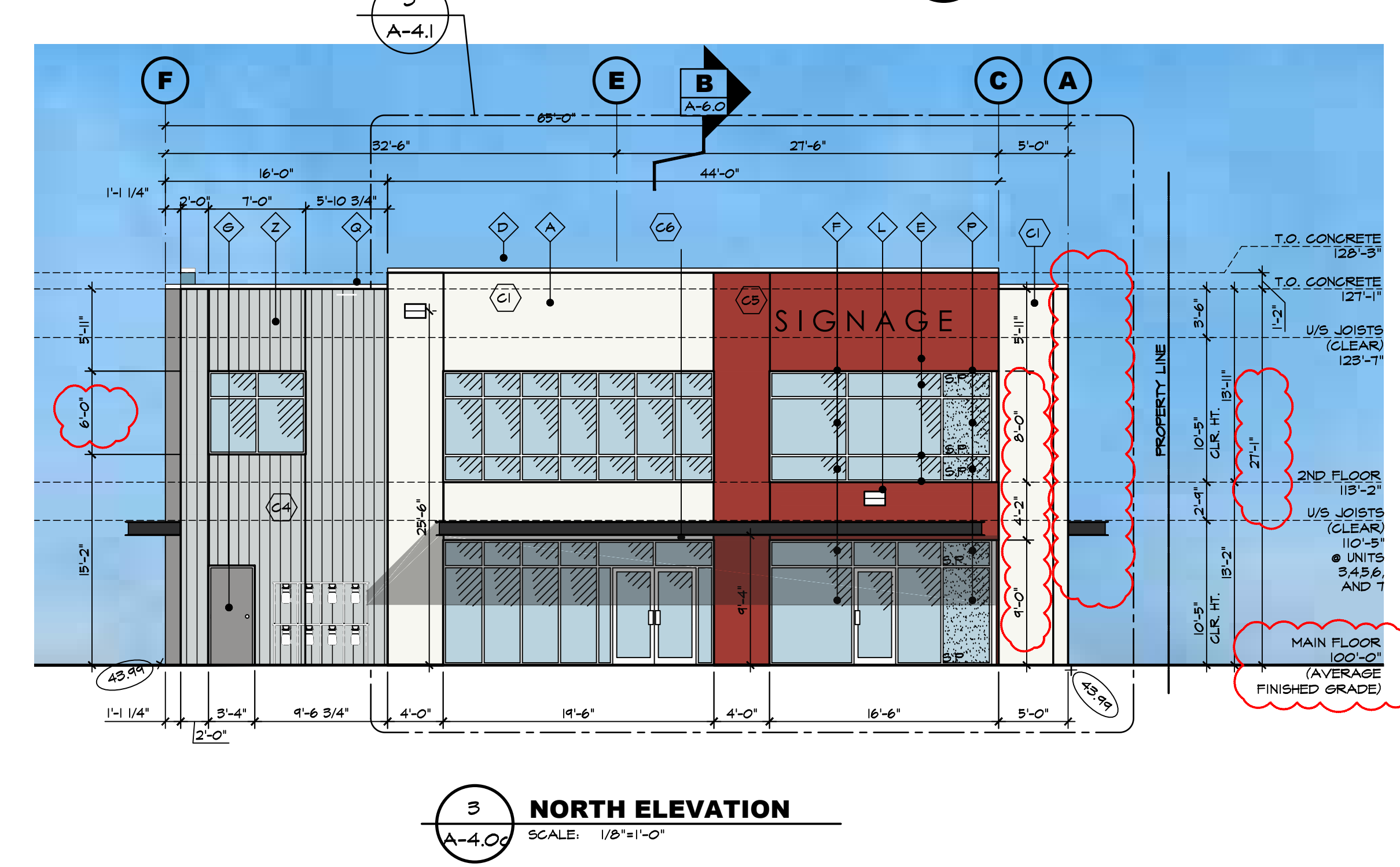
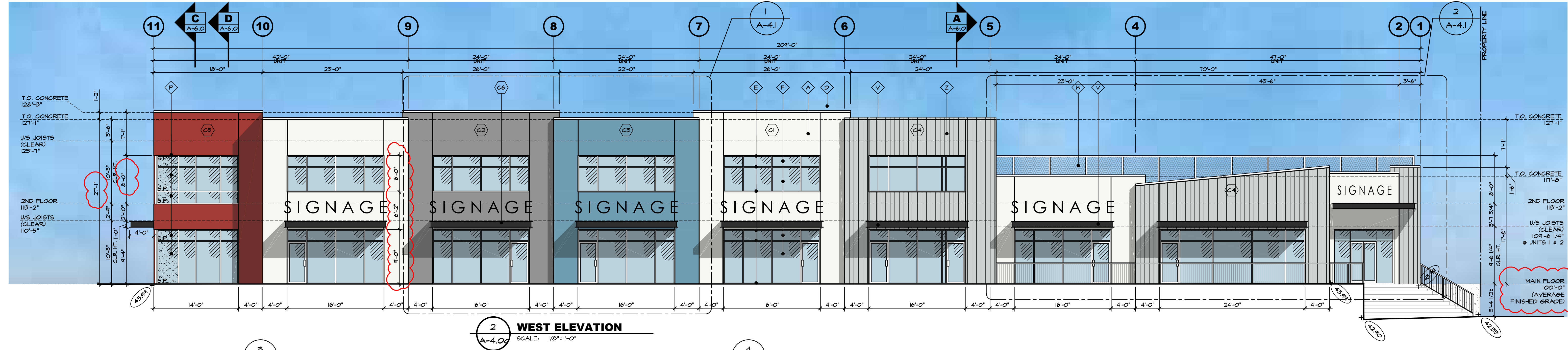
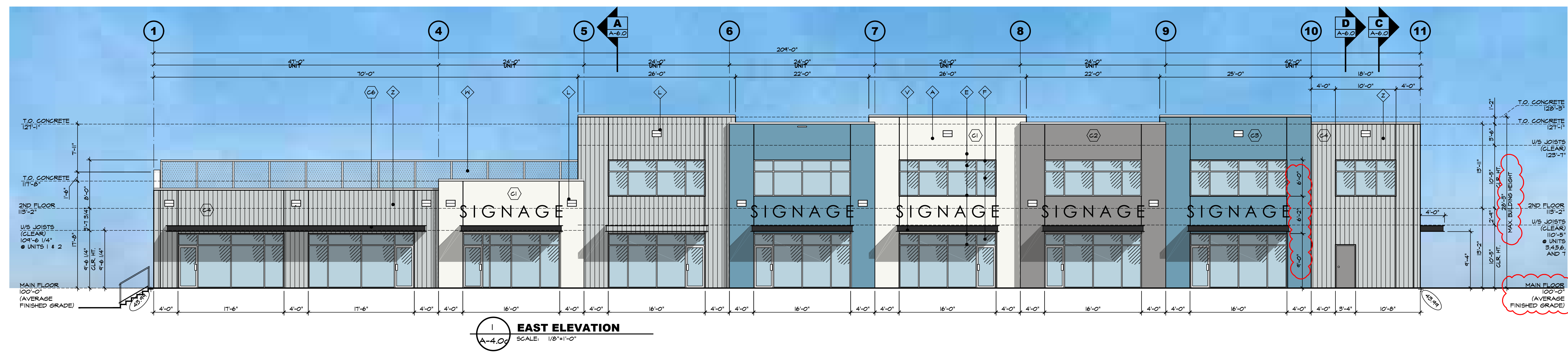
**ARCHITECTURE PANEL INC.**  
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN  
UNIT 300 3493 KOSTER WHITE ROCK BC V6B 0G4  
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM

**D. FORCE DESIGN INC.**  
2428A ALLIANCE STREET, ANNEBORO, B.C., V8B 3J9  
TELE: (604) 607-9680, EMAIL: DFORCE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4	JAN.31.25	RESPONSE TO CITY COMMENTS
3	NOV.13.24	RE-ISSUED FOR DP
2	AUG.15.24	ISSUED FOR CONSULTANT USE
1	AUG.13.24	RE-ISSUED FOR DP
NO.	DATE	DESCRIPTION
PROJECT MANAGERS / CONTRACTORS:		
<b>ORION CONSTRUCTION</b>		
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2 PHONE: (604) 362-2994		
<b>ASTRIA PROPERTIES</b>		
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2		
PROJECT PROPOSED:		
<b>ARBUTUS LANDING</b> COMMERCIAL BUILDINGS ADDRESS: 3607 RYDER HESJEDAL WAY, COLWOOD, BC		
DRAWING		
<b>SITE DETAILS</b>		
SEAL	JOB NO. 22-038	DRAWN RP, JB
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JAN.31.25	
PROJECT - DRAWING NUMBER		REV.
<b>A-1.4</b>		<b>4</b>

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. OVERSEEING GOVERN.



**MATERIAL LEGEND**

- ◆ CONCRETE TILT-UP WALL - PAINTED
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - BLACK ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL HANDDOORS - PAINTED
- ◆ STANDING SEAM METAL ROOF
- ◆ FASCIA
- ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◆ 3/4" RECESS IN CONCRETE
- ◆ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◆ SCUPPER
- ◆ NOT USED
- ◆ STEEL BOLLARD - PAINTED
- ◆ GUTTER
- ◆ HORIZONTAL HOOD TEXTURED FORMLINER
- ◆ C-CHANNEL WITH METAL DECK CANOPY - PAINTED
- ◆ METAL GUARDRAIL 6" PERFORATED METAL PANELS - PAINTED
- ◆ CURTAIN WALL GLASS - CLEAR
- ◆ HSS COLUMN - PAINTED
- ◆ VERTICAL RIB CONCRETE FORMLINER
- ◆ DECORATIVE FEATURE BANNER

NOTE:  
 - NOT ALL MATERIALS ARE APPLICABLE  
 ◆ SPANDREL GLAZING

**PROJECT COLOURS**

- ALL COLOURS TO BE SHERWIN WILLIAMS.
- ◆ (C1) MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7157)
  - ◆ (C2) FIELD ACCENT COLOUR 1: GRAY SHINBLE (SW 7670)
  - ◆ (C3) FIELD ACCENT COLOUR 2: BLUEBIRD FEATHER (SW 4062)
  - ◆ (C4) FIELD ACCENT COLOUR 3: MISTY (SW 6252)
  - ◆ (C5) FIELD ACCENT COLOUR 4: RAVE RED (SW 6608)
  - ◆ (C6) FIELD ACCENT COLOUR 5: TRICORN BLACK (SW 6258)

- EXTERIOR GUARDRAILS:  
 ALUMINUM STOREFRONT MILLIONS: BLACK ALUMINUM  
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 40.1 20% COMPLIANT)  
 SPANDREL GLAZING COLOUR: OPACI-COAT 3-820 GRAY  
 TYPICAL METAL CAP FLASHING: HESTFORM METALS BLACK

**LEGEND**

- ◆ PROPOSED GRADE
- ◆ EXISTING GRADE

**IMPORTANT NOTE:**  
 ALL 2ND FLOOR GLAZING TO CONFORM TO CLASS A OF CAN/CSG-12.1, "SAFETY GLAZING"

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.  
 FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.  
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.  
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.  
 ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.  
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.  
 PAINT SURFACES AS FOLLOWS:  
 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.  
 2) DRY-HALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3) METAL DOORS AND FRAMES AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.  
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.  
 ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.  
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.  
 OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

NOTE: CONFIRM ALL COLOURS FINISHED WITH THE OWNER PRIOR TO FABRICATION & FOR PAINTING.  
 IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRG 100 AND NFRG 200 SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:  
 - ALL GLAZING TO BE ASHRAE 40.1 20% COMPLIANT  
 - METAL FRAMED FIXED GLAZINGS MUST HAVE A MAXIMUM U VALUE OF 0.3 PER ENERGY MODEL FROM EDGE CONSULTANTS  
 - METAL FRAMED FIXED GLAZINGS MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS  
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

NO.	DATE	DESCRIPTION
30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13	JAN 31 25	RESPONSE TO CITY COMMENTS
12	JAN 15 25	RE-ISSUED FOR CONSULTANT COORDINATION
11	DEC 18 24	IFT REVIEW & COORDINATION
10	DEC 16 24	PROGRESS SET
9	NOV 28 24	CONSULTANT COORDINATION
8	NOV 13 24	RE-ISSUED FOR DP
7	NOV 08 24	ISSUED FOR BUILDING PERMIT
6	NOV 06 24	CONSULTANT COORDINATION
5	SEP 19 24	ISSUED FOR CONSULTANT USE
4	AUG 15 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 26 24	ISSUED FOR CLIENT REVIEW
1	JUL 12 24	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:  
**DORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

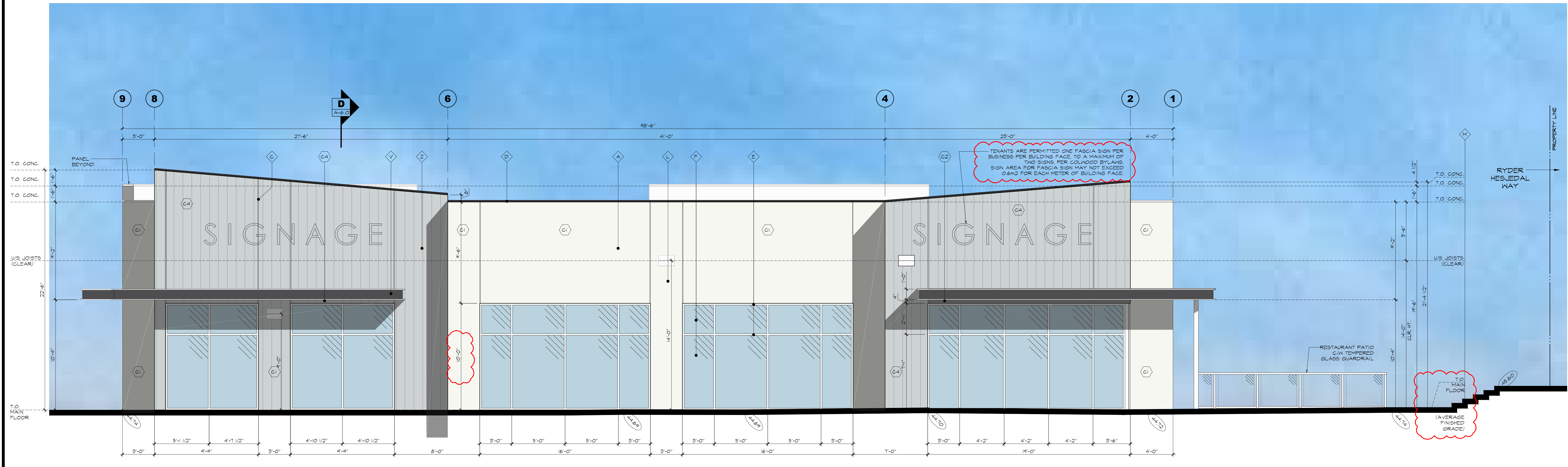
**ASTRIA PROPERTIES**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2

PROJECT:  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDING  
**BUILDING A**  
 ADDRESS:  
 3605 RYDER HESJEDAL WAY, COLWOOD, BC  
 DRAWING

**COLOURED ELEVATIONS**

SEAL	JOB NO.	DRAWN
	22-038	JB
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
	PROJECT DRAWING NUMBER	REV
	<b>A-4.0c</b>	<b>13</b>

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.



**1 NORTH ELEVATION (FACING PRODUCERS WAY)**  
 SCALE: 1/4"=1'-0"

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.  
 FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.  
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.  
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL FOREIGN MATTER. REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY. PROTECT ALL OTHER SURFACES DURING PAINTING.  
 ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.  
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.  
 PAINT SURFACES AS FOLLOWS:  
 1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.  
 2) DRYHALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.  
 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.  
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.  
 ALL PAINT TO BE SHERKIN WILLIAMS OR APPROVED EQUAL.  
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.  
 OWNER TO CONFIRM IF INTERIOR SIDE OF CONG. WALLS AND OR JOISTS AND DECK TO BE PAINTED.

**MATERIAL LEGEND**

- ◆ CONCRETE PRECAST WALL PANEL
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - BLACK ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL MANDOORS - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DWGS
- ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◆ NOT USED
- ◆ NOT USED
- ◆ SCUFFER
- ◆ NOT USED
- ◆ STEEL BOLLARD - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ C-CHANNEL W/ METAL DECK CANOPY - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ VERTICAL RIB FORMLINER

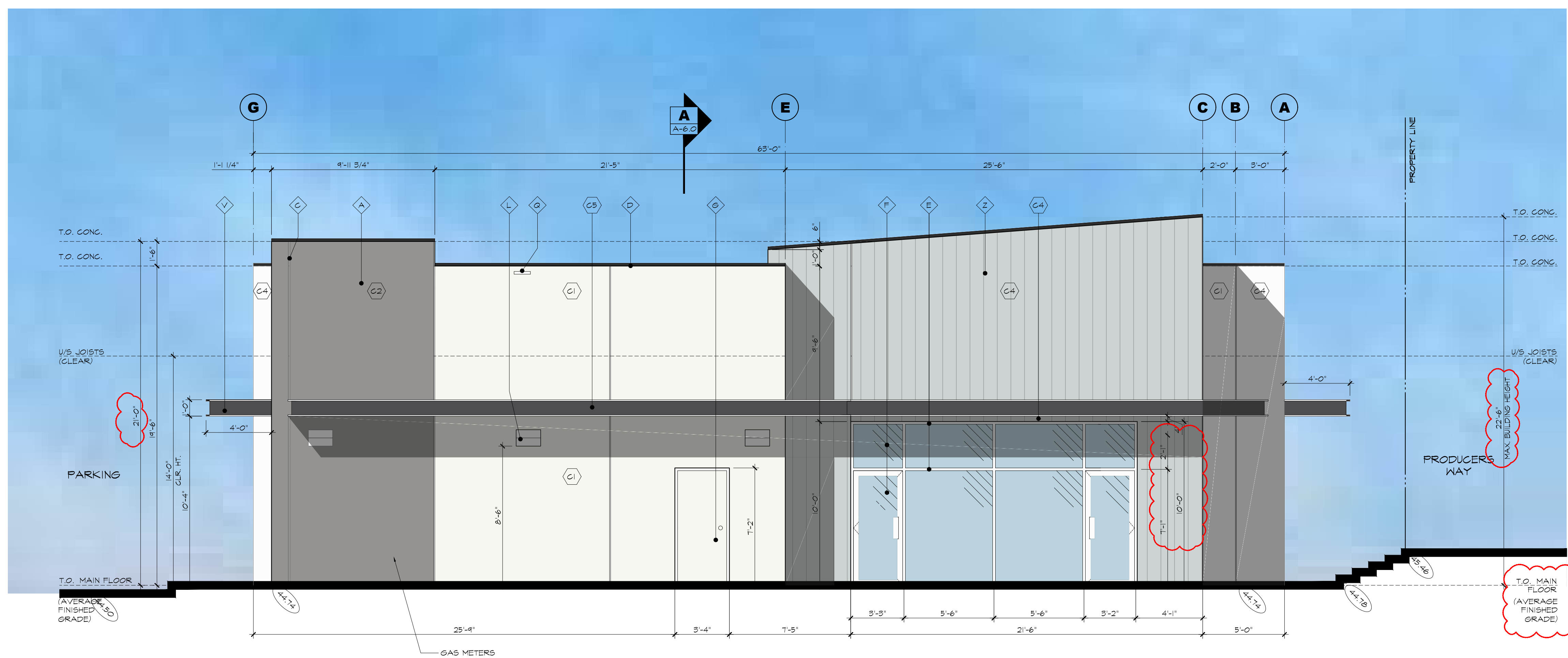
**PROJECT COLOURS**

- ALL COLOURS TO BE SHERKIN WILLIAMS:
- ◆ (C1) MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7197)
  - ◆ (C2) FIELD AGCENT COLOUR 1: GRAY SHINGLE (SW 7670)
  - ◆ (C3) FIELD AGCENT COLOUR 2: BLUEBIRD FEATHER (SW 9262)
  - ◆ (C4) FIELD AGCENT COLOUR 3: MISTY (SW 6252)
  - ◆ (C5) FIELD AGCENT COLOUR 5: TRIGORN BLACK (SW 6256)

EXTERIOR GUARDRAILS: BLACK PAINTED STEEL  
 ALUMINUM STOREFRONT MULLIONS: CLEAR ALUMINUM  
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)  
 SPANDREL GLAZING COLOUR: OPACI-COAT 3-820 GRAY  
 TYPICAL METAL CAP FLASHING: NESTFORM METALS BLACK

**LEGEND**

- ◆ PROPOSED GRADE
- ◆ EXISTING GRADE



**2 EAST ELEVATION**  
 SCALE: 1/4"=1'-0"

30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13	JAN 31 25	RESPONSE TO CITY COMMENTS
12	JAN 17 25	RE-ISSUED FOR CONSULTANT COORDINATION
11	DEC 18 24	IFT REVIEW & COORDINATION
10	NOV 13 24	RE-ISSUED FOR DP
9	NOV 08 24	ISSUED FOR BUILDING PERMIT
8	OCT 22 24	GEN. REVISION
7	SEP 10 24	ISSUED FOR CONSULTANT USE
6	AUG 15 24	ISSUED FOR CONSULTANT USE
5	AUG 13 24	RE-ISSUED FOR DP
4	JUL 26 24	ISSUED FOR CLIENT REVIEW
3	JUL 10 24	ISSUED FOR CLIENT REVIEW
2	JUL 28 23	ISSUED FOR DP
1	JUL 20 23	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:  
**DORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

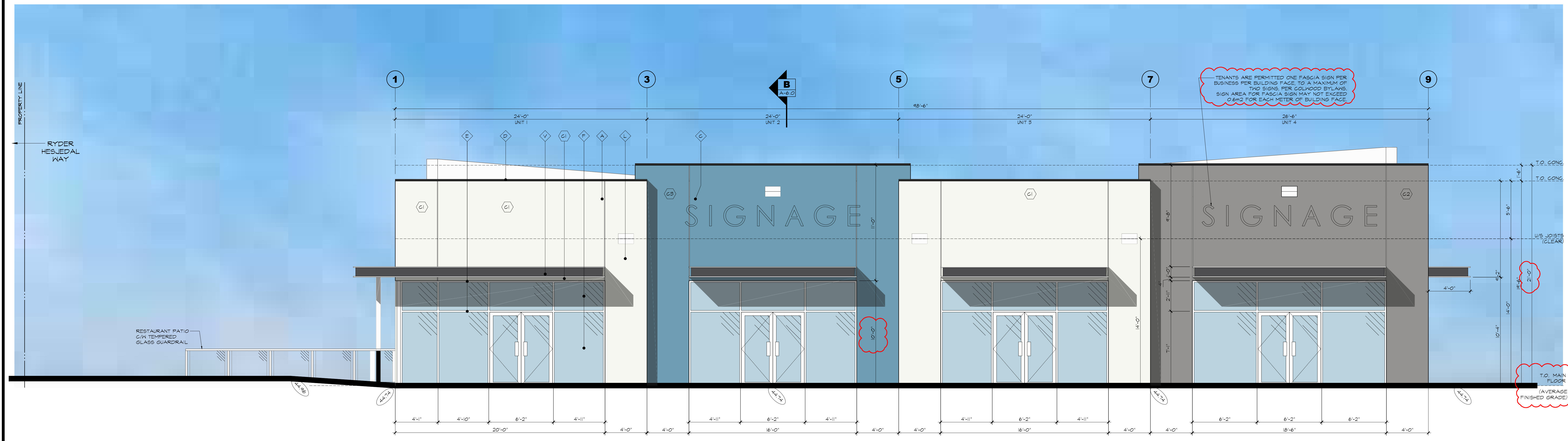
**ASTRIA PROPERTIES**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2

PROJECT:  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDING  
**BUILDING B**  
 ADDRESS:  
 3601 RYDER HESJEDAL WAY, COLWOOD, BC  
 DRAWING

**COLOURED ELEVATIONS**

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
PROJECT - DRAWING NUMBER	<b>A-4.0c</b>	
REV.	<b>13</b>	

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.



**1 SOUTH ELEVATION (FACING PARKING LOT)**  
 SCALE: 1/4"=1'-0"

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.  
 FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.  
 IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.  
 THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.  
 ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.  
 PAINT SURFACES AS FOLLOWS:  
 1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.  
 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.  
 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.  
 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.  
 ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.  
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.  
 OWNER TO CONFIRM IF INTERIOR SIDE OF CONG. WALLS AND OR JOISTS AND DECK TO BE PAINTED.

\* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.  
 IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRG 100 AND NFRG 300 SUPPLIER TO PROVIDE SEALED LETTER CERTIFYING COMPLIANCE.  
**GLAZING NOTES:**  
 - ALL GLAZING TO BE ASHRAE 90.1 2018 COMPLIANT  
 - METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS  
 - METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS  
 - GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

**MATERIAL LEGEND**

- ◆ CONCRETE PRECAST WALL PANEL
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - BLACK ALUMINUM
- ◆ STOREFRONT GLASS - CLEAR
- ◆ STEEL MANDOCORS - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ LIGHT FIXTURE - SEE ELECTRICAL DWGS
- ◆ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◆ NOT USED
- ◆ SCUPPER
- ◆ NOT USED
- ◆ STEEL BOLLARD - PAINTED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ VERTICAL RIB FORMLINER

NOTE: - NOT ALL MATERIALS ARE APPLICABLE

**PROJECT COLOURS**

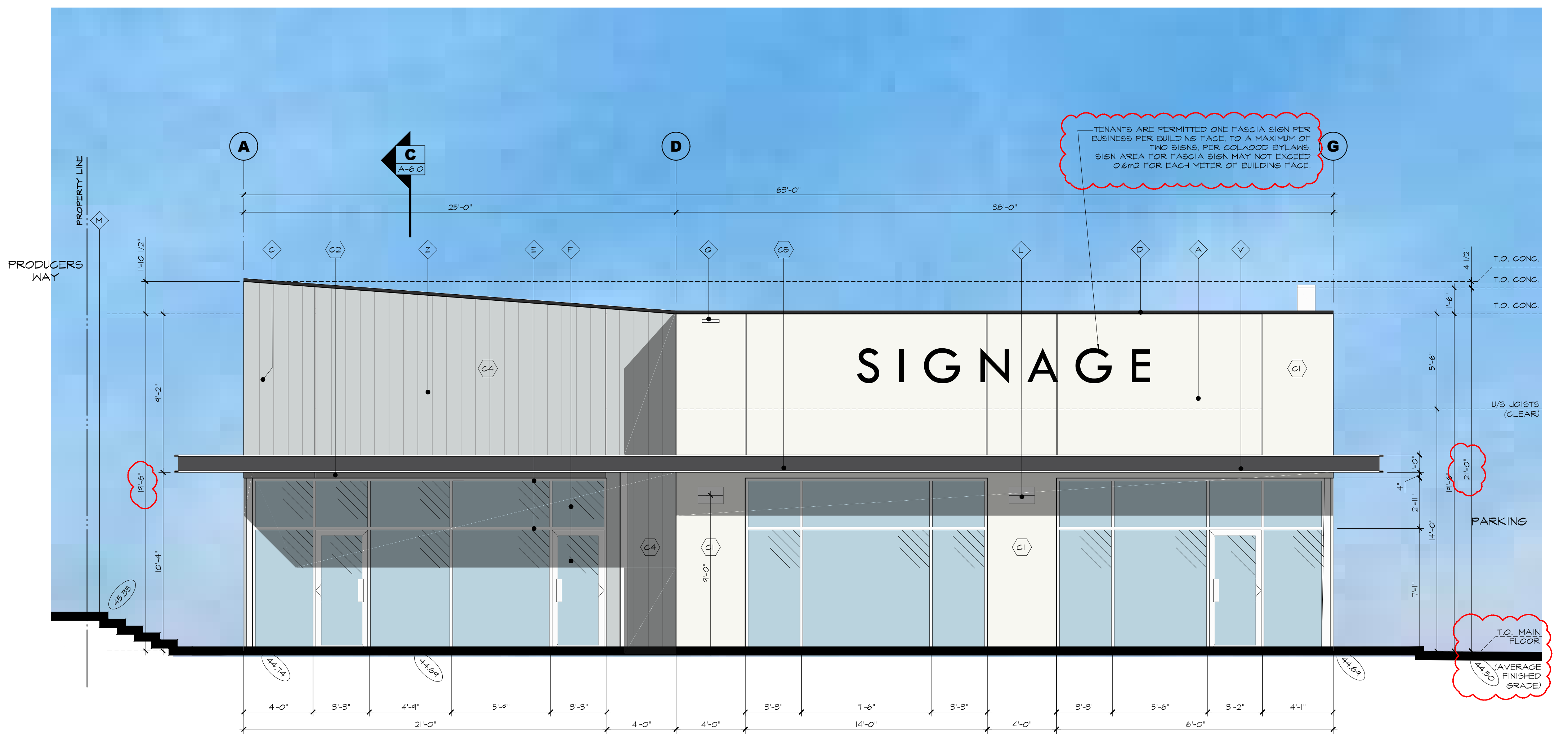
- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◆ (C1) MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7571)
  - ◆ (C2) FIELD AGENT COLOUR 1: GRAY SHINGLE (SW 7670)
  - ◆ (C3) FIELD AGENT COLOUR 2: BLUEBIRD FEATHER (SW 9062)
  - ◆ (C4) FIELD AGENT COLOUR 3: MISTY (SW 6232)
  - ◆ (C5) FIELD AGENT COLOUR 3: TRICORN BLACK (SW 6258)

**IMPORTANT NOTE:**  
 COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY.

EXTERIOR GUARDRAILS: BLACK PAINTED STEEL  
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM  
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2018 COMPLIANT)  
 SPANDREL GLAZING COLOUR: OPACI-COAT 3-820 GRAY  
 TYPICAL METAL CAP FLASHING: HESTFORM METALS BLACK

**LEGEND**

- ◆ PROPOSED GRADE
- ◆ EXISTING GRADE



**2 WEST ELEVATION (FACING RYDER HESJEDAL WAY)**  
 SCALE: 1/4"=1'-0"

30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12	JAN.31.25	RESPONSE TO CITY COMMENTS
11	JAN.17.25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC.18.24	IFT REVIEW & COORDINATION
9	NOV.13.24	RE-ISSUED FOR DIP
8	NOV.08.24	ISSUED FOR BUILDING PERMIT
7	SEP.10.24	ISSUED FOR CONSULTANT USE
6	AUG.15.24	ISSUED FOR CONSULTANT USE
5	AUG.13.24	RE-ISSUED FOR DIP
4	JUL.26.24	ISSUED FOR CLIENT REVIEW
3	JUL.10.24	ISSUED FOR CLIENT REVIEW
2	JUL.28.23	ISSUED FOR DIP
1	JUL.20.23	ISSUED FOR CLIENT REVIEW

NO.	DATE	DESCRIPTION
12	JAN.31.25	RESPONSE TO CITY COMMENTS
11	JAN.17.25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC.18.24	IFT REVIEW & COORDINATION
9	NOV.13.24	RE-ISSUED FOR DIP
8	NOV.08.24	ISSUED FOR BUILDING PERMIT
7	SEP.10.24	ISSUED FOR CONSULTANT USE
6	AUG.15.24	ISSUED FOR CONSULTANT USE
5	AUG.13.24	RE-ISSUED FOR DIP
4	JUL.26.24	ISSUED FOR CLIENT REVIEW
3	JUL.10.24	ISSUED FOR CLIENT REVIEW
2	JUL.28.23	ISSUED FOR DIP
1	JUL.20.23	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:  
**DORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

**ASTRIA PROPERTIES**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2

PROJECT:  
 PROPOSED:  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDING  
**BUILDING B**  
 ADDRESS:  
 3601 RYDER HESJEDAL WAY, COLWOOD, BC  
 DRAWING

**COLOURED ELEVATIONS**

SEAL	JOB NO.	DRAWN
	22-038	JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.31.25
PROJECT - DRAWING NUMBER		REV.
<b>A-4.1c</b>		<b>12</b>

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONG. SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONG. SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONG. BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY. PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:  
1) CONG. PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.  
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.  
ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE HALLS AND OR JOISTS AND DECK TO BE PAINTED.

\* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NRC 100 AND NRC 500. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

**GLAZING NOTES:**  
- ALL GLAZING TO BE ASHRAE 90.1 2014 COMPLIANT  
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS  
- METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS  
- GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE

**MATERIAL LEGEND**

- ◇ CONCRETE TILT-UP WALL TYP.
- ◇ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL JOINT
- ◇ PRE-FINISHED METAL CAP FLASHING & WALL CORNICE
- ◇ STOREFRONT FRAMES - BLACK ALUMINUM
- ◇ STOREFRONT GLASS - CLEAR
- ◇ STEEL MANDORS - PAINTED
- ◇ STANDING SEAM METAL ROOF
- ◇ FASCIA
- ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◇ SPANDREL GLAZING (OPACQUE, TO MATCH VISION GLASS)
- ◇ SCUPPER
- ◇ NOT USED
- ◇ STEEL BOLLARD - PAINTED
- ◇ GUTTER
- ◇ HORIZONTAL WOOD TEXTURED FORMLINER
- ◇ C-CHANNEL WITH METAL DECK CANOPY-PAINTED
- ◇ CURTAIN WALL FRAMES - BLACK ALUMINUM
- ◇ CURTAIN WALL GLASS - CLEAR
- ◇ HSS COLUMN - PAINTED

**NOTE:**

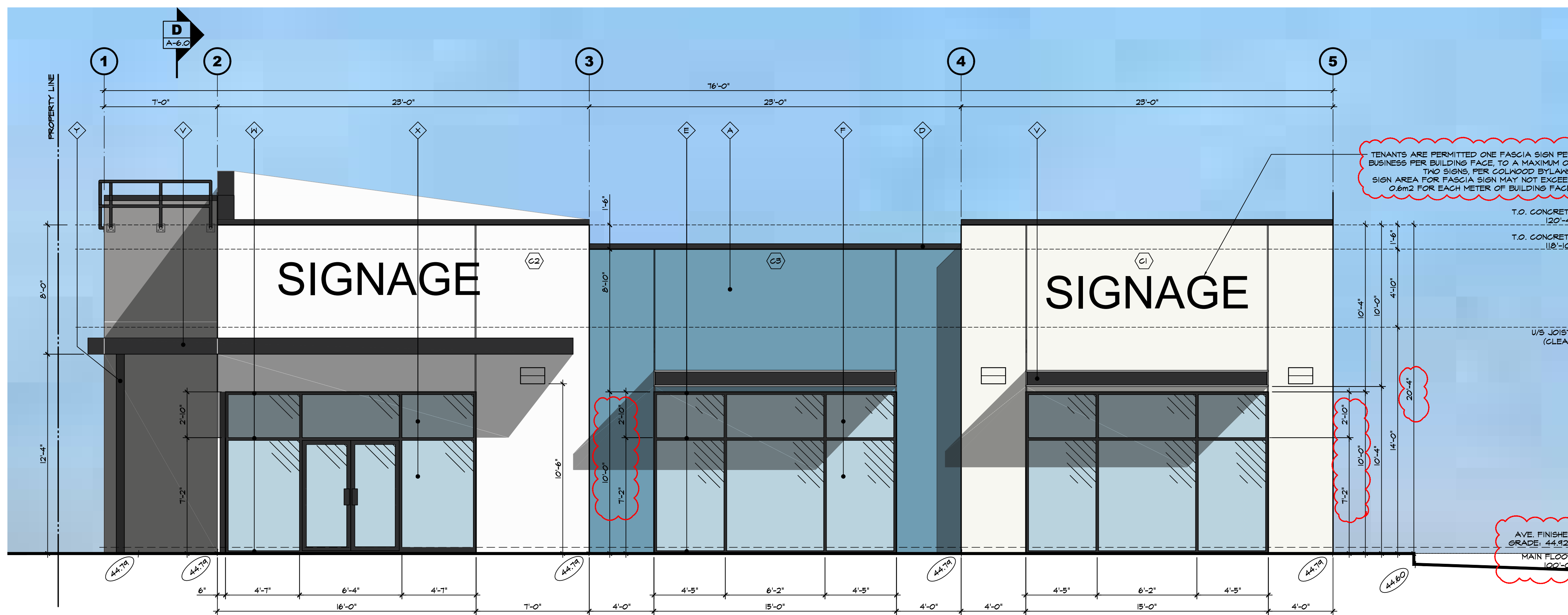
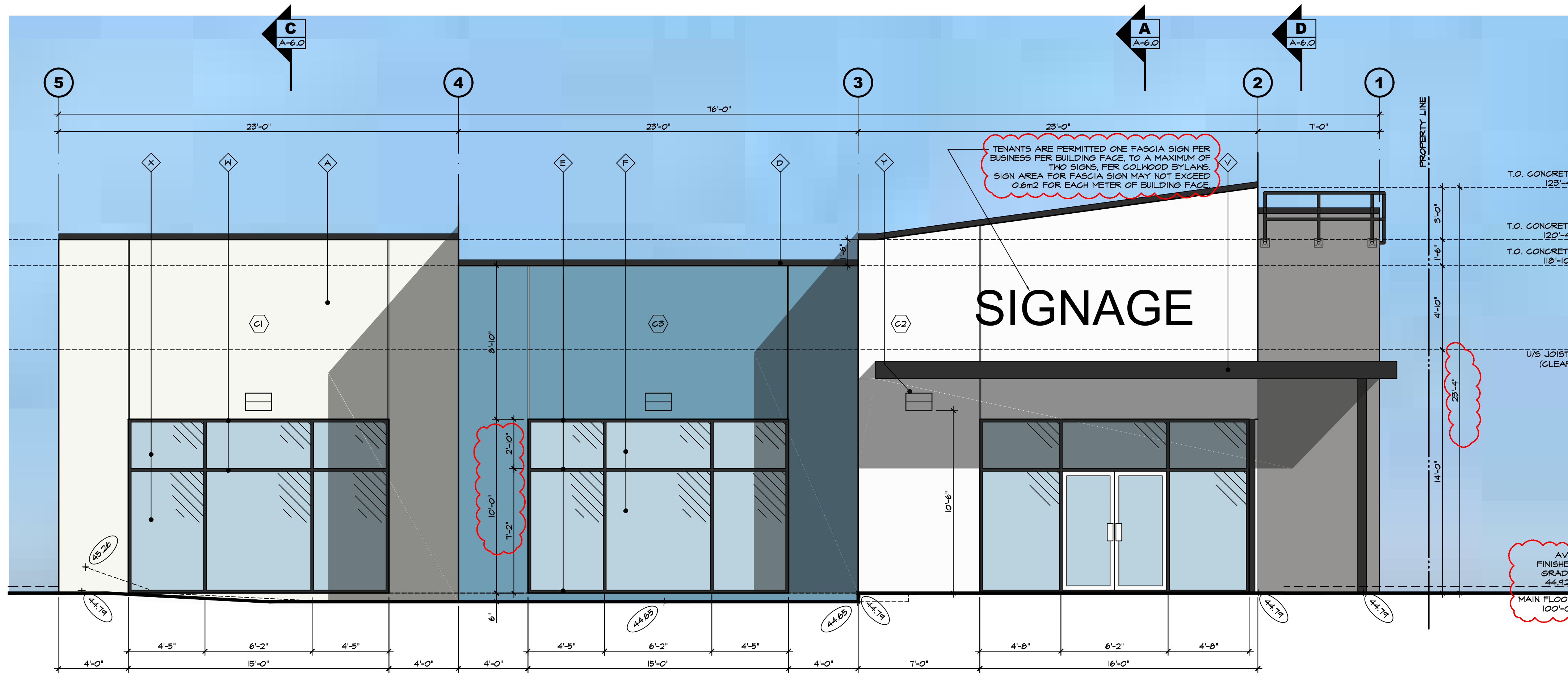
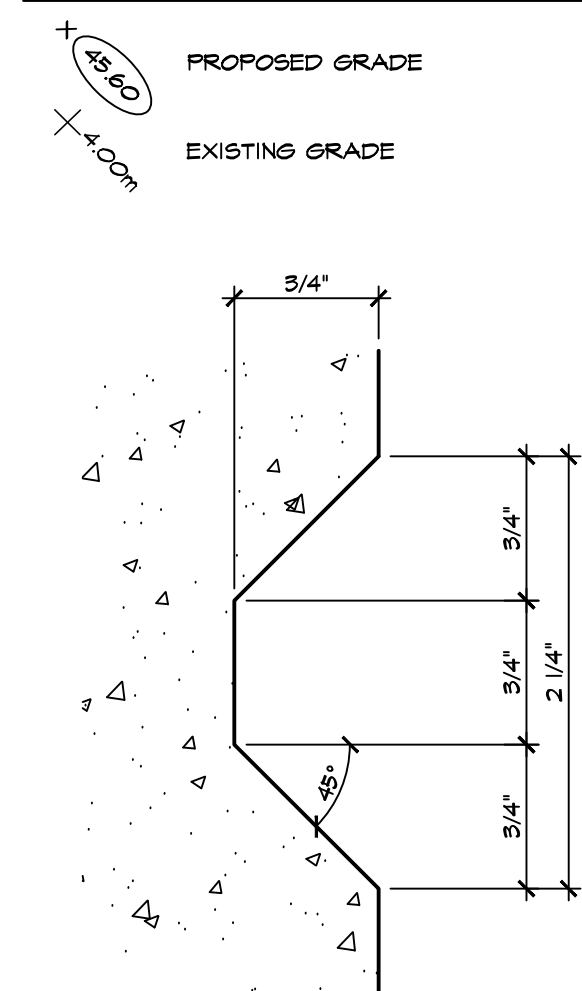
- NOT ALL MATERIALS ARE APPLICABLE
- ◇ SPANDREL GLAZING

**PROJECT COLOURS**

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◇ MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 757)
  - ◇ FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
  - ◇ FIELD ACCENT COLOUR 2: BLUEBIRD FEATHER (SW 4062)

- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL  
ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM  
TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2014 COMPLIANT)  
SPANDREL GLAZING COLOUR: OPACI-GOAT 3-820 GRAY  
TYPICAL METAL CAP FLASHING: WESTFORM METALS BLACK

**LEGEND**



THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO.	DATE	DESCRIPTION
30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11	JAN.31.25	RESPONSE TO CITY COMMENTS
10	JAN.21.25	RE-ISSUED FOR CONSULTANT COORDINATION
9	DEC.18.24	IFT REVIEW & COORDINATION
8	NOV.13.24	RE-ISSUED FOR DP
7	NOV.08.24	ISSUED FOR BUILDING PERMIT
6	NOV.06.24	CONSULTANT USE
5	SEP.06.24	ISSUED FOR CONSULTANT USE
4	AUG.15.24	ISSUED FOR CONSULTANT USE
3	AUG.13.24	RE-ISSUED FOR DP
2	JUL.12.24	ISSUED FOR CLIENT REVIEW
1	JUL.28.23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:  
**ORION CONSTRUCTION**  
UNIT 105 19923 80A AVE  
LANGLEY, BC V2Y 0E2  
PHONE: (604) 362-2994

**ASTRIA PROPERTIES**  
UNIT 105 19923 80A AVE  
LANGLEY, BC V2Y 0E2

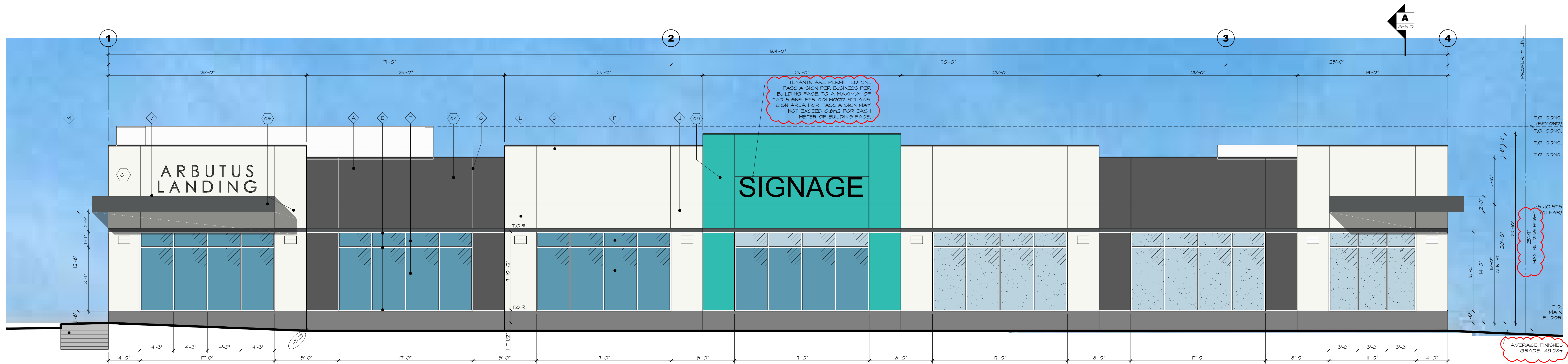
PROJECT:  
PROPOSED:  
**ARBUTUS LANDING**  
COMMERCIAL BUILDINGS  
**BUILDING C**  
ADDRESS:  
3811 RYDER HESJEDAL WAY, COLWOOD, BC

**COLOURED ELEVATIONS**

SEAL	JOB NO.	DRAWN
	22-038	
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN.31.25



THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS AND OTHER DATA ON DRAWINGS AND CORRECTING THEM TO BE REPRESENTATIVE OF THE ARCHITECT'S WRITTEN CONSENT. IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, OVERSEE GOVERN.



**1 SOUTH ELEVATION (FACING METCHOSIN RD.)**  
 SCALE: 3/16"=1'-0"

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATION & PREPAINING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKO PRIMER, 2 COATS OF ALKO ENAMEL.
- 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND JOISTS AND DECK TO BE PAINTED.

**MATERIAL LEGEND**

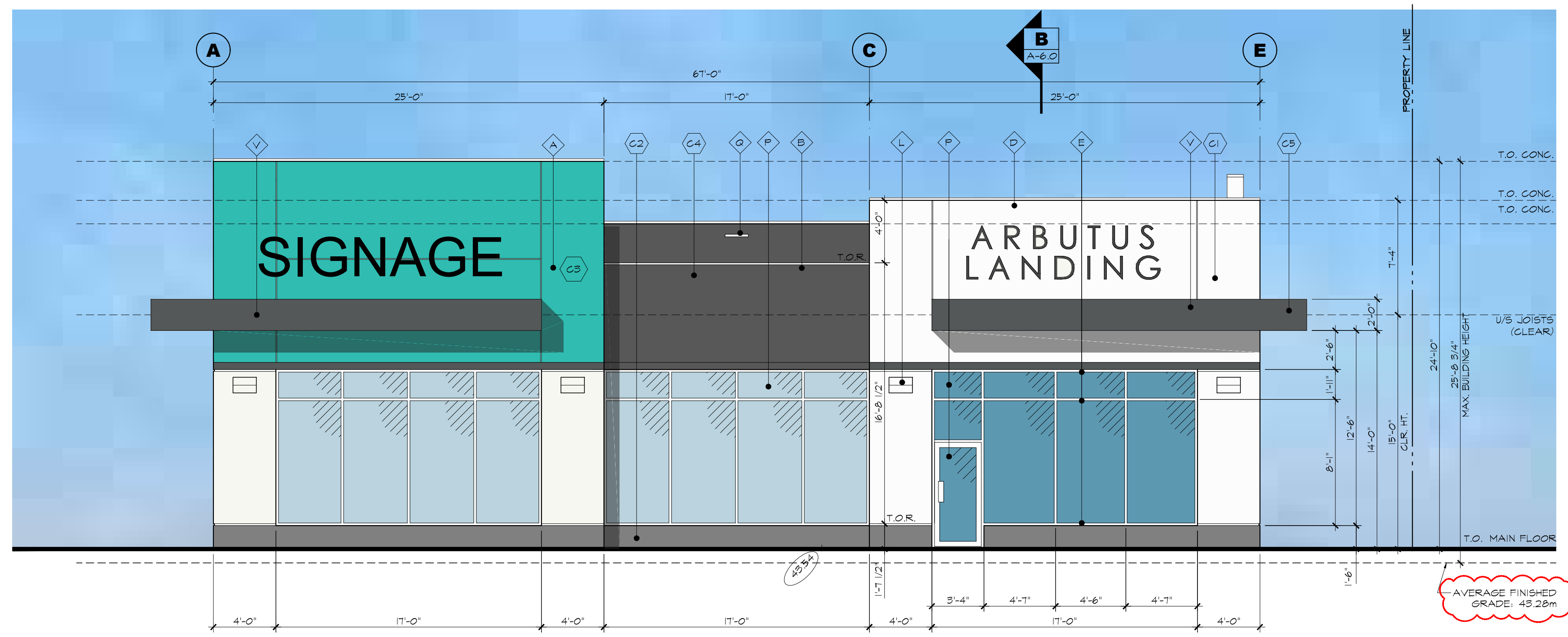
- ◊ CONCRETE PRECAST WALL TYP.
- ◊ REVEAL IN CONCRETE - PAINTED
- ◊ PANEL JOINT
- ◊ PRE-FINISHED METAL CAP FLASHING
- ◊ STOREFRONT FRAMES - BLACK ALUMINUM
- ◊ STOREFRONT GLASS - CLEAR
- ◊ STEEL HANDDOORS - PAINTED
- ◊ STANDING SEAM METAL ROOF
- ◊ FASCIA
- ◊ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◊ CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- ◊ 3/4" REGRESS IN CONCRETE
- ◊ SPANDREL GLAZING (OBSCURE TO MATCH VISION GLASS)
- ◊ SCUPPER
- ◊ STANDING SEAM METAL GANTRY
- ◊ STEEL BOLLARD - PAINTED
- ◊ GUTTER
- ◊ HORIZONTAL WOOD TEXTURED FORM-LINER
- ◊ ACM GLAZED STEEL FRAMED GANTRY
- ◊ CURTAIN WALL FRAMES - BLACK ALUMINUM
- ◊ CURTAIN WALL GLASS - CLEAR
- ◊ HSS COLUMN - PAINTED
- ◊ STEEL GUARDRAILS - PAINTED

**PROJECT COLOURS**

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◊ MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7187)
  - ◊ FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7670)
  - ◊ FIELD ACCENT COLOUR 2: POOLSIDE BLUE (BM 2048-40)
  - ◊ FIELD ACCENT COLOUR 3: PEPPERCORN (SW 7674)
  - ◊ FIELD ACCENT COLOUR 4: TO MATCH PANTONE - PMS 425
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL  
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM  
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2018 COMPLIANT)  
 SPANDREL GLAZING COLOUR: OPACI-COAT 9-820 GRAY  
 TYPICAL METAL CAP FLASHING & WALL CORNICE: NESTFORM METALS BLACK

**LEGEND**

- ◊ PROPOSED GRADE
- ◊ EXISTING GRADE



**2 WEST ELEVATION**  
 SCALE: 3/16"=1'-0"

**3 TYPICAL REVEAL**  
 FULL SCALE



30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12	JAN 31 25	RESPONSE TO CITY COMMENTS
11	JAN 17 25	RE-ISSUED FOR CONSULTANT COORDINATION
10	DEC 18 24	IFT REVIEW & COORDINATION
9	NOV 26 24	CLIENT REVIEW
8	NOV 13 24	RE-ISSUED FOR DP
7	NOV 08 24	ISSUED FOR BUILDING PERMIT
6	AUG 30 24	ISSUED FOR CONSULTANT USE
5	AUG 23 24	ISSUED FOR CONSULTANT USE
4	AUG 15 24	ISSUED FOR CONSULTANT USE
3	AUG 13 24	RE-ISSUED FOR DP
2	JUL 12 24	ISSUED FOR CLIENT REVIEW
1	MAY 28 24	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:

**DORION CONSTRUCTION**  
 UNIT 105 19923 80A AVE  
 LANGLEY, BC V2Y 0E2  
 PHONE: (604) 362-2994

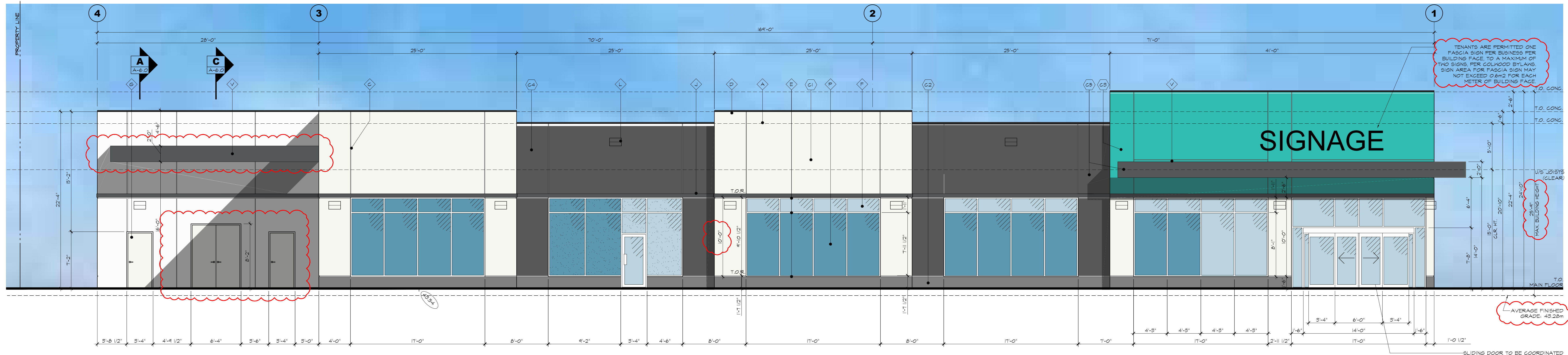


PROJECT:  
 PROPOSED  
**ARBUTUS LANDING**  
 COMMERCIAL BUILDINGS  
**BUILDING D**  
 ADDRESS:  
 3615 RYDER HESJEDAL WAY, COLWOOD, BC  
 DRAWING

**ELEVATIONS**

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
PROJECT - DRAWING NUMBER		REV.
<b>A-4.0c</b>		<b>12</b>

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS AND CORRECTING TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. CHECKING GOVERN.



**1 NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"

**PAINTING NOTES**

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK, AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ADVISED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:

- 1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
- 3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYL PRIMER, 2 COATS OF ALKYL ENAMEL.
- 4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR -DOORS AND DECK TO BE PAINTED.

\* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

IMPORTANT NOTE: U FACTORS OF WINDOWS/STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFRG 100 AND NFRG 200. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:

- ALL GLAZING TO BE ASHRAE 90.1 2019 COMPLIANT
- METAL FRAMED FIXED GLAZING MUST HAVE A MAXIMUM U VALUE OF 0.31 PER ENERGY MODEL FROM EDGE CONSULTANTS
- METAL FRAMED FIXED GLAZING MUST HAVE A MINIMUM SHGC VALUE OF 0.32 PER ENERGY MODEL FROM EDGE CONSULTANTS
- GLAZING SUPPLIER MUST PROVIDE DOCUMENTATION TO CONFIRM COMPLIANCE
- PROVIDE 3MM (1/8") TEMPERED GLASS / ALUMINUM SPACER - SILICONE SEAL-ARSON 6MM TEMPERED GLAZING PANELS STOREFRONT SYSTEM FRAMES SHOULD BE OF CLEAR ANODIZED ALUMINUM, THERMALLY BROKEN AND EQUAL TO THE KANNEER 1600 SYSTEM OR APPROVED ALTERNATE.
- FOR ALL CLEAR GLAZING ON THE WEST, SOUTH AND EAST ELEVATIONS WHICH OPEN INTO THE RETAIL AREA, PROVIDE AND INSTALL 3MM FILM ON THE EXTERIOR WINDOWS PER PLANS
- PROVIDE AND INSTALL TENANT GLAZING SPANDREL PANELS PER PLANS IN KANNEER SERIES 1600 OR EQUIVALENT AS APPROVED BY THE TENANT IN CLEAR ANODIZED ALUMINUM FINISH COMPLETE WITH THERMAL BREAK.

**MATERIAL LEGEND**

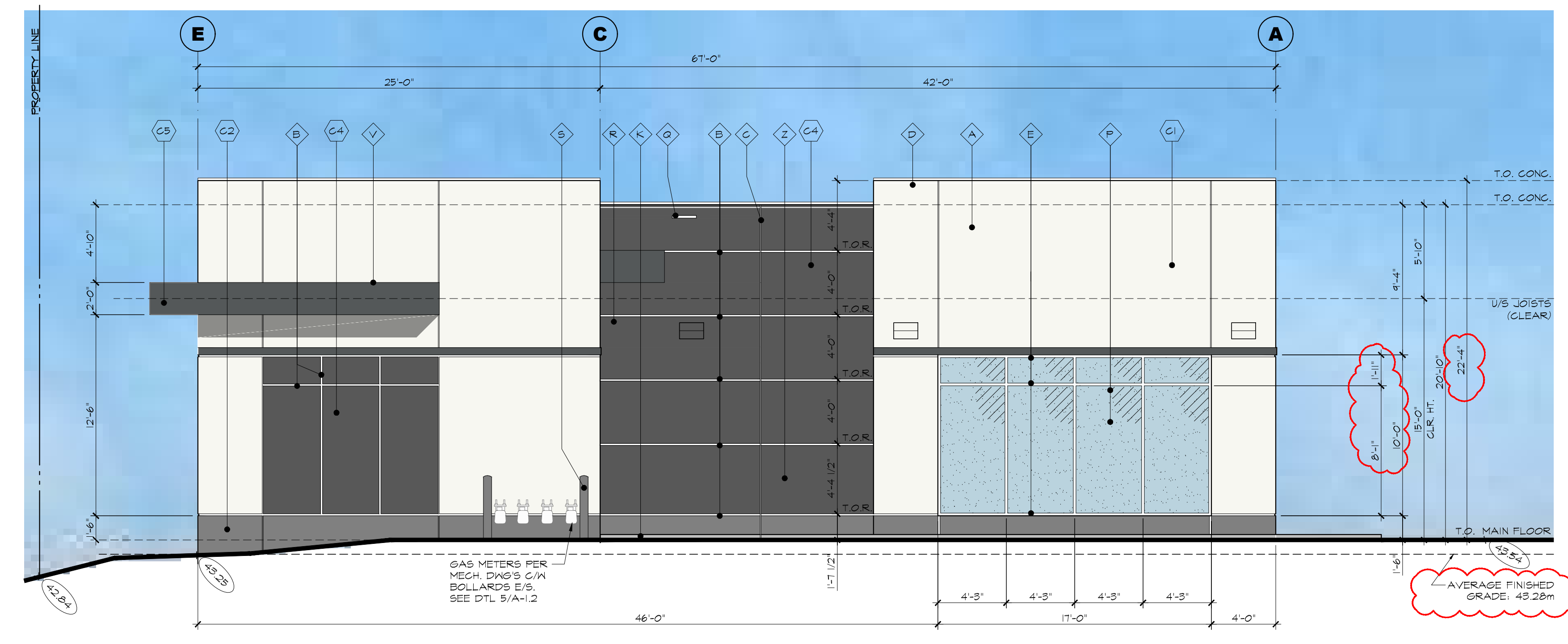
- ◊ CONCRETE PREGAST WALL TYP.
  - ◊ REVEAL IN CONCRETE - PAINTED
  - ◊ PANEL JOINT
  - ◊ PRE-FINISHED METAL CAP FLASHING
  - ◊ STOREFRONT FRAMES - BLACK ALUMINUM
  - ◊ STOREFRONT GLASS - CLEAR
  - ◊ STEEL HANDDOORS - PAINTED
  - ◊ STANDING SEAM METAL ROOF
  - ◊ FASCIA
  - ◊ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
  - ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
  - ◊ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
  - ◊ 3/4" RECESS IN CONCRETE
  - ◊ SPANDREL GLAZING (OPAGUE TO MATCH VISION GLASS)
  - ◊ SCUPPER
  - ◊ STANDING SEAM METAL CANOPY
  - ◊ STEEL BOLLARD - PAINTED
  - ◊ GUTTER
  - ◊ HORIZONTAL WOOD TEXTURED FORM-LINER
  - ◊ ACM GLAZED STEEL FRAMED CANOPY
  - ◊ CURTAIN WALL FRAMES - BLACK ALUMINUM
  - ◊ CURTAIN WALL GLASS - CLEAR
  - ◊ HSB COLUMN - PAINTED
  - ◊ STEEL GUARDRAILS - PAINTED
- NOTE:  
 - NOT ALL MATERIALS ARE APPLICABLE  
 ◊ SPANDREL GLAZING w/ OPAQUE FILM  
 ◊ SPANDREL GLAZING w/ TENANT GRAPHICS

**PROJECT COLOURS**

- ALL COLOURS TO BE SHERWIN WILLIAMS:
- ◊ MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SW 7787)
  - ◊ FIELD ACCENT COLOUR 1: GRAY SHINGLE (SW 7610)
  - ◊ FIELD ACCENT COLOUR 2: POOLSIDE BLUE (BM 2048-40)
  - ◊ FIELD ACCENT COLOUR 3: PEPPER CORN (SW 7674)
  - ◊ FIELD ACCENT COLOUR 4: TO MATCH PANTONE - PMS 425
- EXTERIOR GUARDRAILS: BLACK PAINTED STEEL  
 ALUMINUM STOREFRONT MULLIONS: BLACK ALUMINUM  
 TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)  
 SPANDREL GLAZING COLOUR: OPACI-COAT 5-820 GRAY  
 TYPICAL METAL CAP FLASHING & WALL CORNICE: WESTFORM METALS BLACK

**LEGEND**

- ◊ PROPOSED GRADE
- ◊ EXISTING GRADE



**2 EAST ELEVATION**  
 SCALE: 3/16"=1'-0"

**3 TYPICAL REVEAL**  
 FULL SCALE

30	
29	
28	
27	
26	
25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	

8	JAN 31 25	RESPONSE TO CITY COMMENTS
7	JAN 17 25	RESUBMITTED FOR CONSULTANT COORDINATION
6	DEC 18 24	IFT REVIEW & COORDINATION
5	NOV 26 24	CLIENT REVIEW
4	NOV 13 24	RE-ISSUED FOR DP
3	NOV 08 24	ISSUED FOR BUILDING PERMIT
2	AUG 30 24	ISSUED FOR CONSULTANT USE
1	AUG 23 24	ISSUED FOR CONSULTANT USE

NO.	DATE	DESCRIPTION
PROJECT MANAGERS / CONTRACTORS:		
<b>DORION CONSTRUCTION</b>		
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2 PHONE: (604) 362-2994		

<b>ASTRIA PROPERTIES</b>	
UNIT 105 19923 80A AVE LANGLEY, BC V2Y 0E2	






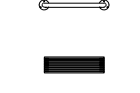
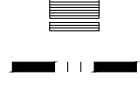





PROJECT:	ARBUS LANDING
PROPOSED:	COMMERCIAL BUILDINGS
<b>BUILDING D</b>	
ADDRESS: 3615 RYDER HESJEDAL WAY, COLWOOD, BC	
DRAWING	

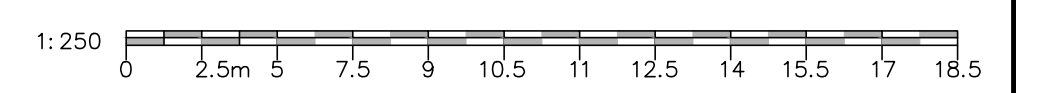
**ELEVATIONS**

SEAL	JOB NO. 22-038	DRAWN JH
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	JAN 31 25
PROJECT - DRAWING NUMBER		REV.
<b>A-4.1c</b>		<b>8</b>



# Schedule 3

- LEGEND**
-  SOD
  -  PLANTING MEDIUM
  -  CONCRETE SIDEWALK
  -  STAMPED CONCRETE
  -  GRAVEL
  -  RETAINING WALL RE-CIVIL
  -  BIKE RACK
  -  BENCH
  -  TABLE
  -  PROPERTY LINE
  -  ROOT BARRIER  
DeepRoot UB 18-2  
Install as per manufacturer instructions
  -  EXISTING TREE TO REMAIN



Project: **ASTRIA ARBUTUS LANDING**

Location: **3615 RYDER HESJEDAL WAY  
COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **1:250**

Key Plan:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued For Tender (PROGRESS)	13/12/2024

**REVISIONS TABLE FOR DRAWINGS**

PROFESSIONAL STAMP/SEAL

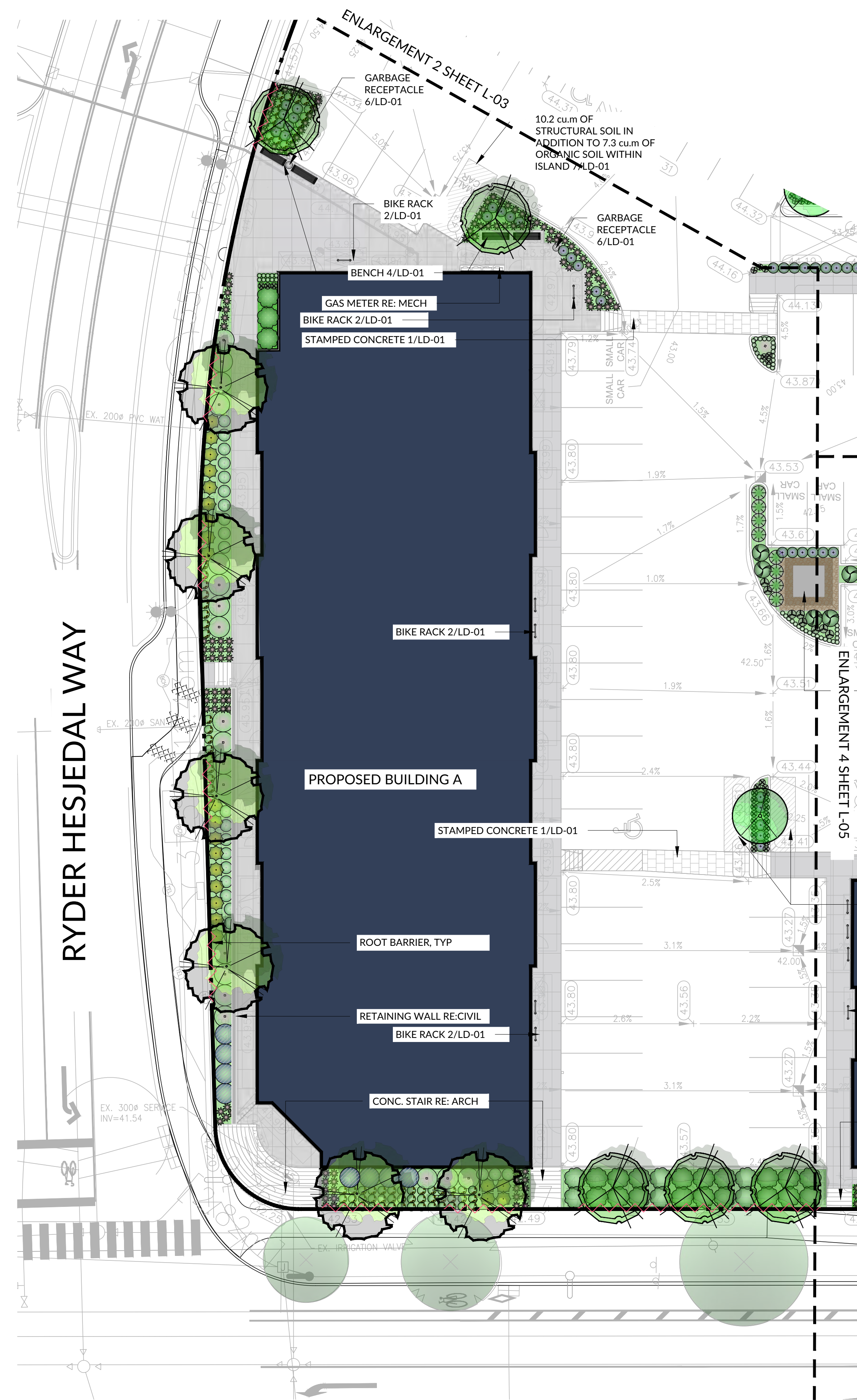


Drawing Title: **LANDSCAPE PLAN**

Project #: **C24-28**

Municipal #: \_\_\_\_\_

Drawing #: **L-01**

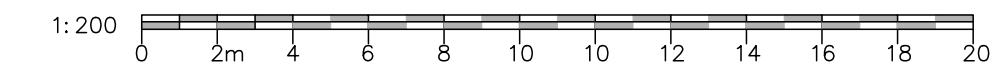


PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>SHRUBS</b>						
[Symbol]	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
[Symbol]	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
[Symbol]	18	Forsythia x intermedia 'Courtaso'	Gold Tide Forsythia	#3 Pot	0.75m	
[Symbol]	43	Juniperus sabina 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
[Symbol]	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
[Symbol]	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
[Symbol]	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
[Symbol]	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
[Symbol]	95	Camellia	Hybrid Camellia	#3 Pot	1m	
[Symbol]	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
[Symbol]	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
[Symbol]	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
[Symbol]	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
[Symbol]	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
[Symbol]	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
[Symbol]	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
[Symbol]	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
[Symbol]	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
[Symbol]	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
[Symbol]	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

**LEGEND**

- SOD
- PLANTING MEDIUM
- CONCRETE SIDEWALK
- STAMPED CONCRETE
- GRAVEL
- RETAINING WALL RECIVIL
- BIKE RACK
- BENCH
- TABLE
- PROPERTY LINE
- ROOT BARRIER  
DeepRoot UB 18-2  
Install as per manufacturer instructions
- EXISTING TREE TO REMAIN



Project:  
**ASTRIA ARBUTUS LANDING**

Location:  
**3615 RYDER HESJEDAL WAY  
COLWOOD, BC**

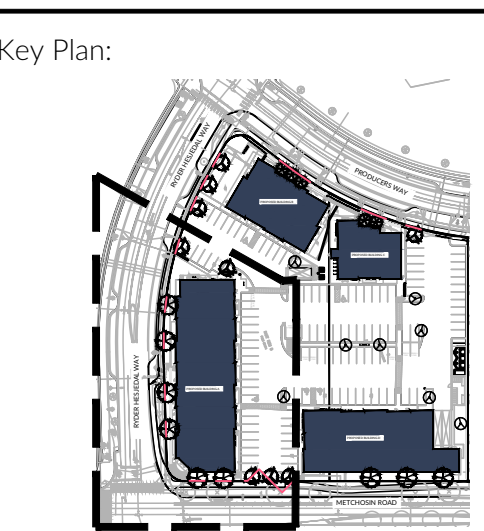
NOT FOR CONSTRUCTION

Drawn: **MM**

Approved: **MM**

Scale:  
**1:200**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.



No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

**REVISIONS TABLE FOR DRAWINGS**

PROFESSIONAL STAMP/SEAL

Drawing Title:  
**ENLARGEMENT 1 BUILDING A**

Project #: **C24-28**      Municipal #:      Drawing #: **L-02**



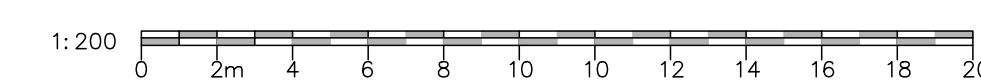
**PLANT LIST - ENTIRE SITE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>SHRUBS</b>						
	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
	18	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	#3 Pot	0.75m	
	43	Juniperus sabinna 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
	95	Camellia	Hybrid Camellia	#3 Pot	1m	
	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

**TREE LIST - ENTIRE SITE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- SOD
  - PLANTING MEDIUM
  - CONCRETE SIDEWALK
  - STAMPED CONCRETE
  - GRAVEL
  - RETAINING WALL RE-CIVIL
  - BIKE RACK
  - BENCH
  - TABLE
  - PROPERTY LINE
  - ROOT BARRIER  
DeepRoot UB 18-2  
Install as per manufacturer instructions
  - EXISTING TREE TO REMAIN



Project:  
**ASTRIA ARBUTUS LANDING**

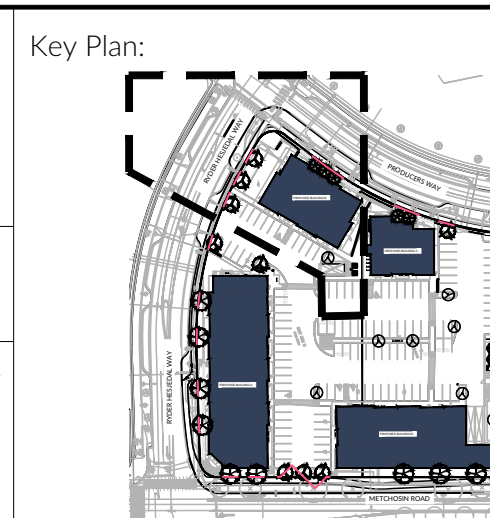
Location:  
**3615 RYDER HESJEDAL WAY  
COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale:  
**1:200**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.



**REVISIONS TABLE FOR DRAWINGS**

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

PROFESSIONAL STAMP/SEAL



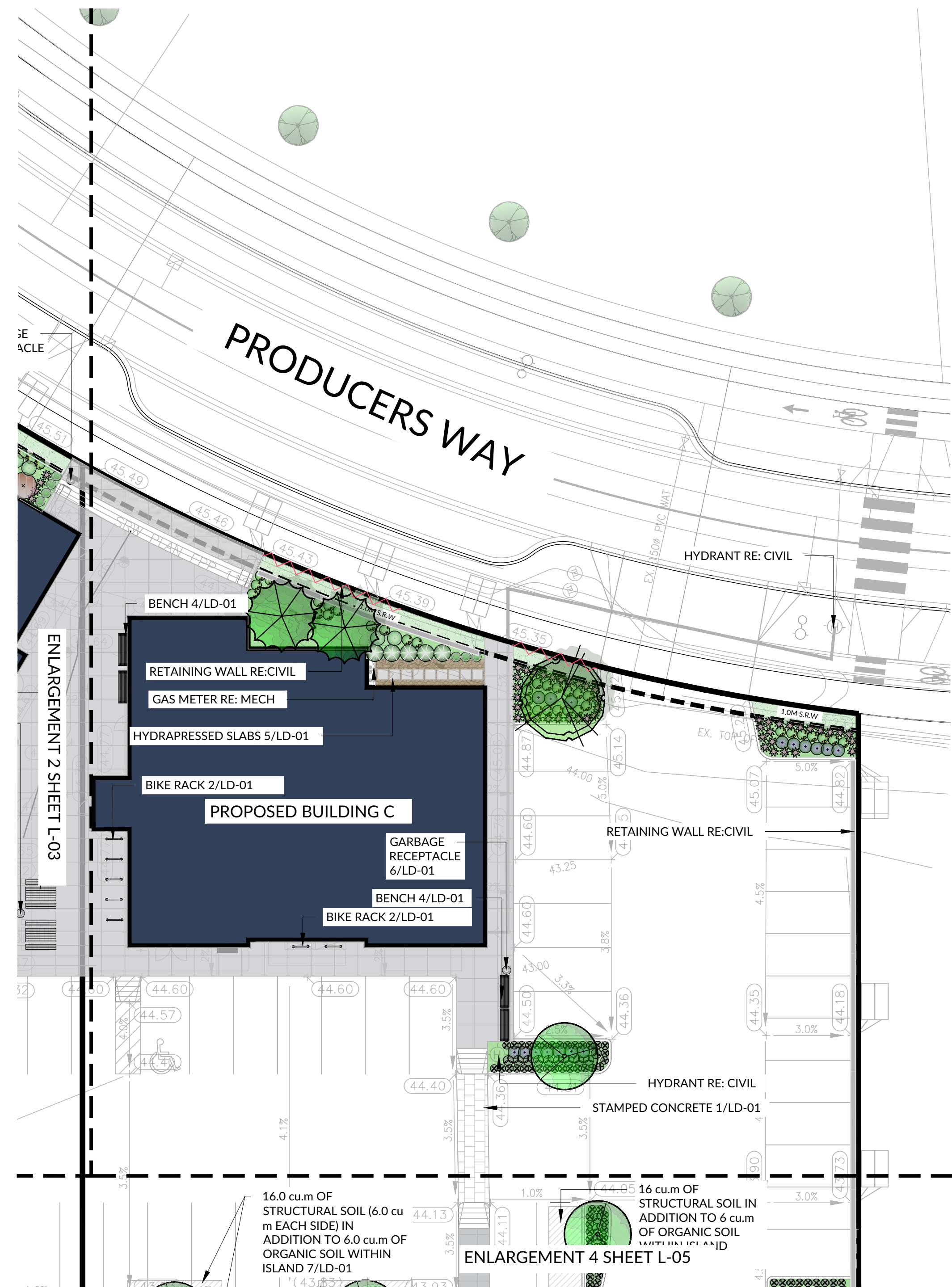
Drawing Title:  
**ENLARGEMENT 2 BUILDING B**

Project #:  
**C24-28**

Municipal #:

Drawing #:

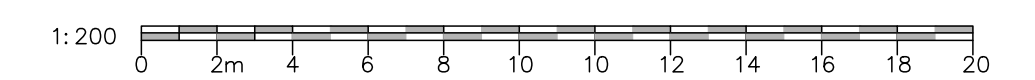
**L-03**



PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>SHRUBS</b>						
	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
	18	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	#3 Pot	0.75m	
	43	Juniperus sabinna 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
	95	Camellia	Hybrid Camellia	#3 Pot	1m	
	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	64	Hakonechloa macro 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

TREE LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- SOD
  - PLANTING MEDIUM
  - CONCRETE SIDEWALK
  - STAMPED CONCRETE
  - GRAVEL
  - RETAINING WALL RE-CIVIL
  - BIKE RACK
  - BENCH
  - TABLE
  - PROPERTY LINE
  - ROOT BARRIER  
DeepRoot UB 18-2  
Install as per manufacturer instructions
  - EXISTING TREE TO REMAIN



Project:  
**ASTRIA ARBUTUS LANDING**

Location:  
**3615 RYDER HESJEDAL WAY  
COLWOOD, BC**

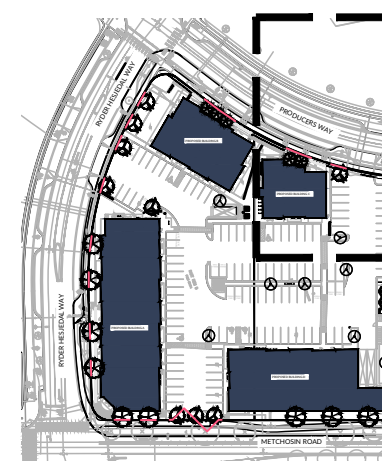
Drawn: **MM**

Approved: **MM**

Scale:  
**1:200**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.

Key Plan:



No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

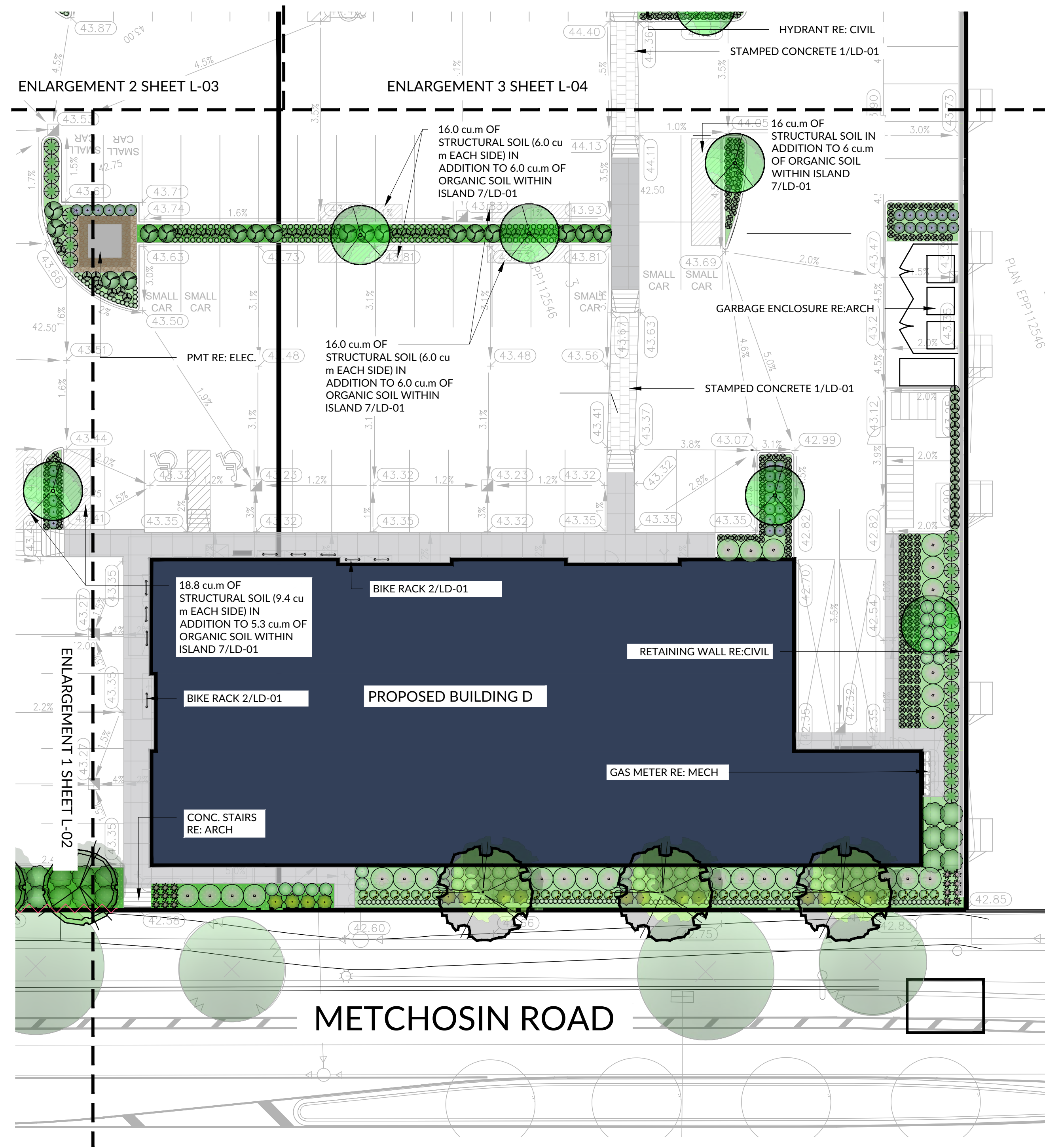
REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL



Drawing Title:  
**ENLARGEMENT 3 BUILDING C**

Project #: **C24-28**      Municipal #:      Drawing #: **L-04**



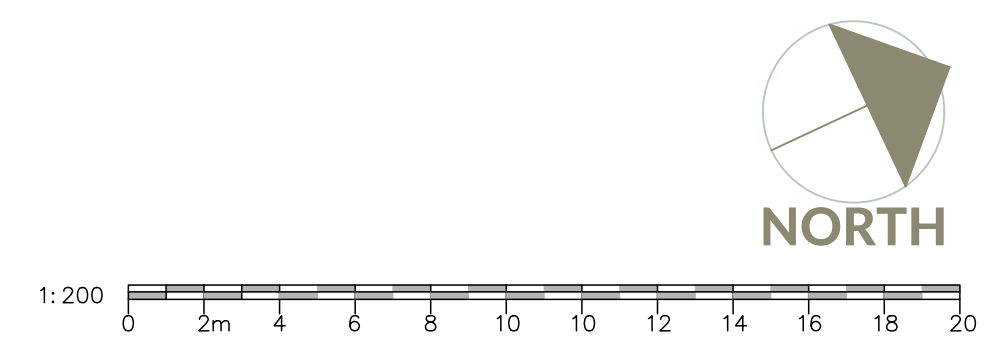
**PLANT LIST - ENTIRE SITE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>SHRUBS</b>						
[Symbol]	29	Thuja Occidentalis 'Smaragd'	Emerald Green Cedar	#3 Pot	1m	
[Symbol]	113	Royal Burgundy Japanese Barberry	Royal Burgundy Japanese Barberry	#3 Pot	1m	
[Symbol]	18	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	#3 Pot	0.75m	
[Symbol]	43	Juniperus sabinia 'Arcadia'	Arcadia Juniper	#3 Pot	1m	
[Symbol]	16	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Pot	As Shown	
[Symbol]	13	Sambucus nigra 'Gerda'	Black Elderberry 'Gerda'	#2 Pot	As Shown	
[Symbol]	11	Ceanothus thy. 'Victoria'	Victoria California Lilac	#3 Pot	As Shown	
[Symbol]	53	Hydrangea Arborescens 'Annabelle'	Smooth Hydrangea	#5 Pot	1m	
[Symbol]	95	Camellia	Hybrid Camellia	#3 Pot	1m	
[Symbol]	43	Rhododendron 'Blue Danube'	Evergreen Azalea	#5 Pot	0.75m	
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
[Symbol]	64	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	#1 Pot	As Shown	
[Symbol]	223	Aurinia saxatilis 'Basket Of Gold'	Basket Of Gold Alyssum	#1 Pot	As Shown	
[Symbol]	38	Carex Tumulicola	Berkeley sedge	#1 Pot	As Shown	
[Symbol]	263	Calluna Vulgaris 'Spring Torch'	Spring Torch Heather	#1 Pot	As Shown	
[Symbol]	245	Achillea 'Coronation Gold'	Yarrow 'Coronation Gold'	#1 Pot	As Shown	
[Symbol]	192	Lavandula Angustifolia 'Hidcote'	Lavender	#2 Pot	As Shown	

**TREE LIST - ENTIRE SITE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
[Symbol]	9	Betula utilis 'var. Jacquemontii'	Whitebark Himalayan Birch	7cm Cal.	As Shown	W.B.
[Symbol]	9	Acer Pensylvanicum	Moosewood	7cm Cal.	As Shown	W.B.
[Symbol]	8	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	7cm Cal.	As Shown	W.B.
<b>CONIFEROUS TREES</b>						
[Symbol]	5	Chamaecyparis nootkatensis 'Glauca'	Blue Nootka Cypress	3.0m ht.	As Shown	B&B

- LEGEND**
- [Green Box] SOD
  - [Light Green Box] PLANTING MEDIUM
  - [Grey Box] CONCRETE SIDEWALK
  - [Grid Pattern] STAMPED CONCRETE
  - [Brown Box] GRAVEL
  - [Grey Line] RETAINING WALL RE: CIVIL
  - [Bike Icon] BIKE RACK
  - [Black Line] BENCH
  - [Table Icon] TABLE
  - [Dashed Line] PROPERTY LINE
  - [Red Wavy Line] ROOT BARRIER DeepRoot UB 18-2 Install as per manufacturer instructions
  - [Green Circle] EXISTING TREE TO REMAIN



Project: **ASTRIA ARBUTUS LANDING**

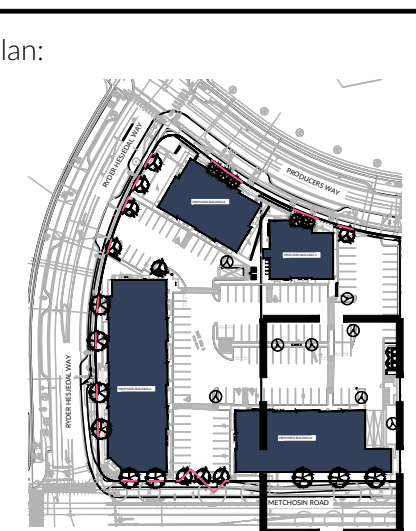
Location: **3615 RYDER HESJEDAL WAY COLWOOD, BC**

Drawn: **MM**

Approved: **MM**

Scale: **1:200**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.



**REVISIONS TABLE FOR DRAWINGS**

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

PROFESSIONAL STAMP/SEAL

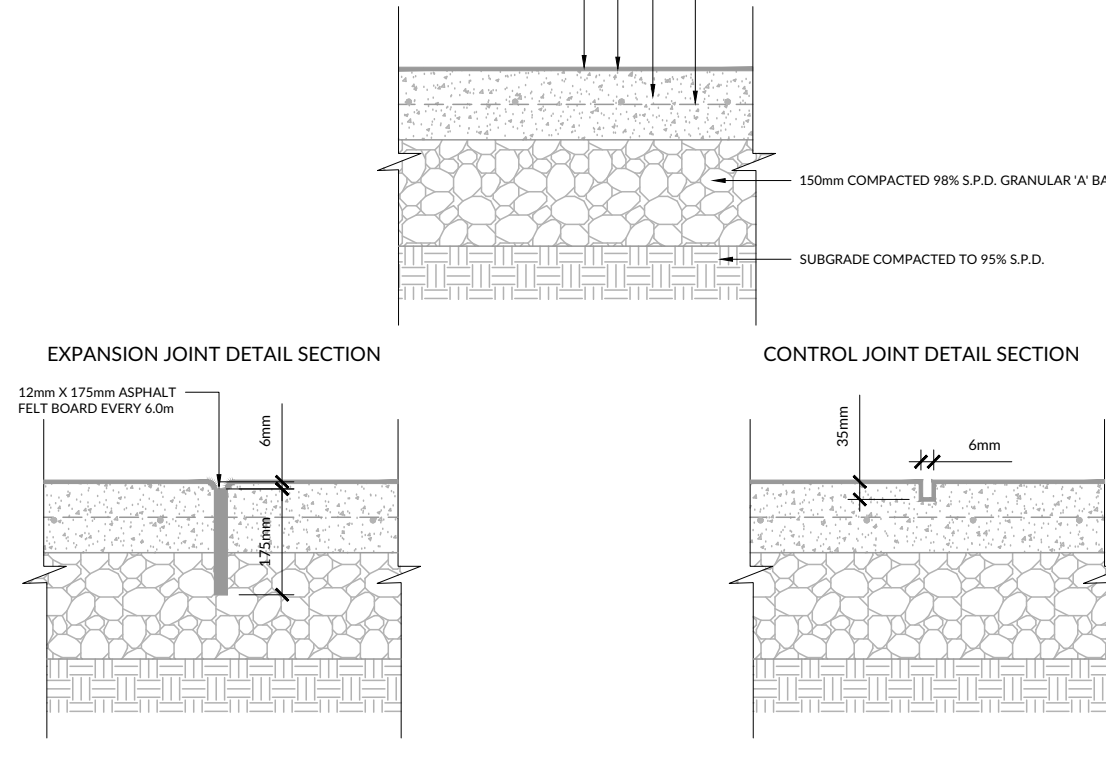
Drawing Title: **ENLARGEMENT 4 BUILDING D**

Project #: **C24-28**      Municipal #: \_\_\_\_\_      Drawing #: **L-05**

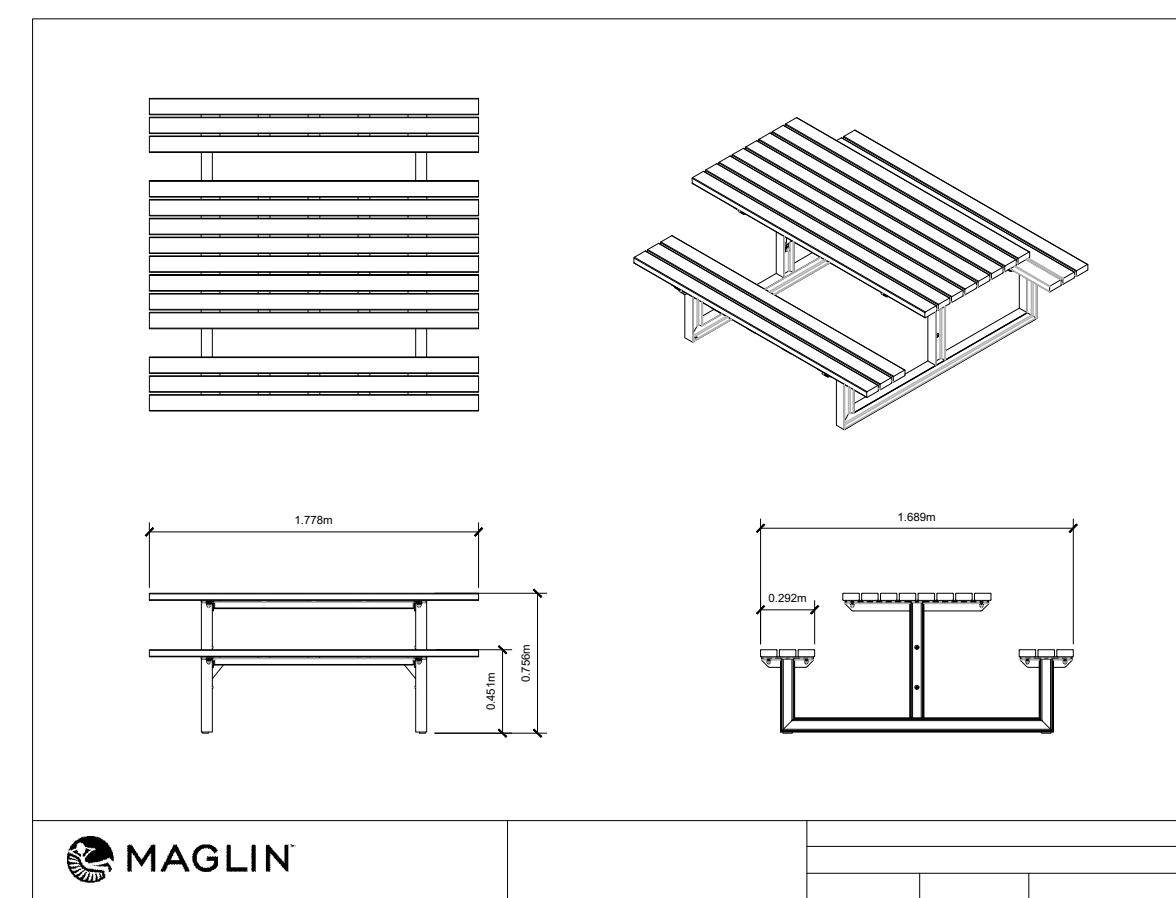
**NOTES:**

- CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
- CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
- EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
- CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTRELINE OF 4.0m WIDTH WALKWAY.
- CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
- ALL DIMENSIONS ARE IN MILLIMETRES.

**STAMPED CONCRETE SPECIFICATIONS**  
 PATTERN: OFFSET RUNNING BOND  
 INTEGRAL COLOUR: LIGHT GREY  
 ANTIQUE RELEASE: SMOKEY BEIGE  
 MANUFACTURER: BRICKFORM  
 CONTACT: WWW.BRICKFORM.COM

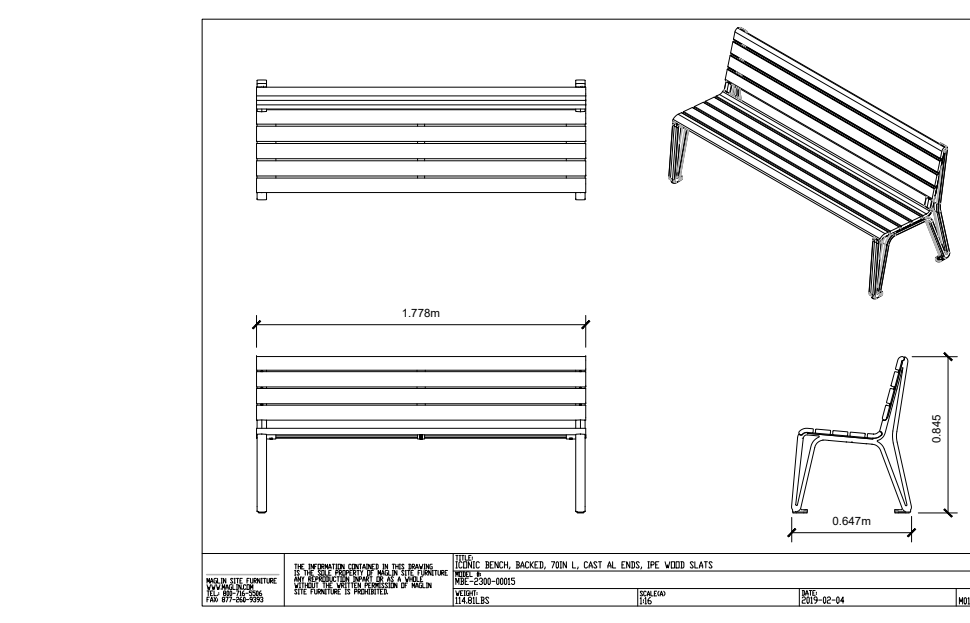


**MANUFACTURER: ULINE**  
**MODEL NUMBER: H-6572**  
**COLOUR: ORION BLUE**  
**INSTALLATION: SURFACE MOUNT**  
**QUANTITY: 22**



**MANUFACTURER: MAGLIN**  
**MODEL NUMBER: 210 CLUSTER SEATING**  
**MATERIAL: IPE WOOD**  
**COLOUR: BLACK**  
**INSTALLATION: SURFACE MOUNT**  
**QUANTITY: 2**

1-800-716-5506

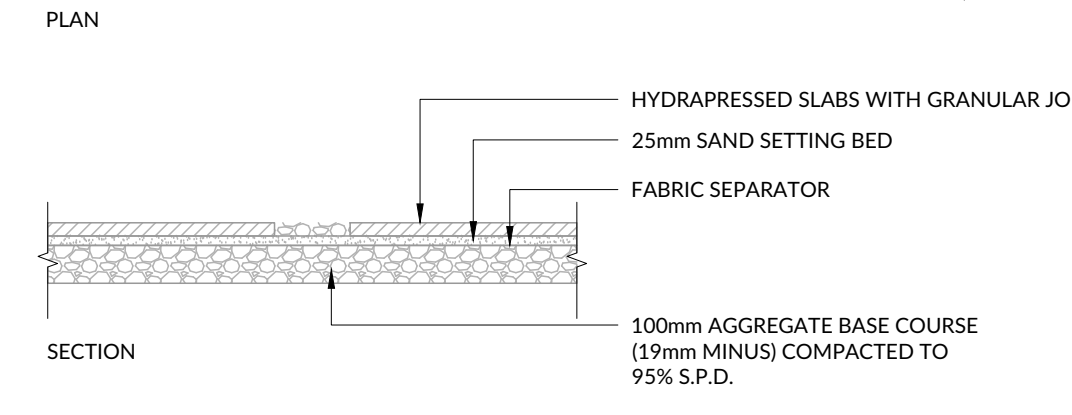
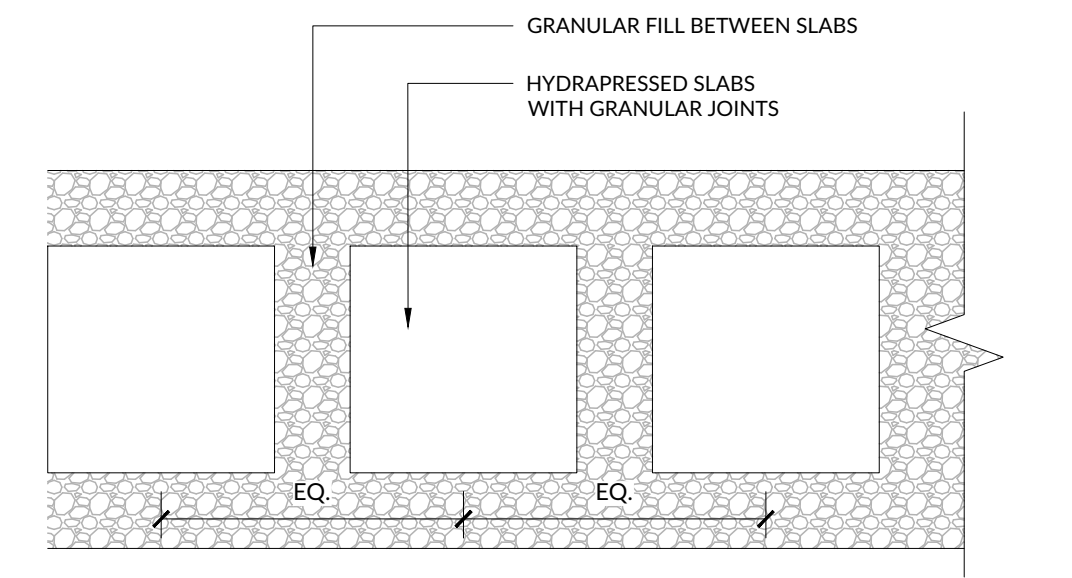


**MANUFACTURER: MAGLIN**  
**MODEL NUMBER: 2300 BACKED BENCH**  
**MATERIAL: IPE WOOD**  
**COLOUR: BLACK**  
**INSTALLATION: SURFACE MOUNT**  
**QUANTITY: 2**

1-800-716-5506

**NOTES:**

- SLABS TO BE EQUALLY SPACED BETWEEN ADJACENT SURFACES
- INSTALL ALL COMPONENTS AS PER MANUFACTURERS SPECIFICATIONS



**UNIT PAVER SPECIFICATIONS**  
**MODEL: TEXADA**  
**SIZE: 610mm x 610mm**  
**COLOUR: CHARCOAL**  
**SUPPLIER: BELGARD**  
**WEBSITE: belgard.com**

**1 STAMPED CONCRETE** N.T.S.

**2 BIKE RACK** N.T.S.

**3 TABLE SEATING** N.T.S.

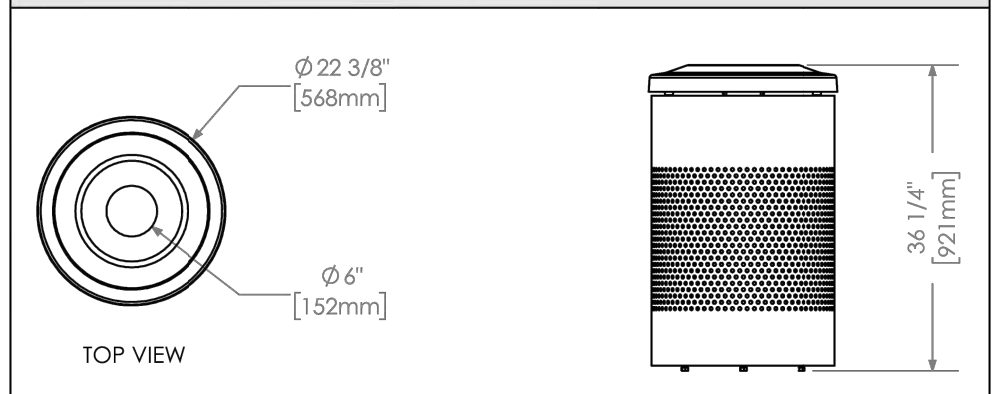
**4 BENCH** N.T.S.

**5 HYDRAPRESSED SLABS** N.T.S.

**MRR-0600-00001**  
 Legacy # MTR-0600-00003



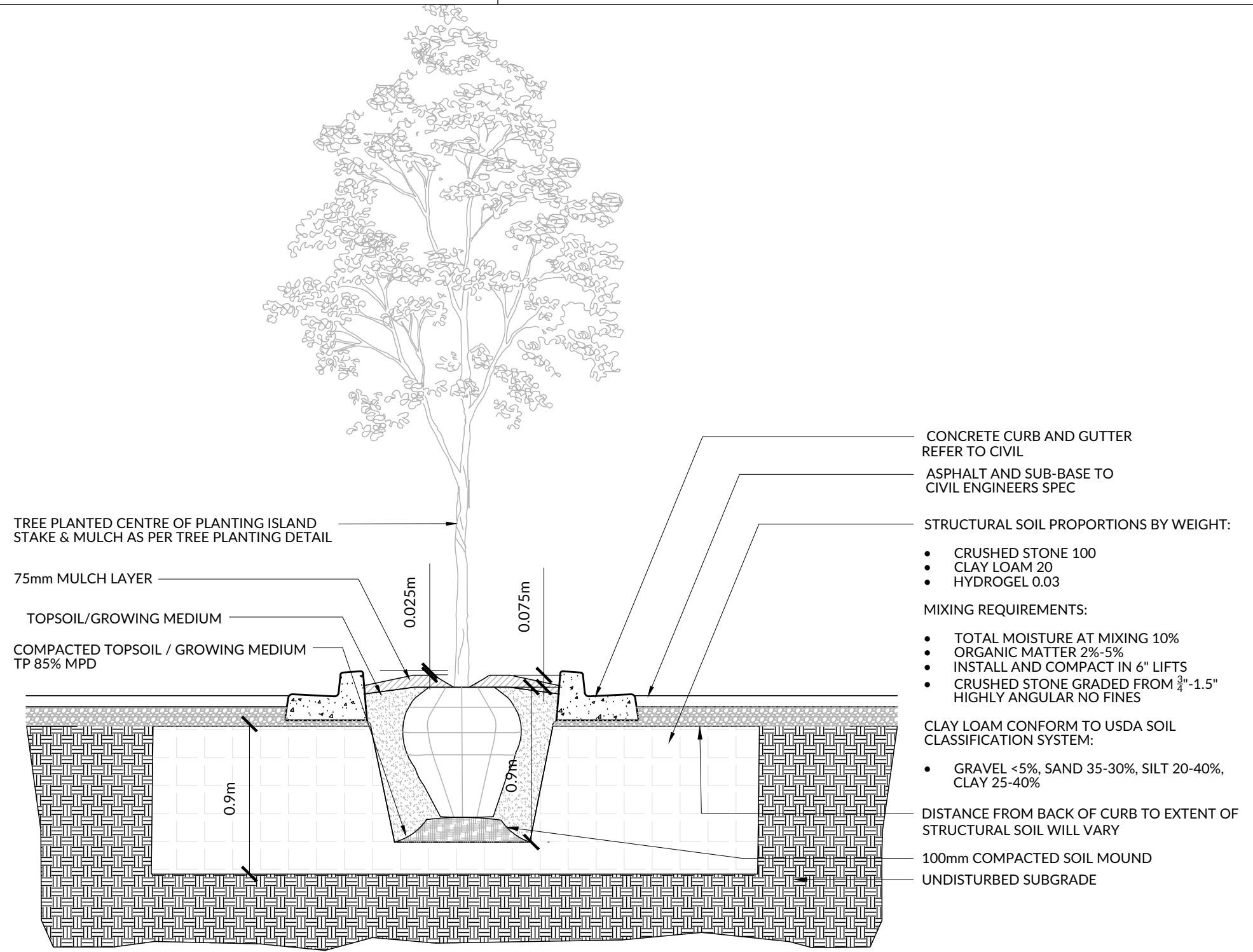
**DESCRIPTION:** 600 Series - 600 Recycle Receptacle: Steel Frame, Metal Hinged Lid, Bottle/Cans Lid Opening, 1 x 32 Gallon Polyethylene Liner, Vinyl Graphics  
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** The recycle receptacle is delivered pre-assembled. There are 3 leveling feet and one 9/16" hole in the center of the base for anchoring.  
**TO SPECIFY:** Select MRR-0600-00001  
 Choose:  
 - Powdercoat Color  
 - Vinyl Graphics (Fill out approval form)



**MAGLIN**  
 Site Furniture  
 1 800 716 5506  
 2 877 262 8888  
 www.maglin.com  
 sales@maglin.com

**MANUFACTURER: MAGLIN**  
**MODEL NUMBER: MRR-0600-00001**  
**COLOUR: MATTE BLACK**  
**QUANTITY: 6**

**6 GARBAGE RECEPTACLE** N.T.S.



**7 STRUCTURAL SOIL** N.T.S.

Project:	Drawn:	Approved:	Key Plan:
<b>ASTRIA ARBUTUS LANDING</b>	<b>MM</b>	<b>MM</b>	
Location:	Scale:		
<b>3615 RYDER HESJEDAL WAY COLWOOD, BC</b>	<b>AS SHOWN</b>		
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.			

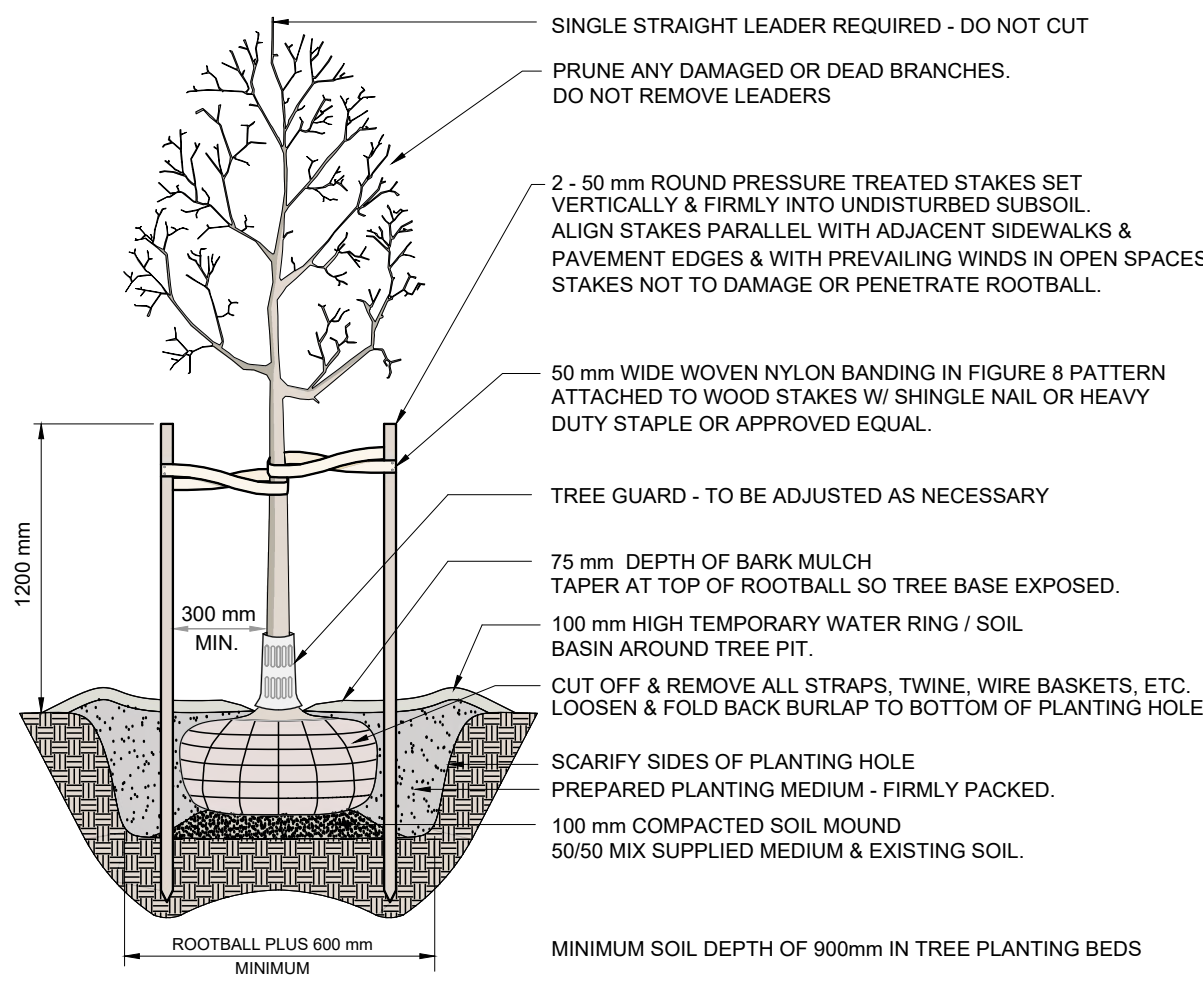
No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

**REVISIONS TABLE FOR DRAWINGS**

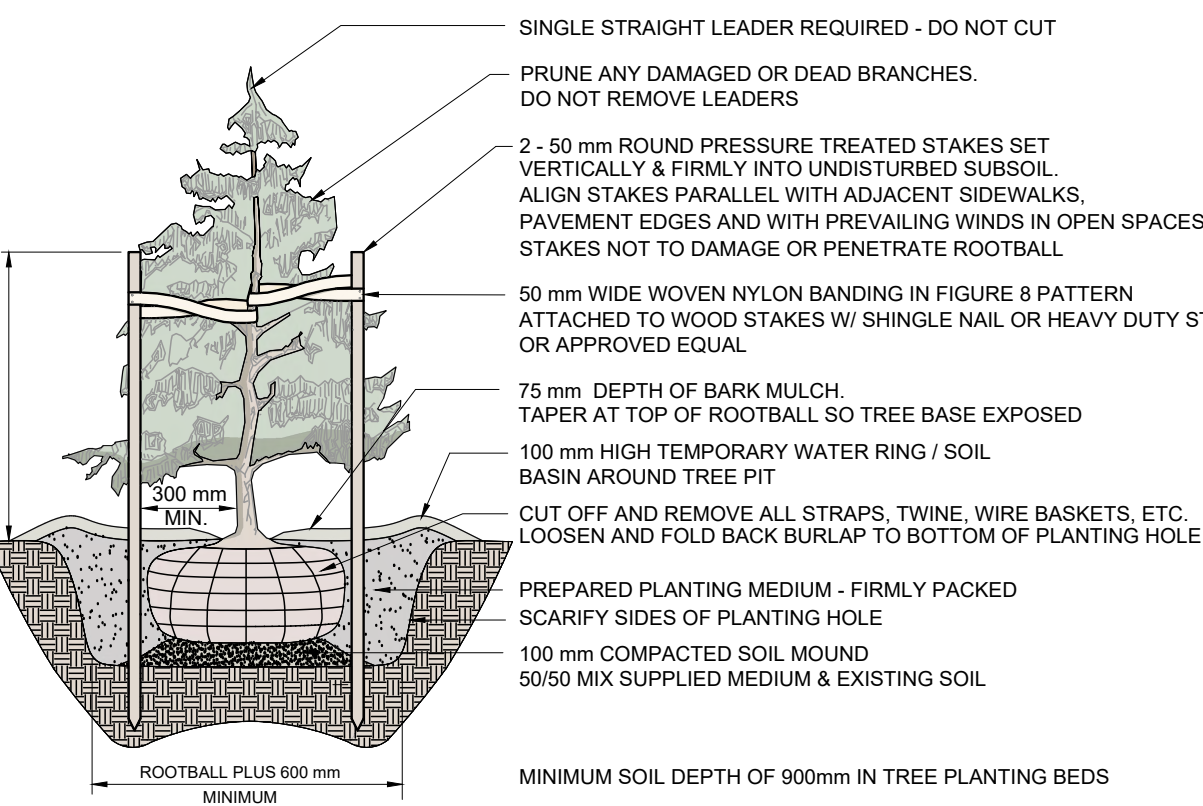
Professional Stamp/Seal	
-------------------------	--



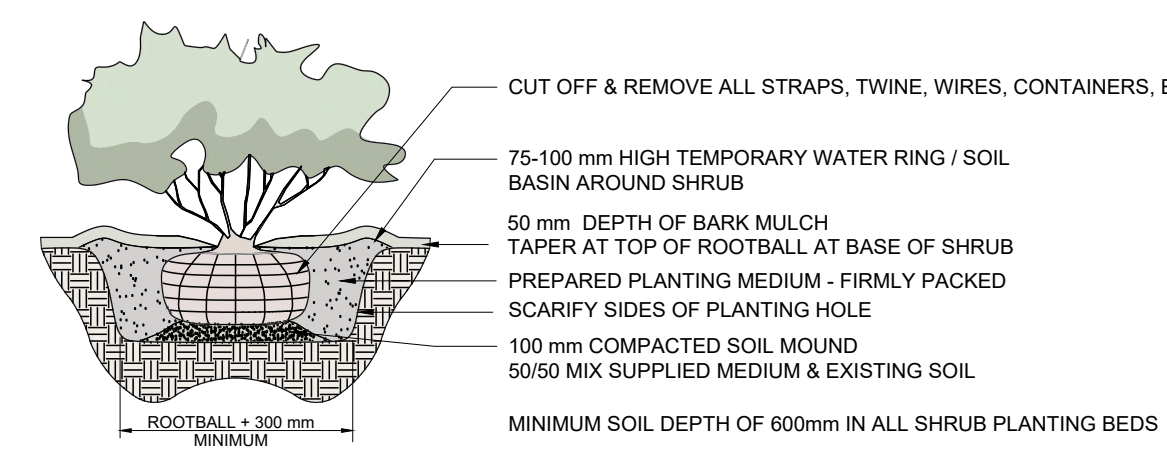
Drawing Title:		
<b>DETAILS</b>		
Project #:	Municipal #:	Drawing #:
<b>C24-28</b>		<b>LD-01</b>



**D1 DECIDUOUS TREE PLANTING** N.T.S.



**D2 CONIFEROUS TREE PLANTING** N.T.S.



**D3 SHRUB PLANTING** N.T.S.

**GENERAL NOTES**

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF-SITE AT LEGAL AND APPROVED LOCATIONS.
- SHOULD ANY DRAWING OR DETAIL CONFLICT WITH THE LANDSCAPE NOTES/MASTER SPECIFICATION FILE THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN TEAM FOR COORDINATION PRIOR TO ORDER, PREPARATION OR INSTALLATION OF SAID CONFLICTING WORKS (TYP).

**PLANTING NOTES**

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS. ANY DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND ON THE DRAWINGS, QUANTITIES FROM THE DRAWING SHALL PREVAIL.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTH IN ALL PLANTING AREAS TO BE A MINIMUM OF 600mm AND A MINIMUM OF 900mm IN PLANTING BEDS WITH TREES.
- THE LANDSCAPE CONTRACTOR MUST SUBMIT A SOIL REPORT/TEST REPORT TO THAT SHOWS THAT GROWING MEDIUMS COMPLY WITH THE STANDARDS IDENTIFIED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION FOR "LEVEL 1, WELL GROOMED LANDSCAPES" AND ARE WITHIN 3.0 MONTHS OF GROWING MEDIUM PLACEMENT.
- THE GENERAL CONTRACTOR SHALL PAY FOR A MINIMUM TWO (2) PLANTING TESTS WILL BE PERFORMED DURING THE COURSE OF CONSTRUCTION TO CONFIRM THAT THE GROWING MEDIUM BEING INSTALLED ON SITE MATCHES THE TEST APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT WILL NOTIFY THE GENERAL CONTRACTOR OF WHEN SAID TESTS WILL OCCUR AND SOIL SAMPLES SHOULD BE MAILED OUT WITHIN 48 HOURS OF THIS NOTICE. FAILURE TO HAVE SOIL MATCH APPROVED MATERIAL COULD RESULT IN REMOVAL, AMENDMENT OR REINSTALLATION OF APPROPRIATE MATERIAL AT THE CONTRACTOR'S EXPENSE. SOIL TESTS SHOULD BE SENT TO PACIFIC SOIL ANALYSIS INCORPORATED OR APPROVED EQUAL TESTING CENTER.  
PACIFIC SOIL ANALYSIS INC.  
SUITE 5-11720 VOYAGEUR WAY, RICHMOND, BC V6X 3G9  
TELEPHONE 604 273 8226
- ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL. MULCH TO BE NON-TOXIC AND COMPLY TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL DEFINED UNDER THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THIS SHOULD BE COMPLIANT WITH "LEVEL 1, WELL GROOMED LANDSCAPES". THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
  - REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR.
  - MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
  - WEED REMOVAL
  - DISEASE CONTROL

**MINIMUM TREE PLANTING CLEARANCES**

- TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
  - STREET LIGHT POLES - 6.0m
  - UTILITY POLES - 3.0m
  - EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
  - SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
  - MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
  - BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
- WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK
- IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB

**SODDING NOTES**

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE

**STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:**

- 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
- 40% CREEPING RED FESCUE
- 20% PERENNIAL RYEGRASS
- USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

**IRRIGATION NOTES**

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES, COMPLY WITH THE CANADIAN ELECTRICAL CODE AND CANADIAN PLUMBING CODE.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS OR HARDSCAPED SURFACES

**BIOSWALE SOIL SPECIFICATION**

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-5%
SAND:	70-80%
Larger than 0.005mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm	
Smaller than 0.05mm	
CLAY:	10-20%
Smaller than 0.002mm	
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste	
ACIDITY(pH):	6.0-6.5

**BOULDER NOTES**

BOULDERS bury average of 0.15-0.25m below surface, size at minimum:

- 00 L - LARGE AT 1m L x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
- 00 M - MEDIUM AT 0.75m L x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
- 00 S - SMALL AT 0.6m L x 0.6m w. x 0.6m ht., 0.40-0.45m above surface, 0.6 tonne each

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

**EXTERIOR FURNISHINGS**

- IT IS EXPECTED THAT THE LANDSCAPE ARCHITECT SHALL SEE A SHOP DRAWING FOR EVERY PIECE OF LANDSCAPE SITE FURNISHING SPECIFIED IN LANDSCAPE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE SHOP DRAWING ACCEPTANCE FROM THE LANDSCAPE ARCHITECT ON ALL COLOURS, INSTALLATION OPTIONS AND AFFILIATED FINISHES THROUGH SHOP DRAWING SUBMITTALS PRIOR TO THE PURCHASE OR INSTALLATION OF SITE FURNISHINGS.
- ALL SITE FURNISHINGS SHOULD BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT IF A CONFLICT OCCURS BETWEEN THE INSTALLATION REQUIREMENTS DEFINED BY MANUFACTURERS AND THE LANDSCAPE SITE PLAN, SPECIFICATIONS, OR DETAILS.

**INSPECTIONS**

- THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SOD OR SEED ARE SUED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF SOD OR SEED. A MINIMUM 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
- THE CONTRACTOR IS RESPONSIBLE TO HAVE THE LANDSCAPE ARCHITECT INSPECT THE SITE FOR FINE GRADING IN AREAS WHERE SLOPES, BERMS OR MOUNDS ARE USED AS PART OF SOFT LANDSCAPING FEATURES PRIOR TO THE INSTALLATION OF PLANT MATERIAL. A MINIMUM OF 7 DAYS NOTICE IS REQUIRED FOR THIS REVIEW.
- THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM A REVIEW AT LOCAL NURSERIES WHO ARE SUPPLYING MAJOR PLANT ORDERS TO THE SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT ANY POINT THAT DOES NOT MEET DRAWING SPECIFICATION OR CANADIAN LANDSCAPE STANDARDS AT ANY TIME, DESPITE ANY REVIEW OF SAID MATERIALS.
- THE LANDSCAPE CONTRACTOR SHOULD PROVIDE THE LANDSCAPE ARCHITECT WITH 5 DAYS NOTICE TO PERFORM ANY SITE REVIEWS TO INSPECT SOIL DEPTH, TREE AND SHRUB PLACEMENT OR REVIEW AN SUBSEQUENT LANDSCAPE ITEMS REQUIRED.

Project:	Drawn:	Approved:	Key Plan:
<b>ASTRIA ARBUTUS LANDING</b>	<b>MM</b>	<b>MM</b>	
Location:	Scale:		
<b>3615 RYDER HESJEDAL WAY COLWOOD, BC</b>	<b>AS SHOWN</b>		
<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF MK DESIGN GROUP. REPRODUCTION OF ANY DOCUMENTS OR DRAWINGS ARE NOT PERMITTED WITHOUT WRITTEN PERMISSION BY MK DESIGN GROUP. DO NOT SCALE DRAWINGS.</small>			

**REVISIONS TABLE FOR DRAWINGS**

No.	By	Description	Date: DD/MM/YY
2	MM	Issued for DP Resubmit	21/01/2025
1	MM	Issued for Tender (PROGRESS)	13/12/2024

PROFESSIONAL STAMP/SEAL



Drawing Title:	
<b>DETAILS</b>	
Project #:	Municipal #:
<b>C24-28</b>	
Drawing #:	
<b>LD-02</b>	

NOT FOR CONSTRUCTION

# Schedule 4



Date: 21-Jan-25  
 Project No: C24-28  
 3615 Ryder Hesjedal Wy,  
 Project Address: Colwood BC  
 Municipal Project No:

## PROPOSED LANDSCAPE COSTS

SOFTSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
<i>Supply &amp; install with 1 year warranty</i>						
1.1	Coniferous Tree	3.0m ht	each	5	\$400.00	\$2,000.00
1.2	Deciduous Tree	7cm cal.	each	26	\$375.00	\$9,750.00
1.3	Shrubs (min 40cm ht)	#2 cont.	each	13	\$22.00	\$286.00
1.4	Shrubs (min 50cm ht)	#3 cont.	each	296	\$32.00	\$9,472.00
1.5	Shrubs (min 150cm ht)	#5 cont.	each	96	\$72.00	\$6,912.00
1.6	Hedging (Thuja)	1.5m ht	each	29	\$45.00	\$1,305.00
1.7	Perennials/Grasses/Ground Cover	#1 cont.	each	833	\$12.50	\$10,412.50
1.8	Perennials/Grasses/Ground Cover	#2 cont.	each	192	\$15.00	\$2,880.00
1.9	Sod + 150mm growing medium	area	m2	48	\$18.00	\$864.00
1.10	Growing Medium	volume	m3	648.045	\$30.00	\$19,441.35
1.11	Composted Bark Mulch	volume	m3	60.6075	\$30.00	\$1,818.23
1.12	Structural Soil	Volume	m3	101.4	\$95.00	\$9,633.00
1.13	Root Barrier	length	lm	95	\$32.00	\$3,040.00
<b>Softscape Total</b>						<b>\$77,814.08</b>

HARDSCAPE		Size	Unit	Qty	Unit Cost	Total Cost
2.0	Stamped Concrete	area	m2	60.3	\$125.00	\$7,537.50
2.1	Concrete Slab	area	m2	45	\$80.00	\$3,600.00
<b>Hardscape Total</b>						<b>\$11,137.50</b>



Date: 21-Jan-25  
 Project No: C24-28

3615 Ryder Hesjedal Wy,  
 Colwood BC

Project Address:  
 Municipal Project No:

SITE FURNISHING		Size	Unit	Qty	Unit Cost	Total Cost
3.0	Benches		each	2	\$1,200.00	\$2,400.00
3.1	Picnic Table		each	2	\$2,000.00	\$4,000.00
3.2	Bike Racks		each	38	\$650.00	\$24,700.00
3.3	Litter Receptacle		each	6	\$800.00	\$4,800.00
3.4	Bike Storage Enclosure		LS	1	\$25,000.00	\$25,000.00
Site Furnishing Total						\$60,900.00

Subtotal \$149,851.58  
 Contingency 15% \$22,477.74

PROPOSED LANDSCAPE TOTAL \$172,329.31  
*plus applicable taxes*



## DEVELOPMENT VARIANCE PERMIT DVP00022

---

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the City of Colwood applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT A, SECTION 53, ESQUIMALT LAND DISTRICT, PLAN EPP141104, & SEC 54  
(110 3615 RYDER HESJEDAL WAY).

3. The *Colwood Sign Bylaw, 1988* is varied as follows:
  - Section 11.c.ii to increase the permitted fascia sign height from 1.2m to 1.5m.

Subject to the following condition:

- That the signage be in substantially in compliance with the sign plans presented when the variance was approved.
4. The following document is attached:
    - Appendix 1: Sign Plans presented to Council for approval.
  5. If the development permitted by this Permit does not substantially commence within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
  6. This Permit is **NOT** a building permit or subdivision approval.

ISSUED ON THIS \_\_\_ DAY OF AUGUST 2026.

---

Jason Johnson  
Chief Administrative Officer



# 3615 Ryder Hesjedal Way

Development Variance Permit Application

DVP00022

Planning and Land Use Committee, July 6, 2026

# Proposal

The applicant is requesting a variance to Section 11.c.ii of the *Colwood Sign Bylaw, 1988* to increase the permitted fascia sign height from 1.2m to 1.5m to permit three fascia signs for a Rexall at 3615 Ryder Hesjedal Way.



# Site Context



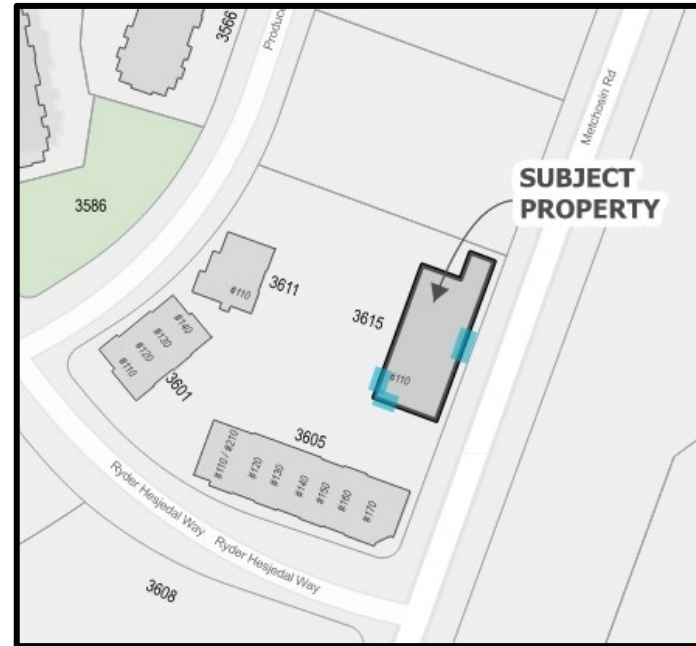
Address: 101-3615  
Ryder Hesjedal Way



Zoned: Comprehensive  
Development 28 (CD28)  
- Area 6

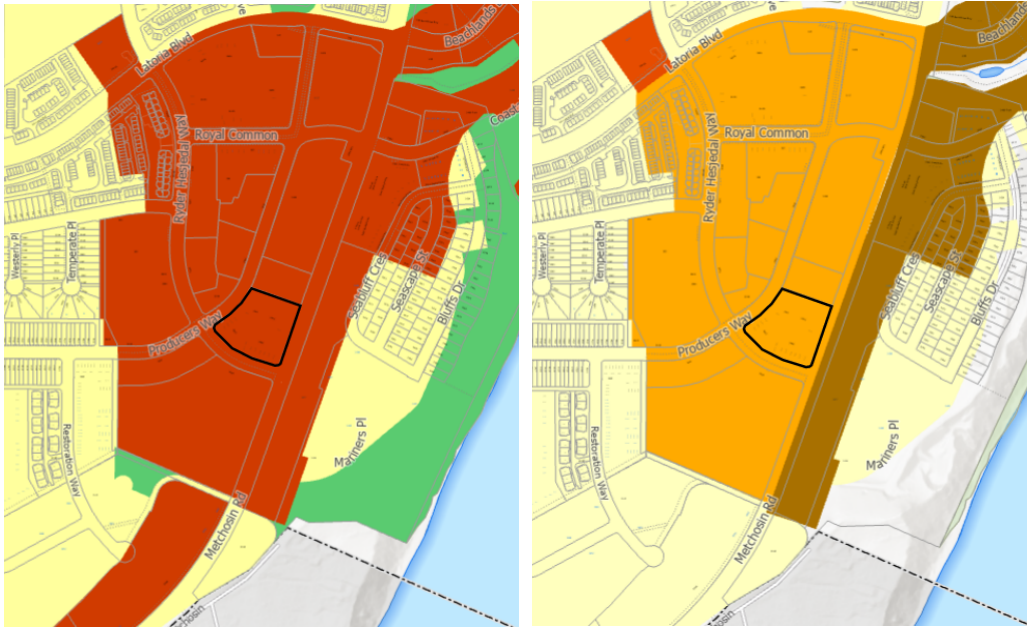


OCP Designation:  
Seaside Village



# Official Community Plan

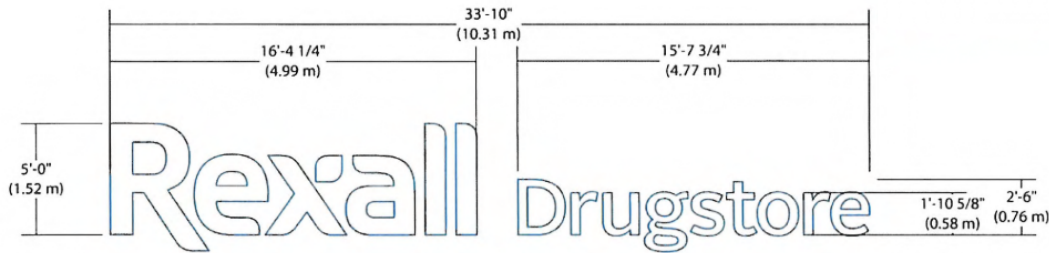
The subject property is located within the Seaside Village Land Use Designation and the Commons Form and Character Development Permit Area



The Commons design guidelines support signage that:

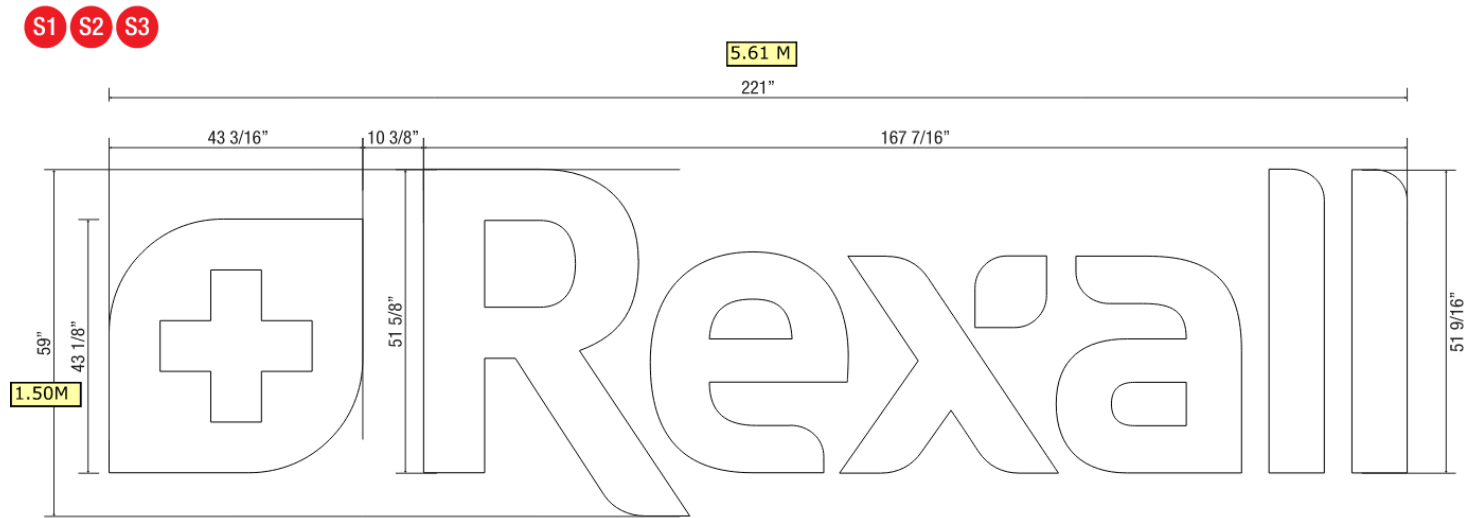
- meets the *Colwood Sign Bylaw, 1988* requirements;
- is complementary to the architectural character of the building and Commons neighbourhood; and
- provides visible signage for all commercial buildings that reflects the business they represent.

# Previously Approved Variance

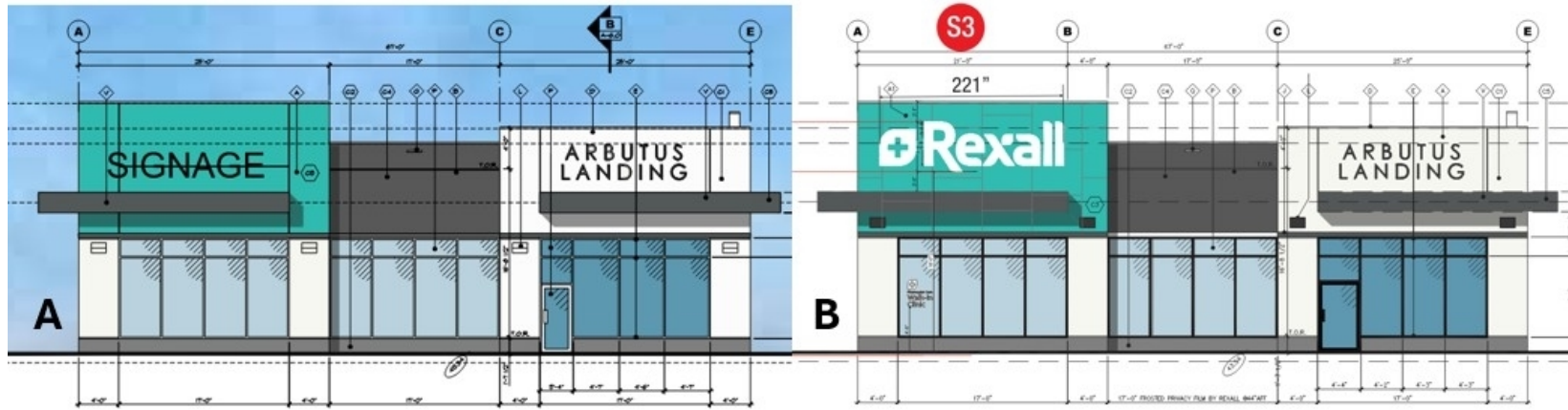


# Colwood Sign Bylaw

Section 11.c.ii sets a 1.2m maximum fascia sign height. The three proposed fascia signs are 1.5m tall.



# Colwood Sign Bylaw



Staff are supportive of the proposed variance request as:

1. The proposed signs align with *Colwood Sign Bylaw, 1988* regulations for fascia sign area and location;
2. The proposed signs align with OCP guidelines to provide signage that is complimentary to the buildings and area, and to provide clear signage for business in commercial buildings;
3. The applicant has already reduced the sign size to better align with City bylaws, and additional reduction are expected to impact the clarity of the signage;
4. The increase in sign height is relatively minor and anticipated to have minimal visual impact; and
5. Council has previously endorsed a variance request to permit over-height signs for the same business at 1880 Island Highway.

# Communication

- Development Notification Signs have been posted on the subject property.
- Notification Postcards will be sent to neighbouring properties within 100m of subject property prior to a Council decision of the variance request.



# Options / Alternatives

## Option 1

THAT Development Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be approved which would have the effect of varying Section 11.c.ii of the *Colwood Sign Bylaw, 1988* to increase the permitted fascia sign height from 1.2m to 1.5m to support the approval of three fascia signs as presented to Planning and Land Use Committee on July 6, 2026; OR

## Option 2

THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be deferred for more information; OR

## Option 3

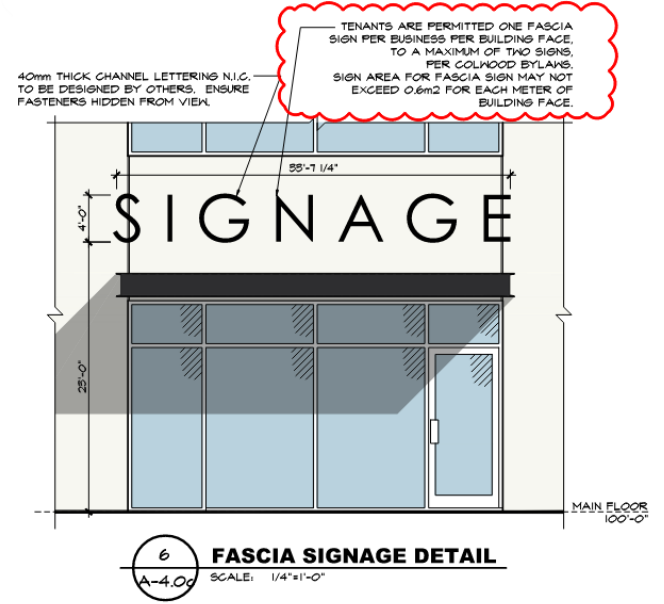
THAT Development Variance Permit DVP00022 for the lands at 3615 Ryder Hesjedal Way be denied; OR

## Option 4

THAT Committee provide another option for Council consideration.

# Questions?

# Previously Approved Development Permit





# Committee Update and Progress Check-In

Planning and Land Use Committee

July 6, 2026

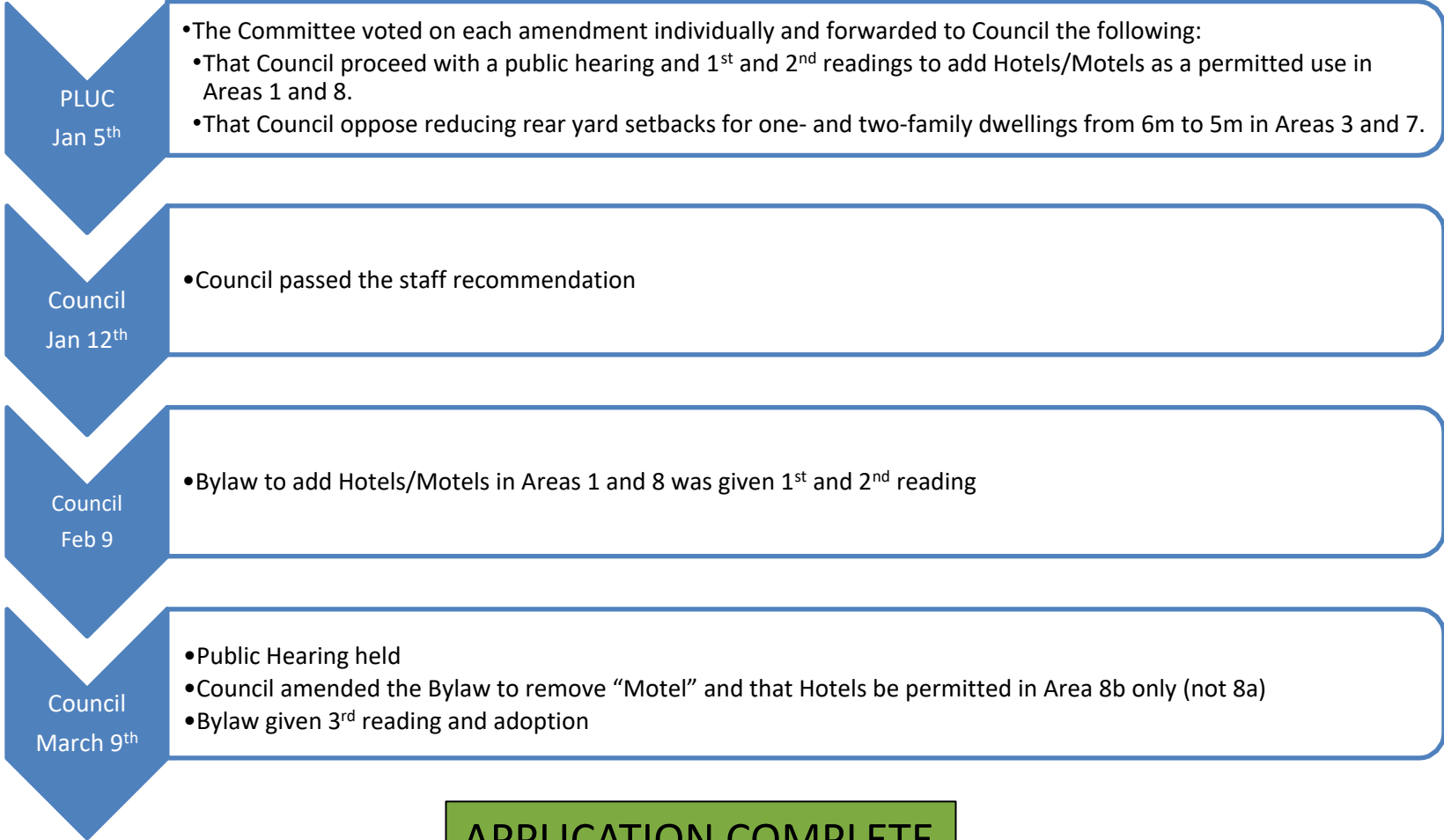
# Purpose

Committee update will occur on a biannual basis

Goal is to update the Committee on the status of applications and agenda items they have reviewed, and to identify their current stage in the process.

# Text Amendments to CD30 Zone (Beachlands)

To add “Hotels and Motels” as a permitted use within Areas 1 and 8 of the CD30 zone.



**APPLICATION COMPLETE**



# Text Amendments to CD30 Zone (Beachlands)

To reduce the rear yard setback from 6m to 5m within Areas 3 and 7 of the CD30 zone.

PLUC  
Jan 5<sup>th</sup>

- The Committee voted on each amendment individually and forwarded to Council the following:
  - That Council proceed with a public hearing and 1<sup>st</sup> and 2<sup>nd</sup> readings to add Hotels/Motels as a permitted use in Areas 1 and 8.
  - That Council oppose reducing rear yard setbacks for one- and two-family dwellings from 6m to 5m in Areas 3 and 7

Council  
Jan 12<sup>th</sup>

- Council passed the staff recommendation to approve reducing the rear yard setback

Council  
Feb 23<sup>rd</sup>

- Bylaw to reduce rear yard setbacks was considered for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading
- Council referred it to staff for clarification

Council  
March 23<sup>rd</sup>

- Bylaw considered for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading
- Council amended the Bylaw to remove Area 7, applying the rear-yard setback change only to Area 3.
- Bylaw received 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading

Council  
March 30<sup>th</sup>

- Bylaw to reduce setback in Area 3 given adoption

APPLICATION COMPLETE

# Bill 44 Implementation - Small-Scale Multi-Unit Housing

Proposed amendments to the Land Use Bylaw and Off-Street Parking Bylaw, to comply with provincial housing legislation (Bills 44 & 25) regarding Small-Scale Multi-Unit Housing (SSMUH)

PLUC  
March 2<sup>nd</sup>

- The Committee forwarded the staff recommendation to endorse the proposed SSMUH methodology, direct staff to prepare bylaw amendments, and consider additional amendments identified in the staff report.

Council  
March 23<sup>rd</sup>

- Staff recommendation was considered
- Referred back to staff

Council  
May 11<sup>rd</sup>

- Council passed the motion to endorse the approach to permitting SSMUH, direct staff to bring forward Bylaw amendments, that staff will return in 6 months, the non-mandated amendments to remove the F&C DP requirement, and an amendment to require 1.5 spaces per unit (instead of the staff recommendation of 1 space per unit)

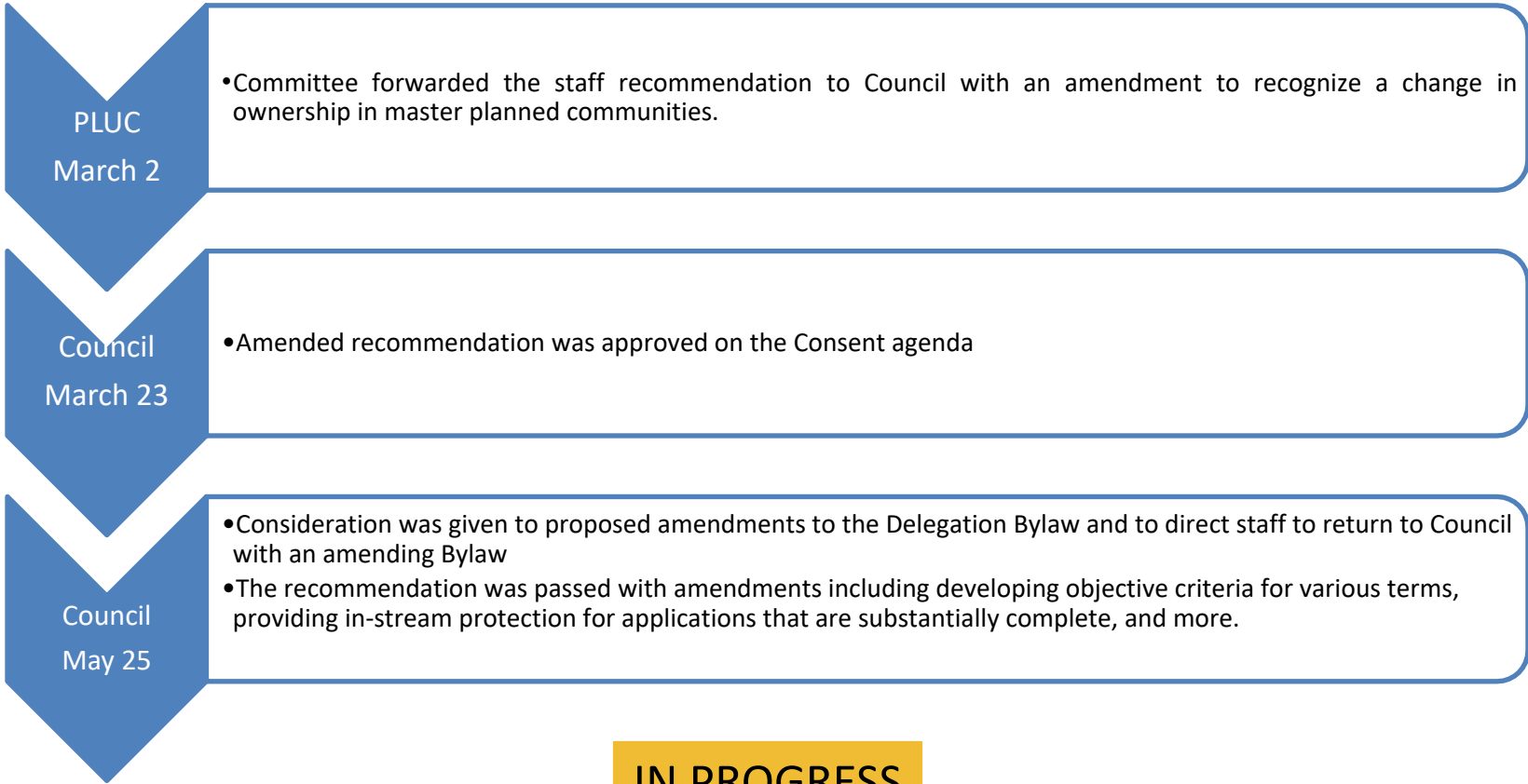
Council  
June 8<sup>th</sup>

- Bylaw considered for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> readings
- Referred back to staff

IN PROGRESS

# Amended Delegation of Authority for Form and Character Development Permits

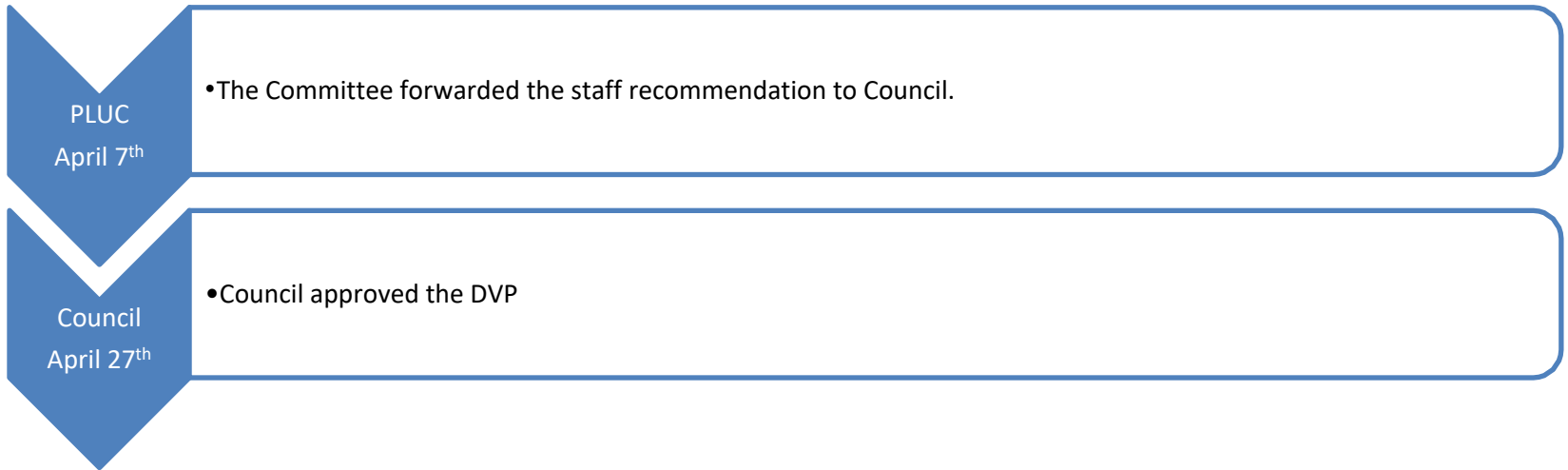
Review and revise delegated authority framework to restore Council approval for major Development Permits and consideration of other delegated powers.



IN PROGRESS

# DVP for 3555 Producers Way (Long-Term Care Facility)

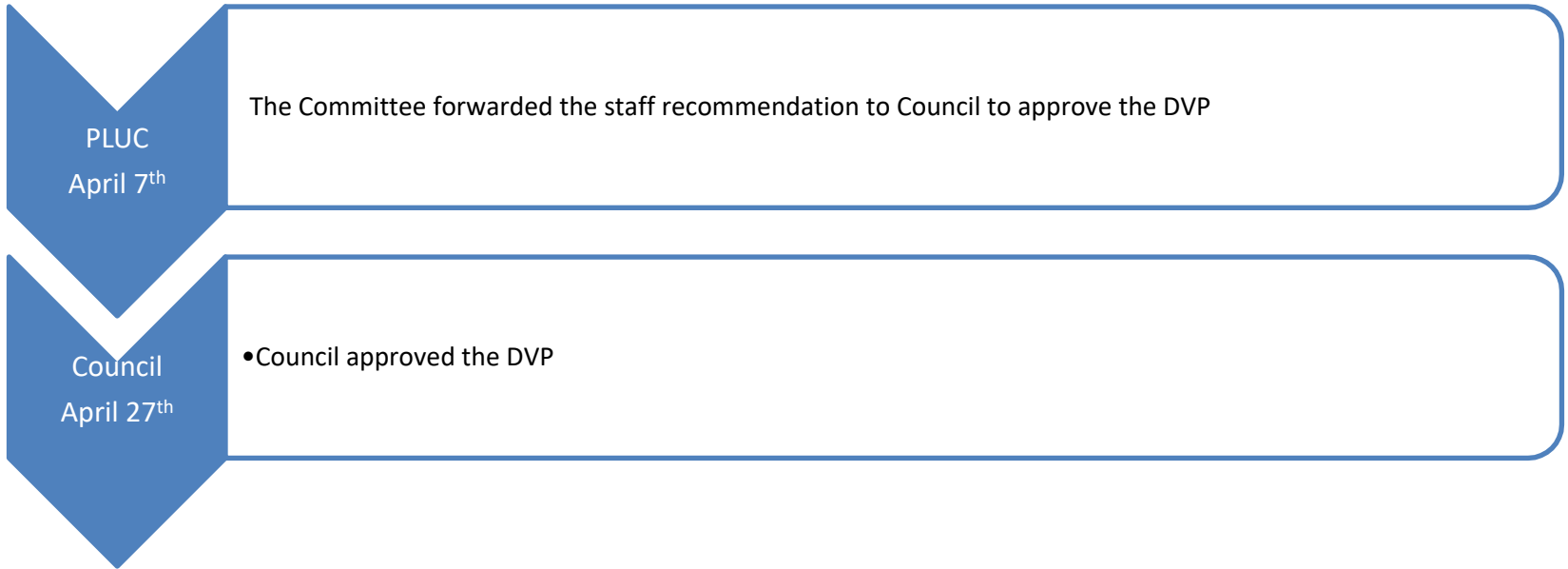
The proposal would vary the Land Use Bylaw to increase the maximum building height for a health care facility from 26.0 m to 29.0 m, increase maximum roof coverage from 12% to 20%, and increase the maximum retaining wall height from 1.2 m to 5.3 m.



APPLICATION COMPLETE

# DVP for 3501 Olympian Way

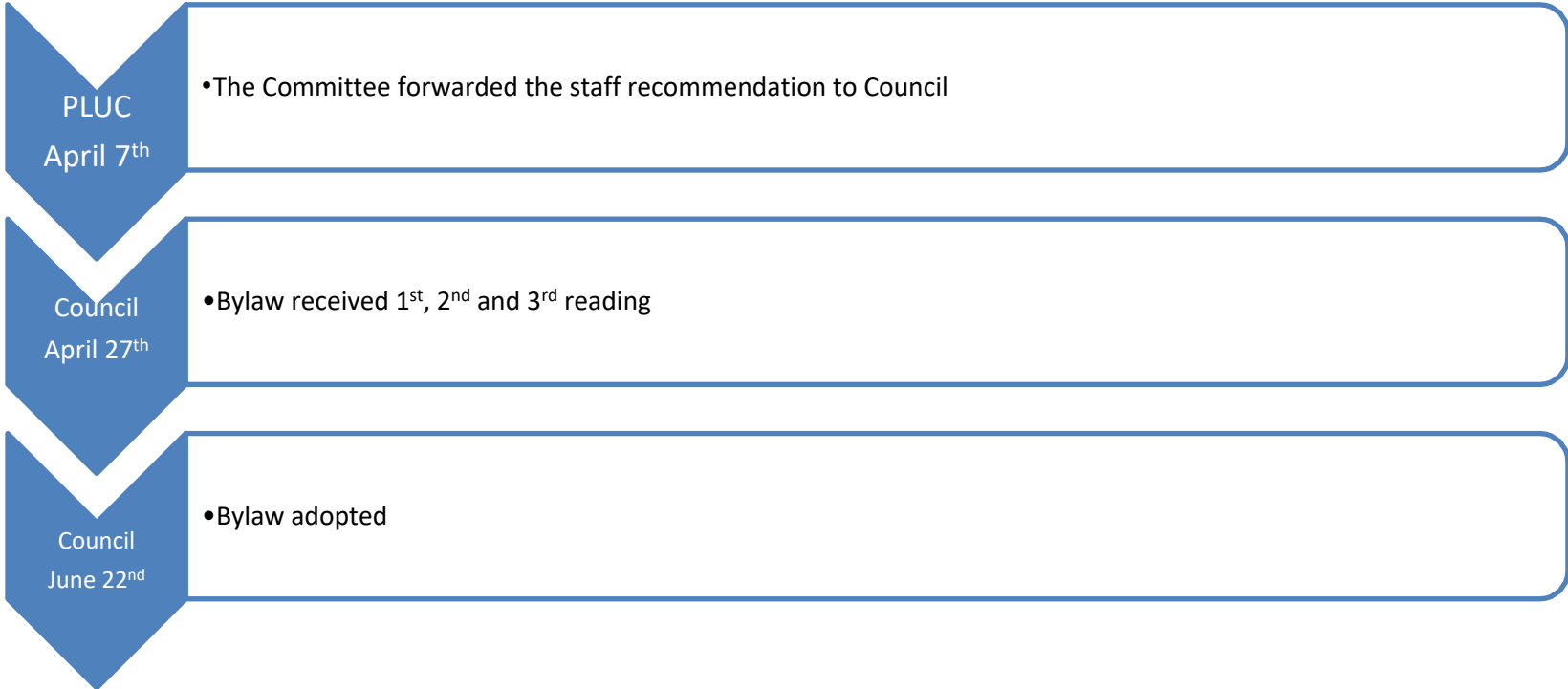
The proposal would vary the Land Use Bylaw to reduce the required flanking street setback from 7.5m to 5.5m



APPLICATION COMPLETE

# Rezoning at 3415 Fulton Road

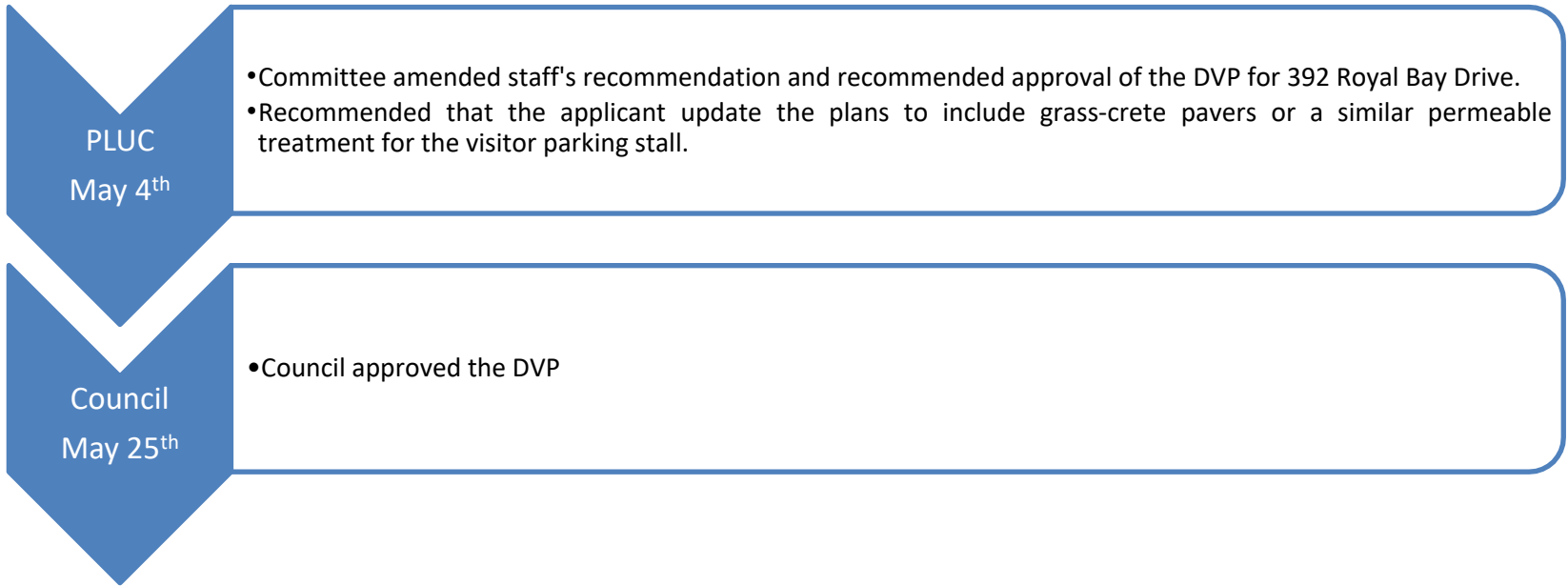
To rezone 3415 Fulton Road from Residential 1 (R1) to Hillside Attached Housing 1 (HAH1) to permit a townhouse development.



APPLICATION COMPLETE

# DVP for 392 Royal Bay Drive

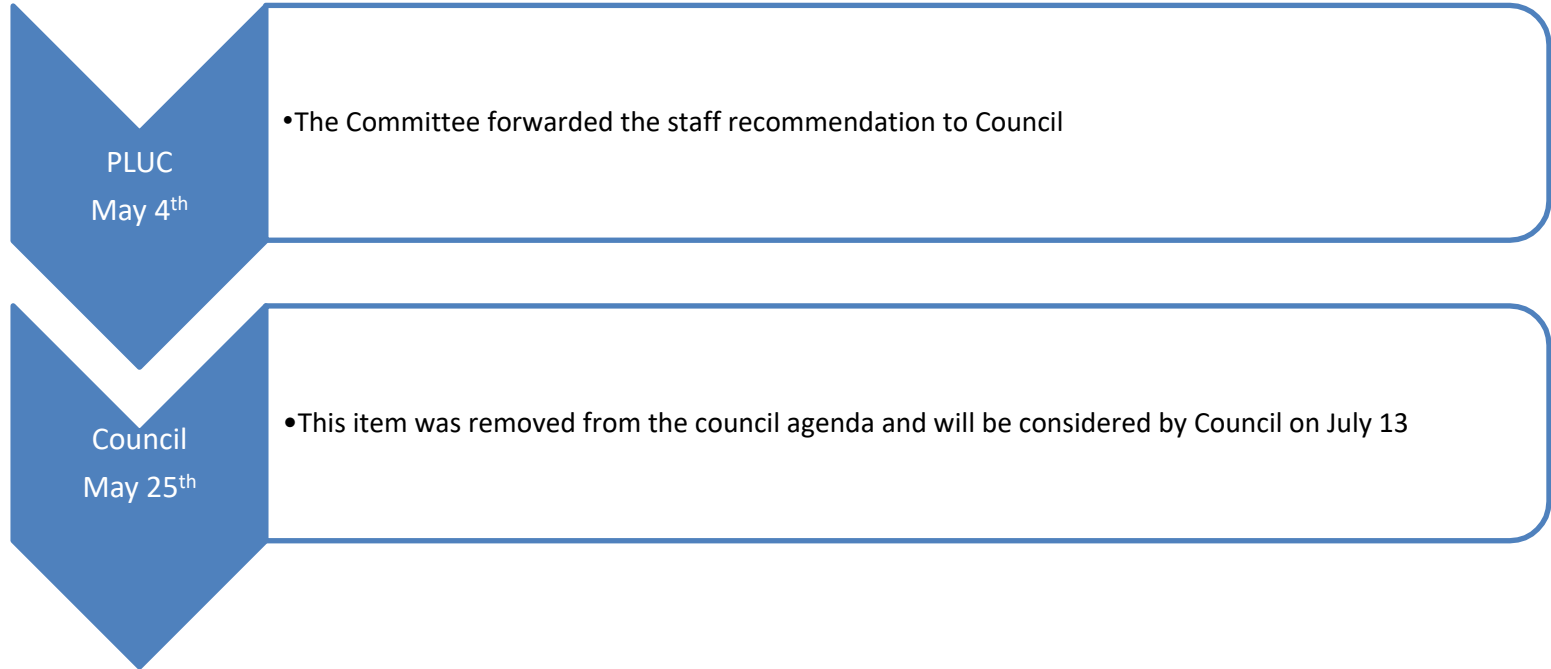
The proposal would vary the Subdivision and Development Servicing Bylaw to reduce the cul-de-sac radius, remove the parking island, and increase the combined driveway width.



APPLICATION COMPLETE

# Rezoning Application for 420 Tamarack Road

To rezone 420 Tamarack Road from Residential 1 (R1) to a new comprehensive development zone to permit a six-storey, 153-unit apartment building.



IN PROGRESS

# Summary

8

Applications/Projects Reviewed  
by Committee

5

Applications have been adopted  
by Council

3

Applications/Projects are still in  
progress

# Questions?