

NELSON STREET RESIDENTIAL DEVELOPMENT



Address:
602 NELSON ST
Folio:
2832.000
Project:
PRJ-000217
Type / Subject:
DEVELOPMENT PERMIT - MFD
Development Permit - 602-612 Nelson St

Date:
Oct 11, 2022
Folder:
DP000206

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2021/10/21	ISSUED FOR LAND USE AMENDMENT
2	2022/09/09	ISSUED FOR DEVELOPMENT PERMIT



PERMIT TO PRACTICE

STAMP



ARCHITECT
casola koppe
ARCHITECTS
#300 - 1410 1st SW, Calgary, Alberta T2R 0V8
bus: (403) 287-9960 fax: (403) 287-9962 info@ckarch.ca

PROJECT NAME AND ADDRESS
**NELSON STREET RESIDENTIAL
DEVELOPMENT**
602 NELSON STREET, ESQUIMALT, BC
LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
TITLE SHEET

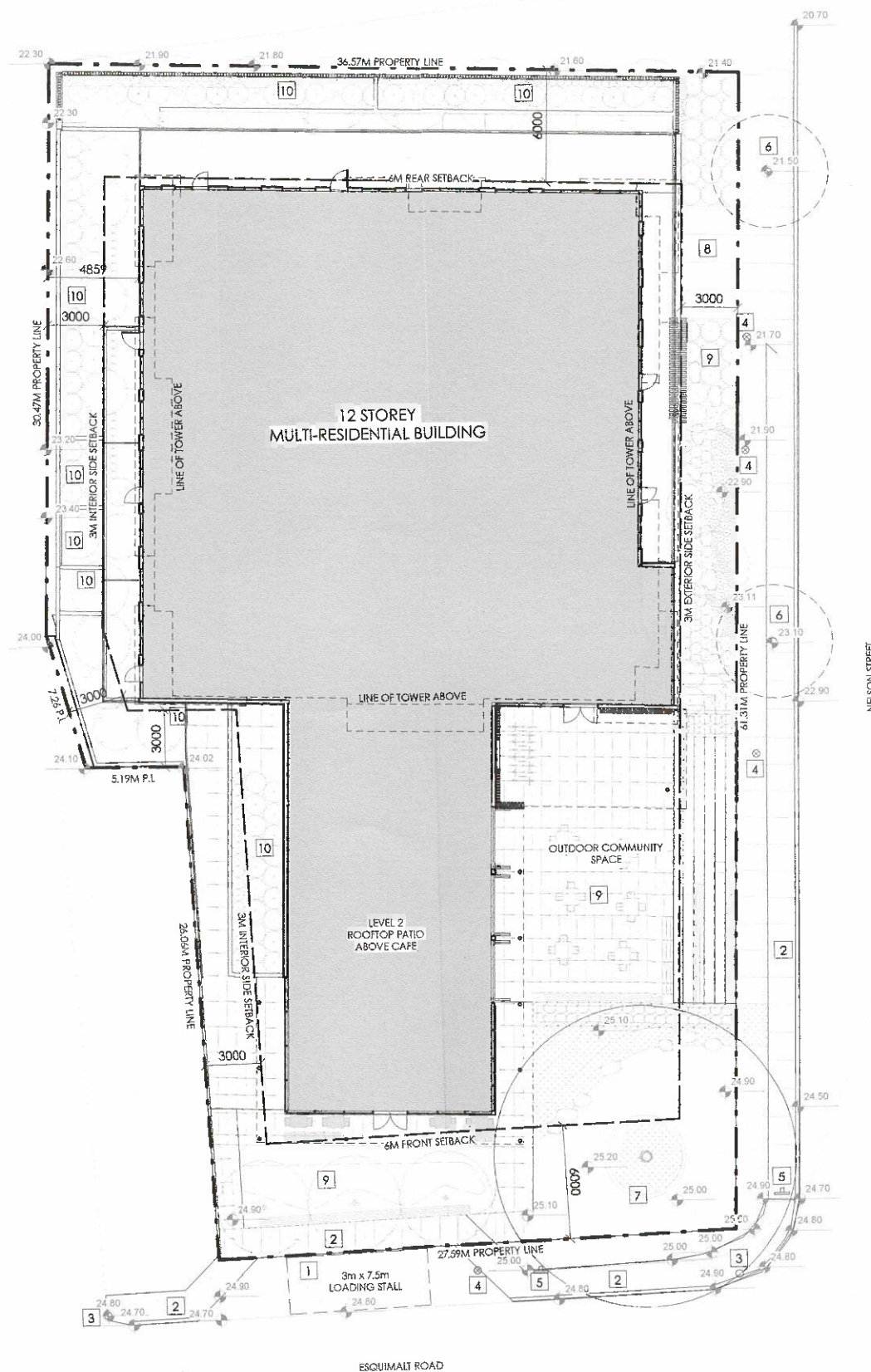
DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm) 2021/05		DPO.00
SCALE AS NOTED		

PROJECT INFORMATION		
SITE AREA	2072 m²	22,302.8 ft² 0.2 Ha
BUILDING TYPE	MULTI-RESIDENTIAL HIGH-RISE	
RESIDENTIAL UNITS	99 RESIDENTIAL UNITS & 10 AFFORDABLE HOUSING UNITS = 109	
ZONING COMPLIANCE TABLE		
BYLAW	PERMITTED	PROVIDED
ZONING	RM-1	CD
DENSITY	N/A	
F.A.R.	0.40	3.39
FRONT SETBACK	7.5M	6M
REAR SETBACK	7.5M	6M
SIDE SETBACK	4.5M	3M
BUILDING HEIGHT	7.5M	12 STOREYS
LOT COVERAGE	40% MAX	49%
AMENITY AREA	5% OF LOT TO BE OPEN USABLE AREA	
PARKING	PERMITTED	PROVIDED
VEHICLE: RESIDENTIAL	2 STALLS / UNIT	1 STALL / MARKET UNIT = 99 STALLS
VEHICLE: VISITOR	N/A	12 STALLS
VEHICLE: COFFEE SHOP	N/A	4 STALLS SHARED WITH VISITOR STALLS
VEHICLE: TOTAL	6 STALLS (2 STALLS X 3 LOTS)	111 STALLS (41 SMALL CAR STALLS)
LOADING STALL	1 STALL	1 STALL
BICYCLE PARKING	N/A	1 STALL / UNIT = 109 SECURE BIKE STALLS

GFA AS PER CITY BYLAW		
Level	Area	SF
LEVEL P3	310.38 m ²	3340.95 SF
LEVEL P2	95.52 m ²	1028.21 SF
LEVEL P1	119.26 m ²	1283.73 SF
LEVEL 1 / AMENITY	655.92 m ²	7040.30 SF
LEVEL 2	528.70 m ²	5690.84 SF
LEVEL 3 / TYPICAL	607.50 m ²	6539.11 SF
LEVEL 4	607.50 m ²	6539.11 SF
LEVEL 5	607.50 m ²	6539.11 SF
LEVEL 6	607.50 m ²	6539.11 SF
LEVEL 7	607.50 m ²	6539.11 SF
LEVEL 8	607.50 m ²	6539.11 SF
LEVEL 9	607.50 m ²	6539.11 SF
LEVEL 10	607.50 m ²	6539.11 SF
LEVEL 11	607.50 m ²	6539.11 SF
LEVEL 12 PH	185.41 m ²	1995.75 SF
Grand total	7362.73 m ²	79251.78 SF

KEYNOTE LEGEND	
1	PROPOSED LOADING STALL 3M X 7.5M
2	NEW CONCRETE SIDEWALK TO CITY OF ESQUIMALT STANDARDS
3	EXISTING UTILITY POLE
4	EXISTING WATER METER
5	EXISTING SIGN POST
6	EXISTING TREE TO BE REMOVED
7	EXISTING TREE TO BE PROTECTED
8	PROPOSED CONCRETE DRIVEWAY TO CITY OF ESQUIMALT STANDARDS
9	PROPOSED LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
10	PROPOSED CONCRETE PLANTER - REFER TO LANDSCAPE DRAWINGS

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109



STATUTORY RIGHT OF WAY
AREA: 500 SM

1
DP1.00
SITE PLAN
1:150

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DRAWING

SITE PLAN

DRAWN BY
SM

JOB NO.
2109

BUILDING PERMIT
#

CHECKED BY
TM

ISSUE DATE (yy/mm)
2021/05

SCALE
AS NOTED

DP1.00

2022-09-08 8:39:18 PM



1 NORTH ELEVATION
DP3.01 1:150

Keynote Legend	
Key Value	Keynote Text
1	WINDOW WALL- SPANDREL PANEL- CHARCOAL
2	WINDOW WALL- GLASS PANEL- CLEAR GLASS
3	WINDOW WALL MULLIONS- CHARCOAL
4	ALUMINUM PANEL- WHITE/SILVER
5	ALUMINUM PANEL- CHARCOAL
6	ALUMINUM PANEL- WOOD
7	VERTICAL WOOD SCREEN
8	BALCONY GUARDRAIL- CHARCOAL METAL RAILING WITH CLEAR GLASS PANEL
9	STOREFRONT SYSTEM AT COMMERCIAL FRONT- CLEAR GLASS & CHARCOAL ANODIZED ALUMINUM MULLIONS
10	WOOD CANOPY
11	FINISHED CONCRETE
12	PLANTER- CONCRETE
13	METAL OVERHEAD DOOR- WHITE
14	METAL DOOR- WHITE

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2 SOUTH ELEVATION
DP3.01 1:150

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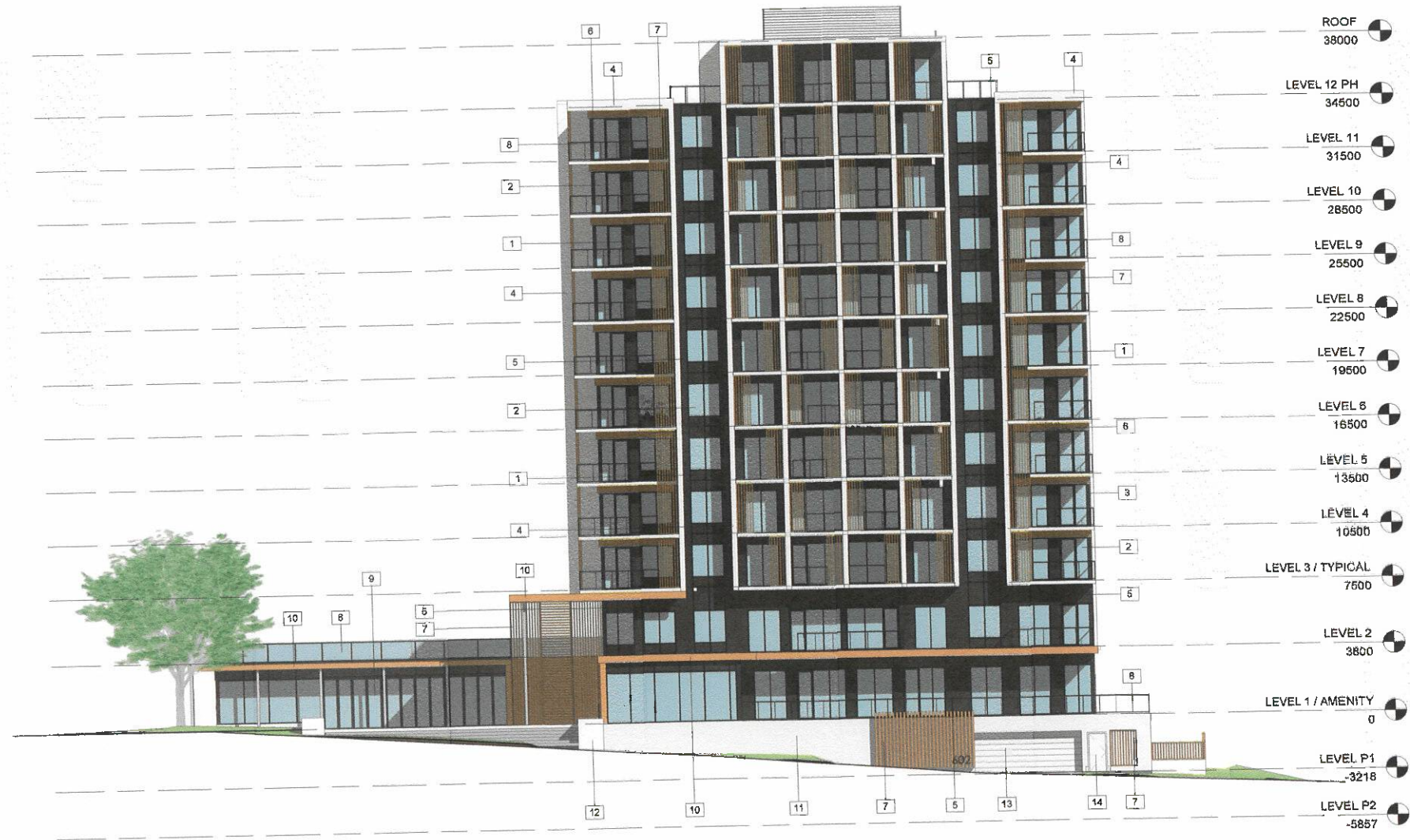
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DRAWING
NORTH & SOUTH ELEVATIONS

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DP3.01



1
DP3.02
EAST ELEVATION
1 : 150

Keynote Legend	
Key Value	Keynote Text
1	WINDOW WALL- SPANDREL PANEL- CHARCOAL
2	WINDOW WALL- GLASS PANEL- CLEAR GLASS
3	WINDOW WALL MULLIONS- CHARCOAL
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EAST ELEVATIONS

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DP3.02