

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00097

Owners: Lapis Homes Ltd., Inc. No. BC1063135
4291 Oakfield Crescent
Victoria, BC
V8X 4W4

1156835 B.C. Ltd., Inc. NO. BC1156835
845 Carrie Street
Victoria, BC
V9A 5R5

Lands: PID 003-679-144
Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277

Address: 937 Colville Road, Esquimalt, B.C.

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw 1992, No. 2050, Section 67.113, [CD No. 126], (6) Building Height: An increase to the permitted height of a building from 9.1 metres to 9.5 metres measured from grade to the midpoint between the eaves and the highest ridge, for a variance of 0.4 metres.

3. Approval of this Development Variance Permit has been issued in general accordance with the B.C. Land Surveyor's Site Plan prepared by Summit Land Surveying stamped 'Received Jan 28, 2020', and the architectural drawings prepared by Christine Lintott Architects, stamped 'Received March 18, 2020', and attached hereto as Schedule "A".

Development Variance Permit No. DVP00097

4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2020.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2020.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

PROPOSED DEVELOPMENT UPON LOT 4, BLOCK 1,
SECTION 10, ESQUIMALT DISTRICT, PLAN 6277.



SCALE=1:200. All distances are in metres.

NOTE:

Proposed building position and shape shown is based upon digital files received from the project architect January 24th & 27th, 2020.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0179 (Elevation= 6.162m) and 84H0253 (Elevation= 13.214m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

Denotes grade to geodetic datum

PID: 003-679-144

The parcel is subject to charges:
-Statutory Right of Way EJ60210 & EJ113689

COLVILLE ROAD



A
PLAN
EPP96394

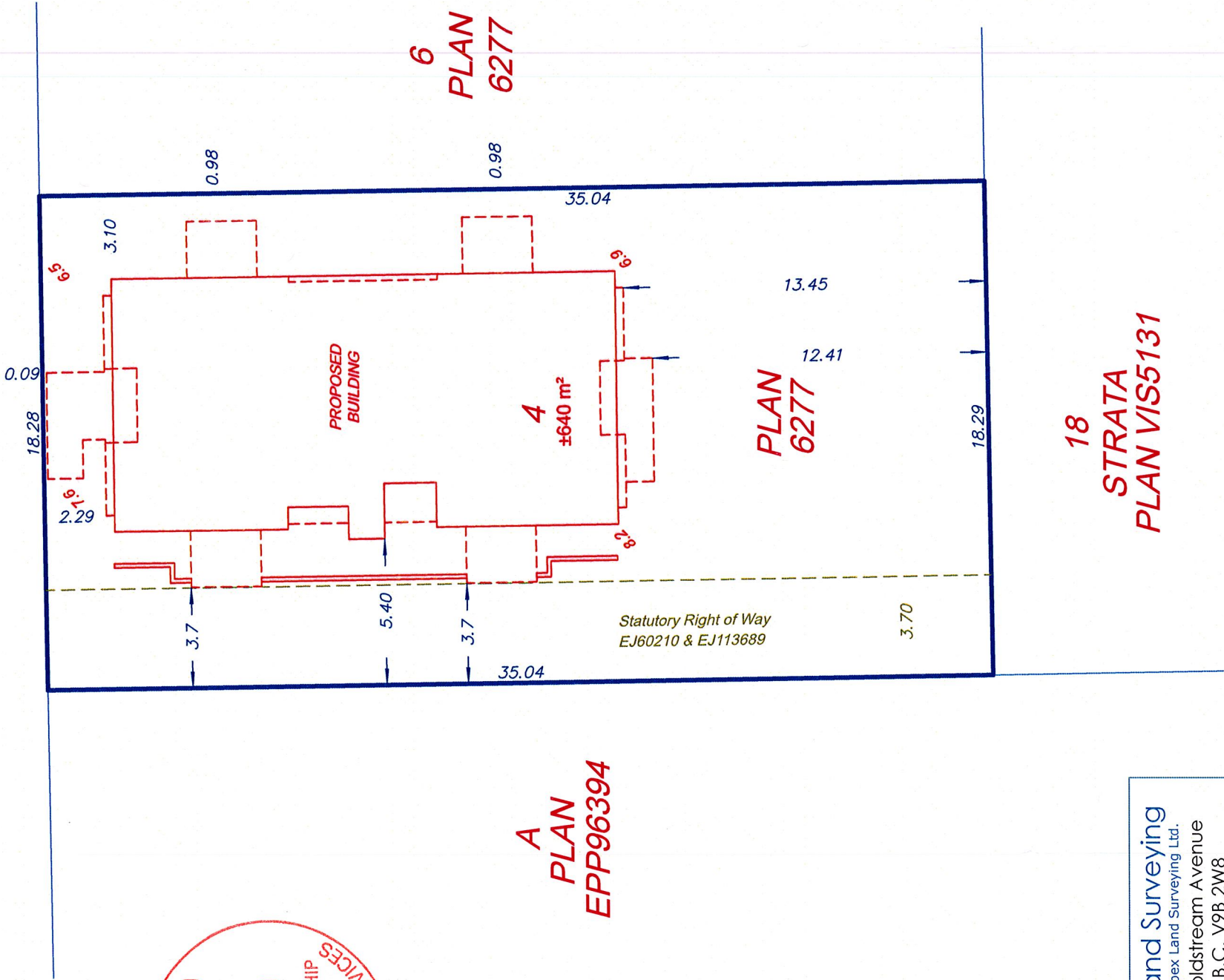
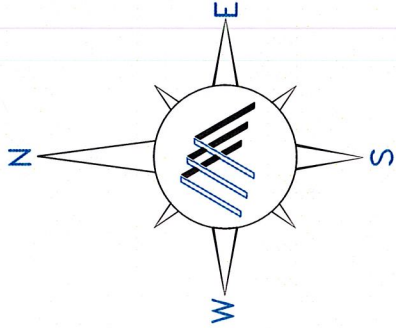
THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00097

CORPORATE OFFICER



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 22-RJ-SP10 Date: January 27, 2020



937 Colville Road
APPLICATION FOR REZONING & DEVELOPMENT PERMIT

LEGAL DESCRIPTION: LOT 4, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277

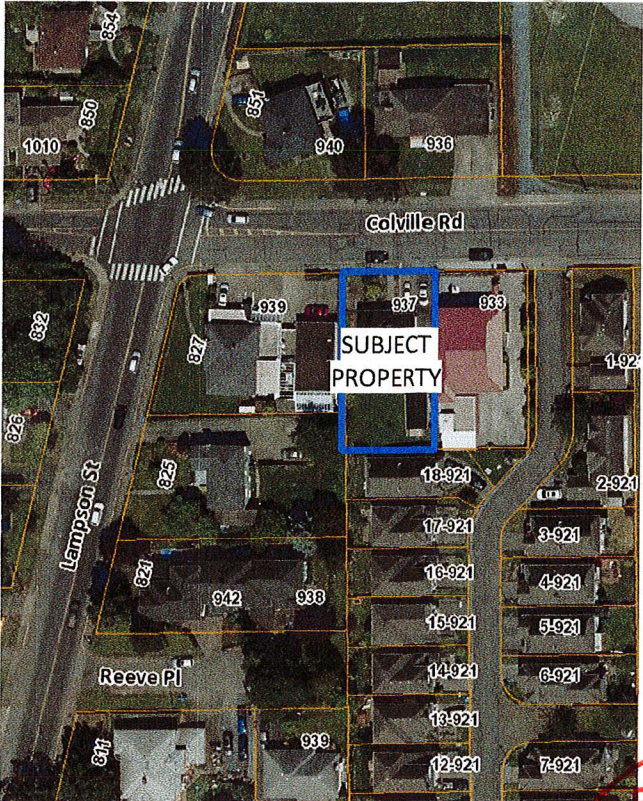


Table with 2 columns: Category and Value. Rows include SITE COVERAGE (35.0%), OPEN SITE SPACE (30%), TOTAL RESIDENTIAL UNIT AREAS (Unit 1-6), TOTAL FLOOR AREAS (Level 1-3), and TOTAL FLOOR AREA (425.35 SQ.M./4579 SQ.FT.).

REZONING PROJECT INFORMATION TABLE

Table with 3 columns: ZONING, PROPOSED, and EXISTING ZONING. Rows include SITE AREA, TOTAL FLOOR AREA, FLOOR SPACE RATIO, SITE COVERAGE, OPEN SITE SPACE, HEIGHT OF BUILDING, NUMBER OF STOREYS, PARKING STALLS ON SITE, BICYCLE PARKING NUMBER, BUILDING SETBACKS, FRONT YARD (SOUTH), REAR YARD (NORTH), SIDE YARD (EAST), and SIDE YARD (WEST).

Table with 2 columns: RESIDENTIAL USE DETAILS and PROPOSED. Rows include TOTAL NUMBER OF UNITS (6), UNIT TYPE (2 BEDROOM), GROUND ORIENTED UNITS (2), MINIMUM UNIT FLOOR AREA (68.8 sq. m.), and TOTAL RESIDENTIAL FLOOR AREA (425.35 sq. m.).



Christine Lintott Architects
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Table with 2 columns: Issue and Date. Rows include Rezoning & DP (Oct. 15-19), Rezoning & DP 2 (July 26-19), Rezoning & DP 3 (Jan 27-2020), and Rezoning & DP 4 (Feb 14-2020).

Table with 3 columns: Revision, No., Description, and Date.



CONTACTS

APPLICANT

LAPIS HOMES
250-413-7121
CONTACT: Ryan Jabs
Ryanjabs@laphomes.com

ARCHITECT

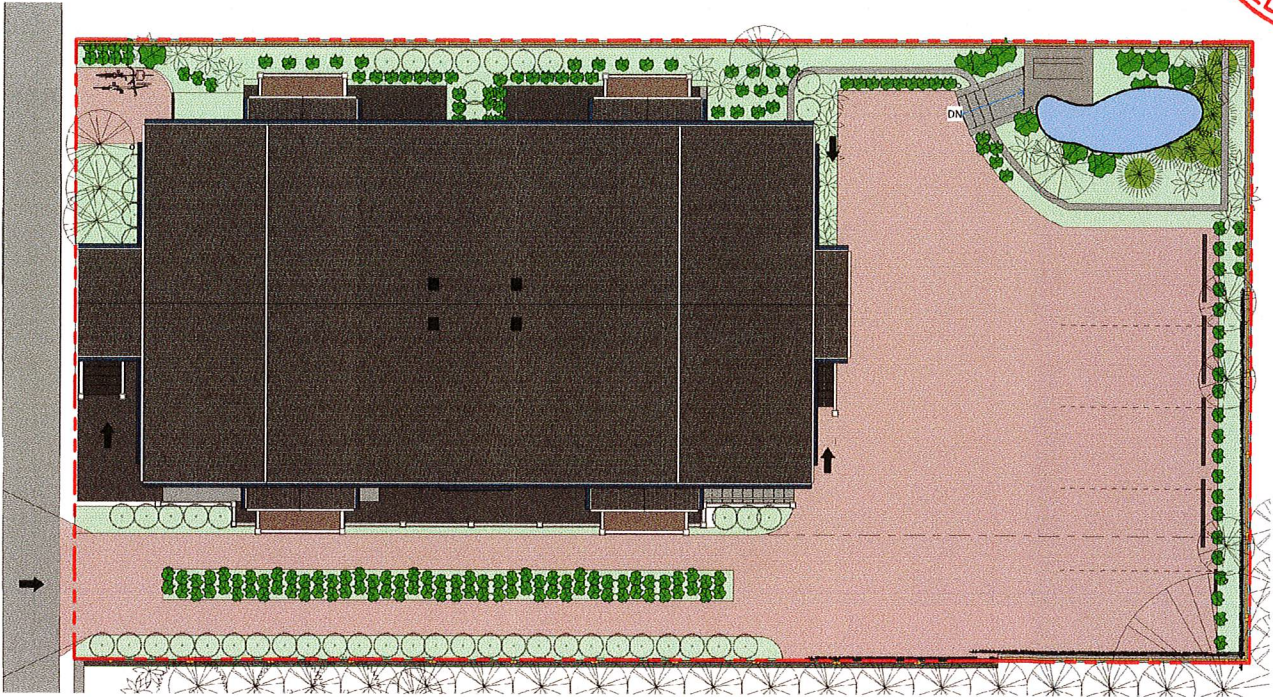
CHRISTINE LINTOTT ARCHITECT
22-532 HERALD STREET
VICTORIA, BC V8W 1S6
250-384-1969
CONTACT: CHRISTINE LINTOTT
christine@lintottarchitect.ca

BUILDING CODE DATA

APPLICABLE BUILDING CODE: BC BUILDING CODE 2018 EDITION
BUILDING HEIGHT: 3 STOREYS
BUILDING CODE 2018 DEFINITION OF STOREY
FIRE SEPARATIONS: FLOOR ASSEMBLY BETWEEN LOWER & MAIN LEVEL 1 HOUR
FIRE ALARM: 9.10.18.2. FIRE ALARM SYSTEM NOT REQUIRED
CONSTRUCTION: COMBUSTIBLE SPRINKLERED - YES

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00097

CORPORATE OFFICER



Site
1 : 100



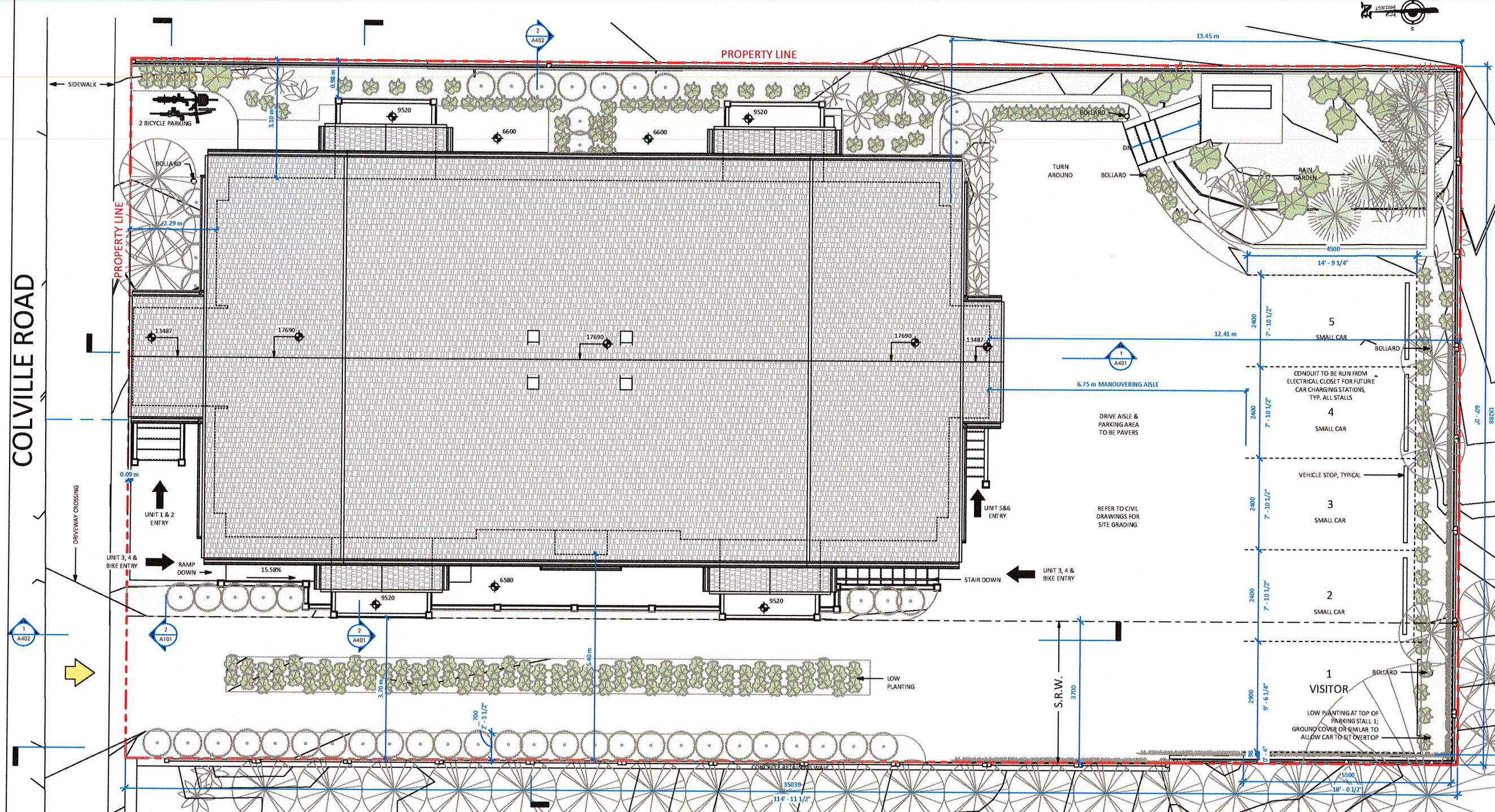
Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Cover Sheet

Table with 2 columns: Field and Value. Rows include Date (2020-03-17 3:01:55 PM), Drawn by (JJ/LA), Checked by (CL), A000, and Scale (As indicated).

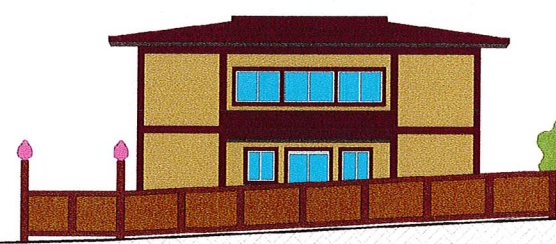
COLVILLE ROAD



① Site
1:50



921 -1 COLVILLE RD.



933 COLVILLE RD.



937 COLVILLE ROAD

STREET CAPTURE

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Architects

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Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision	No.	Description	Date
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Consultant

Colville Road
Project

937 Colville Road
Victoria, BC V9A 4P4

Site Plan

Date 2020-03-17 3:02:57 PM
Drawn by JJ/LA
Checked by CL

A002

Scale As indicated

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Revision	No.	Description	Date
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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 1

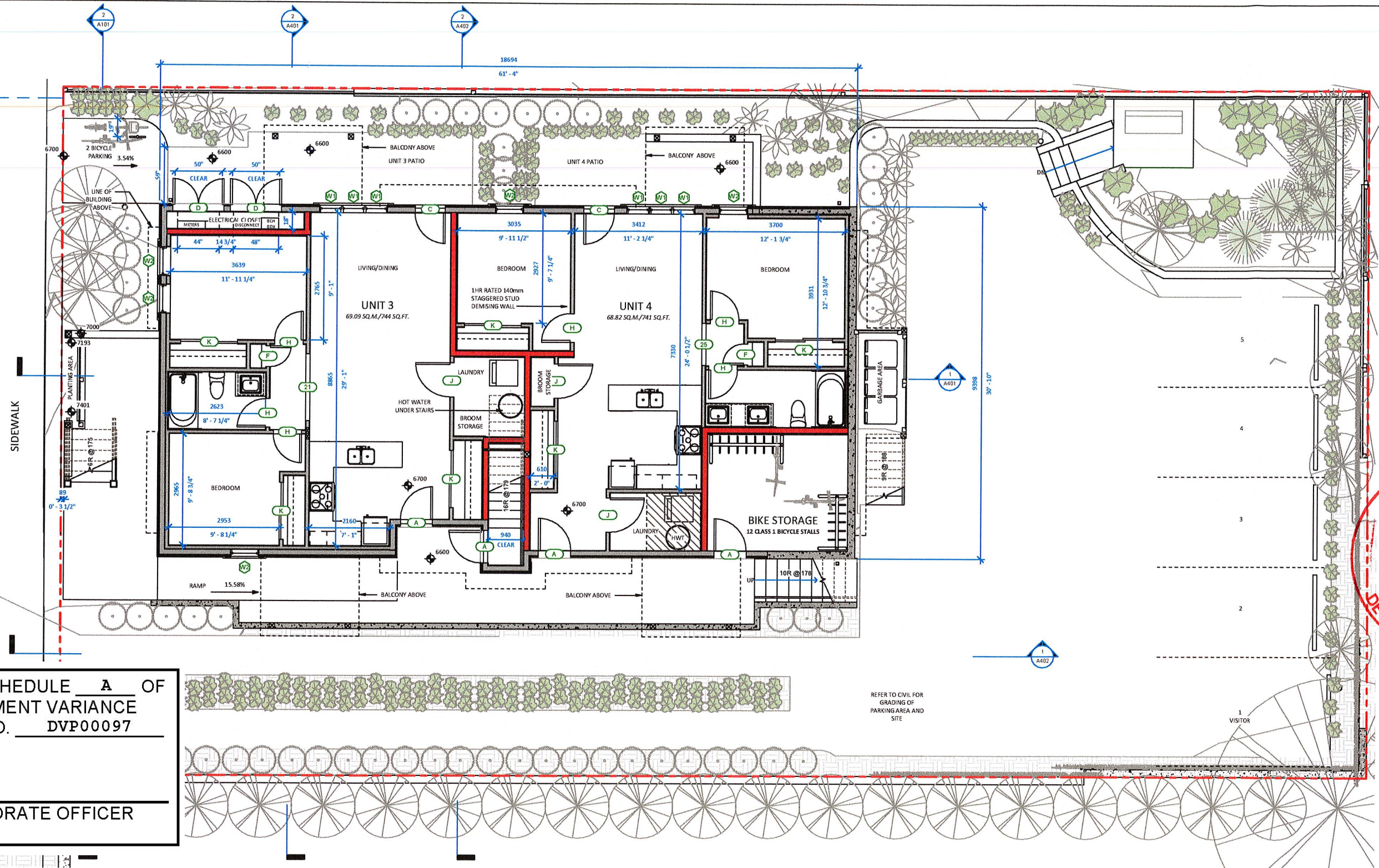
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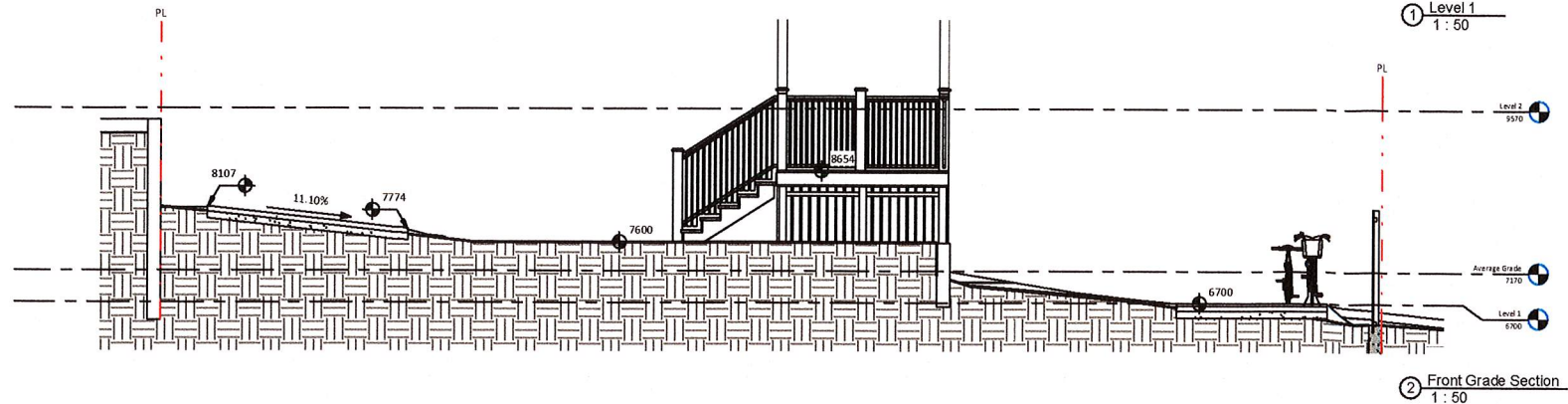


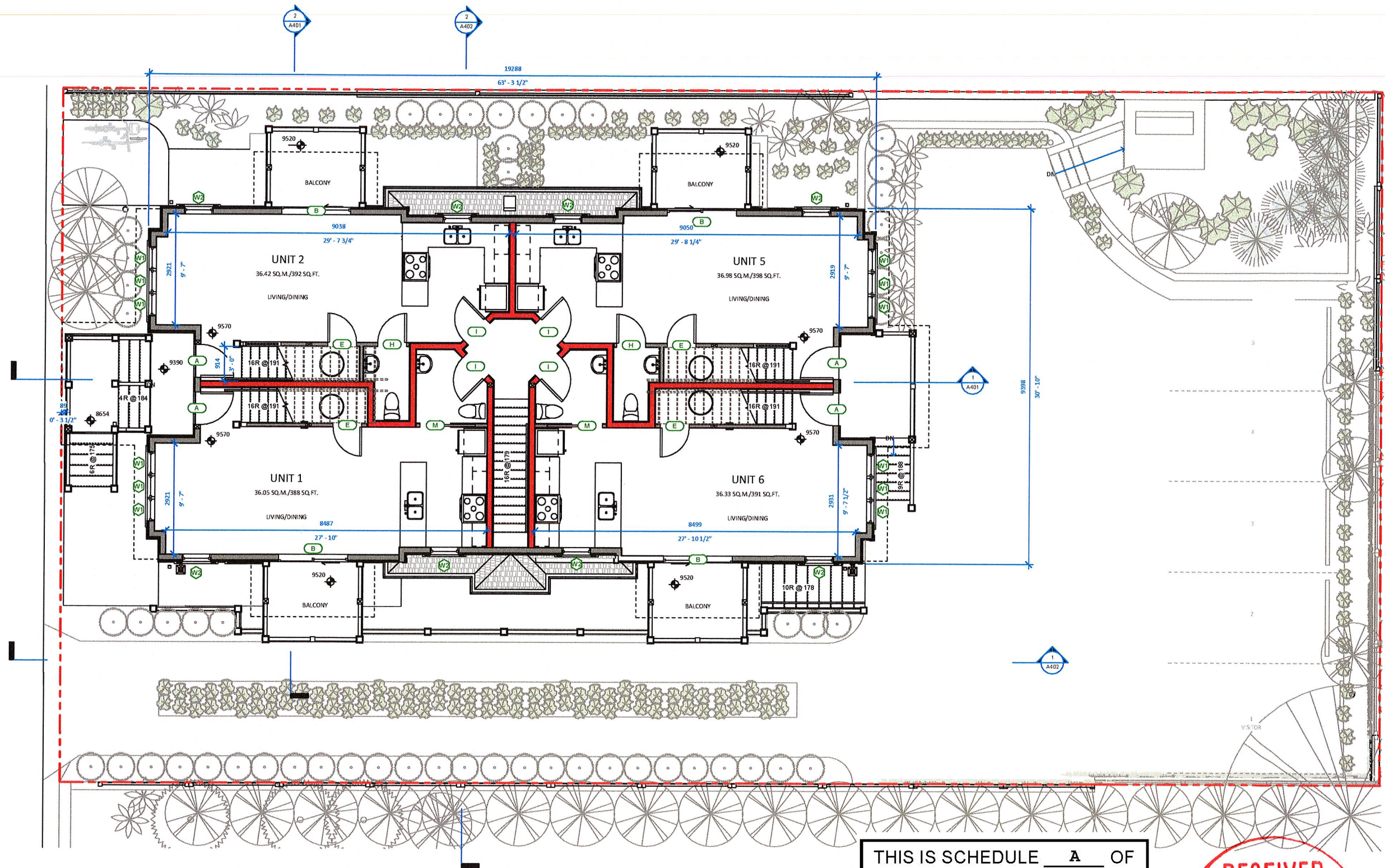
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Door Schedule						
Type Mark	Family	Width	Height	Frame Material	Door - Material	Comments
A	Half Lite Entry Door	864	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated Exterior
B	Sliding-2 panel	1829	2134	Wood Ptd.	Vinyl & Glass	Insulated Exterior
C	Glass Door	813	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated Exterior
D	Double-Flush	1372	2032	Wood Ptd.	Steel Ptd.	Solid Exterior - Service
E	Single-Flush	762	1524	Wood Ptd.	Wood Ptd.	Solid Interior
F	Single-Flush	559	2032	Wood Ptd.	Wood Ptd.	Solid Interior
G	Single-Flush	711	2032	Wood Ptd.	Wood Ptd.	Solid Interior
H	Single-Flush	762	2032	Wood Ptd.	Wood Ptd.	Solid Interior
I	Single-Flush	813	2032	Wood Ptd.	Wood Ptd.	Solid Interior
J	Single-Flush	914	2032	Wood Ptd.	Wood Ptd.	Solid Interior
K	Sliding-Closet	1524	2032	Wood Ptd.	Wood Ptd.	Hollow Interior
M	Doors-Pocket	813	2032	Wood Ptd.	Wood Ptd.	Solid Interior

Window Schedule			
Type Mark	Operation	Width	Height
W1	SINGLE HUNG	610	1270
W2	SINGLE HUNG	762	1270





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Consultant

Colville Road
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Level 2
Date 2020-03-17 3:03:55 PM
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A102
Scale 1:50

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Level 3

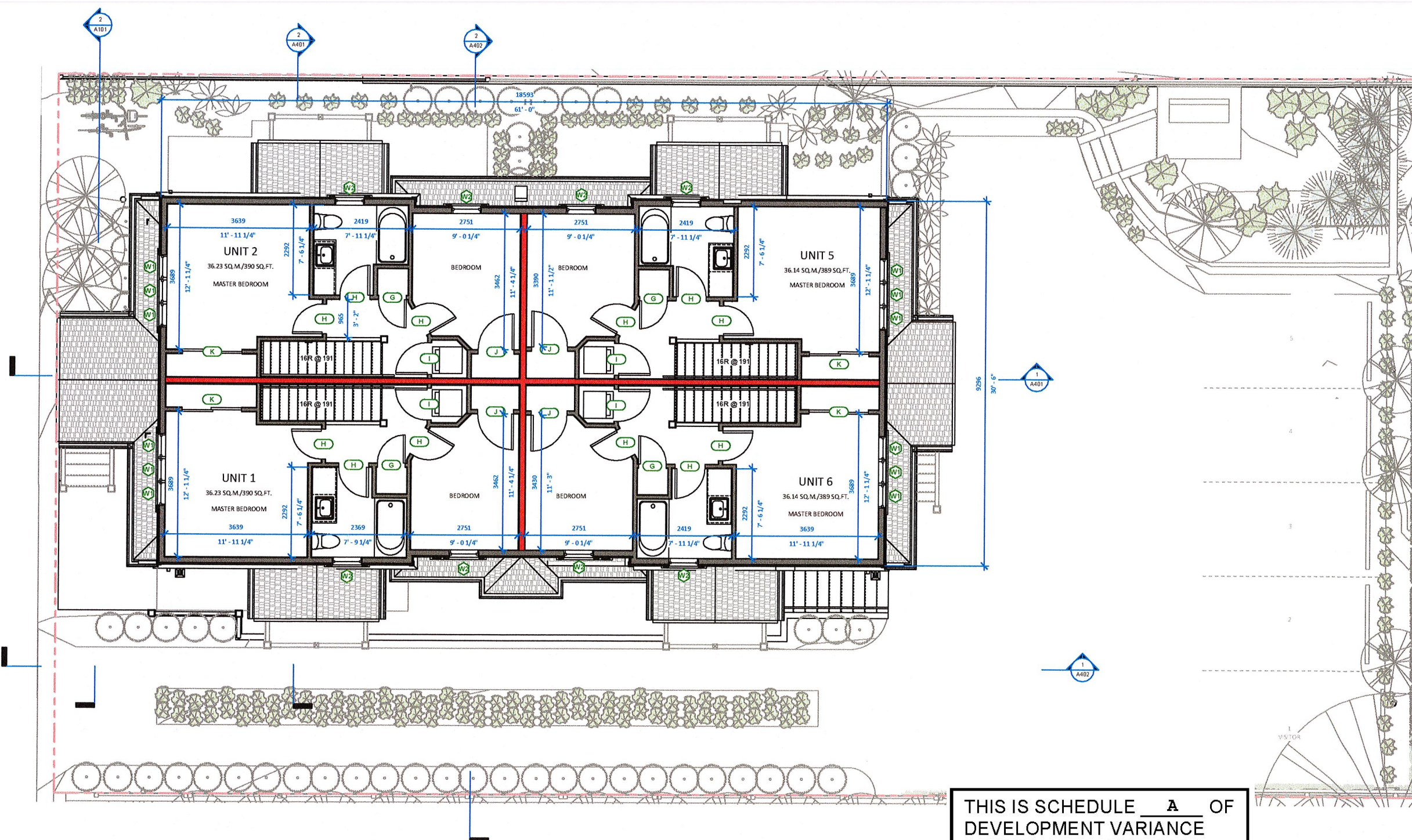
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Checked by Checker

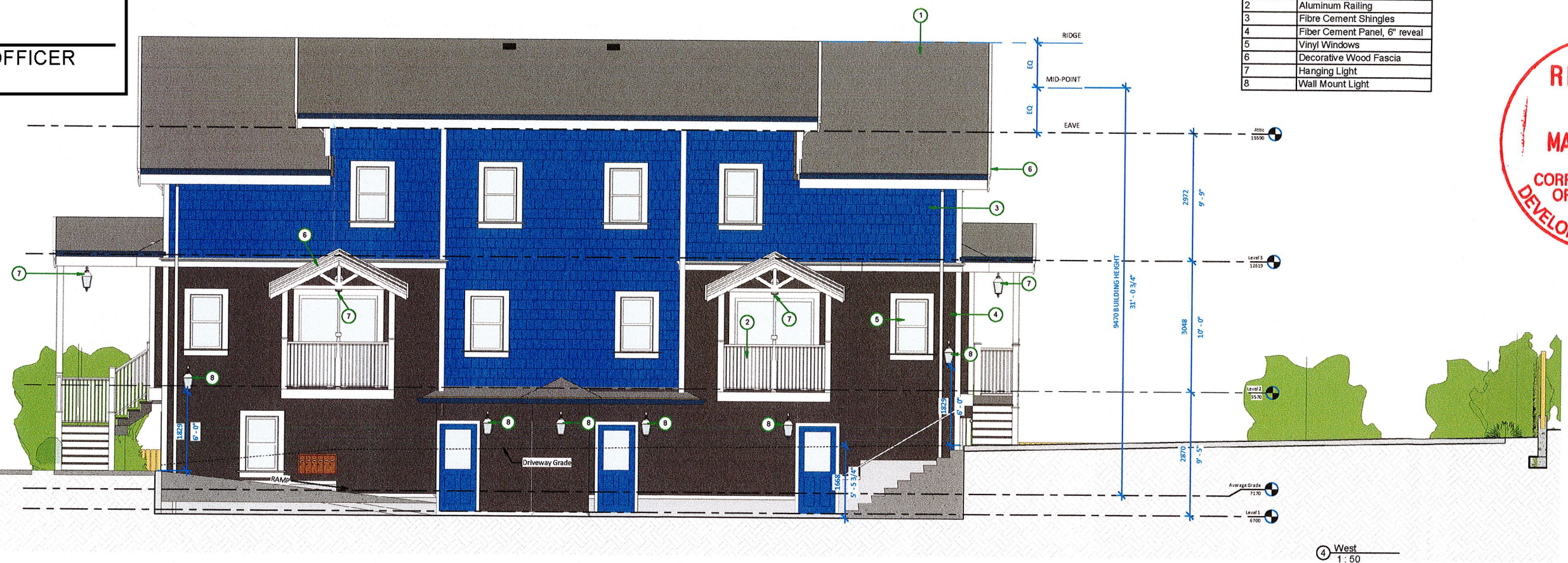
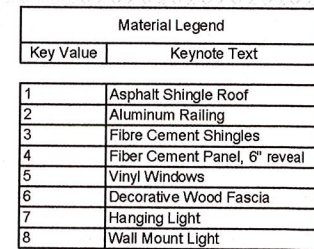
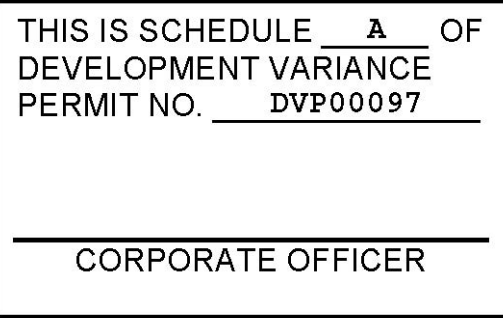
A103

Scale 1 : 50



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Scale 1 : 50

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Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Aluminum Railing
3	Fibre Cement Shingles
4	Fiber Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia
7	Hanging Light
8	Wall Mount Light

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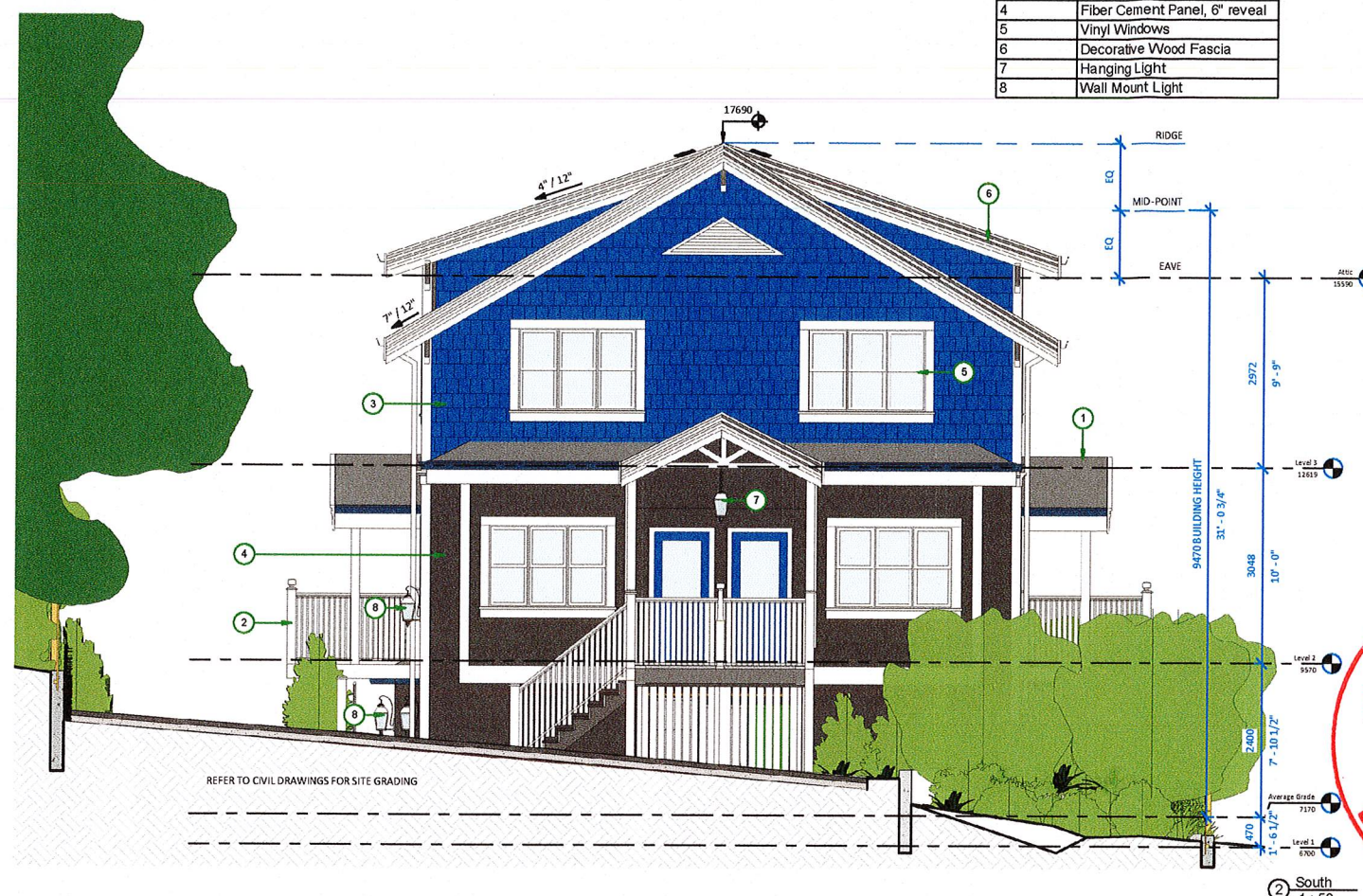
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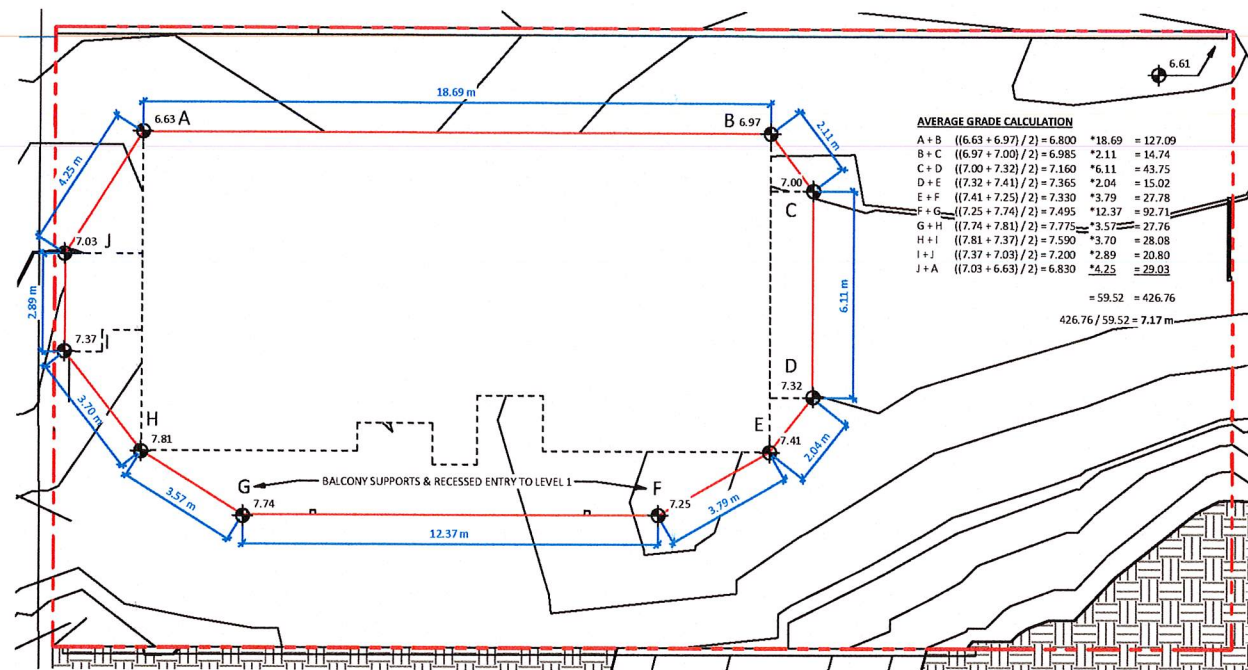
937 Colville Road
Victoria, BC V9A 4P4

South & East Elevation

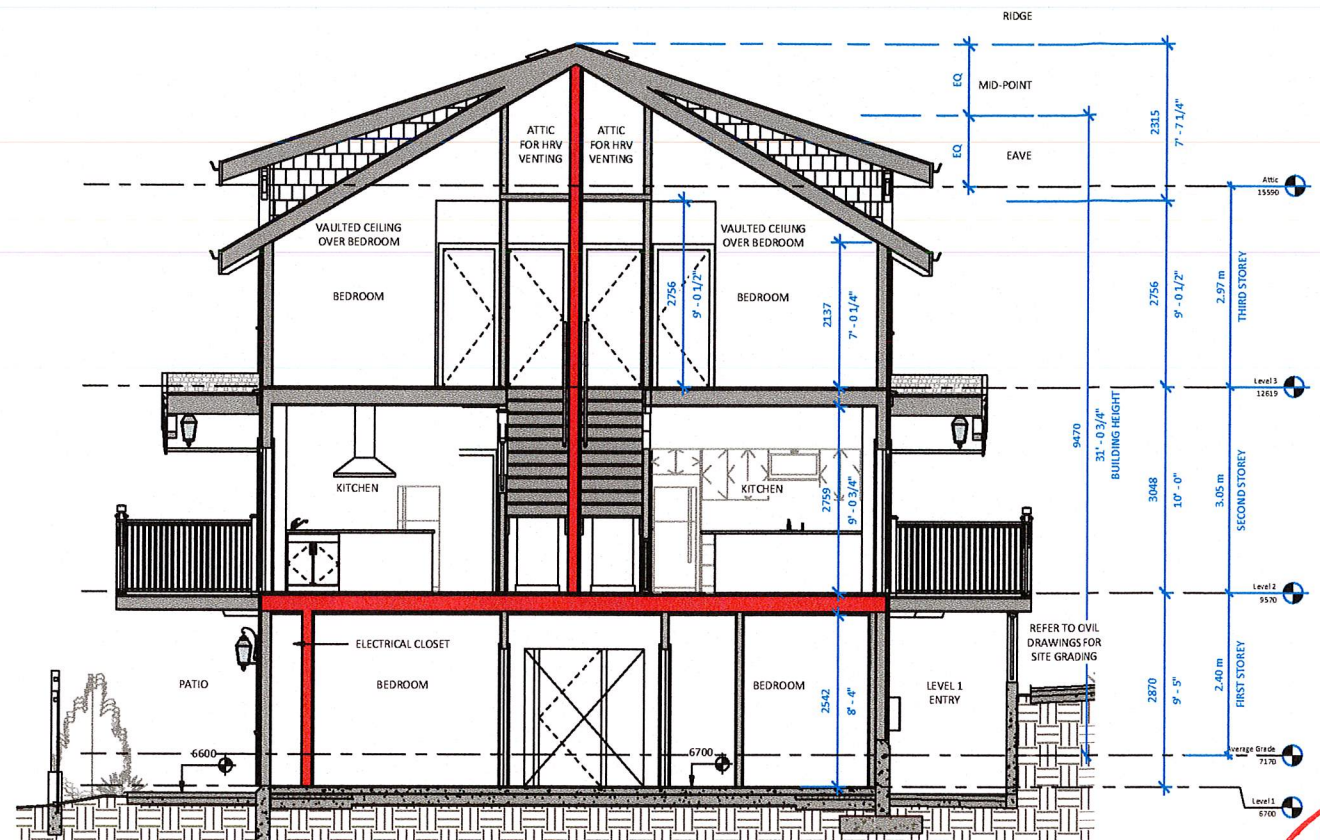
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Checked by CL

A302

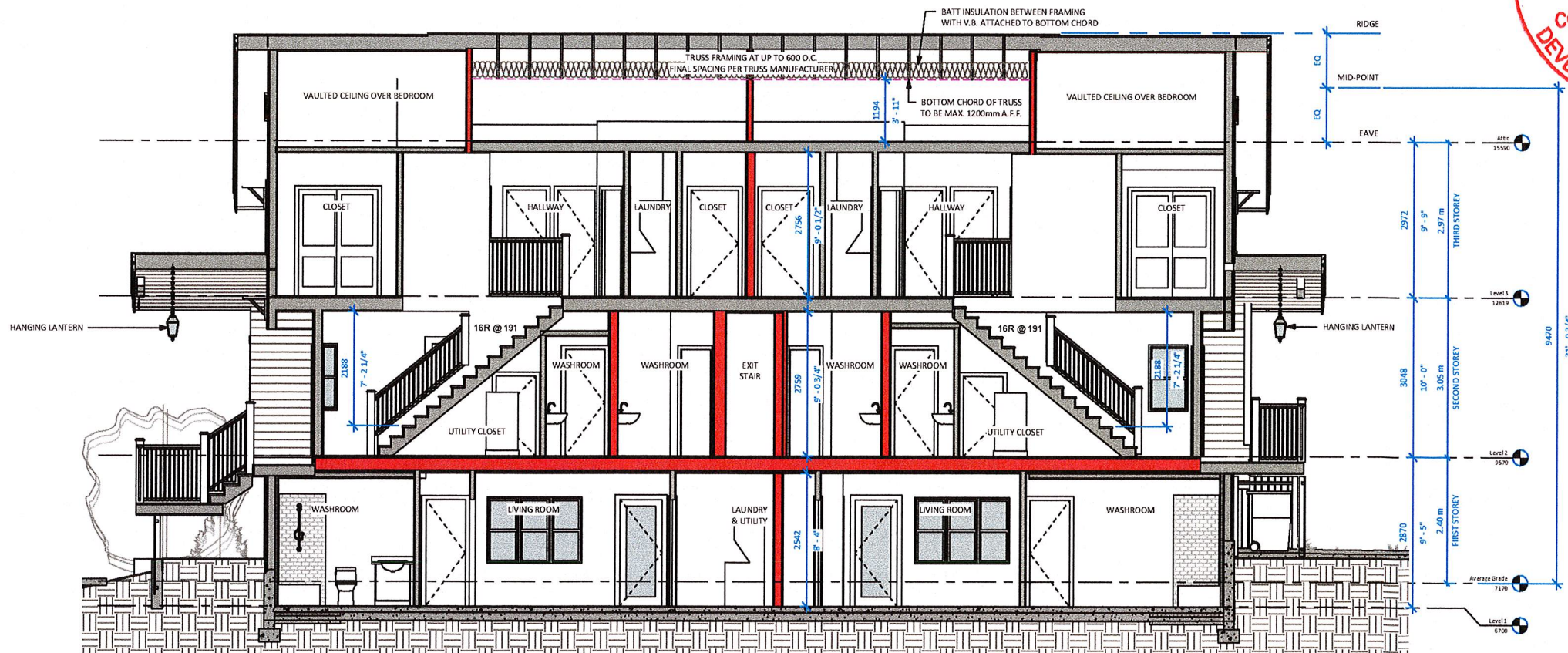
Scale 1 : 50



3 Site - Average Grade
1:100



2 Building Cross Section
1:50



1 Building Section
1:50

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Sections & Average Grade

Date 2020-03-17 3:05:41 PM

Drawn by JJ/LA

Checked by CL

A401

Scale As indicated