

THE GATEWAY TOWNHOMES

ESQUIMALT, B.C.

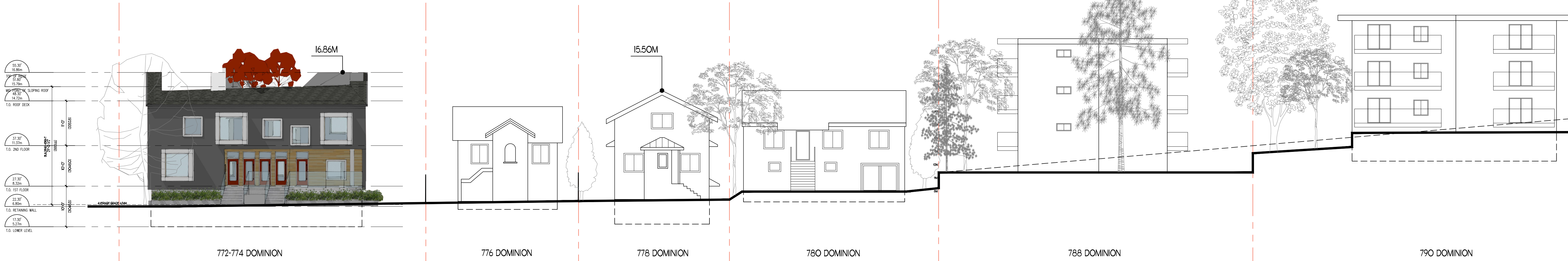
CIVIC ADDRESS: 772 & 774 DOMINION RD, ESQUIMALT
LEGAL DESCRIPTION: LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 13346, P.I.D. 000-040-240

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 7, 2022



1 STREET PERSPECTIVE
A000 NTS

2 CONTEXT
A000 NTS



SITE INFORMATION			
LEGAL DESCRIPTION	Site Plan of: Lot 2, Section 10, Esquimalt District, Plan 13346. PID 000-040-240		
CIVIC ADDRESS	772/774 DOMINION ROAD, ESQUIMALT		
ZONING AND DESIGN GUIDELINES	OCP	EXISTING (ALLOWED)	PROPOSED
	MEDIUM DENSITY RESIDENTIAL 8,028	RM-3	RM-3
SITE AREA (ft²)		ALLOWED	PROPOSED
F.A.R.		0.60	0.60
SITE COVERAGE	VARIANCE	25%	39.9%
BUILDING HEIGHT		9M	8.99M
SETBACKS			
FRONT (DOMINION)	VARIANCE	7.5M	5.6M TO STAIR/6.5M TO BUILDING
EXTERIOR SIDE (DEVONSHIRE)	VARIANCE	3.6M	2.1M
INTERIOR SIDE		4.5M	4.5M
REAR		7.5M	8.4M
USABLE OPEN SPACE	VARIANCE	7.5% (602SF)	~10% (808SF)
PARKING			
PARKING	VARIANCE	16	10
BIKE PARKING			18

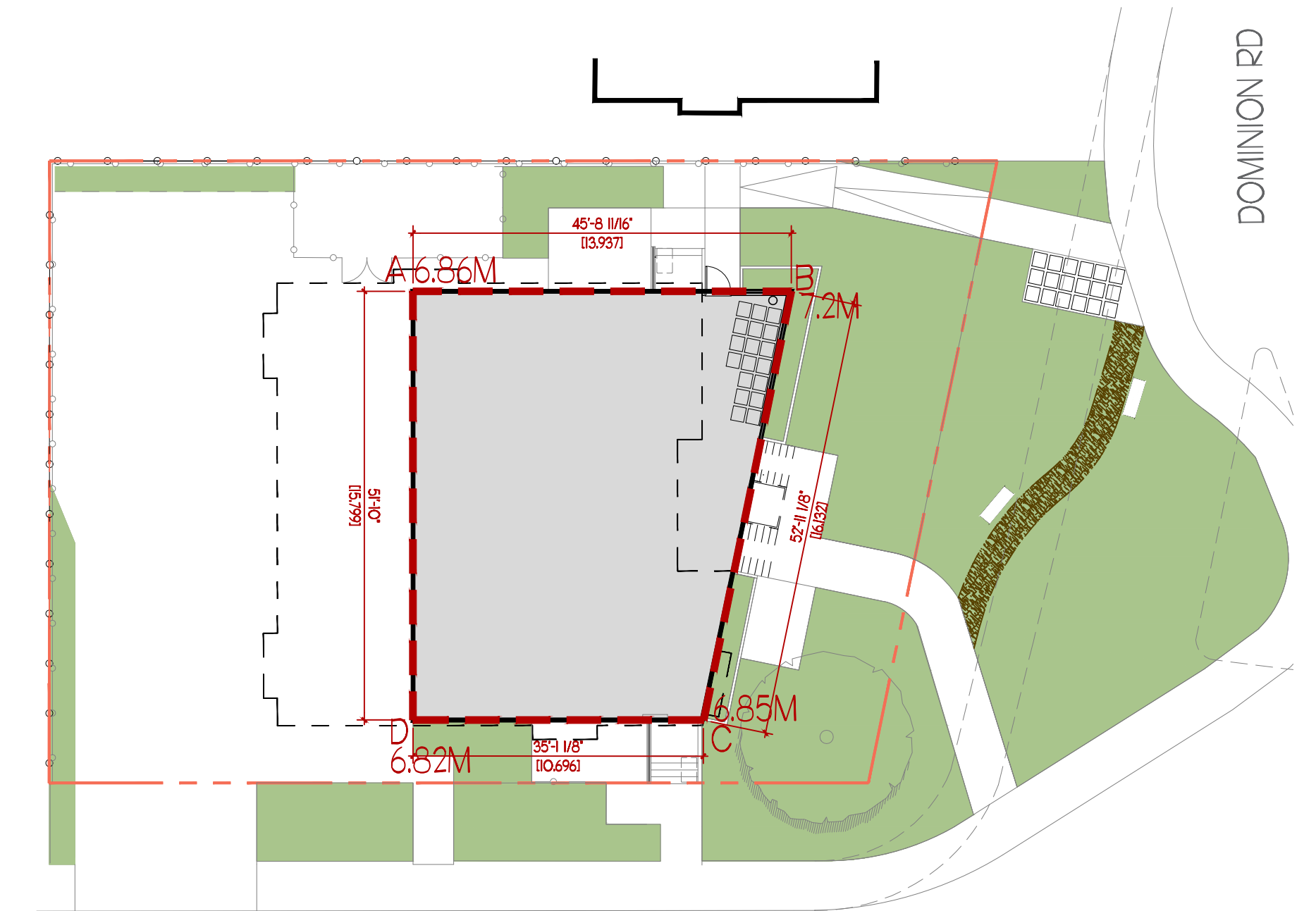
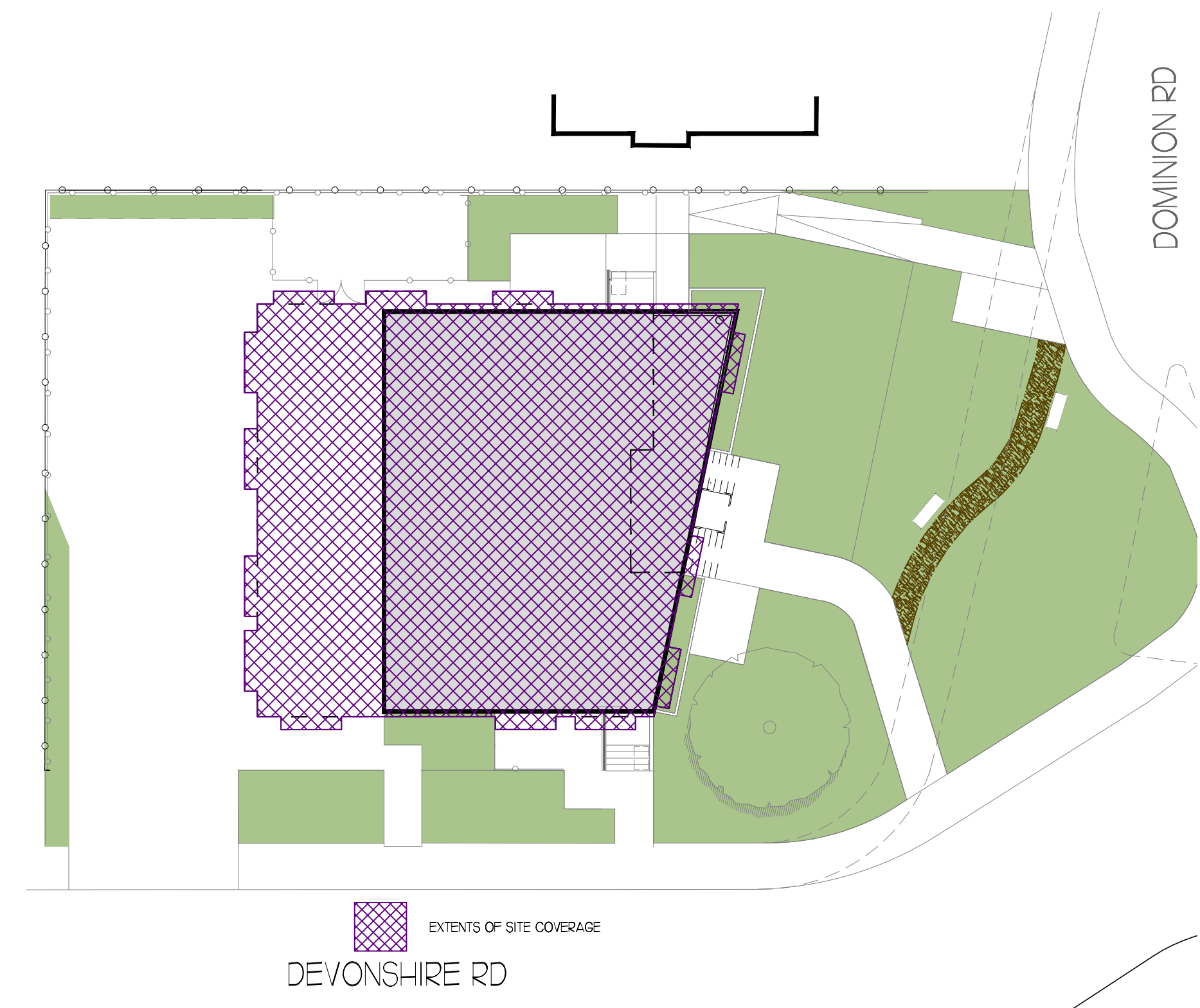
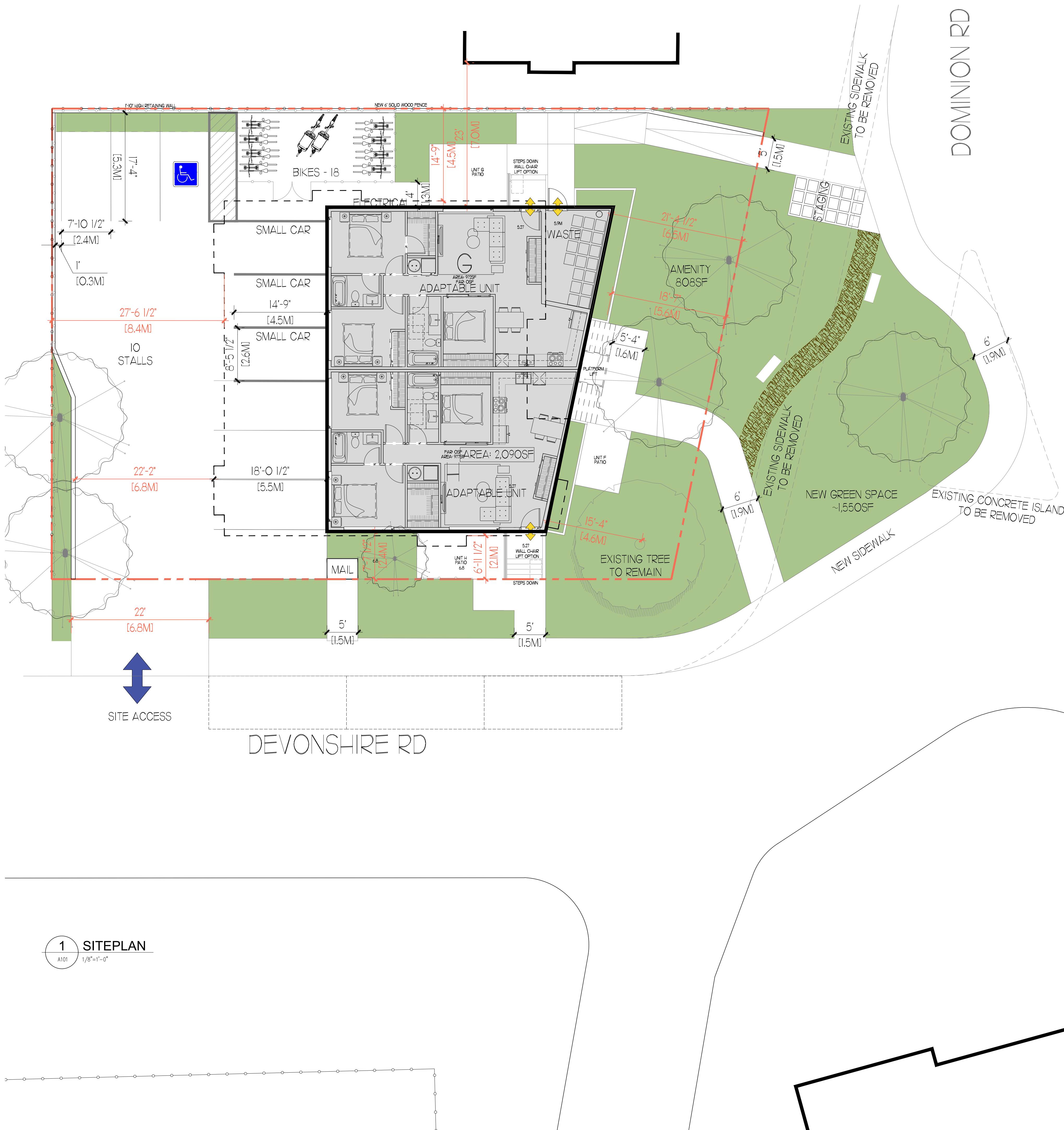


PROJECT NAME:
**THE GATEWAY TOWNS,
ESQUIMALT**

PROJECT ADDRESS:
**772 & 774 DOMINION STREET
ESQUIMALT**

DRAWING TITLE:
COVER PAGE

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A000**



772-774 Dominion

AB	6.86	7.20	7.03	13.94	98.00
BC	7.20	6.85	7.03	16.14	113.38
CD	6.85	6.82	6.84	10.72	73.27
DA	6.82	6.86	6.84	15.80	108.07
Subtotals				56.60	392.72
Average					6.94

ISSUED FOR DvP -
DECEMBER 7 2022

ISSUED FOR DP -
NOVEMBER 17 2022

RE-ISSUED FOR DVP -
NOVEMBER 14 2022

RE-ISSUED FOR DVP -
OCTOBER 05 2022

RE-ISSUED FOR DVP -
SEPTEMBER 07 2022

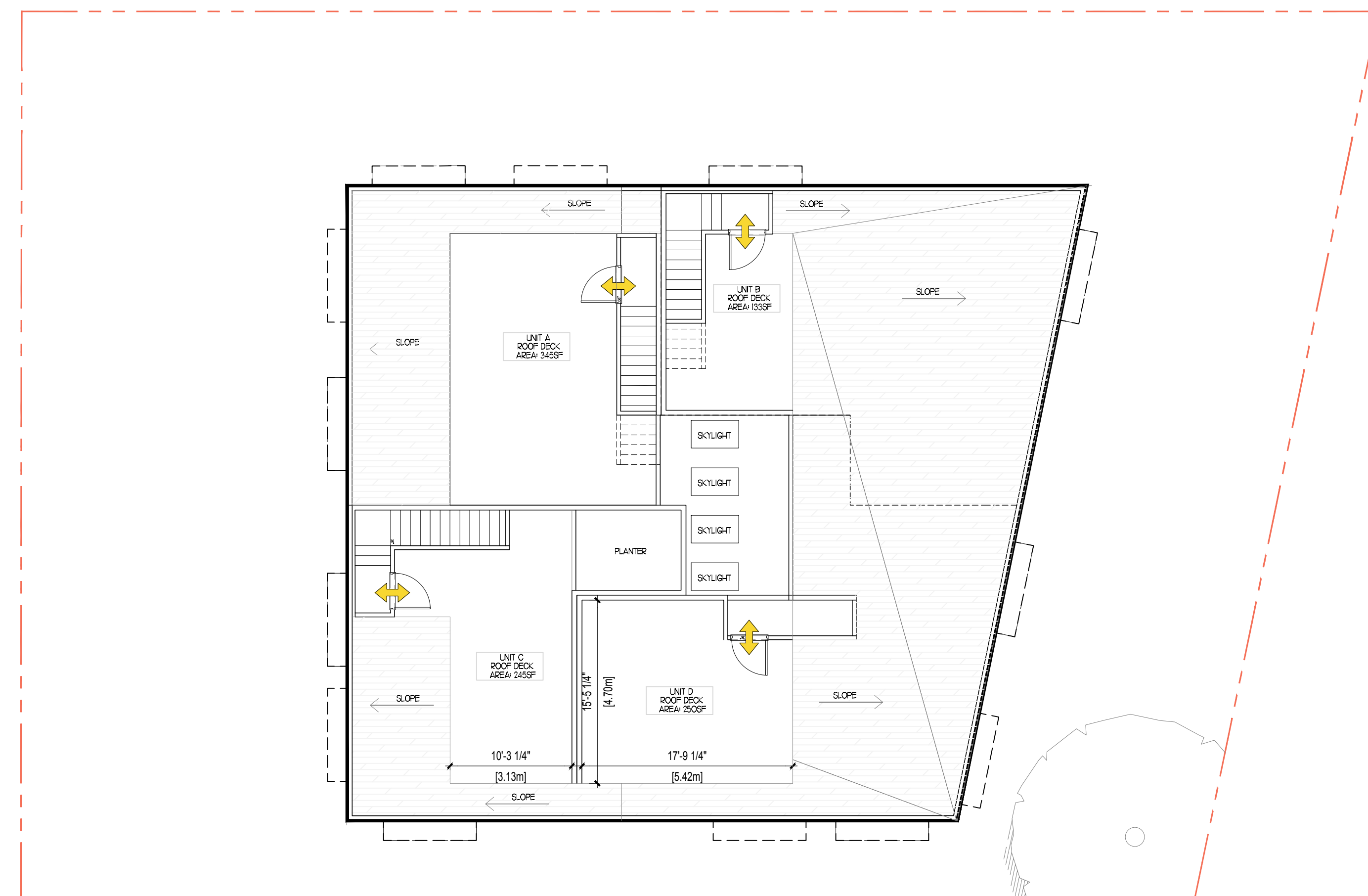
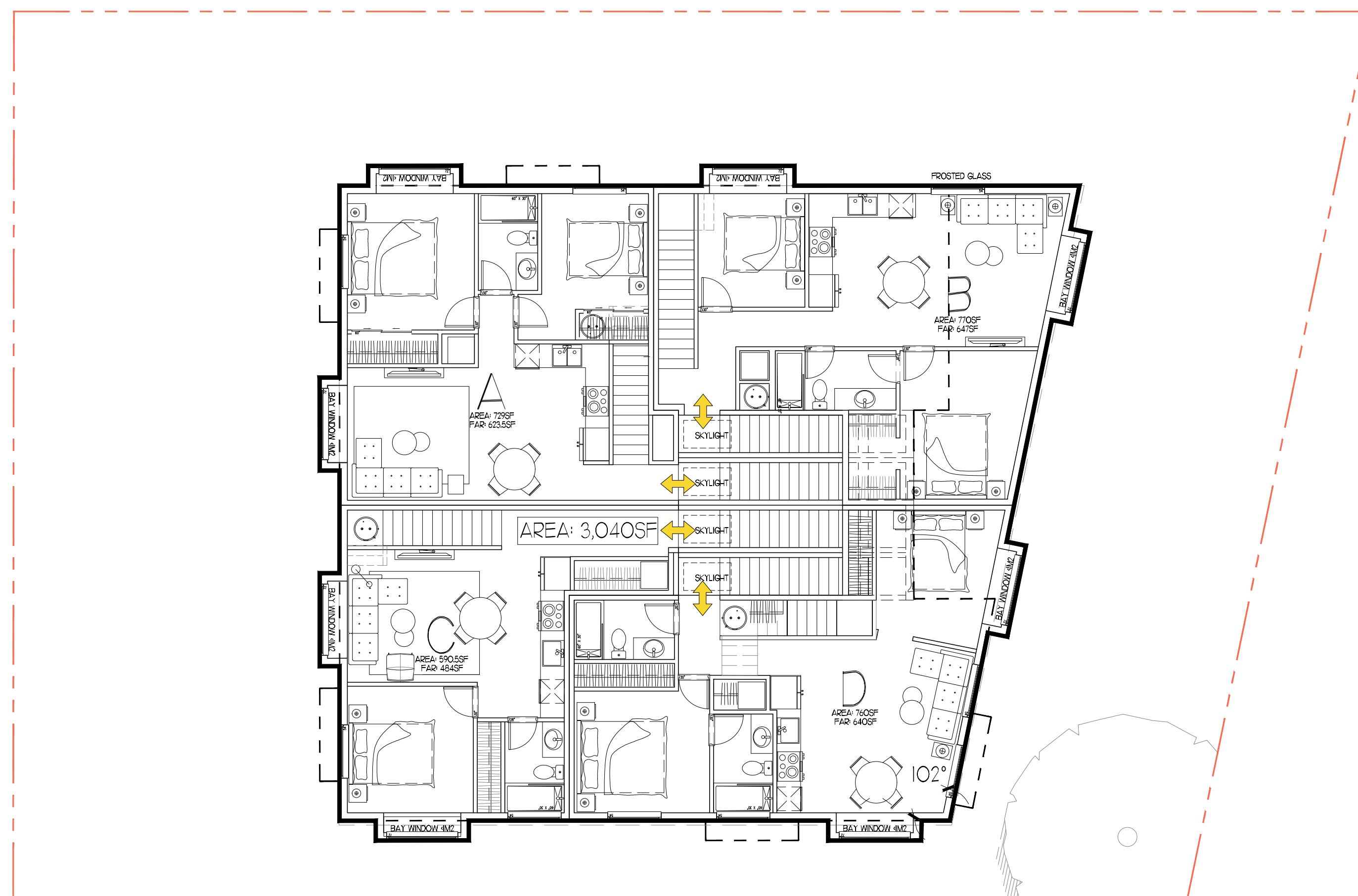
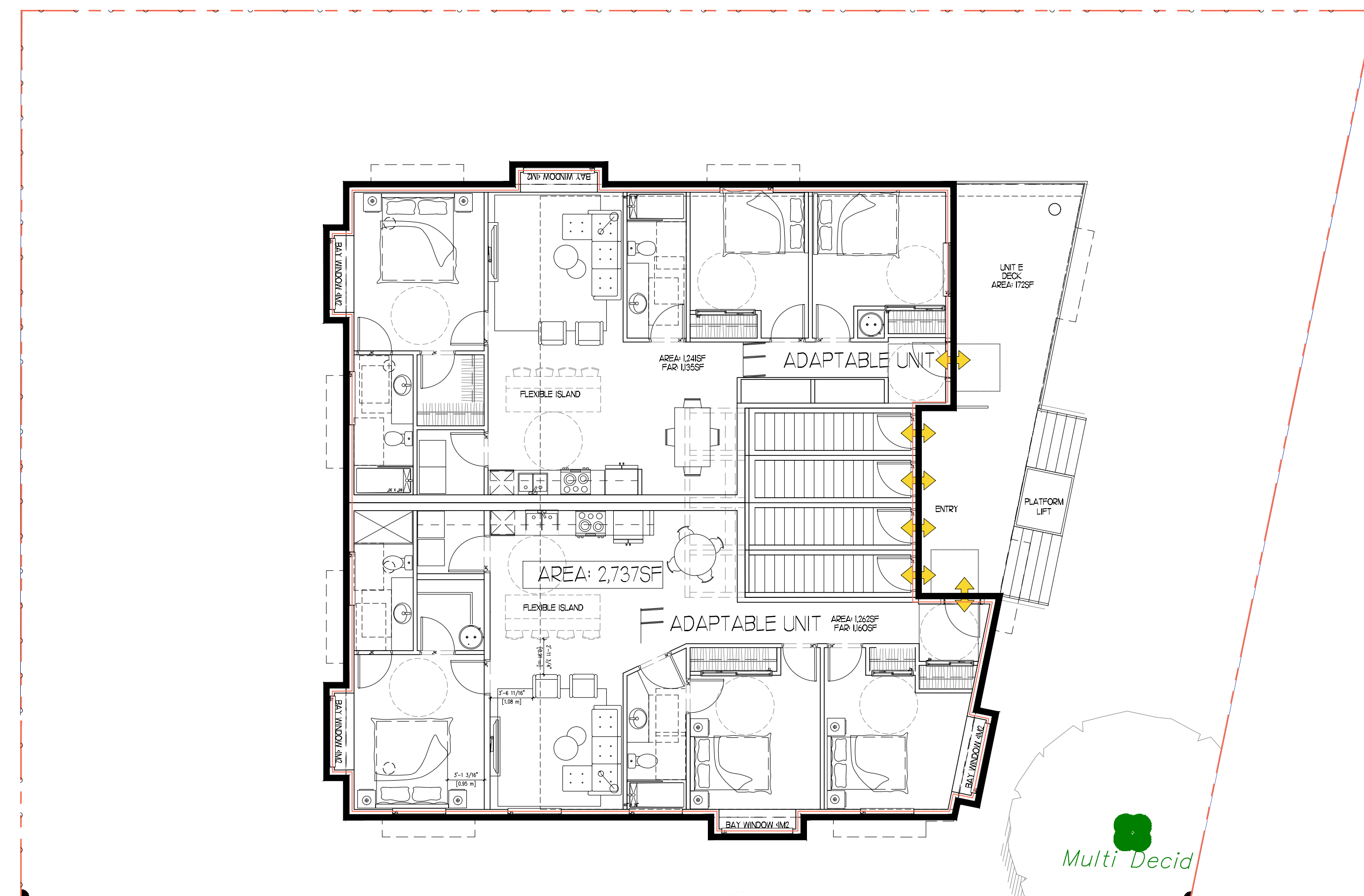
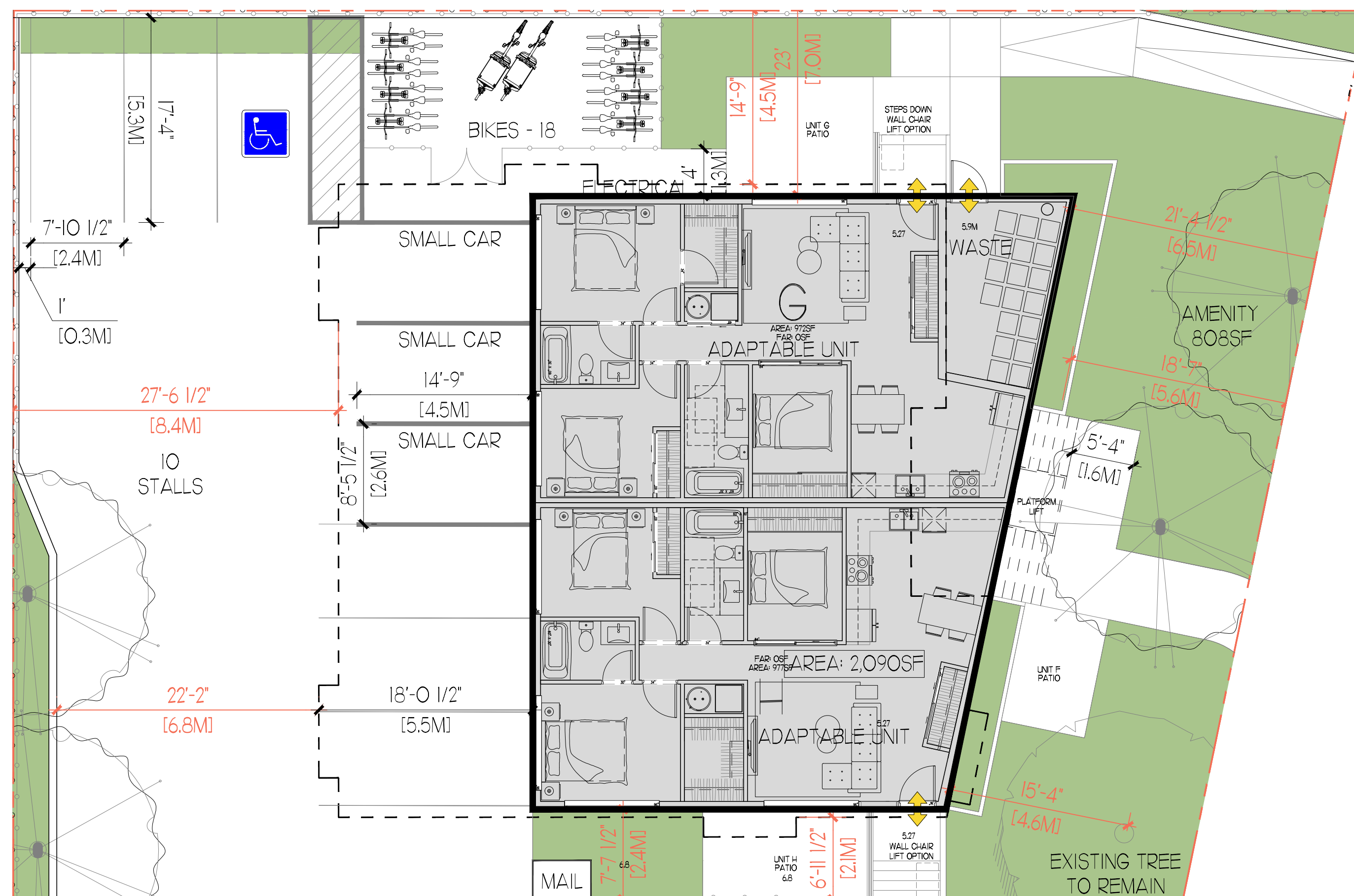
PROJECT NAME:
**THE GATEWAY TOWNS,
ESQUIMALT**

PROJECT ADDRESS:
**772 & 774 DOMINION STREET
ESQUIMALT**

DRAWING TITLE:
**SITE PLAN &
AVERAGE GRADES**

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A101**





PROJECT NAME:
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PROJECT ADDRESS:
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DRAWING TITLE:
FLOOR PLANS

PROJECT NO.:

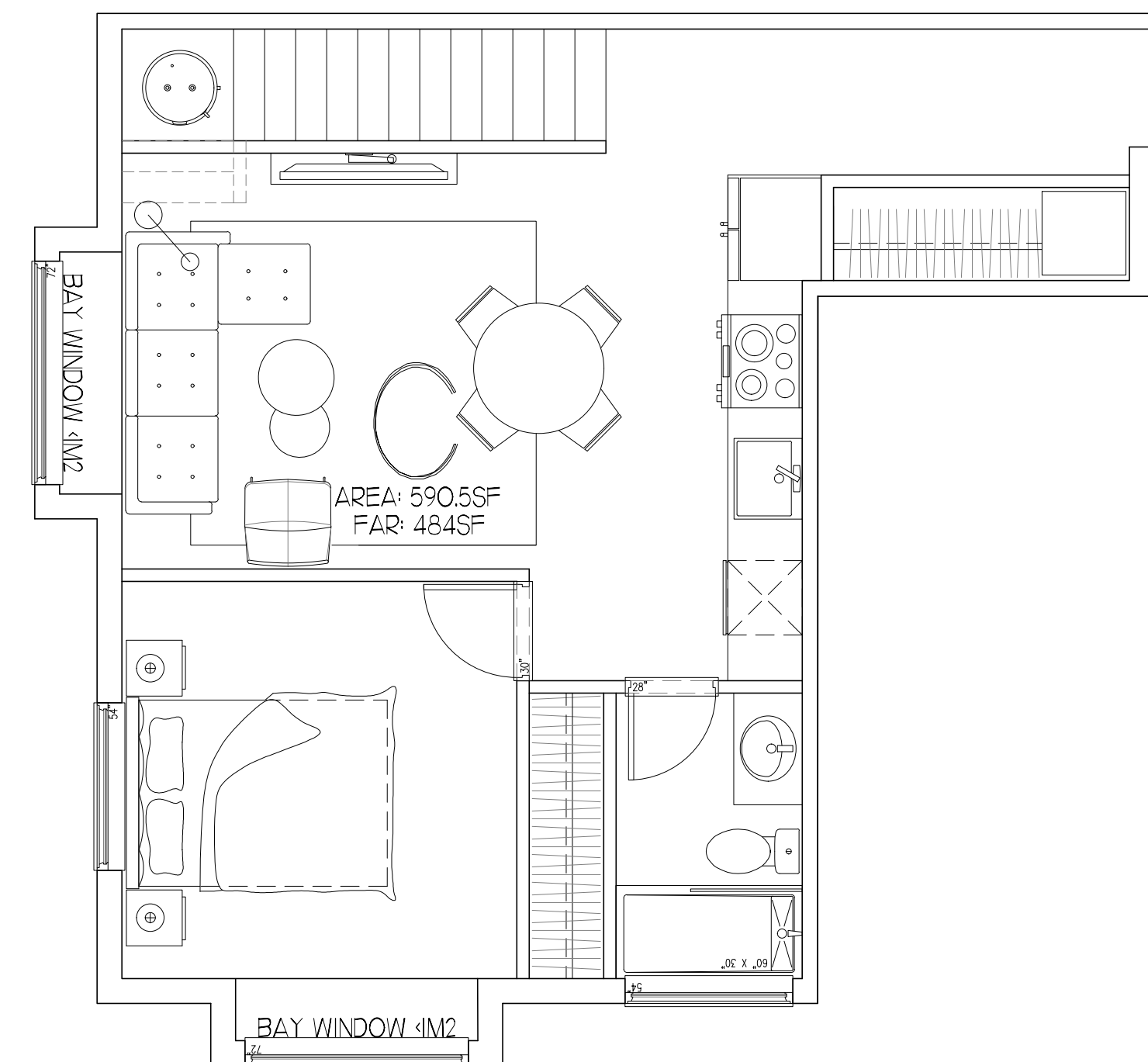
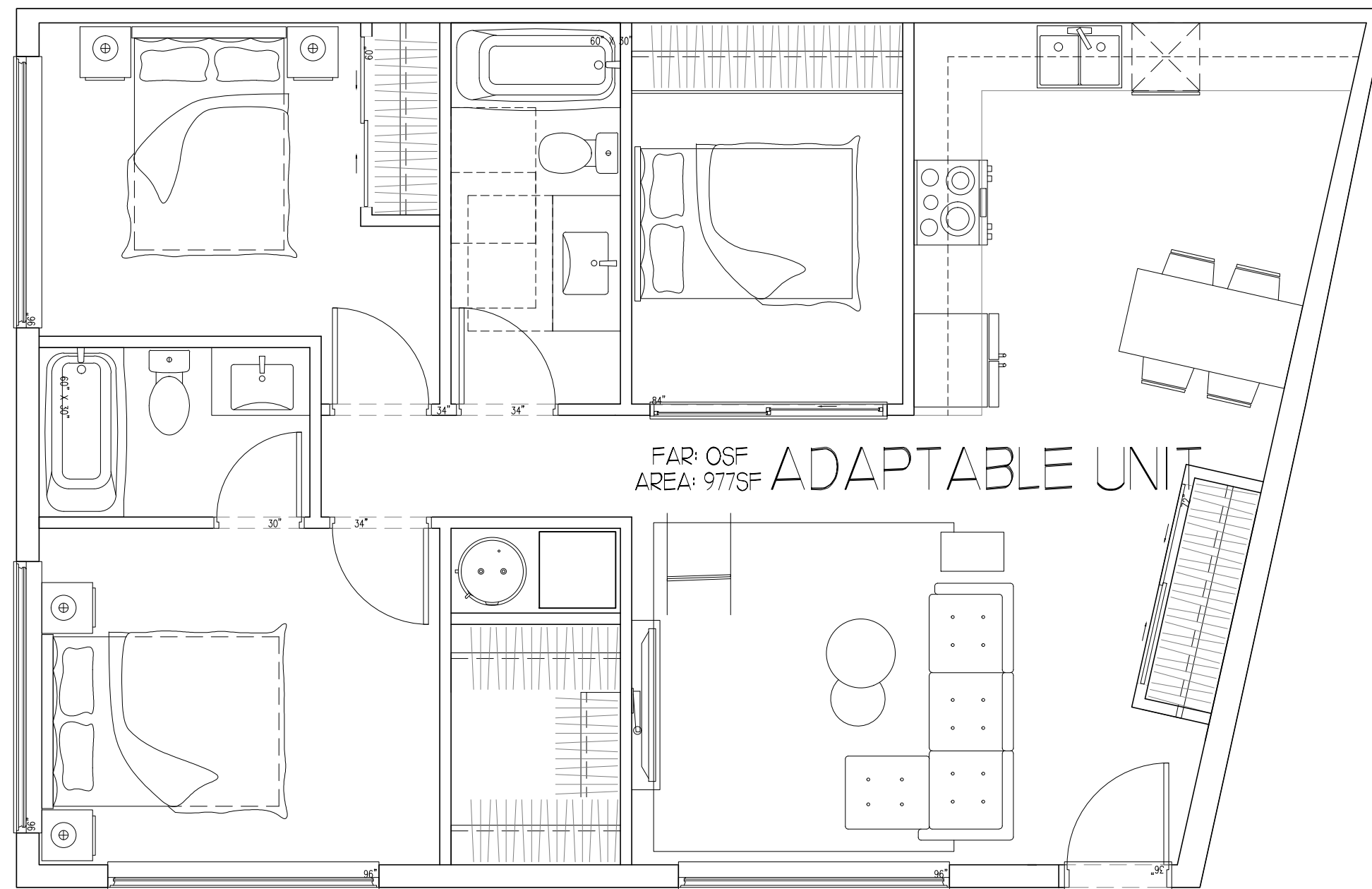
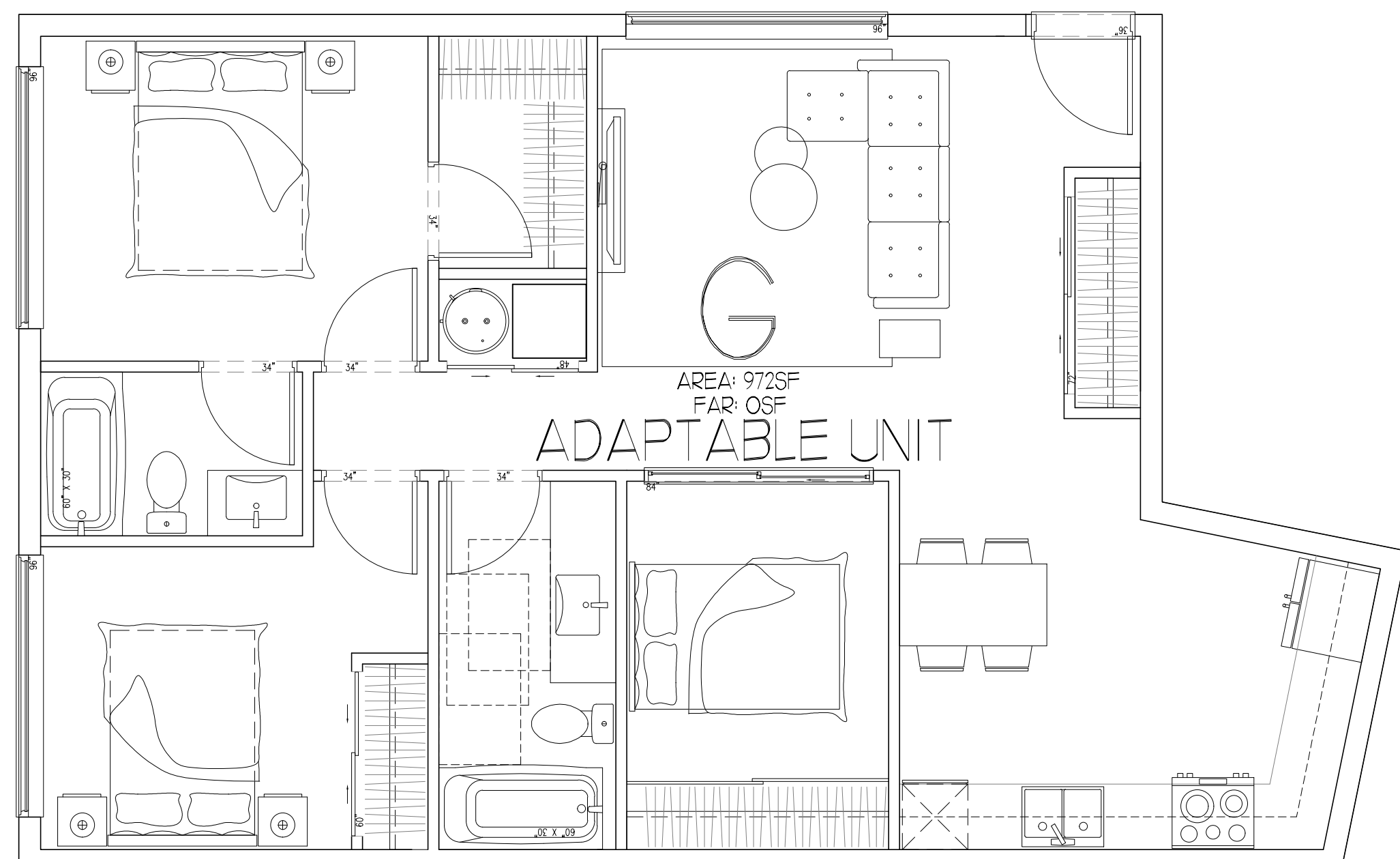
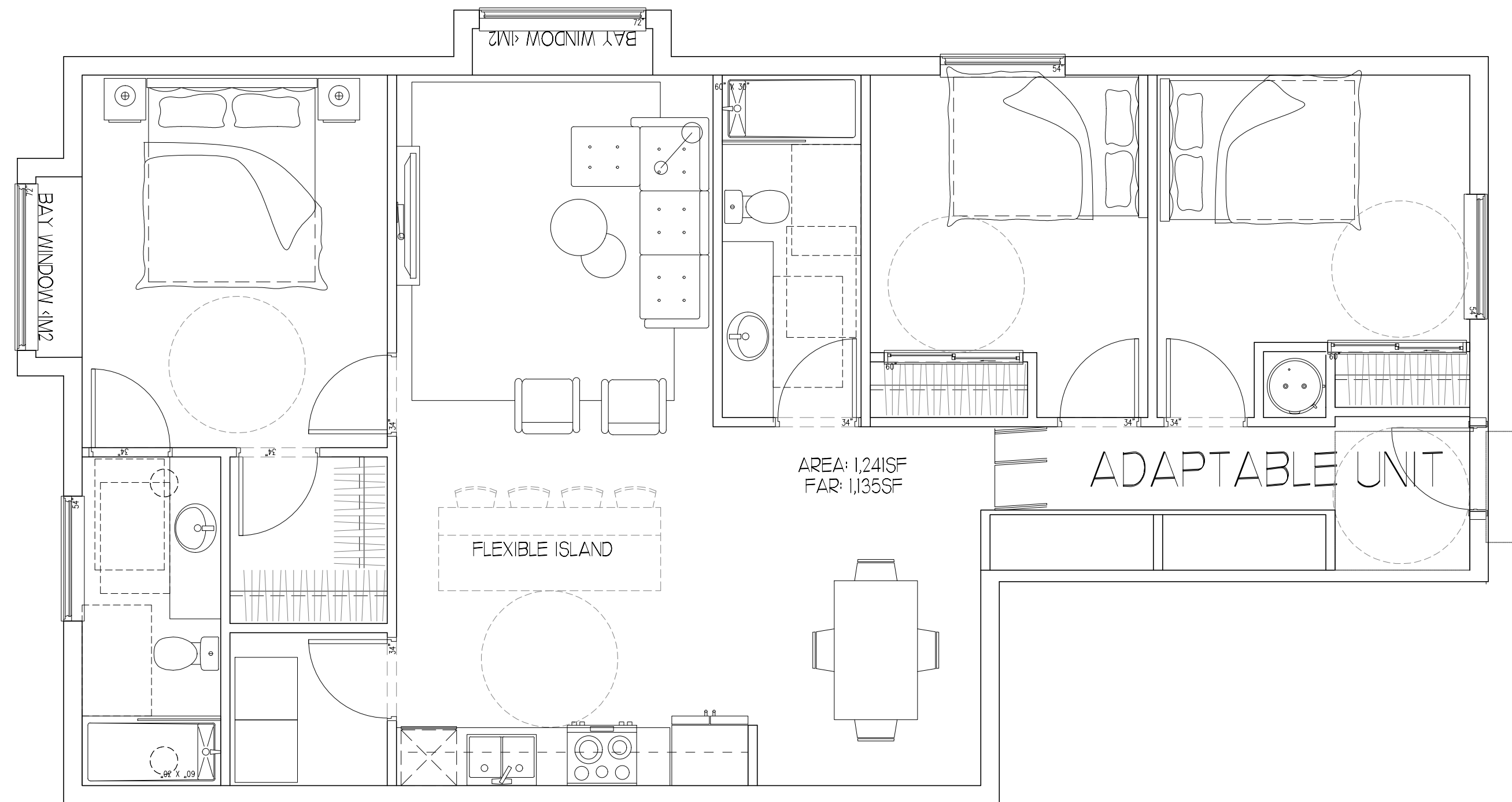
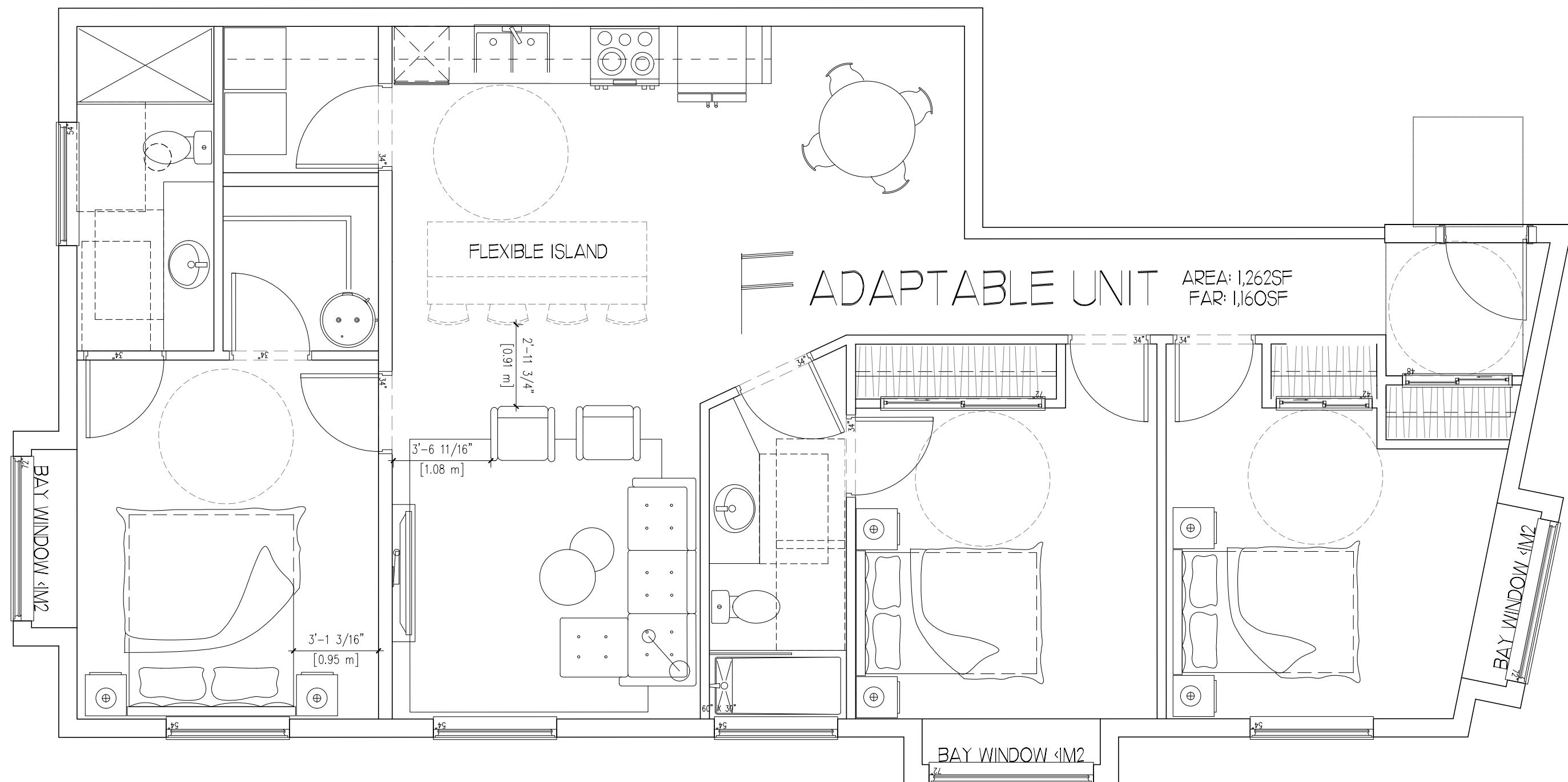
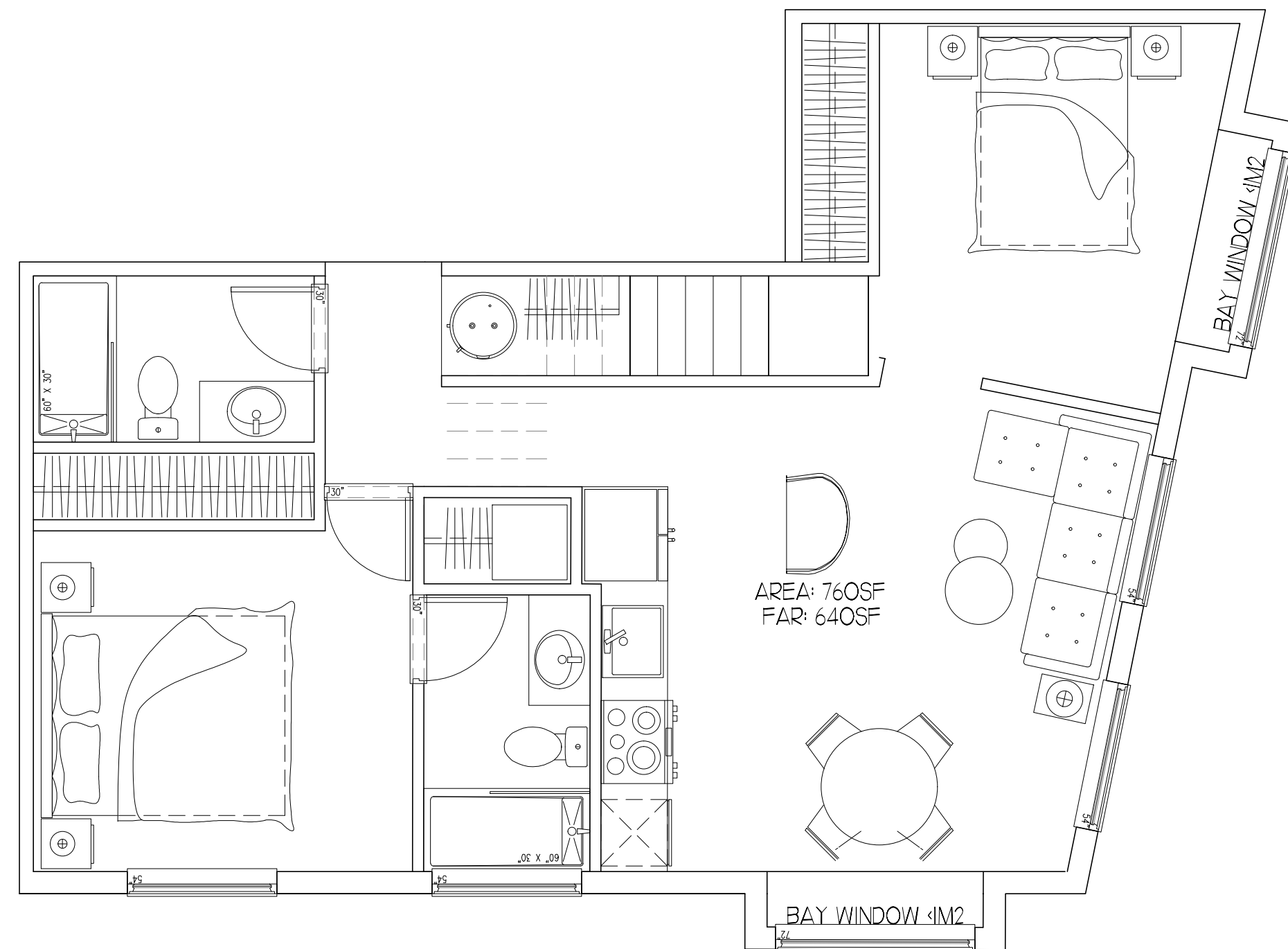
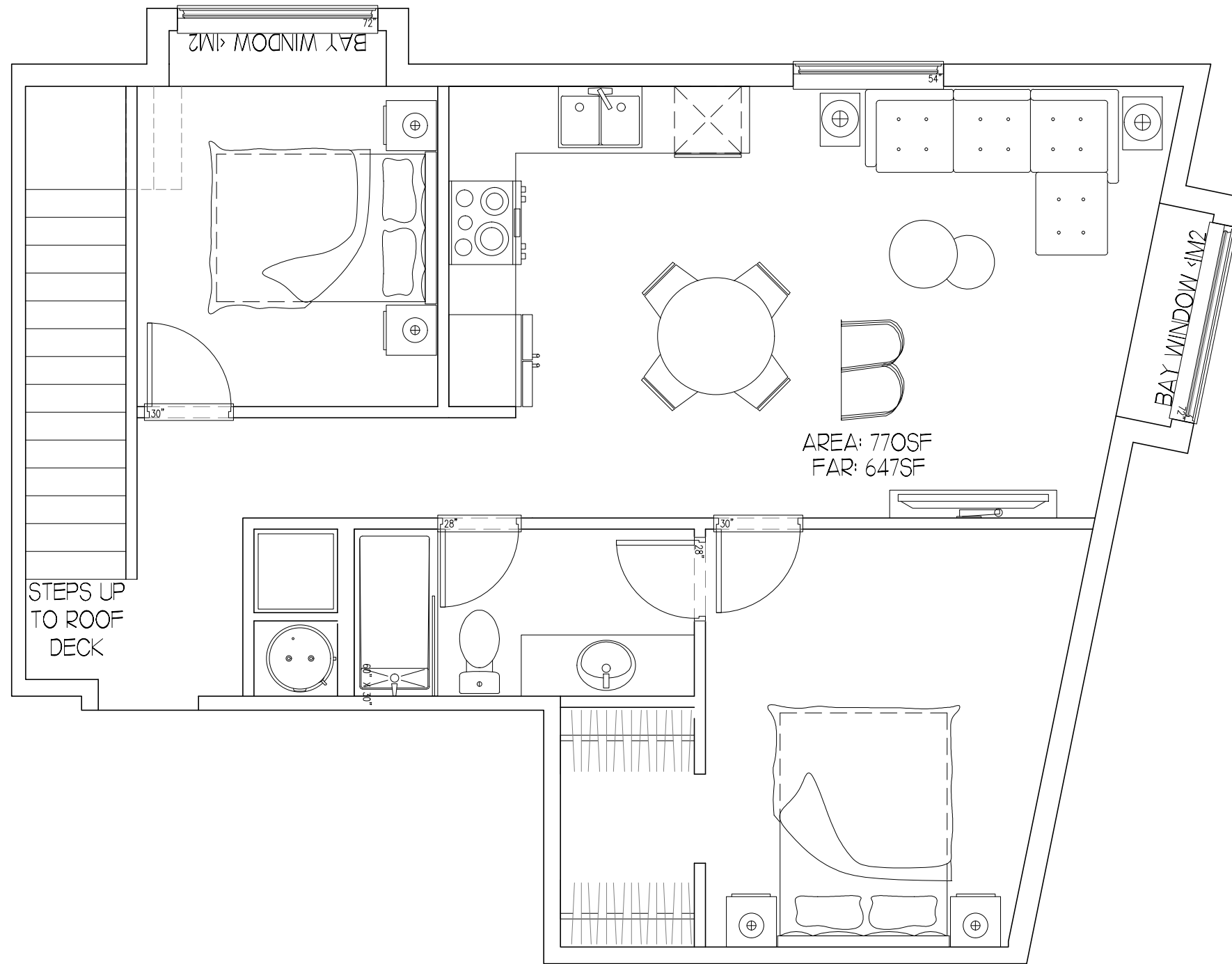
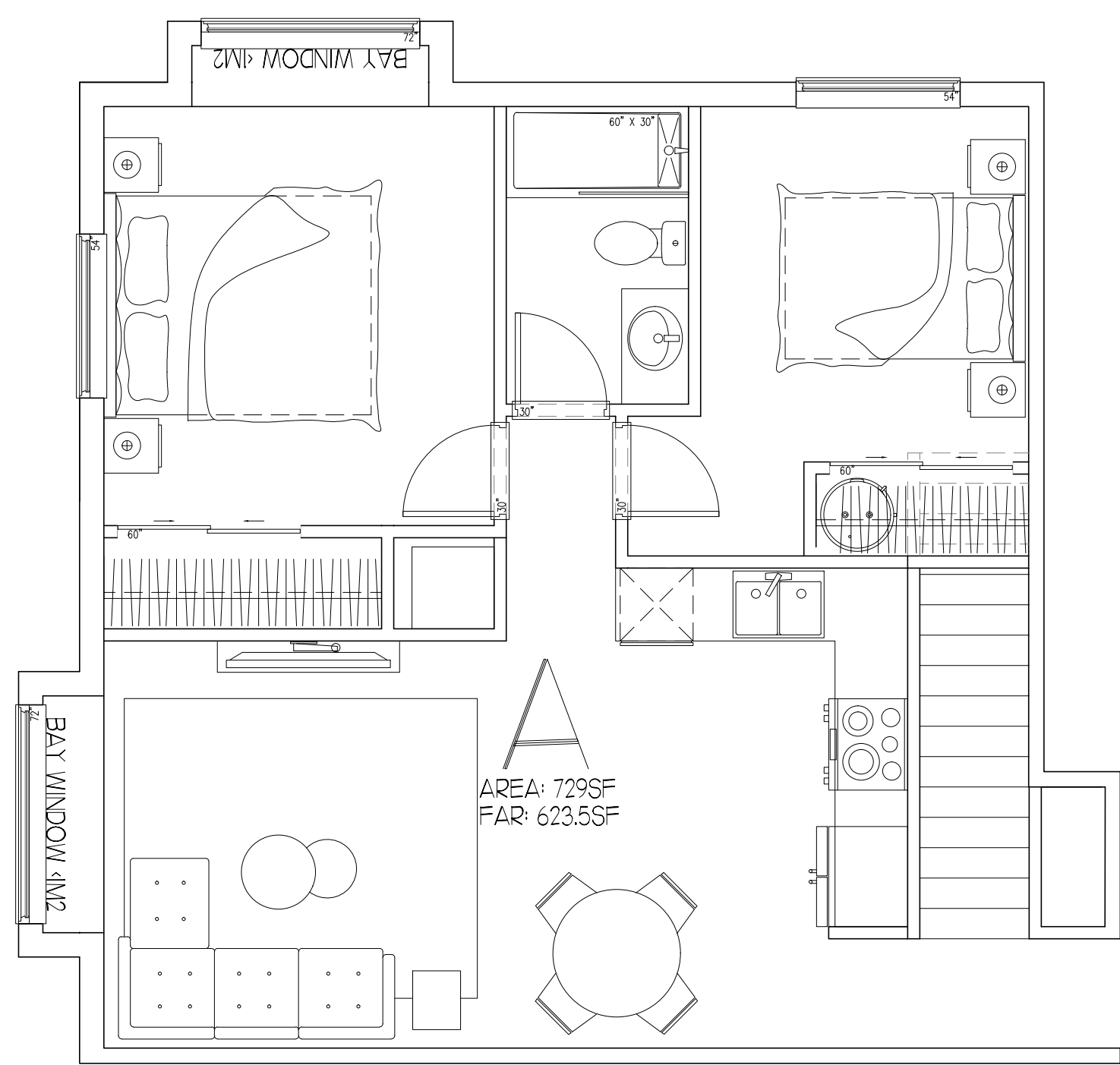
DRAWN BY:

SCALE: AS NOTED

REVIEW BY:

DWG NO:

A201



PROJECT NAME:
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PROJECT ADDRESS:
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DRAWING TITLE:
UNIT PLANS

PROJECT NO:

DRAWN BY:

SCALE: 1/4" = 1'-0"

REVIEW BY:

DWG NO:

A202



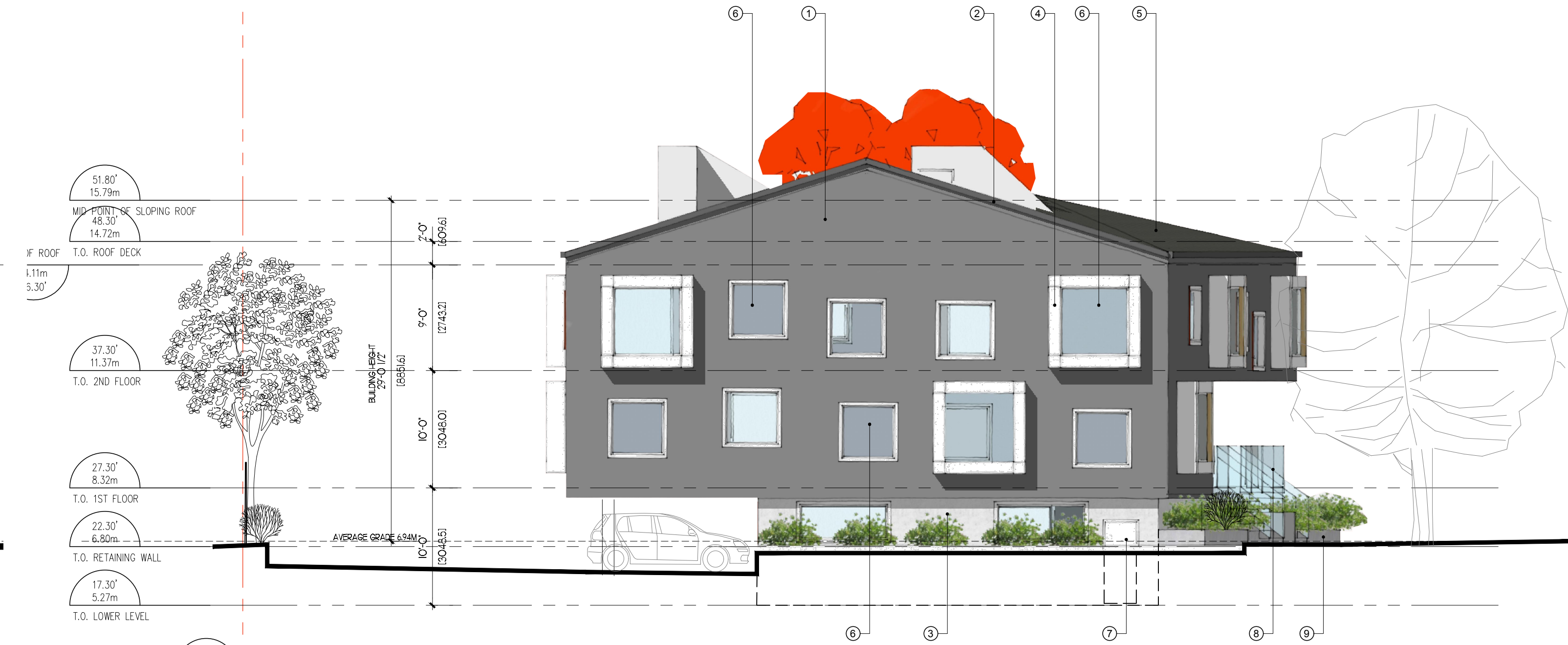
MATERIALS LEGEND

- 1 ACRYLIC STUCCO - GRAY
- 2 METAL FLASHING - GRAY
- 3 CONCRETE
- 4 HARDIE REVEAL PANEL - WHITE
- 5 ASPHALT SHINGLES
- 6 VINYL WINDOW - WHITE
- 7 VINYL ENTRANCE DOOR
- 8 GLASS RAILING
- 9 CONCRETE PLANTER
- 10 WOOD-PATTERN SIDING/WOOD



1 FRONT ELEVATION - DOMINION

A301 1/8"=1'-0"



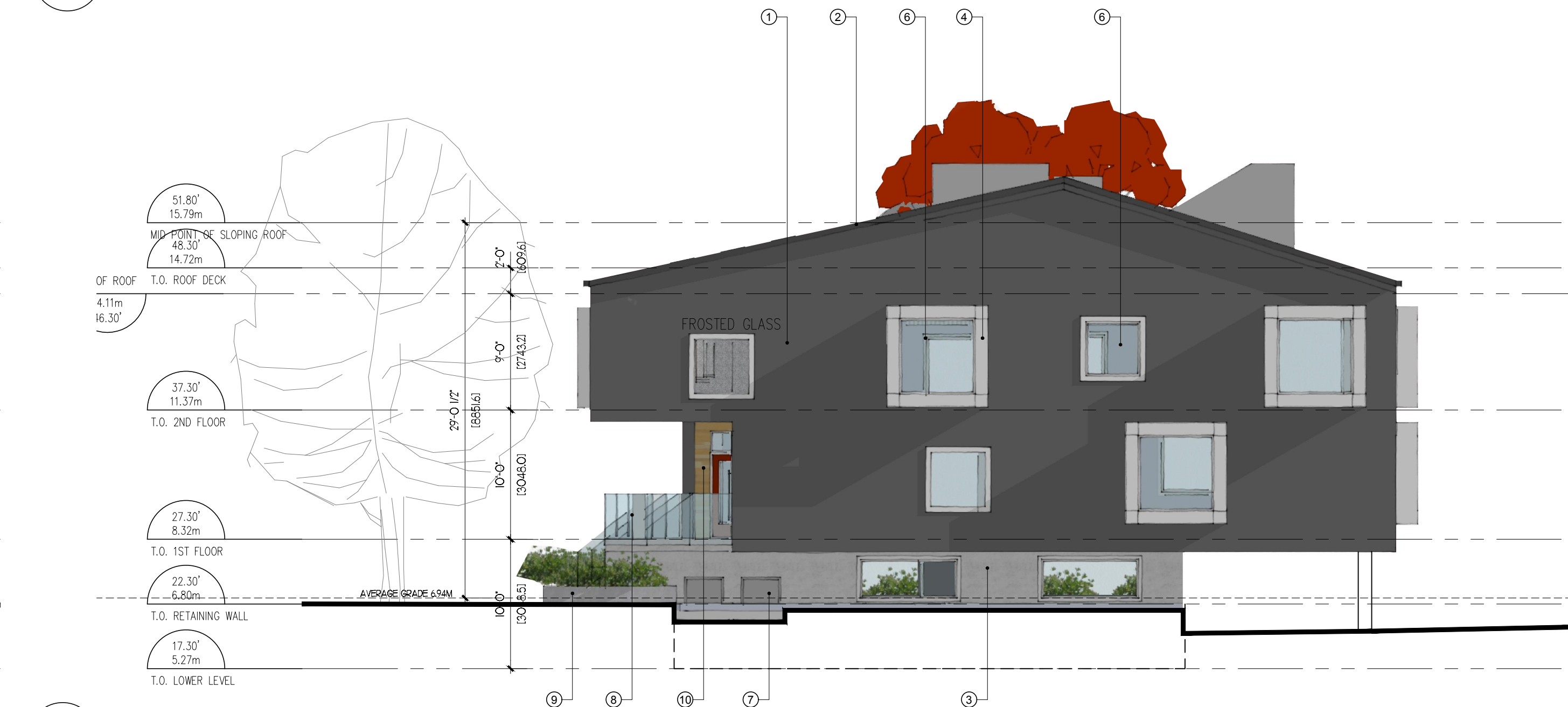
2 SOUTH ELEVATION - DEVINSHIRE

A301 1/8"=1'-0"



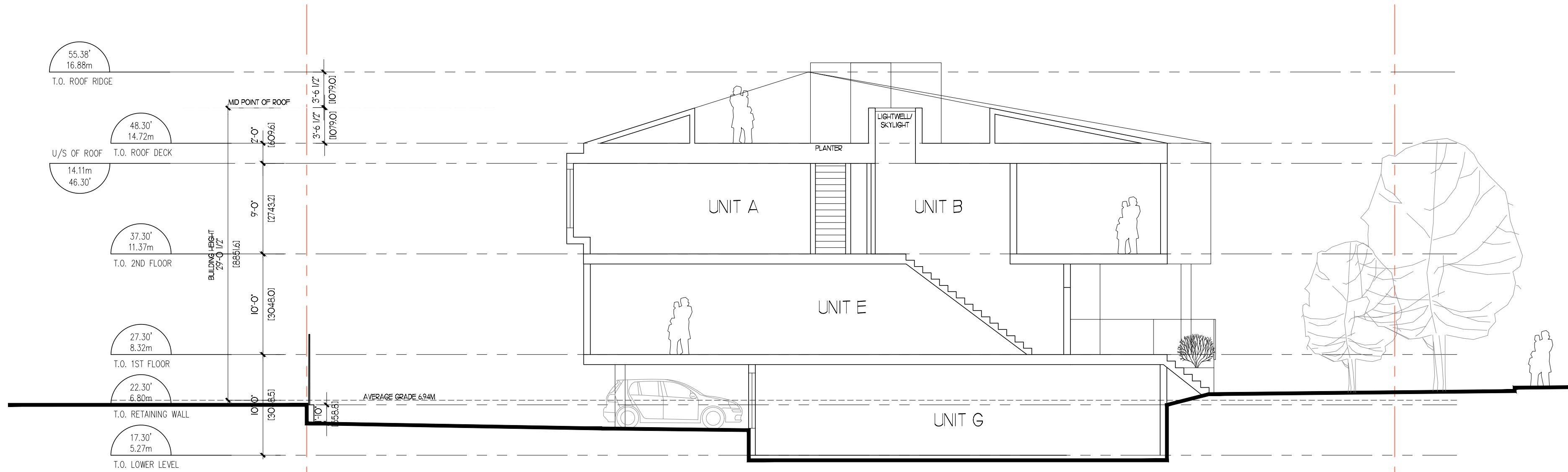
3 REAR ELEVATION

A301 1/8"=1'-0"



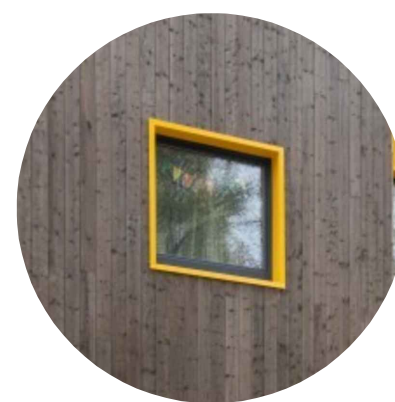
4 NORTH ELEVATION

A301 1/8"=1'-0"



5 SECTION

A301 1/8"=1'-0"



WINDOW TRIM



DOOR GRAPHICS



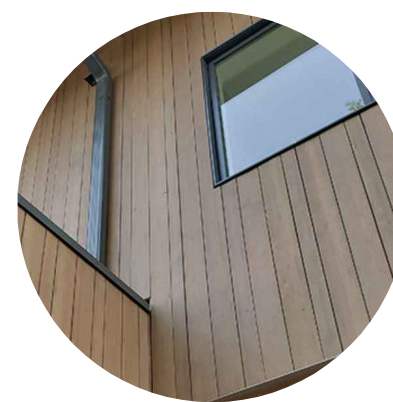
BUILDING GRAPHICS



GLASS RAILINGS



CONCRETE PLANTER



WOOD PATTERN SIDING OR WOOD



ACRYLIC STUCCO



BAY WINDOW

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DRAWING TITLE:

ELEVATIONS

PROJECT NO:

SCALE: AS NOTED

DWG NO:

DRAWN BY:

REVIEW BY:

A301



PROJECT NAME:
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PROJECT ADDRESS:
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DRAWING TITLE:
3D VIEWS

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A501**