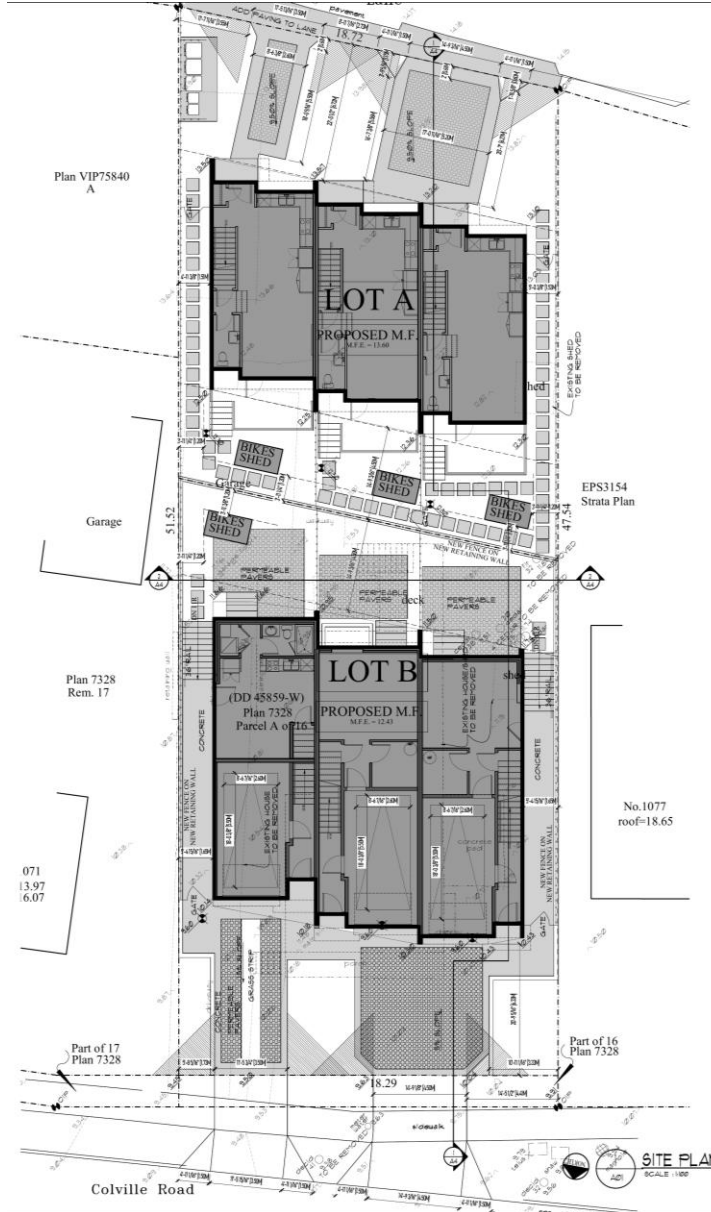


1073 Colville Road

Development Variance Permit Presentation
Advisory Planning Commission
June 16, 2026

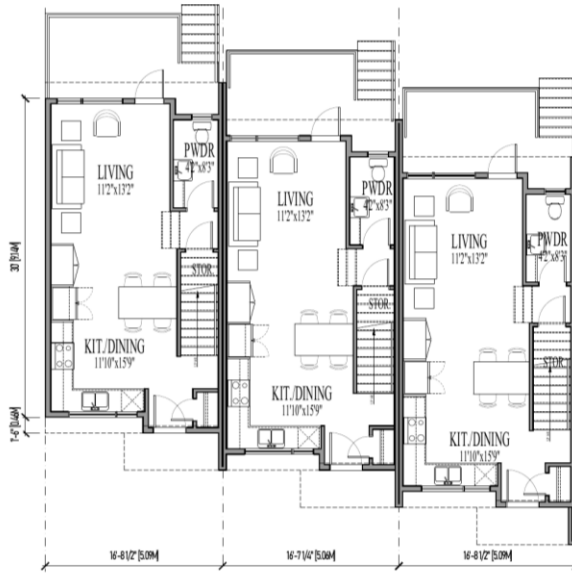


Site Plan



SITE DATA						
LOCATION:	1073 COLVILLE ROAD - ESQUIMALT					
BUILDING TYPE:	MULTI-FAMILY SUBDIVISION					
ZONING:	RD-1 EXISTING					
ZONING REQUIREMENTS	REQUIRED RD-1	LOT A	LOT B	COMMENTS		
LOT AREA	688.00 M ²	415.82 M ²	4475.95 FT ²	490.00 M ²	5274.72 FT ²	VARIANCE - BOTH LOTS
CURB CROSSING	4.50 M WIDE MAX	13.24 M	43.43 FT	13.26 M	43.50 FT	
LOT WIDTH	NA	18.29 M	60.00 FT	18.29 M	60.00 FT	
SETBACKS						
FRONT	4.00 M	6.72 M	22.04 FT	6.33 M	20.76 FT	
REAR	4.50 M	4.50 M	14.76 FT	4.73 M	15.51 FT	
SIDE EAST	1.50 M	1.52 M	4.98 FT	1.60 M	5.24 FT	
SIDE WEST	1.50 M	1.53 M	5.02 FT	1.60 M	5.24 FT	
SIDE COMBINED	3.00 M	3.05 M	10.00 FT	3.20 M	10.49 FT	
AVERAGE GRADE	NA	12.84 M	42.12 FT	10.90 M	35.76 FT	
BUILDING HEIGHT	NA	7.44 M	24.40 FT	8.05 M	26.41 FT	
BUILDING AREA						
UPPER FLOOR AREA	NA	129.84 M ²	1397.65 FT ²	192.30 M ²	2068.91 FT ²	
MAIN FLOOR AREA	NA	131.97 M ²	1420.56 FT ²	185.89 M ²	2000.92 FT ²	
LOWER FLOOR AREA (GARAGE INC.)	NA	NA	NA	188.02 M ²	2023.84 FT ²	
GARAGE AREA	NA	NA	NA	68.82 M ²	740.86 FT ²	
GARAGE ALLOWANCE	UP TO 40.00M ² PER UNIT	NA	NA	68.82 M ²	740.86 FT ²	
BASEMENT ALLOWANCE	NA	NA	NA	94.90 M ²	1022.10 FT ²	
TOTAL FLOOR AREA	NA	261.81M ²	2818.21 FT ²	403.24 M ²	4306.56 FT ²	
SECONDARY SUITE AREA	40% PRINCIPAL FLOOR AREA	NA	NA	30.82 M ²	331.80 FT ²	
FAR	NA	0.62	0.82			
BUILDING FOOTPRINT	NA	183.14 M ²	1971.32 FT ²	211.56 M ²	2277.27 FT ²	
MAXIMUM LOT COVERAGE	50%	40.53%	43.17%			
% OF LOT PERIMETER AT HWY	NA	0.00%	0.00%			
TREES TO BE REMOVED	NA	0	6			SEE ARBOURIST PLAN
PARKING AND ELECTRIC CHARGING	1 WITH CHARGING	3 (1 CHARGING)		3 (1 CHARGING)		
TOTAL OPEN SITE SPACE	NA	137.86 M ²	1485.03 FT ²	139.56 M ²	1502.26 FT ²	
BIKE PARKING	NA	6 SPACES		6 SPACES		

Building A Plans





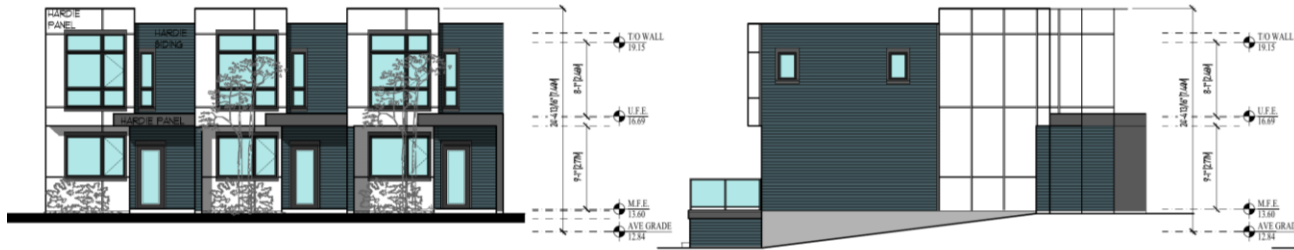
1 MAIN FLOOR PLAN-LOT A
 SCALE : 1/8"=10"





2 UPPER FLOOR PLAN-LOT A
 SCALE : 1/8"=10"

Building A Elevations



3 SOUTH ELEVATION - LOT A
SCALE: 1/8"=1'-0"

4 WEST ELEVATION - LOT A
SCALE: 1/8"=1'-0"

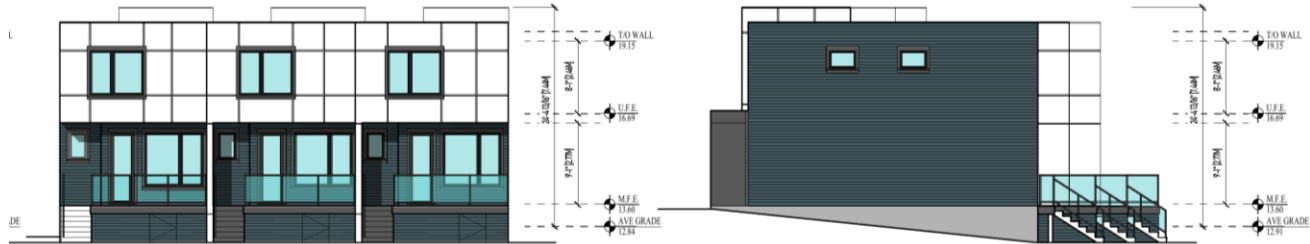
FINISH SCHEDULE

- ① CEMENTITIOUS PANEL
COLOUR: WHITE
MANUFACTURER: JAMES HARDIE
- ② CEMENTITIOUS PANEL
COLOUR: DARK GREY
MANUFACTURER: JAMES HARDIE
- ③ CEMENTITIOUS SIDING
COLOUR: BLUE
MANUFACTURER: JAMES HARDIE
- ④ PREFINISHED METAL
COLOUR: DARK GREY
MANUFACTURER:

- WINDOWS AND DOORS TO BE TRIMMED WITH 3/8" WIDE VERTICAL BOARDS, 8" HEAD BOARD, BASE 7" WATERTABLE 3/8" TRIM-COLOUR TO MATCH PREFINISHED METAL COLOUR.

GENERAL NOTES:

- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS
- FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS
- NO COMBED-FACED TRIM
- ALL COLOURS BY DESIGNED AND OWNER

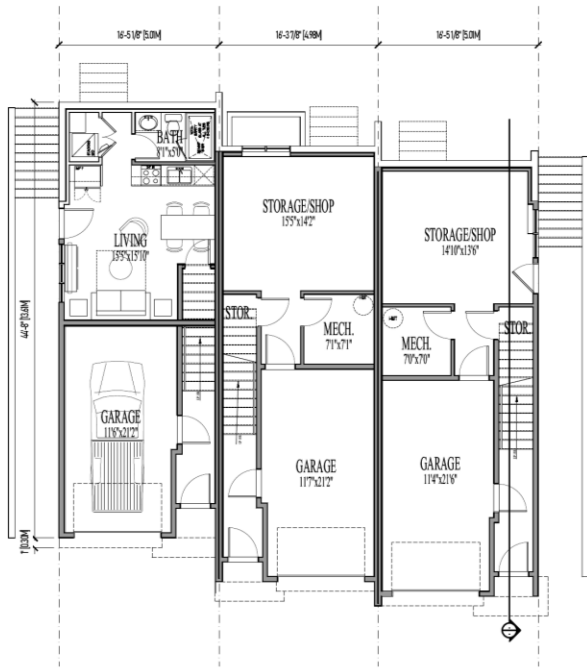


5 NORTH ELEVATION - LOT A
SCALE: 1/8"=1'-0"

6 EAST ELEVATION - LOT A
SCALE: 1/8"=1'-0"

RE-ISSUED FOR DVP
2025-09-12

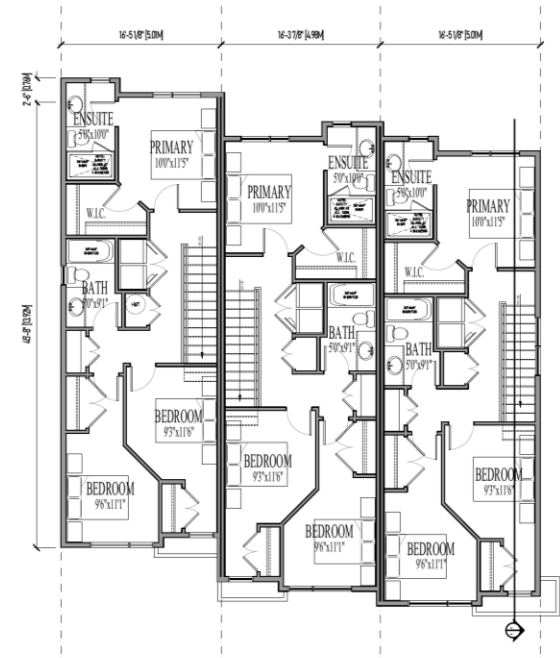
Building B Plans



1 LOWER FLOOR PLAN-LOT B
SCALE: 1/8"=1'-0"



2 MAIN FLOOR PLAN-LOT B
SCALE: 1/8"=1'-0"

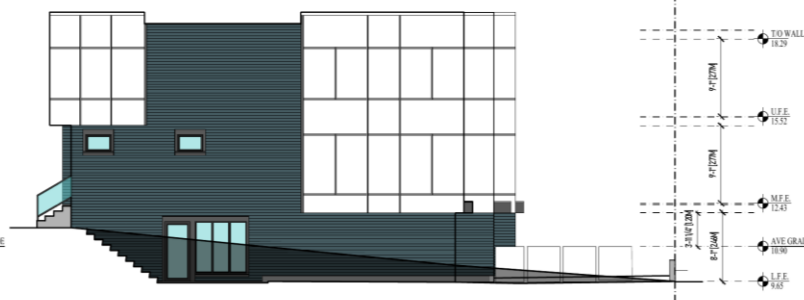


3 UPPER FLOOR PLAN-LOT B
SCALE: 1/8"=1'-0"

Building B Elevations



4 NORTH ELEVATION - LOT B
A03 SCALE: 1/8"=1'-0"



5 EAST ELEVATION - LOT B
A03 SCALE: 1/8"=1'-0"



6 SOUTH ELEVATION - LOT B
A03 SCALE: 1/8"=1'-0"



7 WEST ELEVATION - LOT B
A03 SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- 1 CEMENTITIOUS PANEL
COLOUR: WHITE
MANUFACTURER: JAMES HARDIE
- 1 CEMENTITIOUS PANEL
COLOUR: DARK GREY
MANUFACTURER: JAMES HARDIE
- 1 CEMENTITIOUS SIDING
COLOUR: BLUE
MANUFACTURER: JAMES HARDIE
- 1 PREFINISHED METAL
COLOUR: DARK GREY
MANUFACTURER: -

- WINDOWS AND DOORS TO BE TRIMMED WITH 3 1/2" WIDE VERTICAL BOARDS, 8" HEAD BOARD, BASE 2" WATERTABLE 3 1/2" TRIM-COLOUR TO MATCH PREFINISHED METAL COLOUR.

GENERAL NOTES:

- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 309 REQUIREMENTS FOR EGRESS
- FLASH OVER ALL MATERIAL TRANSITIONS AND DOOR & WINDOW HEADS
- NO COMBED-FACED TRIM
- ALL COLOURS BY DESIGNED AND OWNER

Shadow Study

DECEMBER 21
(WINTER SOLSTICE)



MARCH 20
(EQUINOX)



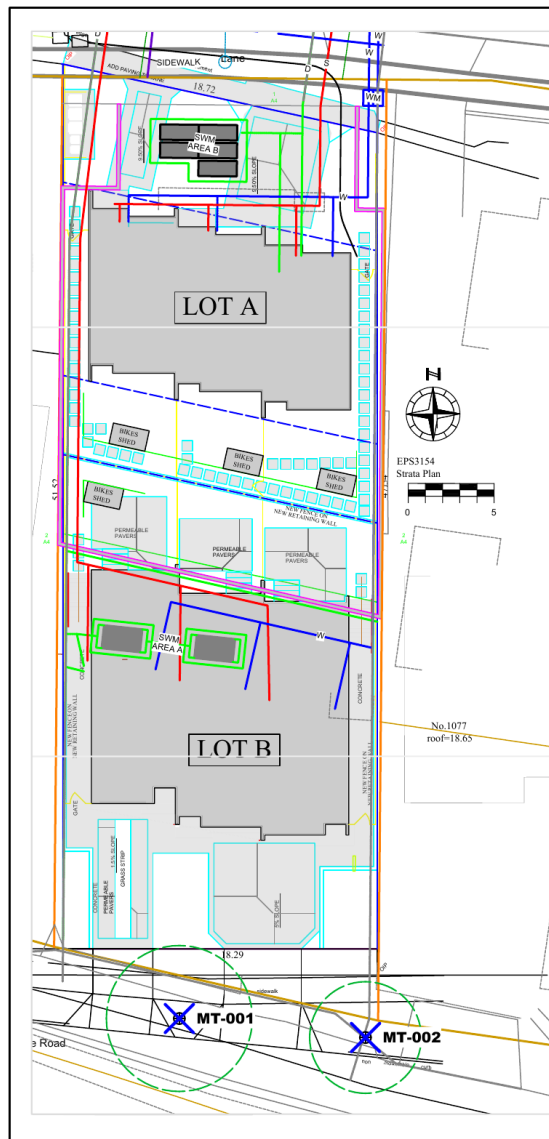
JUNE 21
(SUMMER SOLSTICE)



SEPTEMBER 22
(EQUINOX)



Arborist Plan



TREE INVENTORY TABLE

G&A Tree ID	Common Name	Bylaw status	Location (Ownership)	Consolidated bylaw stem diameter (cm)	PRZ radius (m)	Health	Structural condition	Comments	Action
MT-001	English Hawthorn	Non-Bylaw	Municipal	38	4	Good	Fair	Predisposed to leaf blight. Adjacent street trees are young Calliope Flowering Pear trees.	Remove - BP Replace 1:1
MT-002	English Hawthorn	Non-Bylaw	Municipal	31	3	Good	Fair	Predisposed to leaf blight. Street trees on adjacent lots are young Calliope Flowering Pear trees.	Remove - BP Replace 1:1

SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees indicated on Tree Management Plan	2
(Municipal Trees)	2
(Adjacent Off-site Trees)	0
(Boundary Trees)	0
(On-site Inventoried Unprotected Trees)	0
(On-site Bylaw-Protected Trees)	0
Requested Protected Tree Removals from site	0
Requested Tree Removals from municipal property	2
Requested Tree Removals from adjacent properties	0
Replacement Trees Required by Tree Bylaw	2



PROJECT
1073 Colville Rd.,
Esquimalt, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
3	Revision	Jan 29, 2026
2	Revision	Sept 17, 2024
1	Revision	Mar 12, 2024

PROJECT NO.	23-025
DATE	January 3, 2024
SCALE	1:250
DRAWN BY	KB
SHEET NO.	T - 1

Scaled to print to 11x17" sheet

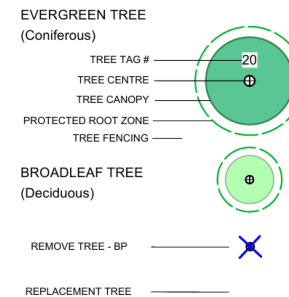
City of Esquimalt Tree Protection Bylaw 3076

Section 9 REPLACEMENT TREES

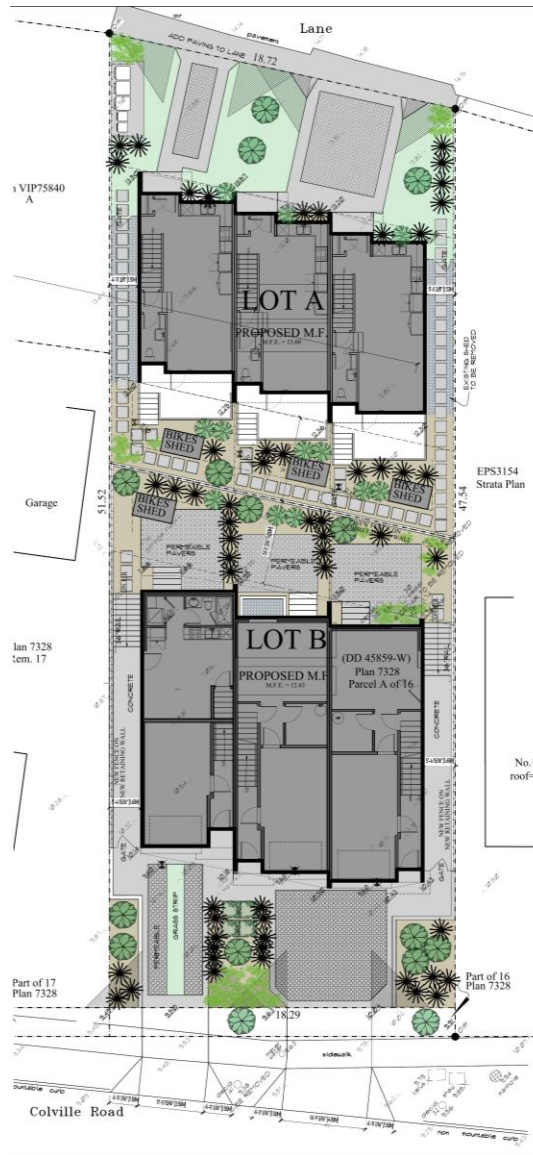
(3) Where one or more Replacement Trees are required to be planted as a condition of issuing a Permit, the Permit Holder must submit a Tree Replacement Plan for approval by the Director.

- (4) Replacement trees shall not be planted:
- (a) in the case of trees having a mature height of eight (8) metres or less, within two (2) metres of a building foundation wall; or
 - (b) in the case of trees having a mature height greater than eight (8) metres, within three (3) metres of a building foundation wall; or
 - (c) within one (1) metre of a property line.

LEGEND



Landscape Plan



LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUND COVER PLANTS

GREENSPACES

MULCH LAWN GRAVEL

BIKES SHEDS/STAIRS

PERMISSIBLE PAVED AREA BIKE RACKS CONCRETE PAVED

EXISTING RESIDUAL PAVING

WOOD STAINED 6" HIGH PRESSURE TREATED PERS. CEDAR PANELS

BIKES

PRIMARY EXPRESS SECONDARY EXPRESS

NOTES:

- LANDSCAPING NOTICED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO VERIFY UTILITIES PROVIDED THROUGH UNDERGROUND UTILITY AND NOTED CONFLICTS/INTERFERENCES.
- ALL LANDSCAPING SHALL BE PERFORMED TO MEET ALL BELLA STANDARDS.
- ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE.
- BIKE RACKS TO BE 18" HIGH OR 24" H" BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING (NOT 4' SETBACK FROM PROPERTY LINE AND FRONT OF BUILDING).

BIKES SHEDS/STAIRS LIST

TREES	BIKES SHEDS/STAIRS	COMMON NAME	SIZE
EXISTING TREE	BIKES SHED	BIKES SHED	12' x 12'
NEW TREE	BIKES SHED	BIKES SHED	12' x 12'
NEW SHRUBS	BIKES SHED	BIKES SHED	12' x 12'
GROUND COVER PLANTS	BIKES SHED	BIKES SHED	12' x 12'

NOTES:

PLEASE SEE THE ARCHITECTURE TREE MANAGEMENT PLAN FOR THE REMOVAL AND REPLACEMENT OF TREES INDICATED IN THE SHEET.

Streetscape – Colville Rd



Thank you

1073 Colville Road
Subdivision with DVP for Lot Areas

