

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000144

Owner: Dimma Pacific Properties Ltd., Inc. No. 459190
4th Floor, 1007 Fort Street
Victoria, BC
V8V 3K5

Lands: Lot resulting from the consolidation of
636 Drake Avenue [PID 002-923-211; Lot 3 of Suburban Lot 41,
Esquimalt District, Plan 25565] and

640 Drake Avenue [PID 002-923-157; Lot 2, Suburban Lots 50 and
41, Esquimalt District, Plan 25565]

Address: [Lot resulting from the consolidation of 636 Drake Avenue and 640
Drake Avenue], Esquimalt, BC

Conditions:

1. This Development 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, for the purpose of:
 - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
 - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 6: Multi-Family Residential;
 - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
 - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit is issued in accordance with the survey plans prepared by James Worton, BCLS, Powell and Associates, stamped "Received October 30, 2020", consistent with the rendering stamped "Received November 18, 2020, the colourboard stamped "Received August 6, 2020, the architectural plans provided by Burrows Holdings Ltd., stamped "Received October 30, 2020", and the landscape plans by Keith Grant Landscape Architecture Ltd. stamped "Received August 6, 2020", attached hereto as Schedule 'A'.

3. This Development Permit is issued in accordance with the landscaping estimate provided by Keith Grant Landscape Architecture Ltd., stamped "Received August 6, 2020", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$89,881.00 = \$107,857.2) must be deposited with the Township of Esquimalt before this permit can be issued.
4. The lands must not be built upon, developed, or used for any use (other than continuation of the uses lawful at the time of this Agreement), until the Owner has at its sole cost and without expectation of compensation from the Township, consolidated the three (3) parcels that comprise the lands into one parcel.
5. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
6. 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.
7. This Development Permit is not a Building Permit.
8. 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.
9. For the purposes of this Development 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

BC LAND SURVEYORS SITE PLAN OF:

640 Drake Avenue

Legal: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-157 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way

A79868 - Right of Way

C4872 - Easement

636 Drake Avenue

Legal: Lot 3, Suburban Lot 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-211 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way

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LEGEND

Elevations are to geodetic datum.

+ - denotes - geodetic elevation

- denotes - tree & tag number

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DEVELOPMENT SERVICES



File : 12,537 - 19

POWELL & ASSOCIATES

B C Land Surveyors

250-2950 Douglas Street

Victoria, BC V8T 4N4

phone (250) 382-8855

Certified correct
this 27th day of February, 2020

James Worton
JXB19

James Worton, B.C.L.S.

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ROBERTS MEWS

DRAKE CONCEPTS FOR COLOURS



EAST ELEVATION
JRP



EAST ELEVATION
JRP



NORTH ELEVATION
JRP



METAL RAILINGS

GENTEK BRIGHT WHITE
BLANK PUL
431



SOFFITS

DOWNSPOUTS

GRIFFIN 240
2400000



VINYL DECK



HORIZONTAL SIDING



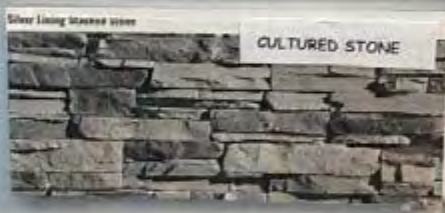
WINDOW TRIMS

FASCIA



FRONT & GARAGE

DOOR TRIMS



CULTURED STONE

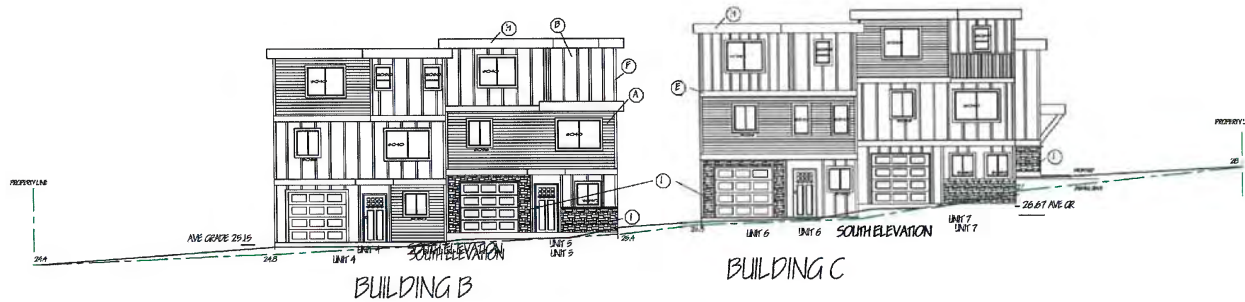
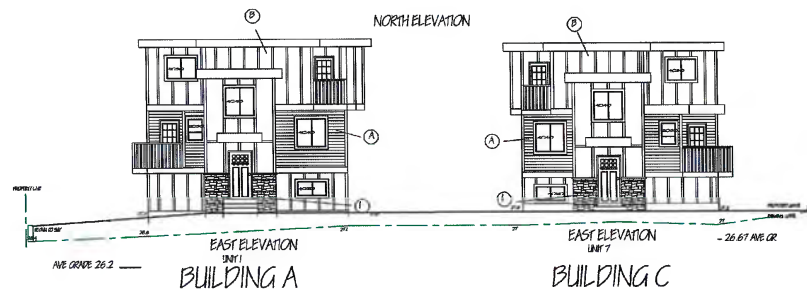
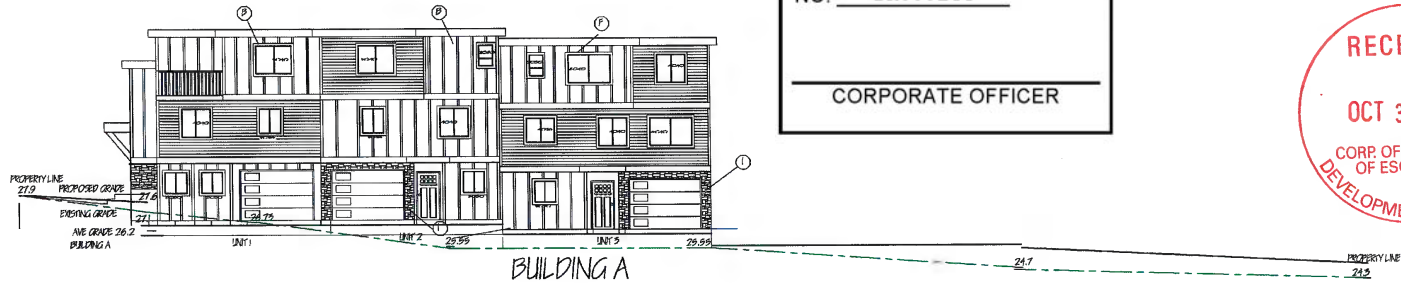


GARAGE DOORS

RECOMMENDED FEATURES:
BLACK LOCKSMITH LASSO ABOVE GARAGE DOORS AND SITTING
POSS OF TOP GARAGE DOOR, EIA ROOF
BLACK WALL MOUNTED LIGHT FIXTURES AT ENTRY DOORS

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No.	Revision/Issue	Date
<p>Burns Holdings Ltd 2644 Otter Hill Suite BC V9T 1J1 250-642-5119</p>		
<p>Project Name and Address 656-642 DRAKE AVE DIANA PACIFIC PROPERTIES LTD</p>		
Project	Robert's Map	Sheet
Date	Oct 30 / 2020	1
Scale	1:100	

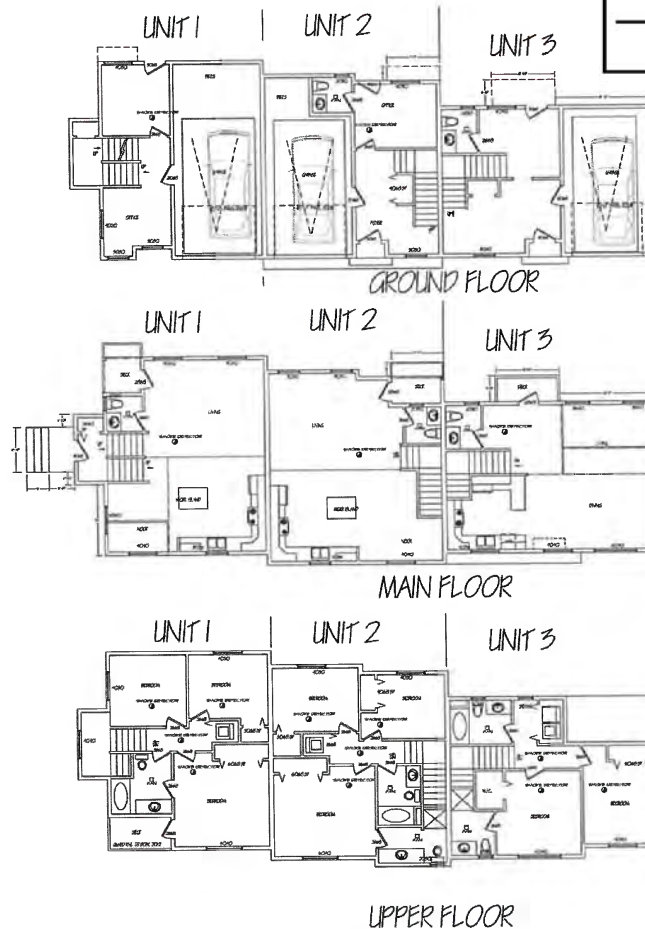
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General Notes

1. Contractor to verify all dimensions and details prior to start of construction and notify designer of any errors or discrepancies.
2. Dimensions to take precedence over scaled drawings.
3. Exterior dimensions from face of slab/beam/concrete.
4. Where Eng. is specified, all structural components shall be certified by a structural engineer.
5. All work to be carried out using good construction practice and shall conform to local bylaws and current British Columbia Building Code.
6. It is Owner/Contractor's responsibility to ensure site is inspected for subsurface soil conditions resulting in special foundation design.
7. Provide attic and crawl space ventilation and access in accordance with BCBC Part 9.
8. All wood framing to be #2 or better SPF unless otherwise noted.
9. Provide 8" min. clearance from grade to wood cladding materials.
10. All wood lintels and joists to conform to current wood count of BC span tables.
11. Install smoke detectors in accordance with BCBC Part 9.
12. All wood plates in contact with concrete shall be pressure treated or shall be separated by a nil gasket.
13. Concrete shall be min. 20 MPa for walls and 30 MPa for slabs.
14. Windows shall be installed according to details outlined by warranty provider.
15. All hand rails to be graspable and installed 90" above landing.
16. All guard rails to be installed as per BCBC.
17. Garage door shall come with self-closer and weatherstripping to provide gas tight seal.
18. Provide heating and ventilation in accordance with local bylaws and BCBC.
19. All Bedrooms to have min egress as detail in BCBC.
20. Shellroom fans to be 1.5 zone 100 cfm and have 8" smoothwall ducting.

Revised unit 1	1/20
Added 5th floor deck unit 1	1/20
No.	Revision/Issue
	Date

Durres Holdings Ltd
2614 Otter Pt Rd Suite BC V9Z 0J1
250-642-9719

Project Name and Address

626-642 DUNE AVE
DUNN/PCFC PROPERTIES LTD

Project Robert's Home

Date Oct 20 / 2020
Sheet 1/100

2



NORTH ELEVATION



EAST ELEVATION
UNIT 1



EAST ELEVATION
UNIT 7

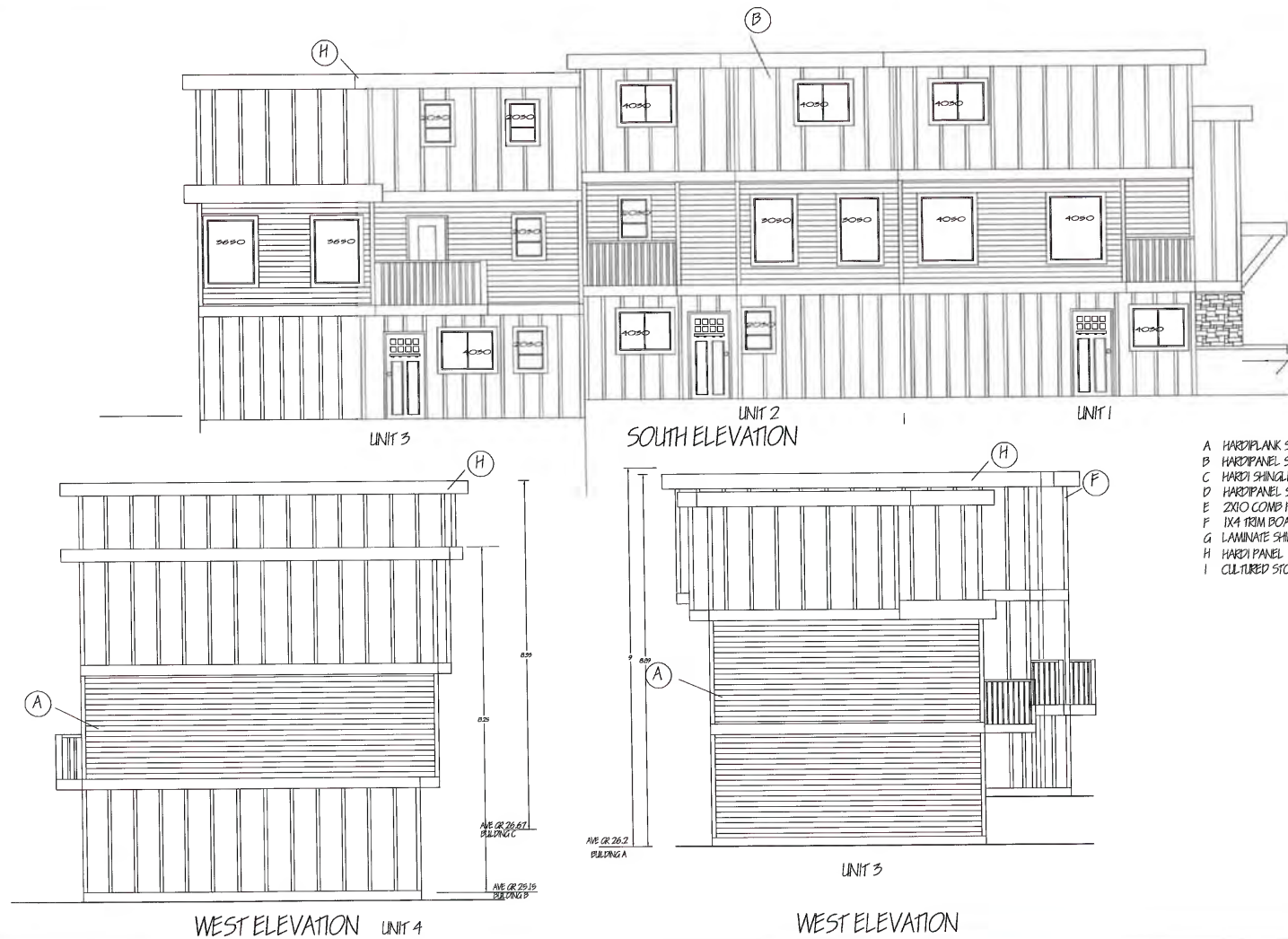


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- A HARDPLANK SIDING
- B HARDPANEL SIDING C/ W D4 BATTENS
- C HARD SHINGLE
- D HARDPANEL SIDING C/ W D2 BATTENS
- E 2X10 COMB FACE
- F D4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARDY PANEL
- I CULTURED STONE VENEER

Revised and Lines removed unit 4	1/20
Added 3rd floor deck unit 1, 2	11/18
No.	Revisions/Issues
Bureau Holdings Ltd 2814 Oliver Pike Suite 200 V1V 2C3 250-642-5715	
Project Name and Address 656-642 DRIVE AVE DIAMOND PACIFIC PROPERTIES LTD	
Project	Revised's Name
Date	Oct 20/2020
Scale	1:50
3	



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- A HARDPLANK SIDING
- B HARDPANEL SIDING C/ W 1X4 BATTENS
- C HARD SHINGLE
- D HARDPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARD PANEL
- I CULTURED STONE VENEER

Remove unit 4 adjust inside	1/20
Add 3rd floor deck unit 1	11/18
No.	Revision/Issue

Durson Holdings Ltd
2614 Olsen Pl Rd Suite BC 1972 QJ
250-642-5715

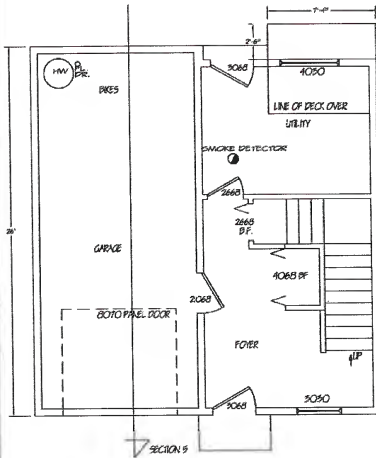
Project Name and Address
636-642 PRINCE AVE
PANA PACIFIC PROPERTIES LTD

Project	Robert's Memo	Sheet	4
Date	Oct 30 / 2020		
Scale	1:50		

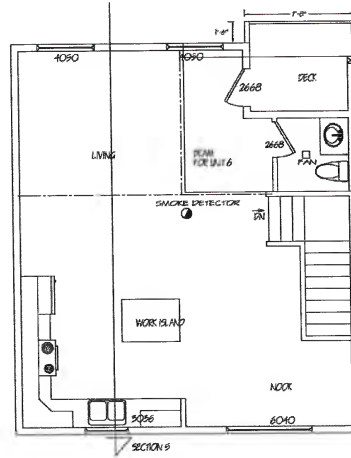
UNIT 4 & 5

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DEVELOPMENT PERMIT
NO. DR000144

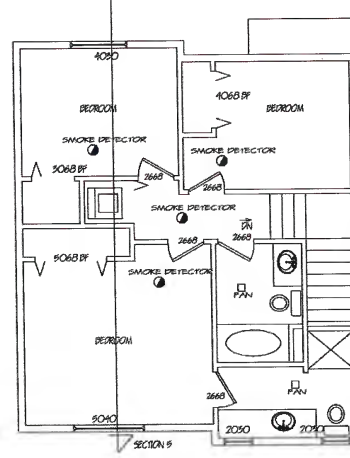
CORPORATE OFFICER



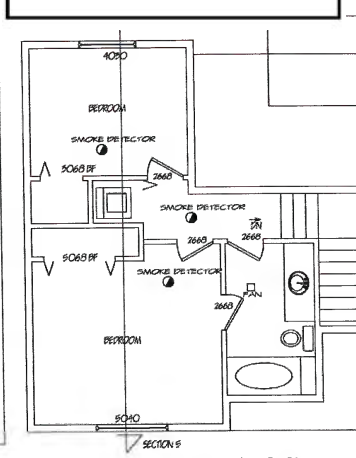
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR 4



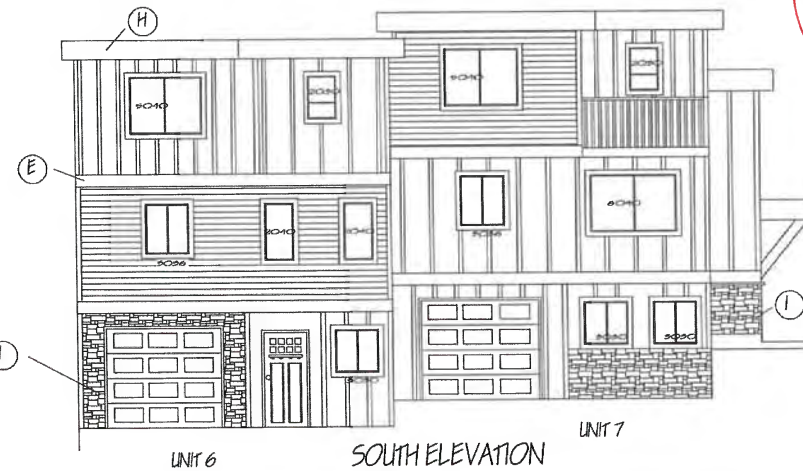
UPPER FLOOR 5



UNIT 4

SOUTH ELEVATION

UNIT 5



UNIT 6

SOUTH ELEVATION

UNIT 7

more luxury to third floor		O/ 20
No.	Revision/Issue	Date
Barrow Holdings Ltd 2614 Otter Pt Rd Suite BC 192 QJ 250-642-9719		
Project Name and Address 626-642 DRIVE AVE PRIMA PACIFIC PROPERTIES LTD		
Project: Robert's House Date: Oct 20/2020 Scale: 1:50		5

- A HARDPLANK SIDING
- B HARDPANEL SIDING C/ W 1X4 BATTENS
- C HARD SHINGLE
- D HARDPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARD PANEL
- I CULTURED STONE VENEER

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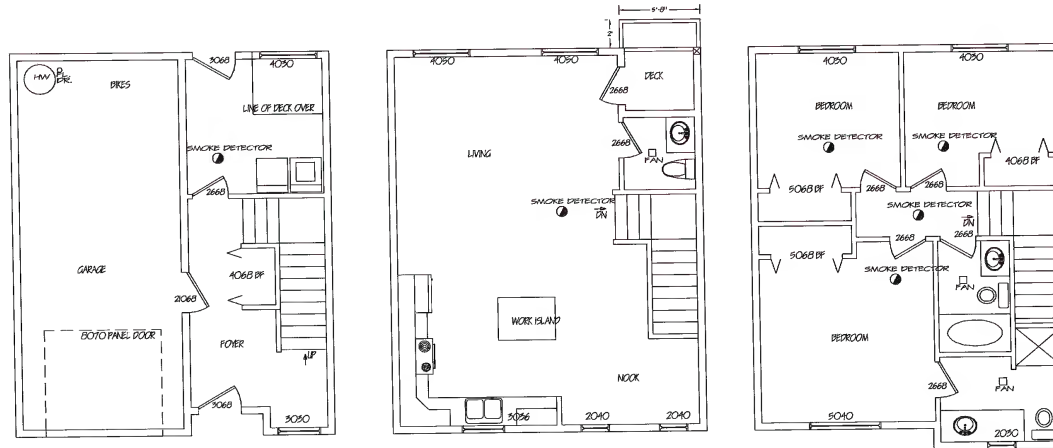
CORP OF TOWNSHIP
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DEVELOPMENT SERVICES

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- A HARDPLANK SIDING
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- D HARDPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARD PANEL
- I CULTURED STONE VENEER

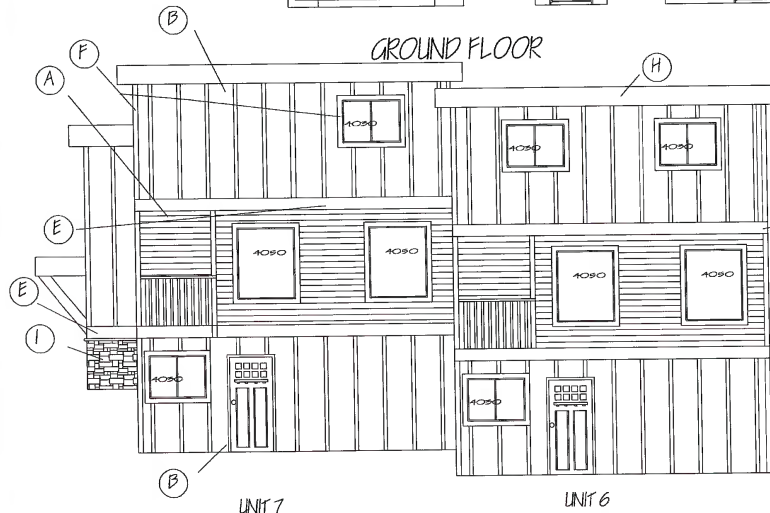
UNIT 6



GROUND FLOOR

MAIN FLOOR

UPPER FLOOR



UNIT 7

UNIT 6

NORTH ELEVATION



UNIT 5

NORTH ELEVATION

UNIT 4

Added 3rd floor deck unit 6		
No.	Revisions/Issues	Date
Barrow Holdings Ltd 2814 Glen Park Drive BC V9Z 0J1 250-642-5715		
Project Name and Address		
656-642 DRIVE AVE DANNA PACIFIC PROPERTIES LTD		
Project	Robert's News	Sheet
Date	Oct 20 / 2020	6
Scale	1:50	



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LEGEND

Elevations are to geodetic datum.

- HC** — denotes — Team & Tag number
- denotes — Month — Sanitary Seal
- denotes — Month — Storm Drain
- denotes — Catch Basin

LEGEND

LAMPE DECOUPE TRIP
 OUVREUR COUPEUR RESEAU D'ALU
 220V 50Hz 1000W
 1000W 220V 50Hz 1000W

SMALL DECIDUOUS TREES
ACER CRABAPPLE (YALE)
FRAXINUS PLATANUS (YALE)
FABULUS A BETTY BETTY FABULUS
BUDS 2.5 IN. H. - QUANTITY - 5.

[illegible]

NETFLIX BLACK FORNOSTAL, SHIRT
SIZE M. FIVE QUANTITY - 200.

—

FOOT & TAIL
TO BE REMOVED



**DRAKE AVENUE
TOWNHOUSES**
836-840 DRAKE AVENUE, VICTORIA, B.C.

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K. GRANT
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STO 18 01

570 14 01

TO: K. GRANT
FROM: FEBRUARY 10
STO 18 02

570 18 01

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NOTES

- SEE DRAWING 12 FOR SOFT LANDING BRIDGE APPROACH
- SEE ARCHITECT DETAIL DRAWING IN TRACT RECORDS & ASSOCIATED TIES
2010, 2012 FOR THE BRIDGE APPROACH
- NEW OR EXISTING PAVING SHALL BE INSTALLED WITH A WATER EFFICIENT AUTOMATIC IRRIGATION SYSTEM
- PAVING TO BE INSTALLED TO THE STANDARD SPECIFIED IN THE NATION COLUMBIA LANDSCAPE STANDARD - 2012 EDITION

The technical drawing illustrates a wood perimeter fence. The top view shows a rectangular fence section with overall dimensions of 2400 mm by 787 mm. The side view (elevation) shows a fence height of 1000 mm and a base width of 600 mm. The fence consists of vertical posts connected by horizontal rails. Callouts specify the materials and assembly details:

- 2 x 4" Cedar Rail
- 2 x 4" Cedar Post
- Both Sides of Fence
- 4" x 4" Cedar Post
- 2 x 4" Cedar Rail
- Both Sides of Fence
- Polyurethane Finish

The word "ELEVATION" is written below the side view.

WOOD PERIMETER FENCE

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LEGEND

provisions are in graphical notation

- 1/4" = 1' - existing boundary
- 1/4" = 1' - existing building
- 1/4" = 1' - existing driveway
- 1/4" = 1' - existing utility line
- 1/4" = 1' - existing water line
- 1/4" = 1' - existing gas line
- 1/4" = 1' - existing sewer line
- 1/4" = 1' - existing storm drain
- 1/4" = 1' - existing catch basin

- 1/4" = 1' - existing building
- 1/4" = 1' - existing driveway
- 1/4" = 1' - existing utility line
- 1/4" = 1' - existing water line
- 1/4" = 1' - existing gas line
- 1/4" = 1' - existing sewer line
- 1/4" = 1' - existing storm drain
- 1/4" = 1' - existing catch basin

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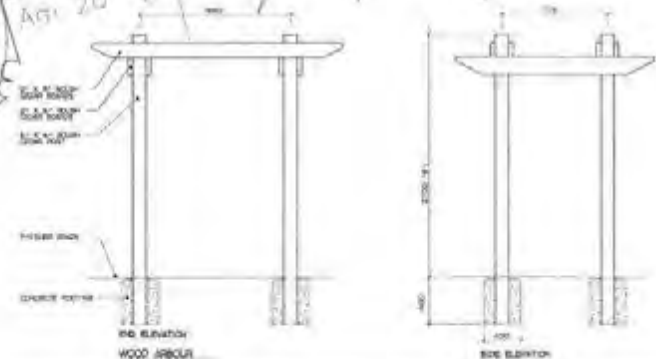
DRAKE AVENUE
TOWNHOUSES



1/4" = 1' - existing building
1/4" = 1' - existing driveway
1/4" = 1' - existing utility line
1/4" = 1' - existing water line
1/4" = 1' - existing gas line
1/4" = 1' - existing sewer line
1/4" = 1' - existing storm drain
1/4" = 1' - existing catch basin

NOTES

- 1. SEE DRAWING FOR EXISTING BUILDING
- 2. SEE DRAWING FOR EXISTING DRIVEWAY
- 3. SEE DRAWING FOR EXISTING UTILITY LINE
- 4. SEE DRAWING FOR EXISTING WATER LINE
- 5. SEE DRAWING FOR EXISTING GAS LINE
- 6. SEE DRAWING FOR EXISTING SEWER LINE
- 7. SEE DRAWING FOR EXISTING STORM DRAIN
- 8. SEE DRAWING FOR EXISTING CATCH BASIN



July 14, 2020

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CORP. OF TOWNSHIP
OF ESQUIMALT
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Drake Avenue Townhouse Development
636 / 640 Drake Avenue, Victoria, B.C.

Cost Estimate for Landscape Bond.

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Amount</u>
1. Topsoil	198	cu. m.	\$60.00	\$11,880.00
2. Plant material (cost & installation)				\$13,533.00
3. Sodded grass	484	sq. m.	\$9.00	\$4,356.00
4. Irrigation system				\$20,000.00
5. Mulch	14	cu. m.	\$60.00	\$840.00
6. Tree protection (mulch & fencing)				\$2,500.00
7. Bike rack	1	each	\$800.00	\$800.00
8. Benches	2	each	\$315.00	\$630.00
9. Wood fencing	106	l.m.	\$115.00	\$12,190.00
10. Arbour	1			\$500.00
11. Concrete paving	56	sq. m.	\$95.00	\$5,320.00
12. Concrete stepping stones	17			\$408.00
13. Garbage enclosure	1			\$920.00
14. Crushed rock & edgers at arbour				\$840.00
15. Rock walls at front entry drive	23	sq.m.	\$258.00	\$5,934.00
Sub Total				\$80,251.00
Taxes				\$9,630.00
Total Landscape Estimate				\$89,881.00

Keith N. Grant Landscape Architecture Ltd.



Keith N. Grant BSc, L.A., B.C.S.L.A., C.S.L.A.
Landscape Architect



KEITH N. GRANT LANDSCAPE ARCHITECTURE LTD.

303-2606 WINDSOR ROAD, VICTORIA, B.C. CANADA V8S 5H9

T 1-250-568-7872 E kng@kng-ls.com