

1073 Colville Road

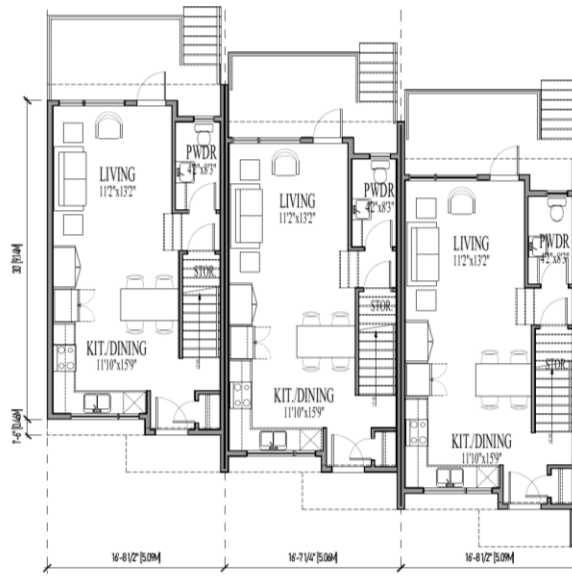
Development Variance Permit Presentation
Esquimalt Council Meeting
July 20, 2026



[illegible]

LOCATION: 1073 COLVILLE ROAD - ESQUIMALT	
BUILDING TYPE: MULTI-FAMILY SUBDIVISION	
ZONING: RD-1 EXISTING	
ZONING REQUIREMENTS	REQUIRED RD-1
LOT AREA	668.00 M ²
CURB CROSSING	413.82 M ²
LOT WIDTH	13.24 M
SETBACKS	6.33 M
FRONT	4.00 M
REAR	4.50 M
SIDE EAST	1.50 M
SIDE WEST	1.50 M
SIDE COMBINED	3.00 M
AVERAGE GRADE	NA
BUILDING HEIGHT	NA
BUILDING AREA	NA
UPPER FLOOR AREA	NA
MAIN FLOOR AREA	NA
LOWER FLOOR AREA (GARAGE INC.)	NA
GARAGE AREA	NA
GARAGE ALLOWANCE	NA
BASEMENT ALLOWANCE	NA
TOTAL FLOOR AREA	NA
SECONDARY SUITE AREA	NA
FAR	NA
BUILDING FOOTPRINT	NA
MAXIMUM LOT COVERAGE	50%
% OF LOT PERMITTER AT HWY	NA
TREES TO BE REMOVED	NA
PARKING AND ELECTRIC CHARGING	NA
TOTAL OPEN SITE SPACE	NA
BIKE PARKING	NA

Building A Plans

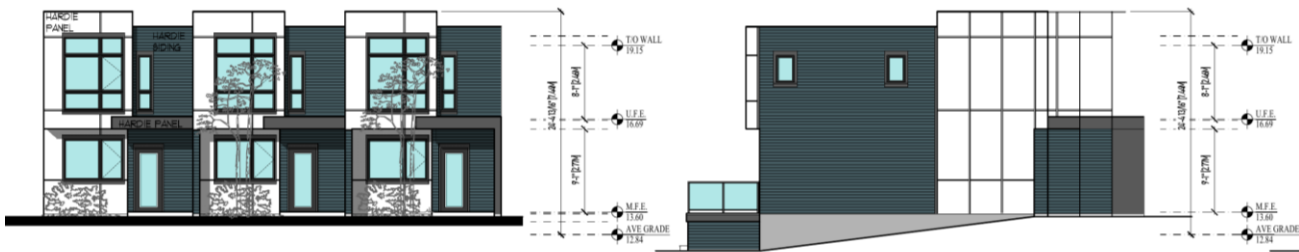


1 MAIN FLOOR PLAN-LOT A
SCALE: 1/8"=1'-0"



2 UPPER FLOOR PLAN-LOT A
SCALE: 1/8"=1'-0"

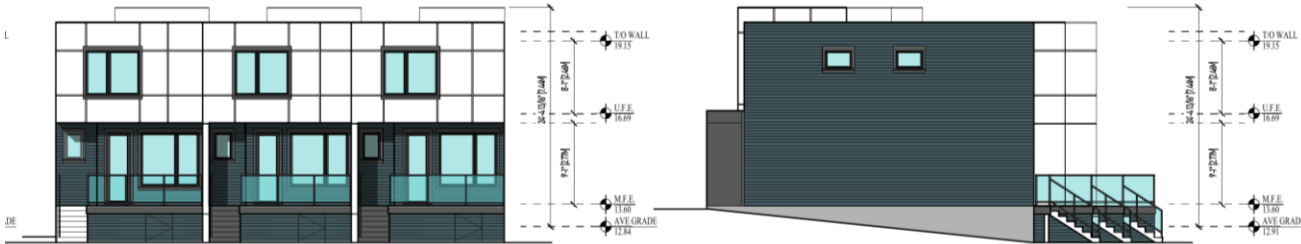
Building A Elevations



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 COLOR: WHITE MANUFACTURER: JAMES HARDIE
2	CEMENTITIOUS PANEL COLOR: DARK GREY MANUFACTURER: JAMES HARDIE
3	CEMENTITIOUS SIDING COLOR: BLUE MANUFACTURER: JAMES HARDIE
4	PREFINISHED METAL COLOR: DARK GREY MANUFACTURER:
- WINDOWS AND DOORS TO BE TRIMMED WITH 3/4" WIDE VERTICAL BOARDS, 8" HEAD BOARD, BASE 2" WATERTABLE 3/4" TRIM-COLOR TO MATCH PREFINISHED METAL COLOR.	
GENERAL NOTES:	
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR ENERGY	
- FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS	
- NO COMBED-FACED TRIM	
- ALL COLORS BY DESIGNED AND OWNER	

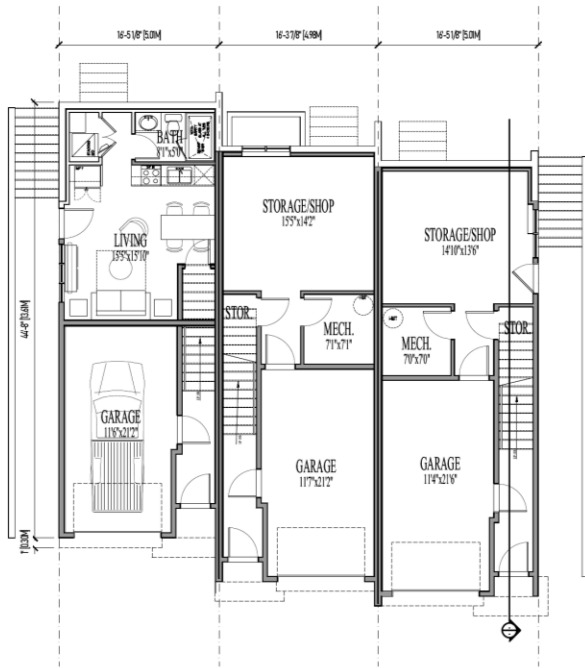


5 NORTH ELEVATION - LOT A
SCALE: 1/8"=1'-0"

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

RE-ISSUED FOR DVP
2025-09-12

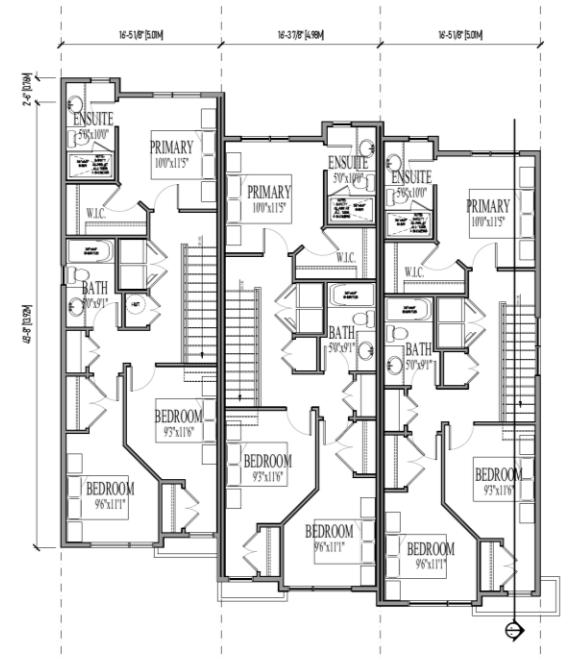
Building B Plans



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



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

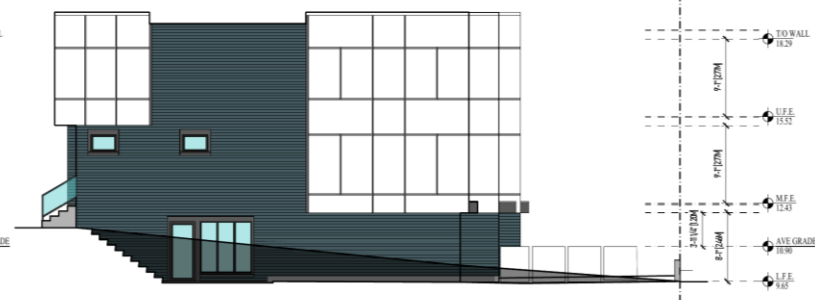


3 UPPER FLOOR PLAN-LOT B
SCALE: 1/8"=1'-0"

Building B Elevations



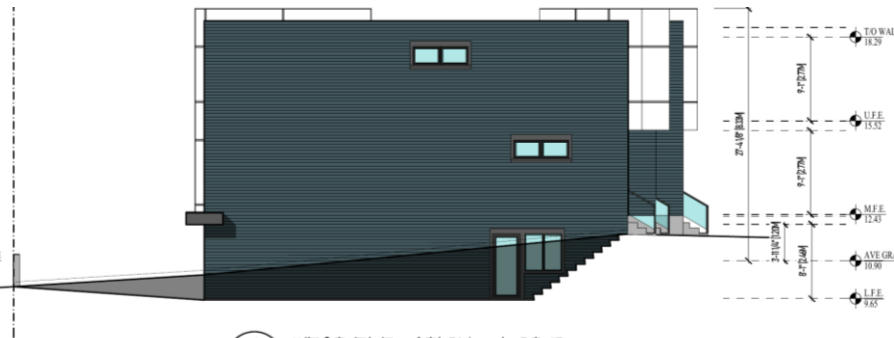
4 NORTH ELEVATION - LOT B
A03 SCALE: 1/8"=1'-0"



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
- 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 1/2" WIDE VERTICAL BOARDS, 6" HEAD BOARD, BASE 2" WATERFALL 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. 2018 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

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

EVERGREEN TREE
(Coniferous)



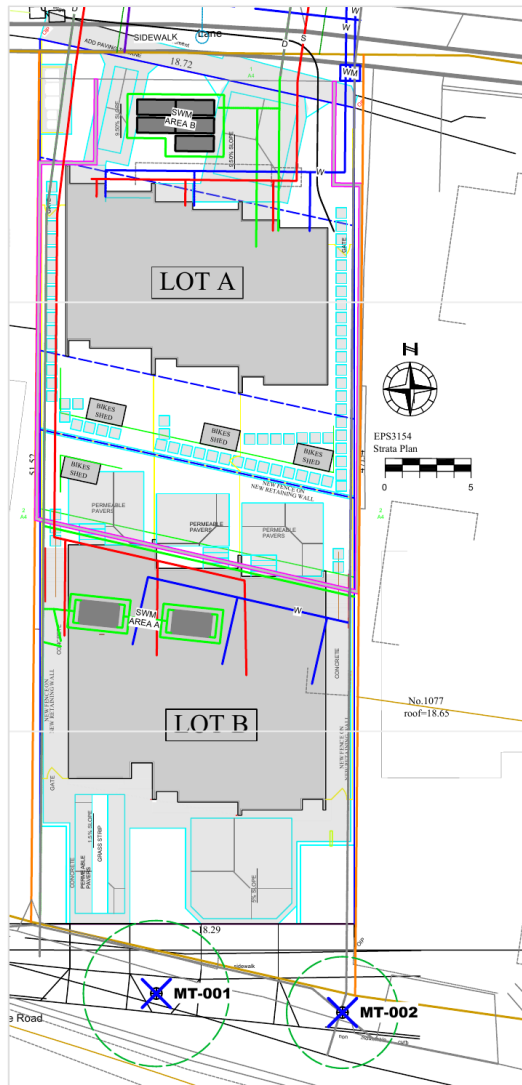
BROADLEAF TREE
(Deciduous)



REMOVE TREE - BP



REPLACEMENT TREE



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

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GRASS/COVER PLANT

GREENSPACE

MULCH LAWN GRAVEL

BIODIVERSITY

PERMEABLE PAVING IMPERMEABLE CONCRETE CONCRETE PAVING

EXISTING REGULAR PAVING

FENCE

WOOD (REINFORCED) 4" x 4" 6" x 6" 8" x 8" 10" x 10" 12" x 12" 14" x 14" 16" x 16" 18" x 18" 20" x 20" 22" x 22" 24" x 24" 26" x 26" 28" x 28" 30" x 30" 32" x 32" 34" x 34" 36" x 36" 38" x 38" 40" x 40" 42" x 42" 44" x 44" 46" x 46" 48" x 48" 50" x 50" 52" x 52" 54" x 54" 56" x 56" 58" x 58" 60" x 60" 62" x 62" 64" x 64" 66" x 66" 68" x 68" 70" x 70" 72" x 72" 74" x 74" 76" x 76" 78" x 78" 80" x 80" 82" x 82" 84" x 84" 86" x 86" 88" x 88" 90" x 90" 92" x 92" 94" x 94" 96" x 96" 98" x 98" 100" x 100" 102" x 102" 104" x 104" 106" x 106" 108" x 108" 110" x 110" 112" x 112" 114" x 114" 116" x 116" 118" x 118" 120" x 120" 122" x 122" 124" x 124" 126" x 126" 128" x 128" 130" x 130" 132" x 132" 134" x 134" 136" x 136" 138" x 138" 140" x 140" 142" x 142" 144" x 144" 146" x 146" 148" x 148" 150" x 150" 152" x 152" 154" x 154" 156" x 156" 158" x 158" 160" x 160" 162" x 162" 164" x 164" 166" x 166" 168" x 168" 170" x 170" 172" x 172" 174" x 174" 176" x 176" 178" x 178" 180" x 180" 182" x 182" 184" x 184" 186" x 186" 188" x 188" 190" x 190" 192" x 192" 194" x 194" 196" x 196" 198" x 198" 200" x 200" 202" x 202" 204" x 204" 206" x 206" 208" x 208" 210" x 210" 212" x 212" 214" x 214" 216" x 216" 218" x 218" 220" x 220" 222" x 222" 224" x 224" 226" x 226" 228" x 228" 230" x 230" 232" x 232" 234" x 234" 236" x 236" 238" x 238" 240" x 240" 242" x 242" 244" x 244" 246" x 246" 248" x 248" 250" x 250" 252" x 252" 254" x 254" 256" x 256" 258" x 258" 260" x 260" 262" x 262" 264" x 264" 266" x 266" 268" x 268" 270" x 270" 272" x 272" 274" x 274" 276" x 276" 278" x 278" 280" x 280" 282" x 282" 284" x 284" 286" x 286" 288" x 288" 290" x 290" 292" x 292" 294" x 294" 296" x 296" 298" x 298" 300" x 300" 302" x 302" 304" x 304" 306" x 306" 308" x 308" 310" x 310" 312" x 312" 314" x 314" 316" x 316" 318" x 318" 320" x 320" 322" x 322" 324" x 324" 326" x 326" 328" x 328" 330" x 330" 332" x 332" 334" x 334" 336" x 336" 338" x 338" 340" x 340" 342" x 342" 344" x 344" 346" x 346" 348" x 348" 350" x 350" 352" x 352" 354" x 354" 356" x 356" 358" x 358" 360" x 360" 362" x 362" 364" x 364" 366" x 366" 368" x 368" 370" x 370" 372" x 372" 374" x 374" 376" x 376" 378" x 378" 380" x 380" 382" x 382" 384" x 384" 386" x 386" 388" x 388" 390" x 390" 392" x 392" 394" x 394" 396" x 396" 398" x 398" 400" x 400" 402" x 402" 404" x 404" 406" x 406" 408" x 408" 410" x 410" 412" x 412" 414" x 414" 416" x 416" 418" x 418" 420" x 420" 422" x 422" 424" x 424" 426" x 426" 428" x 428" 430" x 430" 432" x 432" 434" x 434" 436" x 436" 438" x 438" 440" x 440" 442" x 442" 444" x 444" 446" x 446" 448" x 448" 450" x 450" 452" x 452" 454" x 454" 456" x 456" 458" x 458" 460" x 460" 462" x 462" 464" x 464" 466" x 466" 468" x 468" 470" x 470" 472" x 472" 474" x 474" 476" x 476" 478" x 478" 480" x 480" 482" x 482" 484" x 484" 486" x 486" 488" x 488" 490" x 490" 492" x 492" 494" x 494" 496" x 496" 498" x 498" 500" x 500" 502" x 502" 504" x 504" 506" x 506" 508" x 508" 510" x 510" 512" x 512" 514" x 514" 516" x 516" 518" x 518" 520" x 520" 522" x 522" 524" x 524" 526" x 526" 528" x 528" 530" x 530" 532" x 532" 534" x 534" 536" x 536" 538" x 538" 540" x 540" 542" x 542" 544" x 544" 546" x 546" 548" x 548" 550" x 550" 552" x 552" 554" x 554" 556" x 556" 558" x 558" 560" x 560" 562" x 562" 564" x 564" 566" x 566" 568" x 568" 570" x 570" 572" x 572" 574" x 574" 576" x 576" 578" x 578" 580" x 580" 582" x 582" 584" x 584" 586" x 586" 588" x 588" 590" x 590" 592" x 592" 594" x 594" 596" x 596" 598" x 598" 600" x 600" 602" x 602" 604" x 604" 606" x 606" 608" x 608" 610" x 610" 612" x 612" 614" x 614" 616" x 616" 618" x 618" 620" x 620" 622" x 622" 624" x 624" 626" x 626" 628" x 628" 630" x 630" 632" x 632" 634" x 634" 636" x 636" 638" x 638" 640" x 640" 642" x 642" 644" x 644" 646" x 646" 648" x 648" 650" x 650" 652" x 652" 654" x 654" 656" x 656" 658" x 658" 660" x 660" 662" x 662" 664" x 664" 666" x 666" 668" x 668" 670" x 670" 672" x 672" 674" x 674" 676" x 676" 678" x 678" 680" x 680" 682" x 682" 684" x 684" 686" x 686" 688" x 688" 690" x 690" 692" x 692" 694" x 694" 696" x 696" 698" x 698" 700" x 700" 702" x 702" 704" x 704" 706" x 706" 708" x 708" 710" x 710" 712" x 712" 714" x 714" 716" x 716" 718" x 718" 720" x 720" 722" x 722" 724" x 724" 726" x 726" 728" x

Streetscape – Colville Rd



Thank you

1073 Colville Road
Subdivision with DVP for Lot Areas

