

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00069

Owners: Bowers, Trevor Roy
Kran, Vaclav
Robinson, Christine Marie
764-1368 Chesterman Beach Road
Tofino, BC V0R 2Z0

Lands: PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A

Address: 468 Foster Street, 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 40 (6)(a) – Building Height – Principal Building: A 0.78 metre increase to the requirement that no principal building shall exceed a height of 7.3 metres [ie. from 7.3 metres to 8.08 metres];

Zoning Bylaw, 1992, No. 2050, Section 40 (8.1) – Building Massing – Principal Building: A 6.4% increase to the requirement that the second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage [ie. from 75% to 81.4%].

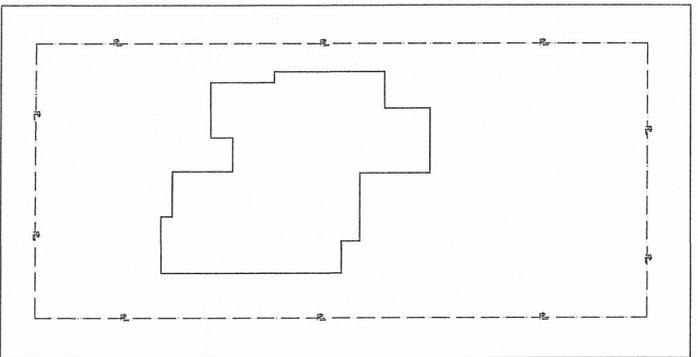
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural drawings and landscape plan prepared by Zebra Design, stamped "Received September 5, 2017", and sited as detailed on the survey plan prepared by Island Land Surveying, stamped "Received July 28, 2017", attached hereto as Schedule 'A'.
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 _____, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY
DAY OF _____, 2017.

Director of Development Services

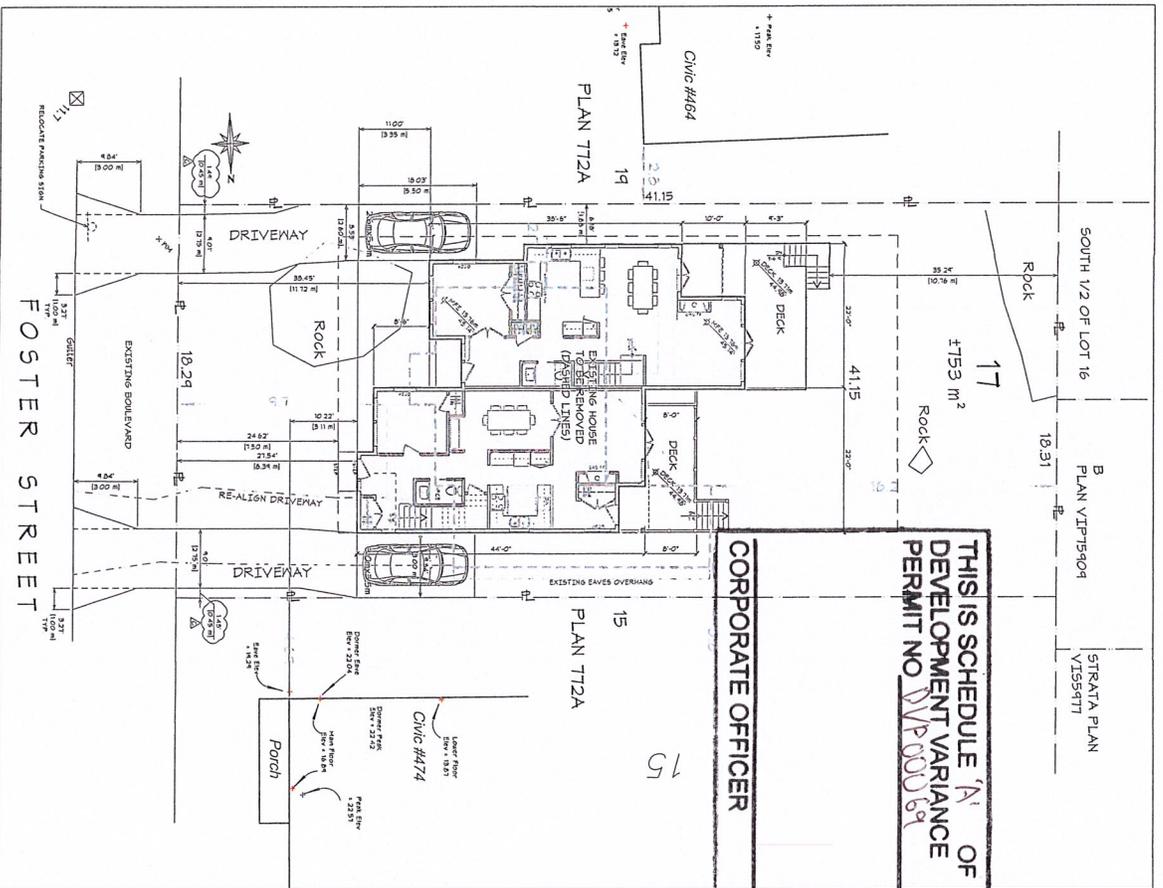
Corporate Officer
Corporation of the Township
of Esquimalt



BUILDING CORNER
LOCATIONS FOR
AVERAGE GRADE



DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION
SITE PLAN
DUPLEX ON FOSTER ST.
VICTORIA, B.C. 07/28/17
SCALE = 1:100



SITE PLAN

REVISIONS	REASON	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	07/28/17
2	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	09/05/17
3	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	09/05/17

PROJECT DATA

LEGAL DESCRIPTION
SITE PLAN OF LOT 17, BLOCK 6, SUBURBAN
LOT 50, ESCQUIMALT DISTRICT, PLAN 712A,
ZONING
RD-5

LOT AREA
152.9 m² [16,044 sq ft]

LOT COVERAGE
20.0% [40.6 m² - 26,666
PERMITTED MAX 30%

SETBACKS

SETBACK TYPE	REQUIRED METER	PROPOSED
FRONT	1.9 m	0.34 m
REAR	24.6'	21.54'
SIDE NORTH	1.5 m	10.16 m
SIDE SOUTH	24.6'	55.24'
COMBINED SIDED	4.5 m	3.0 m [10.0 m]
	14.76'	5.64 m [18.51'

FLOOR AREA
LEFT SIDE
MAIN 888.0 SF
MAIN 140.7 SF
RIGHT SIDE
MAIN 882.4 SF
UPPER 695.4 SF
TOTAL 3102.7 SF = 26492 m²

FLOOR AREA RATIO
26492/152.9 = 38
MAX TOTAL PERMITTED :
4.0
X 150.44 = 6241.7 SF = 50116 m²

BUILT UP AREA MASSING
DIFFER FLOOR TOTAL OWNER FLOOR TOTAL
= 1400.3/1720.44 = 81.48%

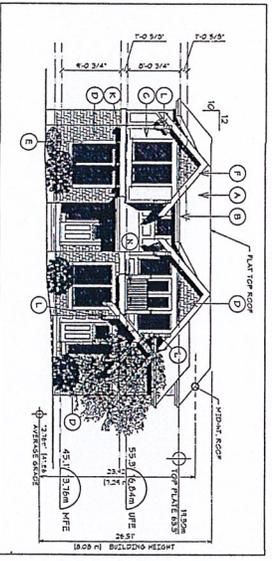
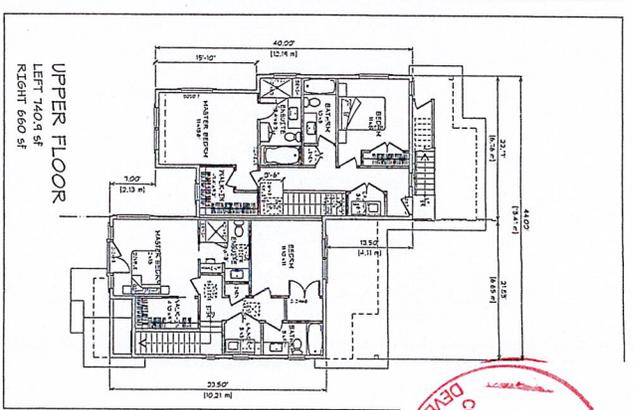
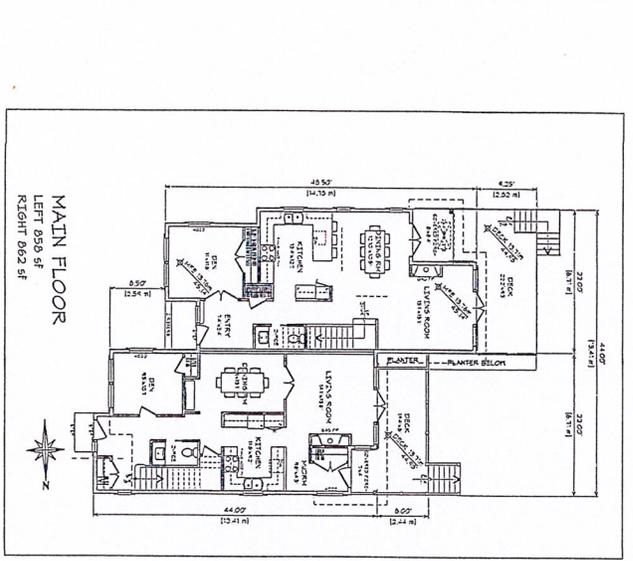
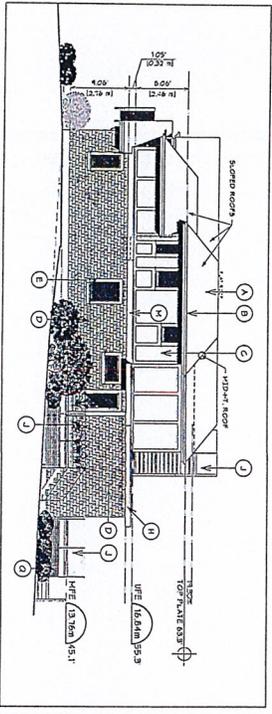
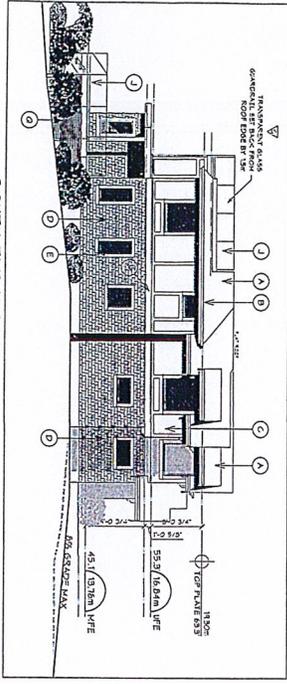
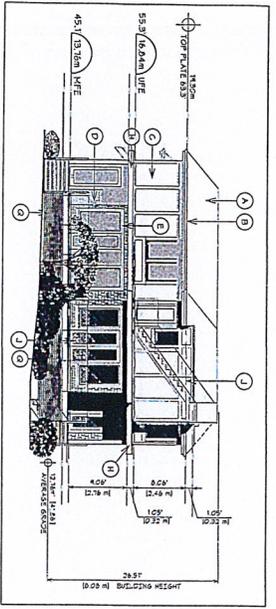
MAX PERMITTED MASSING
UPPER/ MAIN FLOOR = 17.5%
GRADE CALCS:
12.2
12.1
12.1
12.8
13.0
13.1
13.1
13.4
13.4

AVERAGE GRADE = 12.716 m
BUILDING HEIGHT:
PROPOSED: 6.00m = 26.51'
PERMITTED: 1.9 m = 28.51'
PARKING
25 SPACES TOTAL

ARBOR INDICATES REQUIRED
DEVELOPMENT VARIANCE

SK-1



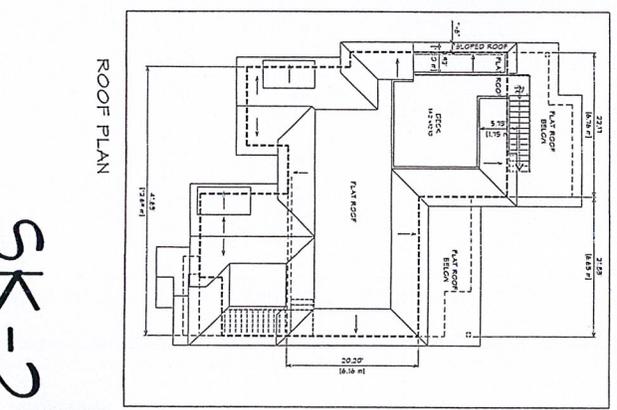


DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION
PLANS & ELEVATIONS
DUPELX ON FOSTER ST.
VICTORIA, B.C.
07/20/17
CORPORATE OFFICER

THIS IS SCHEDULE 'N' OF DEVELOPMENT VARIANCE PERMIT NO. D17P000069

FINISH SCHEDULE

- A. FIBERGLASS SHINGLES
- B. 1/2" GITTER ON 2x6 FASCIA
- C. 1/2" TRIM ON GEMENTATIONS PANEL
- D. EDGE SHINGLES
- E. 1/2" TRIM
- F. 1/2" RAKE BOARD
- G. 2x6 DARGE BOARD
- H. 1/2" FASCIA
- I. 1/2" TRIM ON GEMENTATIONS PANEL
- J. 1/2" TRIM ON GEMENTATIONS PANEL
- K. SHAVED TIMBER BRACKETS
- L. SHAVED TIMBER BRACKETS
- M. 1/2" TRIM ON 2x6 DARGE BOARD
- N. 1/2" TRIM ON 2x6 DARGE BOARD
- O. 1/2" TRIM ON 2x6 DARGE BOARD
- P. 1/2" TRIM ON 2x6 DARGE BOARD

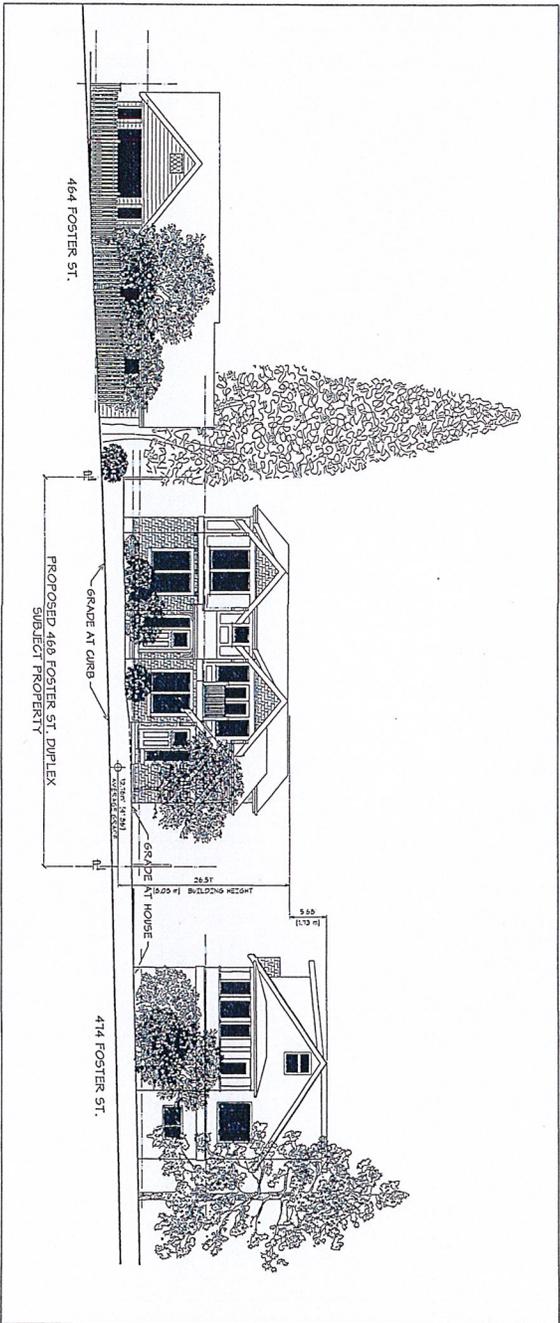


SK-2



REV	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	11/03/18
2	ISSUED FOR DEVELOPMENT VARIANCE PERMIT	11/03/18
3	TRANSPARENT GLASS AT ROOF DECK	11/03/18





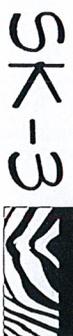
FOSTER ST. STREETSCAPE

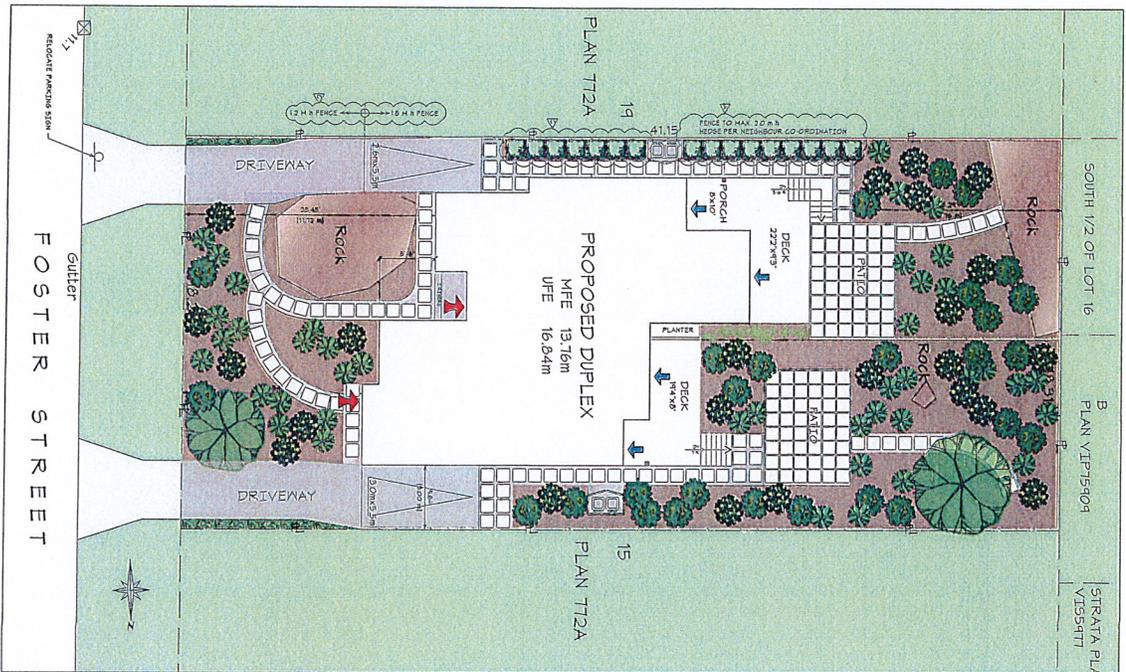
DEVELOPMENT PERMIT AND
 DEVELOPMENT VARIANCE APPLICATION
STREETSCAPE
DUPLEX ON FOSTER ST.
 VICTORIA, B.C. 07/28/17
 SCALE = 1:100

**THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. DVF 00069**

CORPORATE OFFICER

REVISIONS / ISSUES	DATE
1. INITIAL DESIGN	07/28/17
2. REVISIONS	
3. REVISIONS	
4. REVISIONS	
5. REVISIONS	





LANDSCAPE PLAN

LANDSCAPE PLAN LEGEND

TREES/SHRUBS

NEW TREES

GROUNDCOVER

PLANTING BEDS

GROUNDCOVER PLANTINGS

HARD LANDSCAPING

ASPHALT DRIVEWAY

CONCRETE PAVERS ON GRAVEL BED

BRUSHED CONCRETE DRIVEWAY GRASSINGS

FENCE

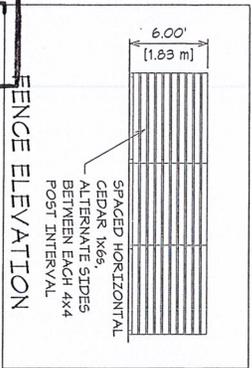
FORESS

PERMANENT FORESS

SECONDARY FORESS

SUGGESTED PLANT LIST

Trees	Botanical Name	Common Name	Size
	Cornus Venus	Flowering Dogwood	2.5m height, 81B
	Camellia Japonica speciosa	Evergreen Camellia	
	Hydrangea Corymbosa	Corn Tree	
Shrubs			
	Arbutus unedo Compacta	Strawberry Tree	#3
	Berberis Thunbergii Atropurpurea	Berberis	#2
	Buxus Microphylla	Dwarf Boxwood	#2
	Camellia Japonica	Red Camellia	#2
	Celastrus Ladanifer	Crisson Rock Rose	#2
	Caradonna obovata Turcure	Frostane Houndstail	#1
	Erica Carnea Springwood	Pink Heather	#1
	Erica X Dufurifolia Farley	Pink Heather	#1
	Escallonia Neesport Dwarf	Dwarf Escallonia	#2
	Hebe 'Tristis Purple'	Hebe	#2
	Lamunda Augustifolia Hidrate	Hidrate Lavender	#1
	Ribes sanguineum King Edward	Pink Flowering Currant	#3
	Rhododendron	White Rhododendron	#3
	Spiraea Prunifolia	Bridal Wreath Spiraea	#3
	Viburnum Davidi	Evergreen Viburnum	#3
Groundcovers			
	Parthenocissus Quinquefolia	Virgin Creeper	#1
	Thymus Pink Kappie	Creeper Thyme	50L 30 can o.c.



THIS IS SCHEDULE A OF DEVELOPMENT VARIANCE PERMIT NO. DVT 000 69

CORPORATE OFFICER
DEVELOPMENT VARIANCE APPLICATION
LANDSCAPE PLAN
DUPELX ON FOSTER ST.
VICTORIA, B.C.
07/28/17

RECEIVED
SEP 05 2017
CLERK OF TOWNSHIP
DEPT. OF ESQUIMALT
DEVELOPMENT SERVICES

SCALE = 1:100

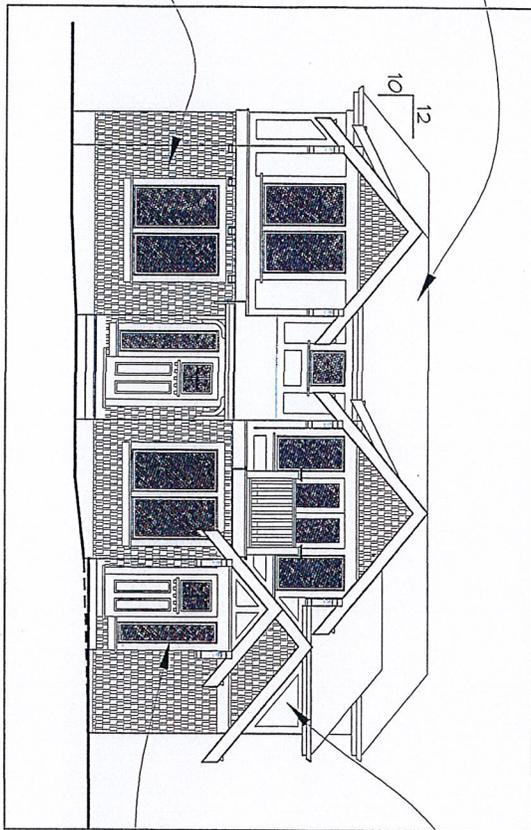
REVISIONS & ISSUES

NO.	DATE	DESCRIPTION	ISSUES
1		ISSUE FOR DEVELOPMENT PERMIT	ISSUES
2		ISSUE FOR DEVELOPMENT VARIANCE PERMIT	ISSUES
3		ISSUE FOR DEVELOPMENT PERMIT	ISSUES

ROOF SHINGLES
CHARCOAL

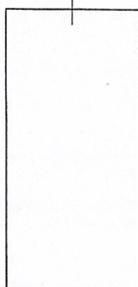


CEDAR SHINGLES
CLOVERDALE DUTCH BLUE
STO33 SEMI TRANSPARENT
STAIN

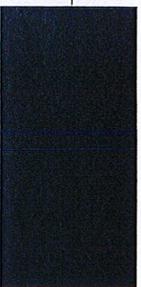


FRONT ELEVATION FOSTER ST.

CEMENTITIOUS BOARD
PANELS, TRIMS, FASCIAS AND
BELLYBANDS
SHERWIN WILLIAMS
WESTHIGHLAND WHITE
SM 7566



WINDOW FRAMES
DC BRONZE



DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION
COLOUR SCHEME
DUPLEX ON FOSTER ST.
VICTORIA, B.C. 07/28/17
SCALE = 1:100

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP 000164
CORPORATE OFFICER _____

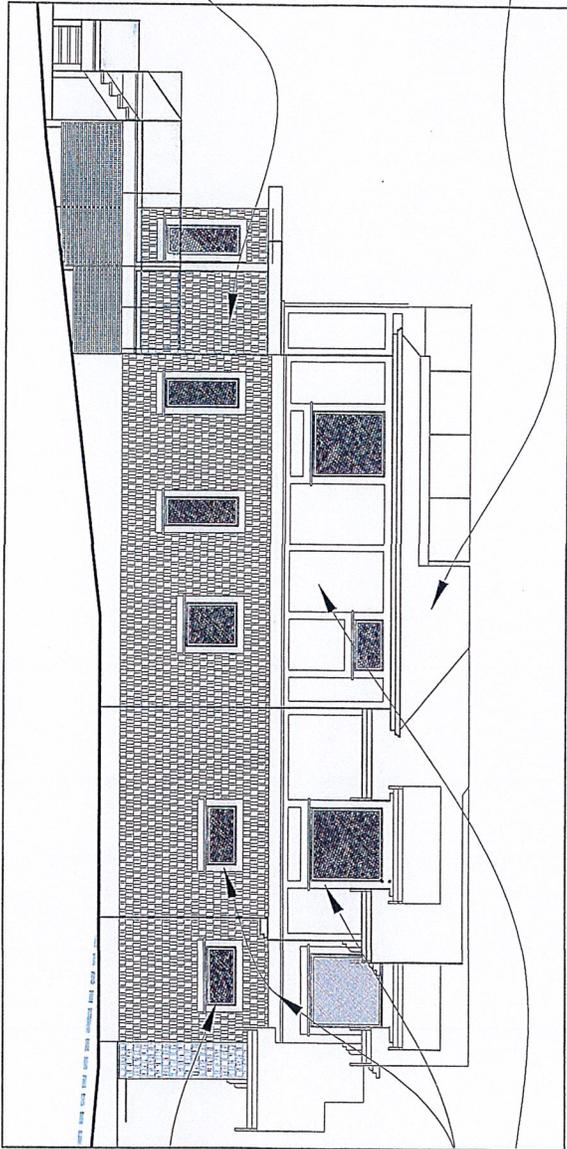
SK-5



ROOF SHINGLES
CHARCOAL



CEDAR SHINGLES
CLOVERDALE DUTCH BLUE
STO23 SEMI TRANSPARENT
STAIN



SOUTH ELEVATION

CEMENTITIOUS BOARD
PANELS, WINDOW TRIMS,
FASCIAS AND BELLYSBANDS
SHERWIN WILLIAMS
WESTHIGHLAND WHITE
SM 7566

WINDOW FRAMES
DC BRONZE

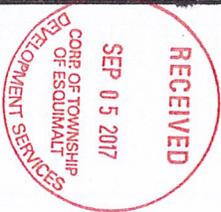
DEVELOPMENT PERMIT AND
DEVELOPMENT VARIANCE APPLICATION
COLOUR SCHEME SOUTH ELEVATION
DUPELX ON FOSTER ST.

VICTORIA, B.C.

07/28/17

SCALE = 1:100

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. VP 000184
CORPORATE OFFICER _____



SK-6



PROPOSED BUILDING POSITION UPON LOT 17, BLOCK G, SUBURBAN LOT 30, ESQUIMALT DISTRICT, PLAN 772A.



NOTE:

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 84H0156 (Elevation=15.927m) and 84H0154 (Elevation=15.829m).

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.

NOTE: New building positioned as per client instructions. Building position must be confirmed by approving authorities prior to construction.

LEGEND

Denotes ground elevation

Field survey dated July 25, 2017.
Civic #468 was previously surveyed on February 3, 2017

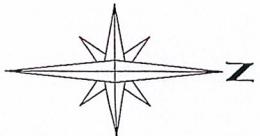
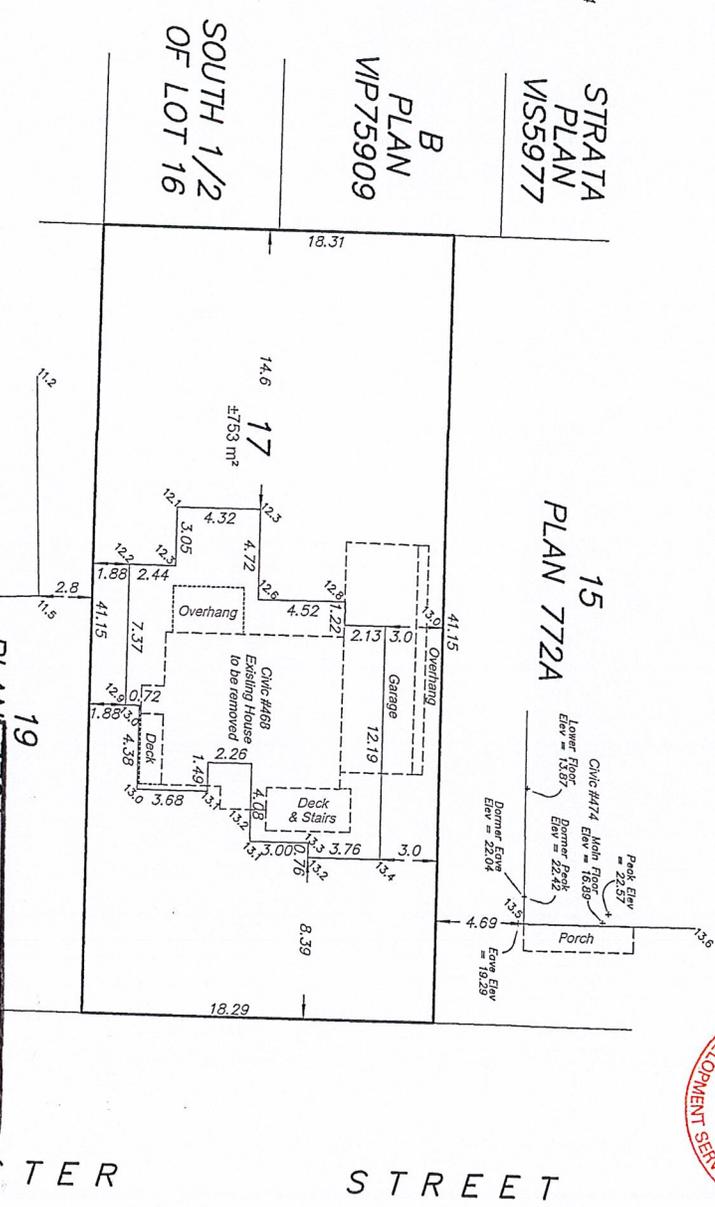
Jason Kozina
H88DFU
Jason C. Kozina, BCLS

File: 20-BOWERS-SP2
Date: July 27, 2017
Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
Tel 250.475.1515 Fax 250.475.1516
www.islandssurveying.ca

PROPOSED BUILDING HEIGHT
1. Average grade = 12.76m
2. Building Height = 8.08m
Building height based on field survey dated July 25, 2017 for natural grade and Zebra Design building plans dated 17707128

PLAN THIS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. W 600 69

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FOSTER STREET