

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000208

Owners: Steffen Schultz
314 Uganda Avenue
Esquimalt BC
V9A5X7

Lands: PID 005-972-621
Lot 8, Block 3, Section 10, Esquimalt District, Plan 5484

Address: 314 Uganda 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 Development Variance Permit No. DVP00136 and 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. 3 Enhanced Design Control 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 has been issued in general accordance with the architectural plans provided by Backyard Bungalows, stamped "Received January 20, 2023", attached hereto as Schedule 'A'.
3. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
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 Development Permit is not a Building Permit.
6. 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.
7. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

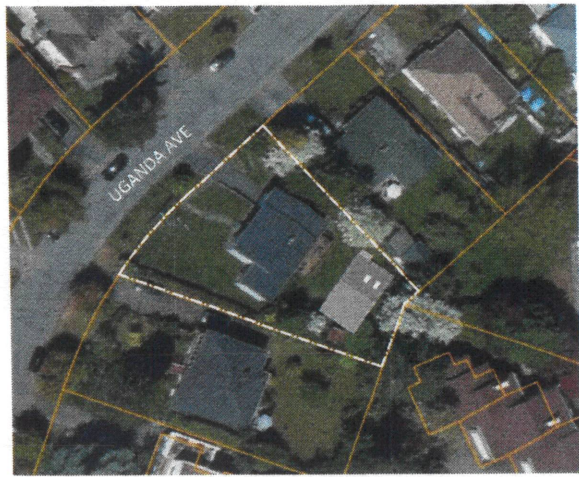
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2023.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2023.

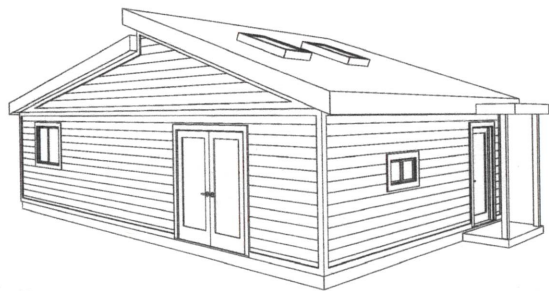
Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

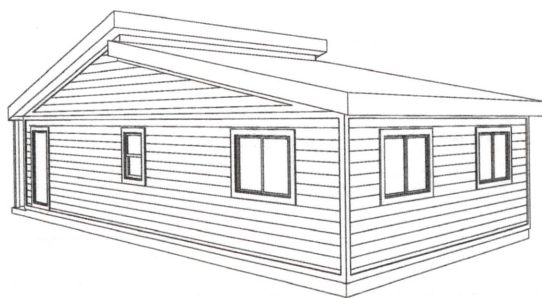
Schedule A



2 SITE PLAN
GOOGLE MAPS VIEW



3 3D NORTH + WEST ELEVATION
PERSPECTIVE



4 3D SOUTH + EAST ELEVATION
PERSPECTIVE

PROJECT ADDRESS

314 Uganda Ave,
Victoria, BC V9A 5X7.

PARCEL IDENTIFICATION NUMBER

005-972-621

LEGAL DESCRIPTION

LOT 8, BLOCK 3, SECTION 10, ESQUIMALT DISTRICT, PLAN 5484

LICENSED BUILDER

Backyard Bungalows Inc
300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5
250-858-8800
friends@backyardbungalows.ca
backyardbungalows.ca

DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Landscape Plan	A.600

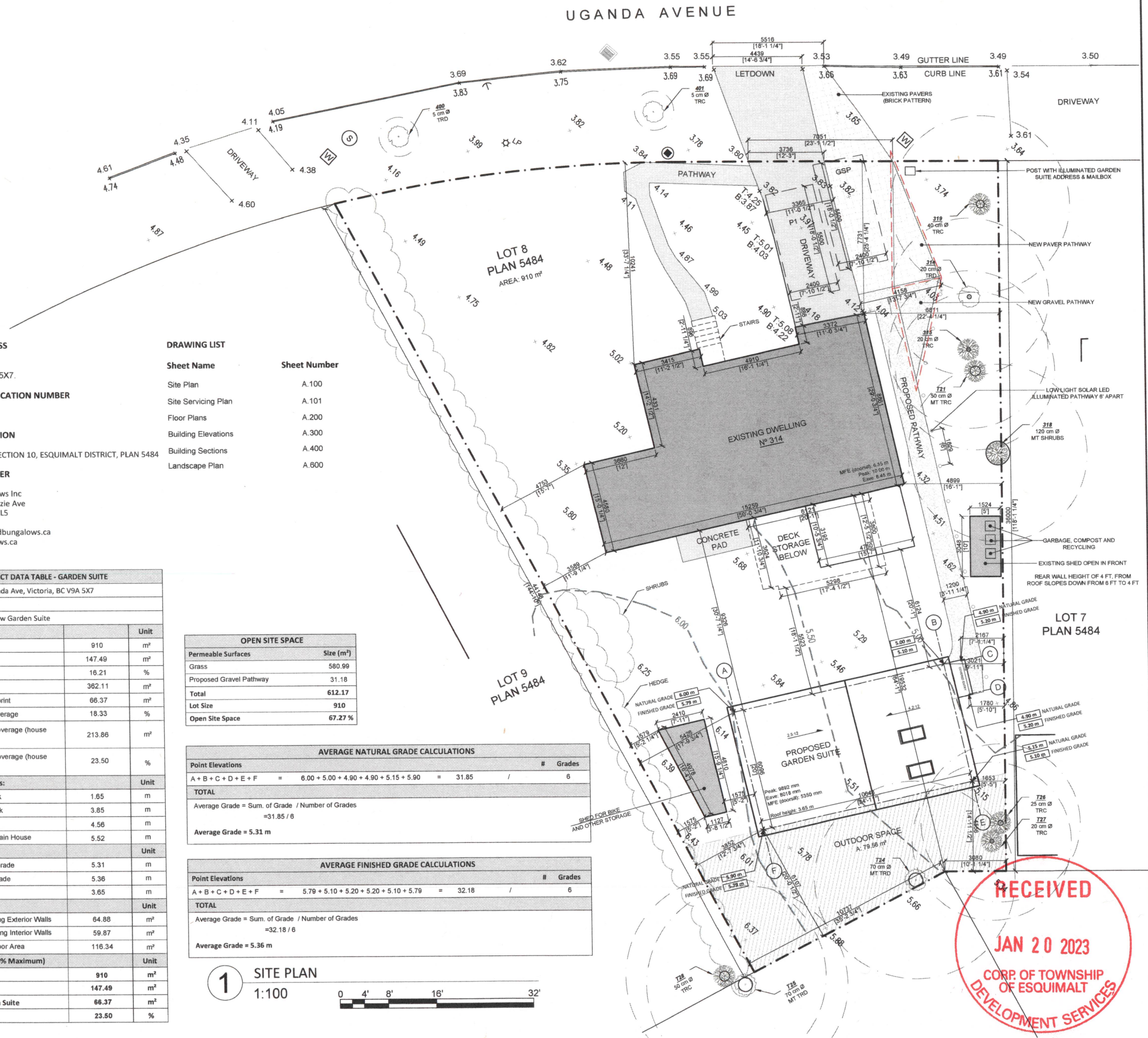
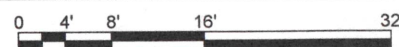
PROJECT DATA TABLE - GARDEN SUITE		
Address: 314 Uganda Ave, Victoria, BC V9A 5X7		
PID: 005-972-621		
Scope of Work: New Garden Suite		
Data Sheet Table:		
Lot Area	910	m ²
House Footprint	147.49	m ²
House Coverage	16.21	%
Rear Yard Area	362.11	m ²
Garden Suite Footprint	66.37	m ²
Rear Yard Site Coverage	18.33	%
Total Combined Coverage (house and suite)	213.86	m ²
Total Combined Coverage (house and suite)	23.50	%
Proposed Setbacks:		
North Side Setback	1.65	m
South Side Setback	3.85	m
East Side Setback	4.56	m
Separation from Main House	5.52	m
Height:		
Average Natural Grade	5.31	m
Average Finish Grade	5.36	m
Roof Height	3.65	m
Floor Area:		
Floor Area Including Exterior Walls	64.88	m ²
Floor Area Excluding Interior Walls	59.87	m ²
Existing House Floor Area	116.34	m ²
Site Coverage (30% Maximum)		
Lot Area	910	m ²
Existing House	147.49	m ²
Proposed Garden Suite	66.37	m ²
Site coverage	23.50	%

OPEN SITE SPACE	
Permeable Surfaces	Size (m ²)
Grass	580.99
Proposed Gravel Pathway	31.18
Total	612.17
Lot Size	910
Open Site Space	67.27 %

AVERAGE NATURAL GRADE CALCULATIONS		
Point Elevations		# Grades
A + B + C + D + E + F =	6.00 + 5.00 + 4.90 + 4.90 + 5.15 + 5.90 =	31.85 / 6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades	= 31.85 / 6	
Average Grade = 5.31 m		

AVERAGE FINISHED GRADE CALCULATIONS		
Point Elevations		# Grades
A + B + C + D + E + F =	5.79 + 5.10 + 5.20 + 5.20 + 5.10 + 5.79 =	32.18 / 6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades	= 32.18 / 6	
Average Grade = 5.36 m		

1 SITE PLAN
1:100



300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5
1.250.858.8800

Seal:

True North:



Notes:

All work to conform to requirements of applicable building codes and requirements of authority having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from gridline to finished face of wall. Exterior walls dimensioned from gridline to struct. Sheeting/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

This drawing package and design are copyright Backyard Bungalows Inc.

Project Name:
Uganda Ave Garden Suite

Project Description:

Garden Suite

Project Number:

723

Civic Address:

314 Uganda Avenue
Victoria, BC V9A 5X7

Issue:

Dev. Permit App.

Title:

SITE PLAN

Revision:

Sheet:

A.100



Seal:

True North:



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Dev. Permit App.

Title:

SITE SERVICING PLAN

Revision:

Sheet:

A.101

UGANDA AVENUE

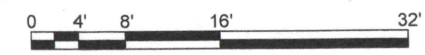
**LOT 8
PLAN 5484**
AREA: 910 m²

**LOT 7
PLAN 5484**

**LOT 9
PLAN 5484**

1 SITE SERVICING PLAN

1:100



SYMBOL LEGEND

- Denotes Iron Post Found
- Denotes Storm Manhole
- Denotes Sewer Manhole
- Denotes Pole with Lamp
- Denotes Catch Basin
- Denotes Water Meter
- Denotes Anchor
- Denotes approximate tree location and diameter
- Denotes Ground Elevation
- Denotes Main Floor Elevation (Doorsill)
- Denotes Deciduous Tree Type
- Denotes Coniferous Tree Type
- Denotes Multi-trunks
- Denotes Retaining Wall (T: Top, B: Bottom)

LINE LEGEND

- Denotes Proposed Water
- Denotes Proposed Sewer
- Denotes Proposed Storm
- Denotes Proposed Electrical/ Data / Cable
- Denotes Proposed Gas
- Denotes Existing Water
- Denotes Existing Sewer
- Denotes Existing Storm
- Denotes Existing Electrical/ Data / Cable
- Denotes Existing Gas



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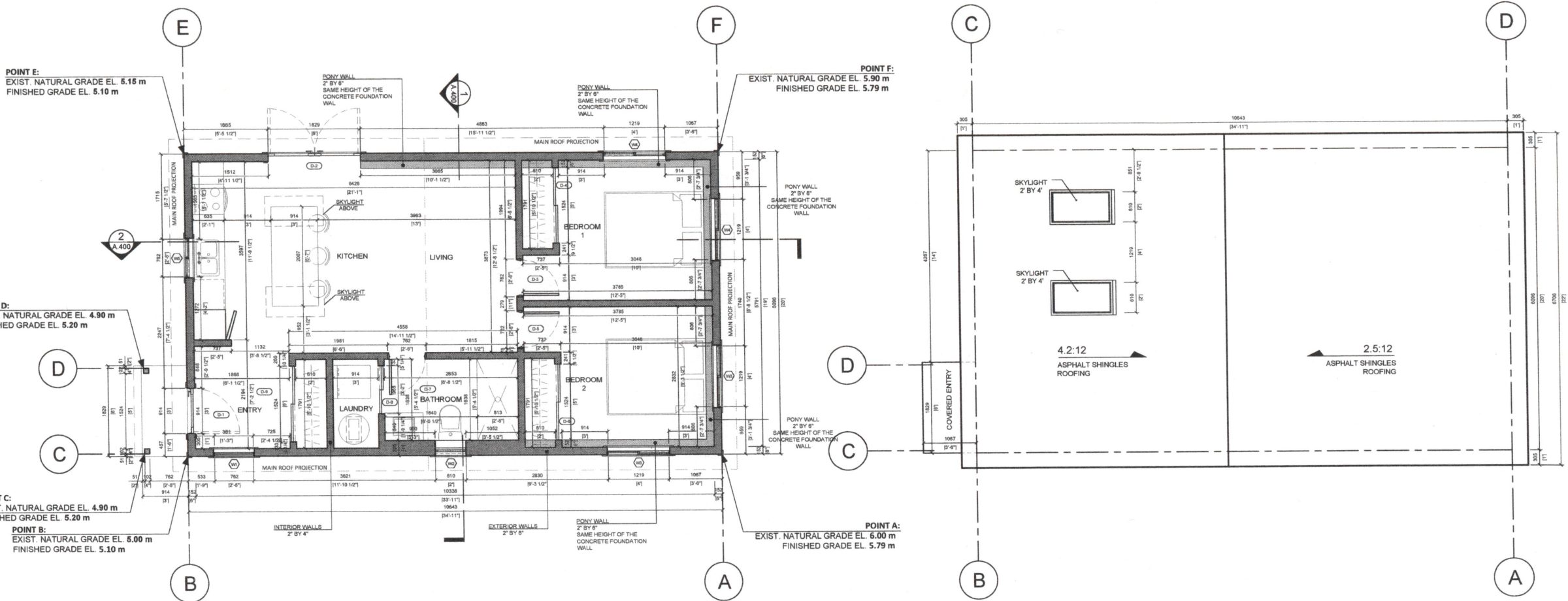
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FLOOR PLANS

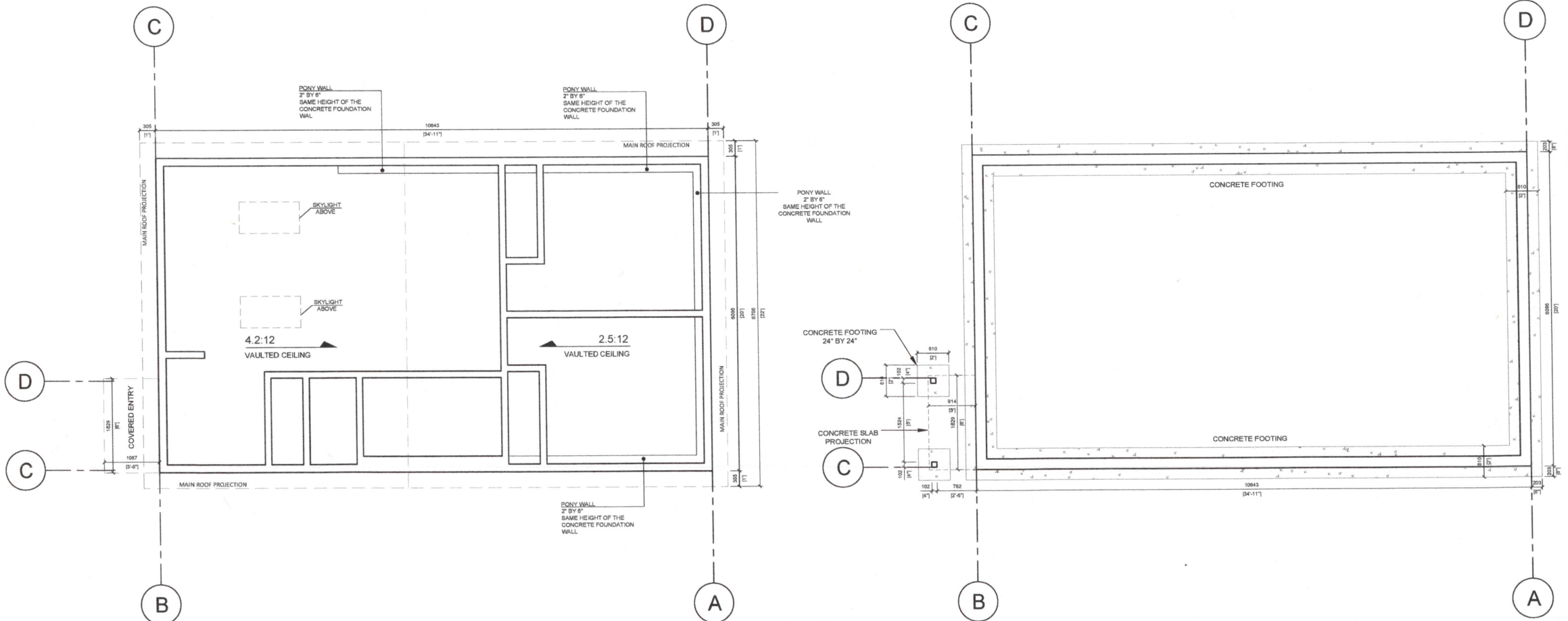
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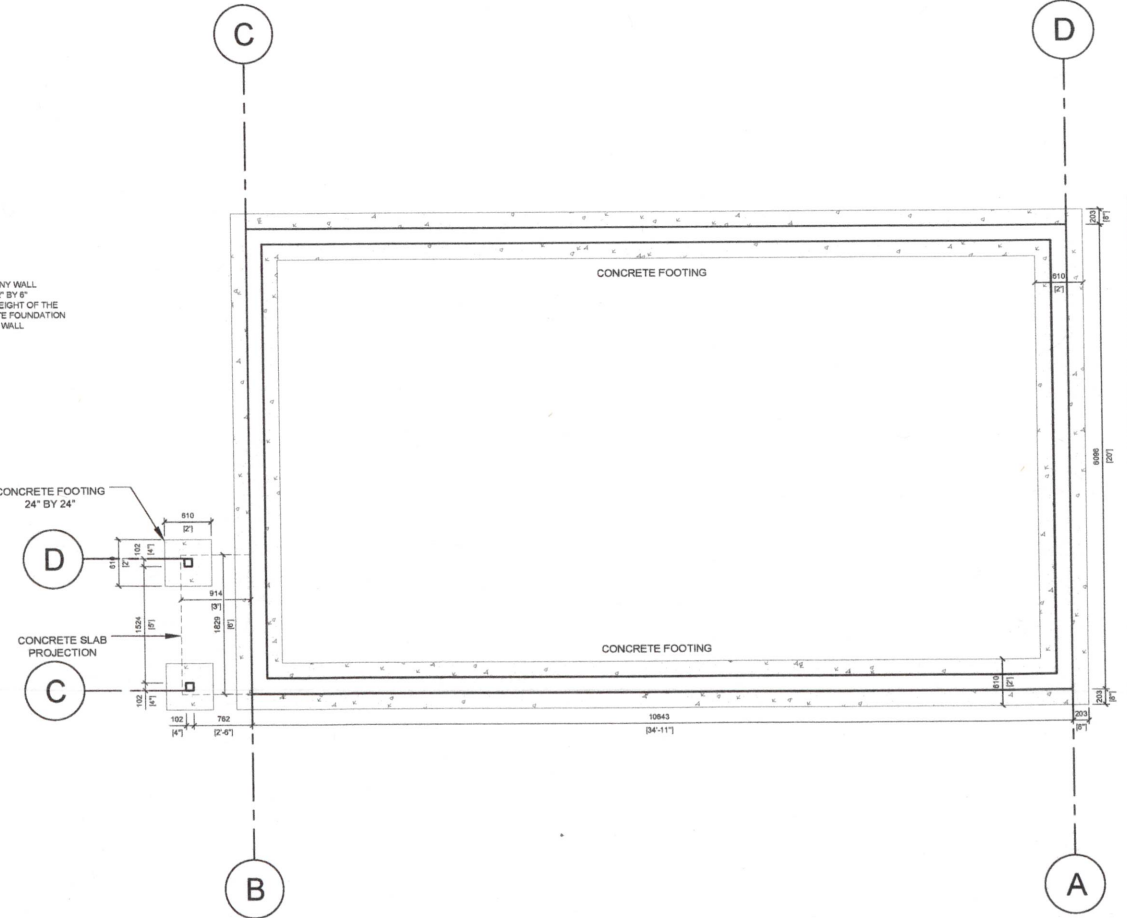
A.200



1 MAIN FLOOR PLAN
1:50 (1/4" = 1' - 0")



3 REFLECTED CEILING PLAN
1:50 (1/4" = 1' - 0")



4 FOUNDATION PLAN
1:50 (1/4" = 1' - 0")

DOORS DETAIL				
DOORS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
D-1	36"	6' - 8"	ENTRY	SWING
D-2	72"	6' - 8"	PATIO	SWING
D-3	30"	6' - 8"	BEDROOM 1	SWING
D-4	60"	6' - 8"	BEDROOM CLOSET 1	SLIDING
D-5	30"	6' - 8"	BEDROOM 2	SWING
D-6	60"	6' - 8"	BEDROOM CLOSET 2	SLIDING
D-7	30"	6' - 8"	BATHROOM	SWING
D-8	38"	6' - 8"	LAUNDRY	SLIDING
D-9	60"	6' - 8"	ENTRY CLOSET	SLIDING

WINDOWS DETAIL				
WINDOWS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
W-1 (x1)	2' - 6"	6' - 0"	ENTRY	FIXED
W-2 (x1)	2' - 0"	3' - 0"	BATHROOM	HANGING
W-3 (x2)	4' - 0"	3' - 0"	BEDROOM 1	SLIDING
W-4 (x2)	4' - 0"	3' - 0"	BEDROOM 2	SLIDING
W-5 (x1)	2' - 8"	1' - 3"	KITCHEN	SLIDING



Seal:

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Victoria, BC V9A 5X7

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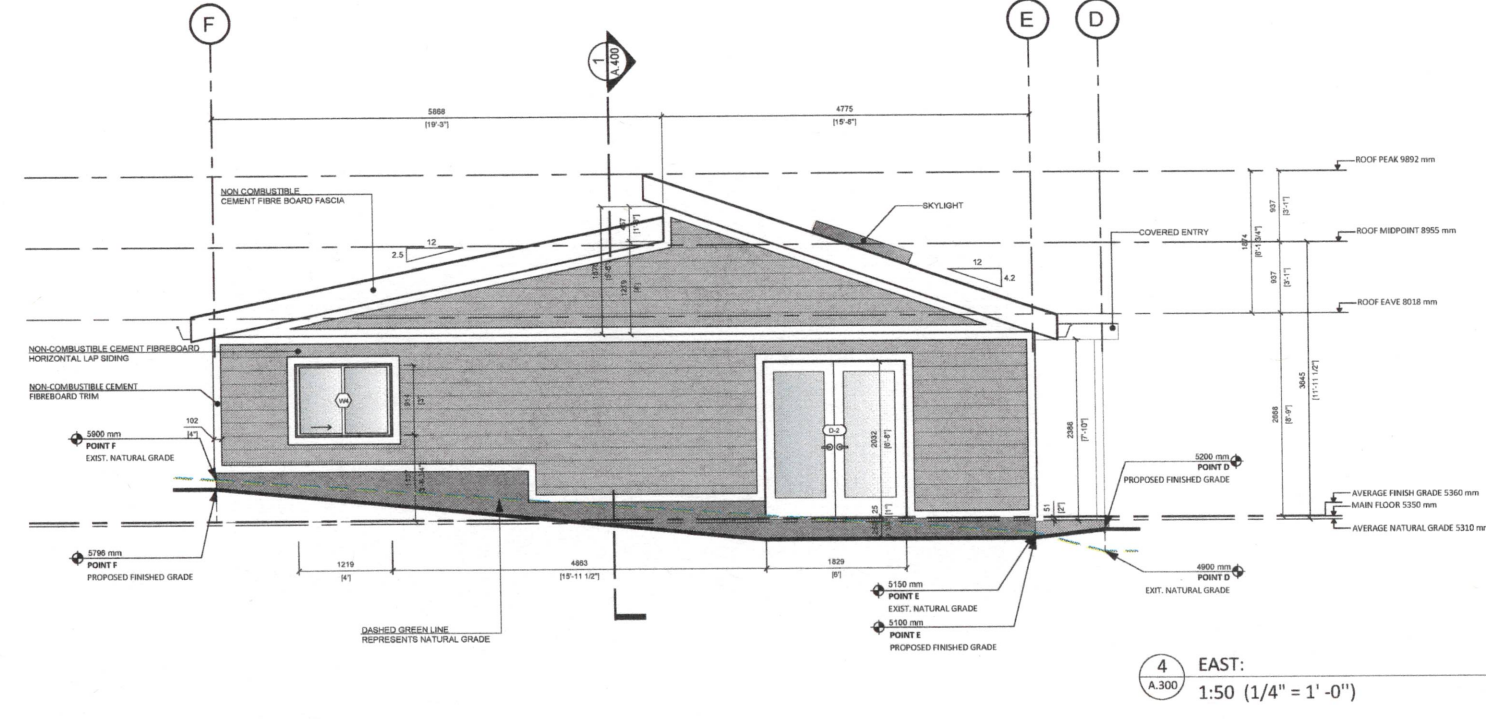
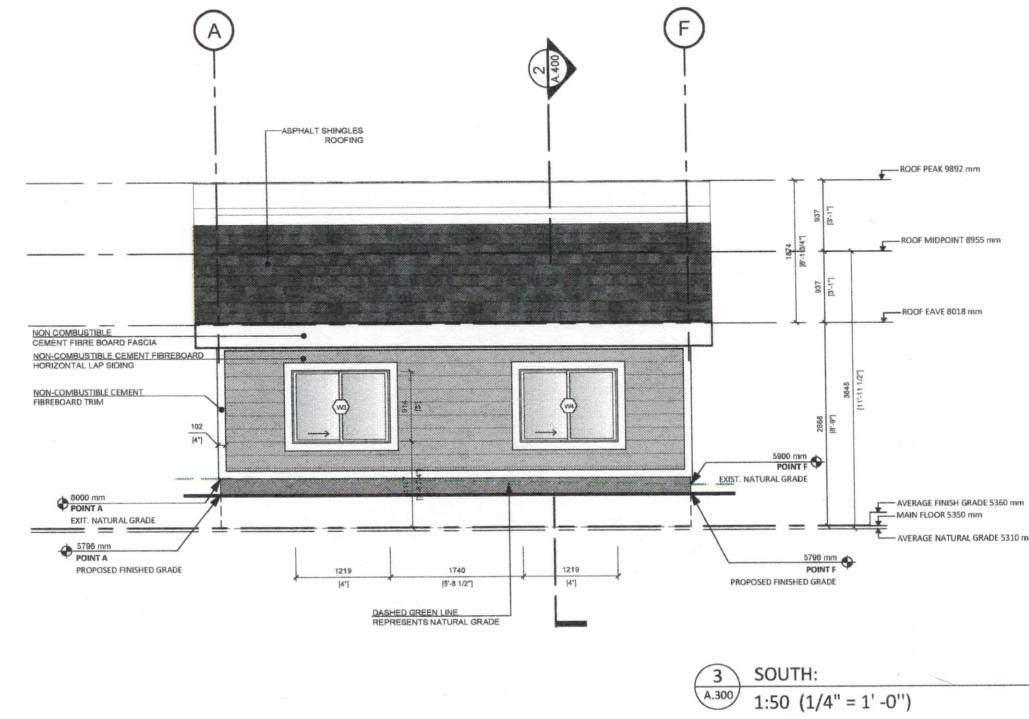
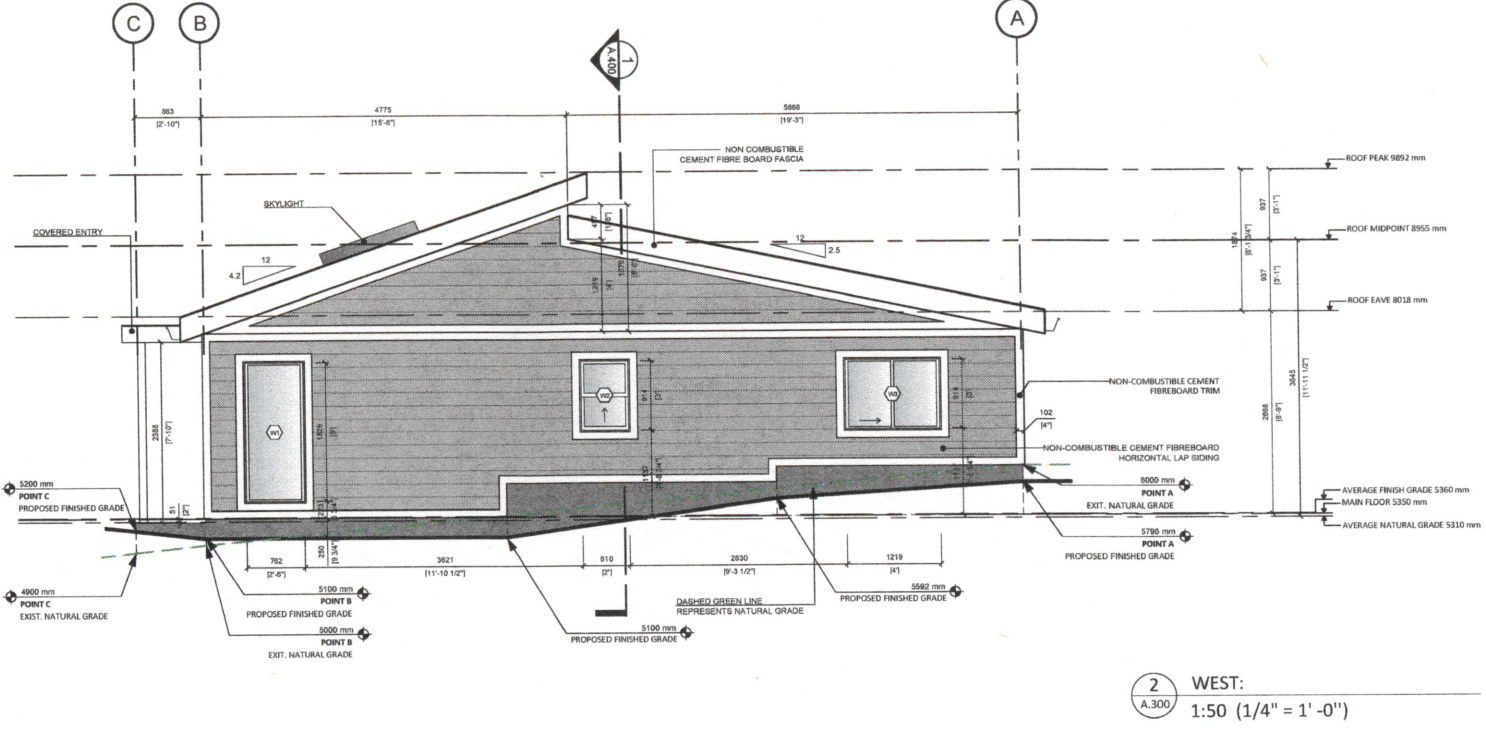
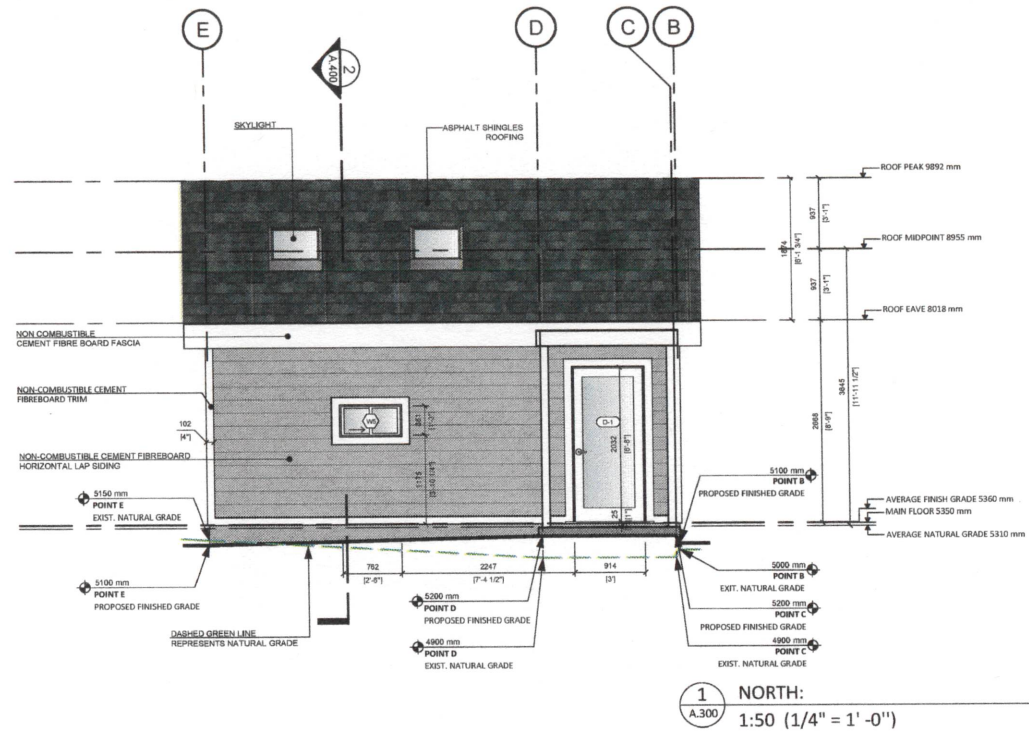
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BUILDING ELEVATIONS

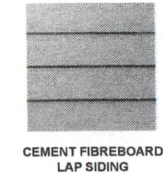
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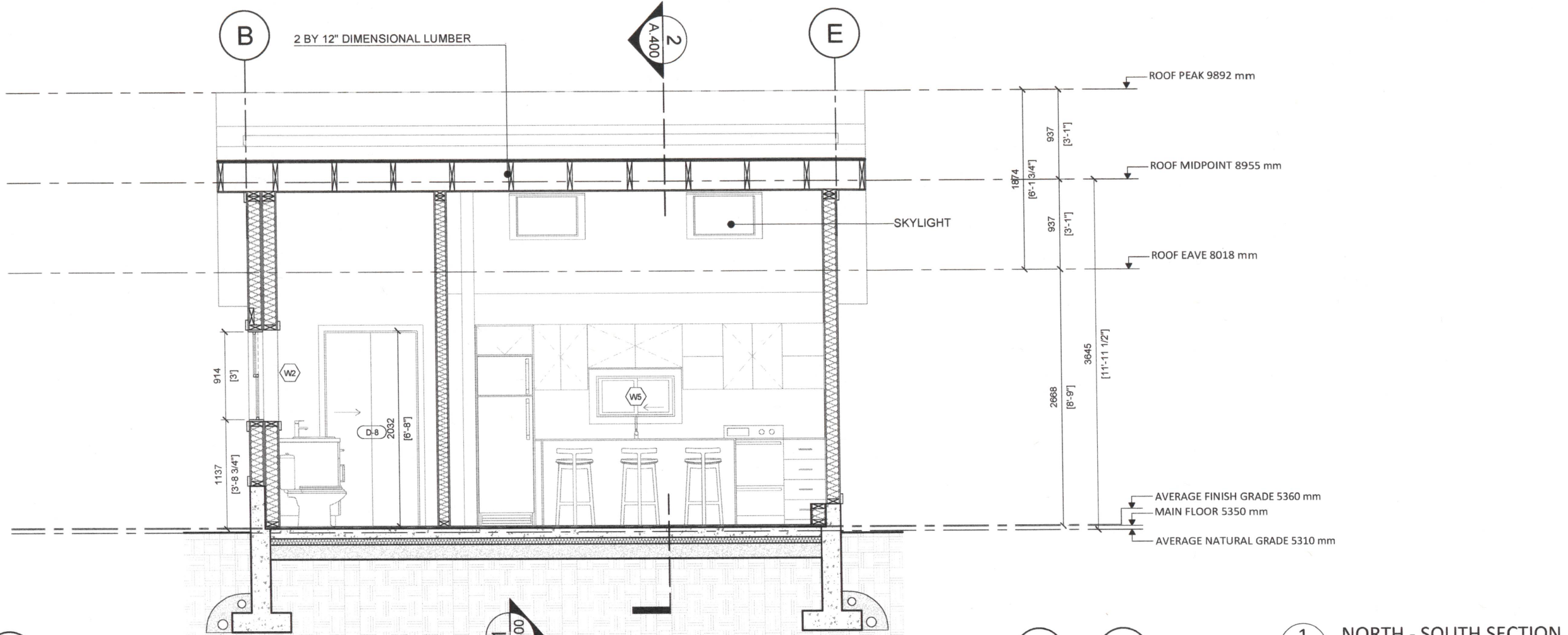
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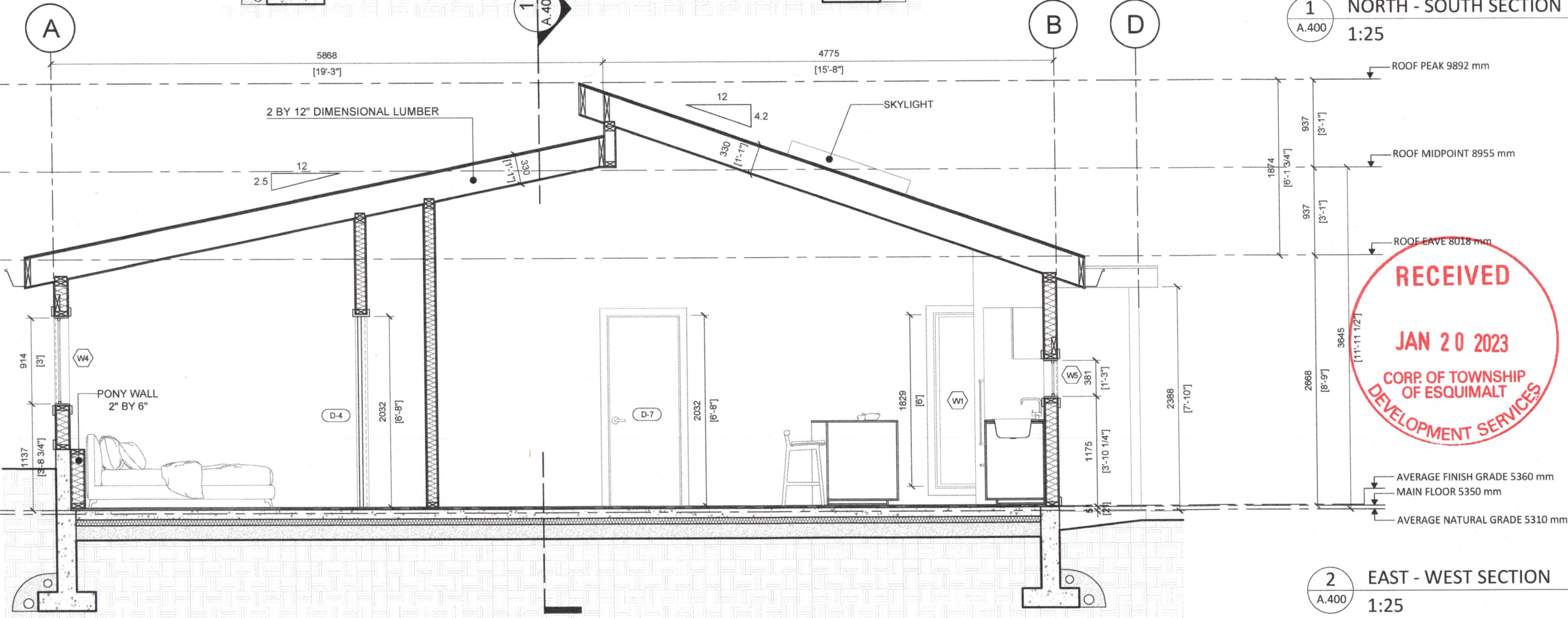
LIMITING DISTANCE							
	SF	SM	GLAZING m ²	GLAZING %	LIMITING DISTANCE m	GLAZING PERMITTED %	LIMITING DISTANCE (m) CALCULATION
North: Garden Suite							
East: Garden Suite							
South: Garden Suite							
West: Garden Suite							

COLOUR PALLETTE AND MATERIALS		
ITEM	MATERIAL	COLOUR
Exterior Walls	Cement Fibreboard Lap Siding	Grey
Above Bellyboard	Cement Fibreboard Lap Siding	Grey
Roof	Asphalt Shingles	Estate Grey
Exterior Trim	Cement Fibreboard Trim	White
Windows	Vinyl	White





1 NORTH - SOUTH SECTION
A.400 1:25



2 EAST - WEST SECTION
A.400 1:25

Seal:

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Title:

BUILDING SECTIONS

Revision:

Sheet:

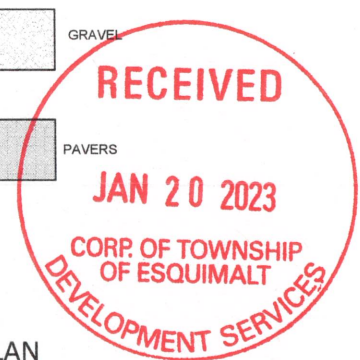




LEGEND

	GRASS AND PLANTINGS
	ASPHALT / CONCRETE
	GRAVEL
	PAVERS

1 LANDSCAPE PLAN
1:100



Seal:

True North:



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Title:

LANDSCAPE PLAN

Revision:

Sheet: