

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00139

Owner: 1006 Craigflower Road Ltd., Inc.No. BC1361418
1620-1185 West Georgia Street
Vancouver, BC
V6E 4E6

Lands: PID 003-877-329
Lot 4, Section 10, Esquimalt District, Plan 13018
PID 004-830-237
Lot B, (DD399878I), Section 10, Esquimalt District, Plan 13018

Address: 1006 Craigflower Road, Esquimalt, BC
1008 Craigflower Road, Esquimalt, BC

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, 47 (3) - Building Height: A 9.13-metre increase to the requirement that no building shall exceed a height of 13 metres [i.e. from 13 metres to 22.13 metres].

3. This Development Variance Permit regulates the development of lands by varying the provisions of Parking Bylaw, 1992, No. 2011 as follows:

Parking Bylaw, 1992, No. 2011, 11 - Visitor Parking: A reduction from the requirement that 1 of every 4 required parking spaces to 1 of every 10 require parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be available for use by non-occupants of the parcel at all times [i.e. from 1 of every 4 parking space to 1 of every 10 parking spaces].

Parking Bylaw, 1992, No. 2011, 13 (1) - Number of Off-Street Parking Spaces

Spaces: A reduction from the requirement that 1.3 parking spaces to 1.12 parking spaces shall be provided per dwelling unit [i.e. from 1.3 parking spaces/dwelling unit to 1.12 parking spaces/dwelling unit].

Parking Bylaw, 1992, No. 2011, 13 (2) - Number of Off-Street Parking Spaces

Spaces: A reduction from the requirement that 1 parking space be provided per 25 m² of gross retail floor area to 1 parking space be provided per 36 m² [i.e. from 45 parking spaces to 31 parking spaces].

Parking Bylaw, 1992, No. 2011, 14 - Minimum Width of Manoeuvring Aisle

Aisle: A reduction from the requirement of 7.6 metres for a two-way manoeuvring aisle accessing two banks of parking to 7.0 metres [i.e. from 7.6 metres to 7.0 metres].

4. Approval of this Development Variance Permit has been issued in general accordance with the site plan provided by Integra Architecture Inc., attached hereto as Schedule 'A'.
5. 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.
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 Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE _____
DAY OF _____, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS _____
DAY OF _____, 2024.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



Integra

ARCHITECTURE INC.

Data

**THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00139**

A-0 002

111

**Integra**

ARCHITECTURE INC.

2030 2000 Renfrew Street
Vancouver, BC, V6C 1S4
www.integraph.com
Telephone: 604 688 4210

PROJECT TEAM

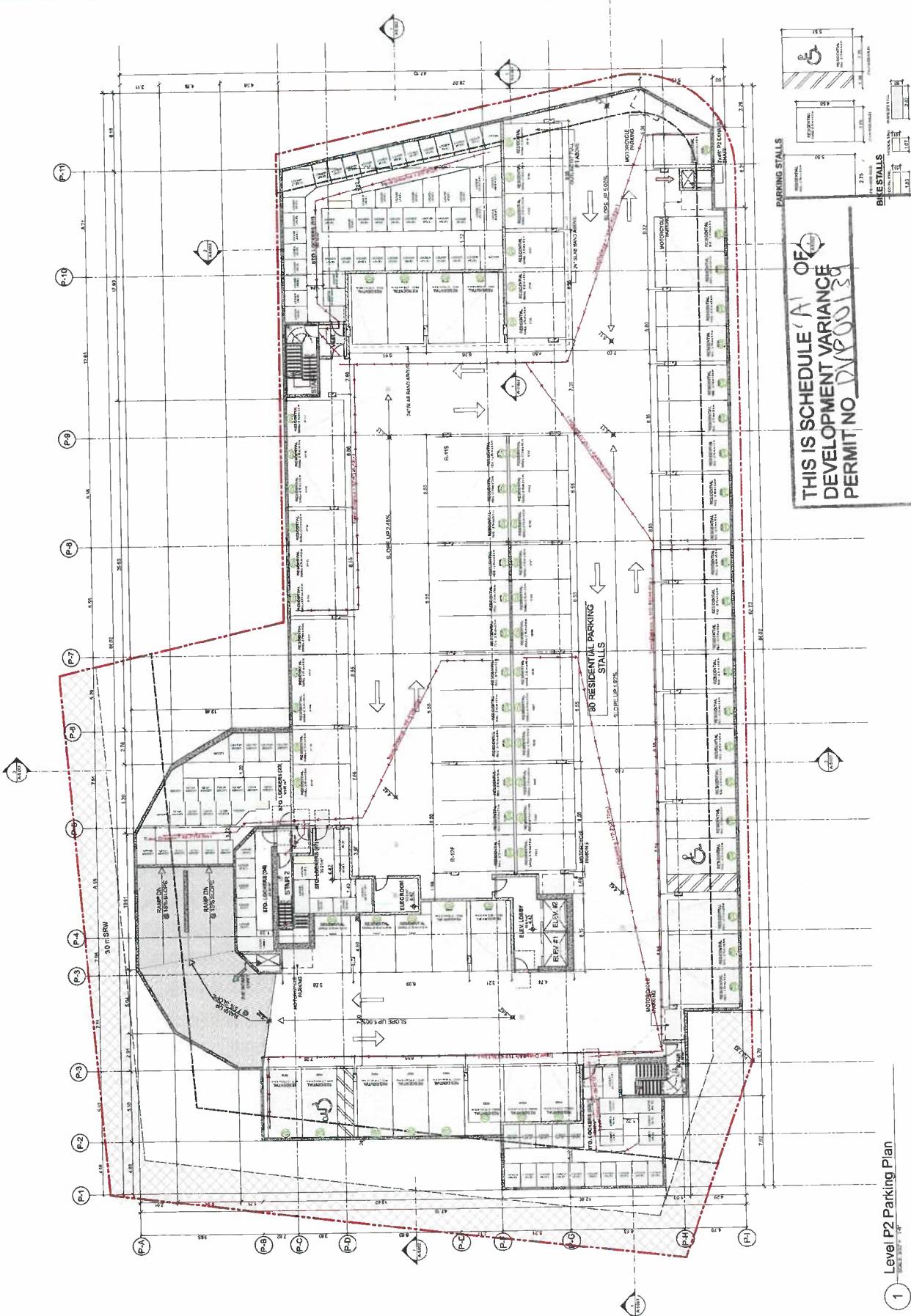
PROJECT TEAM



DENCITI

development corp.

PROJECT TEAM



1 Level P2 Parking Plan



1 Level P2 Parking Plan

CORPORATE OFFICER

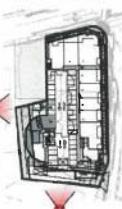
1 Level P2 Parking Plan



Integra

Integra
ARCHITECTURE INC.
100-5858 200 Granville Street
Vancouver, BC V6C 1S4
www.integraarch.com
telephone: 604 688-4220

KEY PLAN



OCT 30 2012 - 2012

COBBOURNE OFFICER

THIS IS SCHEDULE 14 OF
DEVELOPMENT VARIANCE
PERMIT NO 14VPO039



REGISTERED ARCHITECT

STEVE
BRI

3

CLICHT

1948 4 17

CRAIGFLOWER

1008, 1010, 1010 Craigflower Rd.,
Esquimalt BC

Building

Elevations

22605 3422 " 1-4"

Thursday, March 21, 2024

UNIVERSITY

Building Elevation - North

111

2



Integra
ARCHITECTURE INC.

2900 Cambie Street
Vancouver, BC V6C 1S4
www.integraphitearch.com
Telephone: 604.689.4220
Facsimile: 604.689.4221
E-mail: info@integraphitearch.com
Project Manager: **Mark L. Johnson**
Architect: **Mark L. Johnson**
Interior Designer: **Mark L. Johnson**
Project Team: **Mark L. Johnson**

(PROJECT TEAM)



DENITI
PROJECT TEAM

REGISTERED ARCHITECT
PROJECT TEAM
PARTNERSHIP

(PROJECT TEAM)

DENITI
CRAIGFLOWER LIMITED
PARTNERSHIP

(PROJECT TEAM)

CRAIGFLOWER

100-10300 100 Craigflower Rd.
Esquimalt, BC

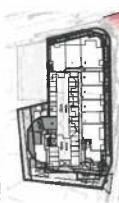
(PROJECT TEAM)

Perspective
Render (1)

(PROJECT TEAM)

22805
100-10300 100 Craigflower Rd.
Esquimalt, BC
Thursday, March 21, 2024
DP - 2.0
100-10300 100 Craigflower Rd.
Esquimalt, BC
A-8.005

KEY PLAN



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO D-1200129

CORPORATE OFFICER



2 View Along Craigflower & Tillicum Road



Integra

ARCHITECTURE INC.

2000-2020 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688-4220

PROJECT NAME



DENICTI

development corp.



DENICTI

CRAIGFLOWER LIMITED

PARTNERSHIP

RENDERING

CRAIGFLOWER

1000-1000 10th Avenue

Emerson, BC

V6C 1S4

PERMIT NO.

22805

DATE

March 21, 2024

ISSUE

DP - 20

SCALE

1:100

OWNER

Denicti

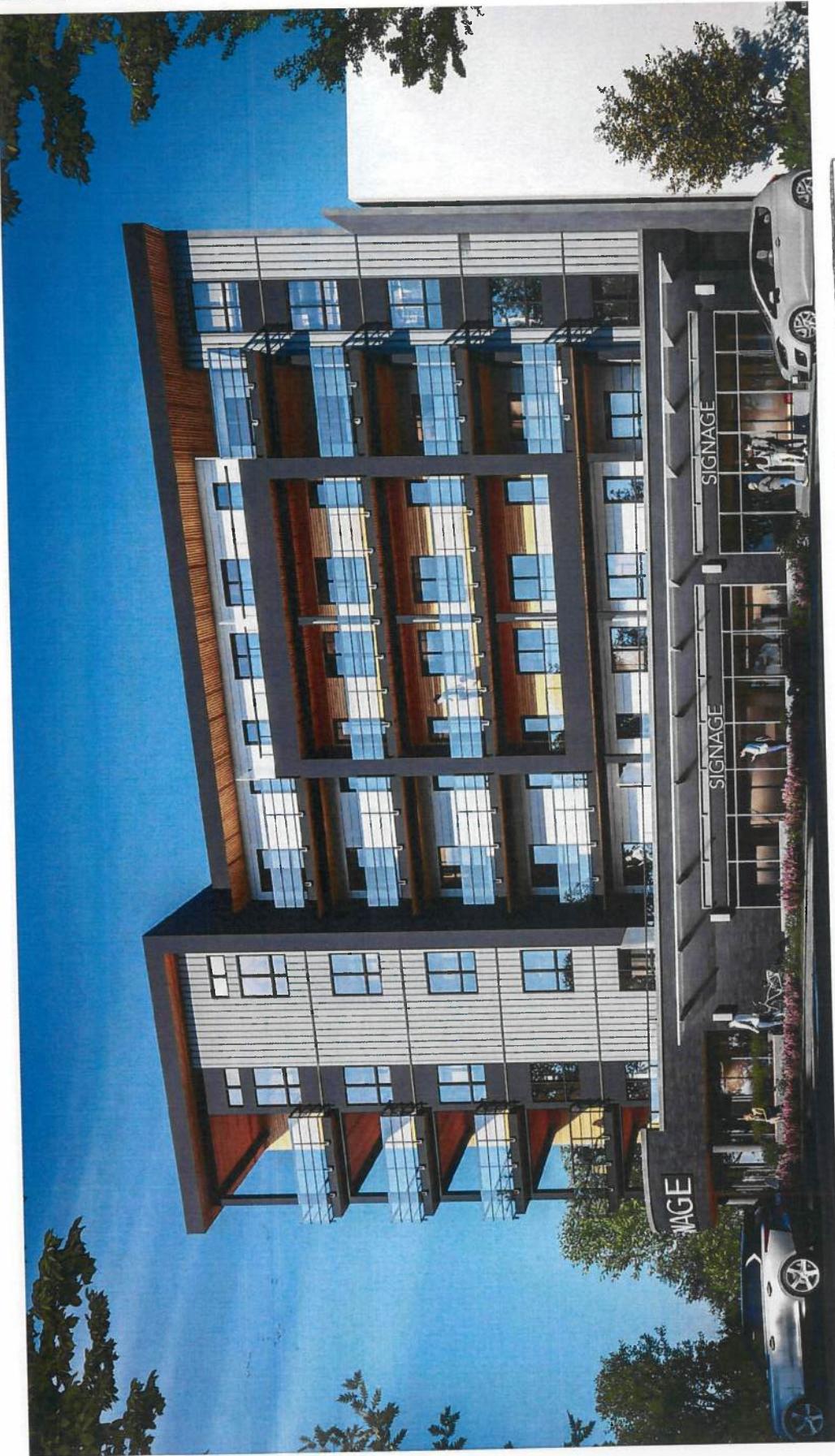
Development Corp.

Architect

Denicti

Development Corp.

CORPORATE OFFICER



1 View Along Tillicum Road

Perspective

Render (2)

KEY PLAN



A-8.006



Integra

ARCHITECTURE INC.

103-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604.888.4220

(Project Name)



(Project Name)

DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

(Project Name)

CRAIGFLOWER

(Project Name)

103-200 Granville Street
Vancouver, BC

(Project Name)

CRAIGFLOWER

Perspective
Render (3)

(Project Name)

SIGNAGE

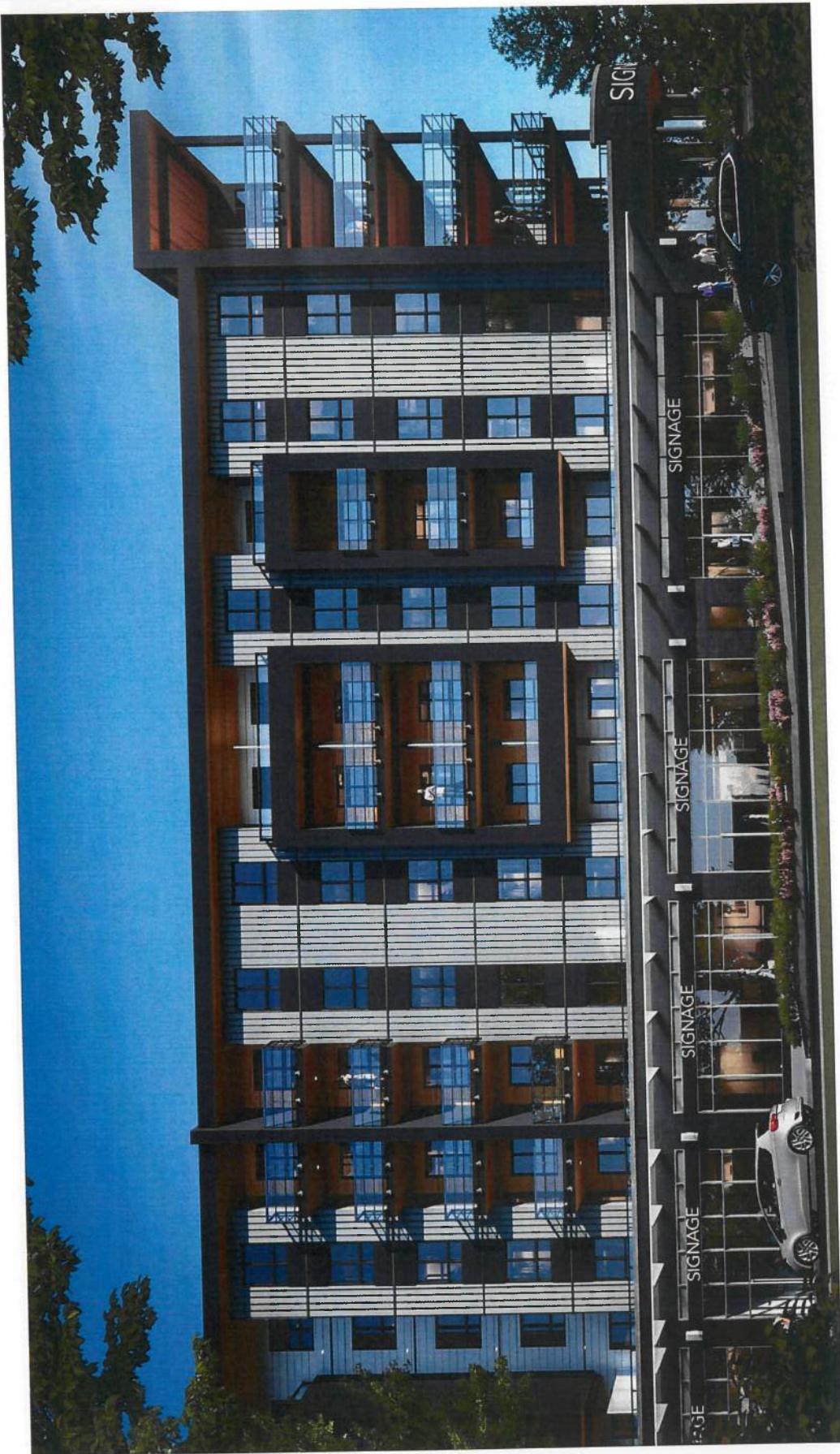
(Project Name)

KEY PLAN



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO D/P/00129

CORPORATE OFFICER



View Along Craigflower Road

1

A-8.007

**Integra**

ARCHITECTURE INC.

2030-1001 Gamma Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604.688.4210

PROJECT TEAM

DENCITI
development corp.

PROJECT TEAM

DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP
(REGD. CTY.)

PROJECT TEAM

CRAIGFLOWER
1006, 10840 110th Street, Surrey, BC,
E4L 1S1, Canada

PROJECT TEAM

Perspective
Render (4)

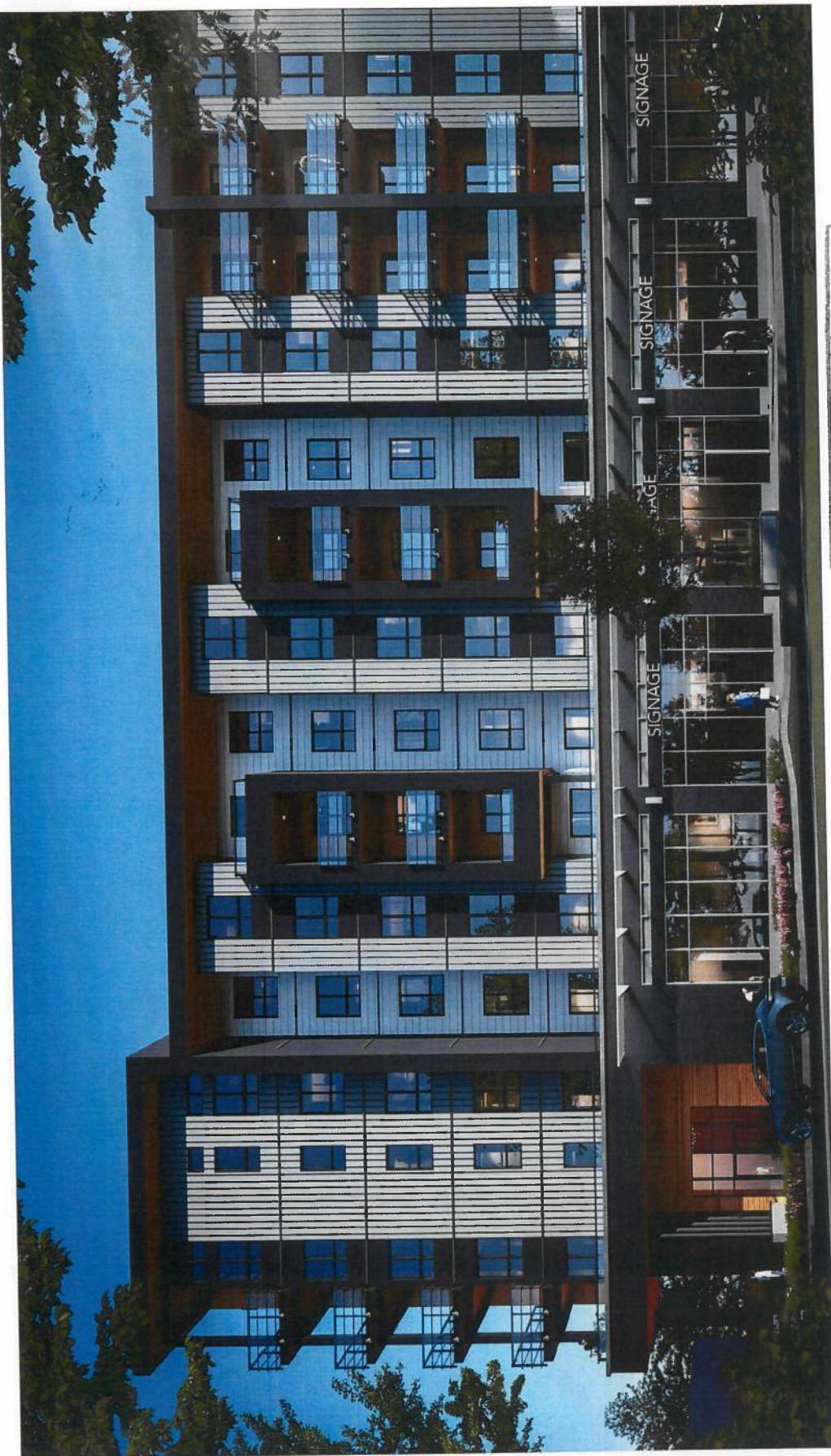
2805 (PROJECT)
10840 110th Street, Surrey, BC, E4L 1S1
Thursday, March 26, 2020 (DATE)
DP - 2.0 (DRAWING NO.)
1 (11144)

A-8.008

KEY PLAN



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO D10001229

CORPORATE OFFICER

1 View Along Craigflower Road

**Integra**

ARCHITECTURE INC.

Material and colour legend			
Color	Product (mem)	Finish (surface)	Location
1.1 Arctic White	Lap Siding 7" Double 1/2" Joints (Hardie or sim)	X	Exterior walls
1.2 Night Gray	Shiplap Vertical Siding (Hardie or sim)	X	Exterior walls
1.3 Tan Cedar	Shiplap Vertical Lumber: Hardie or sim	X	Exterior walls
1.4 Cedar	Cultured Stone: Cedar Siding (Hardie or sim)	X	Exterior walls
1.5 Charcoal	Cultured Stone: LedgeStone - Dashed Stone or sim	X	Exterior walls
1.6 Alpine Gray	Fire-Canister-Block Lumber: Hardie or sim	X	Exterior walls
1.7 Edge	Clad in place Raw Cedar or	X	Exterior walls
2.1 Cedar	Vinyl - Cedar Soft (Sagiper or sim)	1.4	SOFFIT
2.2 Light Gray	Aluminum Soffit	1.2	Flue/Soffit
3.1 Charcoal	Charcoal Powder Coated Aluminum Mesh	1.3	TRIM/FLASHINGS
4.1 Charcoal	Charcoal Powder Coated Aluminum Mesh	1.5	ROOF/DECKS
5.1 Black	Vinyl Windows	X	WITROW S/G/LAZING
5.2 Black	Railings	X	Black vinyl window glazing
6.1 Hot Gray	Hardie Panel	X	Exterior Columns

**THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DV-0013**

Material Board

72695 (Rev 02/21) SCAKE Thursday, March 21, 2024 (Rev 02/21) 11:14:41 DP - 2.0 (Rev 02/21) A-8.015

CORPORATE OFFICER