

# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## DEVELOPMENT PERMIT

**NO. DP000104**

**Owner:** D.E. Mann Properties Ltd., Inc.No. BC1125695  
4098 Lochside Drive  
Victoria, BC  
V8X 2C8

**Lands:** PID 030-709-156, Parcel A (Being a Consolidation of Lots 2 and 3, see CA7353737), Section 11, Esquimalt District, Plan 9757

**Address:** 835 Dunsmuir Road, 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 ten unit 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 architectural plans provided by Praxis Architects, Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received September 27, 2018", attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Lombard North Group Inc., stamped "Received November 30, 2018", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$39782.00= \$47738.40) must be deposited with the Township of Esquimalt before this permit can be issued.

4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
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 Development Permit is not a Building Permit.
7. 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.
8. 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 \_\_\_\_\_, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2019.

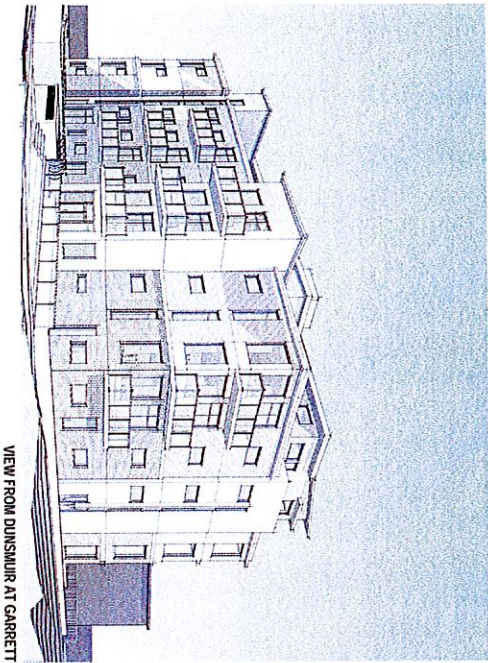
\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

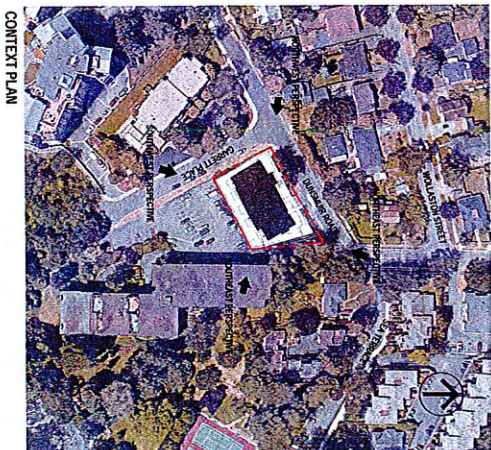
**DUNSMUIR 833 + 835**

ISSUED FOR DP - 2018.09.18

SCHEDULE 'A' OF  
 DEVELOPMENT PERMIT  
 NO. DP0000104  
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 CORPORATE OFFICER



VIEW FROM DUNSMUIR AT GARRETT



CONTEXT PLAN

**PROPOSED PROJECT INFORMATION**

EXISTING ZONING	R3 - 30' (2.0 FLOOR) / 1.0 (MAX) / 1.0 (MAX) / 1.0 (MAX)	NET COMPLETION DATE	2018
REZONE TO	NET COMPLETION DATE	2018	
SITE AREA	0.15 HA (3.7 AC) / 1.32E6 SF / 18,447 SF		
NO. UNITS	32 (5 STOREYS)		
PARKING PROVIDED	35		
NET PARKING	51 + 80CF FOR A/T DISTANCE		
UNIT AREA (A1)	50M <sup>2</sup> (538 SF) / 111.5 M <sup>2</sup> (1,200 SF)		
TOTAL UNIT AREA	2,176 M <sup>2</sup> (23,427 SF)		
BUILDING AREA	600 M <sup>2</sup> (6,500 SF)		
FLOOR AREA RATIO	14.1		
COVERAGE	41%		
SETBACKS	FRONT: 7.5M (24'6")	REAR: 10.0M (32'8")	
FRONT SIDE	7.5M (24'6")	REAR SIDE: 10.0M (32'8")	
REAR SIDE	10.0M (32'8")	LEFT SIDE: 7.5M (24'6")	
RIGHT SIDE	7.5M (24'6")	RIGHT SIDE: 10.0M (32'8")	

**DRAWING LIST**

A00	CORP. PLAN
A01	SOIL PLAN
A02	LANDSCAPE PLAN
A03	LANDSCAPE PLAN
A04	LANDSCAPE PLAN
A05	LANDSCAPE PLAN
A06	LANDSCAPE PLAN
A07	LANDSCAPE PLAN
A08	LANDSCAPE PLAN
A09	LANDSCAPE PLAN
A10	LANDSCAPE PLAN
A11	LANDSCAPE PLAN
A12	LANDSCAPE PLAN
A13	LANDSCAPE PLAN
A14	LANDSCAPE PLAN
A15	LANDSCAPE PLAN
A16	LANDSCAPE PLAN
A17	LANDSCAPE PLAN
A18	LANDSCAPE PLAN
A19	LANDSCAPE PLAN
A20	LANDSCAPE PLAN



**PRAXIS**  
 architects inc.

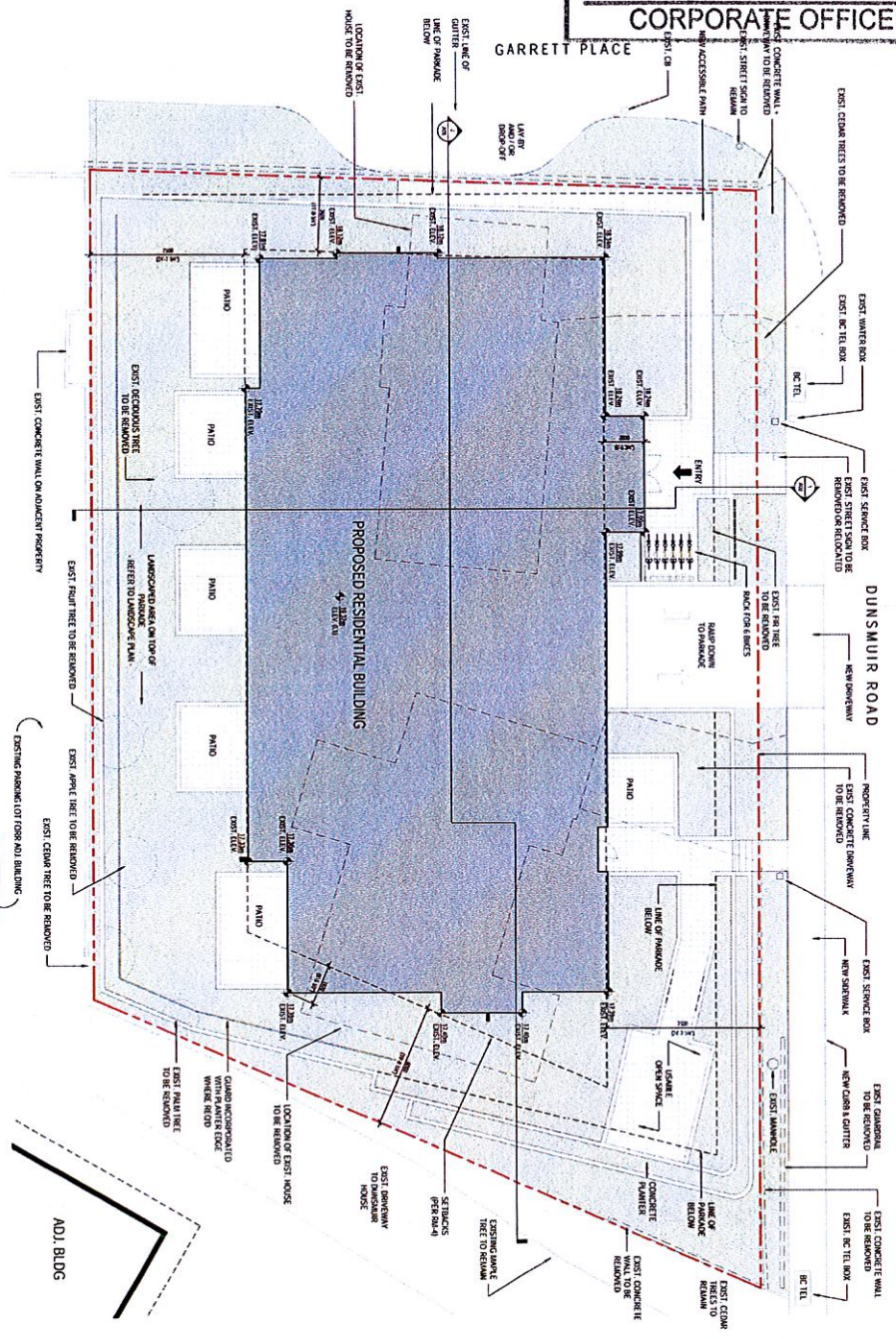
DUNSMUIR 833 + 835  
 833/835 DUNSMUIR ROAD  
 PROJECT NO. 17-012



COVER PAGE  
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**A0.0**

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① SITE PLAN  
 1:100

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 CORP. OF TOWNSHIP  
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 DEVELOPMENT SERVICES



P R A X I S  
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PROJECT NO. 17-012

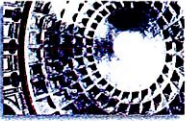
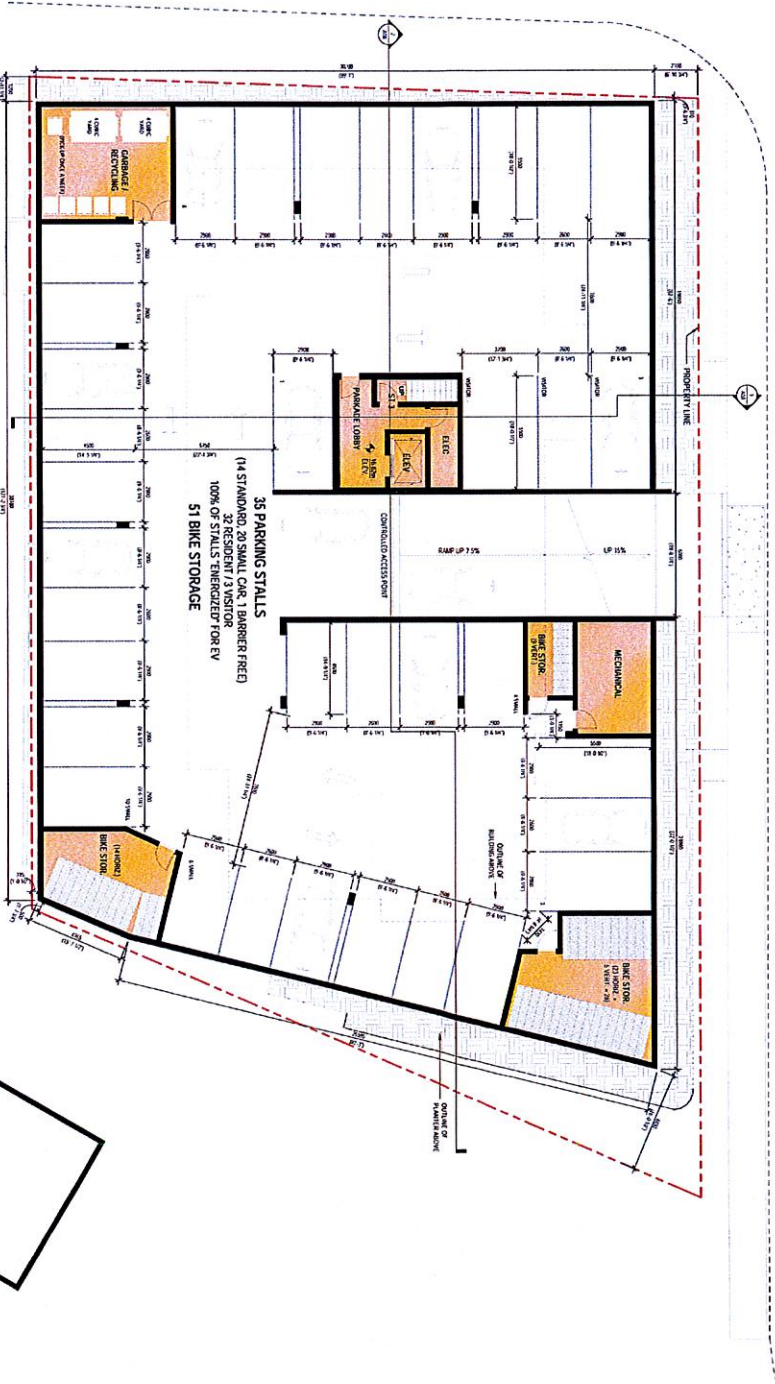
SITE PLAN

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A01

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DEVELOPMENT PERMIT  
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833/835 DUNSMUIR ROAD

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PARKADE

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**A02**

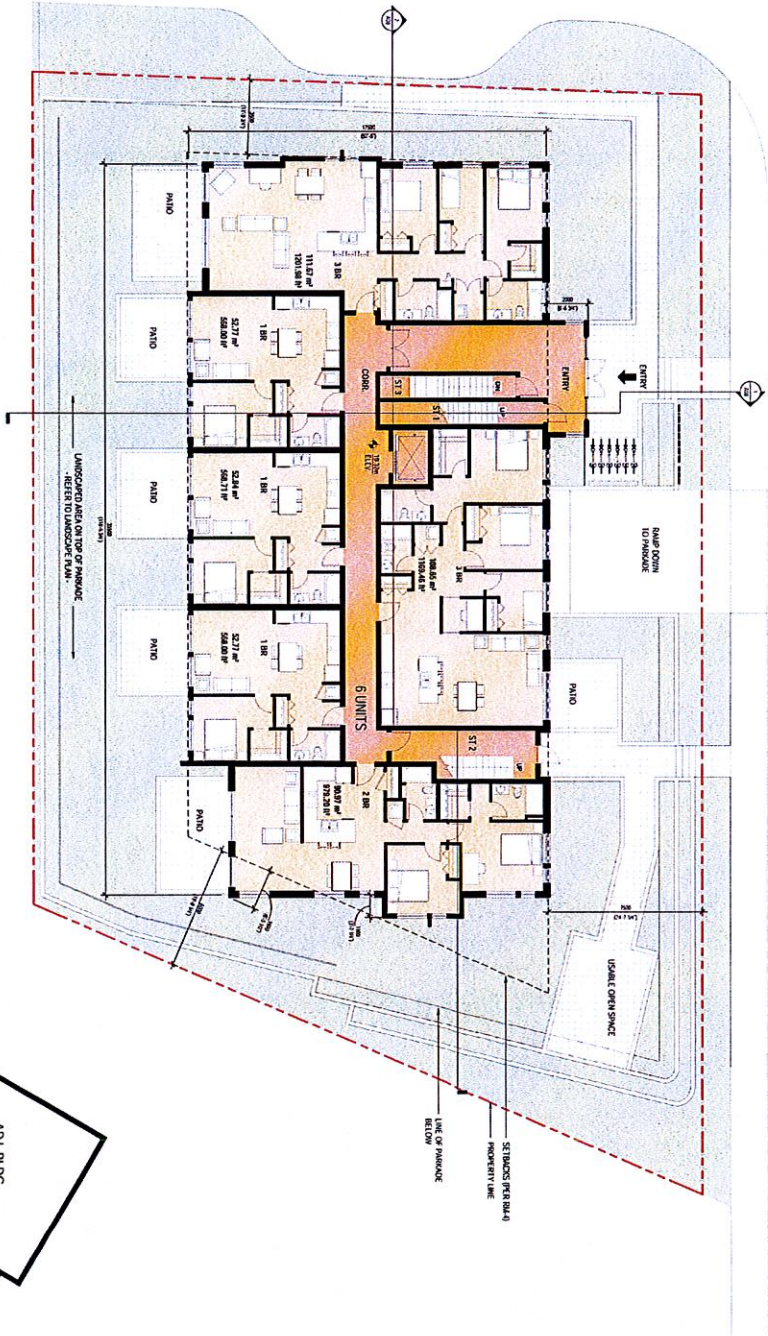


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 DEVELOPMENT PERMIT  
 NO. DP000104

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GARRETT PLACE

DUNSMUIR ROAD



LEVEL 1  
 1:100



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PROJECT NO. 17-012



LEVEL 1

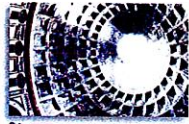
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A03

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 DEVELOPMENT PERMIT  
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LEVEL 2  
 1:100



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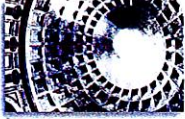
LEVEL 2  
 2018.09.18 - ISSUED FOR DP

A04

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 DEVELOPMENT PERMIT  
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LEVEL 3-4  
 1:100



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PROJECT NO. 17-012

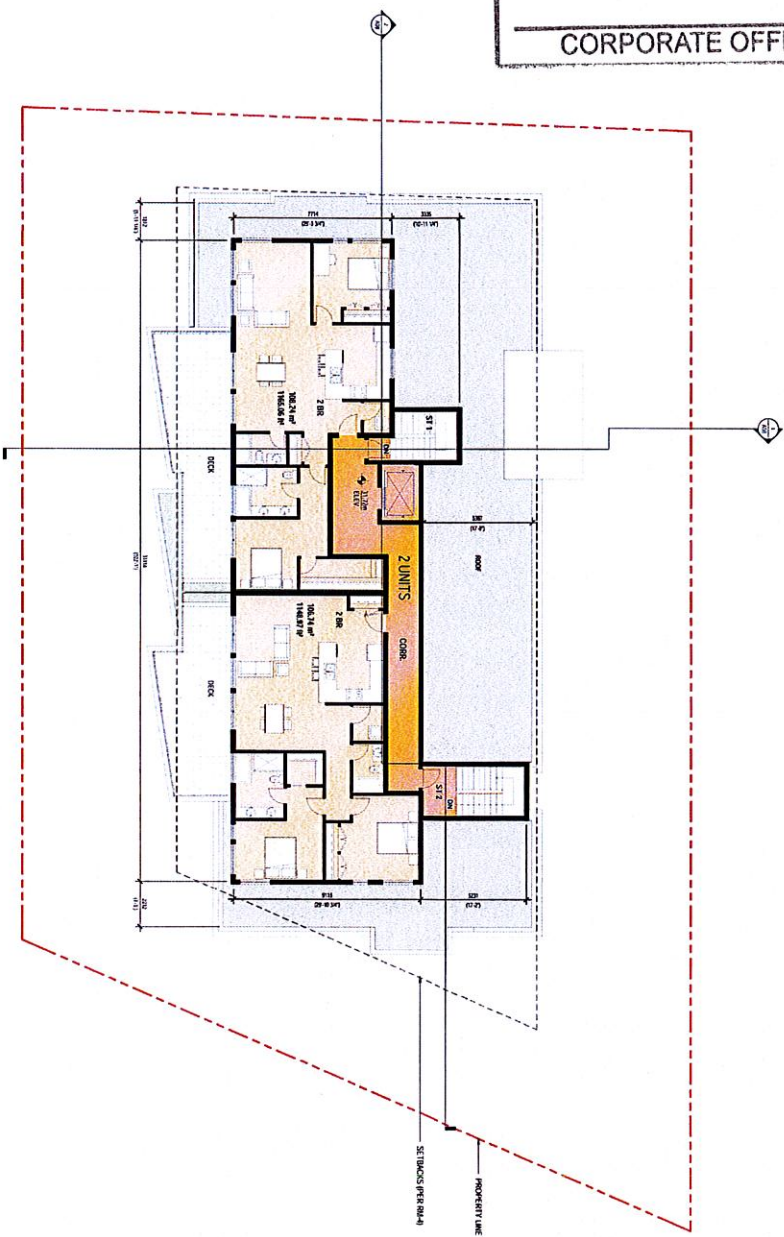
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LEVEL 3-4  
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**A05**



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⑦  
 LEVEL 5  
 1:100



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 833/835 DUNSMUIR ROAD

PROJECT NO: 17-012

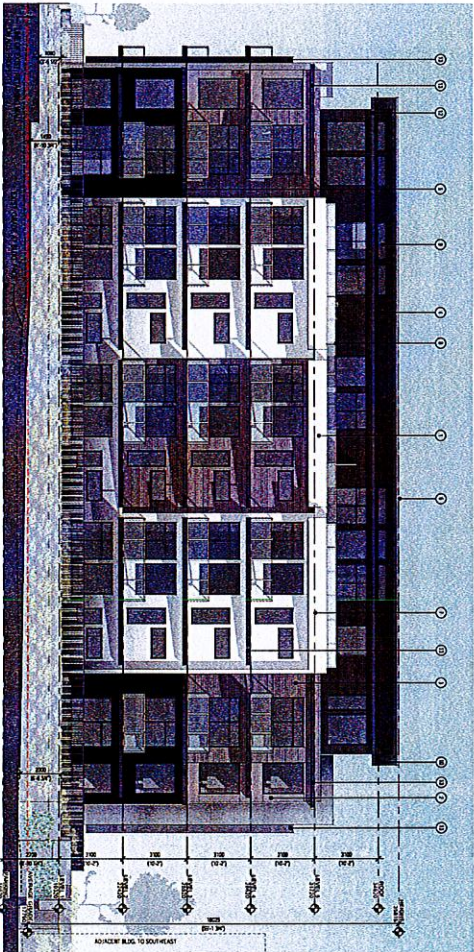
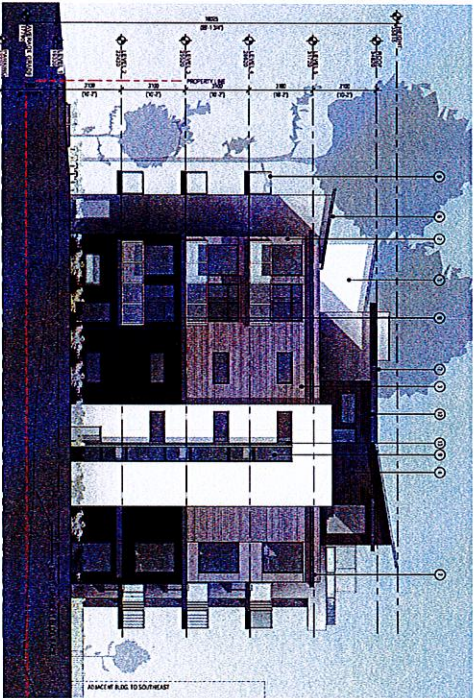
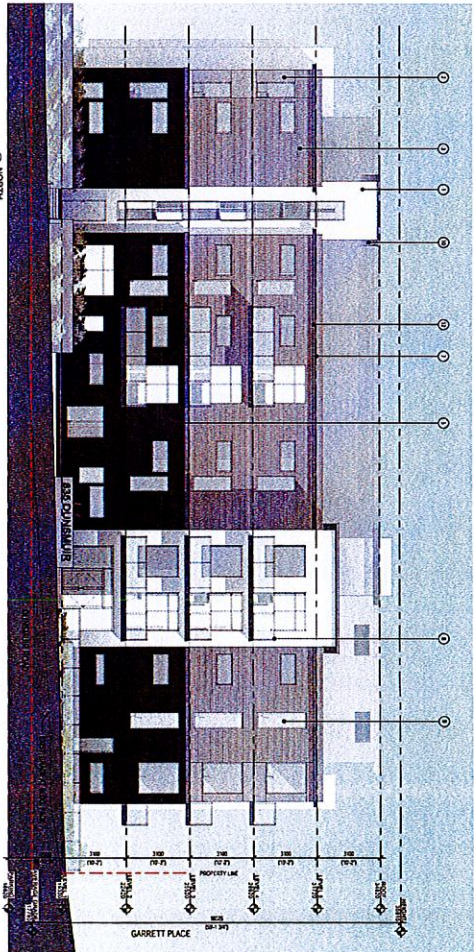
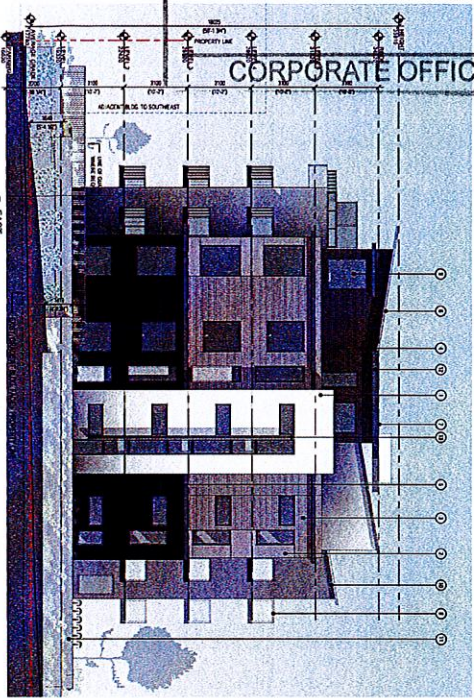
LEVEL 5

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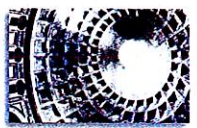
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 OF ESQUIMALT  
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A06

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- REVISIONS**
- 1) REVISION: 18.09.18
  - 2) REVISION: 18.09.18
  - 3) REVISION: 18.09.18
  - 4) REVISION: 18.09.18
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  - 19) REVISION: 18.09.18
  - 20) REVISION: 18.09.18



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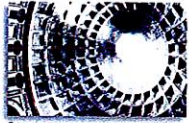
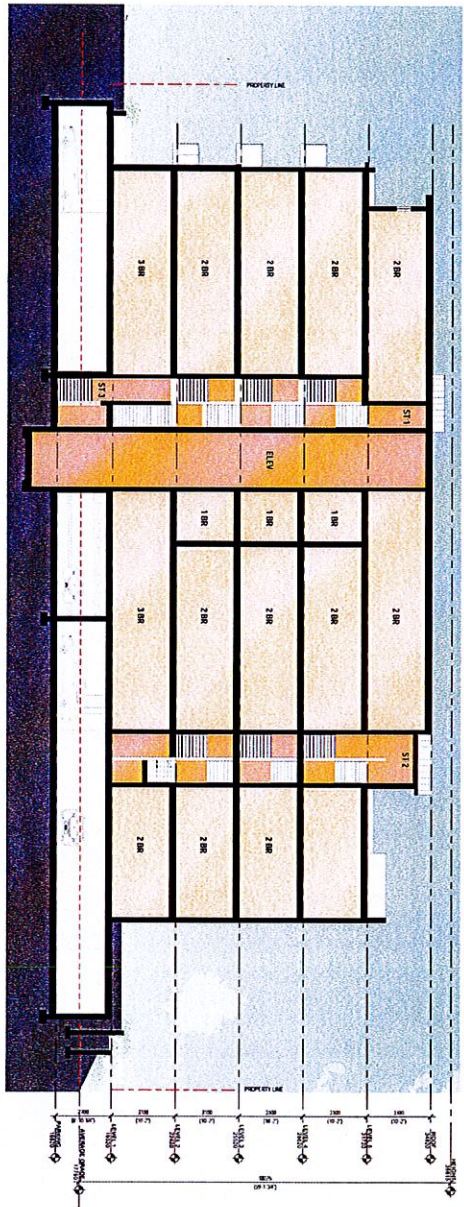
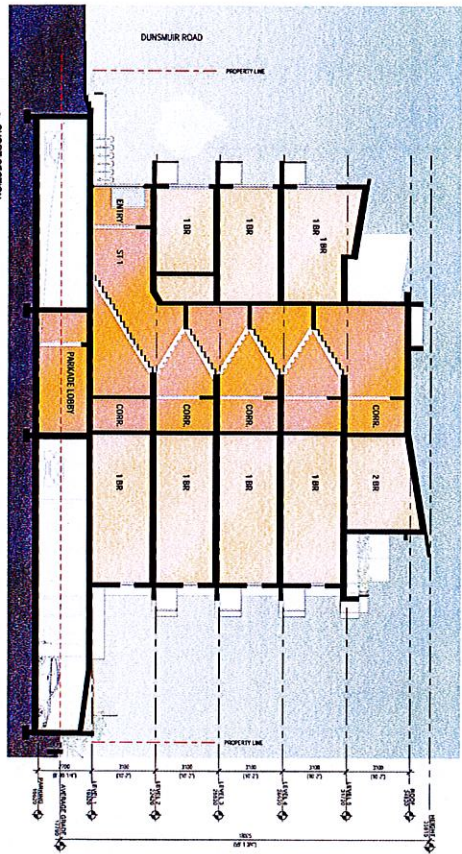
DUNSMUIR 833 + 835  
 833/835 DUNSMUIR ROAD  
 PROJECT NO. 17-012

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 OF ESCUMALT  
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**ELEVATIONS**  
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 833/835 DUNSMUIR ROAD PROJECT NO. 17-012

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SECTIONS  
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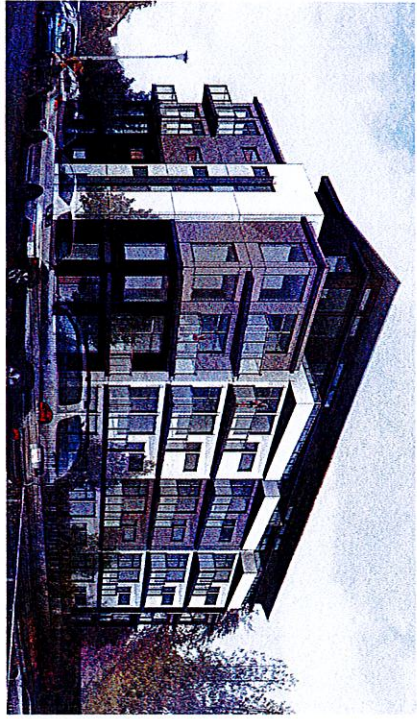
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SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000104

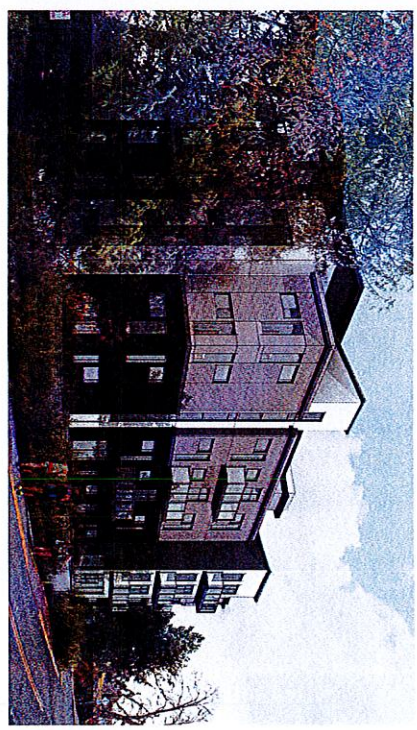
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1 NORTHWEST PERSPECTIVE FROM DUNSMUIR ROAD



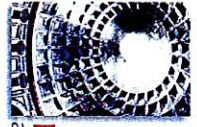
3 SOUTHWEST PERSPECTIVE FROM GARRETT PLACE



2 NORTHEAST PERSPECTIVE FROM DUNSMUIR ROAD



4 SOUTHEAST PERSPECTIVE FROM LAWRENCE PARKING LOT



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833/835 DUNSMUIR ROAD  
PROJECT NO. 17-012



STREET VIEWS  
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**A09**

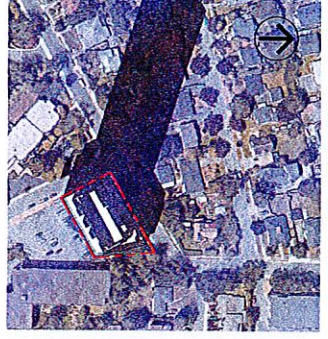
SCHEDULE 'A' OF  
 DEVELOPMENT PERMIT  
 NO. DP000104  
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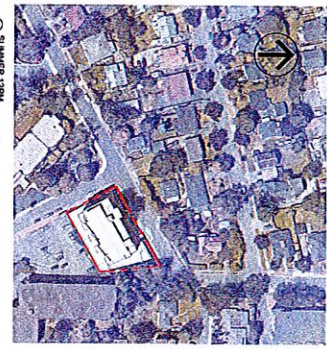
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1:1:1300



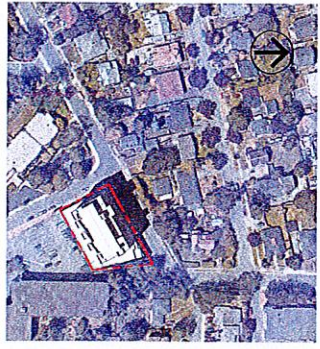
② SPRING / FALL 10AM  
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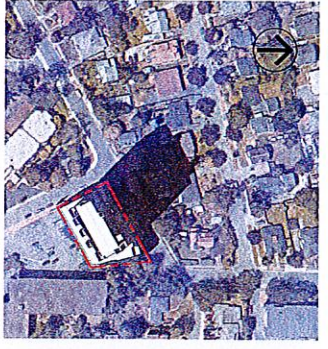
③ WINTER 10AM  
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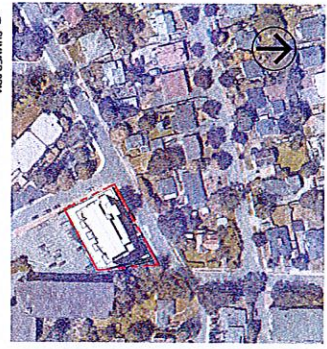
④ SUMMER 12PM  
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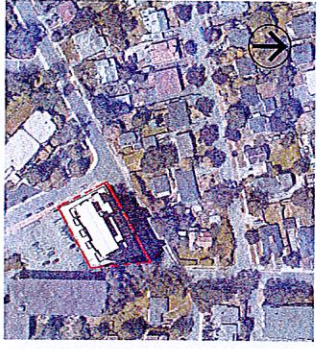
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1:1:1300



⑥ WINTER 12PM  
1:1:1300



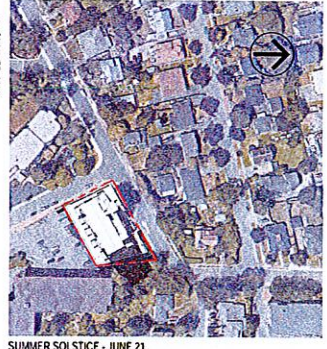
⑦ SUMMER 3PM  
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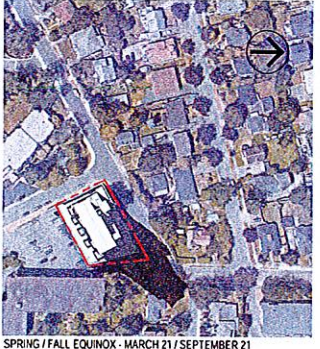
⑧ SPRING / FALL 3PM  
1:1:1300



⑨ WINTER 3PM  
1:1:1300



⑩ SUMMER 5PM  
1:1:1300



⑪ SPRING / FALL 5PM  
1:1:1300

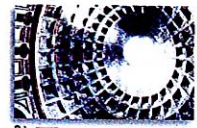


⑫ WINTER 5PM  
1:1:1300

WINTER SOLSTICE - DECEMBER 21

SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21

SUMMER SOLSTICE - JUNE 21



**PRAXIS**  
architects inc.

DUNSMUIR 833 + 835  
839/835 DUNSMUIR ROAD

PROJECT NO. 17-012

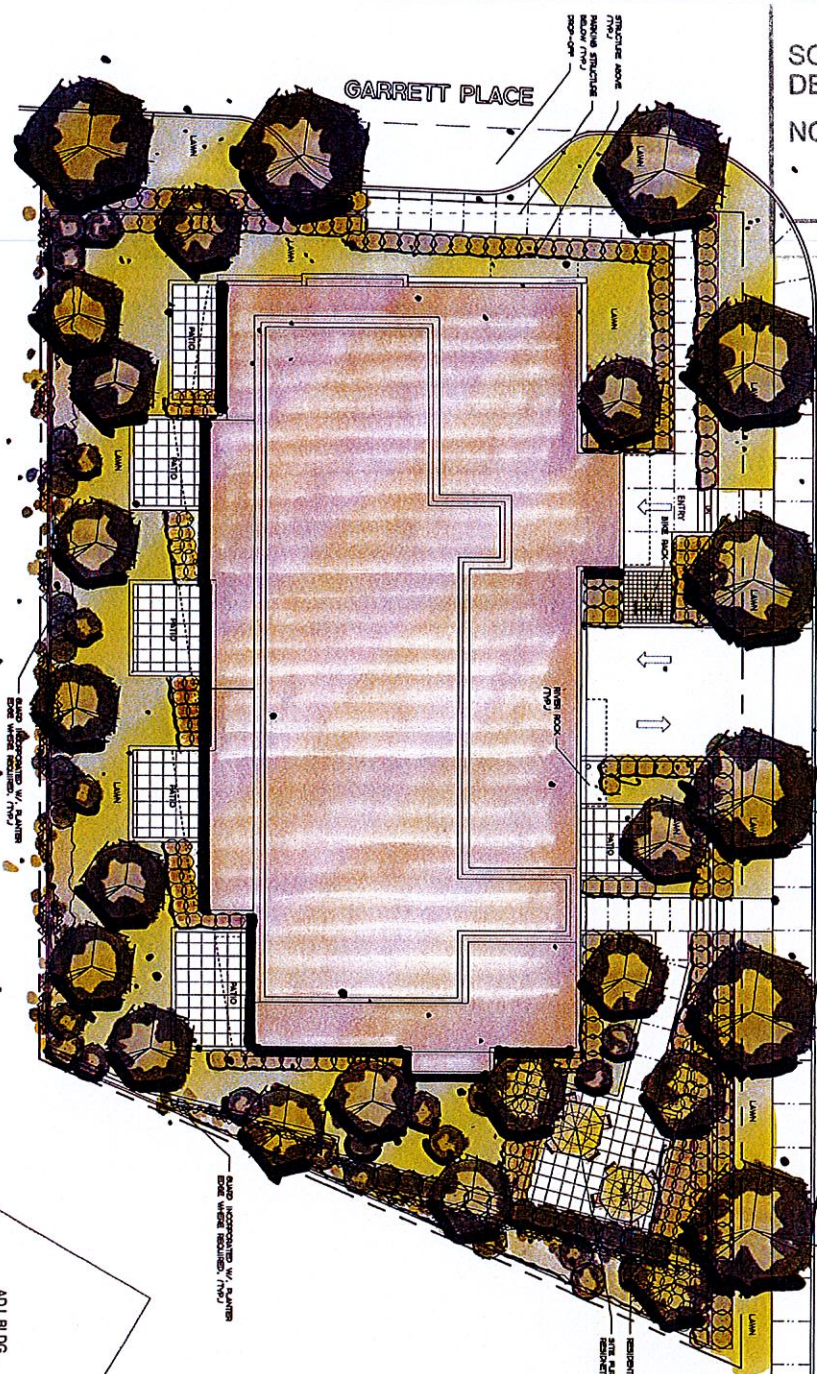
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 OF ESCQUIMALT  
 DEVELOPMENT SERVICES

SHADOW STUDIES  
 2018.09.18 - ISSUED FOR DP

A10

SCHEDULE A OF  
 DEVELOPMENT PERMIT  
 NO. DP000104

CORPORATE OFFICER



1:1000  
 NTS  
 2018 SEP 27 10:00  
 2018 SEP 27 10:00  
 2018 SEP 27 10:00  
 2018 SEP 27 10:00



**833+835 DUNSMUIR**  
 VICTORIA, B.C.

**LANDSCAPE PLAN**

**LEGEND**



**NOTES**

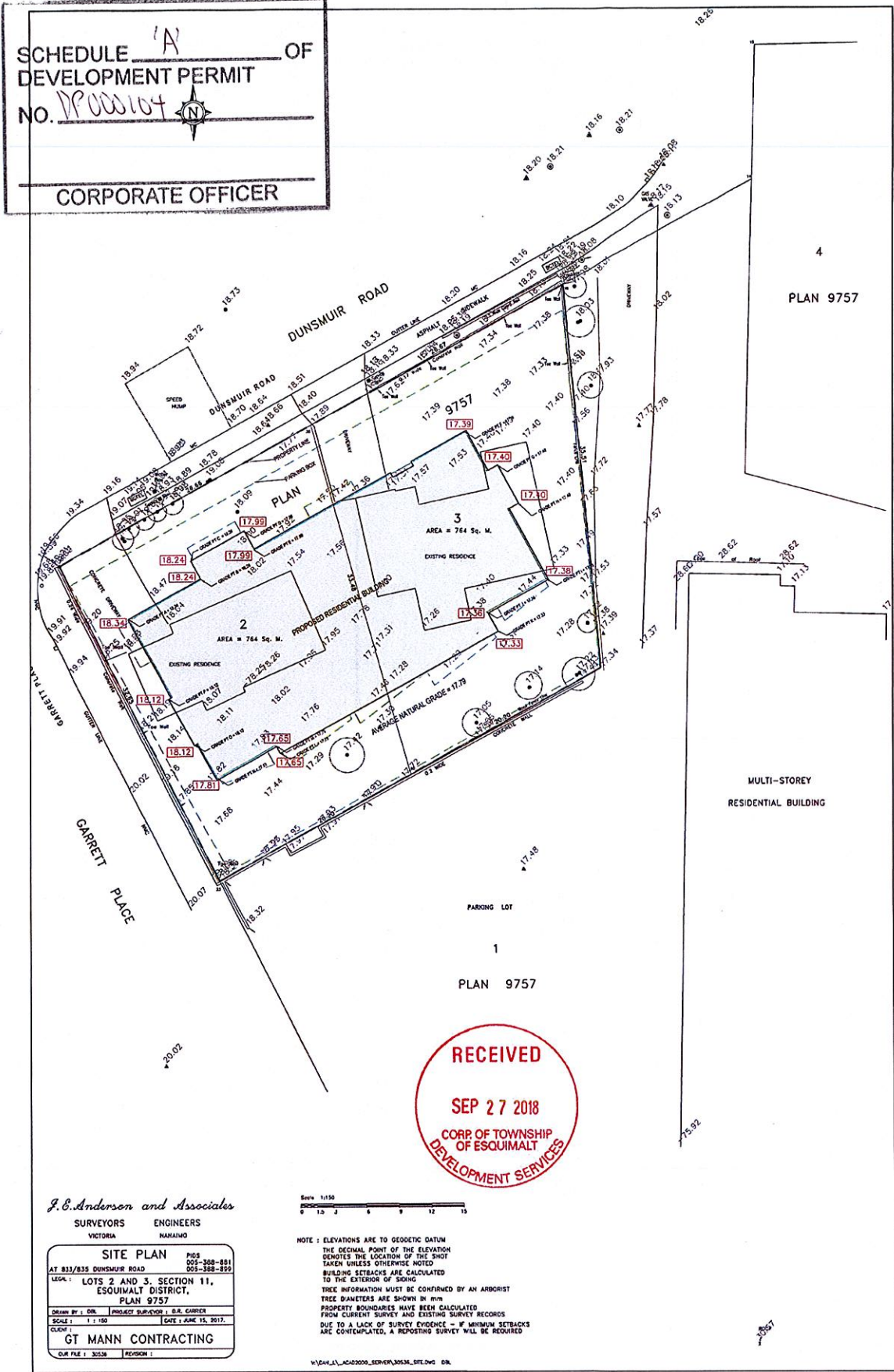
1. THIS DRAWING IS TO BE A REFERENCE ONLY.  
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.  
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BRITISH COLUMBIA BUILDING CODE (BCBC).  
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BRITISH COLUMBIA LANDSCAPE ARCHITECTURE ACT (BLAA).  
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BRITISH COLUMBIA LANDSCAPE ARCHITECTURE REGULATIONS (BLAR).

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SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DPO00104



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**RECEIVED**  
**SEP 27 2018**  
CORP OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

*J. C. Anderson and Associates*  
SURVEYORS ENGINEERS  
VICTORIA NANAIMO



<b>SITE PLAN</b>	
AT 833/835 DUNSMUIR ROAD	PIGS 005-348-881 005-348-899
LEGAL: LOTS 2 AND 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 9757	
DESIGNED BY: D.R.	PROJECT SUPERVISOR: D.R. GARDNER
SCALE: 1:150	DATE: JUNE 15, 2017
DRAWN BY: <b>GT MANN CONTRACTING</b>	
OUR FILE: 30536	REVISION:

NOTE: ELEVATIONS ARE TO GEODETIC DATUM  
THE DECIMAL POINT OF THE ELEVATION  
DENOTES THE LOCATION OF THE SHOT  
TAKEN UNLESS OTHERWISE NOTED  
BUILDING SETBACKS ARE CALCULATED  
TO THE EXTERIOR OF SIDING  
TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST  
TREE DIAMETERS ARE SHOWN IN MM  
PROPERTY BOUNDARIES HAVE BEEN CALCULATED  
FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS  
DUE TO A LACK OF SURVEY EVIDENCE - IF MINIMUM SETBACKS  
ARE CONTEMPLATED, A REPOSTING SURVEY WILL BE REQUIRED

# 833 + 835 Dunsmuir Road

Cost Estimate - November 29, 2018  
833 DR - P1R4R3.dwg

Landscape	Quantity	Unit	Unit Price	Total
<b>Soft Landscape Items</b>				
Medium Deciduous Trees (6.0 cm. Cal.)	8	ea	\$575.00	\$4,600.00
Small Deciduous Tree (3.5 m. ht.)	17	ea	\$375.00	\$6,375.00
Specimen Shrubs ( 27 cm. pot)	23	ea	\$55.00	\$1,265.00
Shrubs ( 27 cm. pot)	23	ea	\$55.00	\$1,265.00
Shrubs ( 21 cm. pot)	193	ea	\$25.00	\$4,825.00
Shrubs ( 15 cm. pot)	145	ea	\$15.00	\$2,175.00
Groundcover ( 15 cm. pot)	315	ea	\$15.00	\$4,725.00
Vines (21 cm. pot)	26	ea	\$22.00	\$ 572.00
Topsoil - Planting Beds	144	cu.m.	\$45.00	\$6,480.00
Lawn		allow		\$2,500.00
Irrigation		allow		\$5,000.00
<b>Total</b>				<b>\$39,782.00</b>

Note: The Above Includes all labor and material costs.

SCHEDULE <u>'B'</u> OF DEVELOPMENT PERMIT NO. <u>DP000104</u>  _____ CORPORATE OFFICER
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**Lombard  
North  
Group**