

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00073

Owner: Capreit, Mark Kennedy, C.O.O

Land: PID 002-925-729, Lot A, Section 11, Esquimalt District, Plan 25546
except that part in Plan VIP83622

Address: 801 Esquimalt 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 Parking Bylaw, 1992, No. 2011 as follows:

Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking – A reduction to the requirement that for land zoned multiple family residential 1 of every 4 required spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 10.5 required spaces];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A reduction to the number of required off-street Parking Spaces, from 42 spaces to 37 spaces [ie. from 1.3 spaces per dwelling unit to 1.16 spaces per dwelling unit];

Parking Bylaw, 1992, No. 2011, Section 14. (4) Dimensions Of Off-Street Parking Spaces – An exemption to the requirement that where any parking space abuts a portion of a fence or structure, the minimum stall width shall be increased by 0.3 metres for that parking space, for those parking spaces abutting a structural post in the covered parking area

3. Approval of this Development Variance Permit has been issued in general accordance to the parking layout as shown on the site plan prepared by Derek Neale, NSDA Architects, stamped "Received March 23, 2018".
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 _____, 2018.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY
DAY OF _____, 2018.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

801 Esquimalt Road, Esquimalt BC - Tenant Improvement



Site Statistics

2079.17 sq.m. (22,380 sq.ft.) Site Area
520.72 sq.m. (5,605 sq.ft.) Landscape Area
630.16 sq.m (6,783 sq. ft.) Site Coverage

Existing Parking Stalls	36	Proposed Total	37
Standard Stalls	33	Standard Stalls	24
Visitors	3	Small Car Stalls	8
		Accessible Stalls	1
		Visitor Stalls	4
Existing Suite Total	31	Proposed Suite Total	32
1 Bedroom Suites	18	1 Bedroom Suites	18
2 Bedroom Suites	7	2 Bedroom Suites	7
Bachelor Suites	6	Bachelor Suites	7

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00073

CORPORATE OFFICER

CAPREIT Property Management
215 Gorge Rd East, Suite #201, Victoria, BC V9A 1L1

Scope of Work

Work consisting of:

- Proposed Vestibule:
 - Construction of a Vestibule between Exit Lobby and Entry Door to Unit 101. Vestibule walls to have a 1 hr. F.R.R. and 45 min. F.R.R. door c/w closer.
 - Installation of closer to existing Unit 101 entry door.
 - Installation of ceiling light in vestibule.
 - Relocation of security camera at corner above Unit 101 entry door to outside of proposed vestibule.
 - Relocation of existing lobby ceiling light and baseboard heater as required.
- Conversion of existing Hobby Room into Proposed Bachelor Suite:
 - Bathroom
Removal of existing sink and toilet. Replace with new vanity & back splash, sink, toilet, bathtub and tub surround tile.
 - Kitchen
Removal of existing hobby sink. Replace with new kitchen counter & back splash, cabinets, sink and wall tile at wall adjacent to stove. Install additional electrical outlets for countertop, fridge and stove.
 - Living / Sleeping Area
Construction of two closets and screen wall between closets and living area.
- Proposed Additional Parking Stalls:
 - Standardize Parking Dimensions; Standard Stall 5.5m x 2.6m, Small Car Stall 4.5m x 2.6m
 - Conversion of existing parking stalls to an Accessible Parking Stall.
 - Addition of 1 Visitor Parking Stall.

Drawing List

- A-001 Cover Sheet
- A-100 Site Plan
- A-101A Parking Plan - Existing
- A-101 First Floor Plan - Existing
- A-102 Second, Third and Fourth Floor Plans - Existing
- A-103 First Floor - Fire Safety Plan
- A-104A Parking Plan - Proposed
- A-104 First Floor Plan - Proposed
- A-105 Proposed Bachelor Suite, Vestibule and Door Schedule
- A-106 Unit 102 - Proposed Bachelor Suite Interior Elevations
- A-107 Lobby - Proposed Interior Elevations
- A-201 North Elevation - Existing
- A-202 South Elevation - Existing
- A-203 West Elevation - Existing
- A-204 East Elevation - Existing
- A-205 Existing Sections and Existing & Proposed Wall Assemblies



Project:
801 Esquimalt Road
Esquimalt, BC

Sheet Title

Cover Sheet

Reference



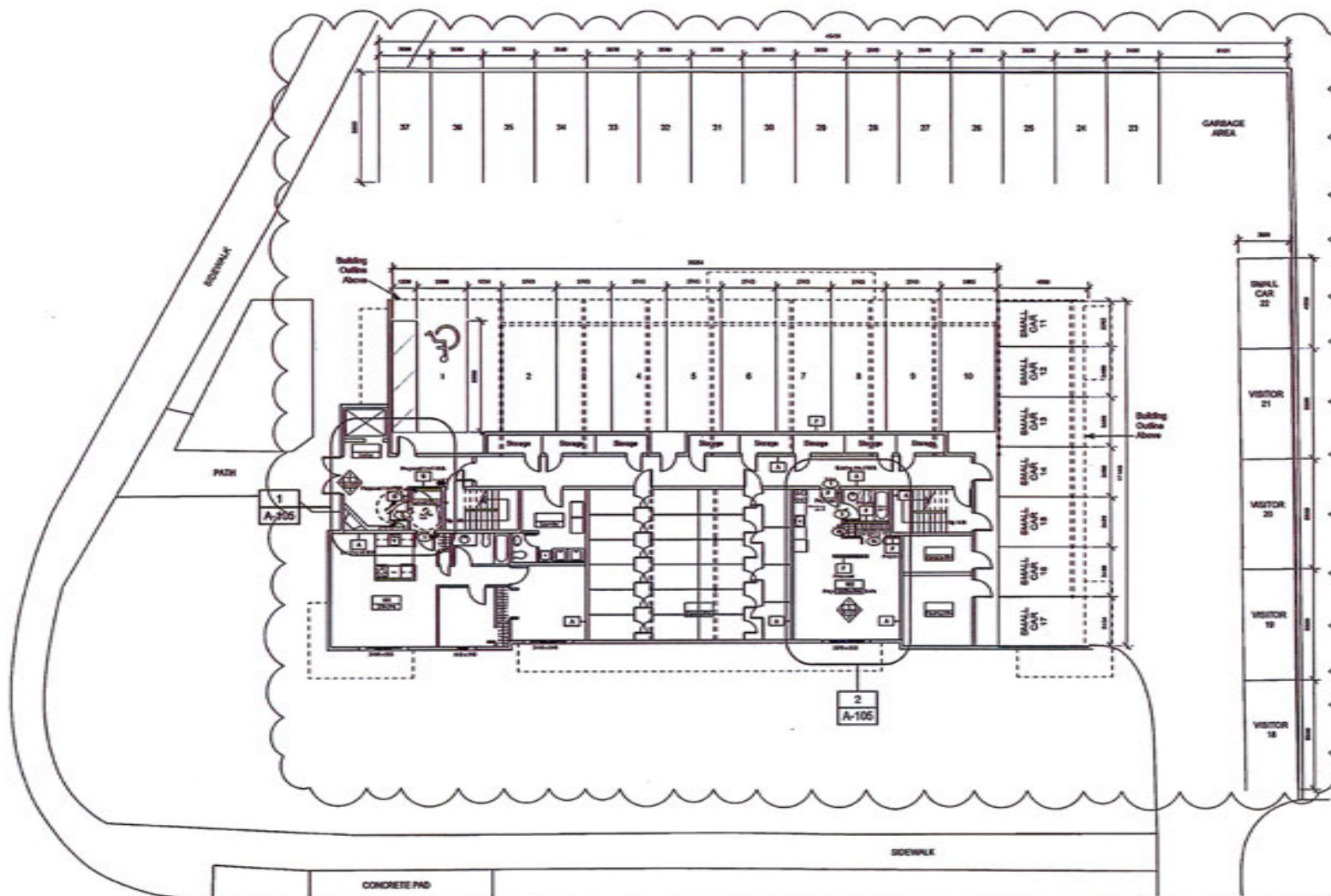
Project Architect: Jag Singh

Project Number
17032
Rev Date
Issued for SP 2018.01.08
Issued for DVP 2018.01.25
Released for DVP 2018.03.28

NSDA
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MAR 23 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

REGISTERED ARCHITECT
DEREK MALL
BRITISH COLUMBIA

Design Rationale
Site plan parking layouts modified to match current dimensional standards and required off-street parking allocations.

Net result: 1 Additional Standard Stall
36 Total Standard Stalls
Add 1 Accessible Stall
Total Stalls: 37 Stalls

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PERMIT NO. DVP00073

CORPORATE OFFICER

Project
801 Esquimalt Road
Esquimalt, BC

Sheet Title
Parking Plan - Proposed
Reference

Project Number
Scale
1:200

Rev Date
Issue Date
2018.01.08
Issued for BP 2018.01.25
Issued for DVP 2018.01.25
Released for DVP 2018.03.26

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