

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000105

Owners: Robert A. Cote
482 Grafton Street
Victoria, BC
V9A 6S6

Lands: [PID 000-127-833; Lot 5, Suburban Lot 29, Esquimalt District Plan 1428]

Address: 408-482 Grafton Street

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 authorizing the form and character of the proposed development of a uniquely shaped duplex within the following Development Permit Areas:
 - Development Permit Area No. 1-Natural Environment,
 - Development Permit Area No. 3- Enhanced Design Control Residential
 - Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
 - Development Permit Area No. 8- Water Conservation
2. Approval of this Development Permit is issued in accordance with the architectural plans prepared by Waymark Architecture, stamped "Received August 22, 2018", and site plan prepared by J.E Anderson & Associates, stamped "Received June 11, 2018"; all 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 27th DAY OF
AUGUST, 2018.

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

No.	Date	Appr	Revision Notes
D	18-08-21		EP APPLICATION - REVISION 3
C	18-08-13		EP APPLICATION - REVISION 2
B	18-07-12		EP APPLICATION - REVISION 1
A	18-06-01		DEVELOPMENT PERMIT APPLICATION
No.	Date	Issue Notes	

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, details, and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with the Work.



Project Title: Binishell Duplex on Grafton Street

Sheet Title: Site Plan

Date: 2018-08-21

Scale: 1:100

Project ID: A001

DATA SHEET / ZONING ANALYSIS

LEGAL DESCRIPTION:
Lot 5, Plan 1428, Suburban lot 29, Esquimalt District

STREET ADDRESS:
480 & 482 Grafton Street,
Esquimalt, BC

ZONING REGULATIONS (Corporation of the Township of Esquimalt Zoning Bylaw 1992, No. 2050, Consolidated March 2017):
Two Family Small Lot Residential (RD-2)

SITE AREA: 351 square meters

BUILDING FOOTPRINT:
158.7 square meters (1708 square feet)

AVERAGE GRADE CALCULATIONS:
See Survey

BC BUILDING CODE (2012) REQUIREMENTS:

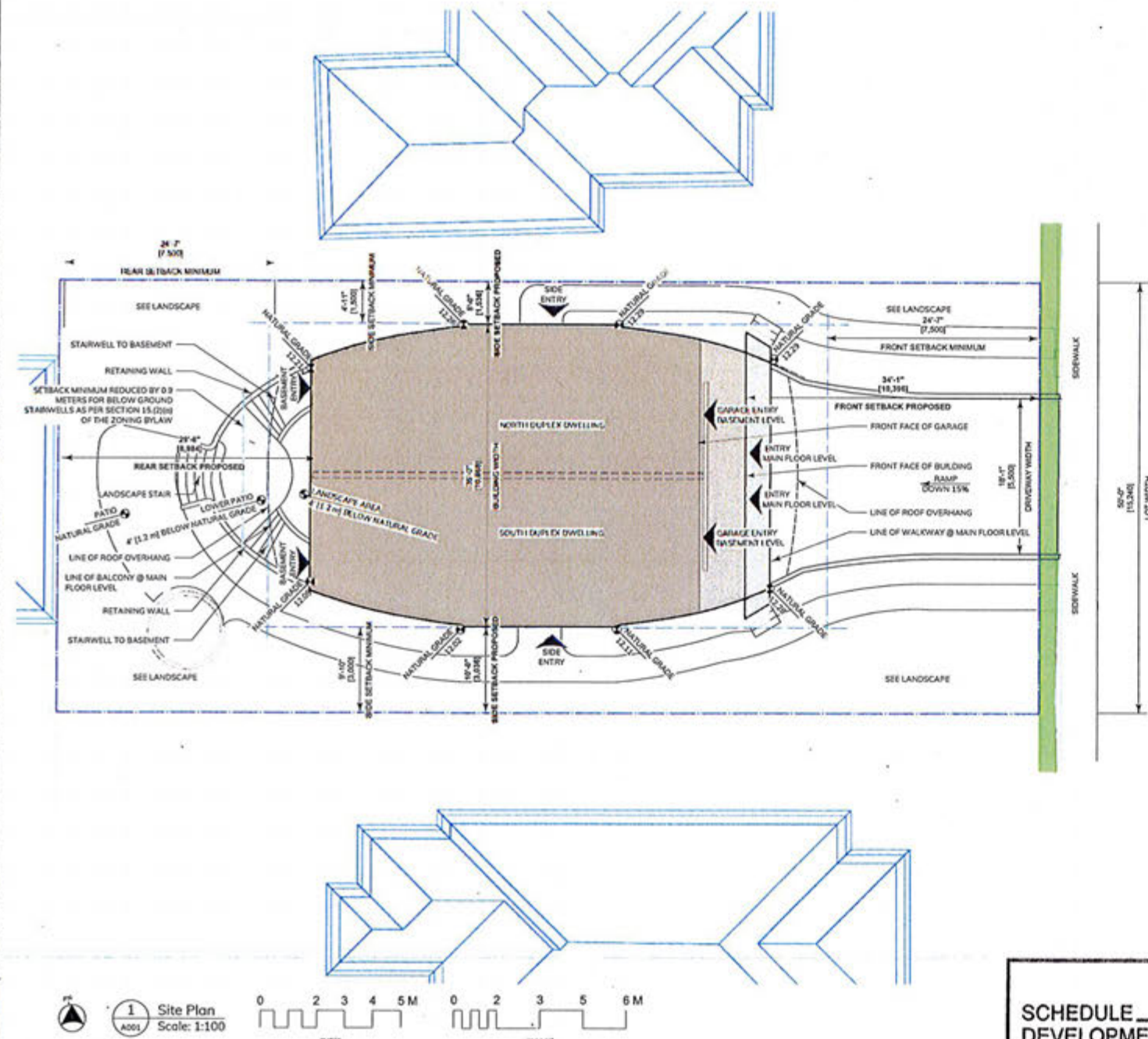
FIRE RATINGS:
-Floors and all structure supporting floors must have an FRR of 45 minutes [9.10.8.1]
-Separation between duplex dwellings must have an FRR of 60 minutes [9.10.9.14(3)]
-Separation between duplex dwellings must have an STC of 50 or greater [9.11.2.1]

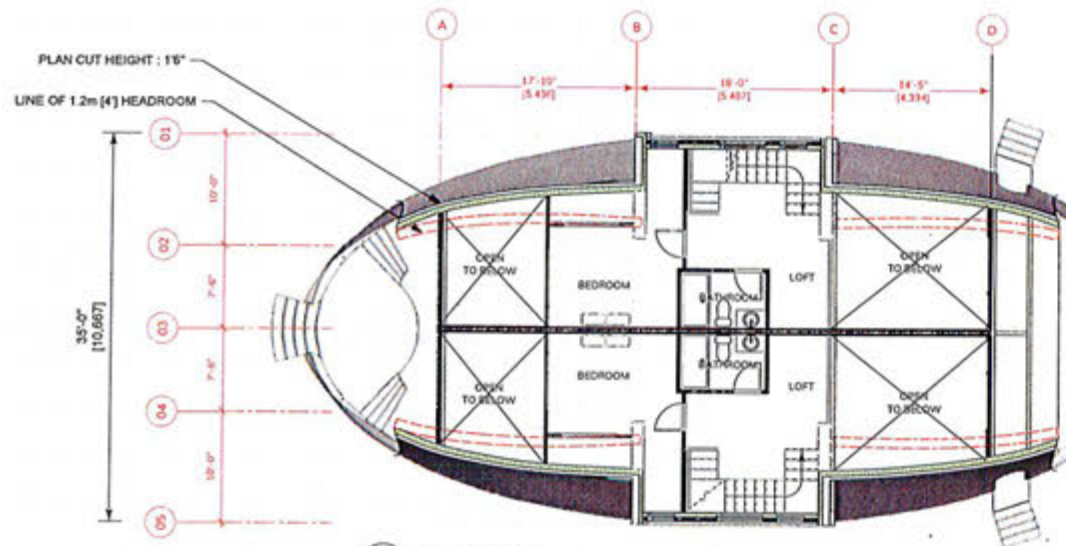
Section	Allowed / Required	Current	Proposed	Variance	Comments
1 Permitted Uses	Two Family Residential	Two Family Residential	Two Family Residential	no	
2 Parcel Size	668 square meters minimum	531.5 square meters	531.5 square meters	no*	*existing condition
3 Minimum Lot Width	18.2 meters	15.2 meters	15.2 meters	no*	*existing condition
4 Floor Area Ratio	0.4(max area = 212.4 sqm)	(see survey)	0.4(211.2 square meters)	no	
5 Building Height	7.3 meters	(see survey)	7.3 meters	no	
6 Building Width	7 meters minimum	(see survey)	10.67 meters	no	
7 Lot Coverage	0.3(159.3 square meters)	(see survey)	0.3(159.3 square meters)	no	
8 Siting Requirements					
a) Front Setback	7.5 meters	(see survey)	8.75 meters	no	
a) Side Setback	1.5 meters min/4.5 meters total	(see survey)	1.536 meters + 3.036 meters/4.57 meters total	no	
a) Rear Setback	7.5 meters	(see survey)	8.68 meters	no	
b) Accessory Building	N/A				no accessory buildings proposed
c) Garage Setback	1.5 meters from front (face of Dwelling Unit)	(see survey)	1.5 meters from front (face of Dwelling Unit)	no	
9 Common Wall Requirements	50% overlap	(see survey)	100%	no	
10 Fencing	1.2 meter maximum in front/2 meter maximum behind	(see survey)	see landscape	no	
11 Off Street Parking	1 space per dwelling unit/2 total		1 space per dwelling unit/2 total	no	
12 Driveway Width	5.5 meters maximum	(see survey)	5.5 meters	no	

AREA CALCULATION:

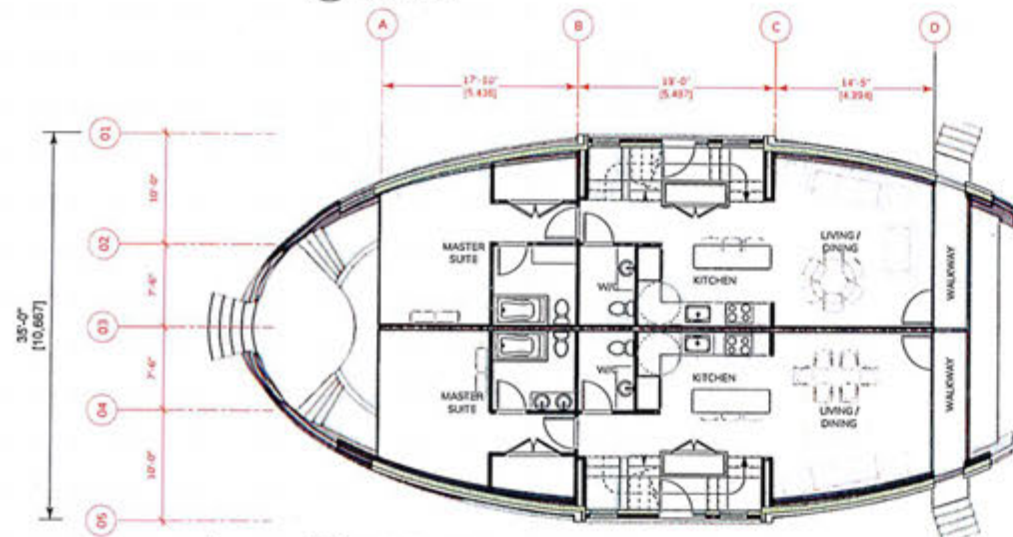
Basement & Garage:	Net:	FAR:
Main Floor:	139.2	0 (basement & garage is excluded from FAR calculation)
Mezzanine:	152.3	152.3 (excluded area with ceiling below 1.2 meters)
Total:	291.5	211.2

SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000105
CORPORATE OFFICER

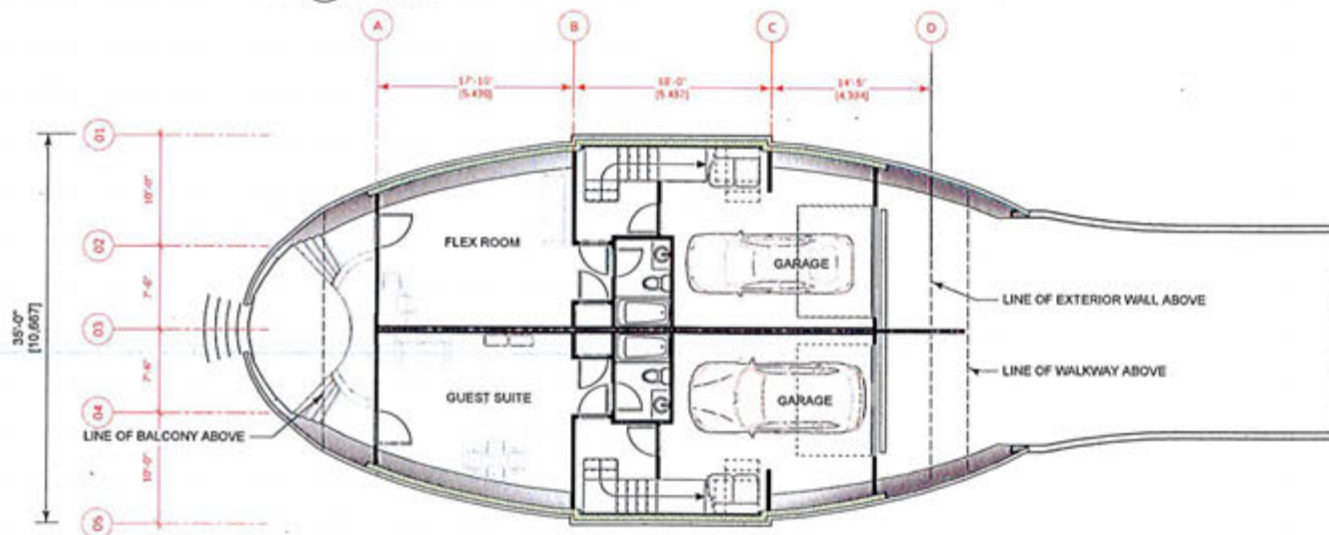




3 Loft Floor Plan
Scale: 1:100



2 Main Floor Plan
Scale: 1:100



1 Garage/Basement Floor Plan
Scale: 1:100



WAYMARK

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www.waymarkarchitecture.com
1826 Government Street
Victoria, BC V8T 4N5

No.	Date	Appr	Revision Notes
D	18-8-21		EXPLANATION REVISION 1
C	18-8-13		EXPLANATION REVISION 2
B	18-7-12		EXPLANATION REVISION
A	18-06-01		DEVELOPMENT PERMIT APPLICATION
No.	Date	Issue Notes	

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Project Title
Binishell Duplex on Grafton Street

Draw Title
Floor Plans - DP

Date
2018-08-21

Scale
A10

Architect of Record
Graeme Verhulst

Drawn by
CL, GNV, WAK

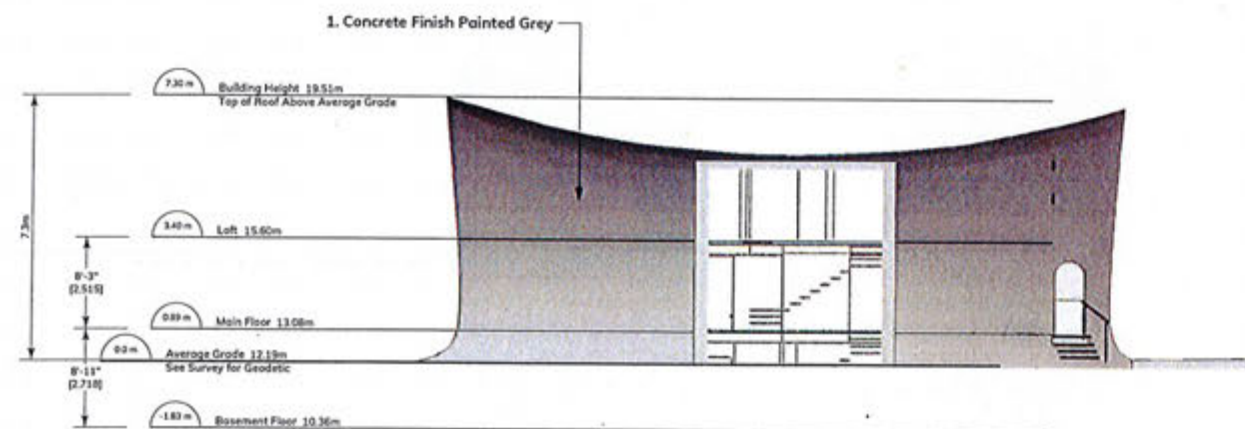
Reviewed by
GNV

Project ID
2018-011

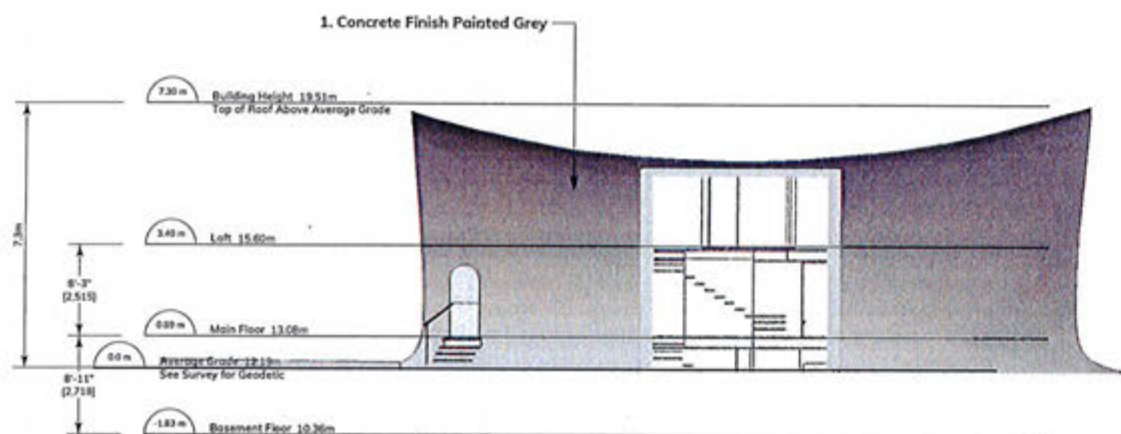
A101

SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000105
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RECEIVED
AUG 22 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

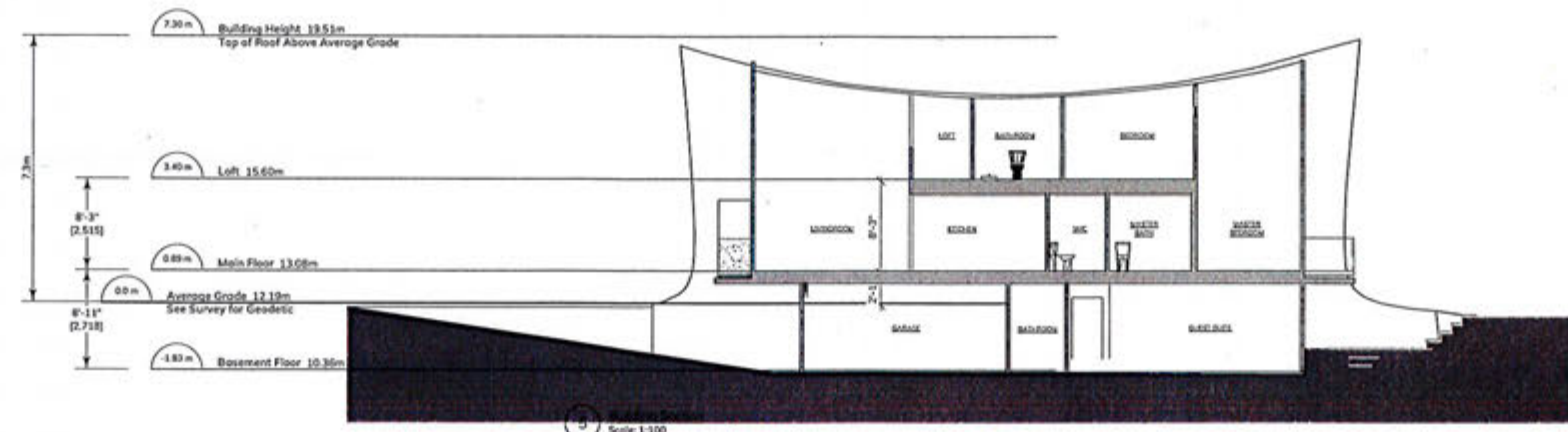


1 South Elevation
Scale 1:100

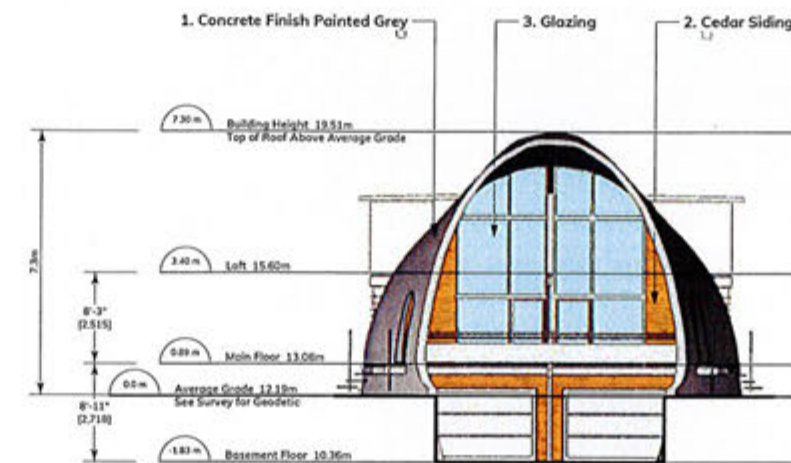


3 South Elevation
Scale 1:100

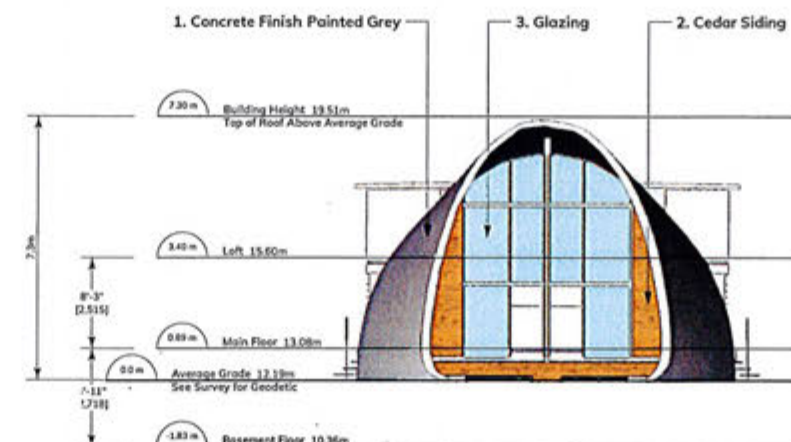
SCHEDULE A OF
DEVELOPMENT PERMIT
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5 Scale 1:100



2 Front (east) Elevation
Scale 1:100



4 Rear (west) Elevation
Scale 1:100

MATERIALS LEGEND

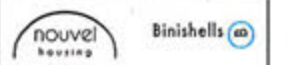
- 1 CONCRETE, RENDERED FINISH PAINTED GRAY
Bottom section (below top of large side window) Western Gray
Top section (grated above top of large side window) Burlington Gray
- 2 Cedar Cladding
- 3 Glazing



www.waymarkarchitecture.com
1825 Government Street
Victoria, BC V8T 4N5

No.	Date	Appr.	Revision Notes
D	18-8-21		DP APPLICATION REVISION 3
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Project Title
Binishell Duplex on Grafton Street

Sheet Title
Elevations - DP

Date 2018-08-21	Scale N/A
Architect of Record Crosbie VanHulst	Drawn by CL, GH, WH
Drawn by CL, GH, WH	Reviewed by GH/V
Project ID 2018-011	Sheet Number A200





**J. E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

SITE PLAN



TEL: 250-727-2214 FAX: 250-727-3395
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

File: 31338

Civic: 480 / 482 Grafton Street Victoria, BC V9A 6S6

Legal: LOT 5, SUBURBAN LOT 29, ESQUIMALT DISTRICT, PLAN 1428

Dimensions are in metres and are derived from Plans VIP 1428 and VIP 75909

Elevations are Geodetic (CVD28) based on control monument 84H0156 (15.927m)

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Subject to charges, legal notations, and interests shown on: Title No. CA798238 (P.I.D. 000-127-833)

This plan was prepared for the exclusive use of Nouvel Housing and their authorized agents for the purposes of a development application in the Township of Esquimalt.

Boundary lines shown have an expected positional accuracy of + or - 0.500m
This site plan does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume the same.

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information and content shown on the original unaltered drawing.

This plan lies within the Township of Esquimalt

This plan lies within the Capital Regional District.

Scale 1:250



LEGEND

- Denotes Deciduous Tree
- Denotes Typical Spot Elevation
- d Denotes Diameter (m)
- Denotes Coniferous Tree



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000105

CORPORATE OFFICER

certified correct this 11th day of June, 2018.

Colin Grover FHPSKD
c=CA, cn=Colin Grover FHPSKD, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=FPSPKD

Colin Grover, BCLS

