

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000107

Owners: Ellen Tarshis & Mike Jensen
Community Living Victoria
3861 Cedar Hill Cross Road
Victoria, BC
V8P 2M7

Lands: [PID: 023-885-718,023-885-742,023-885-751, Strata Lot 1,2 &3 Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1]

Address: 520 Comerford 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 construction of an elevator and hoistway inside the existing office building on the property which is within the following Development Permit Areas:
 - Development Permit Area No.1 - Natural Environment,
 - Development Permit Area No. 6 - Multi-Family 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 Joe Newell Architect Inc. and sited in the Land Surveyor's Site Plan prepared by J.E. Anderson & Associates all stamped "Received July 20, 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

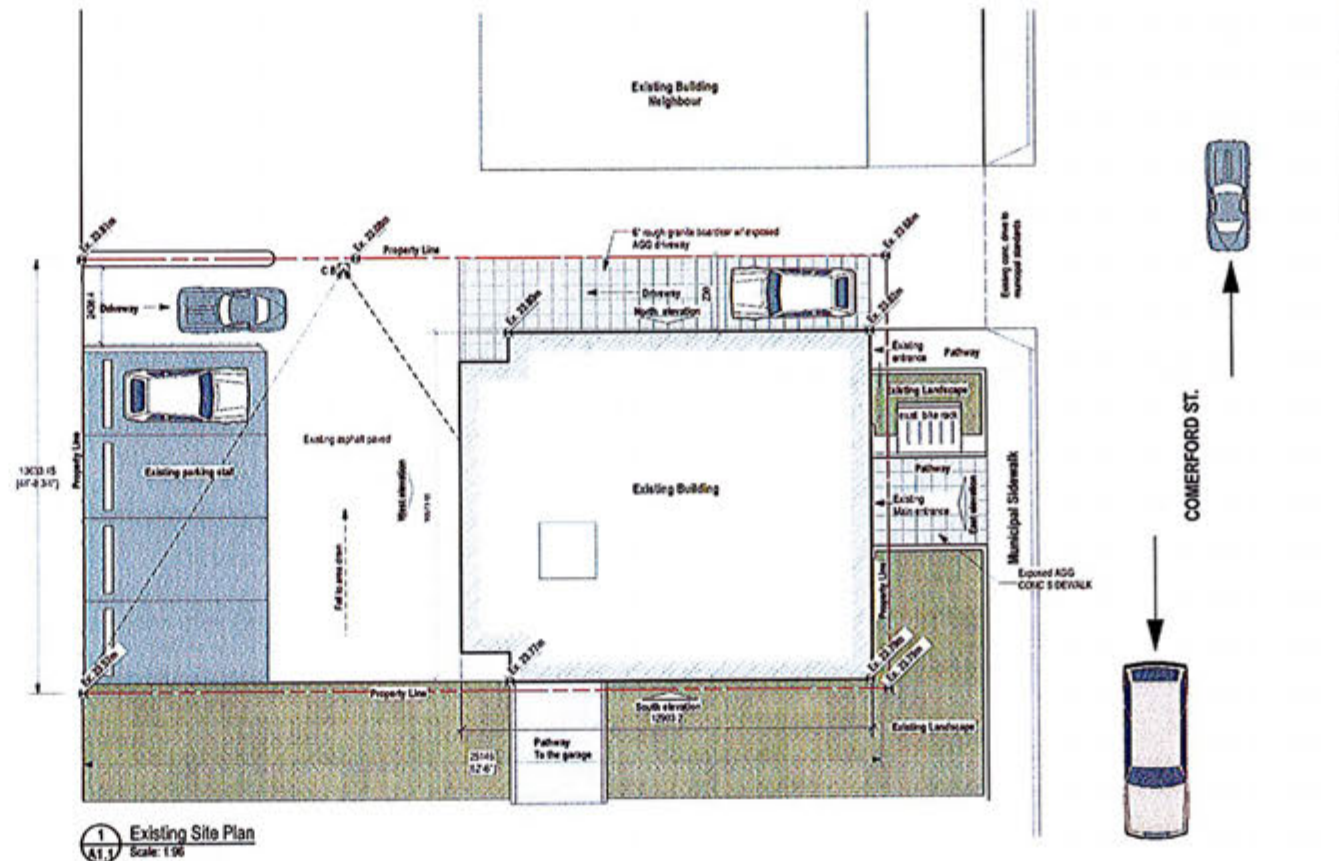
Corporate Officer
Corporation of the Township
of Esquimalt

Project Data

Owner:	Community Living Victoria
Architect:	Joe Newell Architects Inc. 381 Cedar Hill Drive, Suite 100 Victoria BC V8P 2P7 Telephone: 250.352.0000 Fax: 250.352.0001
Client Address of Property:	520 Comerford Street, Esquimalt, BC
Legal Description:	Lot 25, Esquimalt Subdiv. No. 1, Plan 2004 Esquimalt No. 61/Part 2004/Esquimalt District
Zoning:	Core Commercial C3
Permitted Uses:	Professional Office
Site Area:	30.3 m ² NW 1/4
Building Area:	268.4 m ² NW 1/4
Coverage:	Permitted 85%
Building Coverage:	Proposed 32.4%
Building Height:	Permitted 10 m Existing 10.5 m
Top of Elevation:	Permitted max 10 m above the top of ground Proposed 10.5 m above the top of ground
Setbacks:	Front lot: Permitted 6.0 m Proposed 6.0 m Side lot (left): Permitted 6.0 m Proposed 6.0 m Side lot (right): Permitted 6.0 m Proposed 6.0 m Rear lot: Permitted 6.0 m Proposed 6.0 m
Average grade:	Existing 12.8 m
Parking:	Existing 18 Stalls

Drawing List

Architectural: Joe Newell Architects Inc.
A1.1 - Project Data, Site Plan & Drawing List
A2.1 - Existing Plan
A3.1 - Existing Elevations
A4.1 - Main, 2nd & 3rd Floor plans & Interior Elevations / Proposed
A5.1 - Building Sections & Interior Elevations / Proposed
A6.1 - Building Elevations & 3D / Proposed



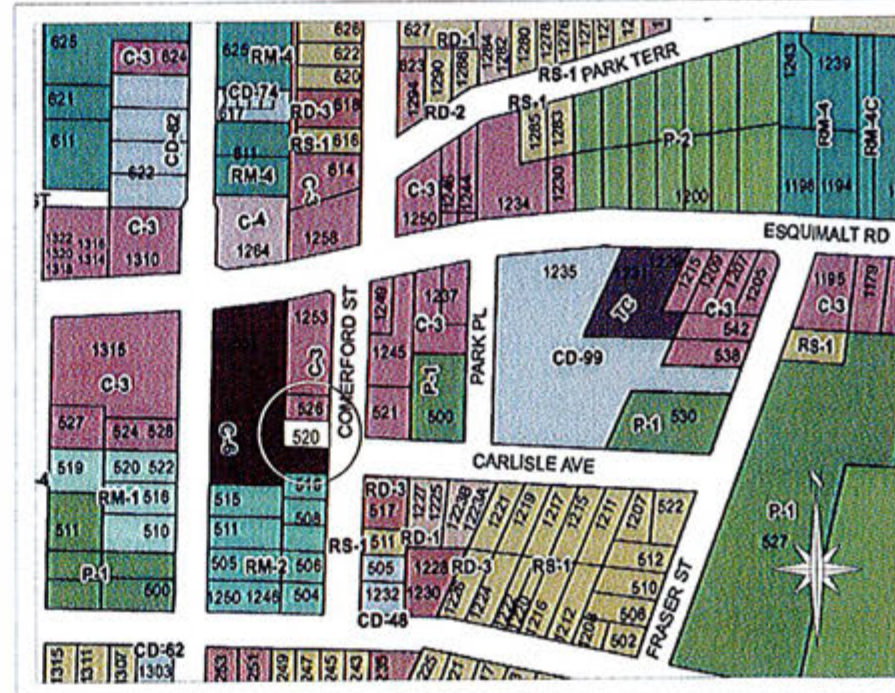
Existing Building: Street View



Existing Building: South East corner

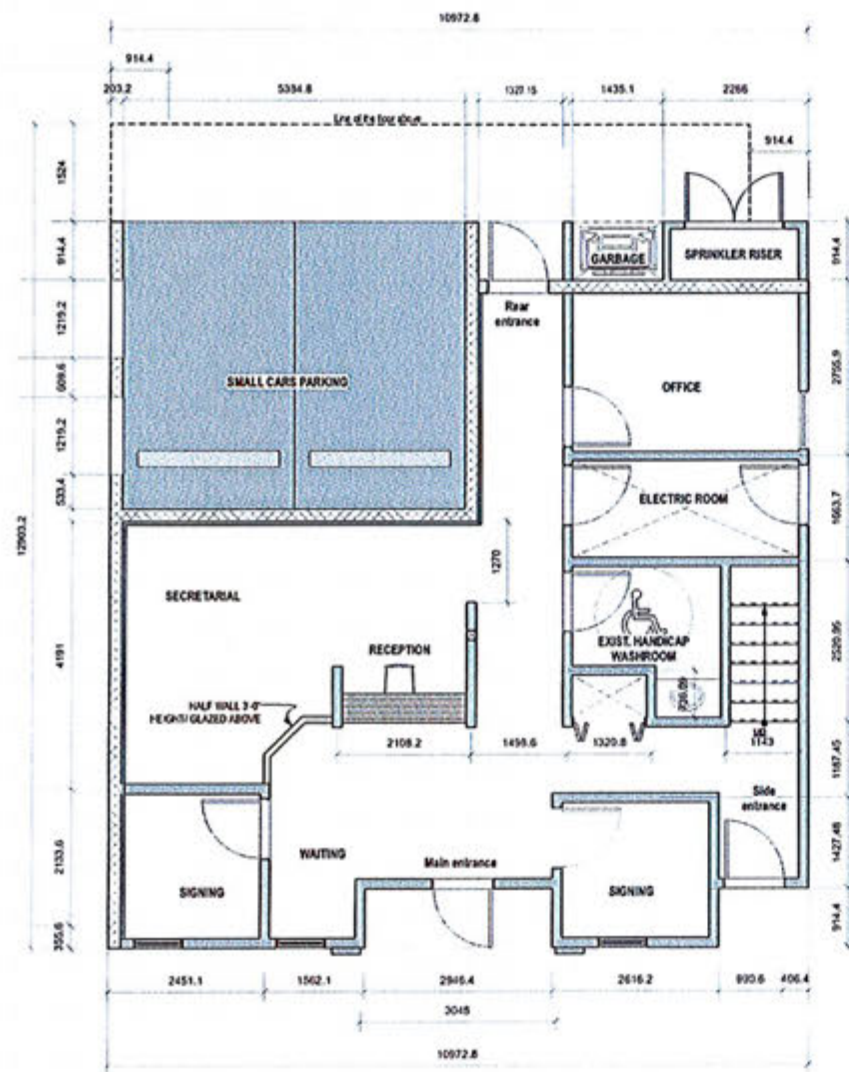


Existing Building: East Elevation



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP 000107
CORPORATE OFFICER





1 Existing Main Floor
Scale: 1/4" = 1'-0"

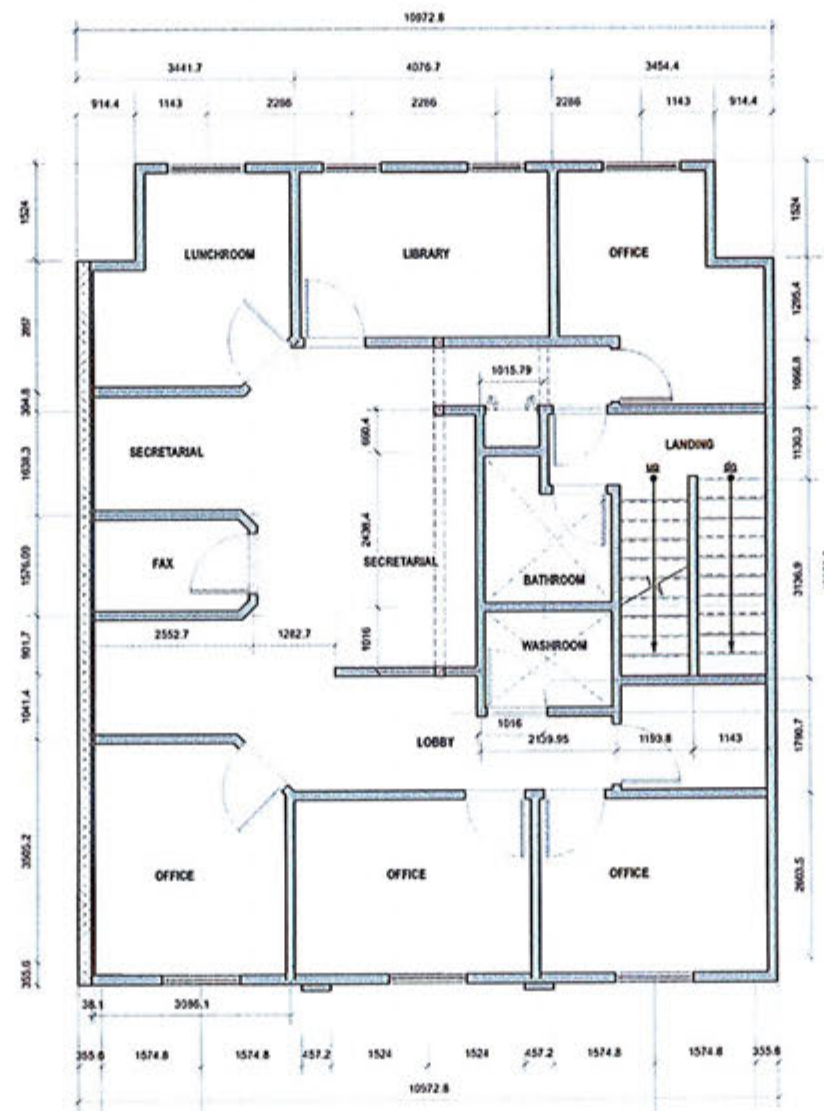
WALL LEGEND

EXISTING WALL
EXISTING CONCRETE BLOCK

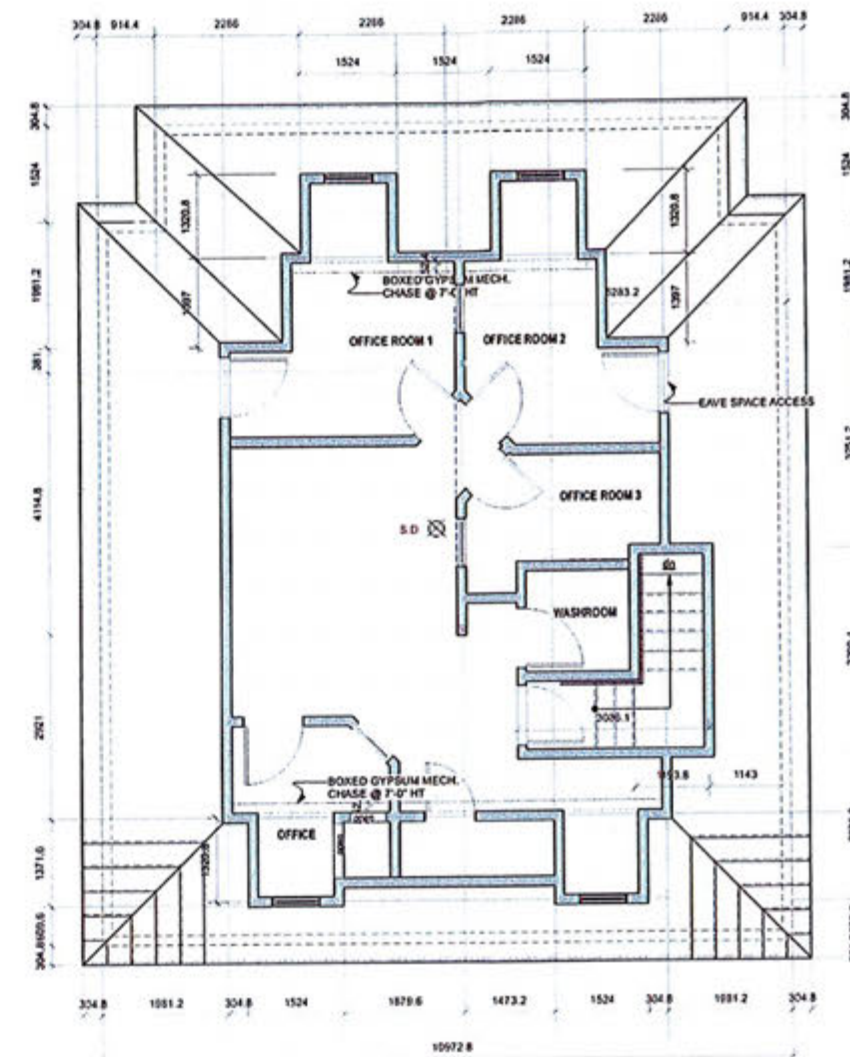


520 COMERFORD STREET

PROPOSED COMMERCIAL DEVELOPMENT



2 Existing Second Floor
Scale: 1/4" = 1'-0"



3 Existing Third Floor
Scale: 1/4" = 1'-0"

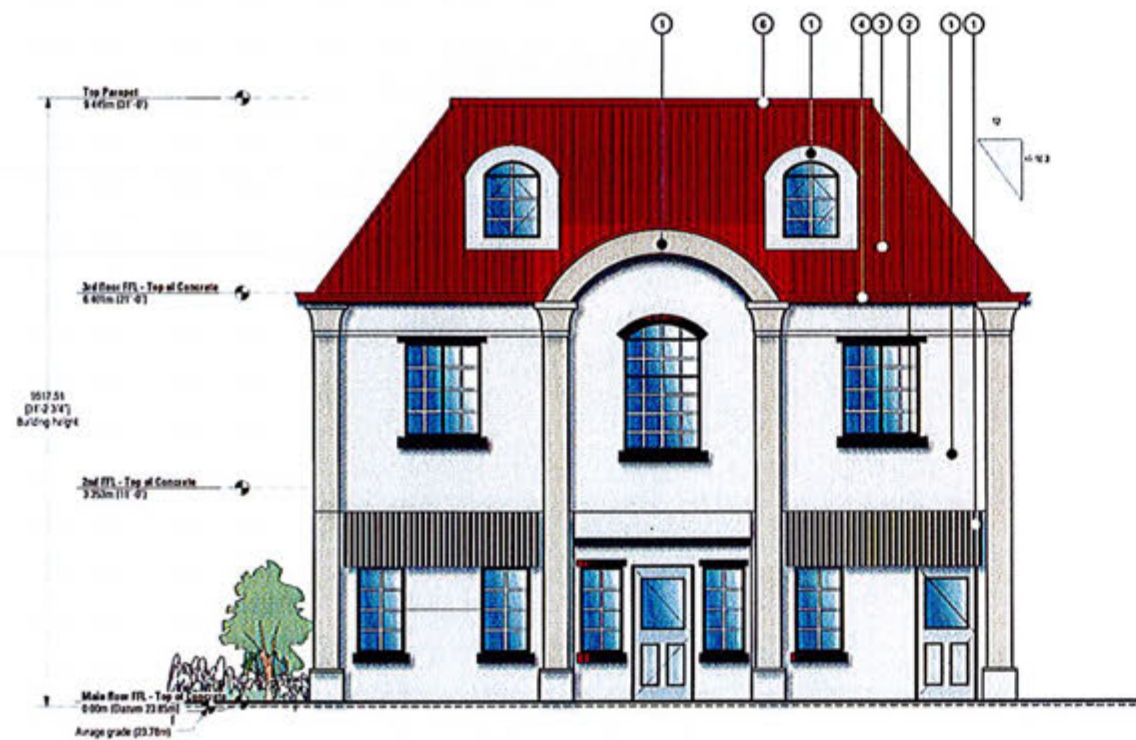
SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DD000107
CORPORATE OFFICER



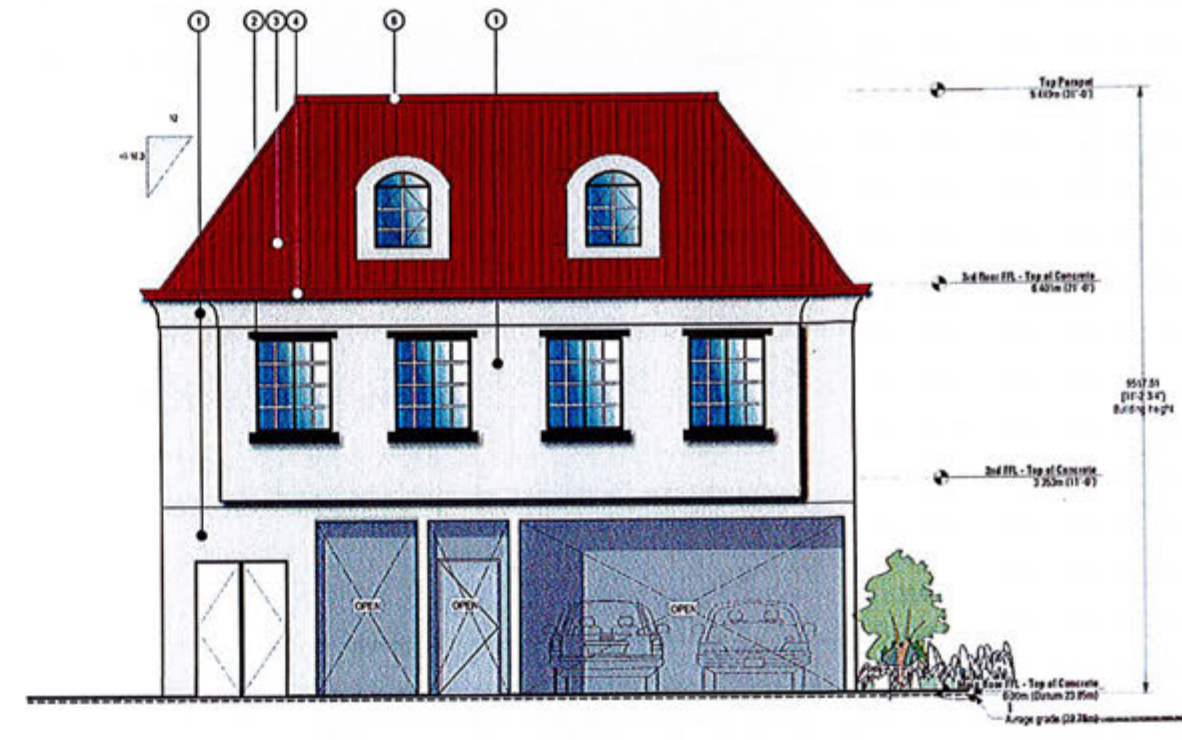
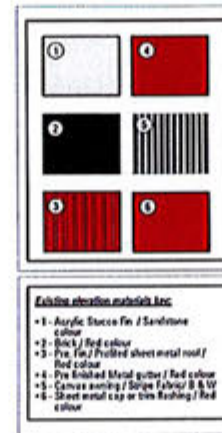
A1.2

2018, June

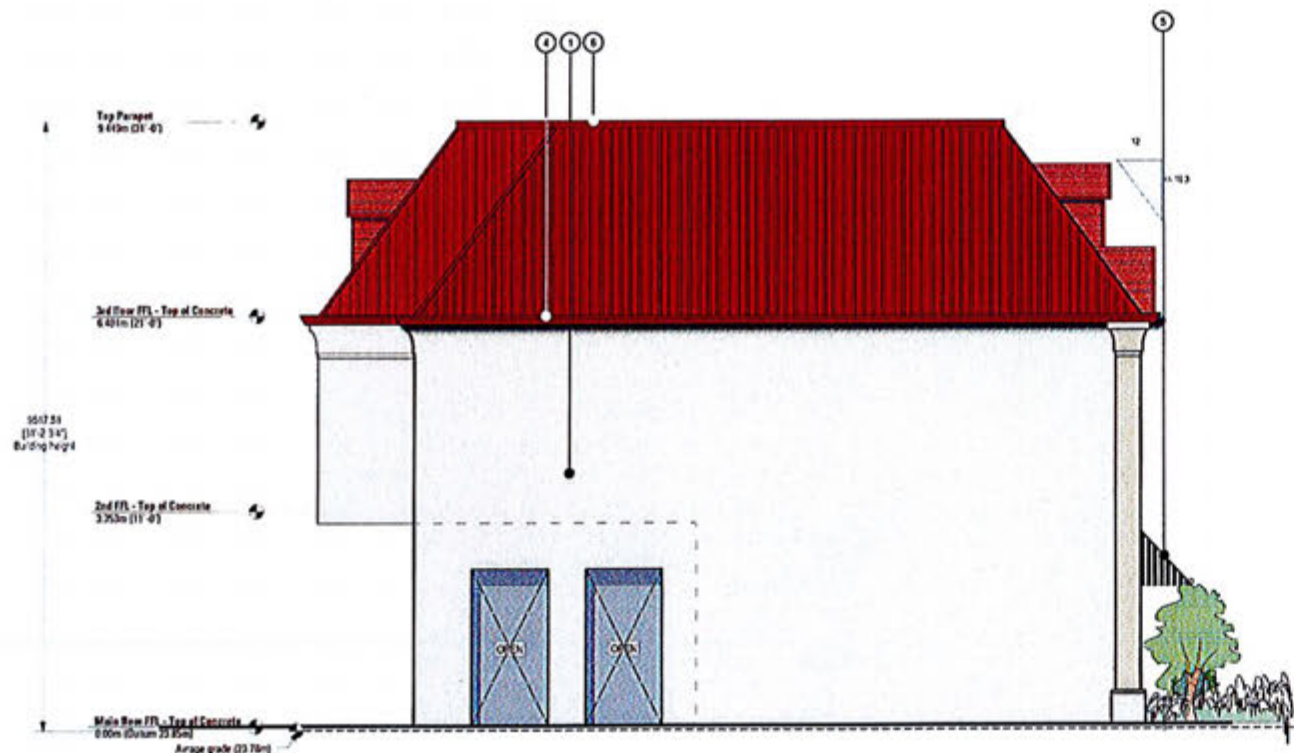
Joe Newell
architect inc.
1 - 181 Pender Street Victoria BC V8B 5S4
p. 250.382.4740, f. 250.382.5733
e. jnewell@jncinc.net



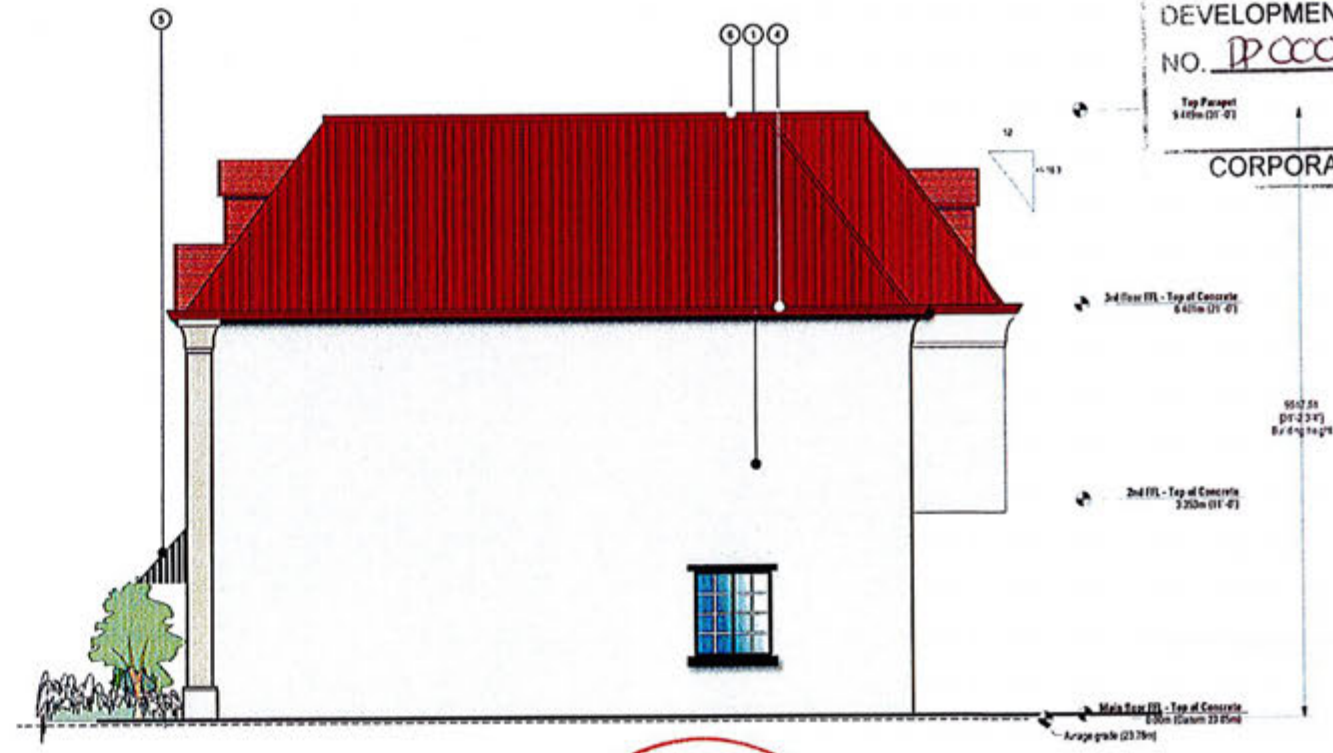
1 East Elevation - Existing
Scale: 1/4" = 1'-0"



3 West Elevation - Existing
Scale: 1/4" = 1'-0"



2 South Elevation - Existing
Scale: 1/4" = 1'-0"



4 North Elevation - Existing
Scale: 1/4" = 1'-0"

SCHEDULE A OF
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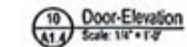
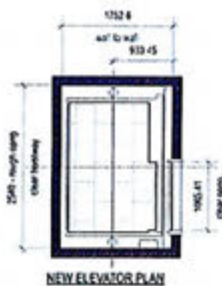
520 COMERFORD STREET

PROPOSED COMMERCIAL DEVELOPMENT



A1.3
2018 - June

Joe Newell
Joe Newell & Associates
1-101 Pinesy Place Victoria BC V8B 5S4
p. 250.382.4746, f. 250.382.5753
e. jnewell@jane.net



CORPORATE OFFICER



PROPOSED COMMERCIAL DEVELOPMENT

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

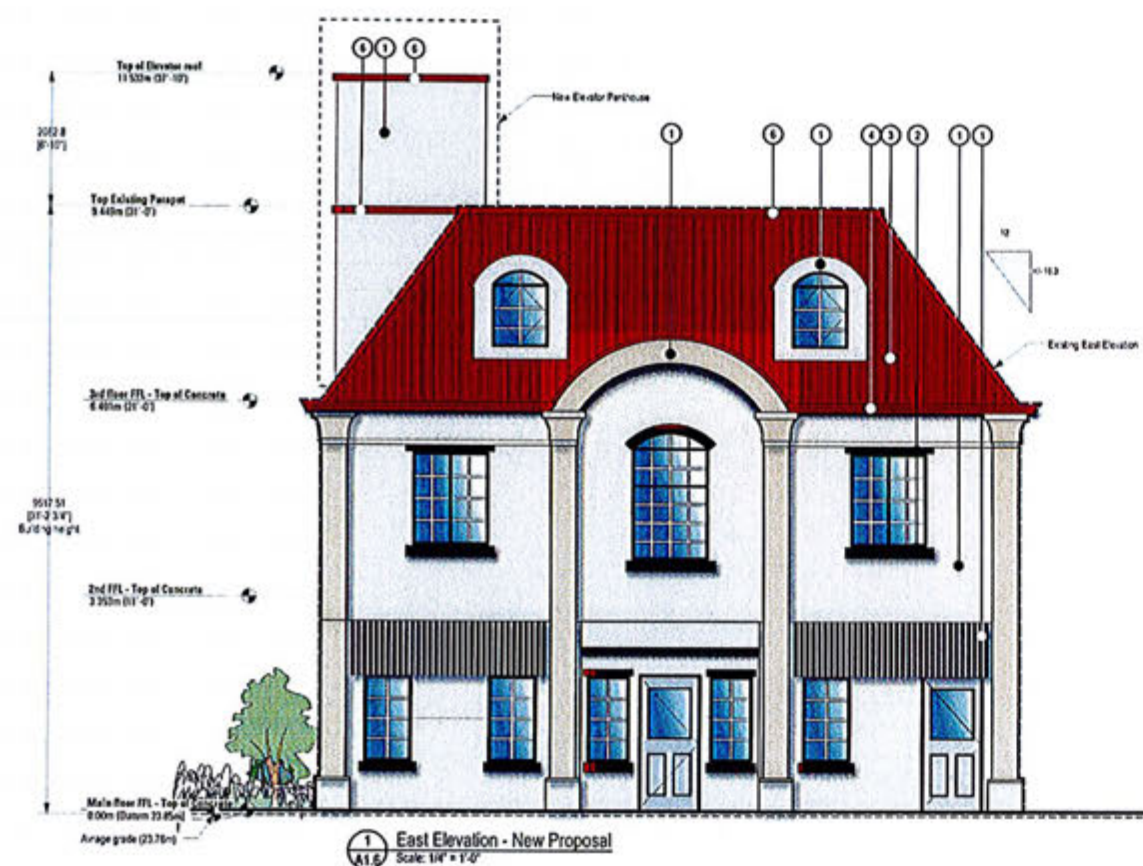
Joe Newell
architect inc.

2018, June

SCHEDULE A OF
DEVELOPMENT PERMIT
No. DP000107

CORPORATE OFFICER

RECEIVED
JUL 20 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

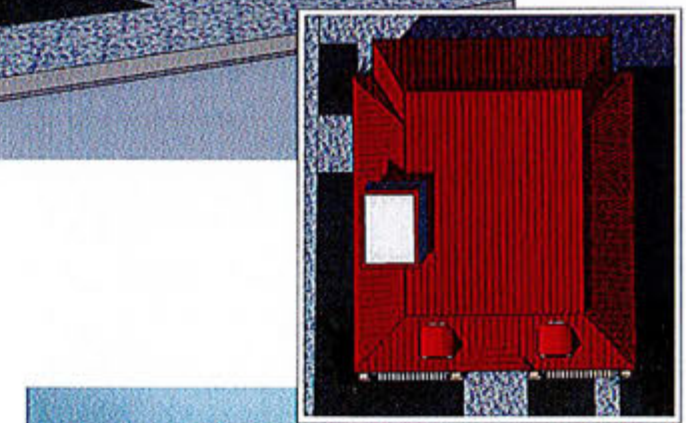
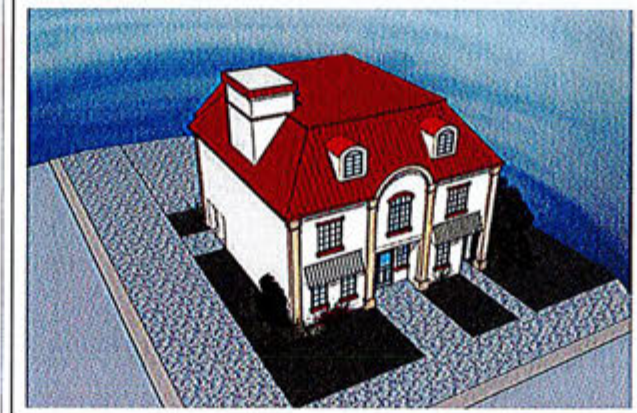
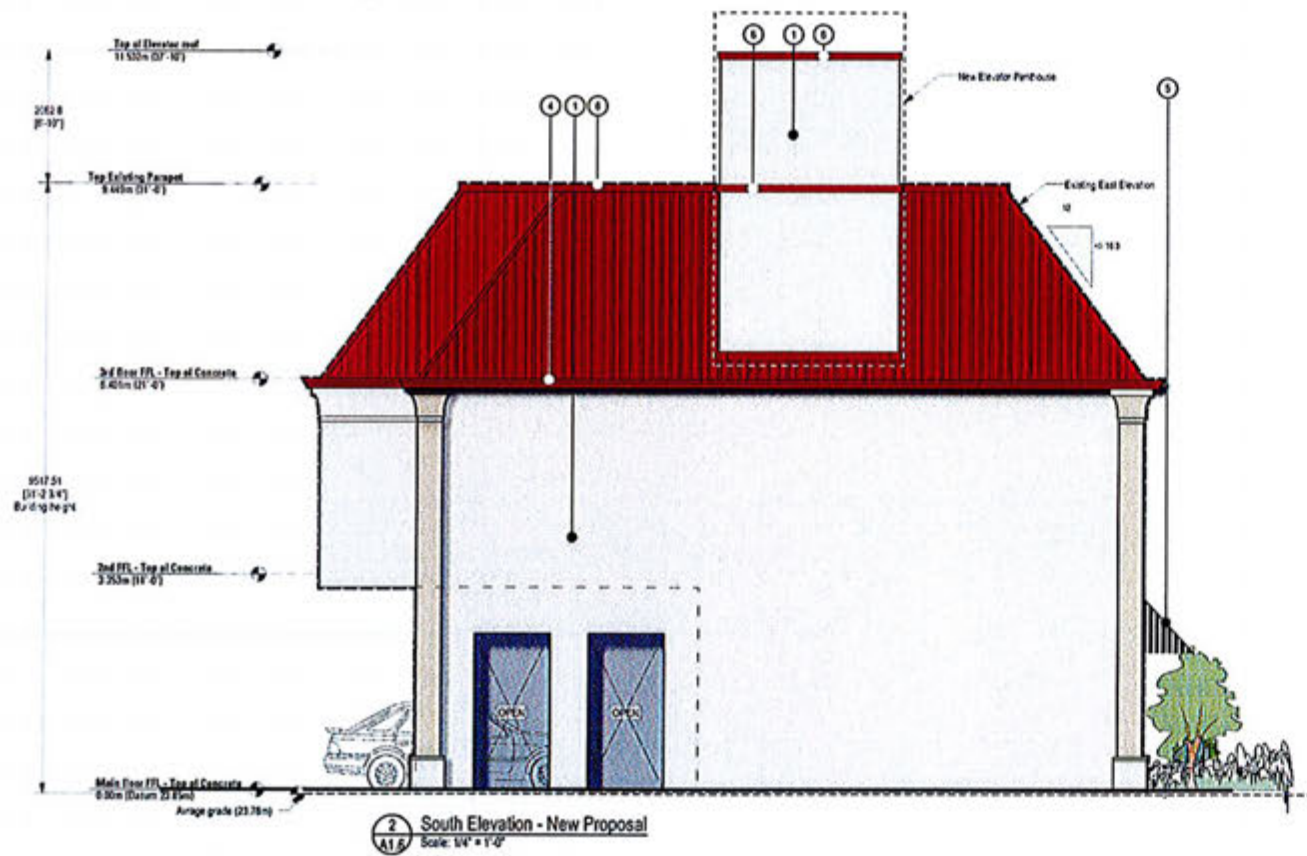


1	2
3	4

Existing elevation materials list:

- 1 - Acrylic Stucco / Sandstone color
- 2 - Brick / Red color
- 3 - Pre-Pan / Profiled sheet metal roof / Red color
- 4 - Pre-insulated Metal gutter / Red color
- 5 - Canvas awning / Slope Fabric B & V
- 6 - Sheet metal cap on trim flashing / Red color

Note: New materials to be match the Existing Elevation materials



520 CONERFORD STREET

PROPOSED COMMERCIAL DEVELOPMENT

3 3D - Perspective
Scale: 1/4" = 1'-0"

A1.6

2018 - June

Joe Newell
architect inc.
2-101 Presley Place Victoria BC V8B 6B4
p. 250.382.4348, f. 250.382.5173
e. joe@jnewell.com

STRATA PLAN OF LOT 255, SUBURBAN LOT 40,
ESQUIMALT DISTRICT, PLAN 2854

01-R-39-(302)

Sheet 1 of 2 Strata

STRATA PLAN VIS4397

Deposited and registered in the Victoria Land Title Office, B.C.
on the 23 day of September, 1997By Shannon C. Buchanan
Deputy RegistrarSigned Shannon C. Buchanan

By W. Charles Shute, Minister

All dimensions shown are in metres

• Central Monument found

• Standard man Post found

• Standard man Post set

The efforts shown are to the exterior face

of the concrete foundation

Integrated Survey Area No. 36 - Esquimalt

Old bearings are defined from observations between

control monuments B000102 and B000101

Integrated Survey Area Number 36

This plan shows ground level measured elevations

prior to completion of S.T.M. construction - July

by a certified factor of 0.0000007

The address for the service of

documents on the Strata Corporation is:

Suite 100, 300 Courtenay Street,

Victoria, B.C., V8N 0A6

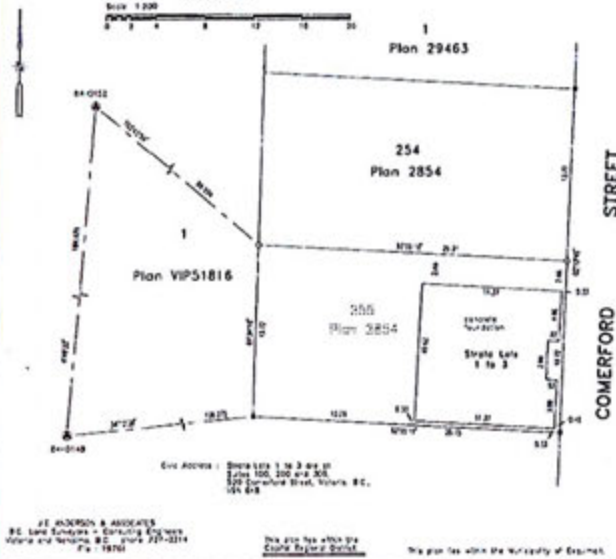
I, Michael S. Norman, of the City of Victoria,
British Columbia Land Registrar, hereby certify that
the Survey, deposited on the plan described above, is
in conformity with the original Survey of the parcel.

M.S. Norman

B.C.L.S.

Done at Victoria, B.C., on

the 23 day of September, 1997

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-3314
Fax: 727-1901This plan has been filed with the
Public Register of British Columbia

This plan has been filed with the Public Register of British Columbia

CONDOMINIUM ACT

Sheet 2 of 2 Strata

STRATA PLAN VIS4397

UNIT No.	UNIT No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENTS	FORM 2 SCHEDULE OF STANDARD BY-LAW PROVISIONS	FORM 3 SCHEDULE OF STANDARD BY-LAW PROVISIONS
1	2	26	26	26
2	4	116	216	216
3	5	83	143	143
APPROXIMATE		258	810	240

STATUTORY DECLARATION

I, the undersigned, do hereby declare that:
(1) I am the registered owner of the duly authorized
apartment of the strata corporation;
(2) The above plan is a true and correct copy of the
statutory declaration of the strata corporation;
(3) I am not aware of any other person who is entitled to
make a statutory declaration of the strata corporation.

Signed before me this 8 day of September, 1997
Shannon C. Buchanan
A Commissioner for taking affidavits within British Columbia

Shannon C. Buchanan
Registrar & Solicitor
LINDSEY CLARK & ASSOCIATES
8110108 Esquimalt Road
Esquimalt, B.C. V8N 0A6

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-3314
Fax: 727-1901

Caveat: COMERFORD HIGHWAY, BC

Authorised Signatory

Authorised Signatory

Address: 1170 Old Esquimalt

Occupation: Carpenter

Mortgage: 1170 Old Esquimalt

Authorised Signatory

Authorised Signatory

Authorised Signatory

Address: 1170 Old Esquimalt

Occupation: Carpenter

NEW DEVELOPMENT CERTIFICATE

I, Michael S. Norman, British Columbia Land Registrar, hereby
certify that the building shown in this strata plan has not, as of
the 23 day of September, 1997, been previously released.

Done at Victoria, British Columbia on the
23 day of September, 1997
M.S. Norman
British Columbia Land Registrar

Received as to Form 1, 2 and 3, on the
11 day of September, 1997
Shannon C. Buchanan
Commissioner for taking affidavits

Sept. 8, 1997
M.S. Norman
British Columbia Land Registrar

RECEIVED

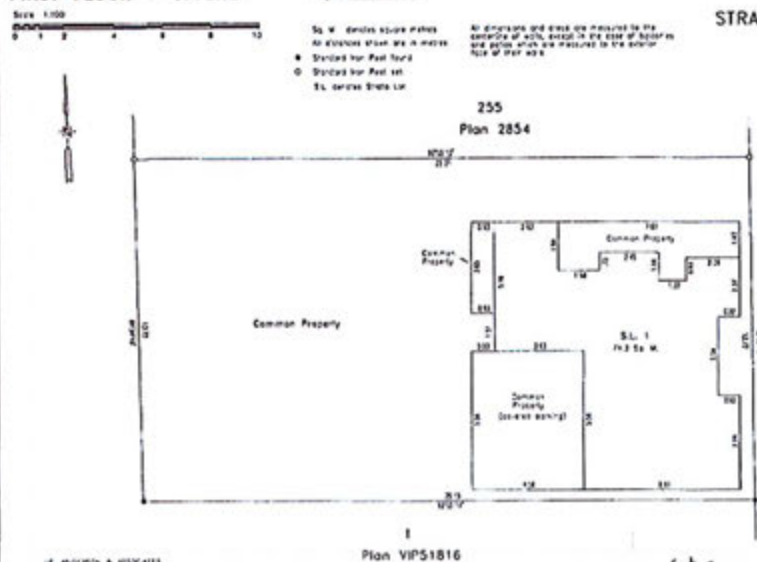
JUL 20 2013

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

FIRST FLOOR - Ground

Sheet 2 of 2 Strata

STRATA PLAN VIS4397

J.E. ANDERSON & ASSOCIATES
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Victoria and Nanaimo, B.C. phone 727-3314
Fax: 727-1901

Plan VIPS1816

Sept. 8, 1997
M.S. Norman
British Columbia Land RegistrarSCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP 000107

CORPORATE OFFICER