

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000133

Owners: Lapis Homes Ltd., Inc. No. BC1063135
4291 Oakfield Crescent
Victoria, BC
V8X 4W4

1156835 B.C. Ltd., Inc. NO. BC1156835
845 Carrie Street
Victoria, BC
V9A 5R5

Lands: PID 003-679-144
Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277

Address: 937 Colville Road, Esquimalt, B.C.

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 design of the proposed six-unit residential building within the following Development Permit Areas:
 - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
 - authorizing the form and character of the proposed 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 has been issued in general accordance with the B.C. Land Surveyor's Site Plan prepared by Summit Land Surveying stamped 'Received Jan 28, 2020', the architectural

drawings prepared by Christine Lintott Architects, stamped 'Received March 18, 2020', and the landscape plan prepared by Imagine Garden Design and Landscapes stamped "Received March 4, 2020" attached hereto as Schedule "A".

3. This Development Permit is issued in accordance with the landscaping estimate provided by Lapis Homes, stamped "Received January 27, 2020", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$38,450.00 = \$46,140.00) 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.

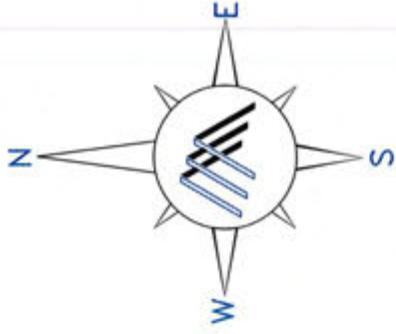
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2020.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2020.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

PROPOSED DEVELOPMENT UPON LOT 4, BLOCK 1,
SECTION 10, ESQUIMALT DISTRICT, PLAN 6277.



NOTE:

Proposed building position and shape shown is based upon digital files received from the project architect January 24th & 27th, 2020.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0179 (Elevation= 6.162m) and 84H0253 (Elevation= 13.214m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

Denotes grade to geodetic datum

PID: 003-679-144

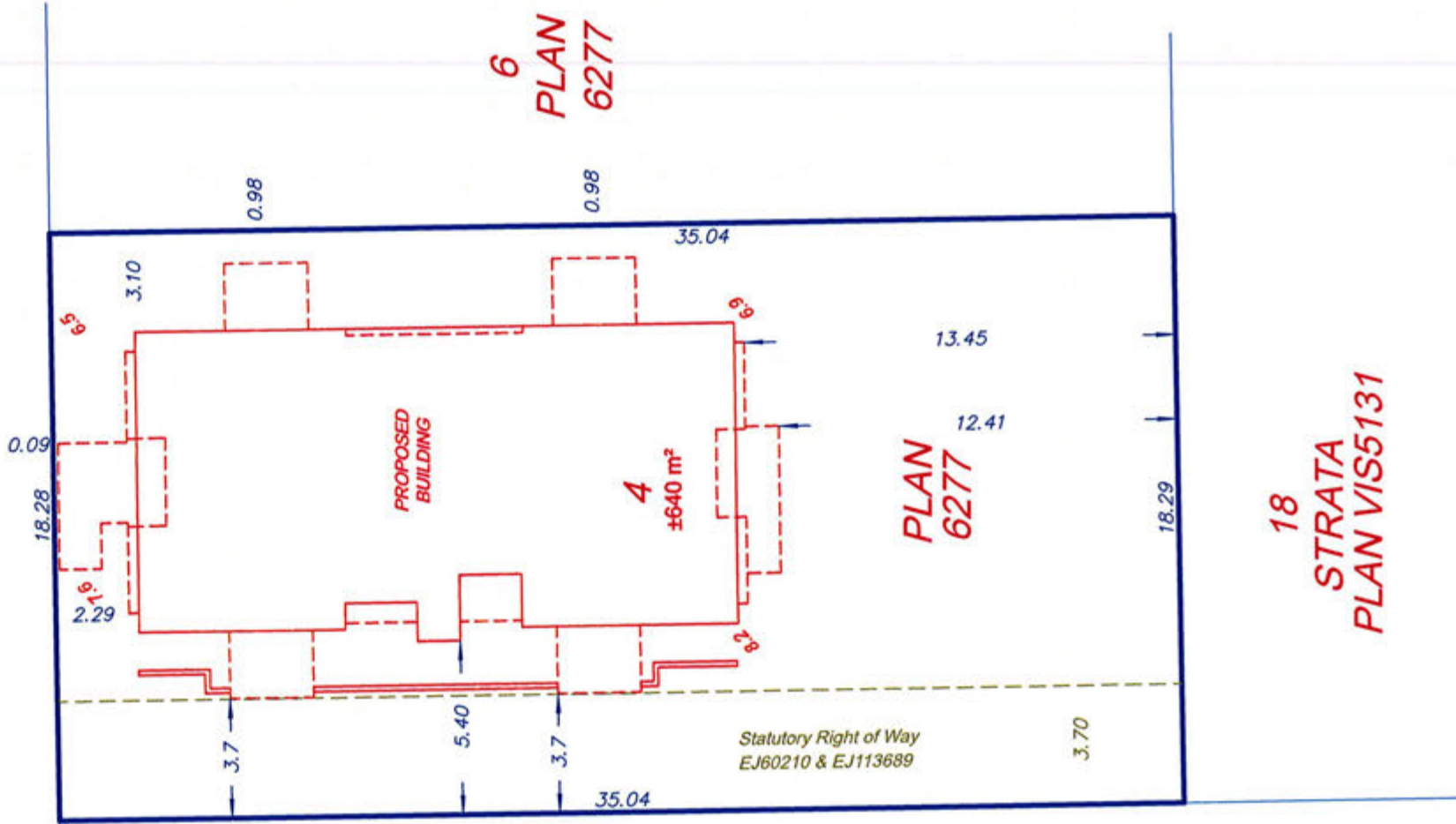
The parcel is subject to charges:
-Statutory Right of Way EJ60210 & EJ113689


COLVILLE ROAD



A
PLAN
EPP96394

THIS IS SCHEDULE <u> A </u> OF	
DEVELOPMENT PERMIT	
NO. <u> DP000133 </u>	
 CORPORATE OFFICER	





Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 22-RJ-SP10	Date: January 27, 2020
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937 Colville Road

APPLICATION FOR REZONING & DEVELOPMENT PERMIT

LEGAL DESCRIPTION: LOT 4, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277



SITE COVERAGE

STRUCTURE 224.8/
LOT AREA 640.6
0.351

35.0%

OPEN SITE SPACE

STRUCTURE 224.8/
PARKING LOT & DRIVEWAY 223.6
TOTAL 448.4 m. sq.

LOT AREA 640.6/
TOTAL ABOVE 448.4
OPEN SITE SPACE 192.2 m. sq.

OPEN SITE SPACE 192.2/
LOT AREA 640.6
0.300

30%

TOTAL RESIDENTIAL UNIT AREAS (MEASURED IN INSIDE FACE OF EXTERIOR WALLS, INTERIOR STAIRS NOT DOUBLE COUNTED)

UNIT 1 72.3 SQ.M./778 SQ.FT.
UNIT 2 72.7 SQ.M./782 SQ.FT.
UNIT 3 69.1 SQ.M./744 SQ.FT.
UNIT 4 68.8 SQ.M./741 SQ.FT.
UNIT 5 73.1 SQ.M./787 SQ.FT.
UNIT 6 72.5 SQ.M./780 SQ.FT.

TOTAL FLOOR AREAS (MEASURED INSIDE FACE OF EXTERIOR WALLS)

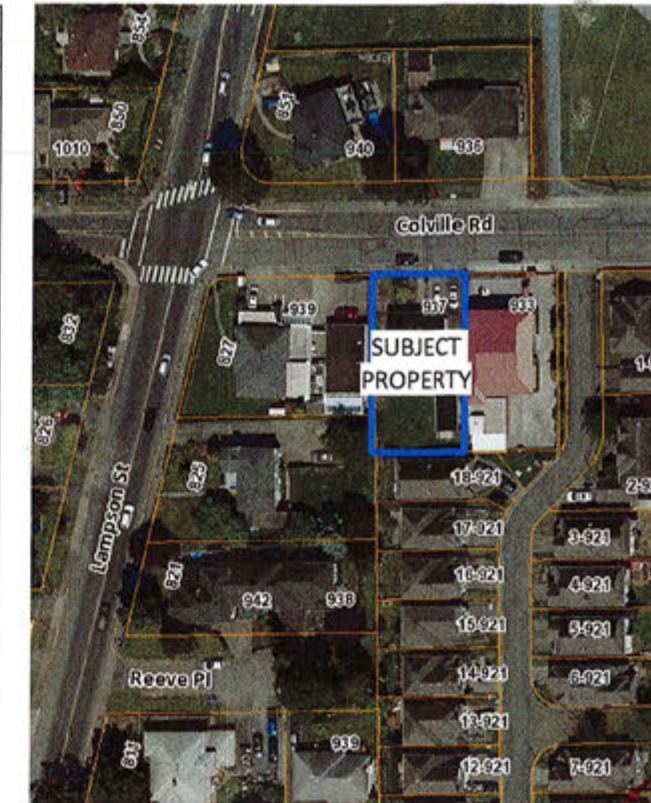
LEVEL 1 137.90 SQ.M./1485 SQ.FT.
LEVEL 2 137.35 SQ.M./1478 SQ.FT.
LEVEL 3 150.10 SQ.M./1616 SQ.FT.

TOTAL FLOOR AREA 425.35 SQ.M./4579 SQ.FT.

REZONING PROJECT INFORMATION TABLE

	PROPOSED	EXISTING ZONING
ZONING	SITE SPECIFIC	RS-1 SINGLE FAMILY RESIDENTIAL
SITE AREA	640.6 sq. m.	640.6 sq. m.
TOTAL FLOOR AREA	425.35 sq. m.	-
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	0.66:1	0.35:1
SITE COVERAGE	35.0%	30.0%
OPEN SITE SPACE	80%	-
HEIGHT OF BUILDING	9.47m	7.3m
NUMBER OF STOREYS	3	2 STOREYS WITH NO BASEMENT 1 1/2 STOREYS WITH BASEMENT
PARKING STALLS ON SITE	5 (4 Residential & 1 Visitor)	1 SPACE PER DWELLING UNIT
BICYCLE PARKING NUMBER	12 - CLASS 1 BICYCLE STORAGE 2 - CLASS 2 BICYCLE PARKING	-
BUILDING SETBACKS		
FRONT YARD (SOUTH)	2.29m TO MAIN LEVEL BLDG FACE 0.09m TO STAIR	7.5m
REAR YARD (NORTH)	13.45m TO MAIN LEVEL BLDG FACE 12.41m TO STAIR	7.5m
SIDE YARD (EAST)	3.1m TO MAIN LEVEL BLDG FACE 0.98m TO BALCONY	3.6m
SIDE YARD (WEST)	5.40m TO MAIN LEVEL BLDG FACE 3.70m TO BALCONY	3.6m

RESIDENTIAL USE DETAILS	PROPOSED
TOTAL NUMBER OF UNITS	6
UNIT TYPE	2 BEDROOM
GROUND ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA	68.8 sq. m.
TOTAL RESIDENTIAL FLOOR AREA	425.35 sq. m.



CONTACTS

APPLICANT

LAPIS HOMES

250-413-7121

CONTACT: Ryan Jabs

Ryanjabs@laphomes.com

ARCHITECT

CHRISTINE LINTOTT ARCHITECT
22-532 HERALD STREET
VICTORIA, BC V8W 1S6

250-384-1969

CONTACT: CHRISTINE LINTOTT

christine@lintottarchitect.ca

BUILDING CODE DATA

APPLICABLE BUILDING CODE:

BC BUILDING CODE 2018 EDITION
ALL WORK TO COMPLY WITH BCBC 2018 IN ALL INSTANCES
PART 9, GROUP C RESIDENTIAL OCCUPANCY CLASSIFICATION

BUILDING HEIGHT:

3 STOREYS

BUILDING CODE 2018 DEFINITION OF STOREY

THAT PORTION OF A BUILDING THAT IS SITUATED BETWEEN THE TOP OF ANY FLOOR AND THE TOP OF THE NEXT FLOOR ABOVE IT, AND IF THERE IS NO FLOOR ABOVE IT, THAT PORTION BETWEEN THE TOP OF SUCH FLOOR AND THE CEILING ABOVE IT.

FIRE SEPARATIONS:

FLOOR ASSEMBLY BETWEEN LOWER & MAIN LEVEL 1 HOUR (ARTICLE 9.10.9.14.3))
AND DEMISING WALLS BETWEEN MAIN UNITS
AND BETWEEN MAIN UNITS & COMMON EXIT

DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS
SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A
FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

FLOOR ASSEMBLY BETWEEN MAIN & UPPER LEVEL NONE (ARTICLE 9.10.9.4.2))

FLOOR ASSEMBLY CONTAINED WITHIN DWELLING UNITS
NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS

FIRE ALARM:

9.10.18.2. FIRE ALARM SYSTEM NOT REQUIRED

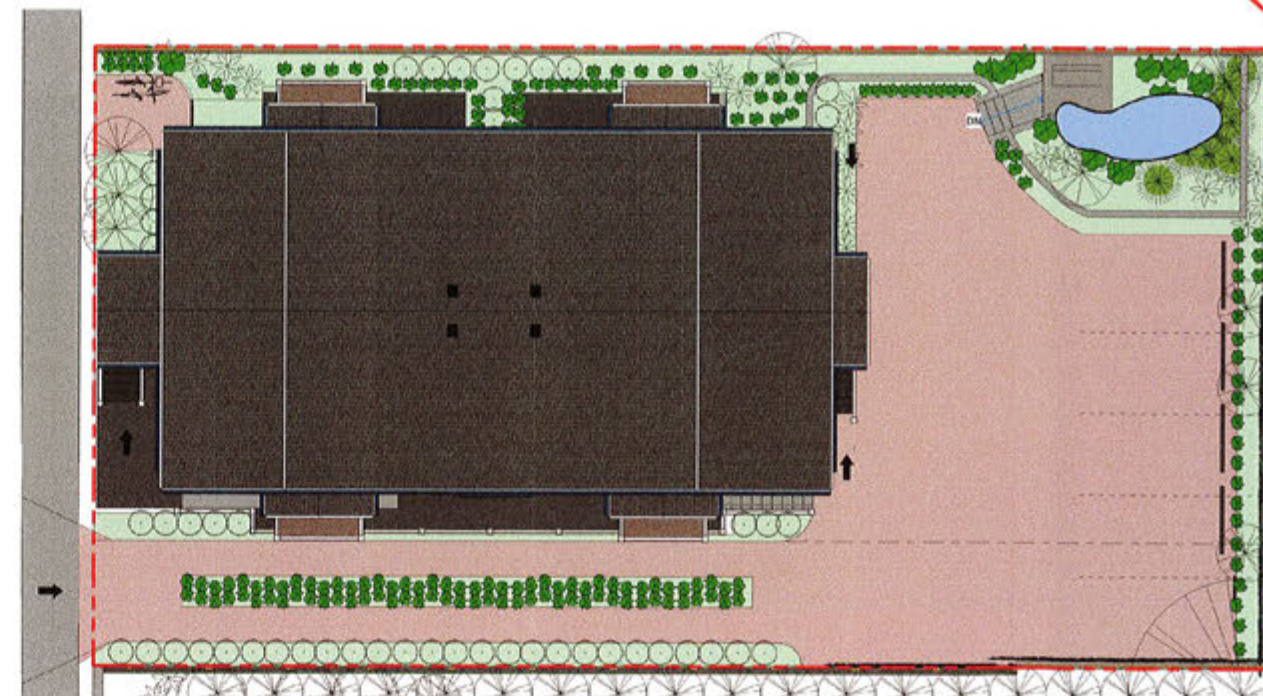
5) A FIRE ALARM SYSTEM IS NOT REQUIRED IN A RESIDENTIAL OCCUPANCY WHERE:
EXIT OR PUBLIC CORRIDOR SERVES NOT MORE THAN 4 SUITES OR WHERE EACH SUITE
HAS DIRECT ACCESS TO AN EXTERIOR EXIT FACILITY LEADING TO GROUND LEVEL.

CONSTRUCTION:

COMBUSTIBLE
SPRINKLERED - YES

THIS IS SCHEDULE A OF
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NO. DP000133

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Site
1:100



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CORP OF TOWNSHIP
OF ESQUIMALT

Colville Road
Project

937 Colville Road
Victoria, BC V9A 4P4

Cover Sheet

Date 2020-03-17 3:01:55 PM

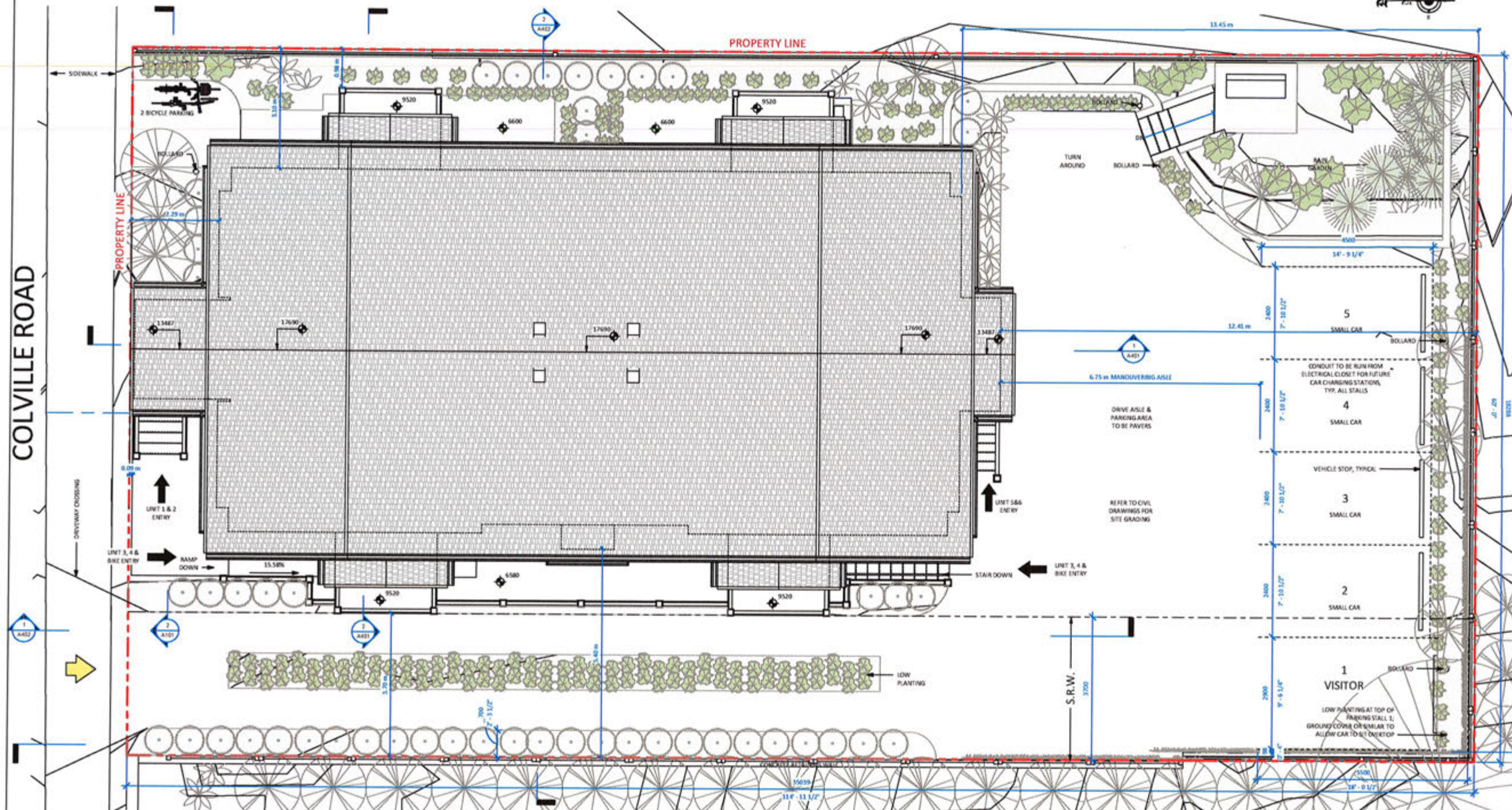
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Checked by CL

A000

Scale As indicated

COLVILLE ROAD



921 -1 COLVILLE RD.



933 COLVILLE RD.



937 COLVILLE ROAD

STREET CAPTURE

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NO. DP000133

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Christine Lintott
Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 4M5
Telephone: 250.384.1909
www.lintottarchitects.ca

Issue	Date
Rezoning & DP	Oct. 15-19
Rezoning & DP 2	July 26-19
Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision	No.	Description	Date
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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Site Plan

Date	2020-03-17 3:02:57 PM
Drawn by	JJ/LA
Checked by	CL

A002

Scale As indicated

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Colville Road
Project937 Colville Road
Victoria, BC V9A 4P4

Level 1

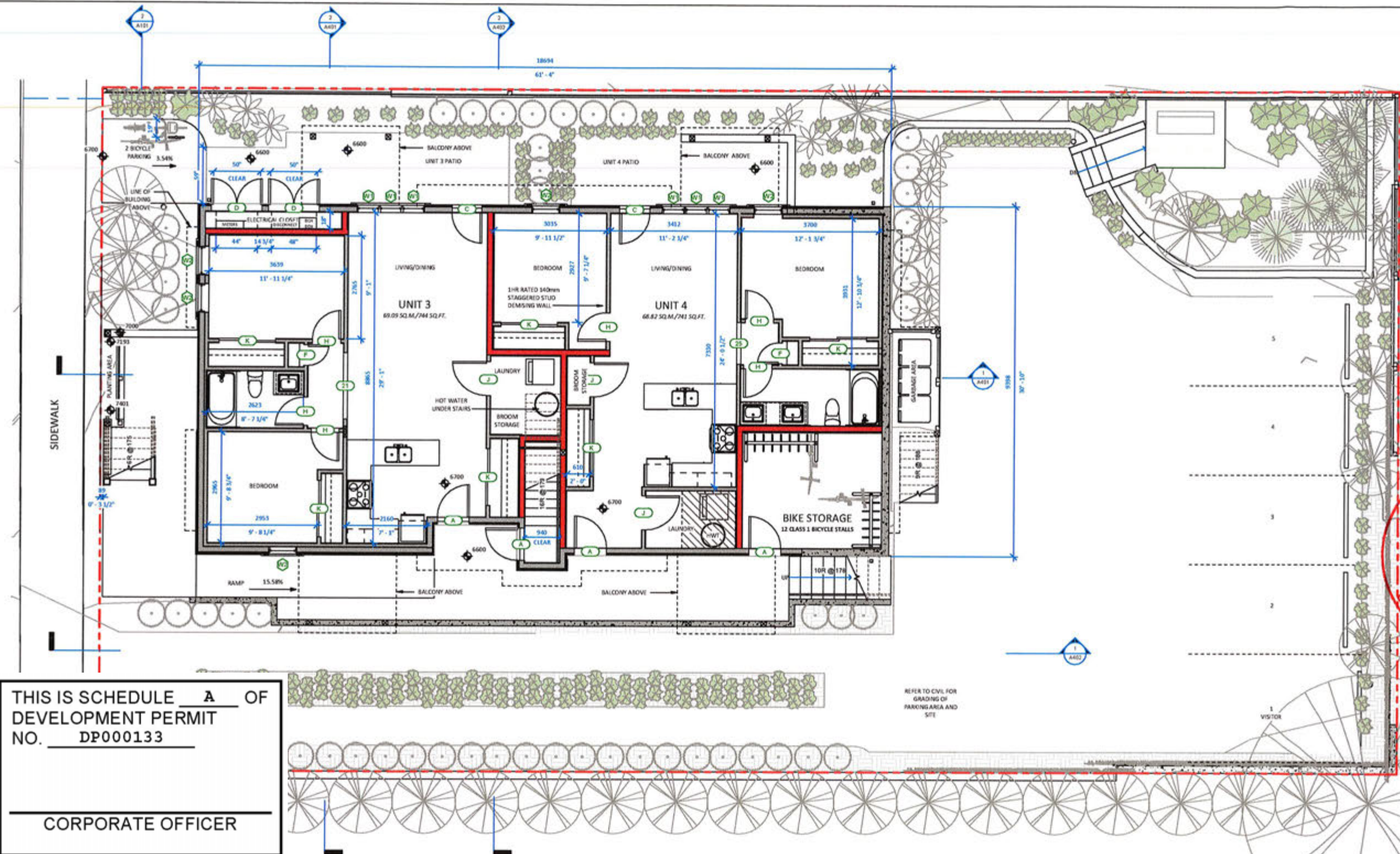
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Checked by CL

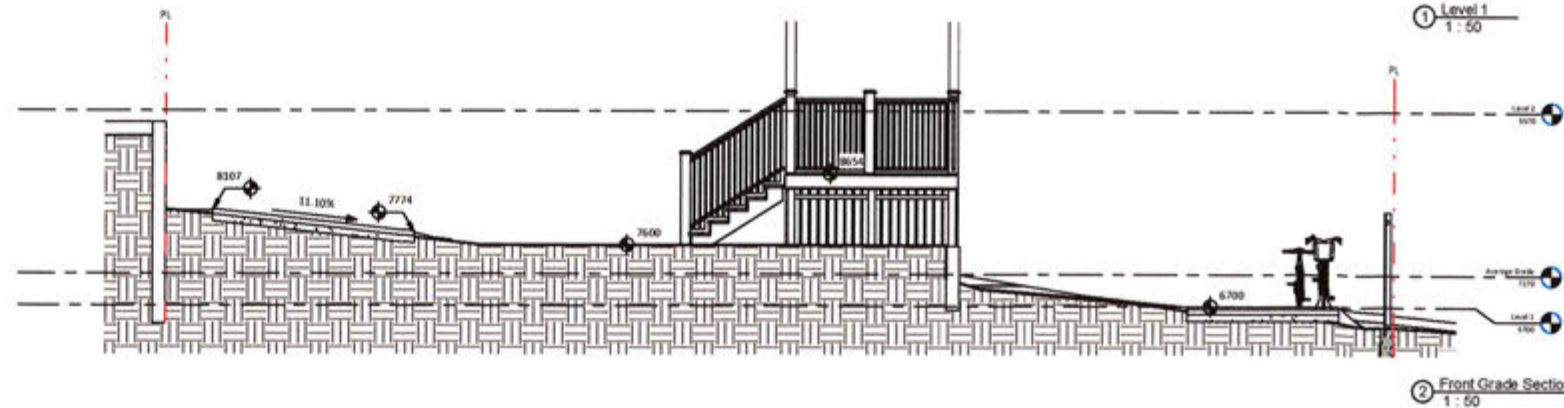
A101

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Door Schedule						
Type Mark	Family	Width	Height	Frame Material	Door - Material	Comments
A	Half Lite Entry Door	864	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated Exterior
B	Sliding 2-panel	1829	2134	Wood Ptd.	Vinyl & Glass	Insulated Exterior
C	Glass Door	813	2032	Wood Ptd.	Steel Ptd. & Glass	Insulated Exterior
D	Double-Flush	1372	2032	Wood Ptd.	Steel Ptd.	Solid Interior - Service
E	Single-Flush	762	1524	Wood Ptd.	Wood Ptd.	Solid Interior
F	Single-Flush	559	2032	Wood Ptd.	Wood Ptd.	Solid Interior
G	Single-Flush	711	2032	Wood Ptd.	Wood Ptd.	Solid Interior
H	Single-Flush	762	2032	Wood Ptd.	Wood Ptd.	Solid Interior
I	Single-Flush	813	2032	Wood Ptd.	Wood Ptd.	Solid Interior
J	Single-Flush	914	2032	Wood Ptd.	Wood Ptd.	Solid Interior
K	Sliding-Closet	1524	2032	Wood Ptd.	Wood Ptd.	Hollow Interior
M	Door-Pocket	813	2032	Wood Ptd.	Wood Ptd.	Solid Interior

Window Schedule			
Type Mark	Operation	Width	Height
W1	SINGLE HUNG	630	1270
W2	SINGLE HUNG	762	1270



Christine Lintott
Architects

Suite 1 - 861 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.386.1969
www.lintottarchitect.ca

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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 2

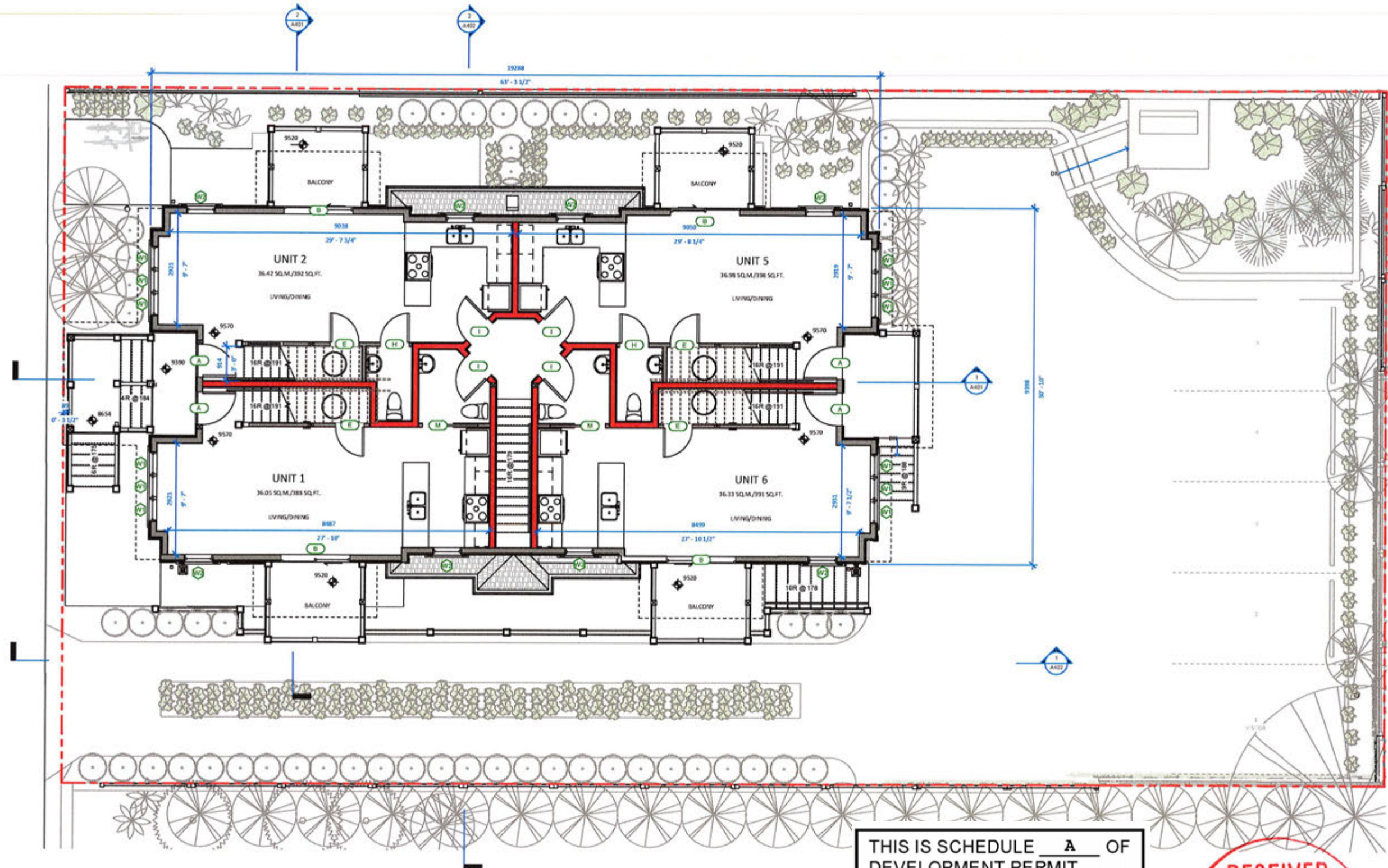
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A102

Scale 1:50



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Christine Lintott
Architects



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1N5
Telephone: 250.384.1900
www.lintottarchitects.ca

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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 3

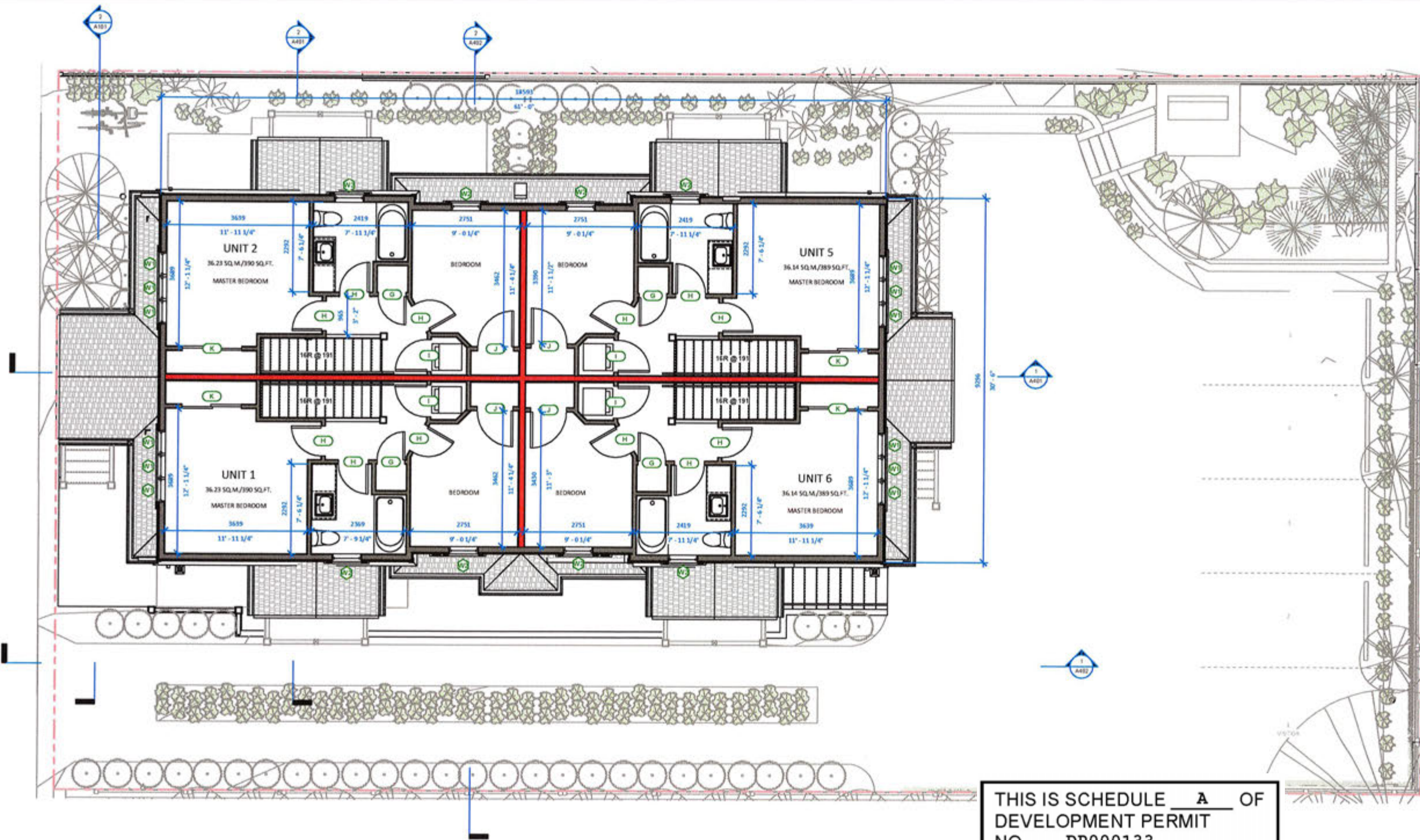
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Drawn by Author

Checked by Checker

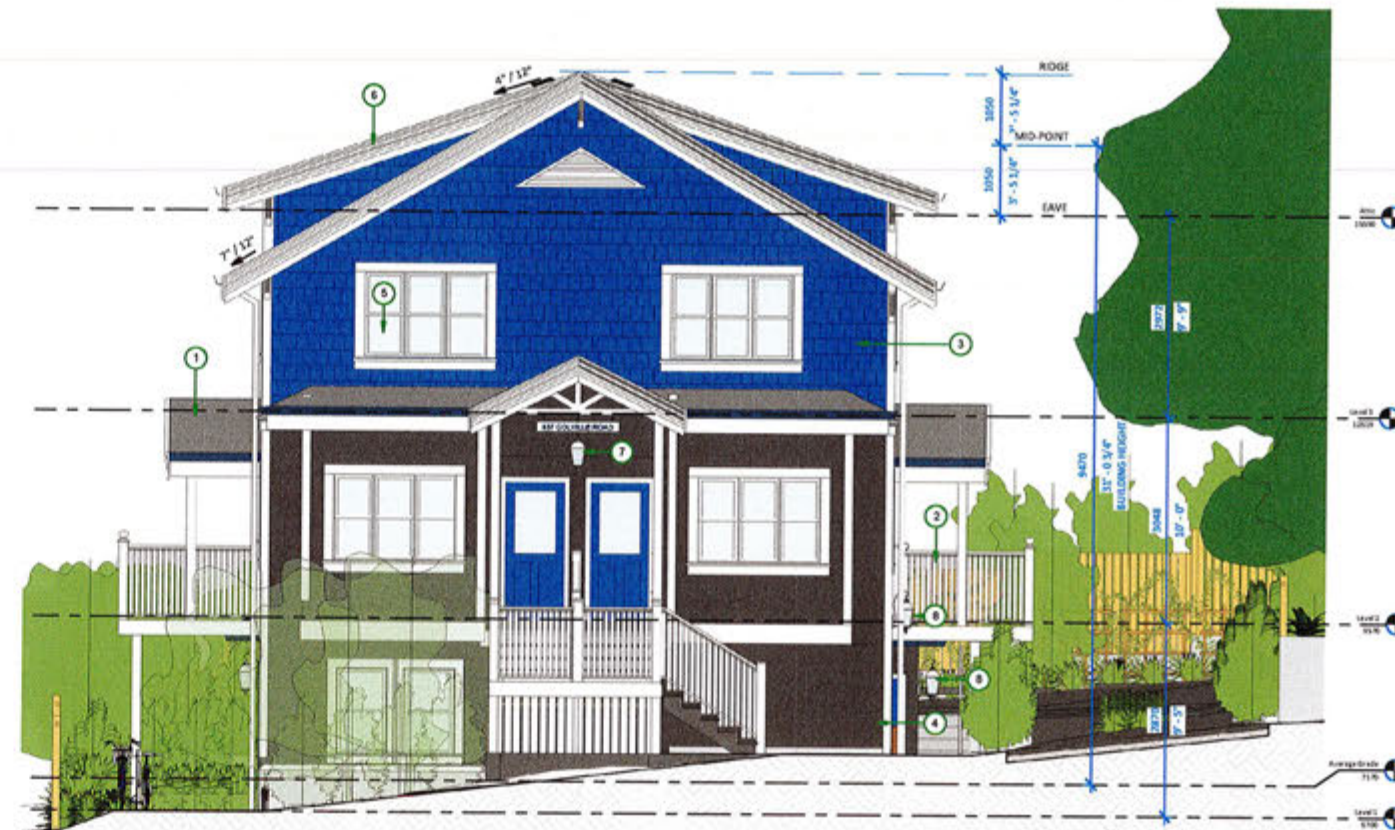
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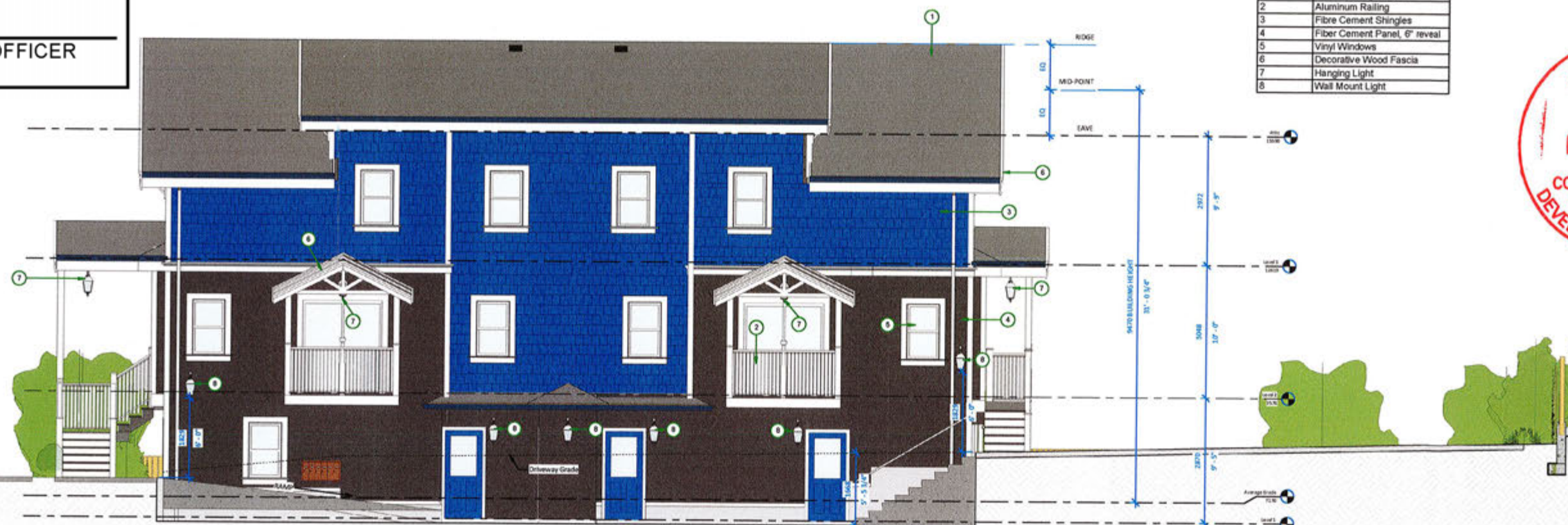
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Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Aluminum Railing
3	Fibre Cement Shingles
4	Fibre Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia
7	Hanging Light
8	Wall Mount Light

① North
1:50



④ West
1:50

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Revision

No.	Description	Date

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Colville Road
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937 Colville Road
Victoria, BC V9A 4P4

North & West Elevation

Date: 2020-03-17 3:05:01 PM

Drawn by: JJJ/LA

Checked by: CL

A301

Scale: 1:50



Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Aluminum Railing
3	Fibre Cement Shingles
4	Fibre Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia
7	Hanging Light
8	Wall Mount Light

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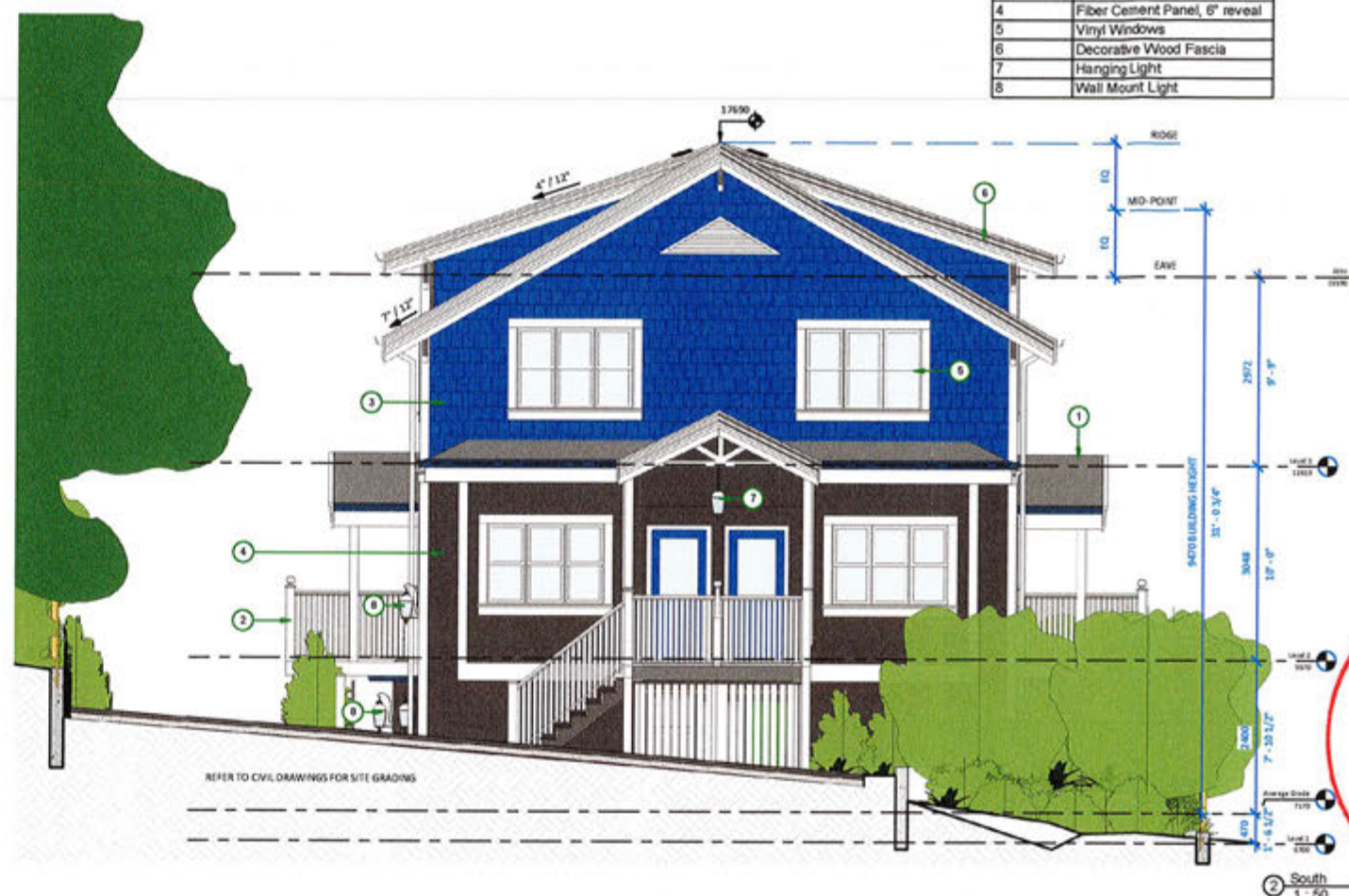
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Revision	No.	Description	Date
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Colville Road
 Project

937 Colville Road
 Victoria, BC V9A 4P4

South & East Elevation

Date: 2020-03-17 3:05:38 PM
 Drawn by: JJ/LA
 Checked by: CL

A302

Scale: 1:50

Issue	Date
Rezoning & DP	Oct. 15-19
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Rezoning & DP 3	Jan 27-2020
Rezoning & DP 4	Feb 14-2020

Revision	No.	Description	Date
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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Sections & Average Grade

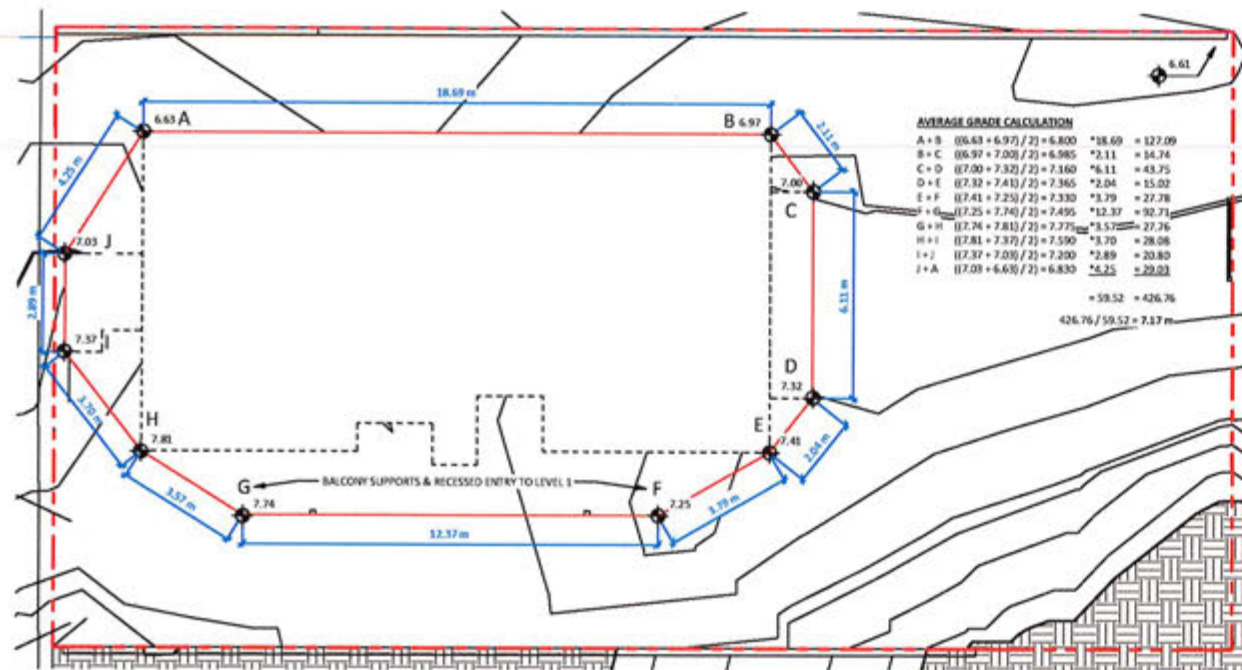
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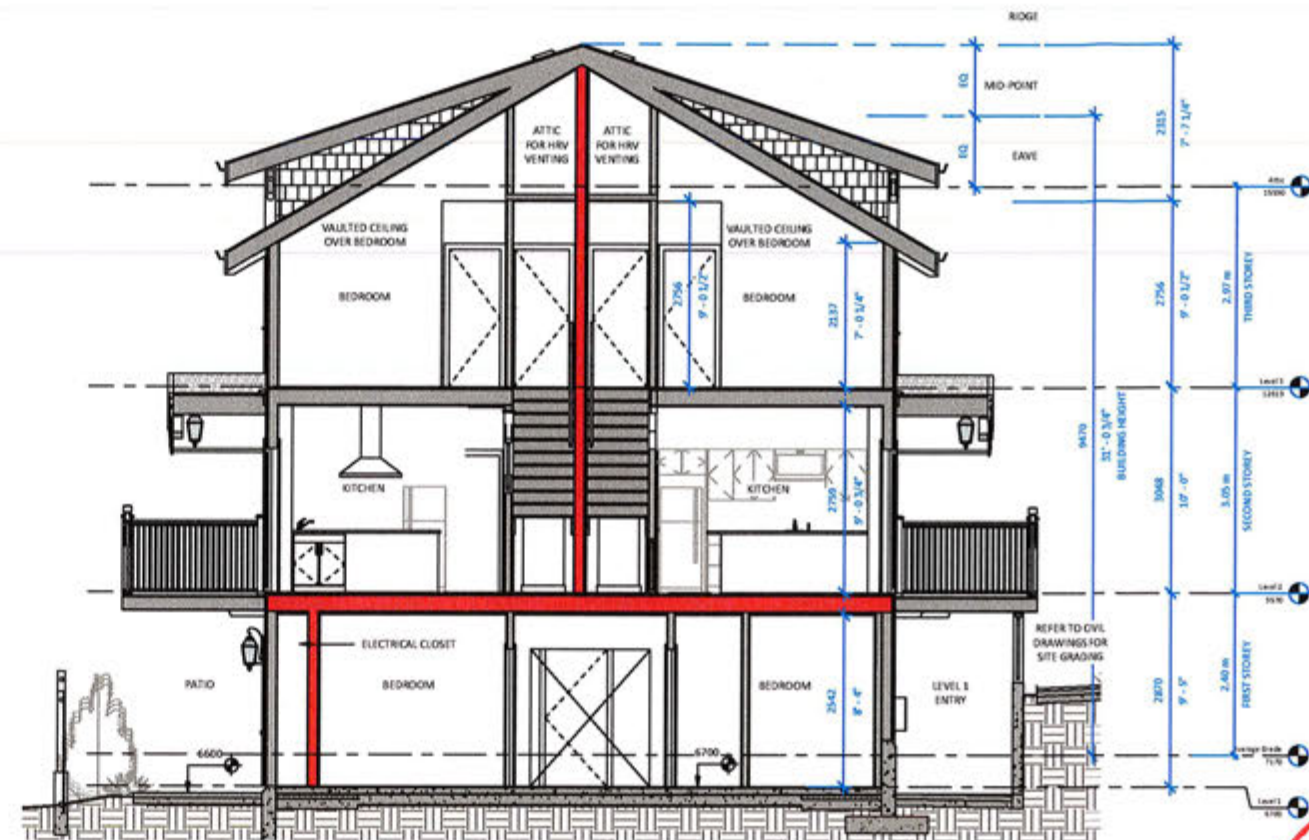
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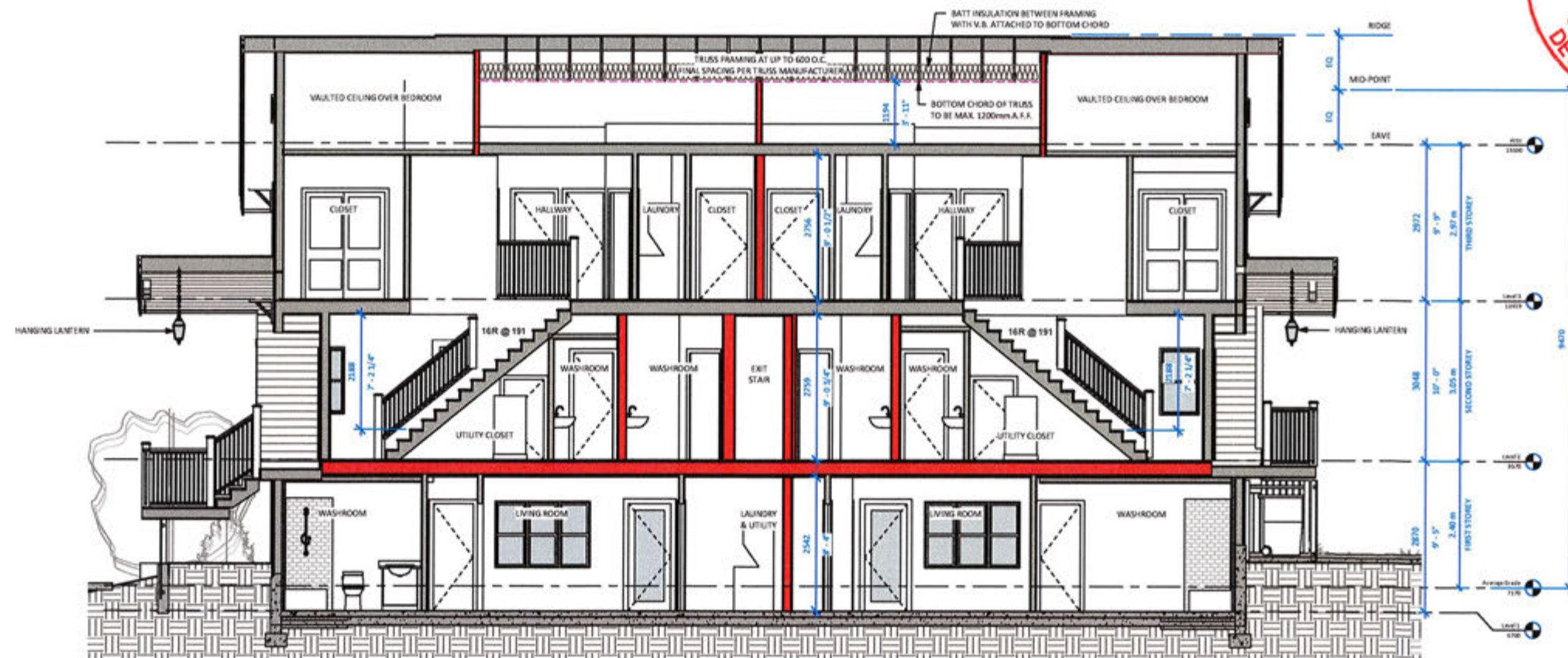
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3 Site - Average Grade
1:100



2 Building Cross Section
1:50



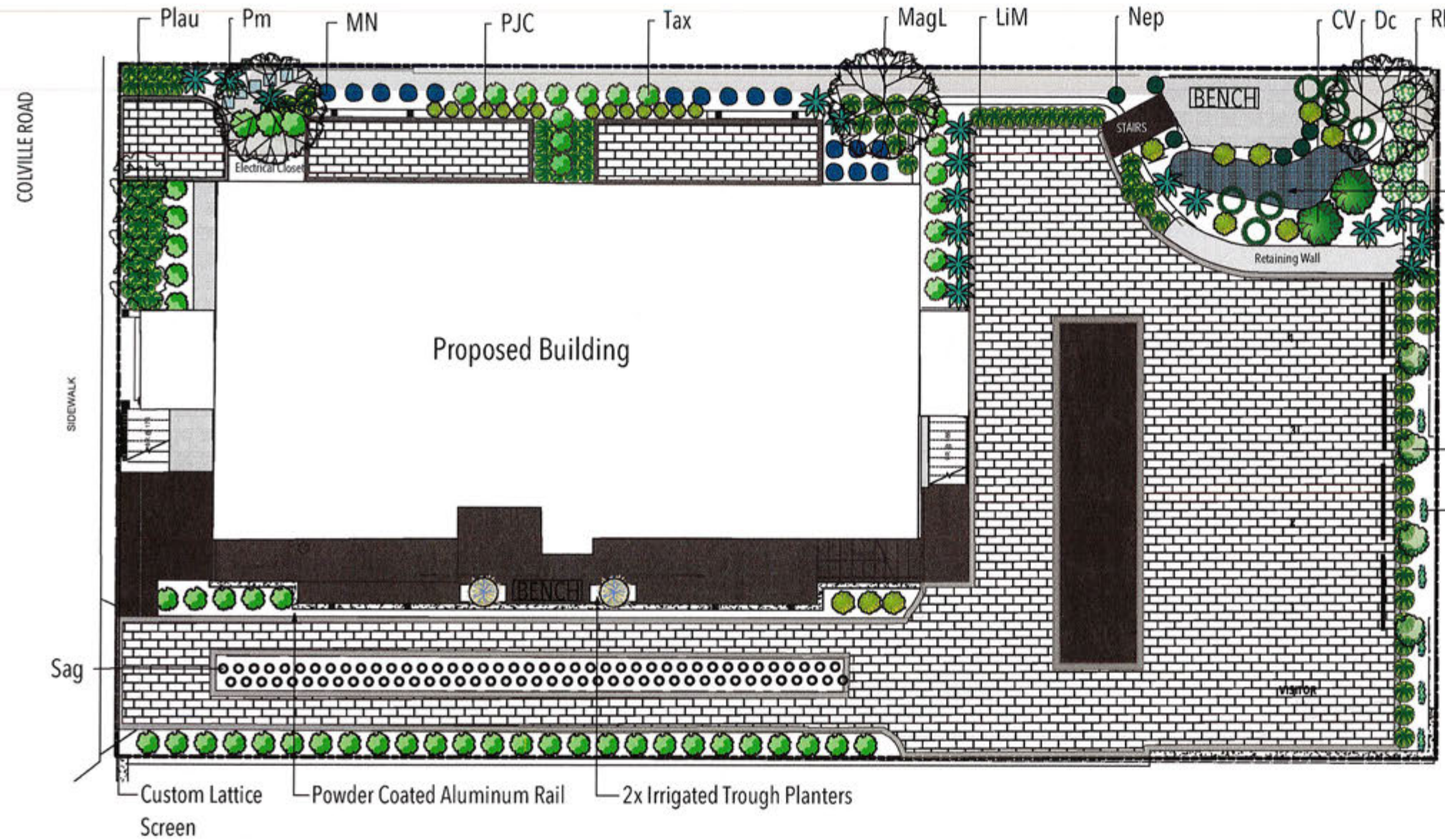
1 Building Section
1:50

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Legend

- Standard pavers: Running bond pattern with charcoal paver boarder
- Storm collection: Small boulders with river rock
- Brushed concrete
- Drain rock and pea gravel
- Cedar chip mulch



Planting layout for storm collection area to be confirmed once constructed and grades established

Liq
Hyd

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PLANT MATERIAL

ID	Qty	Latin Name	Common Name	Size	Notes
Trees					
Plau	3	Prunus lusitanica	Portuguese Laurel	6' Tall Min	Single Trunk, Tree shaped with lifted canopy
MagL	3	Magnolia grandiflora 'Little Gem'	Dwarf Little Gem Magnolia	7' Tall	Sub: 'Teddy Bear' Ideally 1cm Cal minimum 10Gal - B&B
Liq	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	10 Gal	
Shrubs & Perennials					
CV	2	Philadelphus lewisii var. gordonianus	Mock Orange	3 Gal	
Dc	7	Deschampsia cespitosa	Tufted Hair Grass	1 Gal	
Hyd	7	Hydrangea anomala 'Petitotaris'	Climbing hydrangea	2 Gal	
LiM	98	Liriope muscari 'Big Blue'	Big blue lilyturf	1 Gal	Sub: Pachysandra terminalis or Epimedium grandifolium
MMor	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	2 Gal	
MN	16	Mahonia nervosa	Cascade barberry	1 Gal	
Nep	6	Nepeta x psike 'Little Trudy'	Catmint 'Little Trudy'	1 Gal	Cut back after first bloom & early spring
PJC	14	Pieris japonica 'Cavatine'	Dwarf Pieris	1-3Gal	24x 3Gal 10x 1Gal
Pm	18	Polystichum munitum	Sword Fern	1 Gal	Cut back every late winter to base
RN	9	Rosa nutkana	Wild nootka Rose	1 Gal	Maintain to allocated area
Sag	82	Sagina subulata 'Aurea'	Scotch Moss	4"	Groundcover Sub: Pratia 'Blue Star'
Tax	56	Taxus x media 'Hicksii'	Hicks Yew	5 Gal	Source plant no smaller than 3" tall 2" wide for 46x 5Gal, 10x B&B



Landscape Specifications:
These plans must not be scaled. It is a working concept only. The General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work.
All construction to meet requirements set out in the Canadian Landscape Standards (BCLS) 2012, prepared by the British Columbia Landscape Standards and the Canadian Society of Landscape Architects, and abide by all local and municipal codes.
Irrigation materials and installation to conform, as a minimum, to BCLS (current edition) and IANCS Standards. Contractor is responsible for obtaining written confirmation prior to commencing any digging. Contractor to consult with designer if plant substitutions are required due to availability.
All building layout information and setback dimensions supplied by the Legis Homes. All survey information supplied by the contractor. This original of this plan and remain the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.
DISCLAIMER: As hundreds of calculations & decisions are made during the creation of these plan drawings, & even though a great care has gone into their accuracy, from time to time an error(s) for omission(s) will persist, so it shall be the responsibility of the client, contractor and owner to verify all aspects of these plans prior to their use and report any discrepancies, errors or omissions immediately to the designer. Because of the above & because the use of these plans are not administered or controlled by the designer, it shall be understood that with the acceptance of these plans, the Landscape designer shall be held harmless from any & all liability in regards to their use.

imagine GARDEN DESIGN & LANDSCAPES

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MAR 18 2020

CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Address: 937 Colville Road
Victoria, BC
V9A 4B4

Landscape Company
Imagine Garden
Design and Landscapes
4041 Raymond St N
Victoria, BC
v8Z 4L1

Sheet Title
Landscape Concept

Designed By
Lisa May

Scale
3/16" = 1'

Date
March 17th, 2020

Sheet No.
1.4





Estimated landscaping costs – 937 Colville
January 24, 2020

ESTIMATED BUDGET

Total:	\$38,450.00
Planting Material	\$6726.00
Planting Medium	\$5000.00
Planting Installation	\$6400.00
Trough Planters	\$1400.00
Irrigation	\$5000.00
Rain Garden/Cedar Chips/Gravel	\$10000.00
Patios	\$3924.00



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