

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00097

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 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 Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw 1992, No. 2050, Section 67.113, [CD No. 126], (6) Building Height: An increase to the permitted height of a building from 9.1 metres to 9.5 metres measured from grade to the midpoint between the eaves and the highest ridge, for a variance of 0.4 metres.

3. Approval of this Development Variance 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', and the architectural drawings prepared by Christine Lintott Architects, stamped 'Received March 18, 2020', and attached hereto as Schedule "A".

Development Variance Permit No. DVP00097

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.

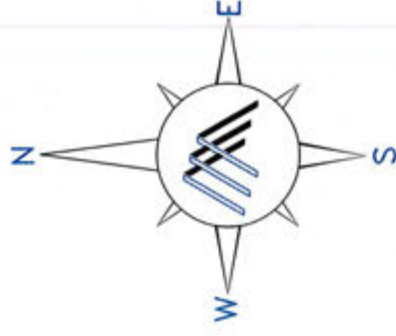
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2020.

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

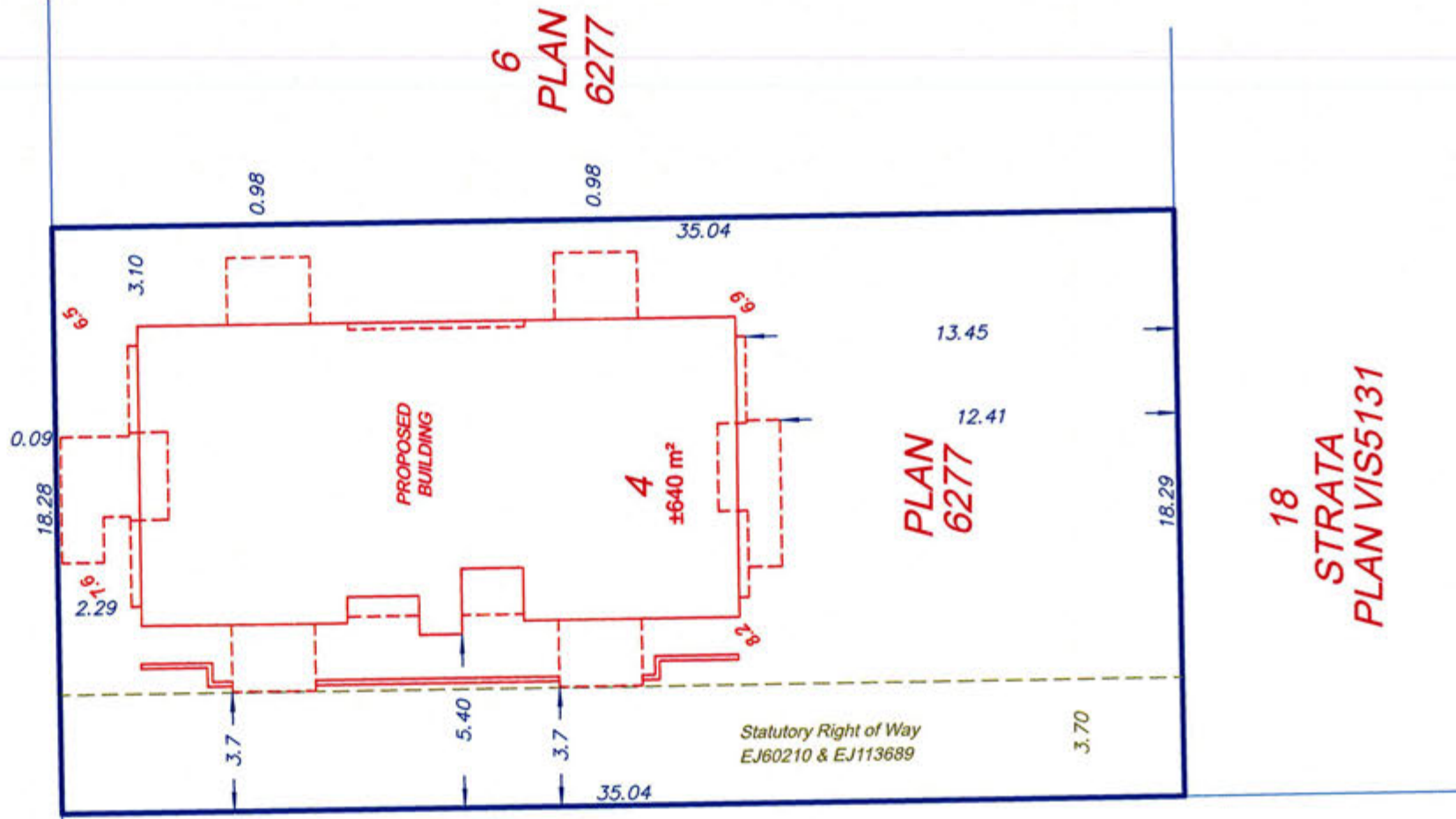
The parcel is subject to charges:

-Statutory Right of Way EJ60210 & EJ113689

COLVILLE ROAD



**A
PLAN
EPP96394**



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00097

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

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)

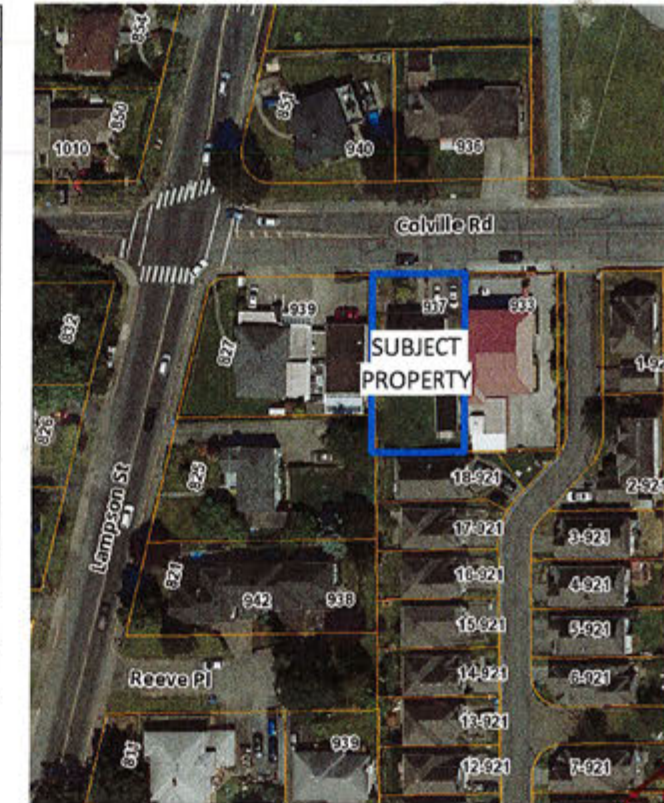
LEVEL 1 137.90 SQ.M./1485 SQ.FT.
LEVEL 2 137.35 SQ.M./1478 SQ.FT.
LEVEL 3 150.10 SQ.M./1616 SQ.FT.

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@lapishomes.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

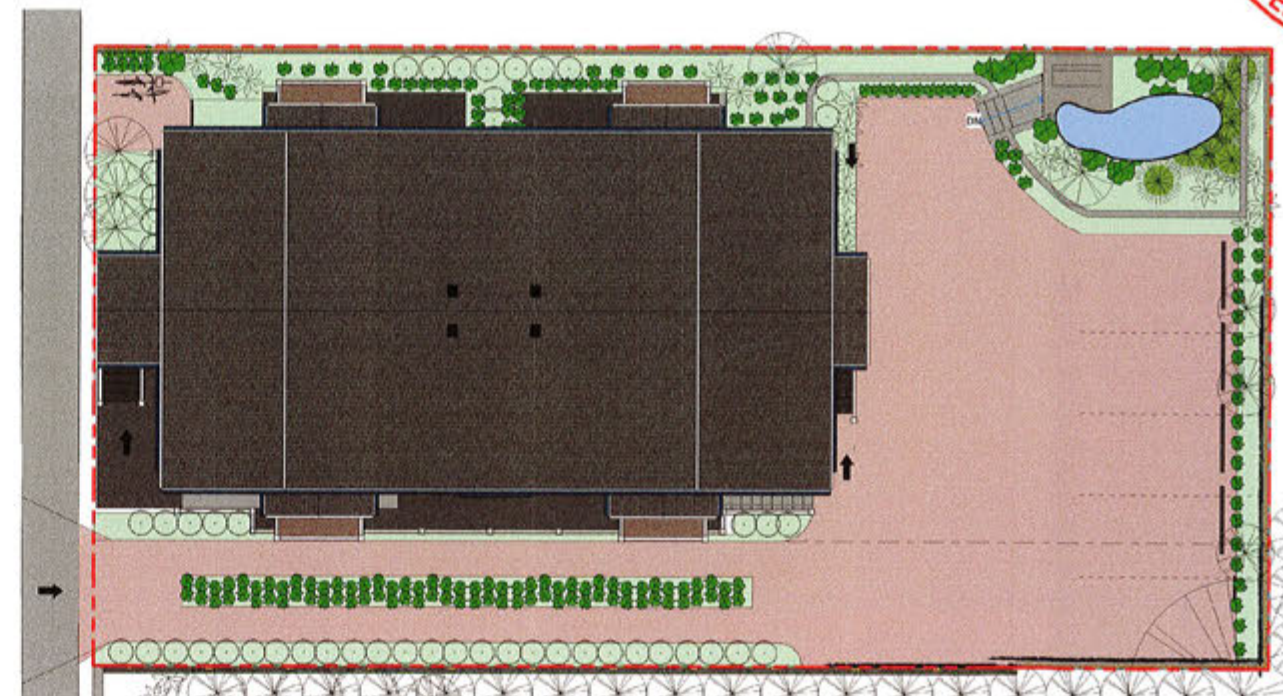
5) A FIRE ALARM SYSTEM IS NOT REQUIRED IN A RESIDENTIAL OCCUPANCY WHERE AN
EXIT OR PUBLIC CORRIDOR SERVES NOT MORE THAN 4 SUITES OR WHERE EACH SUITE
HAS DIRECT ACCESS TO AN EXTERIOR EXIT FACILITY LEADING TO GROUND LEVEL.

CONSTRUCTION:

COMBUSTIBLE
SPRINKLERED - YES

THIS IS SCHEDULE A OF
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2 Site
1 : 100



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MAR 18 2020

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

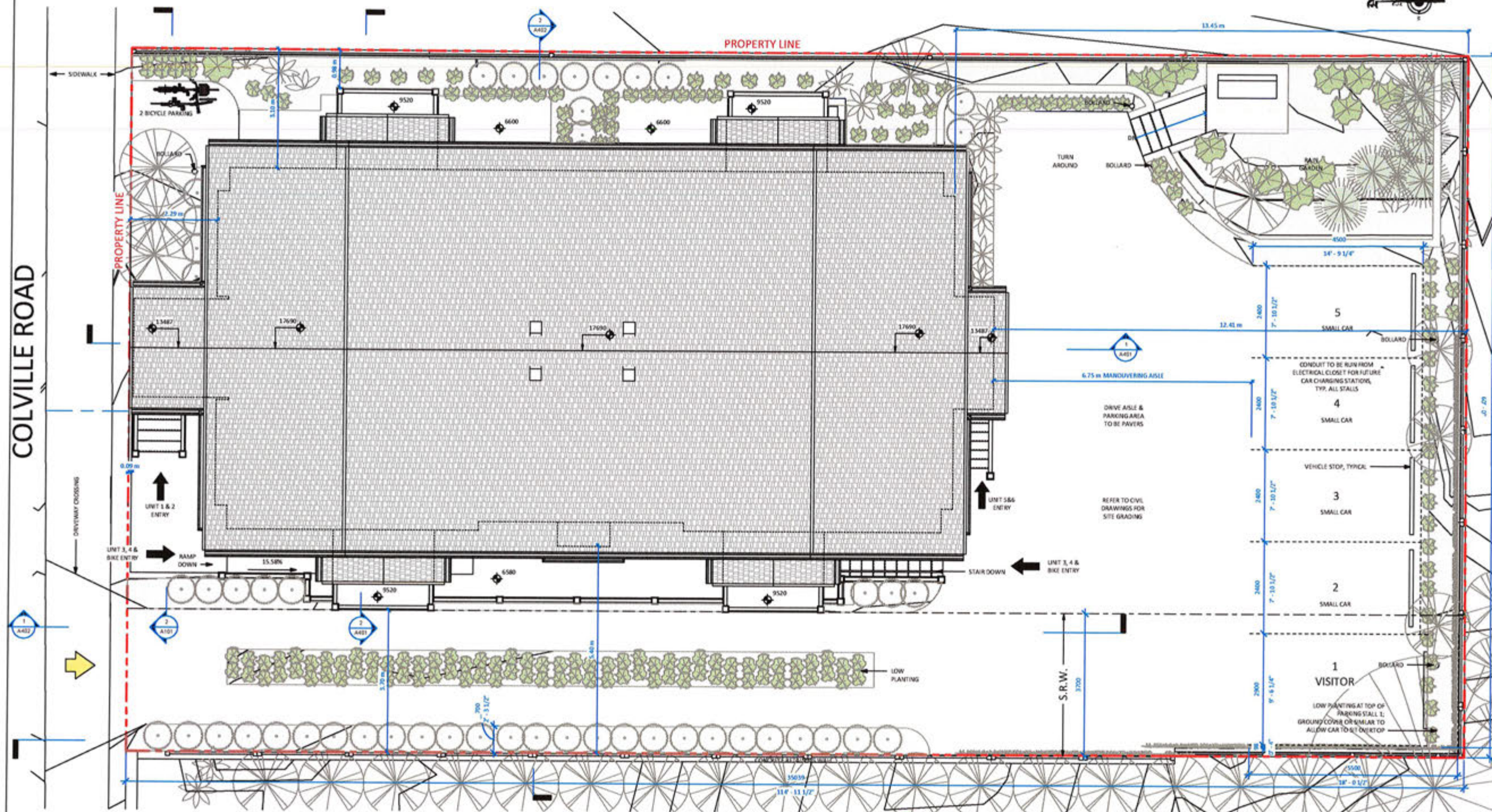
Drawn by J/LA

Checked by CL

A000

Scale As indicated

COLVILLE ROAD



Christine Lintott
Architects

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 5M5
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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Consultant

Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Site Plan

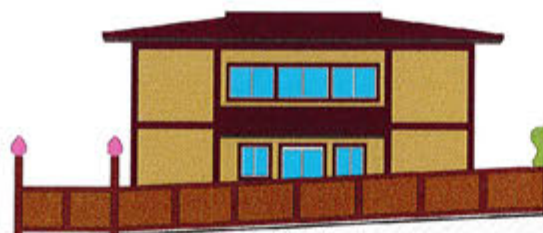
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Scale: As indicated



921 -1 COLVILLE RD.



933 COLVILLE RD.



937 COLVILLE ROAD

STREET CAPTURE

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DEVELOPMENT SERVICES

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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 1

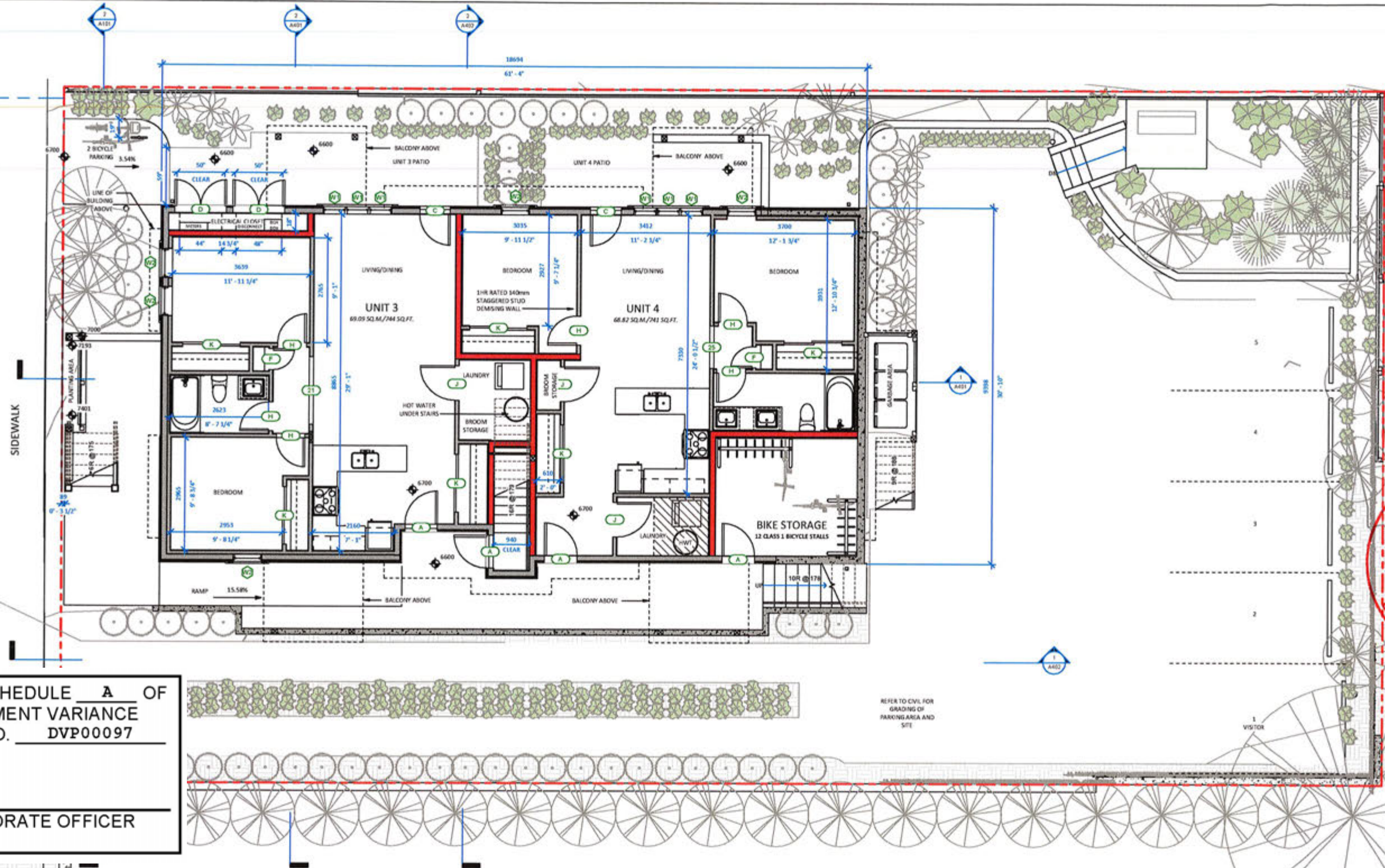
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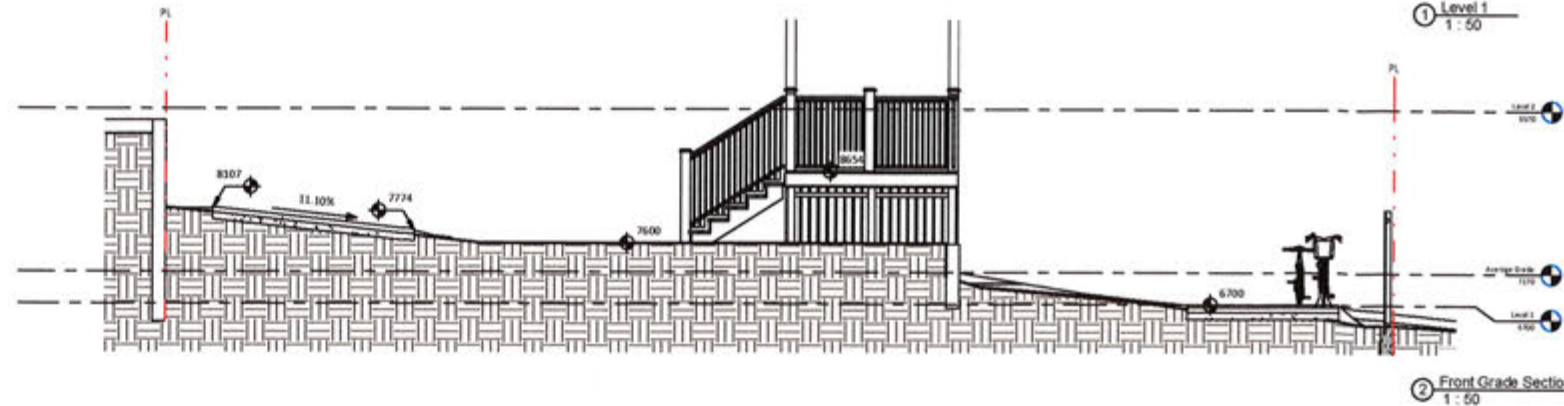


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Door Schedule						
Type Mark	Family	Width	Height	Frame Material	Door - Material	Comments
A	Half Lite Entry Door	864	2132	Wood Ptd.	Steel Ptd. & Glass	Insulated Exterior
B	Sliding 2-panel	1829	2134	Wood Ptd.	Vinyl & Glass	Insulated Exterior
C	Glass 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



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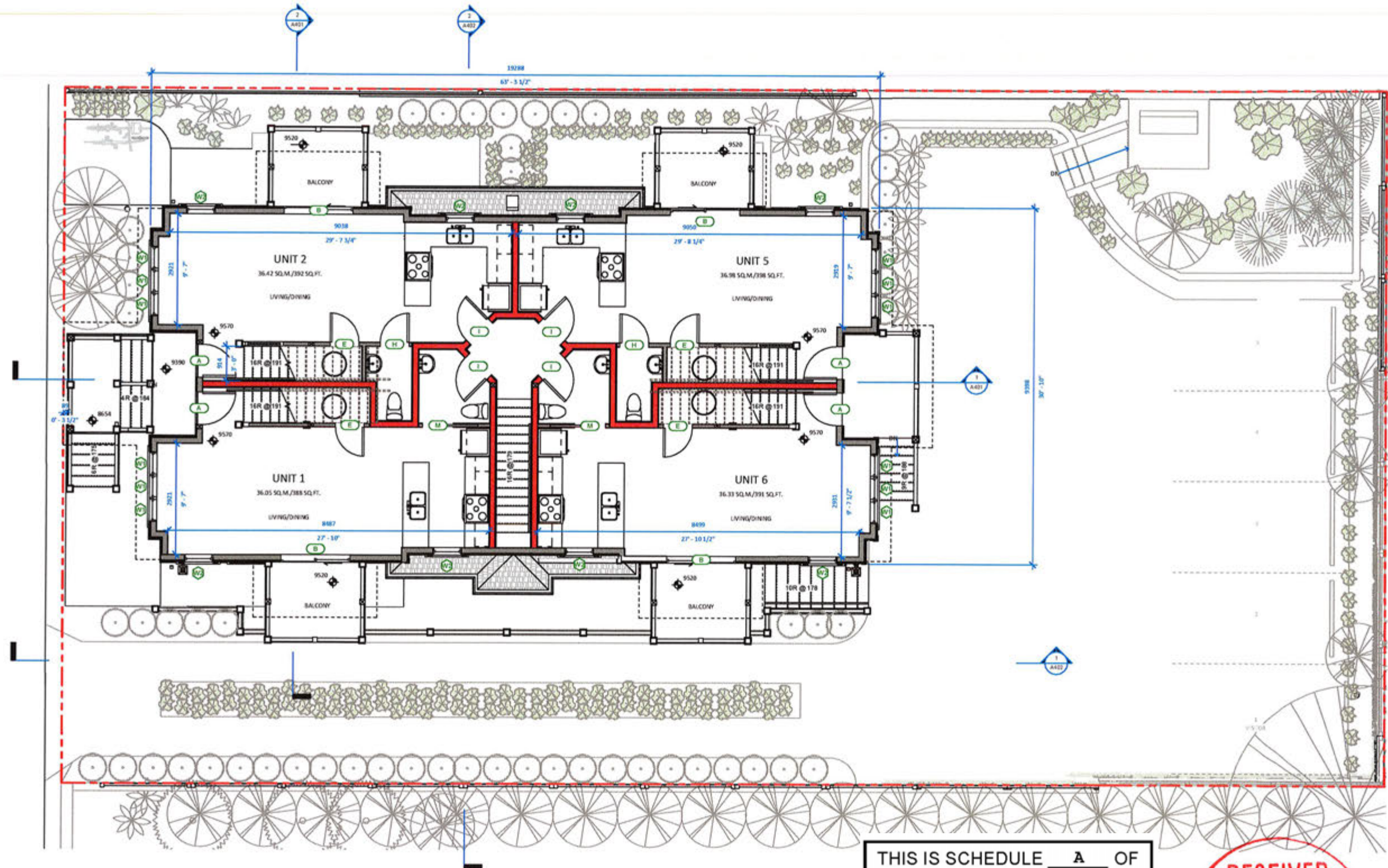
Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 2

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A102



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Colville Road Project

937 Colville Road
Victoria, BC V9A 4P4

Level 3

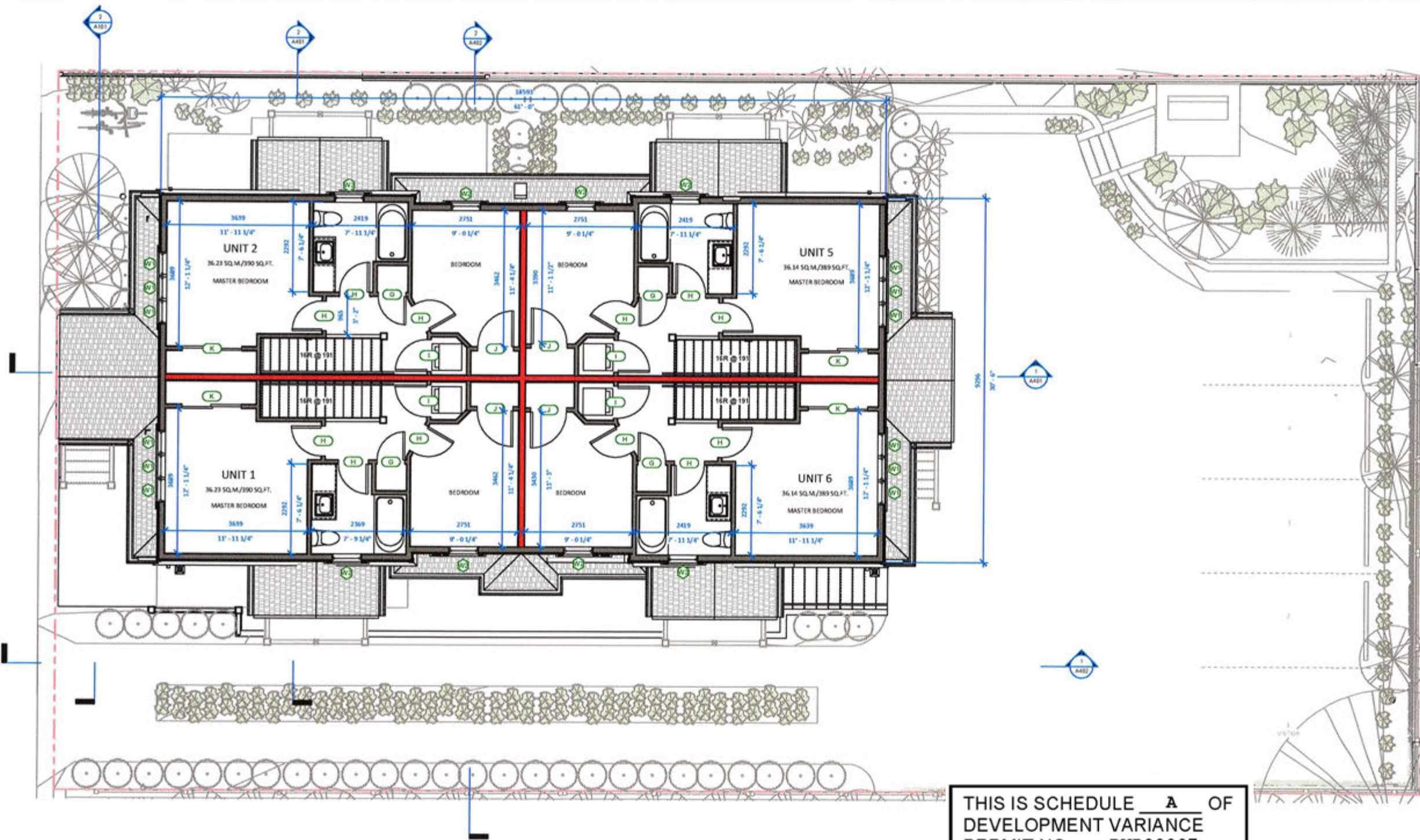
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Checked by Checker

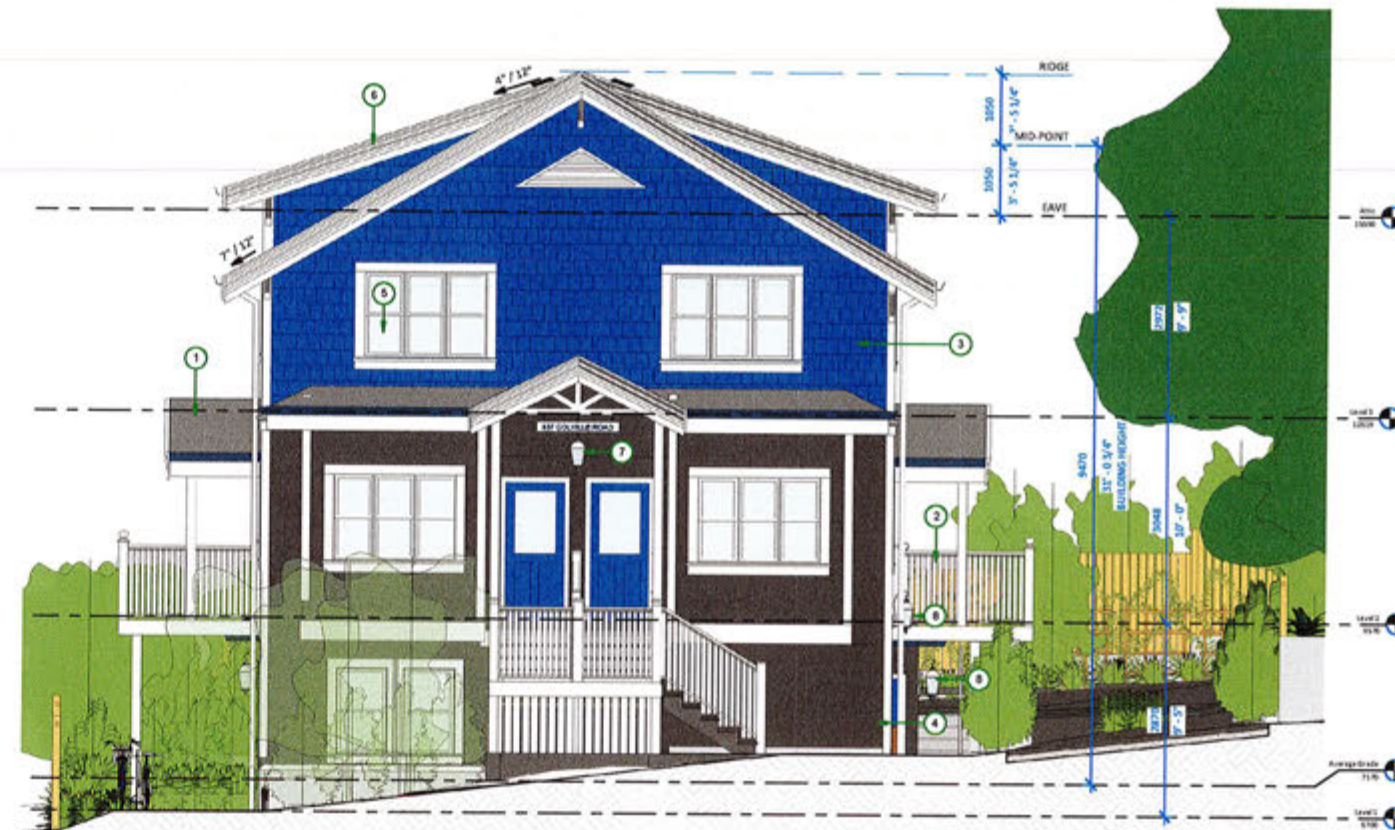
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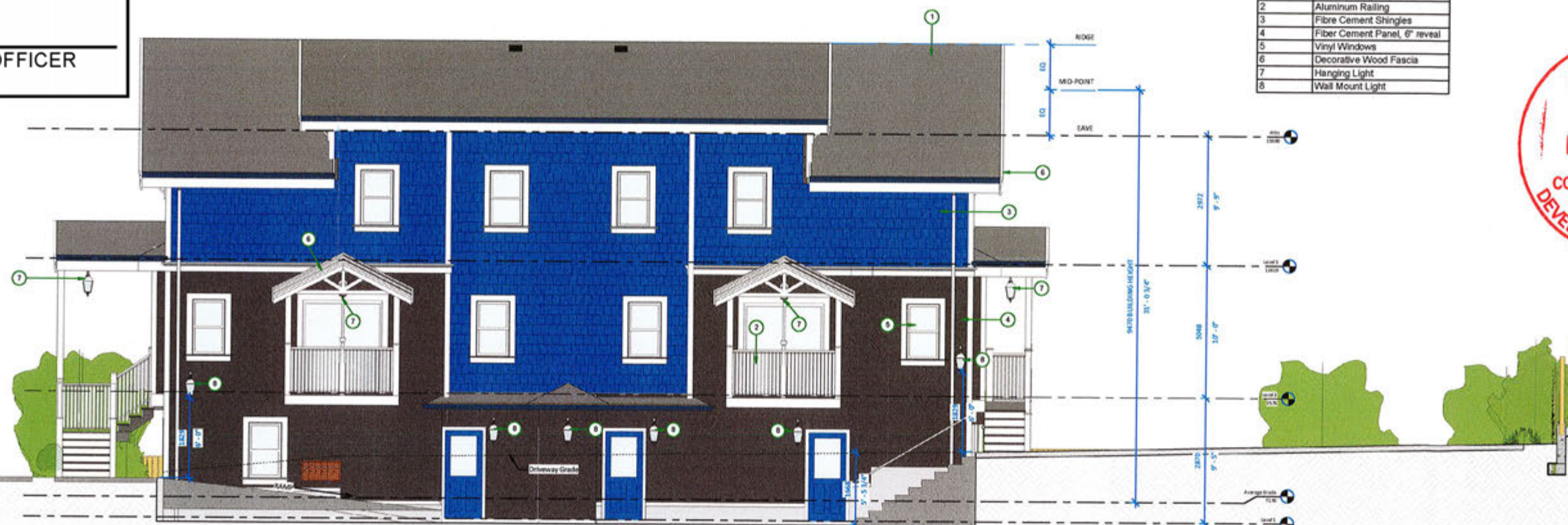
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Material Legend	
Key Value	Keynote Text
1	Asphalt Shingle Roof
2	Aluminum Railing
3	Fibre Cement Shingles
4	Fibre Cement Panel, 6" reveal
5	Vinyl Windows
6	Decorative Wood Fascia
7	Hanging Light
8	Wall Mount Light

① North
1 : 50



④ West
1 : 50

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Colville Road
Project

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
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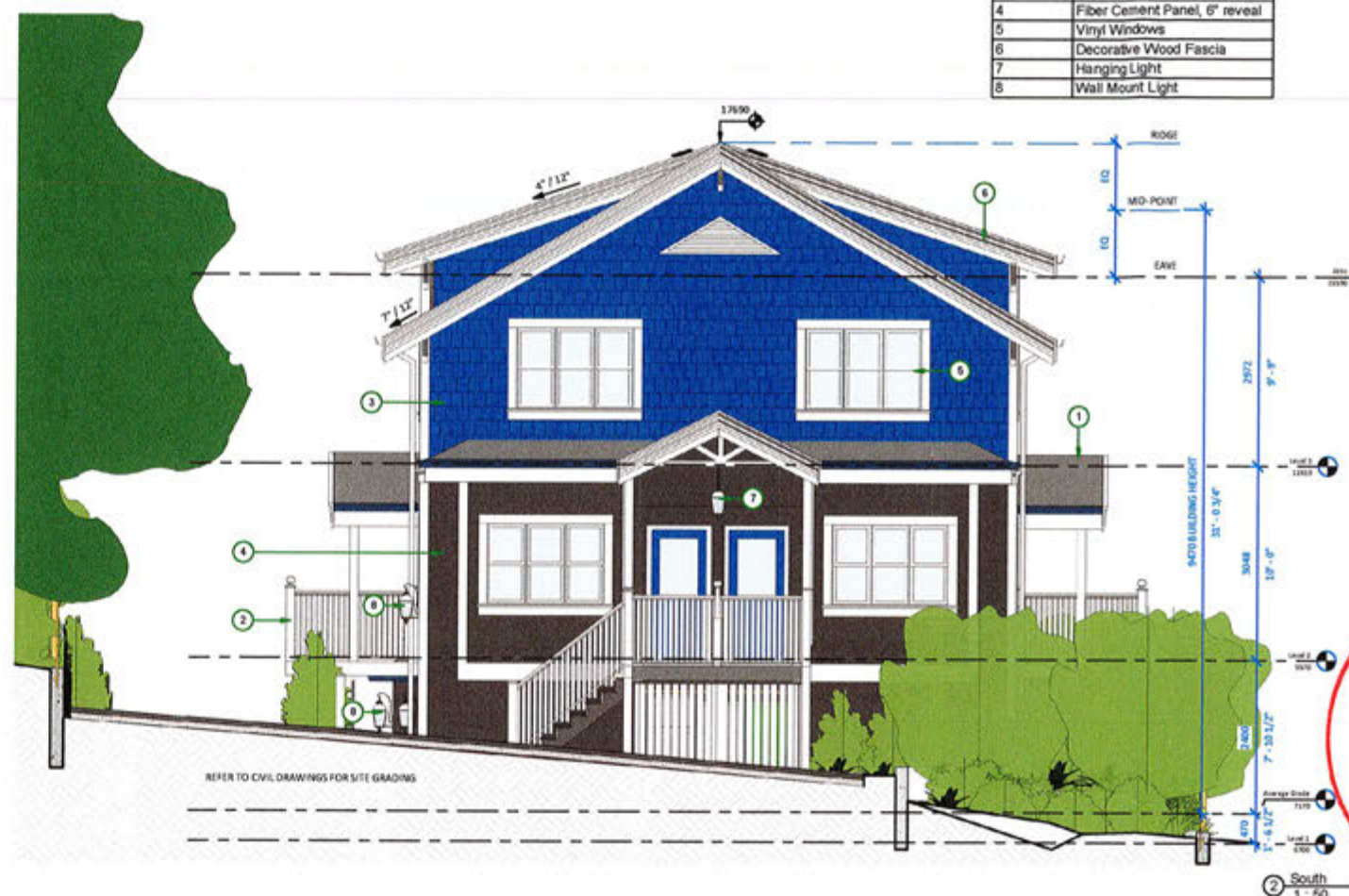
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Colville Road
 Project

937 Colville Road
 Victoria, BC V9A 4P4

South & East Elevation

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 Checked by: CL

A302

Scale: 1:50

Issue	Date
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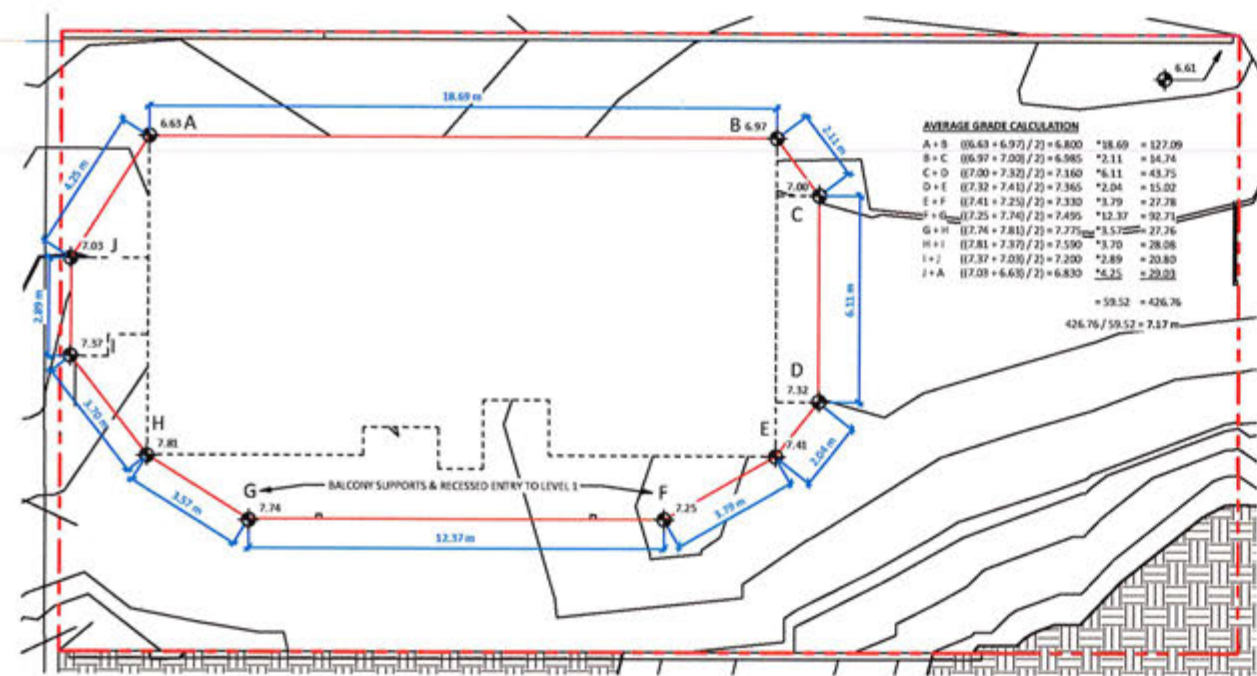


Consultant

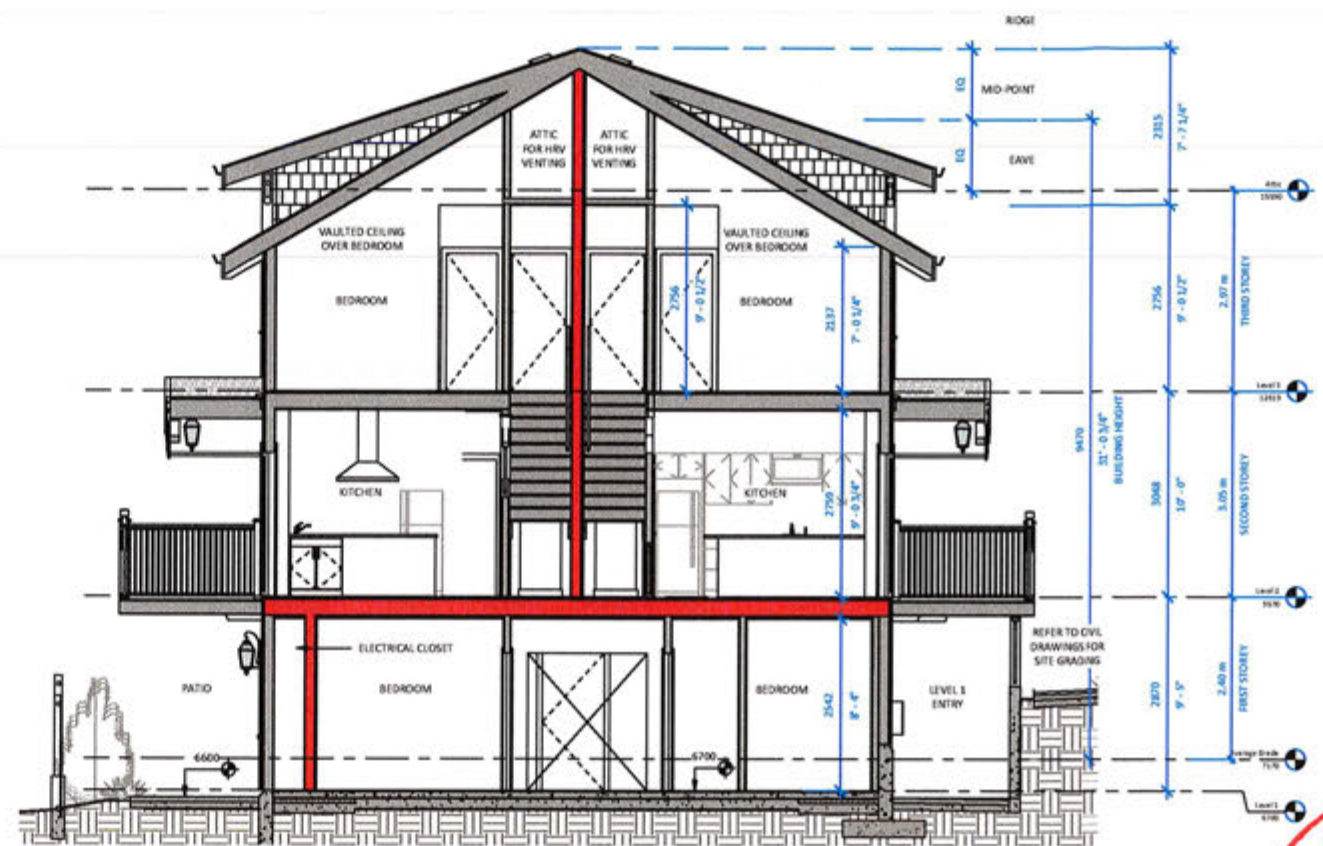
Colville Road
Project
937 Colville Road
Victoria, BC V9A 4P4

Sections & Average Grade

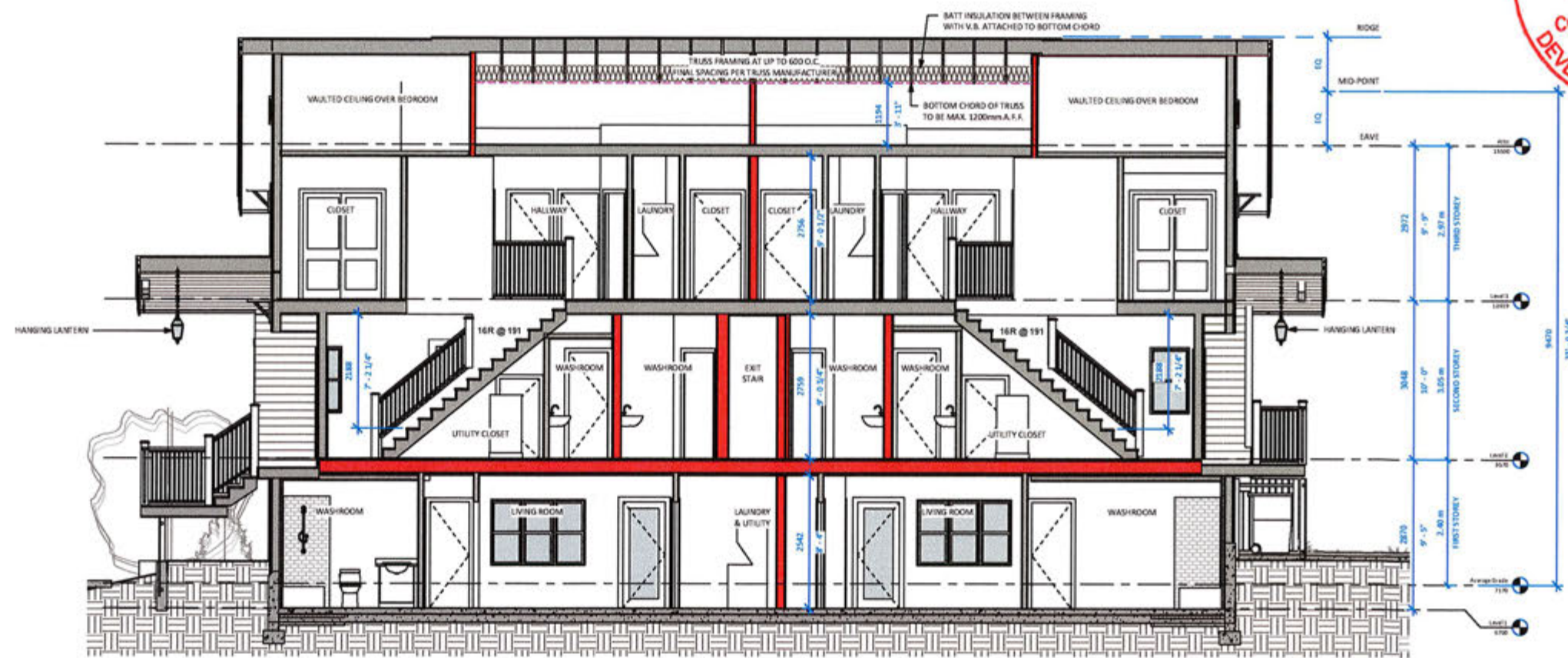
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Scale: As indicated



3 Site - Average Grade
1: 100



2 Building Cross Section
1: 50



1 Building Section
1: 50

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