

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000152

Owner: 633 NELSON STREET HOLDING LTD

Land: PID 005-375-649
Lot 81, Suburban Lot 44, Esquimalt District, Plan 2854

Address: 633 Nelson Street, Esquimalt, BC

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 Development Variance Permit No. DVP00112, for the purpose of:
 - 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 is issued in accordance with the architectural plan by Xquimalt, stamped "Received January 29, 2021", the landscape plan by Lombard North Group, Inc., stamped "Received February 22, 2021, and sited in accordance with the BCLS Site Plan provided by Kenneth Ng, stamped "Received February 3, 2021", attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Lombard North Group Inc., stamped "Received February 22, 2021", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$18855.00= \$22626.00) 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.

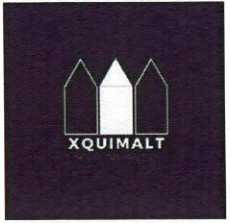
5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Development Permit is not a Building Permit.
7. 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 MARCH, 2021.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THIS _____ DAY OF MARCH, 2021.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



THIS IS SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000152

CORPORATE OFFICER



RE - ISSUED FOR DVP
JANUARY 28 2021

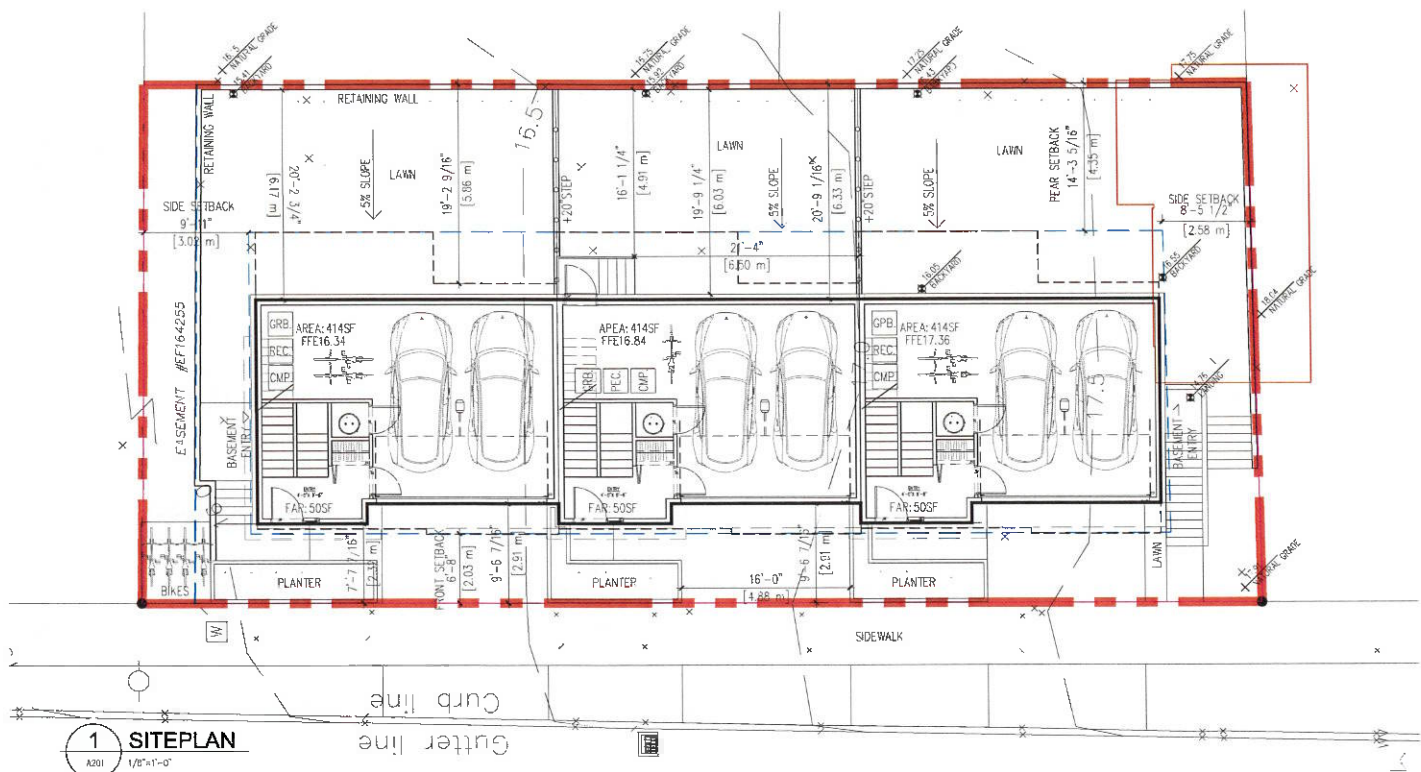
PROJECT NAME:
**THE LOFTS
ESQUIMALT**

PROJECT ADDRESS:
633 NELSON STREET
ESQUIMALT

DRAWING TITLE:
**SITE PLAN &
FLOOR PLANS**

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A201**

3 of 7



PROJECT DATA:

LEGAL ADDRESS: LOT 81, SUBURBAN LOT 44, ESQUIMALT DISTRICT, PLAN 2854

CIVIC ADDRESS: 633 NELSON ST, ESQUIMALT, BC

CURRENT ZONING: RM-1

LOT SIZE: 5,260SF

PROPOSED UNITS: 3

BUILDING FOOTPRINT: 1,741SF

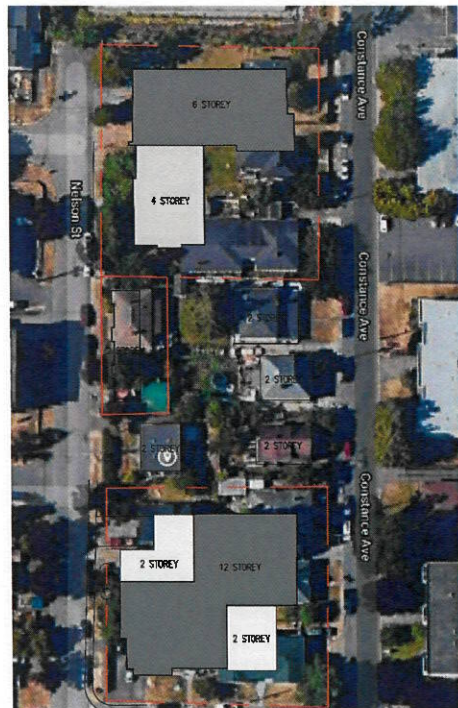
SITE COVERAGE: 44.9% (2,545SF) - 40% ALLOWED

SITE FAR: 0.4 (2,104.4SF (701.5SF/UNIT))

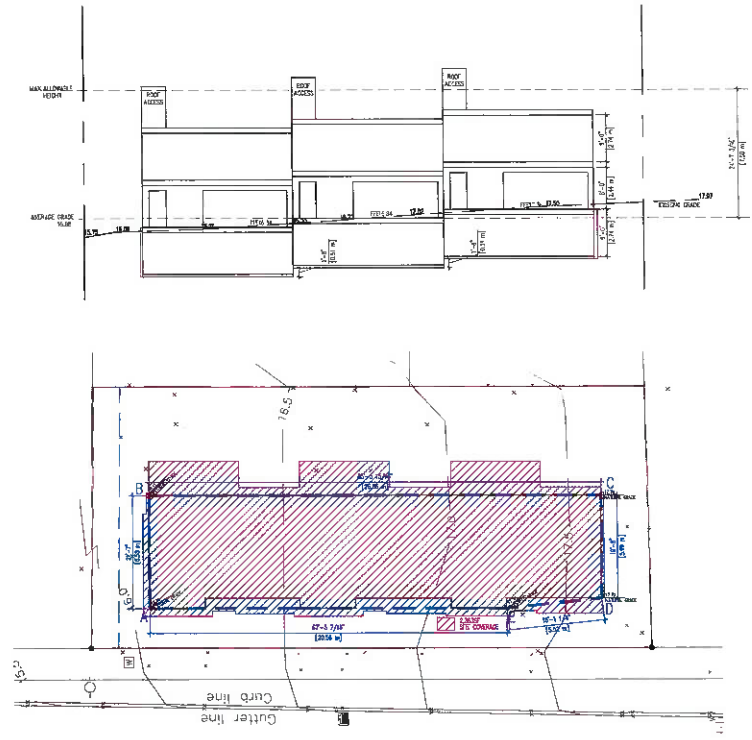
BUILDING HEIGHT: 7.5M AT TALLEST POINT (7.5M ALLOWED)

PARKING: 6 (GARAGE) (6 REQUIRED)

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050



2 CONTEXT PLAN
A201 1/8"=1'-0"



633 Nelson					
AB	16.10	16.11	16.11	6.58	105.97
BC	16.11	17.70	16.91	26.06	440.54
CD	17.70	17.70	17.70	5.99	106.02
DE	17.70	17.30	17.50	5.52	96.60
EA	17.30	16.10	16.70	20.56	343.35
Subtotals				64.71	1092.49
Average					16.88

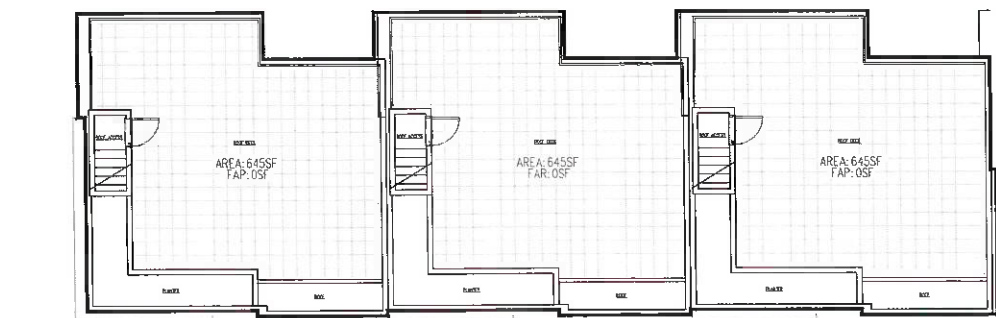
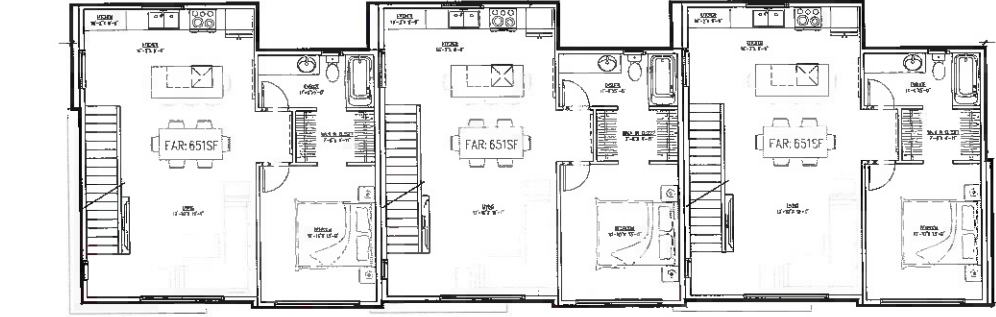
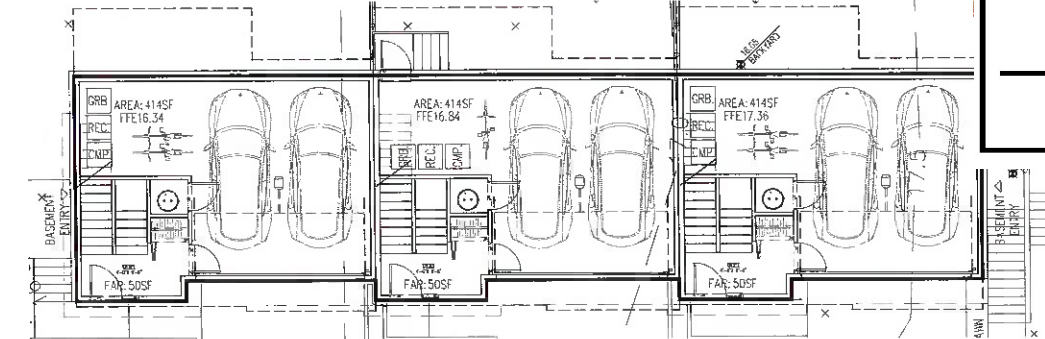
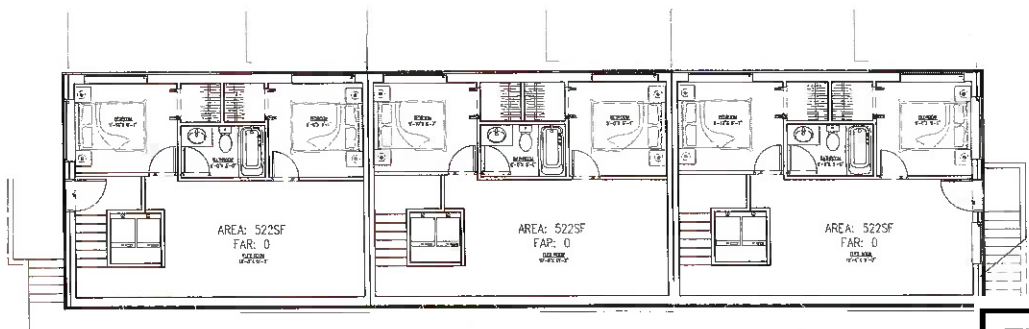
7 AVERAGE GRADE CALCULATIONS
A201 1/16"=1'-0"

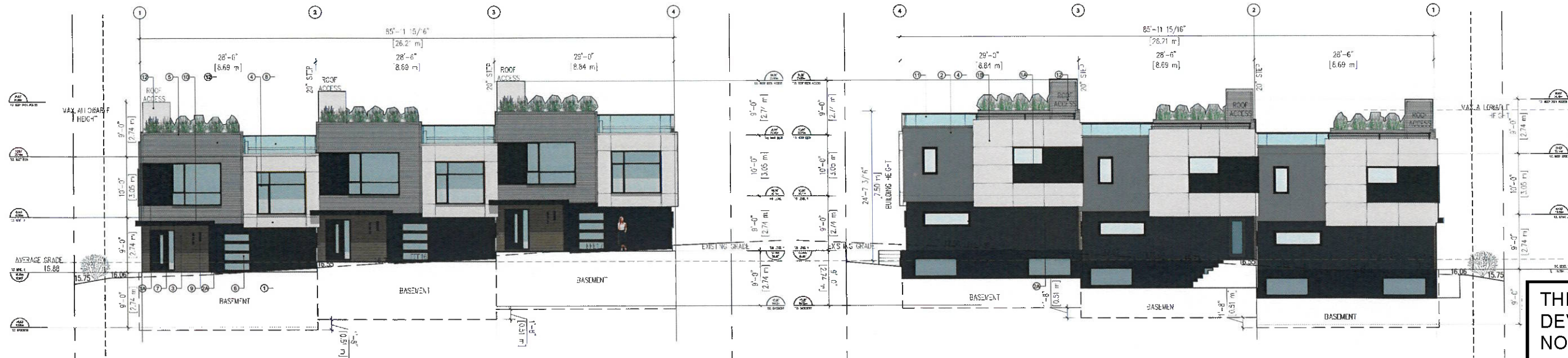
3 BASEMENT FLOOR PLAN
A201 1/8"=1'-0"

4 MAIN FLOOR PLAN
A201 1/8"=1'-0"

5 SECOND FLOOR PLAN
A201 1/8"=1'-0"

6 ROOF PLAN
A201 1/8"=1'-0"

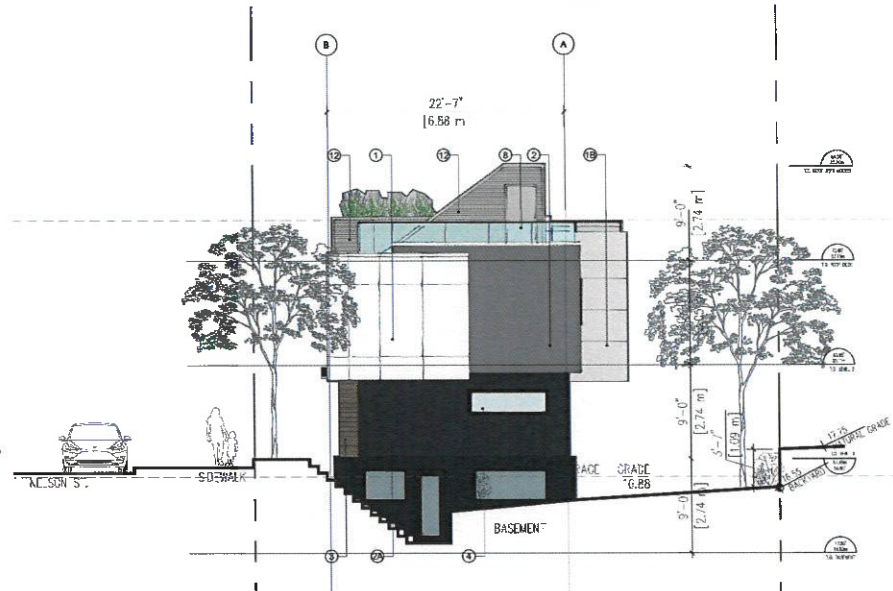




- 1 HARDIE PANEL - WHITE
- 1A HARDIE PANEL - CHARCOAL
- 1B HARDIE PANEL - LIGHT GRAY
- 2 STUCCO - GRAY
- 2A STUCCO - CHARCOAL

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CORPORATE OFFICER



CORRUGATED METAL



COMPOSITE GARAGE DOOR



FRONT DOOR



JAMES HARDIE
REVEAL PANEL SYSTEM
CHARCOAL GRAY



JAMES HARDIE
REVEAL PANEL SYSTEM
WHITE



SAGIPER
WOOD PATTERN COMPOSITE
PANEL



ACRYLIC STUCCO
LIGHT GRAY



5 RENDERING - NORTH WEST



6 RENDERING - SOUTH WEST



RE - ISSUED FOR DVP
JANUARY 28 2021

PROJECT NAME:
**THE LOFTS
ESQUIMALT**

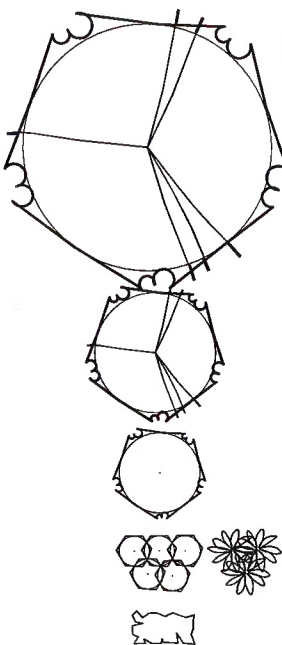
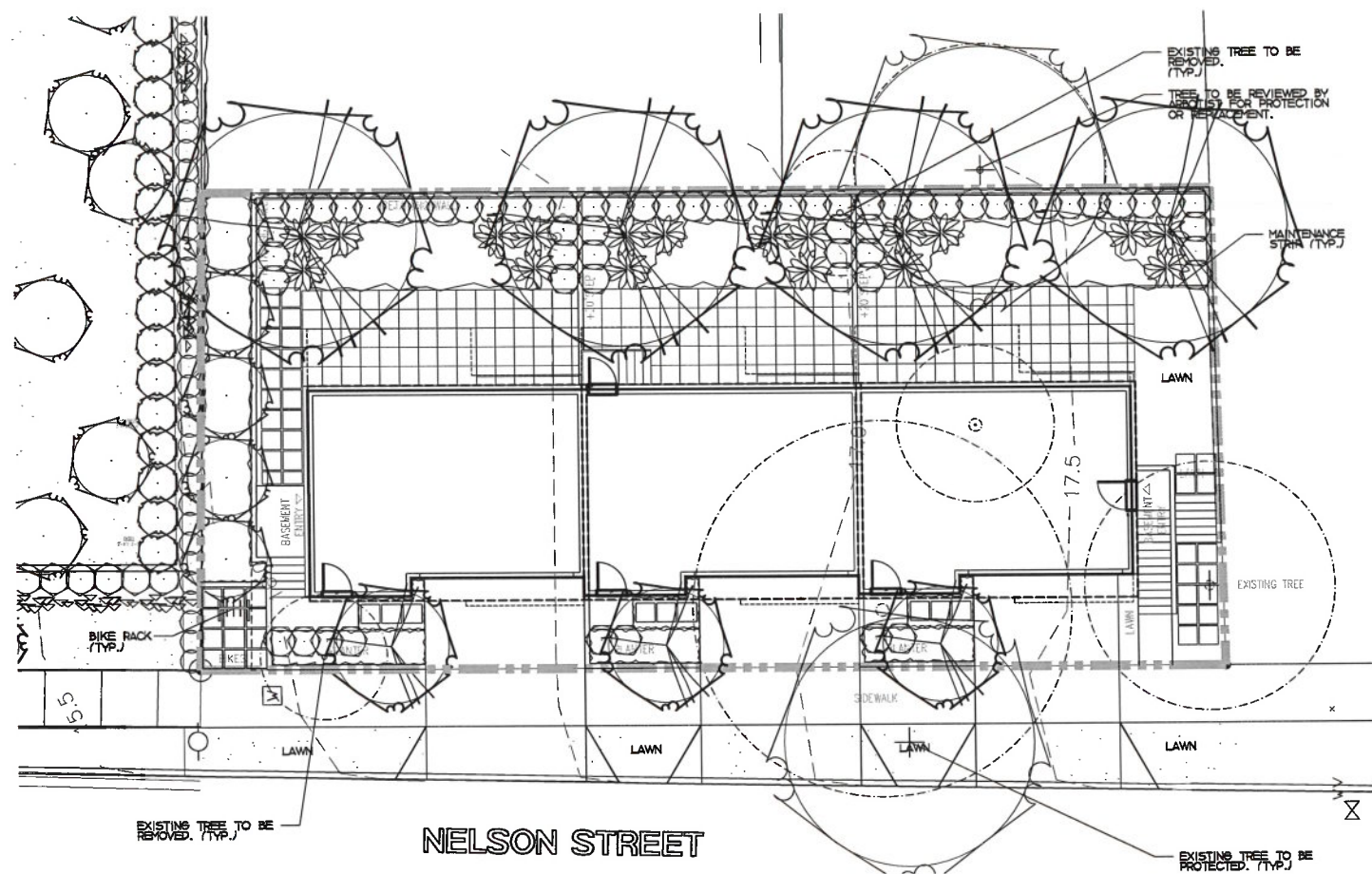
PROJECT ADDRESS:
**633 NELSON STREET
ESQUIMALT**

DRAWING TITLE:
**ELEVATIONS &
3D RENDERINGS**

PROJECT NO:
SCALE: AS NOTED
DWG NO:

DRAWN BY:
REVIEW BY:

A202
4 of 7



LEGEND

LARGE DECIDUOUS TREE TO BE:
RED OAK
SIZE 5.0 CM CAL.; QUANTITY: 04

COLUMNAR DECIDUOUS TREE TO BE:
DAWKY'S GOLD PYRAMIDAL BEECH
SIZE 6.0 CM CAL.; QUANTITY: 03

MULTISTEM TO BE:
PINK STAR MAGNOLIA (DEC.)
SIZE 27 CM POT; QUANTITY: 05

MEDIUM SHRUB TO BE A SELECTION OF:
DAVID'S VIBURNUM (BL), KARL FOERSTER (BL),
SWORD FERN (DEC), OREGON GRAPE (BL),
SIZE 21 CM POT; QUANTITY: 49

GROUNDCOVER TO BE A SELECTION OF:
LIRIOPE (BL), KINKIKINICK (BL),
WINTERGREEN (BL),
SIZE 10 CM POT; PLANT 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

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CORPORATE OFFICER

NO.	DATE	BY	REVISION
1.	JAN.27/21	J.P.	SITE PLAN
2.	FEB.17/21	S.P.	GENERAL
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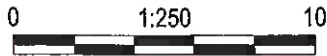
633 NELSON STREET
VICTORIA, B.C.



LANDSCAPE PLAN

B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT 81, SUBURBAN LOT 44, ESQUIMALT DISTRICT, PLAN 2854

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
005-375-649

SITE AREA
488.7 m²

MUNICIPALITY
Esquimalt

CIVIC ADDRESS
633 Nelson Street
Victoria, BC

ZONING
RM-1

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reproduce, transmit or alter this document
in whole or in part without the written
consent of the signatory

This document was prepared for the exclusive
use of our client, WA Architects Ltd.

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this
survey unless such documents are provided and can be shown in
two dimensional view.

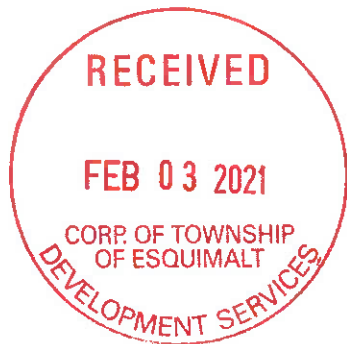
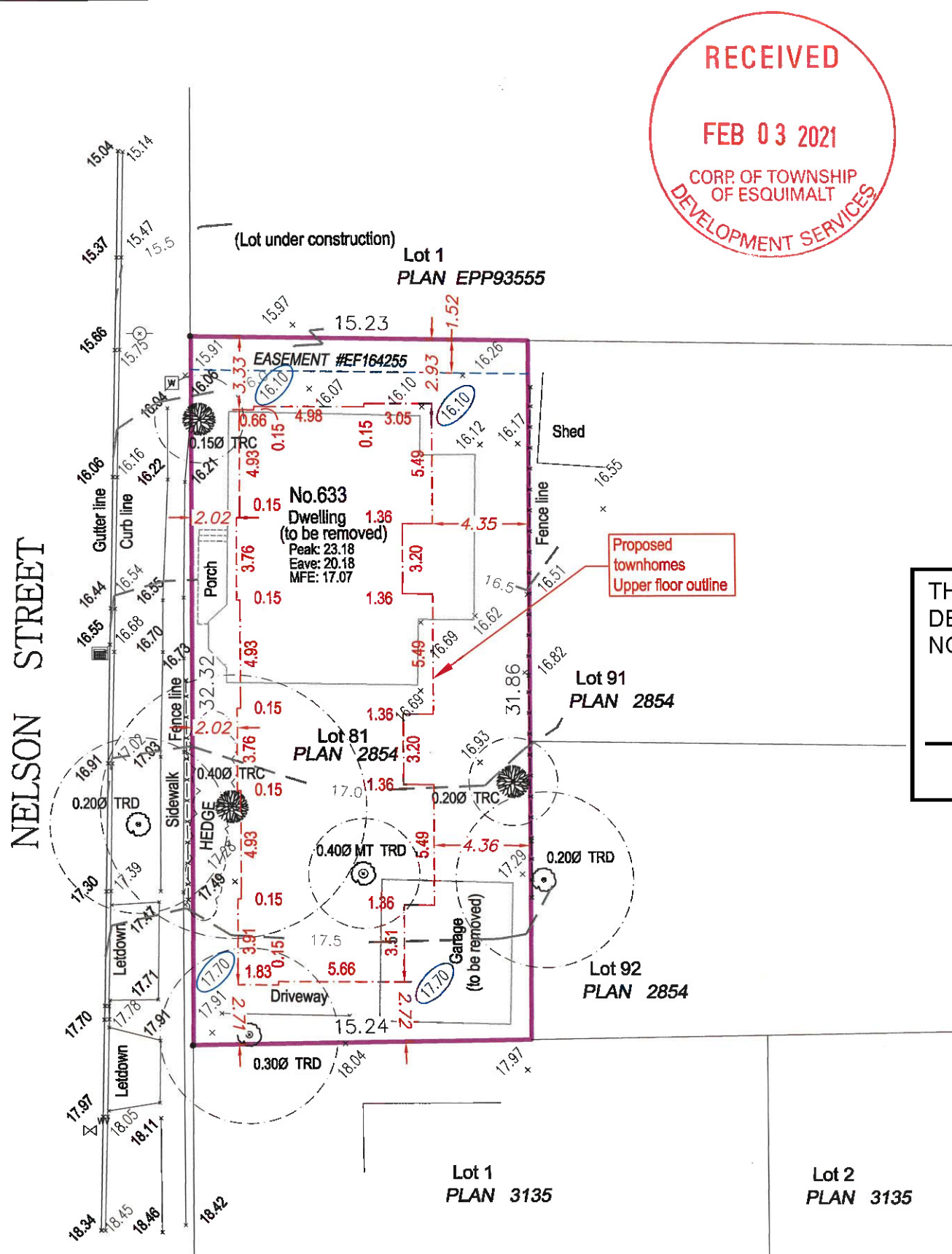
Explorer Land Surveying Inc., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

FILE: 11738

DWG/DATE: 11738 - 633 Nelson Street / 2020-10-13

Explorer

133 - 1335 Bear Mountain Pkwy
Victoria, BC V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



LEGEND

Elevations are geodetic based on Integrated survey
monument 84H0184 in Esquimalt at elevation 24.779 m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

Grade shots are taken at the point marked X

Contours are descriptive, and only accurate to +/- 0.5m interval

- - denotes Iron Post Found
- TRD - denotes Deciduous Tree Type
- TRC - denotes Coniferous Tree Type
- MT - denotes Multi-trunks
- - denotes Pole
- W - denotes Water Meter
- CB - denotes catch basin
- WV - denotes water valve
- MFE - denotes Main Floor Elevation (Doorsill)
- XXXX - denotes Structure corner grades

THIS IS SCHEDULE 'A' OF
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CORPORATE OFFICER

CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - September 30, 2020
Dated this 29th of January, 2021.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

633 Nelson Street

Cost Estimate - February 22, 2021
633 NS - P1R6R.dwg

CORPORATE OFFICER

Landscape

Soft Landscape Items

	Quantity	Unit	Unit Price	Total
Large Deciduous Tree (5.0 cm. cal.)	4	ea	\$ 375.00	\$ 1,500.00
Columnar Deciduous Tree (5.0 cm. cal.)	3	ea	\$ 375.00	\$ 1,125.00
Multi-Stem (1.2 m. ht.)	5	ea.	\$ 75.00	\$ 375.00
Shrubs (21 cm. pot)	49	ea	\$ 25.00	\$ 1,225.00
Groundcover (15 cm. pot)	442	ea	\$ 15.00	\$ 6,630.00
Topsoil - Planting Beds	50	cu.m.	\$ 45.00	\$ 2,250.00
Lawn		allow		\$ 750.00
Irrigation		allow		\$ 5,000.00
Total				\$ 18,855.00

Note: The Above Includes all labor and material costs.



**Lombard
North
Group**