

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00112

Owner: 633 NELSON STREET HOLDING LTD

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

Address: 633 Nelson Street, Esquimalt, BC

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, 41 (3) (a) - Building Height: Increase of the maximum allowable height for the Principal Building from 7.5 metres to 7.7 metres

Zoning Bylaw, 1992, No. 2050, 41 (4) (a) - Lot Coverage: Increase of the maximum allowable lot coverage from 40% of the Area of a Parcel to 45% of the Area of a Parcel

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (i) - Siting Requirements:
Principal Building - Front Setback: A 5.5-metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Front Lot Line [i.e., from 7.5 metres to 2.0 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (ii) - Siting Requirements:
Principal Building - Northern Side Setback: A 1.5-metre reduction to the requirement that no Principal Building shall be located within 4.5 metres of an Interior Side Lot Line [i.e., from 4.5 metres to 3.0 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (ii) - Siting Requirements:
Principal Building - Southern Side Setback: A 2.0-metre reduction to the requirement that no Principal Building shall be located within 4.5 metres of an Interior Side Lot Line [i.e., from 4.5 metres to 2.5 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (iii) - Siting Requirements:
Principal Building - Rear Setback: A 3.15-metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line [i.e., from 7.5 metres to 4.35 metres]

Zoning Bylaw, 1992, No. 2050, 41 (6) - Usable Open Space: To allow for the required usable open space as required by the RM-1 zone but with an amended definition such that the area is available for use by the occupants of the individual townhouse unit rather than use by all the building's occupants

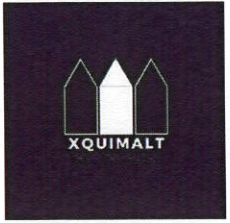
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plan by Xquimalt, stamped "Received January 29, 2021", and sited in accordance with the BCLS Site Plan provided by Kenneth Ng, stamped "Received February 3, 2021", attached hereto as Schedule 'A'.
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 _____, 2021.

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00112

CORPORATE OFFICER



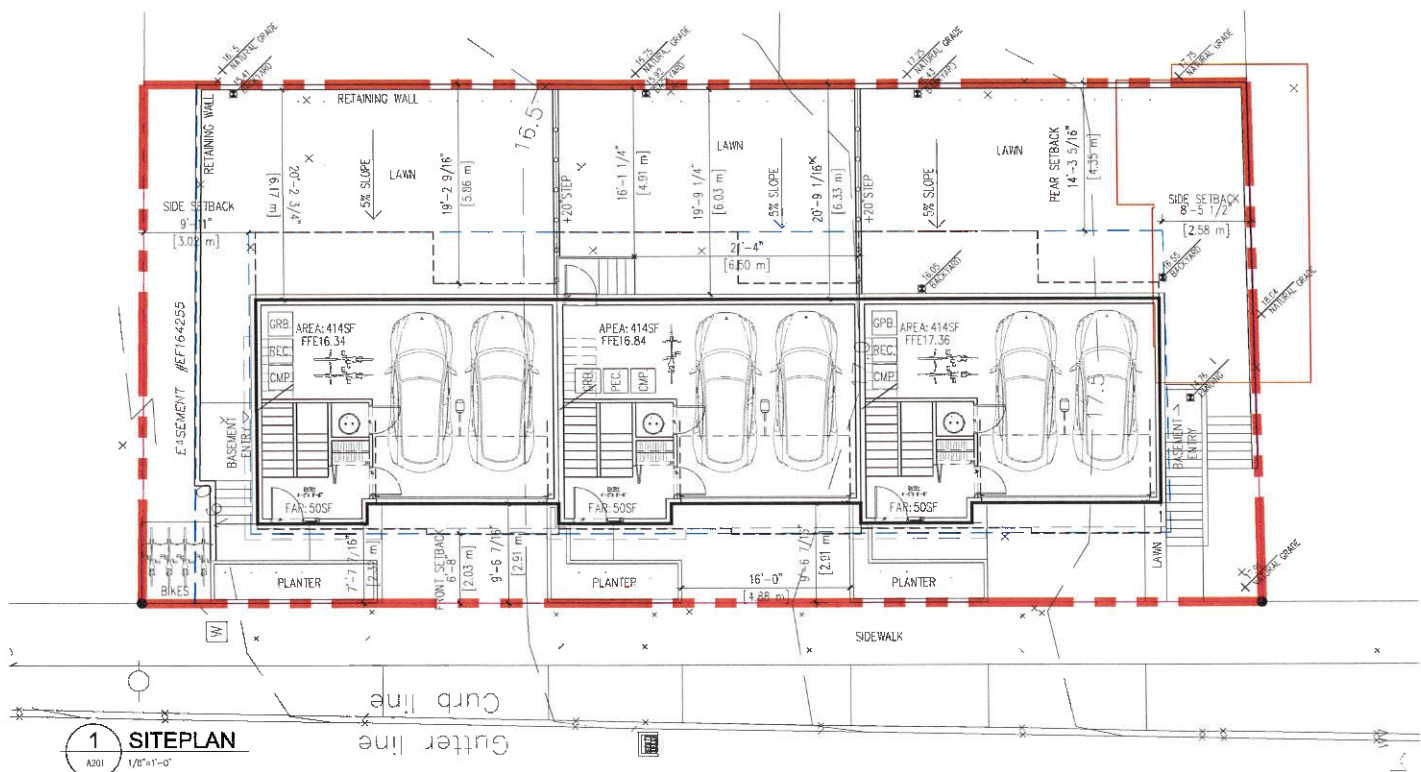
RE - ISSUED FOR DVP
JANUARY 28 2021

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**



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

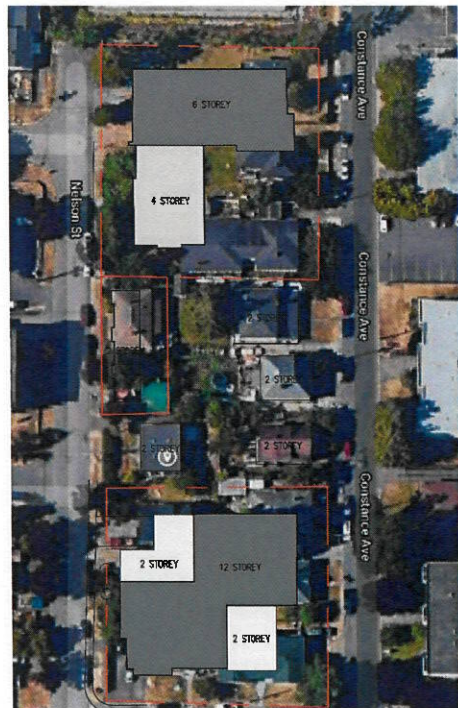
SITE COVERAGE: 44.9% (2,545SF) - 40% ALLOWED

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

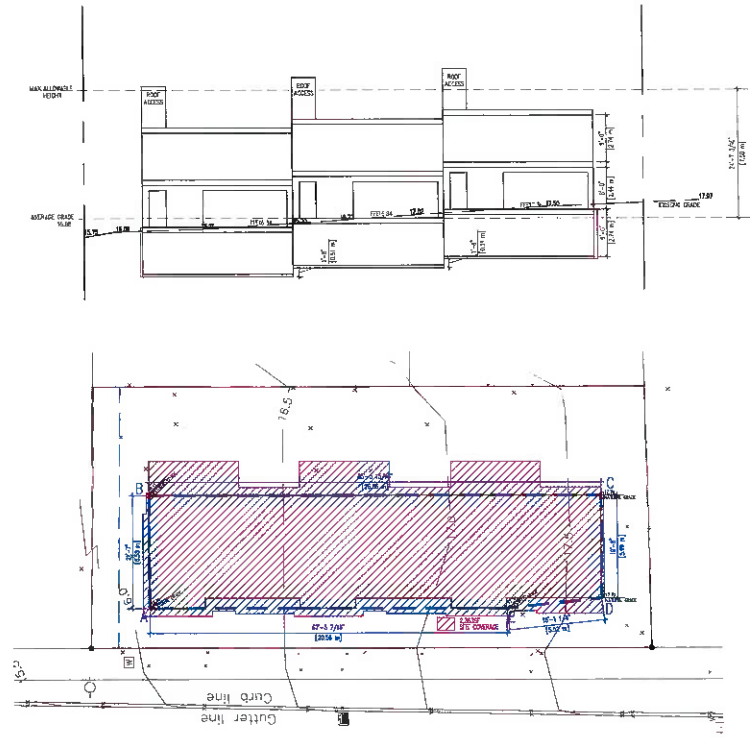
BUILDING HEIGHT: 7.5M AT TALLEST POINT (7.5m ALLOWED)

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"



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

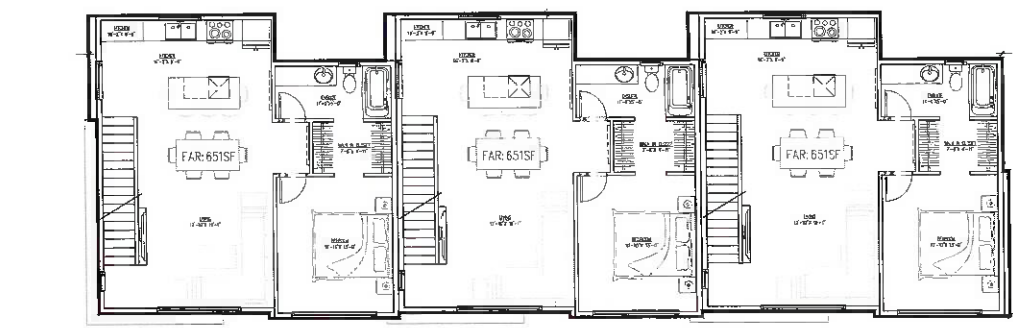
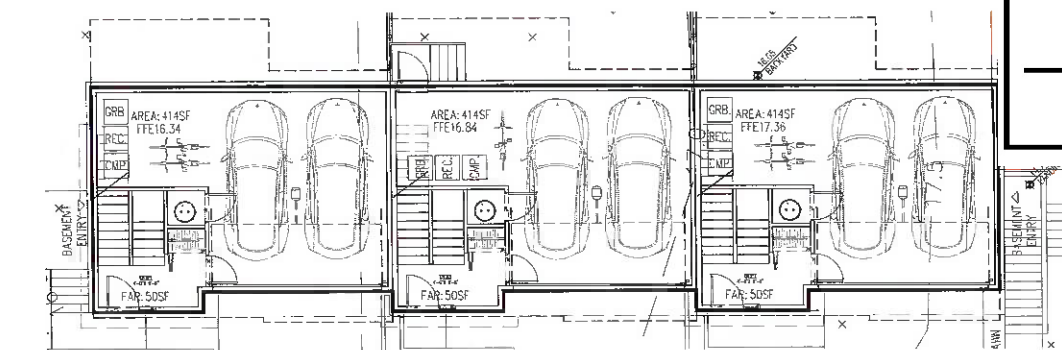
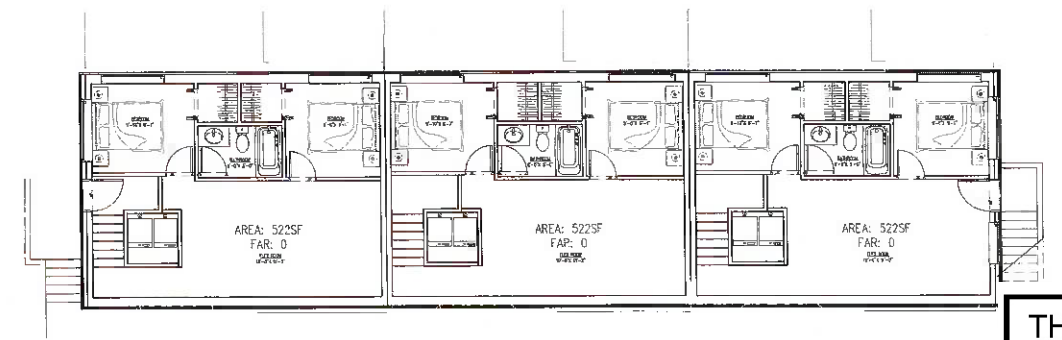
633 Nelson					
AB	16.10	16.11	16.11	6.58	105.97
BC	16.11	17.70	16.91	26.06	440.54
CD	17.70	17.70	17.70	5.99	106.02
DE	17.70	17.30	17.50	5.52	96.60
EA	17.30	16.10	16.70	20.56	343.35
Subtotals				64.71	1092.49
Average					16.88

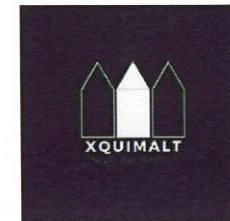
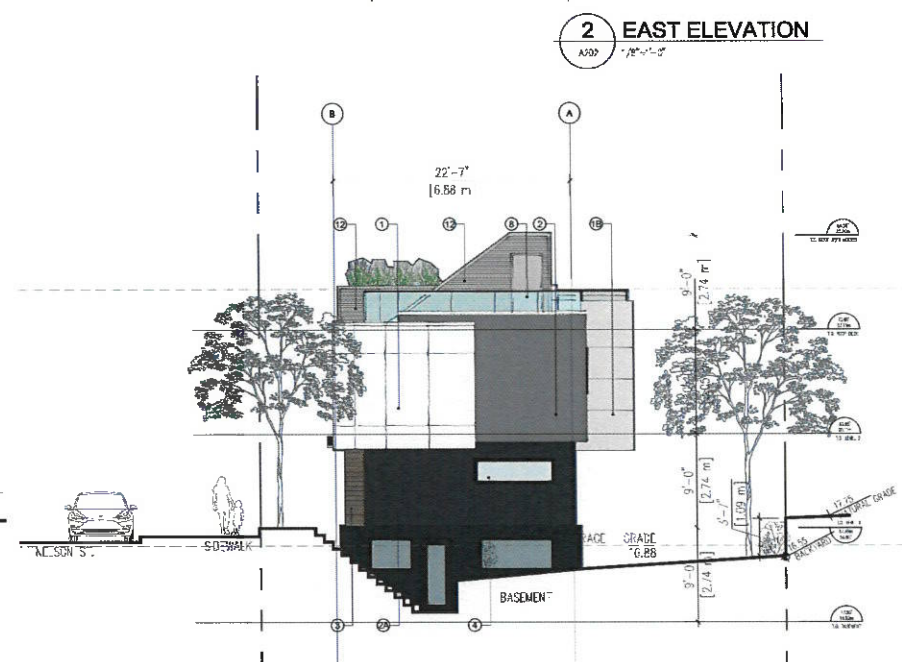
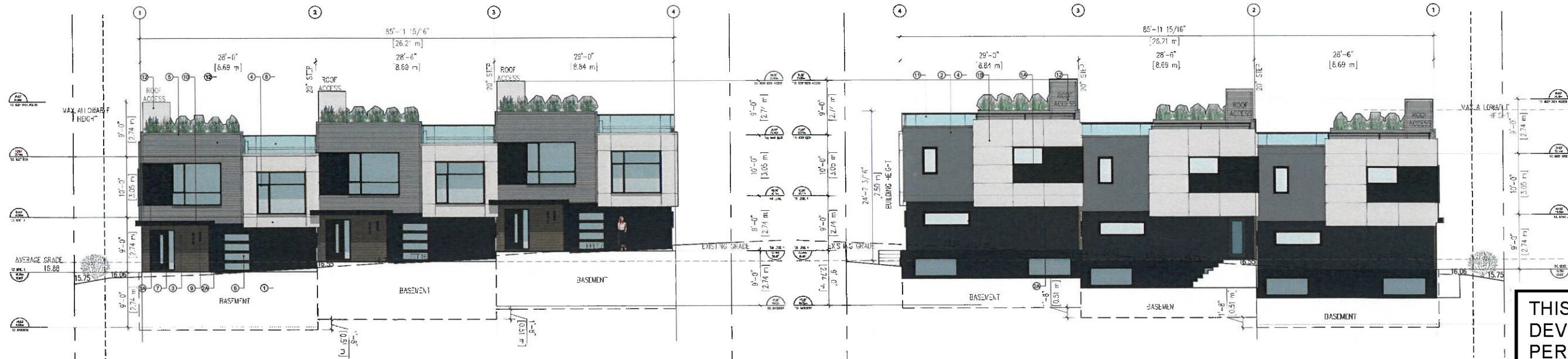
3 BASEMENT FLOOR PLAN
A201 1/8"=1'-0"

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

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00112

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



RE - ISSUED FOR DVP
JANUARY 28 2021

PROJECT NAME:
**THE LOFTS
ESQUIMALT**

PROJECT ADDRESS:
**633 NELSON STREET
ESQUIMALT**

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

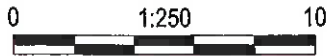
PROJECT NO:
SCALE: AS NOTED
DWG NO:

DRAWN BY:
REVIEW BY:

A202
5 of 6

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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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.

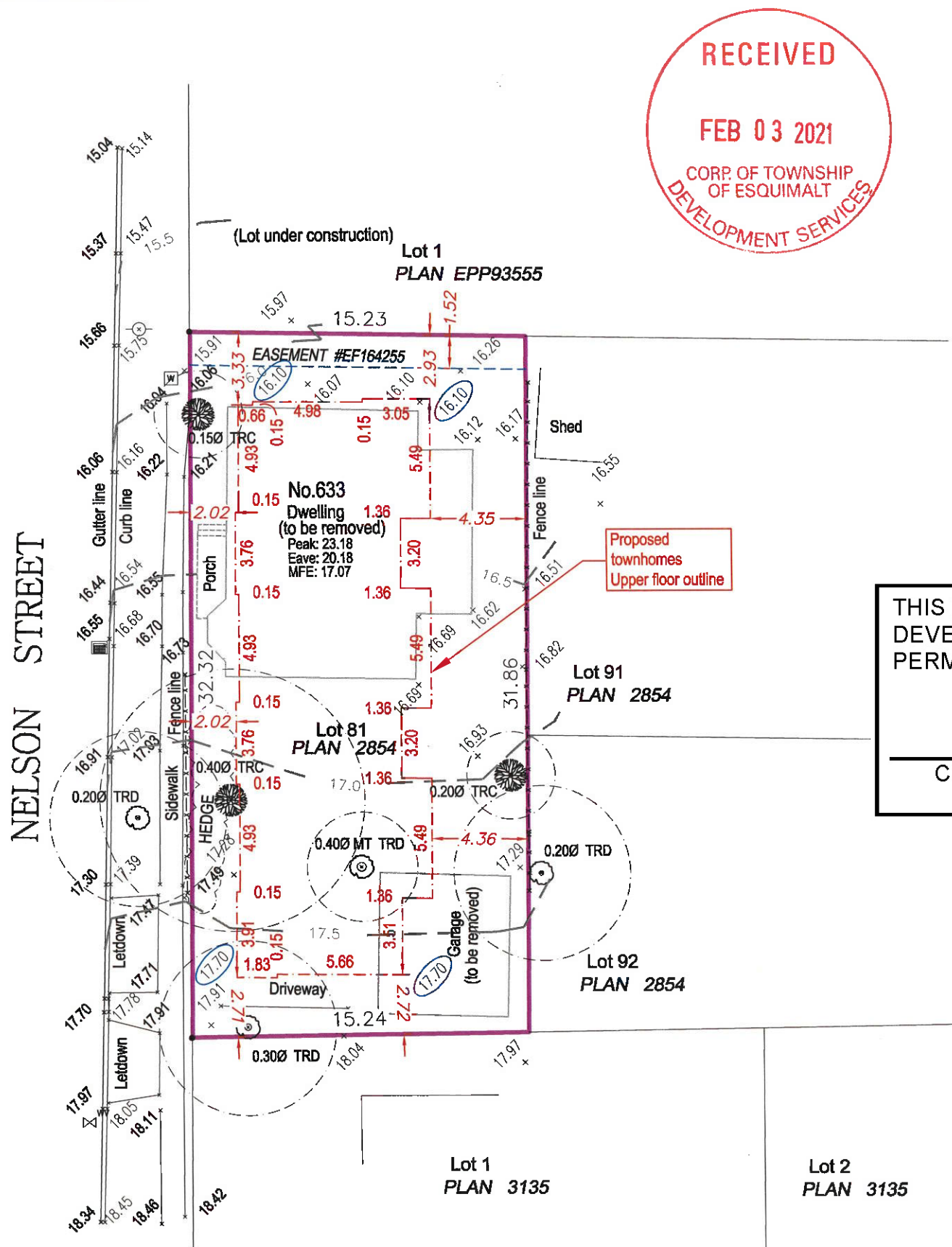
Explorer Land Surveying Inc., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

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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PERMIT NO. DVP00112

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>