CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

February 18, 2021

RE: Official Community Plan Amendment for:
812 Craigflower Road
[PID 005-987-164; Lot 2, Section 10, Esquimalt District, Plan 5648]

At the regular meeting held on January 25, 2021, Esquimalt Council authorized staff to refer information related to the proposed redevelopment at 812 Craigflower Road, submitted by Lapis Homes on behalf of the property owners in support of the application for an Official Community Plan amendment, to you or your organization pursuant to Section 475 of the Local Government Act.

Under the provisions of Section 475, a Local Government *"must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected"* as part of the process to amend an Official Community Plan.

This amendment application seeks to change the 'Proposed Land Use Designations' map by changing the designation for the subject property from 'Medium Density Residential' to 'Neighbourhood Commercial Mixed-Use'. This change is required to allow Esquimalt Council to consider a concurrent application for a change in zoning of the property from the current RS-1 [Single Family Residential] zone to a Comprehensive Development District zone [CD], to accommodate the proposed twelve (12) strata multi-family residential units and one commercial unit, to be constructed in a four-storey building on the subject property.

Therefore, the proposed Official Community Plan amendment would consist of:

- An amendment to Schedule 'B' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Proposed Land Use Designations' map, changing the designation for the subject property from 'Medium Density Residential' to 'Neighbourhood Commercial Mixed-Use'.

Please review the attached information package and submit any written comments to Trevor Parkes, Senior Planner on or before Monday, March 22, 2021. Comments may be submitted by mail to the address above or by email to trevor.parkes@esquimalt.ca.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Trevor Parkes at trevor.parkes@esquimalt.ca or by phone at 250-414-7148.

Sincerely,

Trevor Parkes
Senior Planner, Development Services
Township of Esquimalt

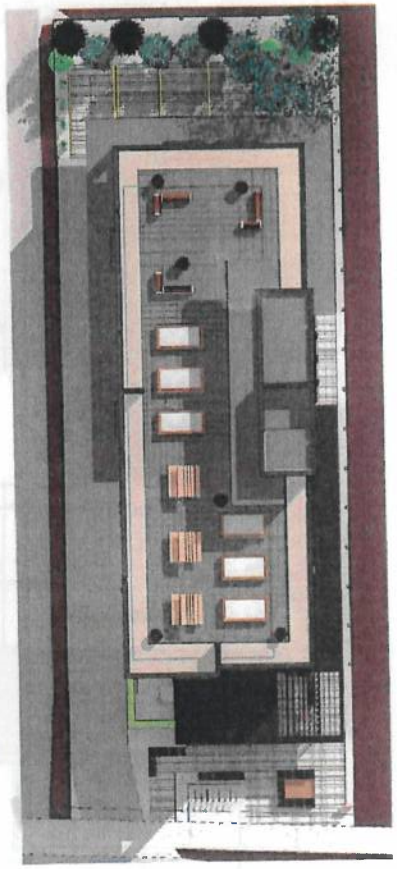
Enclosure: Application Supporting Material

812 CRAIGFLOWER ROAD

TOWNSHIP OF ESQUIMALT, VICTORIA, B.C.

Application for Rezoning & Development Permit

LEGAL ADDRESS: SITE PLAN OF LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 5648 PID: 005-987-164



③ Roof & Site Overview
1 : 125

④ Site Context
1 : 1

OWNER	ARCHITECT	CIVIL	LANDSCAPE	SURVEY
Lapis Homes 1560 Oakland Avenue Victoria, B.C. V8T 2L2 250 413 7121 Contact: Ryan Jako	Christine Lintott Architect Inc. Unit 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384 1969 Contact: Christine Lintott	Calid Services Ltd. Suite 207, 2750 Quadra St. Victoria, B.C. V8T 4E8 250 388 6919 Contact: Gary Corrothers	Biophilia 1608 Camosun St. Victoria, B.C. V8T 3E6 250 590 1156 Contact: Bianca Bodley	Apex Land Surveying Ltd. #101 - 630 Goldstream Ave. Victoria, B.C. V9B 2W8 250 391 6706 Contact: -

Property Data

PROJECT DESCRIPTION	THIS IS A NEW COMMUNITY LIVE BUILDING CONSISTING OF 12 RENTAL UNITS AND AN ATTACHED NEIGHBORHOOD CAFE FACING THE STREET.
CIVIC ADDRESS	812 CRAIGFLOWER ROAD, VICTORIA, BC V9A 2W9
PROPERTY IDENTIFICATION NUMBER (PID)	005-987-164
LEGAL DESCRIPTION	LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 5648
AUTHORITY HAVING JURISDICTION	THE TOWNSHIP OF ESQUIMALT
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

ZONING BYLAW ANALYSIS

Existing Zone RS-1	Current Zone	Proposed Data
Zone	RM-5 Multiple Residential	Site Specific Zone
Lot Area	N/A	773 m²
Total Floor Area	N/A	915 m²
Commercial Floor Area	N/A	161 m²
Floor Space Ratio	1.5 : 1 (Maximum)	1.20 : 1
Number Accessory Buildings	1 (Maximum)	0
Number Multiple Dwellings	N/A	12
Lot Coverage %	30 %	59.6% (461 m² / 773 m²)
Open Site Space %	N/A	19.4% (150 m² / 773 m²)
Height of Building Height	10 m (Maximum)	13.03 m
Storeys	3 (Maximum)	4 Storeys
Vehicle Parking	16 parking stalls (1.3 x 12 units)	8 on site parking stalls 24 stalls (owner) 6 Visitor
Bicycle Parking	N/A	

Building Setbacks - Proposed Zone RM-5

	Allowable	Proposed
Rear Yard (North)	7.5m	7.5 m
Side Yard (East)	7.5m	1.8 m
Side Yard (West)	7.5m	3.4 m
Front Yard (South)	7.5m	4.5 m

Residential Use Details

Total Number Units	N/A	12
Unit Type Breakdown	N/A	7 - 1 bdrm, 2 - 2 bdrm, 3 - 3 bdrm + den
Ground Oriented Units	N/A	2
Maximum Floor Area	86 m²	43 m²
Total Residential Floor Area	N/A	860 m²

All AREA SHOWN THIS PAGE ARE FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Area Schedule (F.S.R.)

Level	Name	Area
Level 1	Suite 1	52.3 m²
Level 1	Suite 2	45.0 m²
Level 1	Suite 3	103.1 m²
Level 1	Suite 4	55.5 m²
Level 2	Suite 5	52.3 m²
Level 2	Suite 6	45.0 m²
Level 2	Suite 7	110.0 m²
Level 3	Suite 8	52.3 m²
Level 3	Suite 9	103.4 m²
Level 4	Suite 10	52.3 m²
Level 4	Suite 11	52.7 m²
Level 4	Suite 12	103.4 m²
Grand total: 12		925.4 m²

Area Schedule

Level	Name	Area
Level 1	Cafe Patio	13.4 m²
Level 1	CIRCULATION 11	28.5 m²
Level 1	Coffee Shop	14.9 m²
Level 1	SERVICE ROOMS 11	44.7 m²
Level 2	Suite 1	52.3 m²
Level 2	Suite 2	45.0 m²
Level 2	CIRCULATION 12	52.6 m²
Level 2	Suite 3	103.1 m²
Level 2	Suite 4	55.5 m²
Level 2	Suite 5	52.1 m²
Level 2	Suite 6	45.0 m²
Level 2	CIRCULATION 13	53.4 m²
Level 3	Suite 7	110.0 m²
Level 3	Suite 8	52.7 m²
Level 3	Suite 9	103.4 m²
Level 4	CIRCULATION 14	53.4 m²
Level 4	Suite 10	109.0 m²
Level 4	Suite 11	52.7 m²
Level 4	Suite 12	103.4 m²
Roof	Roof Patio	268.6 m²
Grand total: 26		1415.5 m²

UNIT BREAKDOWN

7 - 1 BEDROOM
2 - 2 BEDROOM
3 - 3 BEDROOM + DEN

TOTAL = 12 UNITS

DP Sheet List

Sheet Number	Sheet Name
000 - General	
A0.00	Cover Sheet
100 - Site Info	
A1.00	Site Plan
A1.01	Survey Plan
A1.02	Solar Shadow Study
A1.03	3D Views
200 - Floor Plans	
A2.00	Overall Floor Plans
300 - Elevations	
A3.00	Elevations
A3.01	Special Separation
400 - Building Sections	
A4.00	Building Sections
900 - Specs	
L1	Landscape Site Plan
L2	Planting Plan for Front Garden
L3	Planting Plan for Back Garden
L4	Roof Plan

Christine Lintott Architects Inc.

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Telephone: 250 384 1969
www.christinelintott.com

Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 10, 2020

Revision

No.	Description	Date

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NOV 18 2020
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Cover Sheet

Date	2020-11-13 9:49:12 AM
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A0.00

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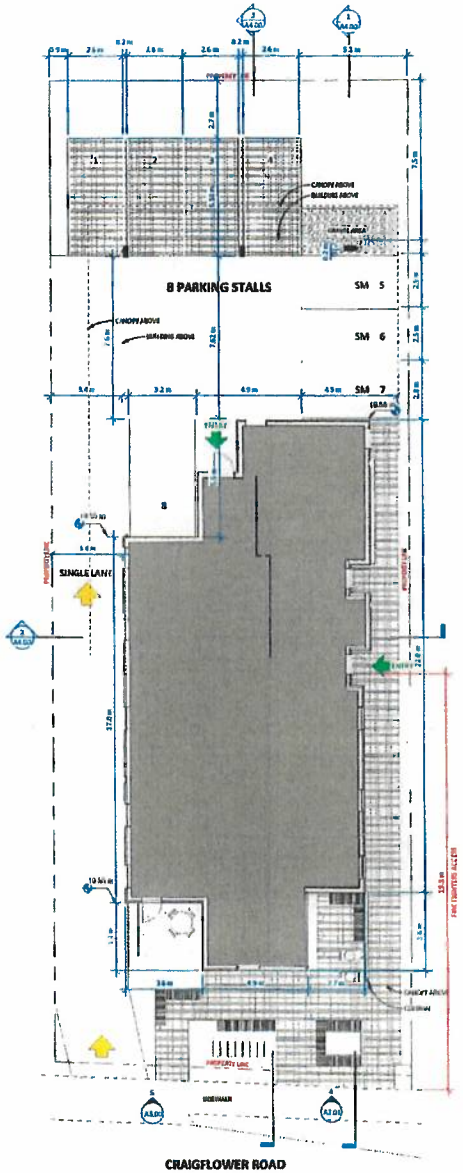
Building Code Analysis - Overview - Residential Building

GENERAL INFORMATION		
NO.	ITEM	DESCRIPTION / REFERENCE
1	PROJECT TYPE	☐ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION
2	GOVERNING BUILDING CODE	2018 BC BUILDING CODE, INCLUDING ALL AMENDMENTS
3	BUILDING CODE PART APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 — DIVISION: A ■, B ☐, C ■
4	MAJOR OCCUPANCY(ies)	A1 A2 A3 A4 B1 B2 C ■ D E F1 F2 F3
5	SPECIFIC MAJOR OCCUPANCY	☐ NO ☐ YES — MIXED USE: ☐ NON-SEPARATED ☐ SEPARATED
6	FIRE SUPPRESSION	☐ YES ■ NO
7	OCCUPANT LOAD	48
8	BUILDING AREA (m²)	1015
9	GRAND TOTAL (m²)	1015
10	BUILDING HEIGHT	4 STOREYS ABOVE GRADE; 1 STOREY BELOW GRADE; HEIGHT: 13.0 (ONE-HOUR)
11	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ☐ PROVIDED ☐ N/A
12	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ☐ PROVIDED ☐ N/A
13	MEZZANINES	☐ YES ■ NO
14	AREA OF REFUGE/RESCUE SPACE	☐ YES ■ NO
15	NUMBER OF STAIRS/EXITS	1
16	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ☐ PROVIDED ☐ N/A — Access @ Grd Unbroken ≥ 3 m from Overhangs Inc.
17	FIRE BARRIERS	☐ YES ■ NO
18	ROOF ACCESS	■ REQUIRED ☐ PROVIDED ☐ N/A — ≥ 0 Stairs; ≥ 0 Stairs
19	HANDRAIL SYSTEM	■ REQUIRED ☐ PROVIDED ☐ N/A
20	HEARING IMPAIRED/SENSORY PROVISIONS	■ REQUIRED ☐ PROVIDED ☐ N/A
21	CONTRACT CLEARANCE	☐ YES ■ NO
22	ALTERNATE METHOD OF COMPLIANCE	☐ REQUIRED ☐ PROVIDED ☐ N/A
23	ALTERNATE STANDARDS REQUIRED	☐ YES ☐ NO — SEE SECTION 9.36 PROPERTY OF UNIT CLEARING
CONSTRUCTION CLASSIFICATION (SUBSTANTIAL)	GROUP C, UP TO 4 STOREYS, SPRINKLERED	
24	CONTRACT CLEARANCE	CONTRACT: ■ REQUIRED ☐ PROVIDED ☐ N/A; ADJACENT BUILDING: ■ REQUIRED ☐ PROVIDED ☐ N/A
25	ALTERNATE FIRE SUPPRESSION METHOD	NFPA 13 & 14 (SEISMIC): 1 DESIGN ☐ INSTALLED ☐ PROVIDED; 2 DESIGN ☐ INSTALLED ☐ PROVIDED
26	BUILDING HEIGHT (# STOREYS)	4 ■ PERMITTED 4 ☐ PROVIDED
27	BUILDING AREA (m²)	1200 MAXIMUM 1015 PROPOSED



Level 1 Parking
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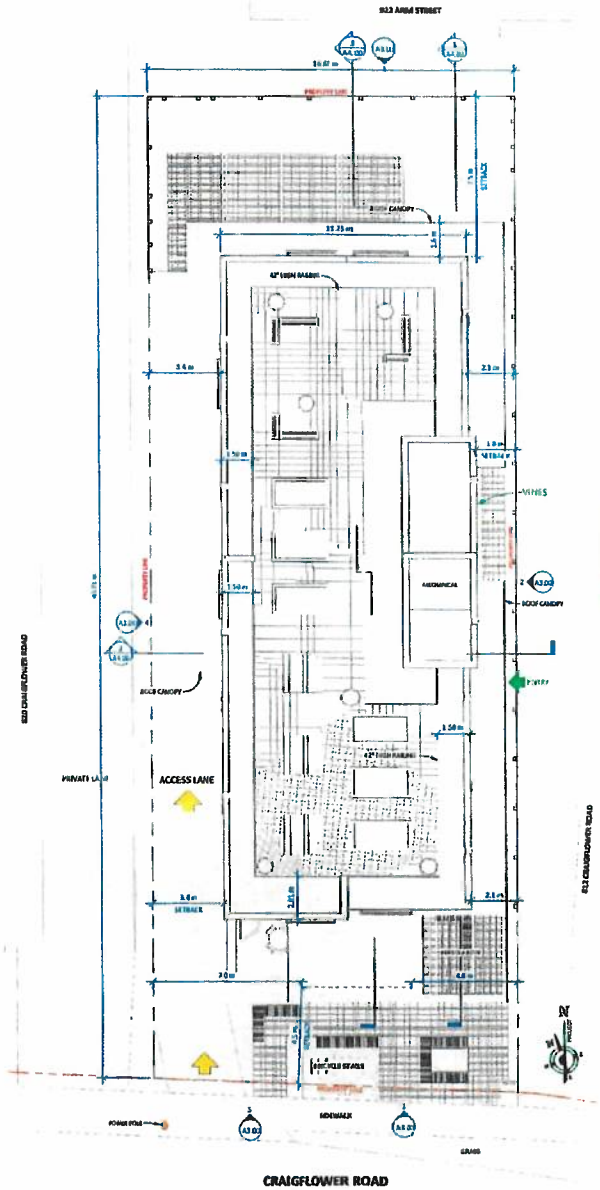

Site Plan
1 : 100

Christine Lintott Architects Inc.

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Telephone: 250 381 1964
www.lintottarchitect.ca

Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 10, 2020

Revision No.	Description	Date

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

REGISTERED ARCHITECT

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Site Plan

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A1.00

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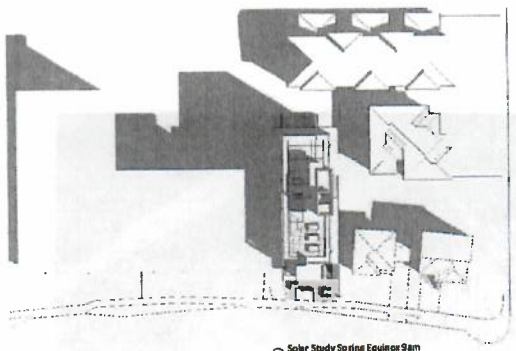

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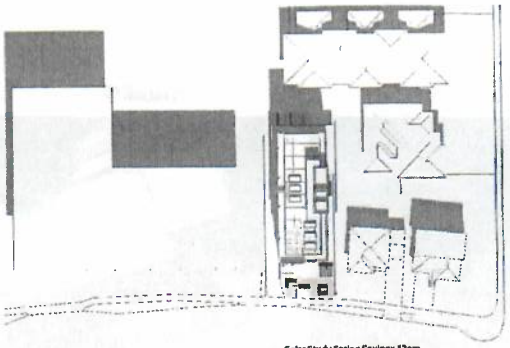

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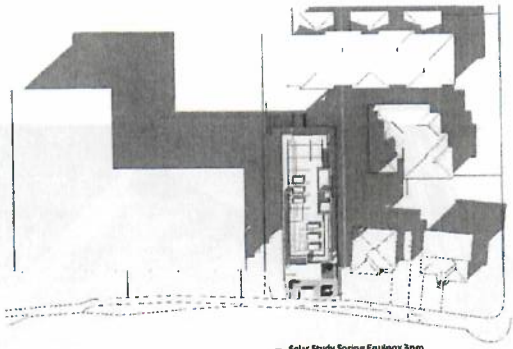

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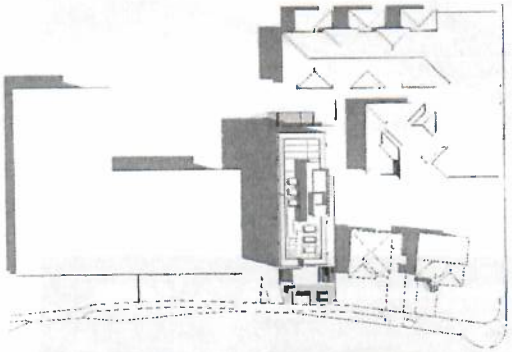

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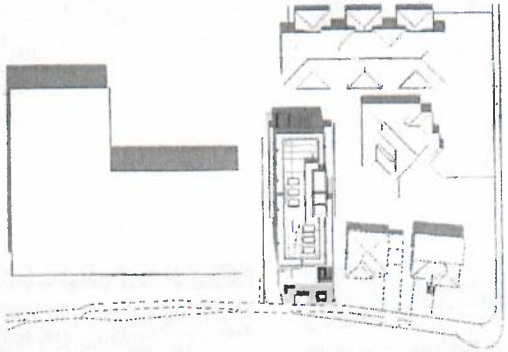

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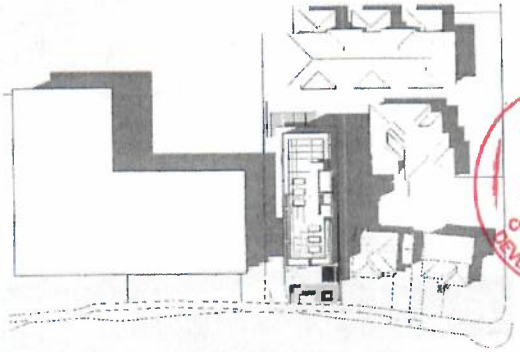

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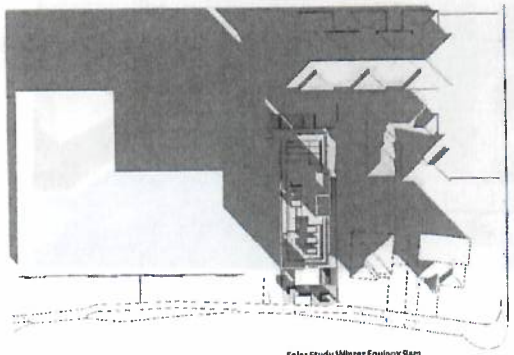

7 Solar Study Winter Equinox 9am
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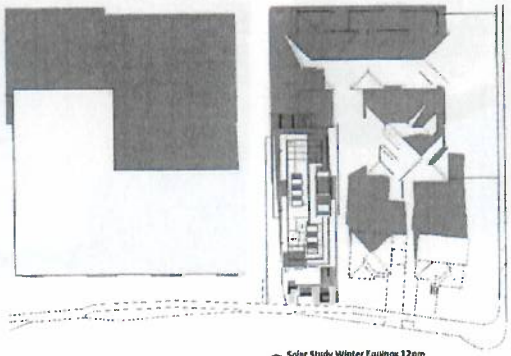

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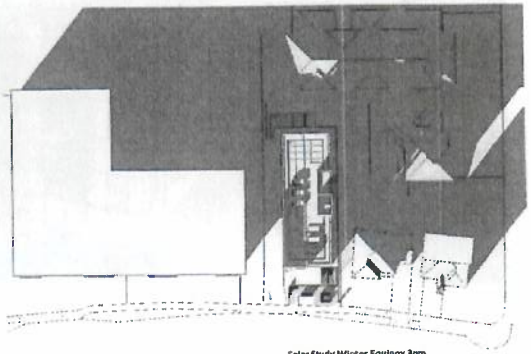

9 Solar Study Winter Equinox 3pm
1 : 500

Christine Lintott Architects Inc.

Suite 1 - [illegible] Victoria, BC V8T 1V1
Telephone: [illegible]
[illegible]

Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 16, 2020

Revision

No.	Description	Date

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DEVELOPMENT SERVICES

Consultant

Lapis Homes

812 Craigflower Rd.,
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Solar Shadow Study

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A1.02

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1 Front View 1
N/A

2 Front View 2
N/A

3 Aerial View 1
N/A

4 Aerial View 2
N/A

Christine Lintott Architects Inc.

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Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 10, 2020

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REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

3D Views

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Christine Lintott Architects Inc.

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DEVELOPMENT SERVICES

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REGISTERED ARCHITECT
BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Overall Floor Plans

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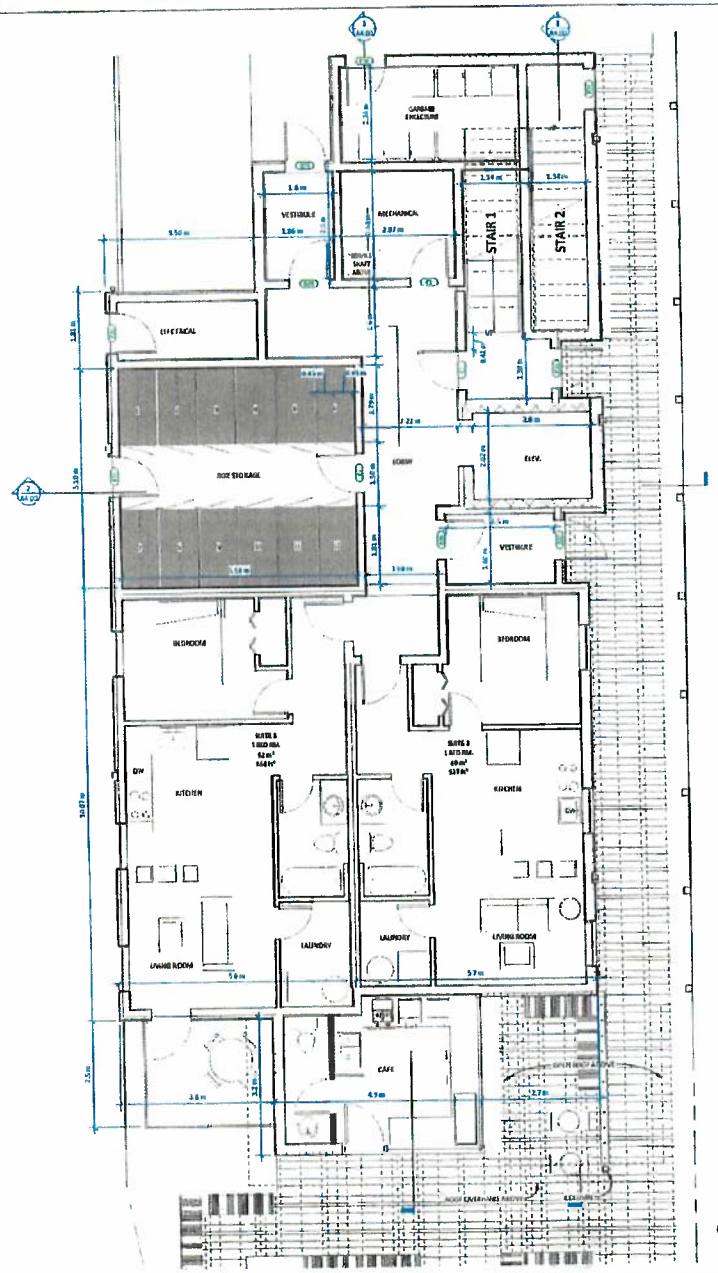

1 Level 1 Suite 1 & 2
1 : 50

Christine Lintott Architects Inc.
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Telephone 250.384.1863
www.lintottarchitects.ca

Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 10, 2020

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

REGISTERED ARCHITECT
BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Enlarged Level 1 Plan

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A2.11

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5 Street Context - North from Craigflower Rd.
1 : 200

Material Keynote Legend	
Key Value	Keynote Text
1	Metal Panel Siding
2	Powder Coated Railing (Charcoal)
3	Vinyl Windows (Charcoal)
4	Metal Scupper & Downspout (Charcoal)
5	Metal Vent Penetrations (Charcoal)
6	Pre-finished Metal Flashing (Charcoal)
7	Metal Fascia (Charcoal)
8	Vines on a Steel Wire

1 North
1 : 100

2 East
1 : 100

3 South
1 : 100

4 West
1 : 100

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Issue	Date
REZONING & D.P.	MAY 31, 2020
REZONING & D.P. RESUBMISSION	NOV 10, 2020

Revision

No.	Description	Date

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Consultant

REGISTERED ARCHITECT

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Elevations

Date	2020-11-13 9:49:44 AM
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A3.00

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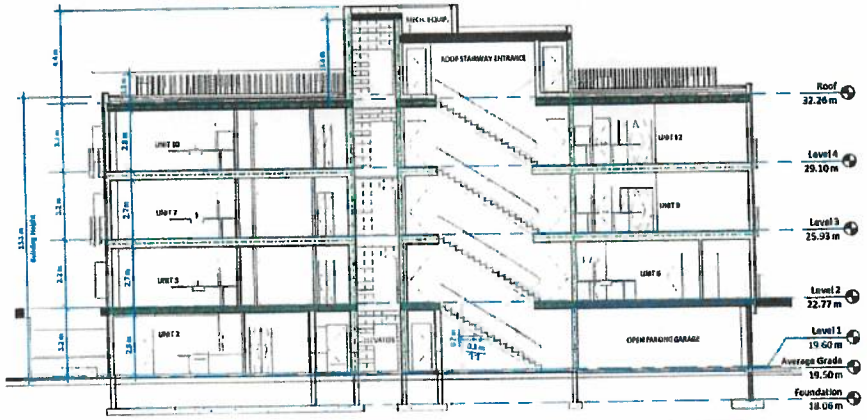
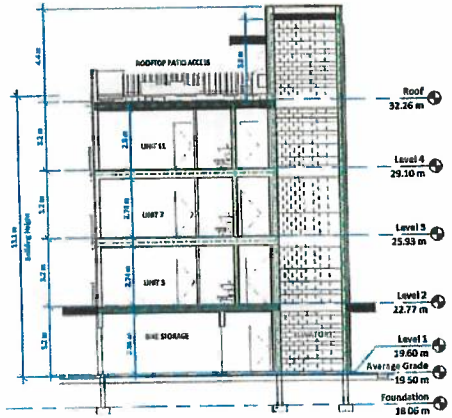
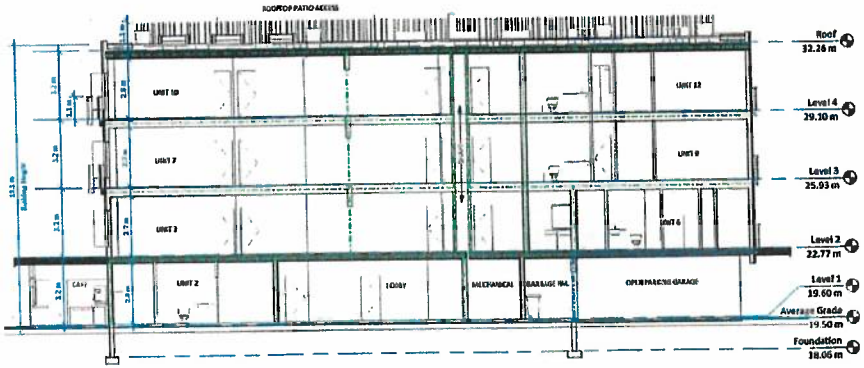


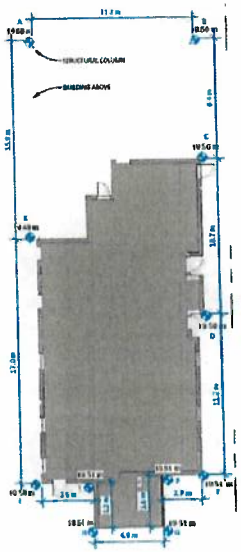
1 Building Section
1 : 100



2 Cross Section
1 : 100



3 Building Section 2
1 : 100



AVERAGE GRADE CALCULATION

A + B	((19.50 + 19.50) / 2) = 19.50	*11.23m	= 219.0	
B + C	((19.50 + 19.50) / 2) = 19.50	*8.41m	= 164.0	
C + D	((19.50 + 19.50) / 2) = 19.50	*10.81m	= 211.0	
D + E	((19.50 + 19.51) / 2) = 19.50	*11.28m	= 219.9	
E + F	((19.51 + 19.51) / 2) = 19.51	*2.20m	= 42.9	
F + G	((19.51 + 19.51) / 2) = 19.51	*1.60m	= 31.2	
G + H	((19.51 + 19.51) / 2) = 19.51	*4.90m	= 95.6	
H + I	((19.51 + 19.51) / 2) = 19.51	*3.20m	= 62.4	
I + J	((19.51 + 19.50) / 2) = 19.50	*1.60m	= 31.2	
J + K	((19.50 + 19.49) / 2) = 19.49	*17.04	= 332.0	
K + A	((19.49 + 19.50) / 2) = 19.49	*13.0m	= 253.2	
		= 90.56m	= 1764.9	
			1764.9 / 90.56 = 19.5 m	

4 Average Grade Plan
1 : 150

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DEVELOPMENT SERVICES

Christine Lintott Architects Inc.
Suite 1, 854 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.8968
www.lintottarchitects.ca

Issue	Date
REZONING & D.P.	MAY 21, 2020
REZONING & D.P. RESUBMISSION	NOV 18, 2020

Revision		
No.	Description	Date

Consultant

REGISTERED ARCHITECT CHRISTINE LINTOTT BRITISH COLUMBIA

Lapis Homes

812 Craigflower Rd.,
Victoria, B.C.

Building Sections

Date	2020-11-13 9:50:01 AM
Drawn by	Author
Checked by	Checker

A4.00

Scale: As indicated

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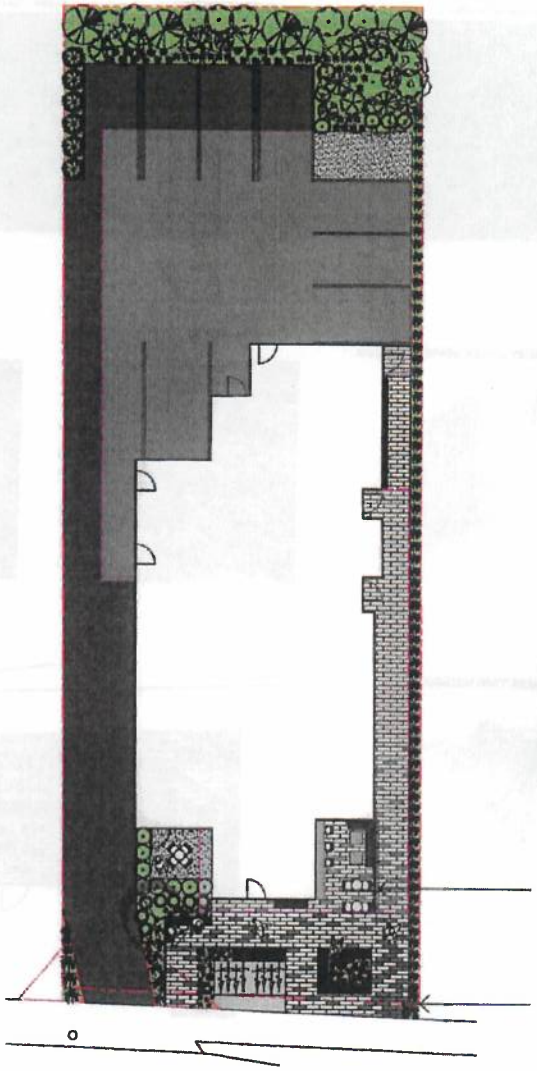
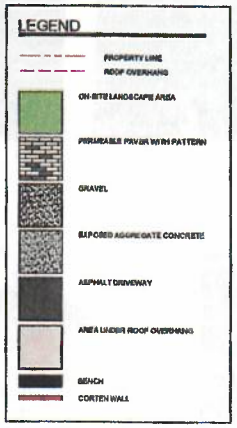
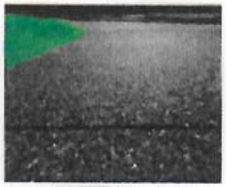




ASPHALT DRIVEWAY



EXPOSED AGGREGATE CONCRETE

PERMEABLE PAVER WITH PATTERN

VINE ON VERTICAL CABLE

APARTMENT SIGNAGE

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BIOPHILIA design collective

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812 Craigflower Rd
Victoria, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KT

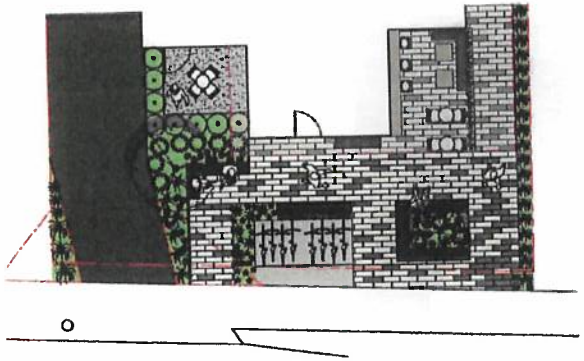
REVISIONS:

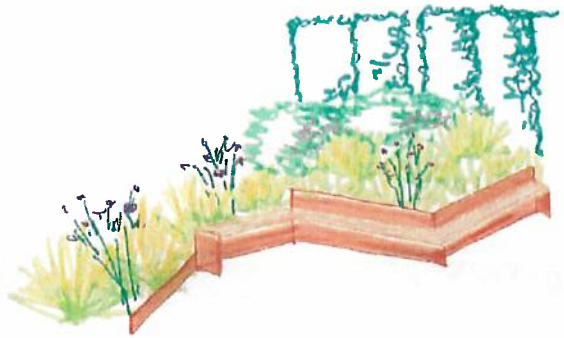
ISSUED FOR REVIEW
2020-11-03

Scale: 1:100

L1 Landscape Site Plan

DATE: November 03, 2020





CORTEN WALL WITH WOOD BENCH

VINES ON WIRE - CLIMBING HYDRANGEA

BENCH WITH SEATING
DESIGNED + BUILT BY BIOPHILIA

COFFEE SIGNAGE WITH PLANTER

ARBUTUS UNEDO

SUNBURST HONEY LOCUST

VINE MAPLE

HICKSII YEW

BRACHYGLOTTIS GREYI

JUNCUS EFFUSUS

MEXICAN FEATHER GRASS

SANTOLINA

STIPA GIGANTEA

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Bianca Bodley

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KT

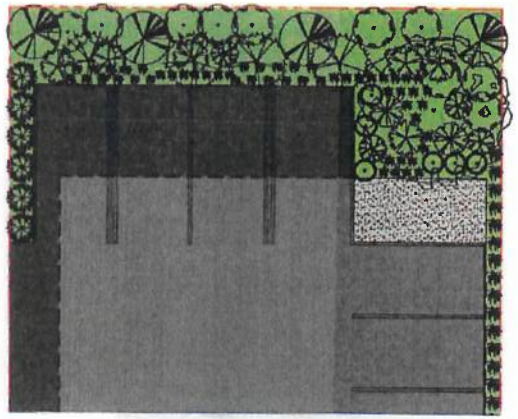
REVISIONS:

ISSUED FOR REVIEW
2020-11-03

Scale: NTS

L2 Planting Plan for Front Garden

DATE: November 03, 2020



PITTOSPORUM HEDGE

PINUS KORAIENSIS 'MORRIS BLUE'

BIG BLUE LILY TURF

DAWYCK GOLD BEECH

ACORUS GRAMINEUS 'OGON'

MEXICAN ORANGE BLOSSOM

EUONYMUS ALATUS 'COMPACTUS'

HYDRANGEA GATSBY GAL

CAREX FLACCA 'BLUE ZINGER'

PURPLETOP VERVAIN

DWARF BOXWOOD

VENUS DOGWOOD

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DESIGNED BY
Bianca Bodlay

DRAWN BY
KT

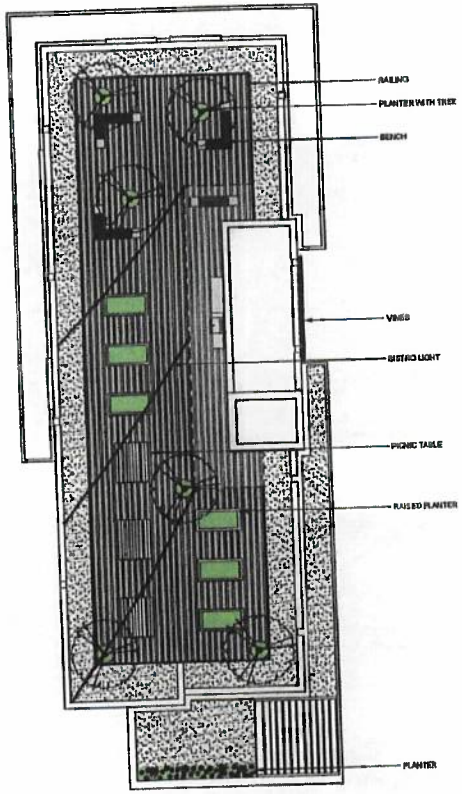
REVISIONS:

ISSUED FOR REVIEW
2020-11-03

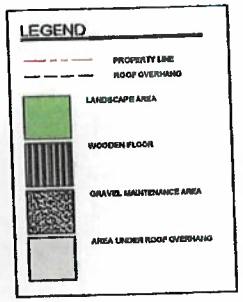
Scale: 1:100

L3 Planting Plan for Back Garden

DATE: November 03, 2020



RAISED PLANTING BED



WOOD FLOOR + PICNIC TABLE

CONCRETE AND CEDAR BENCH

BISTRO LIGHT

DECORATIVE GRAVEL BALLAST

TREE PLANTER

STYRAX JAPONICUS

BIOPHILIA design collective

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2020-11-03

Scale: 1:100

L4 ROOF PLAN

DATE: November 03, 2020

PROPOSED BUILDING POSITION UPON LOT 2, SECTION 10, ESQUIMALT DISTRICT, PLAN 5648.

0 5 15 25

Scale 1:250. All distances are in metres.

N W E S

NOTE:
Lot dimensions shown are based upon Plan VIP59660.
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 23-19 (Elev.=19.39m) and 84H0233 (Elev.=20.05m).

Proposed building positioned as per digital files received January 18, 2021 from Christine Lintott Architects Inc.

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
(19.4) Denotes geodetic elevation

PID: 005-987-164

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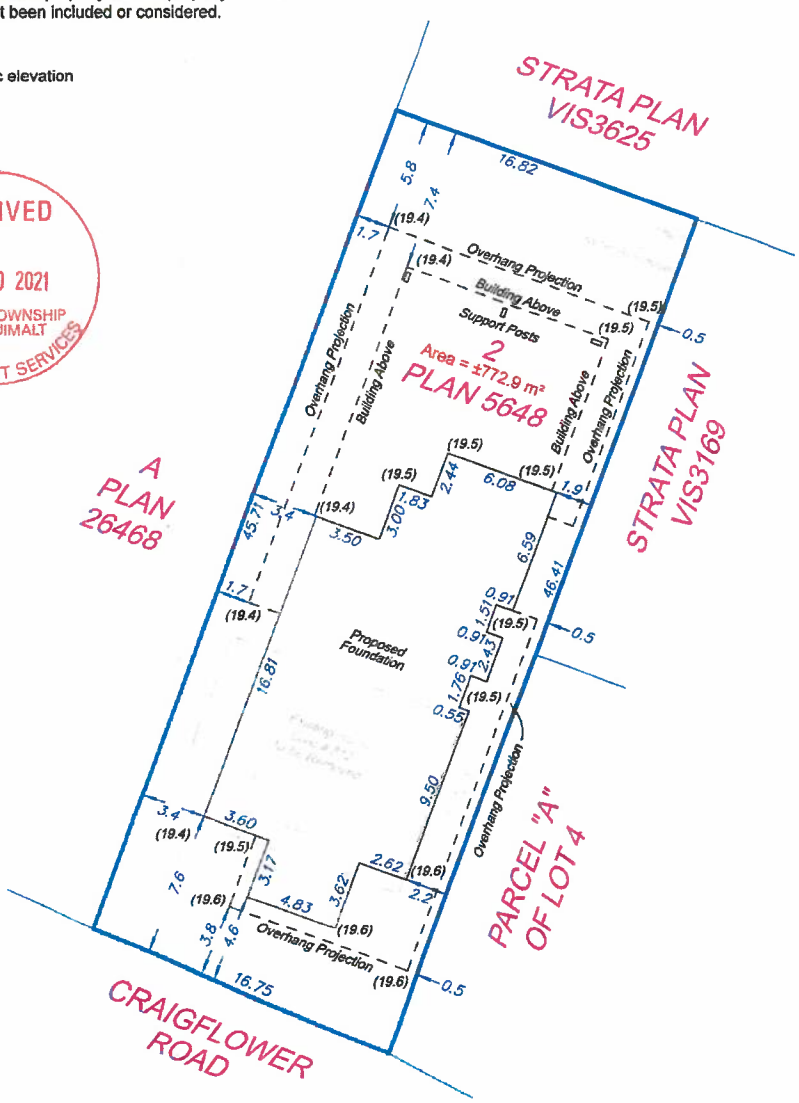

Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250-391-6708
www.summitsurveying.ca

23-JABS-LO2	Date: January 19, 2021

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