



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250-294-8153
planning@colwood.ca | www.colwood.ca

File: DP-22-024

DEVELOPMENT PERMIT DP-22-024

THIS PERMIT, issued **March 20, 2023** is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: Gablecraft RB Homes Limited Partnership
3588B Quarry Street
Victoria, BC V9C 0S4

(the "Permittee")

-
1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOTS 3 – 76 SECTION 40 AND 41 ESQUIMALT DISTRICT PLAN EPP113484
370-398 Tradewinds Avenue
3581-3604 Temperate Place
3585 to 3604 Westerly Place
3587-3617 Quarry Street
(the "Lands")

2. This Development Permit regulates the development of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the form and character considerations for 73 single-family homes and associated site improvements are consistent with the Form & Character design guidelines for "Intensive Residential" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied or supplemented by this Permit.
5. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.

6. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
7. This Development Permit authorizes the construction of 73 single-family homes with secondary suites along with any associated site works and landscaping. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

General

- 7.1. The form and character of the buildings to be constructed on the Lands shall conform to the drawings attached to this permit as schedules.

Building Features

- 7.2. Within any group of three adjacent houses on the lands, no two houses shall have the same dwelling unit design.

Signage

- 7.3. This Development Permit does not include any signage approvals.

Stormwater Management

- 7.4. Issuance of a Building Permit is subject to the City of Colwood's approval of a site-specific stormwater management plan.

Grading

- 7.5. Issuance of a Building Permit is subject to the City of Colwood's approval of a site-specific grading plan.

Landscaping

- 7.6. The design and construction of the proposed landscaping shall generally conform to the Landscape Plan examples in Schedule 5.

CONSTRUCTION MANAGEMENT CONDITIONS

- 7.7. The following best management practices shall be implemented on the construction site to minimize mud tracking from the construction site, and windblown dust:
 - 7.7.1. All construction vehicles shall leave the site at designated points. Graveling or paving (where practical) of frequently used access roads will help ensure that minimal material such as mud is tracked off-site. The access road shall consist of a bed of non-erodible coarse material (i.e. drainage gravel) of enough length and width to ensure that no site soil material (mud) is tracked offsite into adjacent municipal streets;
 - 7.7.2. Internal haul roads and/or track packs can also be designated and maintained to help reduce offsite tracking. In situations where mud tracking becomes a major problem, a high-pressure pump and hose installation may be used to provide a wash-down facility for truck wheels; Water used in the wash-down process must have sediment removed prior to it leaving the site;
 - 7.7.3. All temporary and permanent water detention facilities (i.e. sediment ponds and traps) must be constructed prior to the installation of any services on the site or the commencement of stripping and grading;

- 7.7.4. During dry conditions dust control measures shall be implemented to minimize air borne dust. Typical practices for exposed soils include providing a temporary protective cover (such as mulch or tackifier) or by temporarily consolidating the material with water or binding agents; and
- 7.7.5. Temporary structures shall be removed and properly disposed of once construction activities are complete.

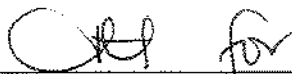
SPILL PREVENTION CONDITIONS

- 7.8. The following best management practices shall be implemented on the construction site in order to minimize the potential impact of spills:
- 7.8.1. Activities that carry a risk of materials' spills shall take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
- 7.8.2. If a spill does occur, it shall immediately be reported to the Qualified Environmental Professional and to the Provincial Emergency Program. Written notification shall follow within two weeks of the verbal report;
- 7.8.3. If a spill does occur, site personnel shall immediately take steps to stop the discharge (if possible). As quickly as possible, they shall contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;
- 7.8.4. All hydraulic systems, fuel systems and lubricating systems shall be in good repair; and
- 7.8.5. Equipment shall be inspected before commencing work. Any equipment that develops a leak shall immediately be removed from the site and repaired.

PLANS AND SPECIFICATIONS






8. The following plans and specifications are attached to and form part of this permit:
- Schedule 1 – Phase 1 & 3 Latoria South Site Plan prepared by Gablecraft Homes
 - Schedule 2 – Typical Site Plans prepared by Gablecraft Homes
 - Schedule 3 – Elevation drawings prepared by Gablecraft Homes
 - Schedule 4 – Colour and Materials prepared by Gablecraft Homes
 - Schedule 5 – Landscape Plan Examples
 - Schedule 6 – Grading Plans prepared by On Point Project Engineers

ISSUED ON THIS 20 DAY OF MARCH 2023.



Robert Earl
Chief Administrative Officer

SCHEDULE 1

KEY	PRODUCT TYPE	LOT COUNT	AVAILABLE MODELS
	30FT LANED	13	HENDON, PRESTON
	33FT LANED	18	SHELTON, WESTWICK, DENTON
	32FT FDG	3	TBD
	36FT FDG	40	LINCOLN, MARKHAM, NEVILLE, SHEFFIELD, BURWICK
	HIGH EXPOSURE CORNER LOT		



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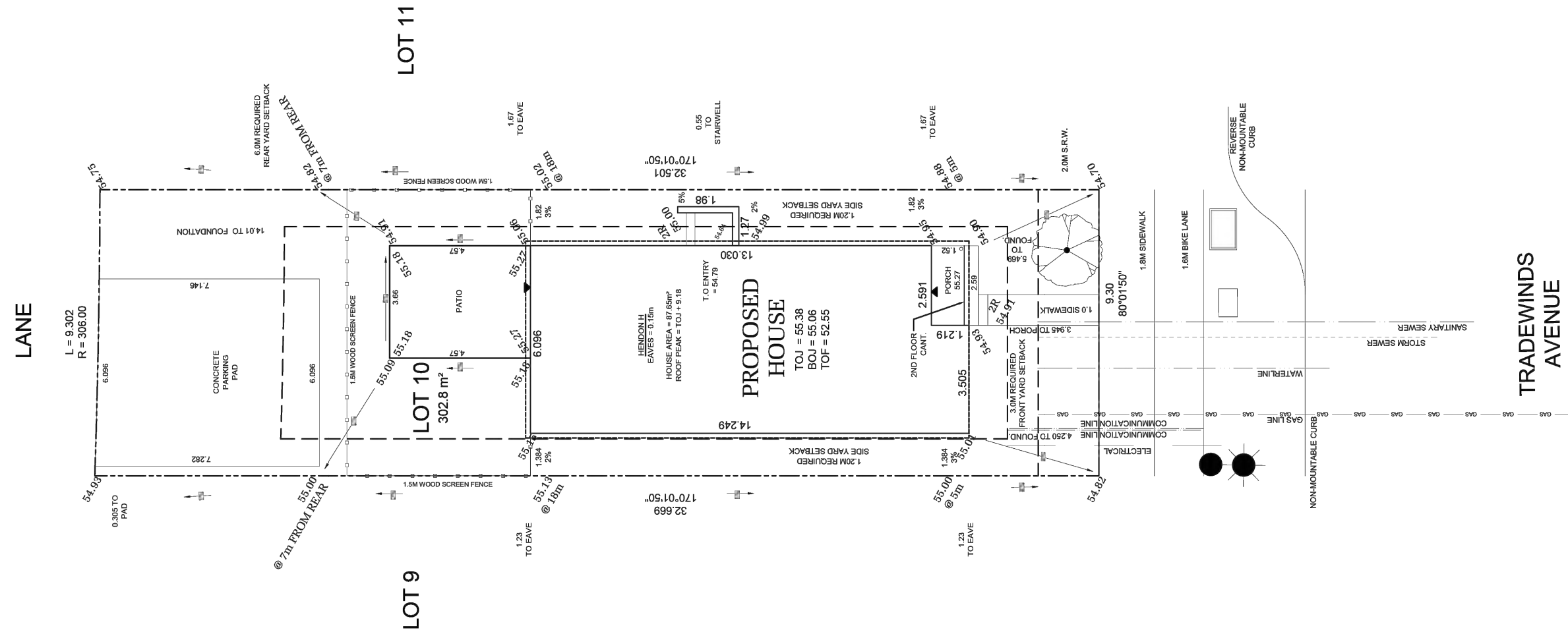
AREA MAP

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

SHEET NUMBER
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SCHEDULE 2



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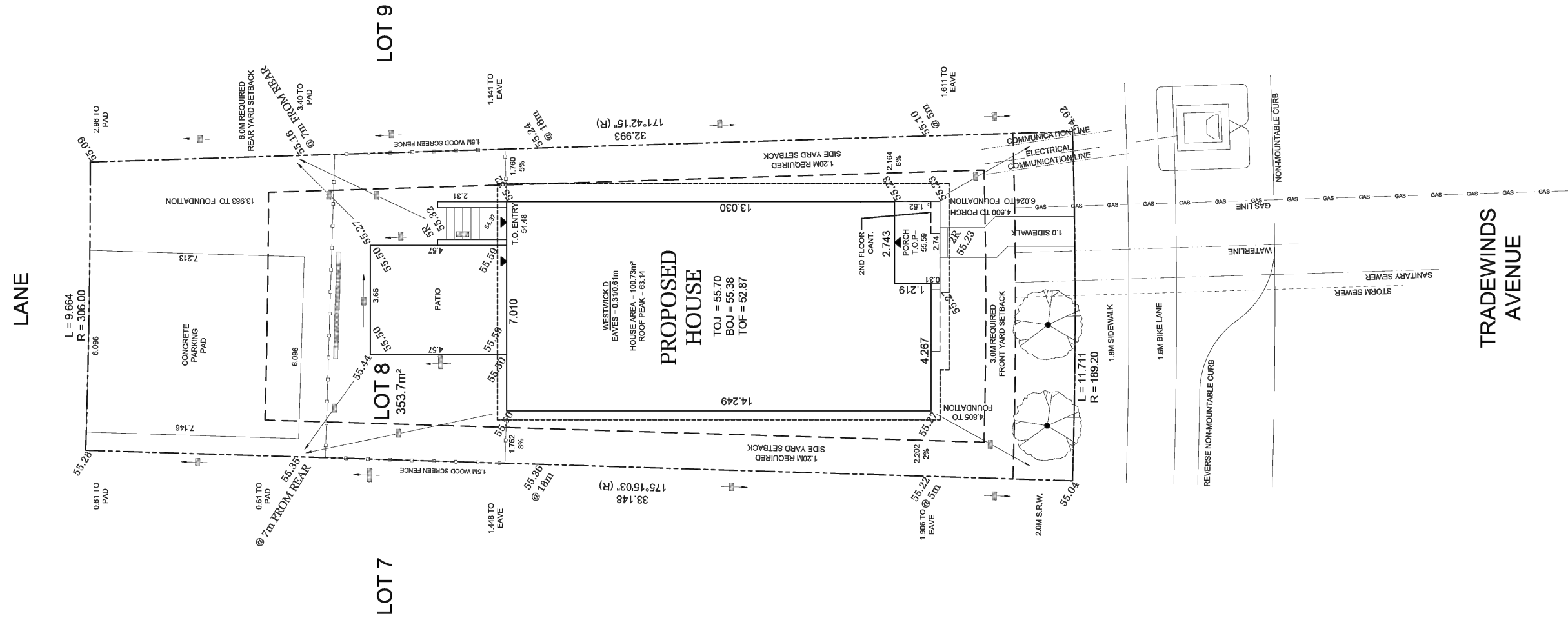
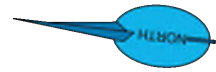
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30FT LANED SITE PLAN EXAMPLE

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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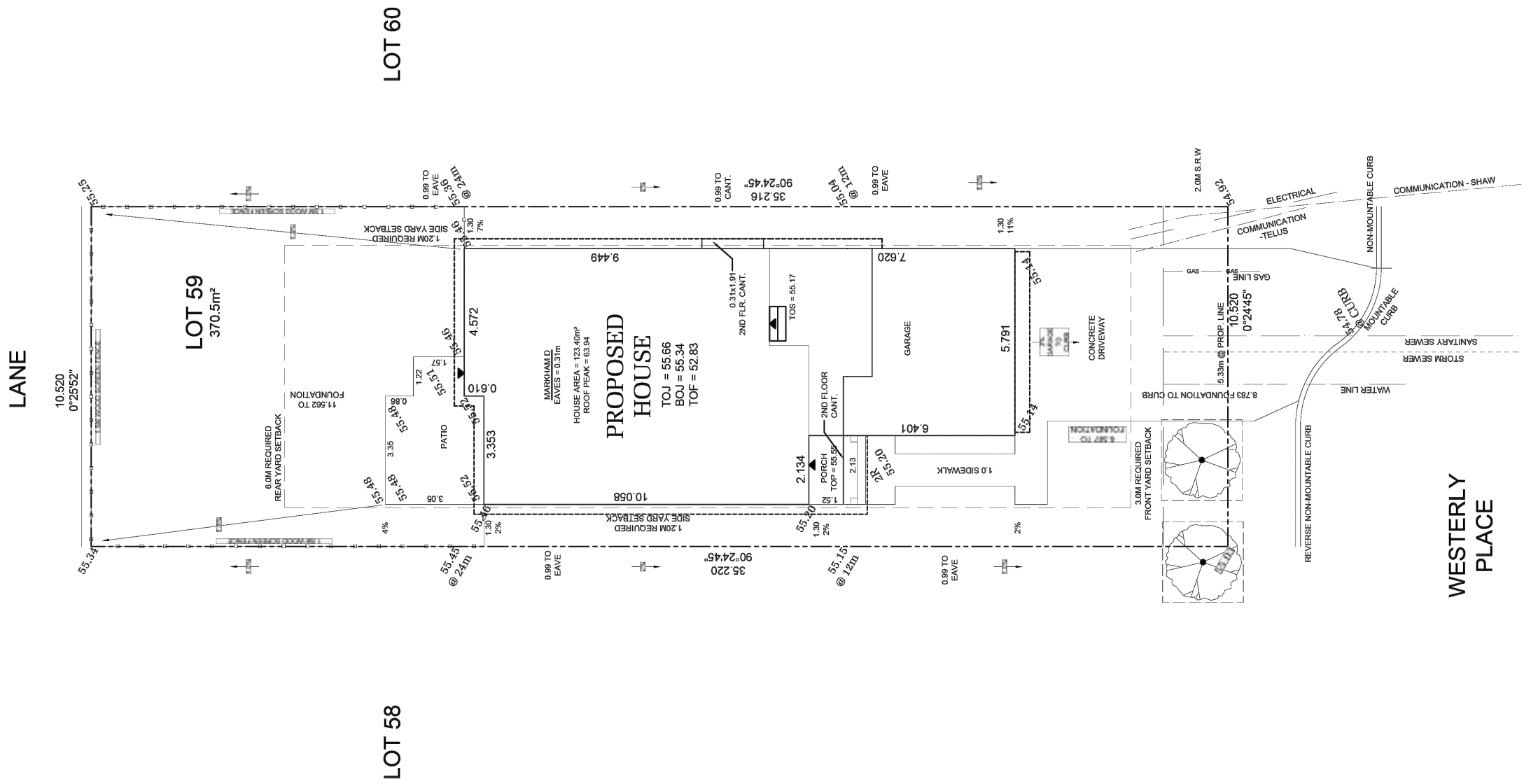
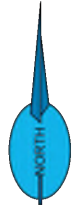
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33FT LANED SITE PLAN EXAMPLE

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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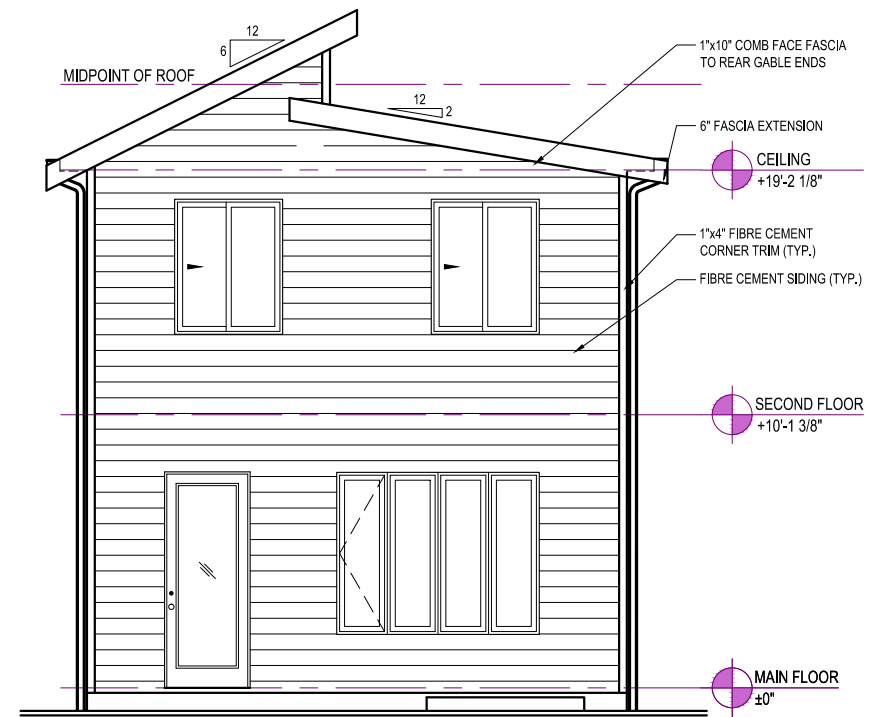
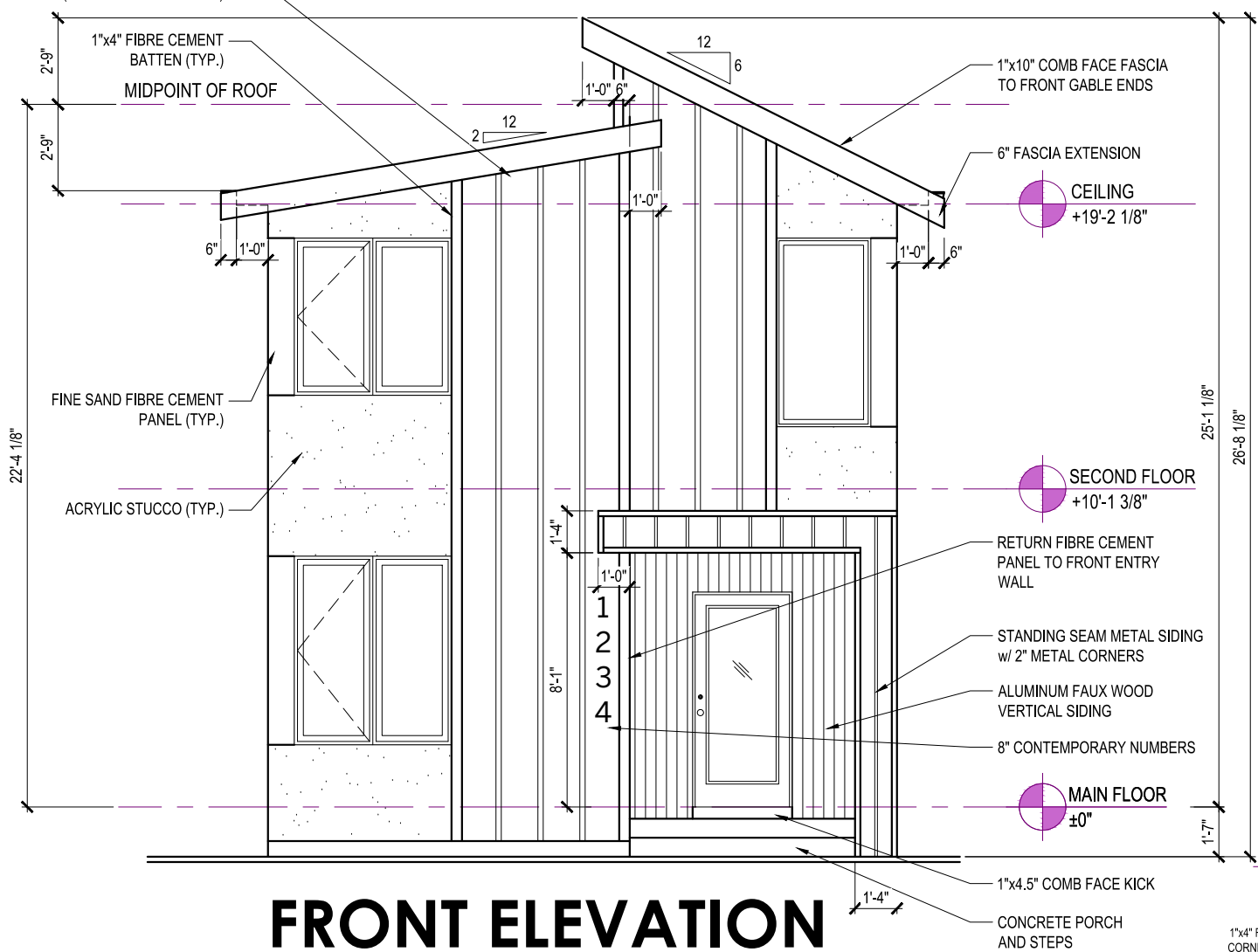
36FT FDG SITE PLAN EXAMPLE

PHASE 1 & 3
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FORM AND CHARACTER DP

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P10.03

SCHEDULE 3



HENDON D

TRANSITIONAL MODERN

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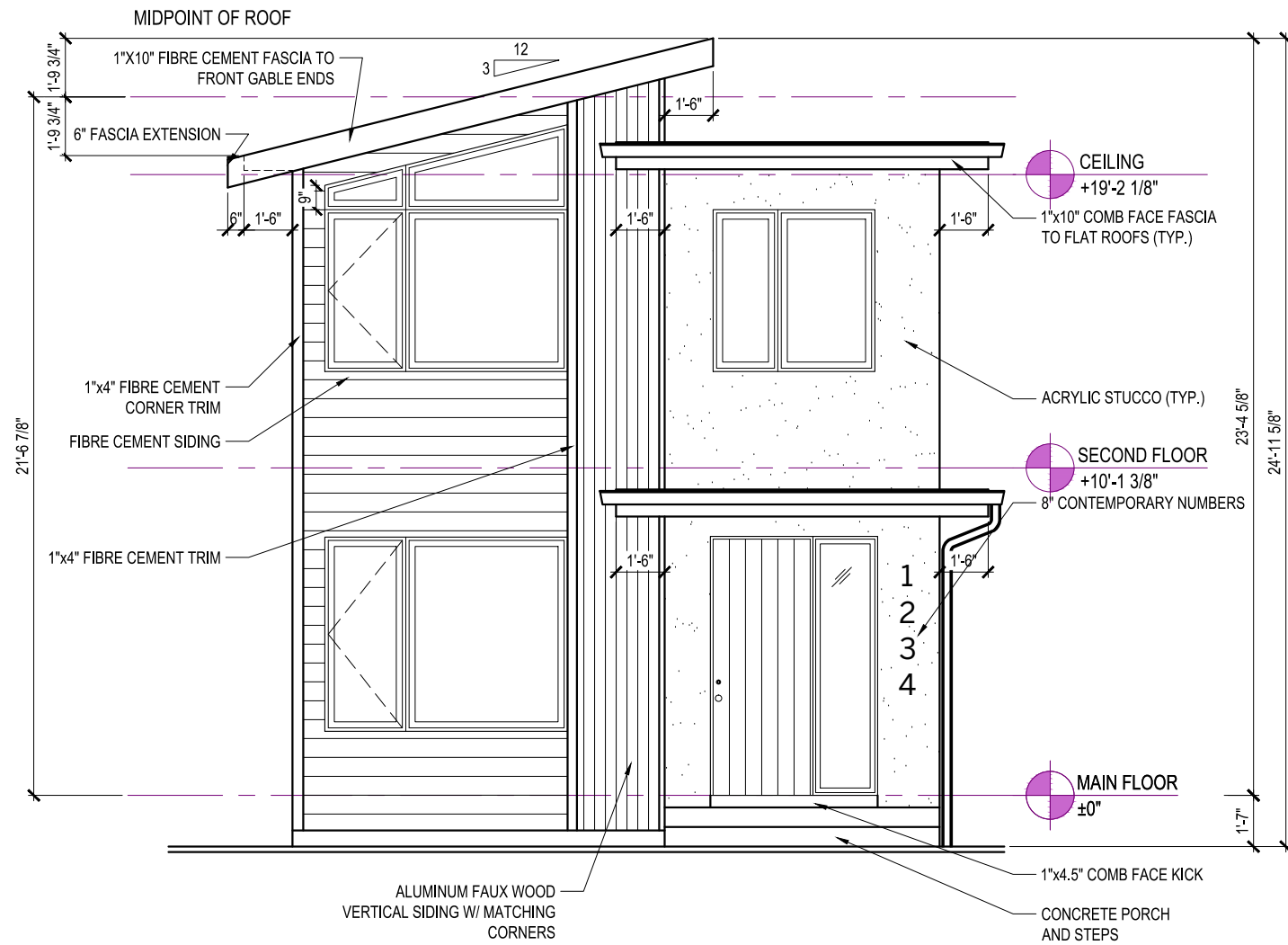
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HENDON D
30FT LANED PRODUCT

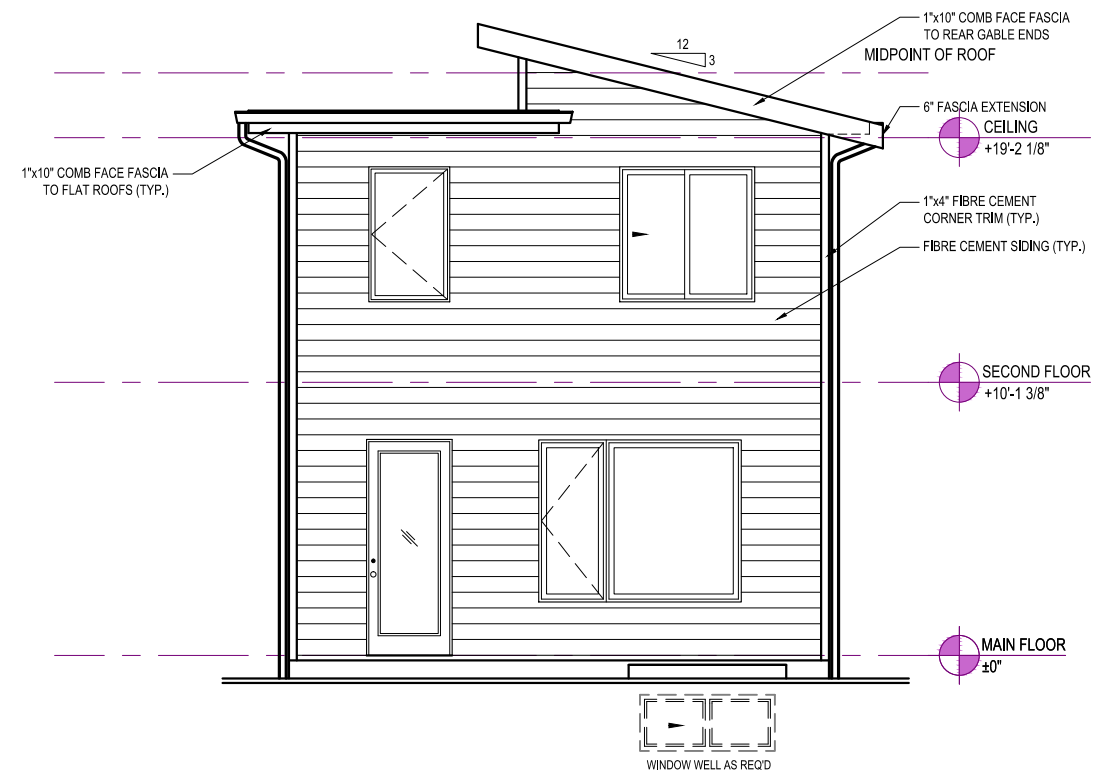
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

HENDON E

WEST COAST MODERN

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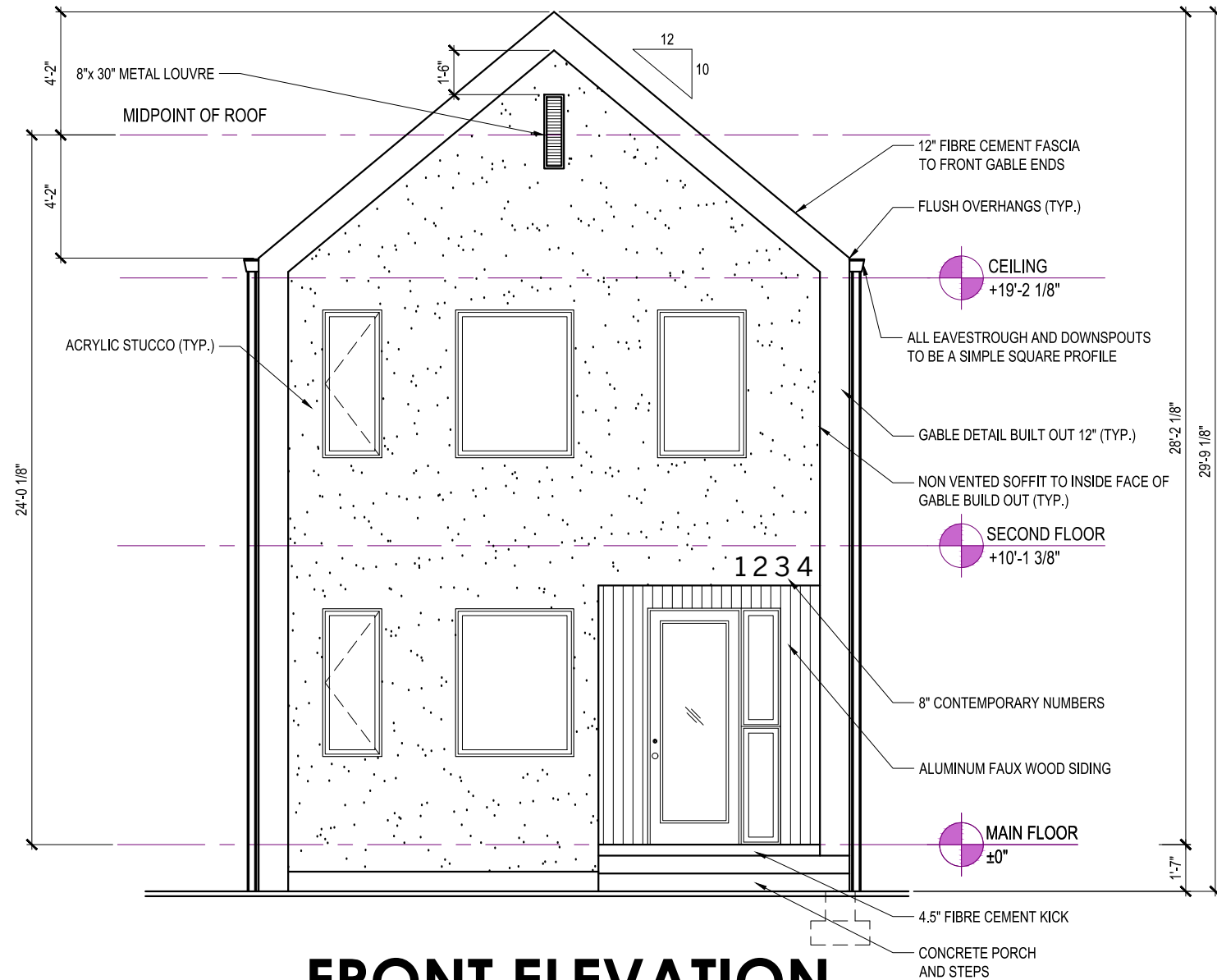
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HENDON E
30FT LANED PRODUCT

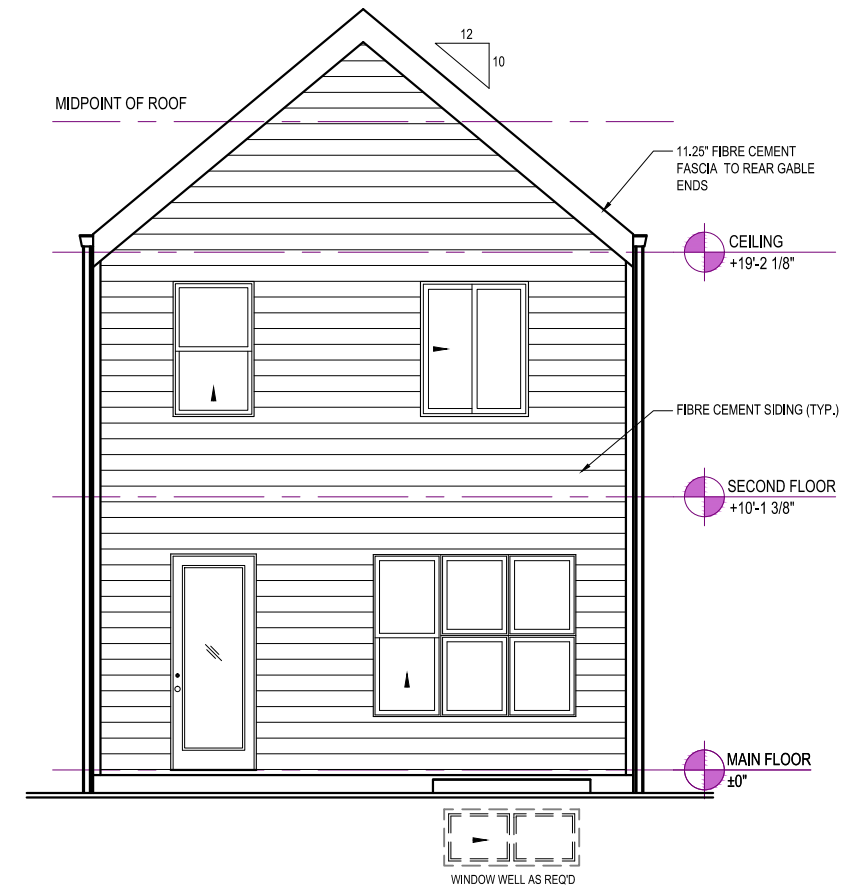
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A20.02



FRONT ELEVATION



REAR ELEVATION

HENDON F

SCANDINAVIAN MODERN

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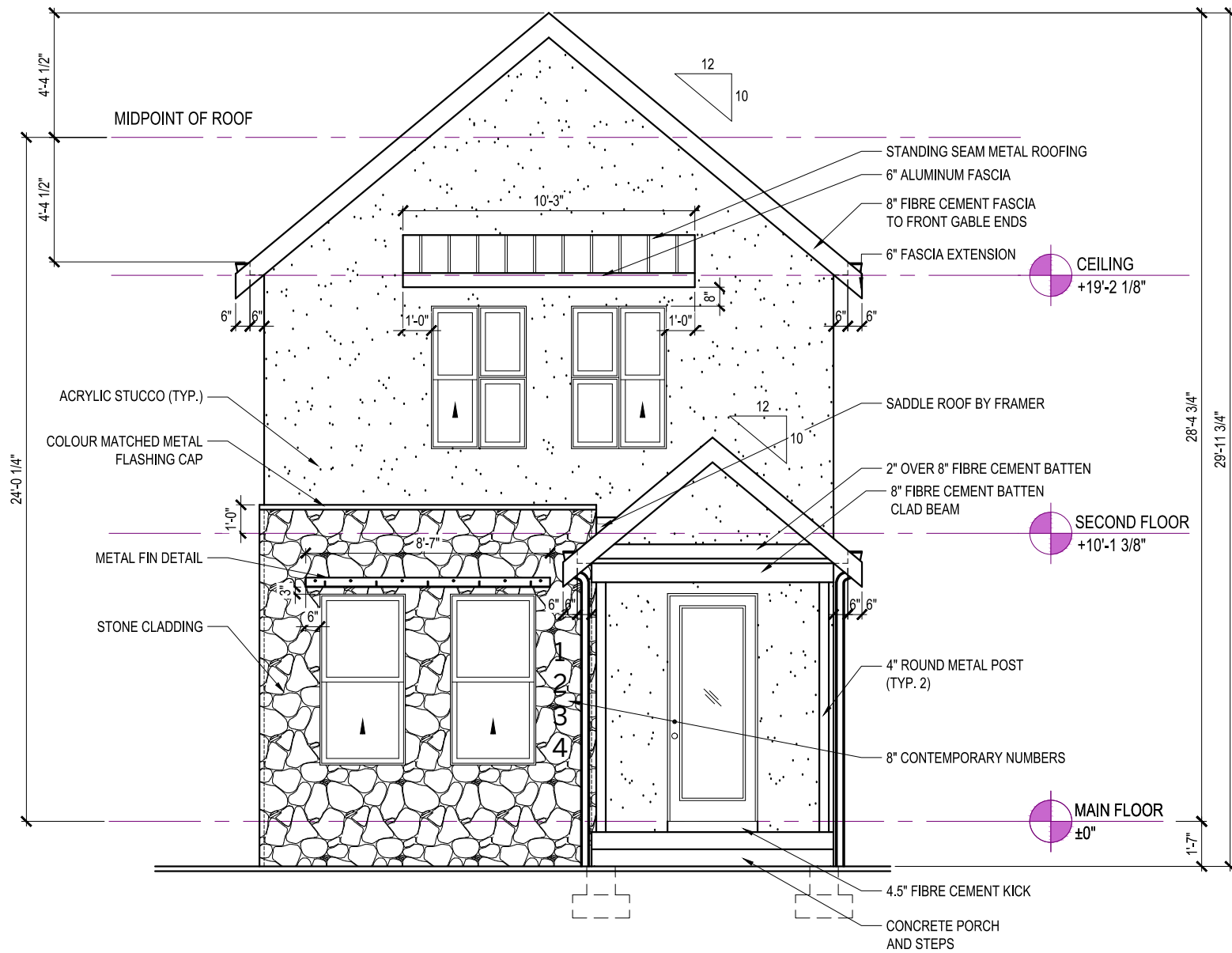
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HENDON F
30FT LANED PRODUCT

PHASE 1 & 3
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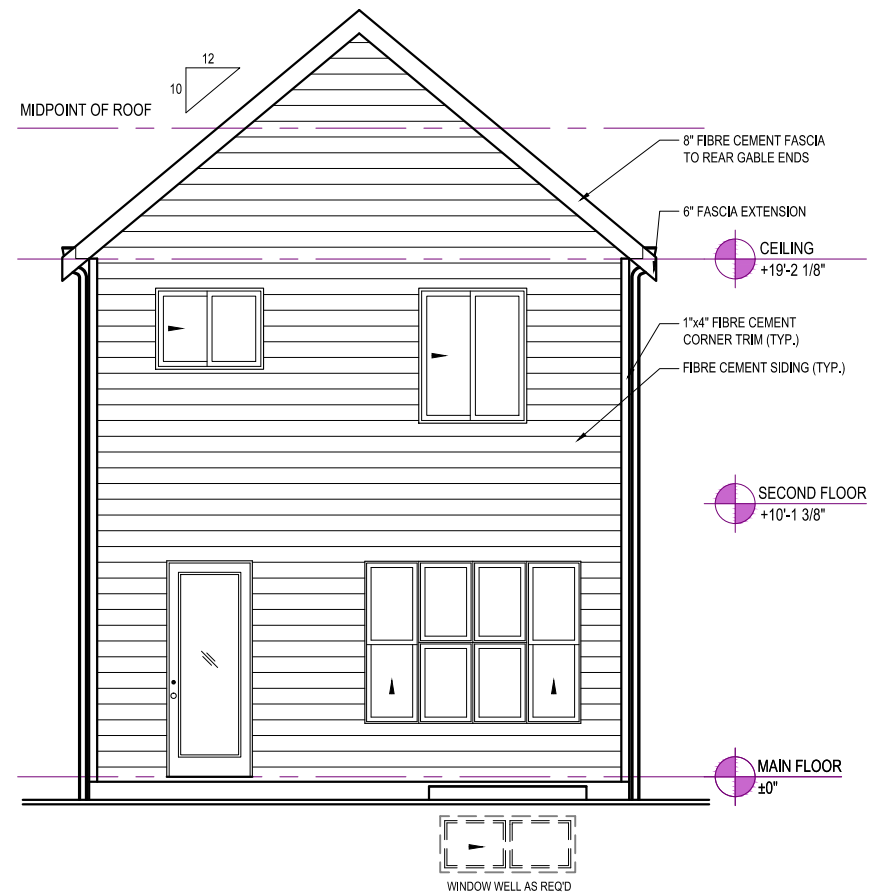
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FRONT ELEVATION

HENDON G

MODERN TRADITIONAL



REAR ELEVATION

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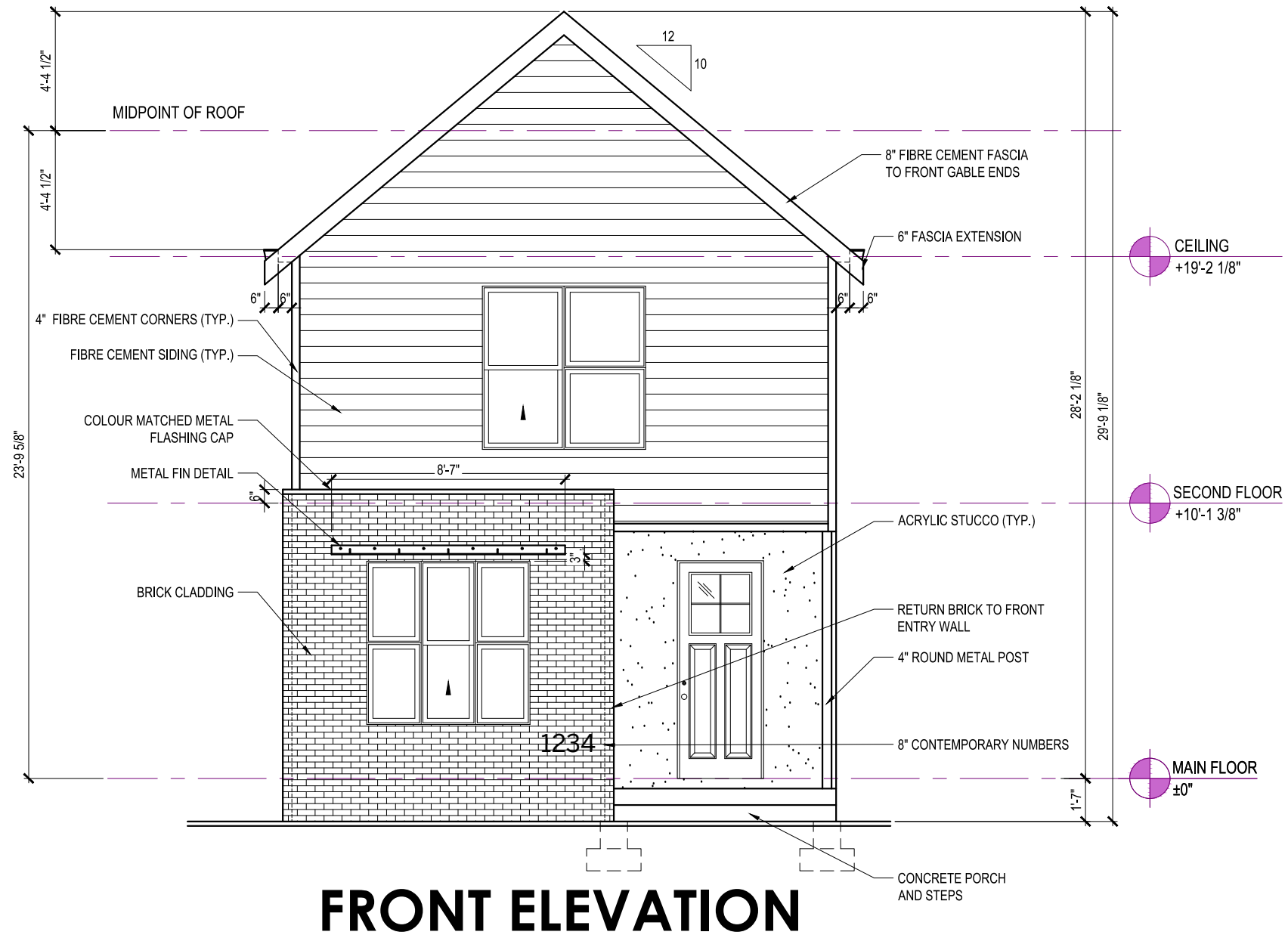
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HENDON G
30FT LANED PRODUCT

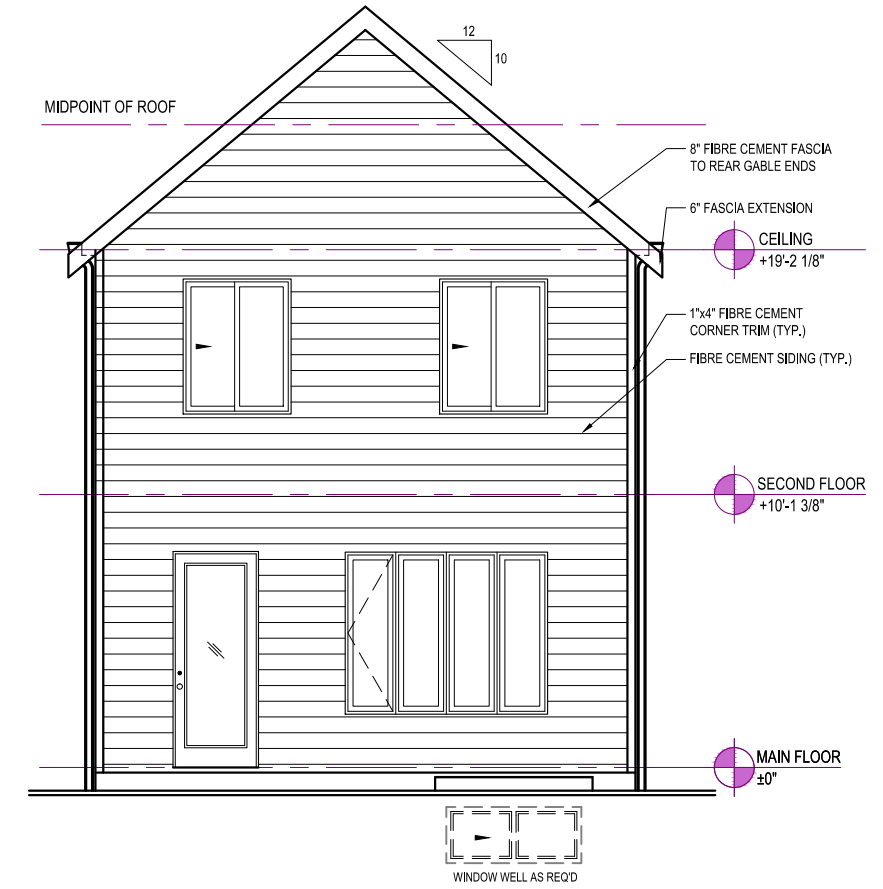
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

HENDON H

TRANSITIONAL MODERN



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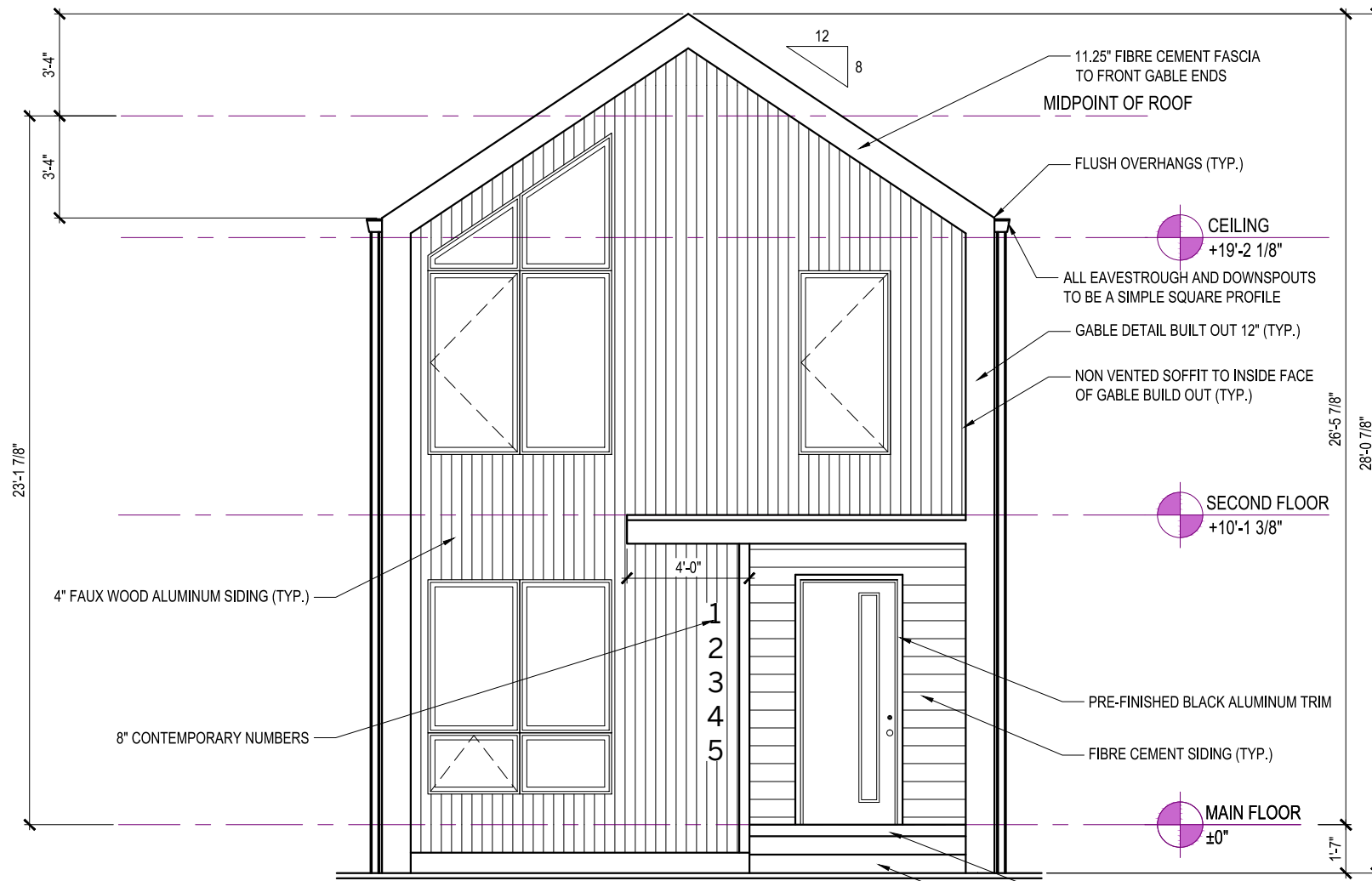
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HENDON H
30FT LANED PRODUCT

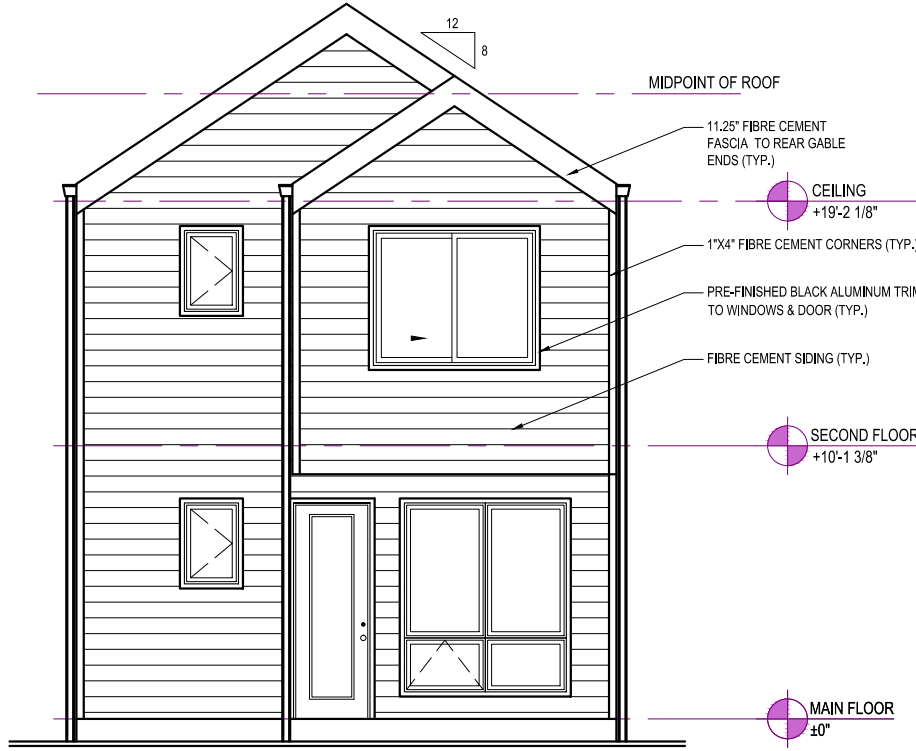
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FORM AND CHARACTER DP

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A20.05



FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

PRESTON D
SCANDINAVIAN MODERN



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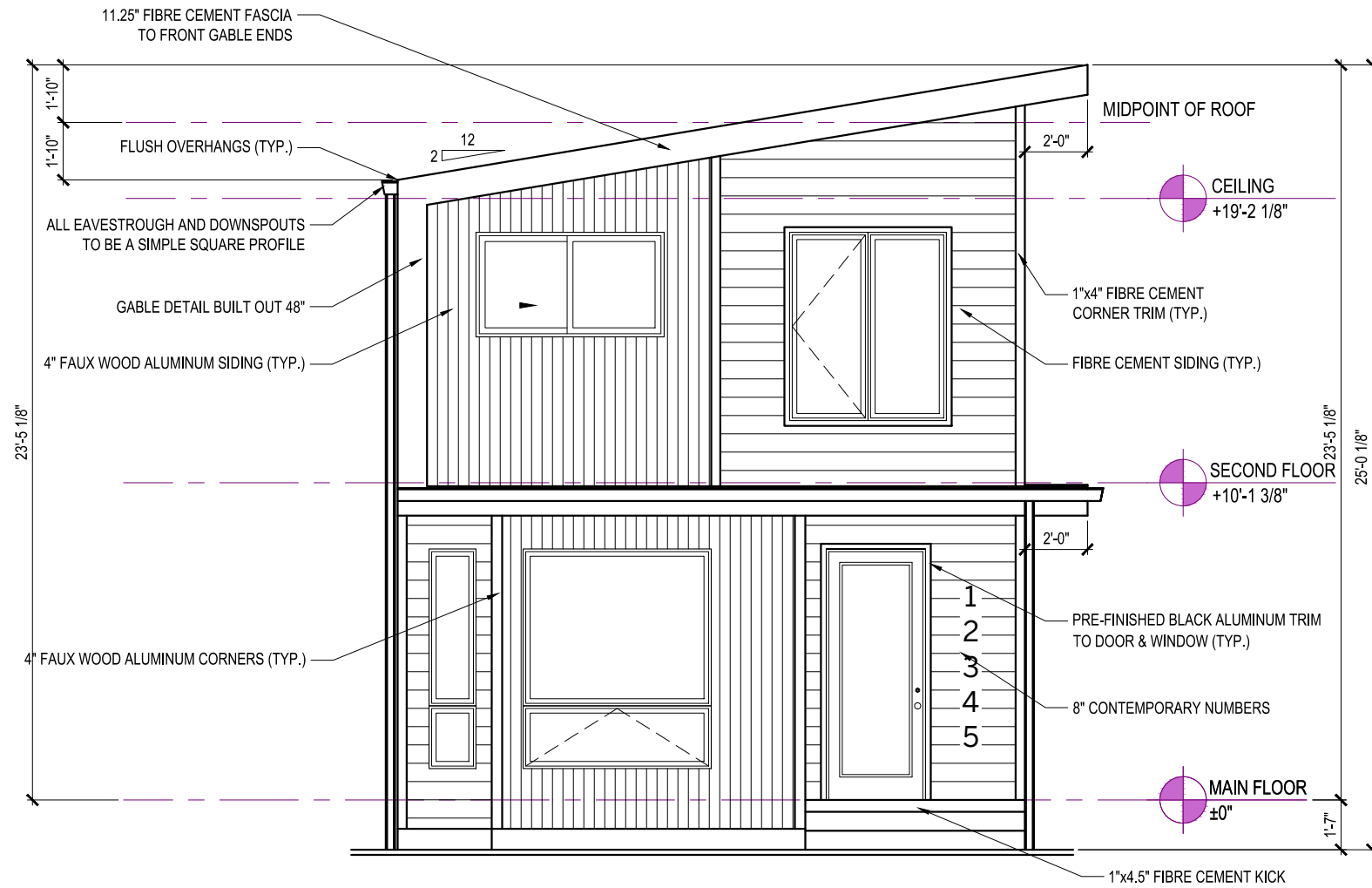
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PRESTON D
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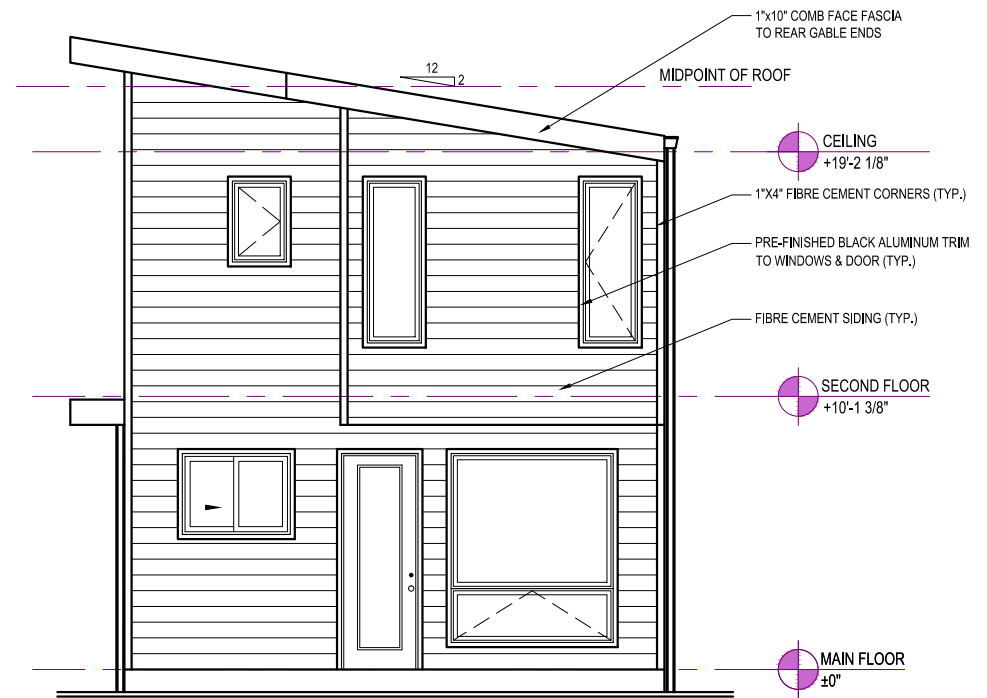
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A20.06



FRONT ELEVATION



REAR ELEVATION

PRESTON E

WEST COAST MODERN

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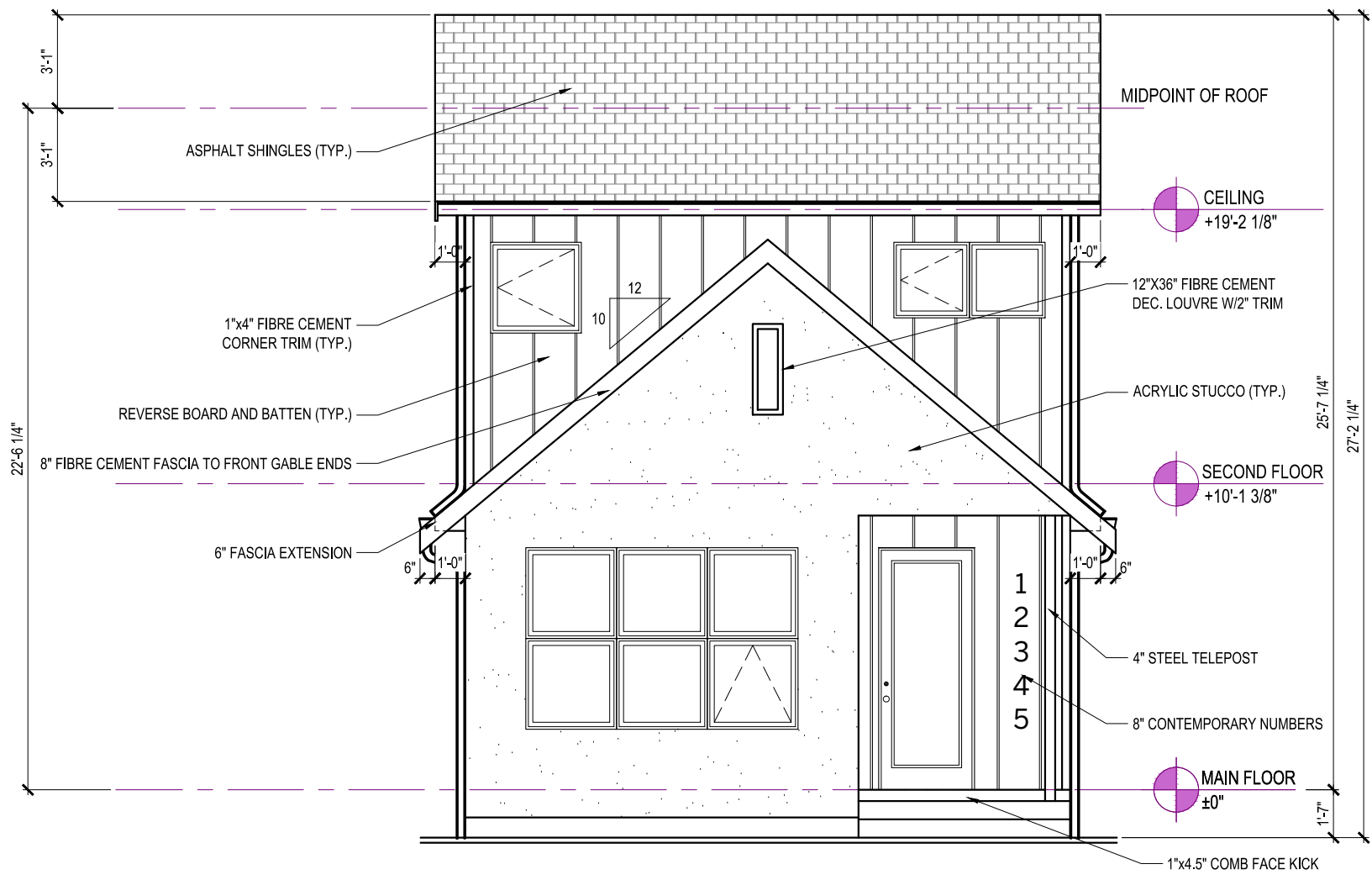
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PRESTON E
30FT LANED PRODUCT

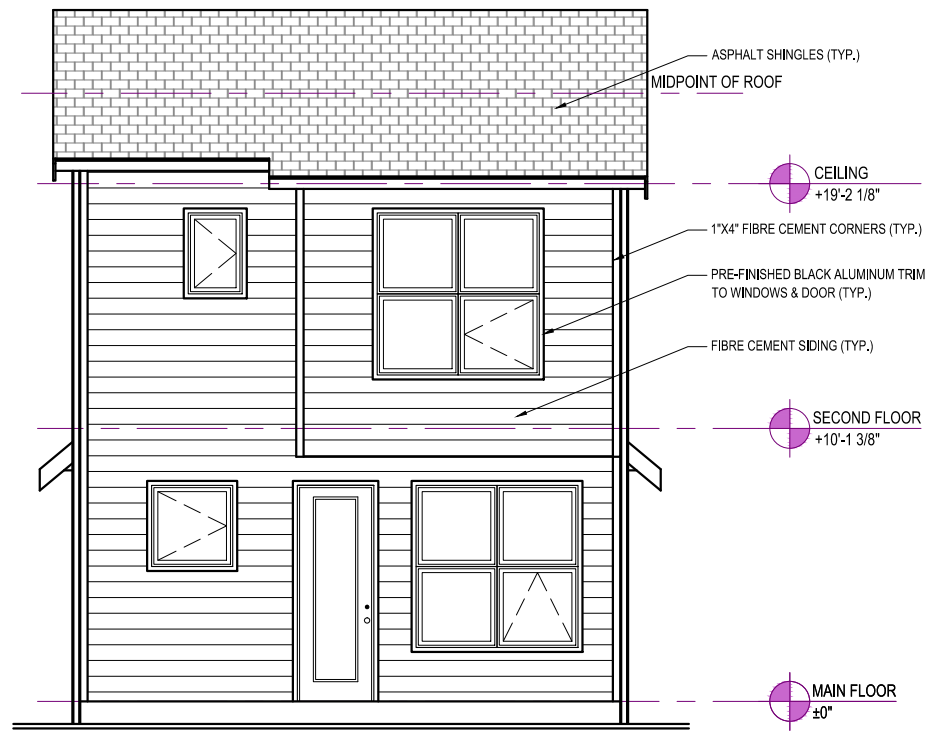
PHASE 1 & 3
LATORIA SOUTH
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A20.07



FRONT ELEVATION



REAR ELEVATION

PRESTON F

MODERN TRADITIONAL



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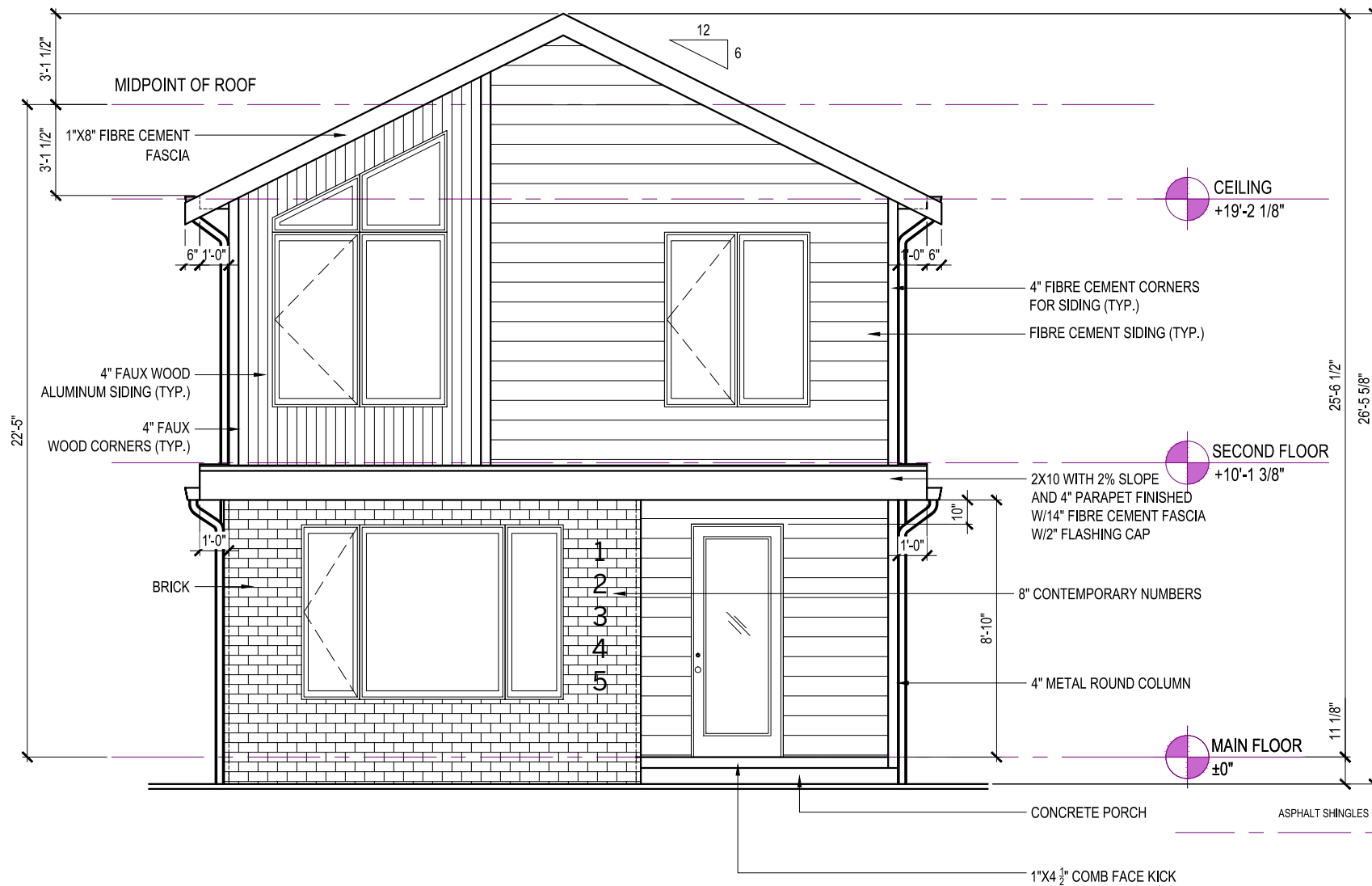
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PRESTON F
30FT LANED PRODUCT

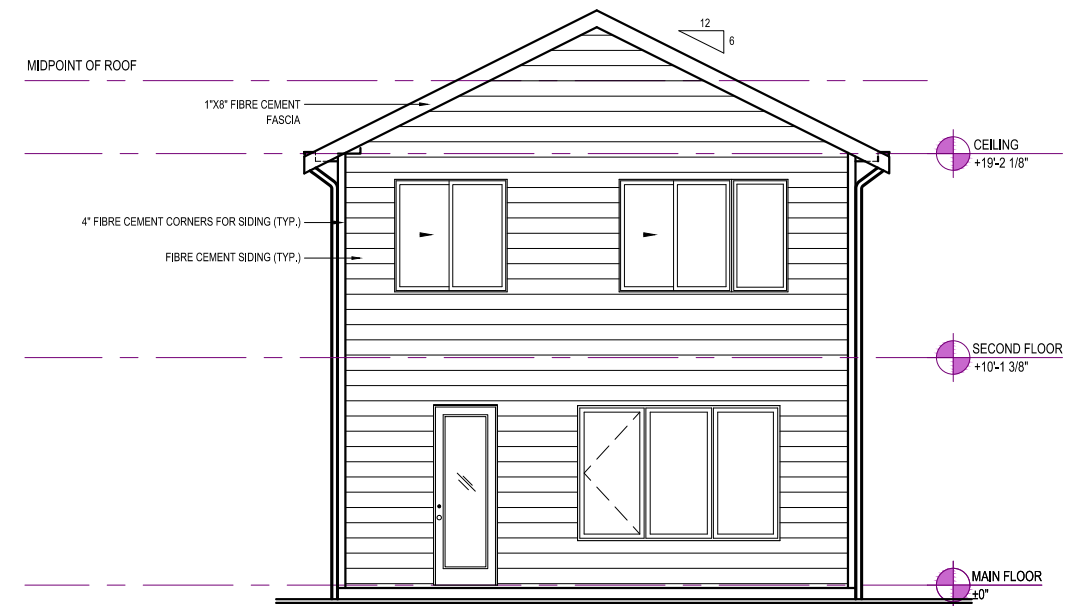
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LATORIA SOUTH
FORM AND CHARACTER DP

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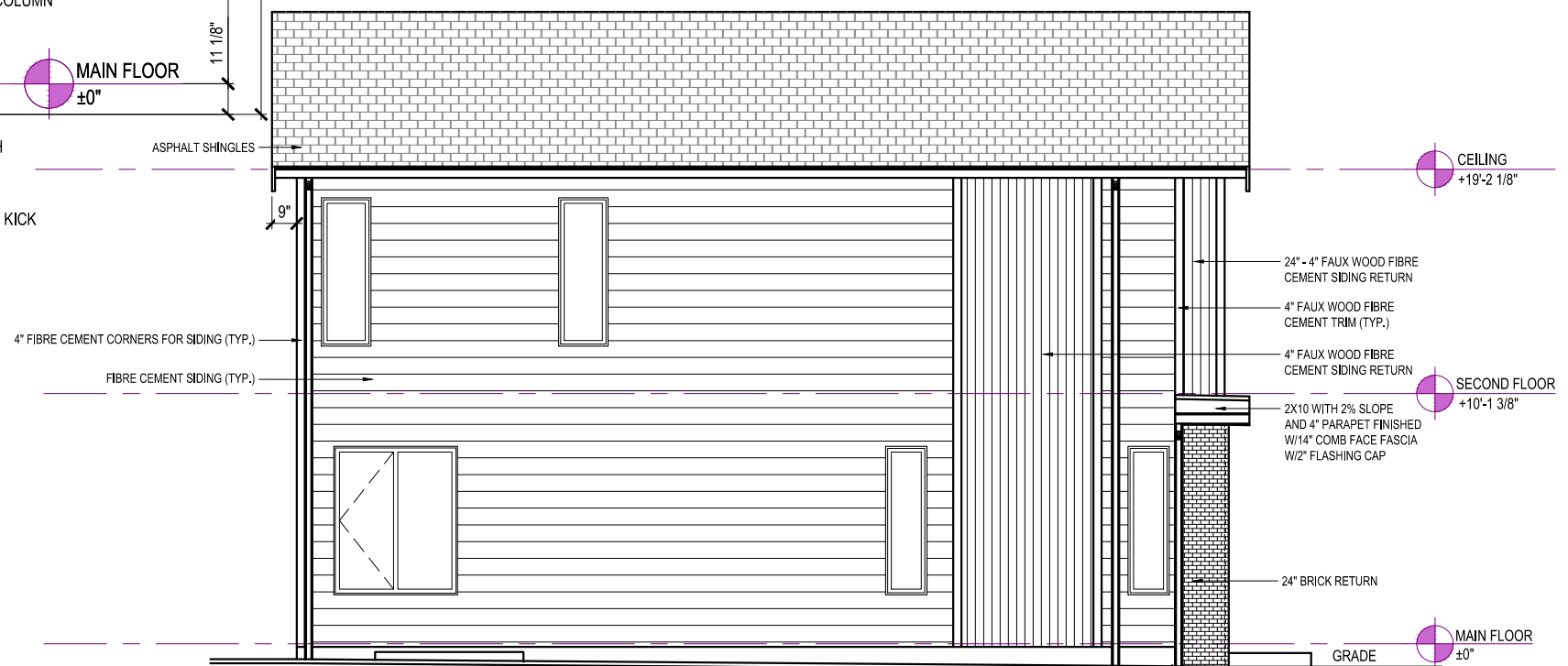
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FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

SHELTON D

TRANSITIONAL MODERN

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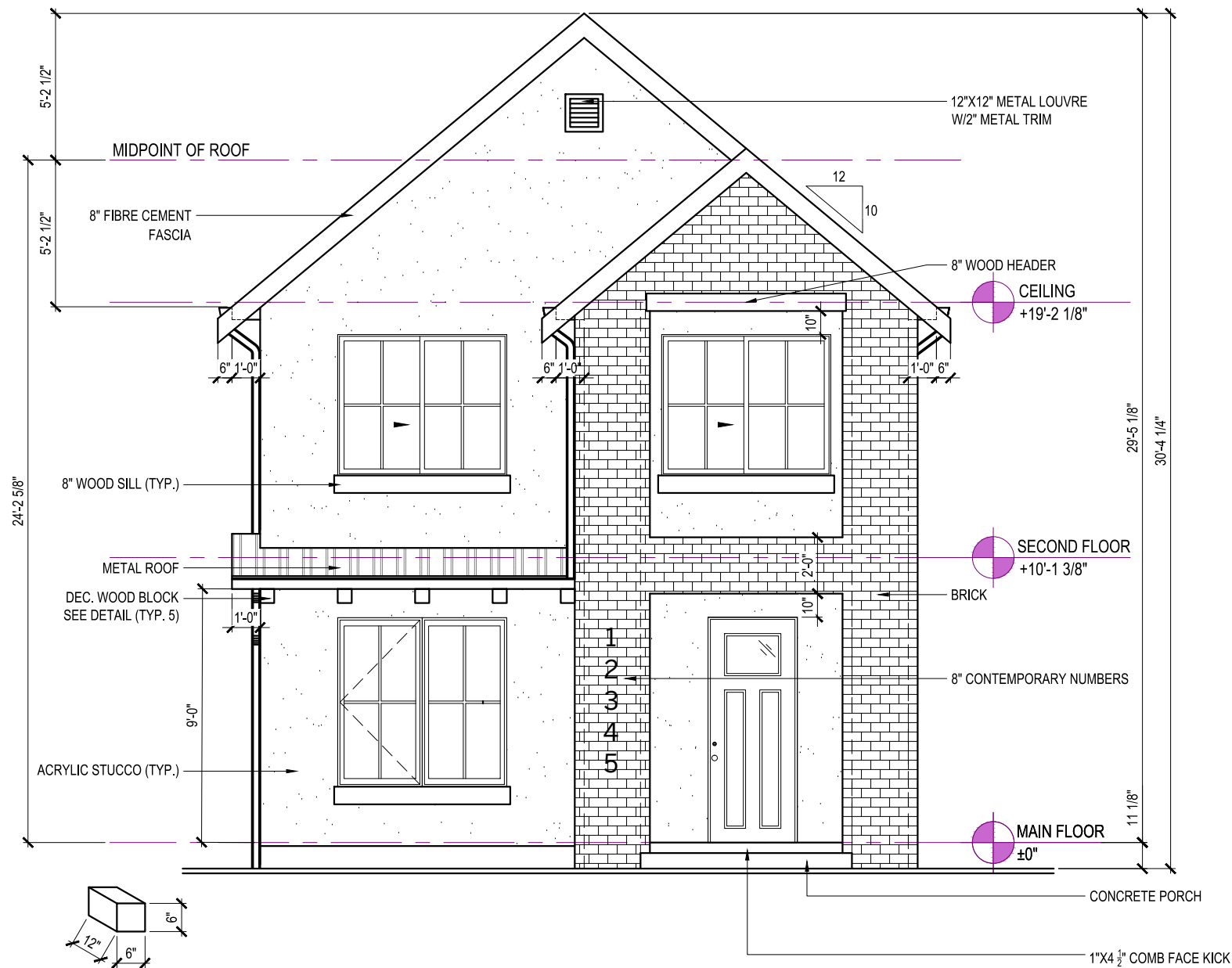
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SHELTON D
33FT LANED PRODUCT

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

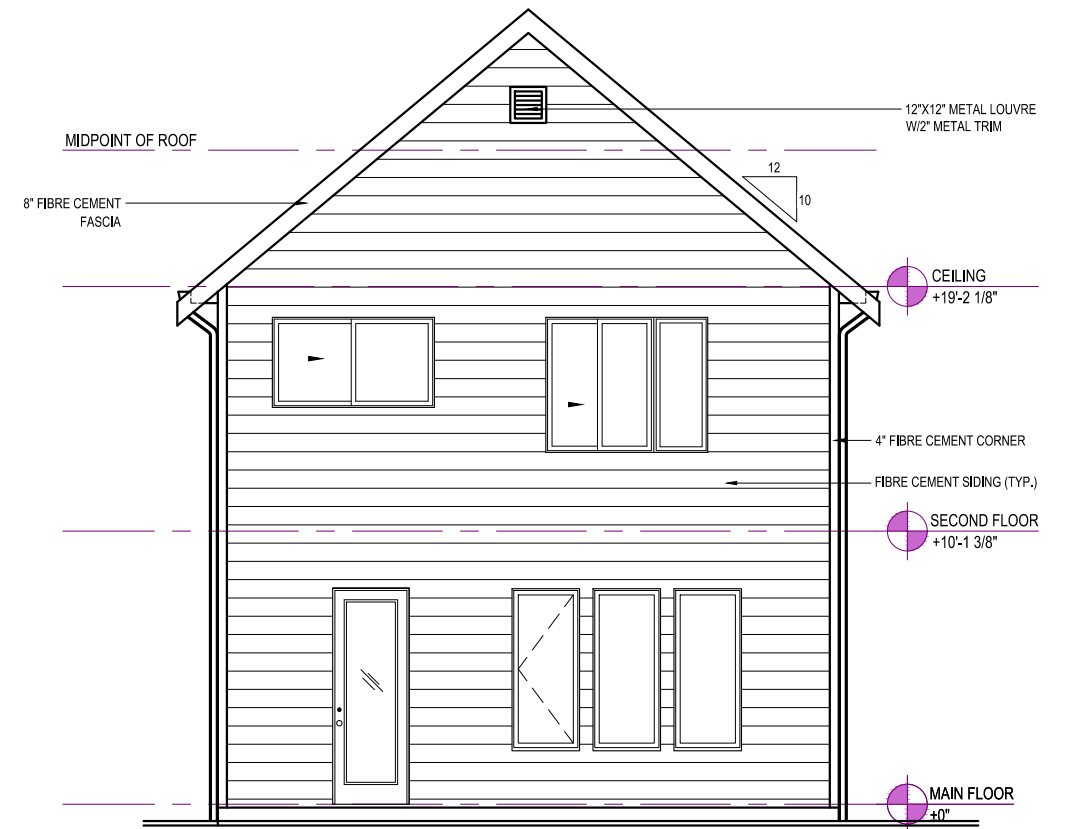
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BLOCK DETAIL

FRONT ELEVATION



REAR ELEVATION

SHELTON E

MODERN TRADITIONAL

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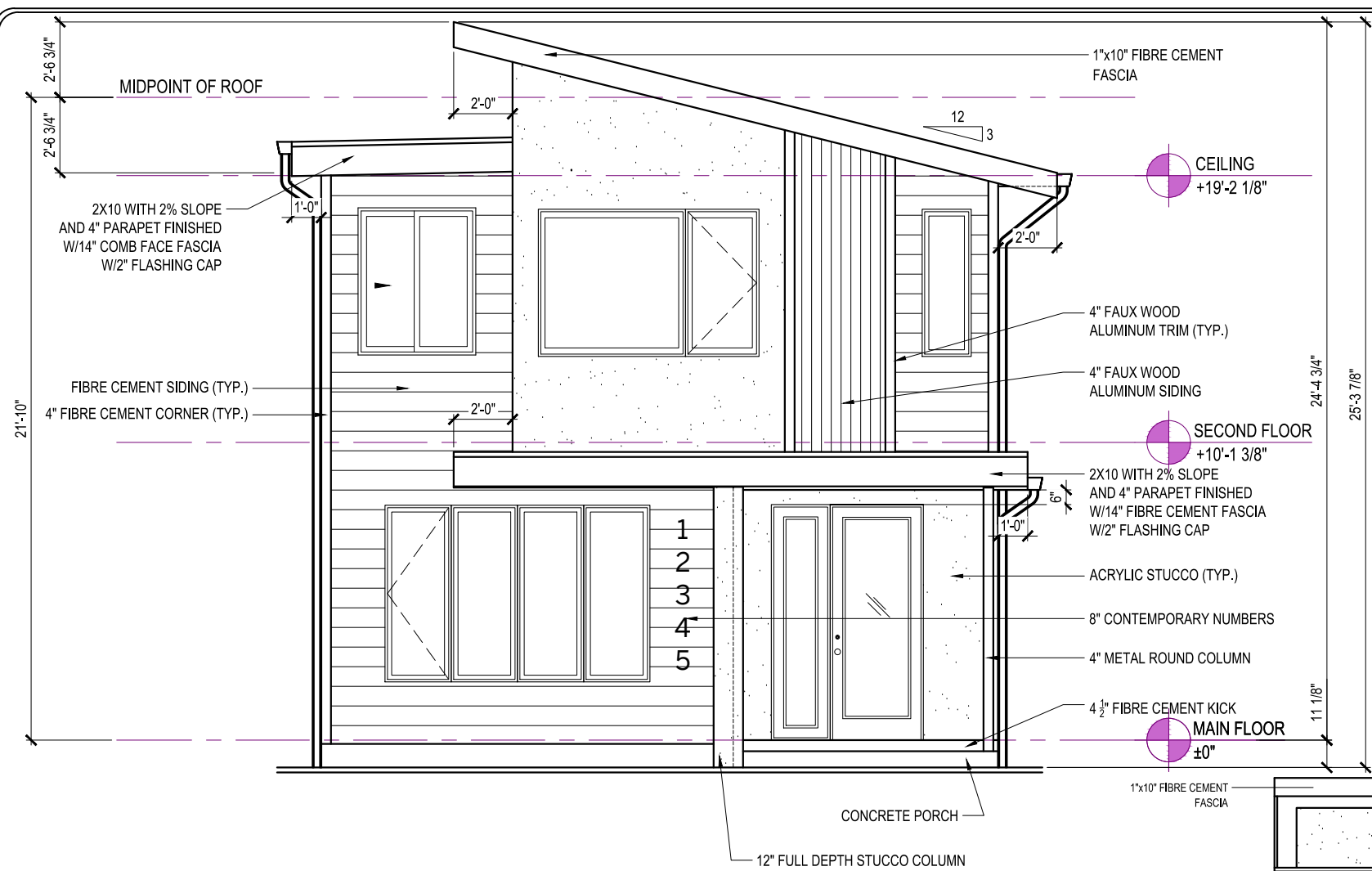
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SHELTON E
33FT LANED PRODUCT

PHASE 1 & 3
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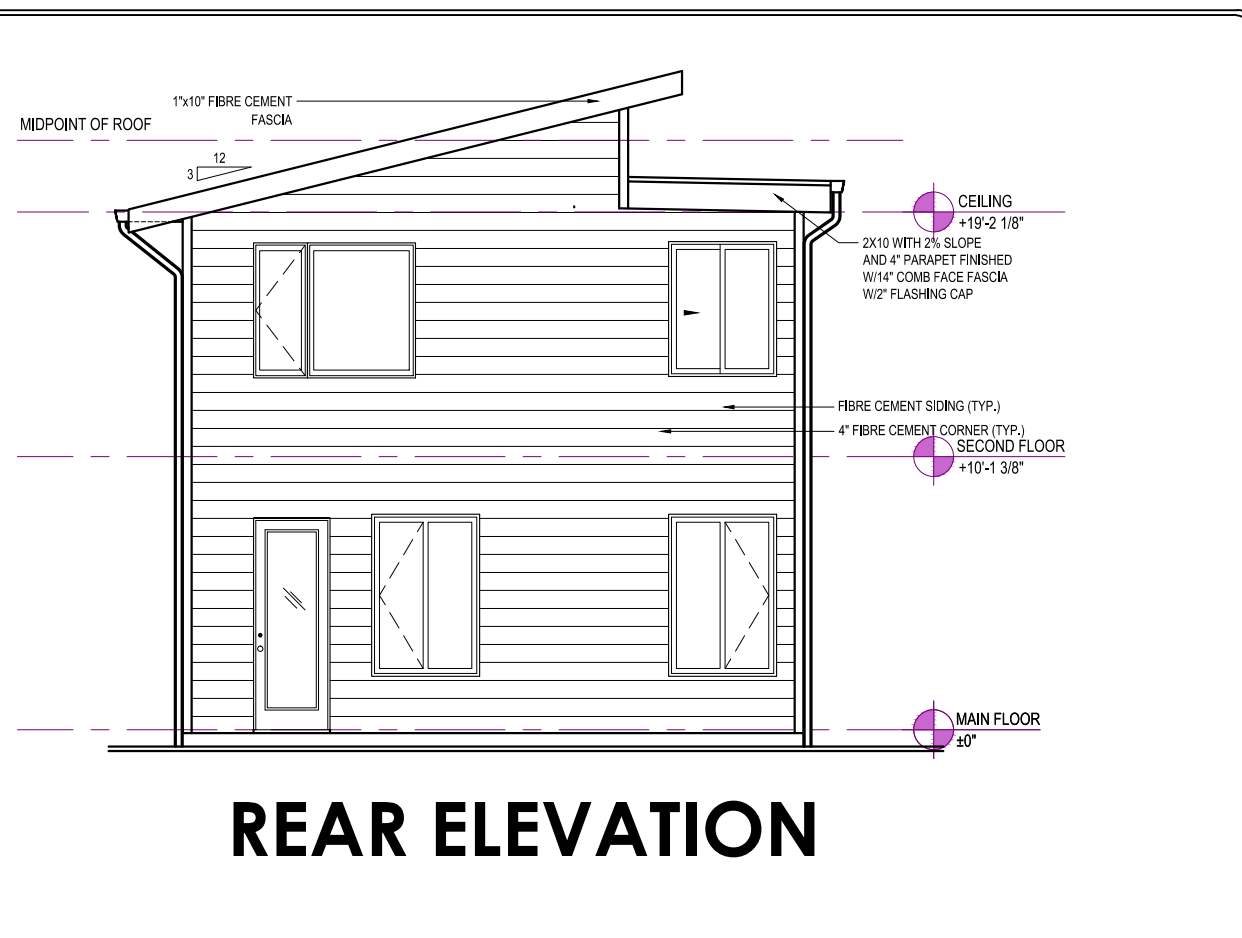
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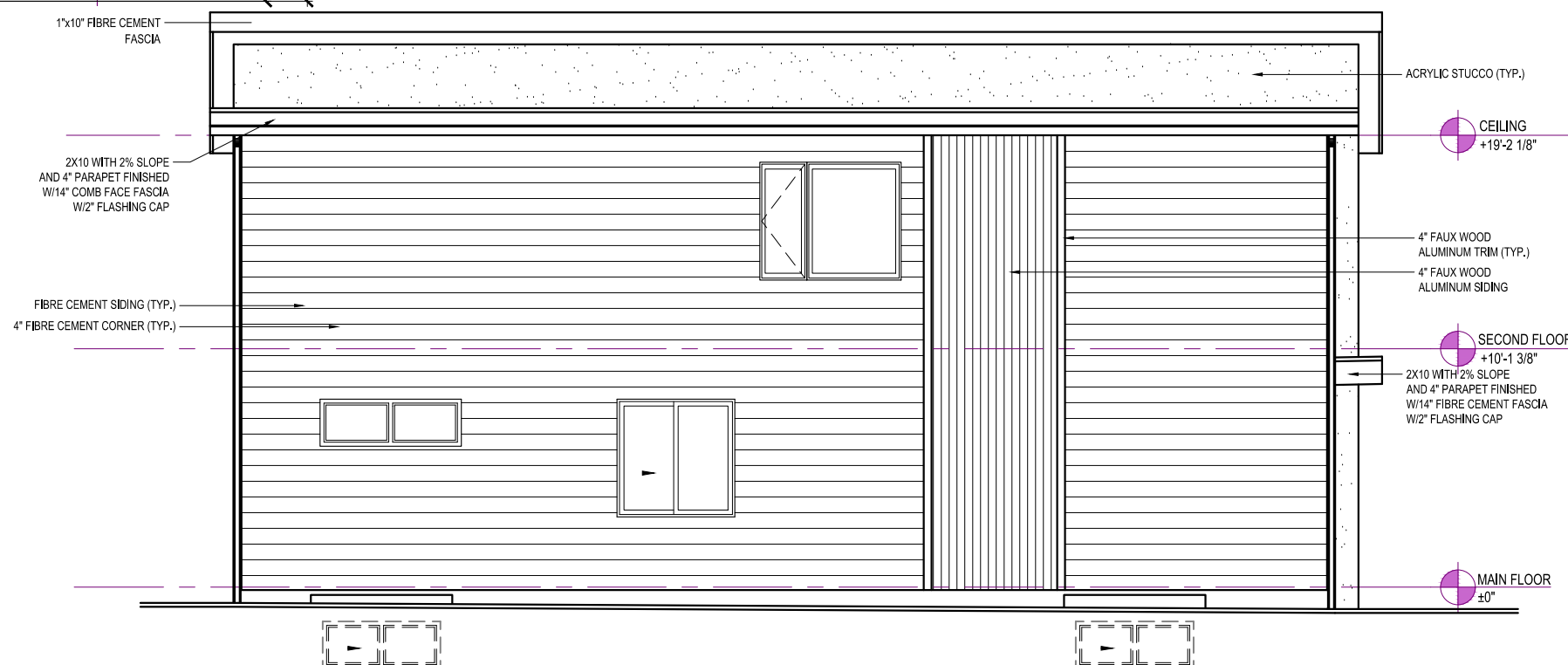
FRONT ELEVATION

WESTWICK D

WEST COAST MODERN



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

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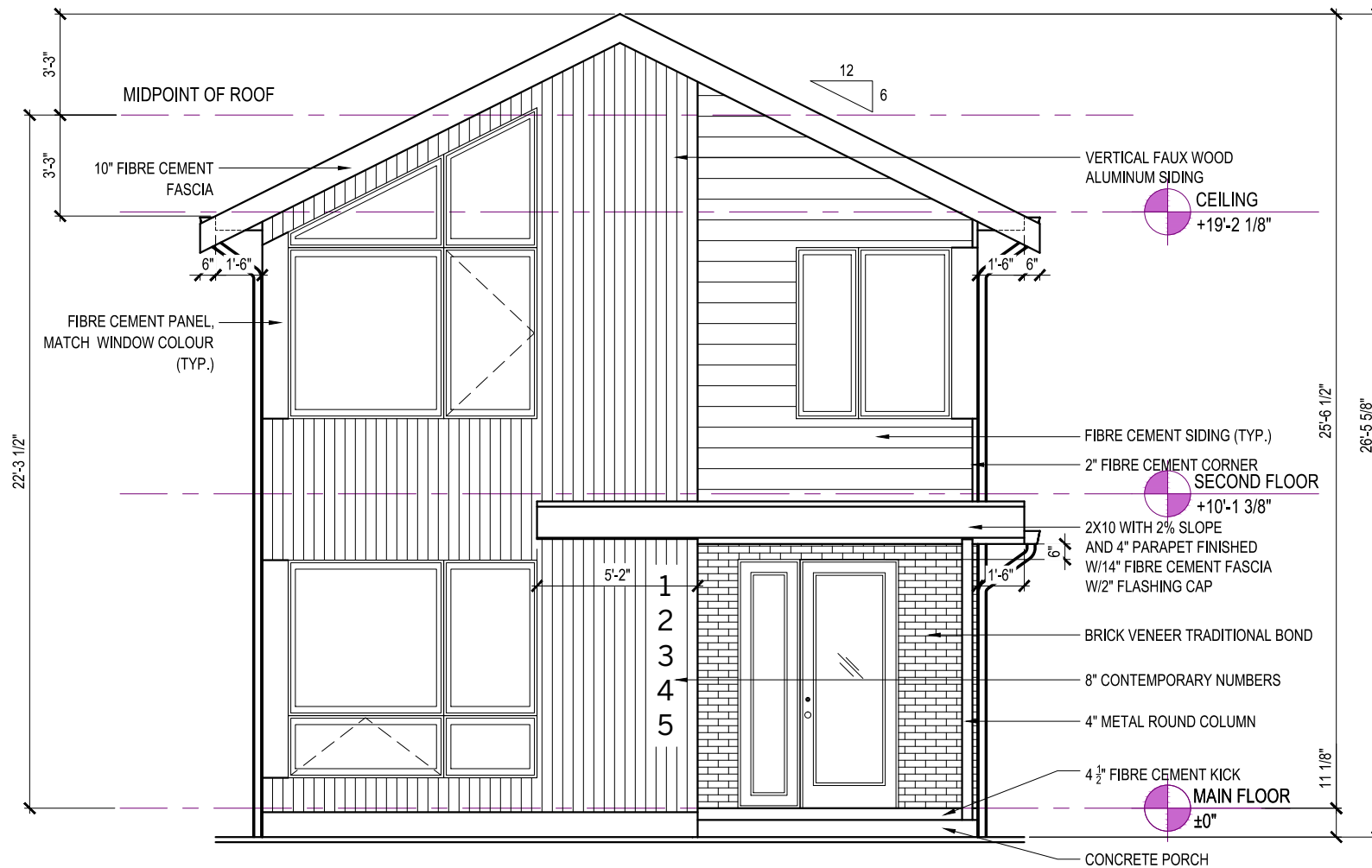
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WESTWICK D
33FT LANED PRODUCT

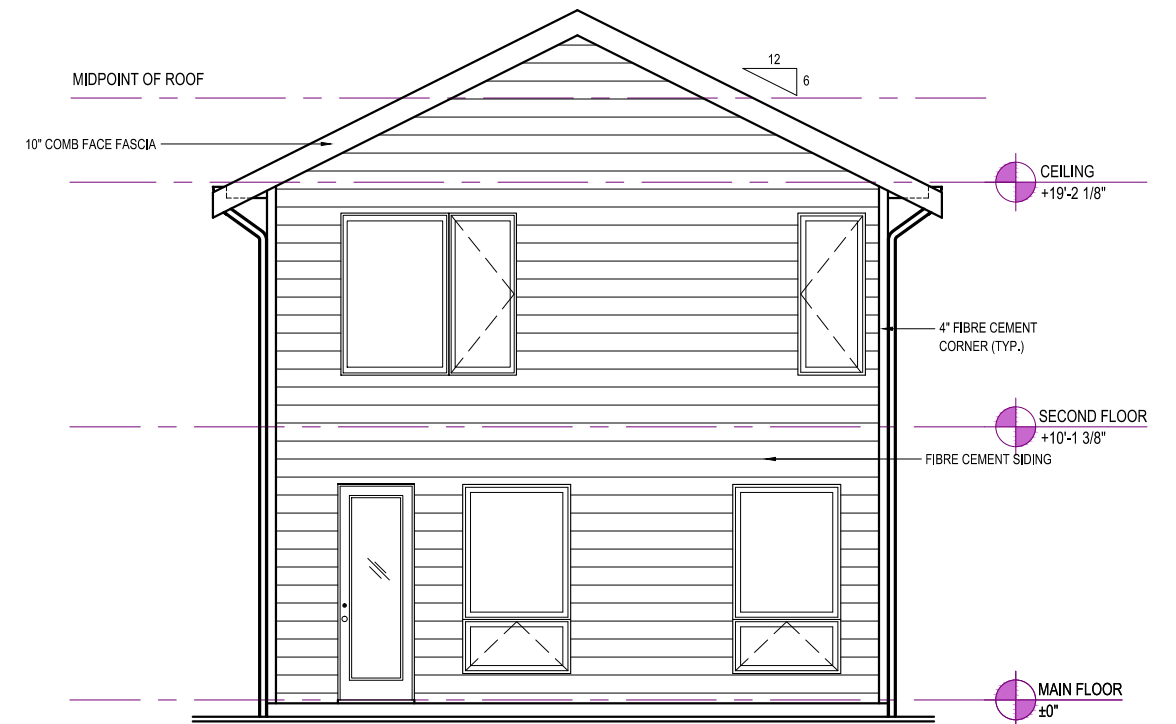
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FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

WESTWICK E

TRANSITIONAL MODERN

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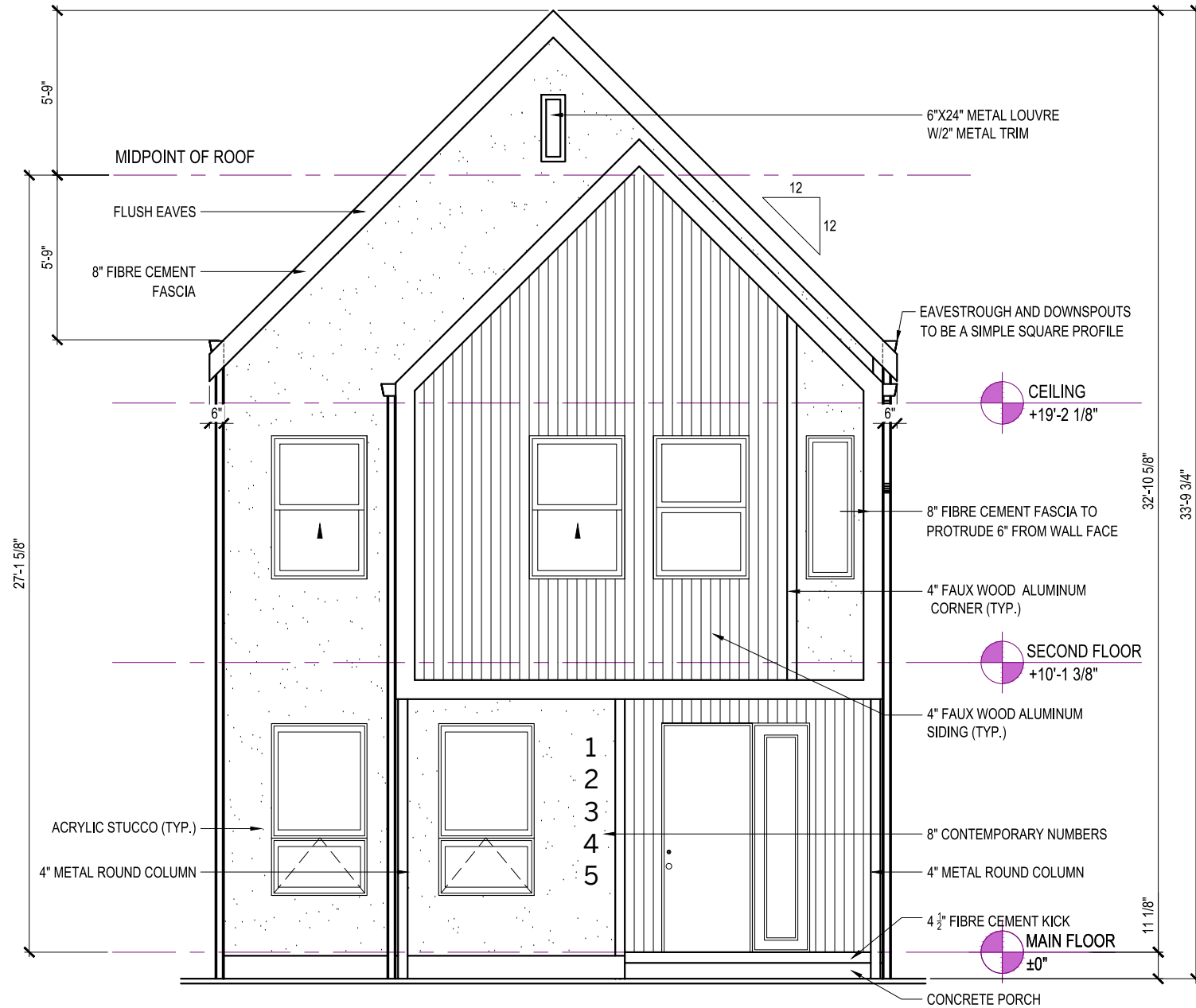
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WESTWICK E
33FT LANED PRODUCT

PHASE 1 & 3
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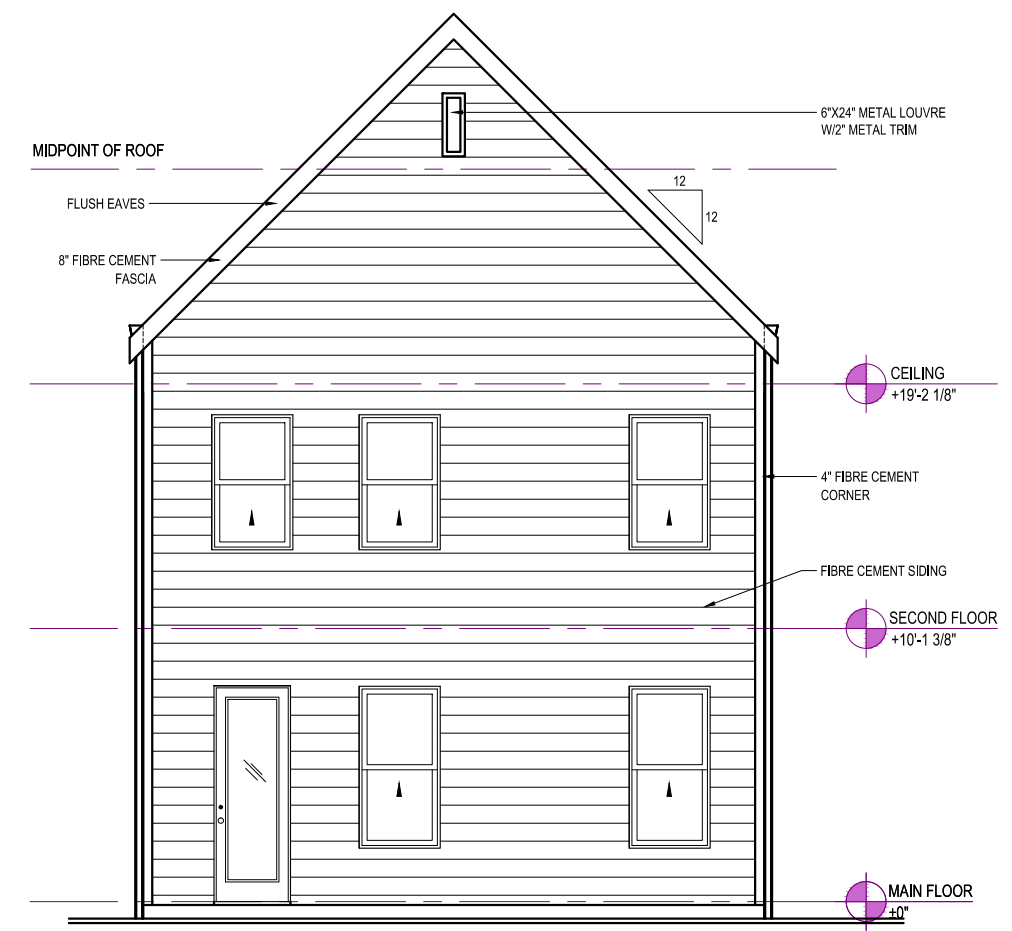
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FRONT ELEVATION

WESTWICK F

SCANDINAVIAN MODERN



REAR ELEVATION



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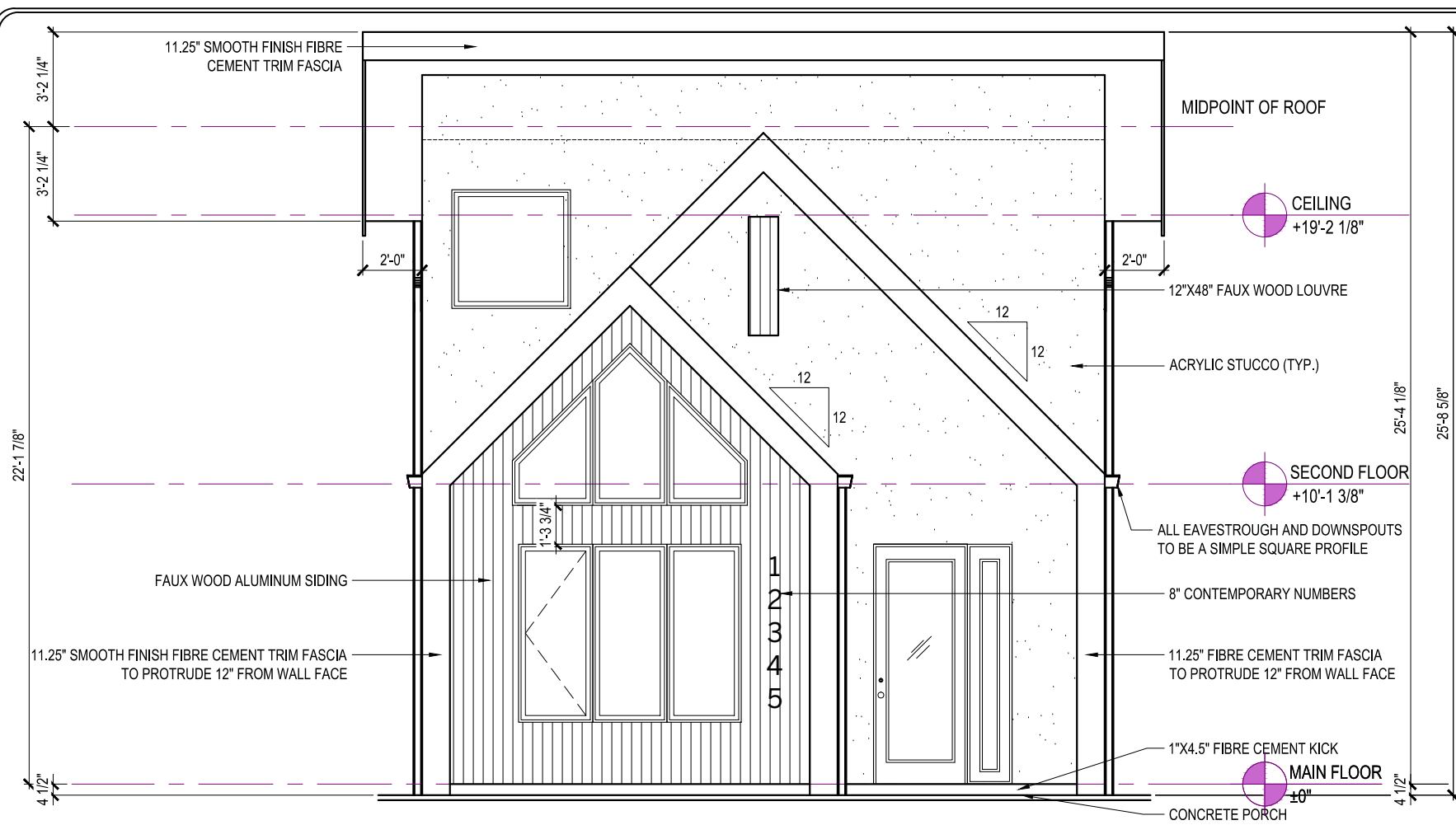
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WESTWICK F
33FT LANED PRODUCT

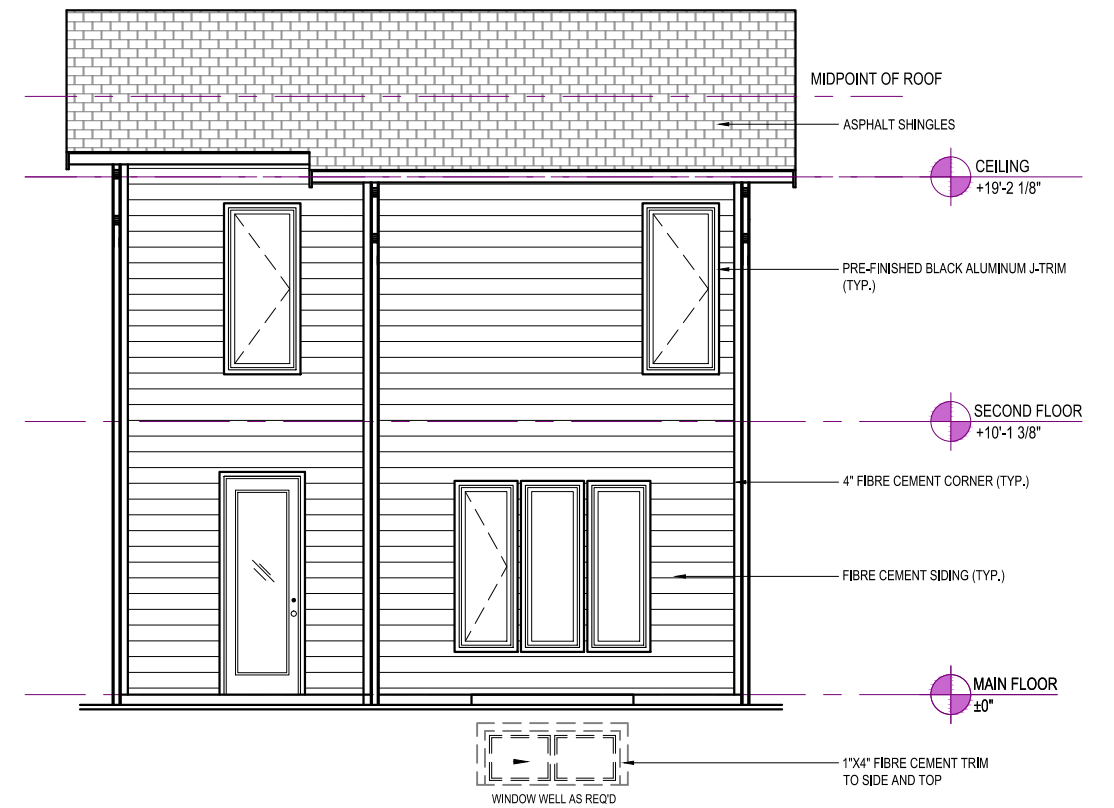
PHASE 1 & 3
LATORIA SOUTH
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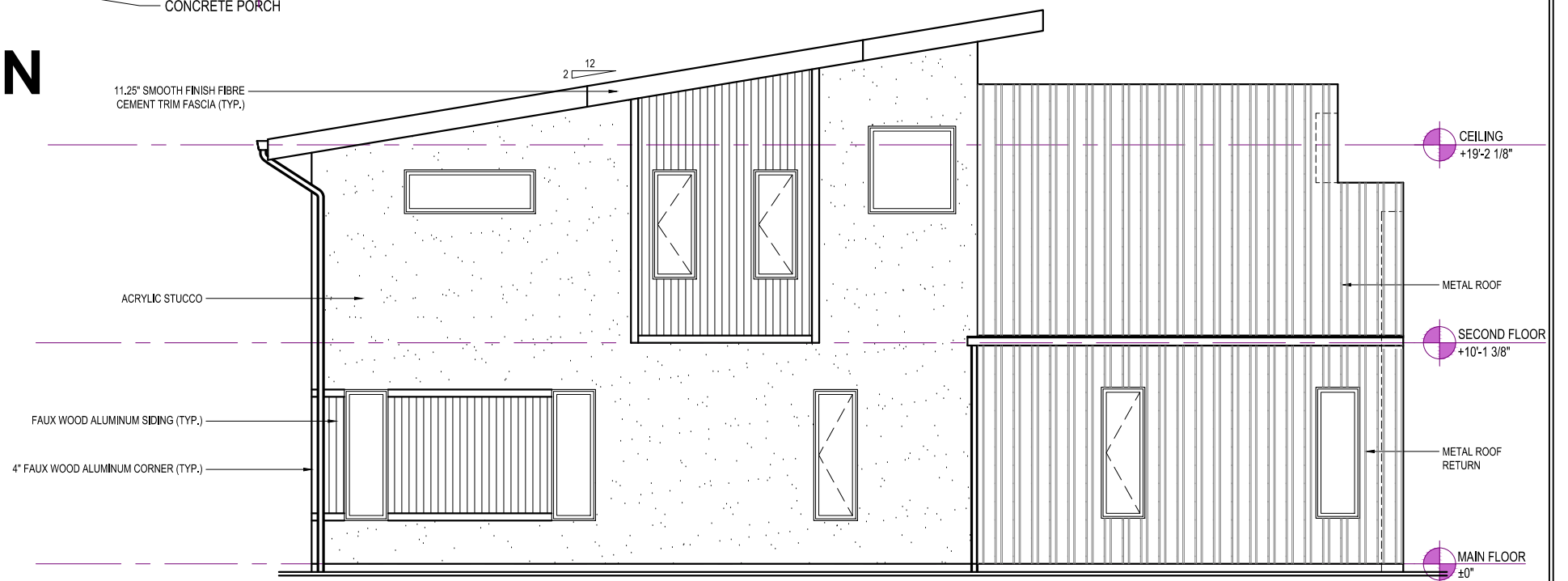
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FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

DENTON D
SCANDINAVIAN MODERN

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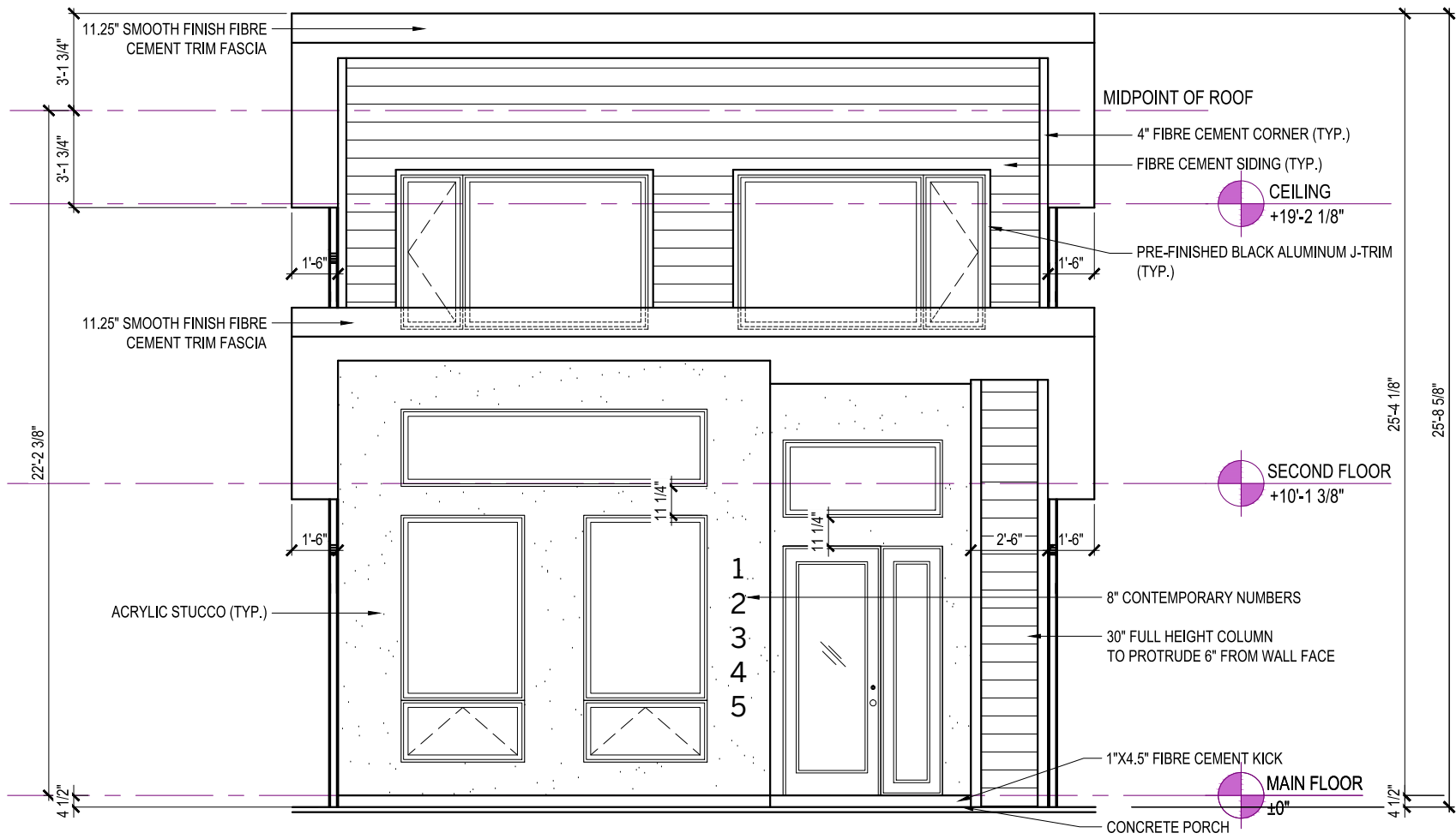
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DENTON D
 33FT LANED PRODUCT

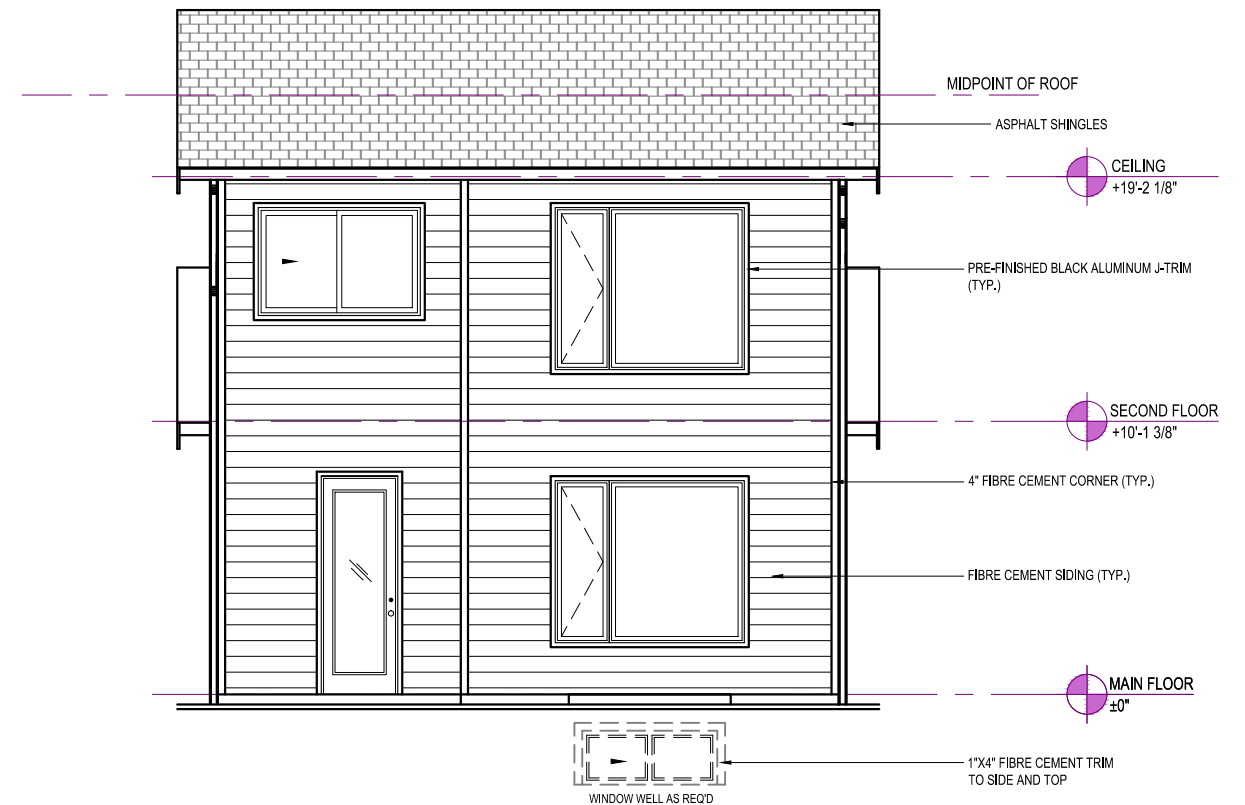
PHASE 1 & 3
 LATORIA SOUTH
 FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER
A21.06



FRONT ELEVATION



REAR ELEVATION

DENTON E

MODERN

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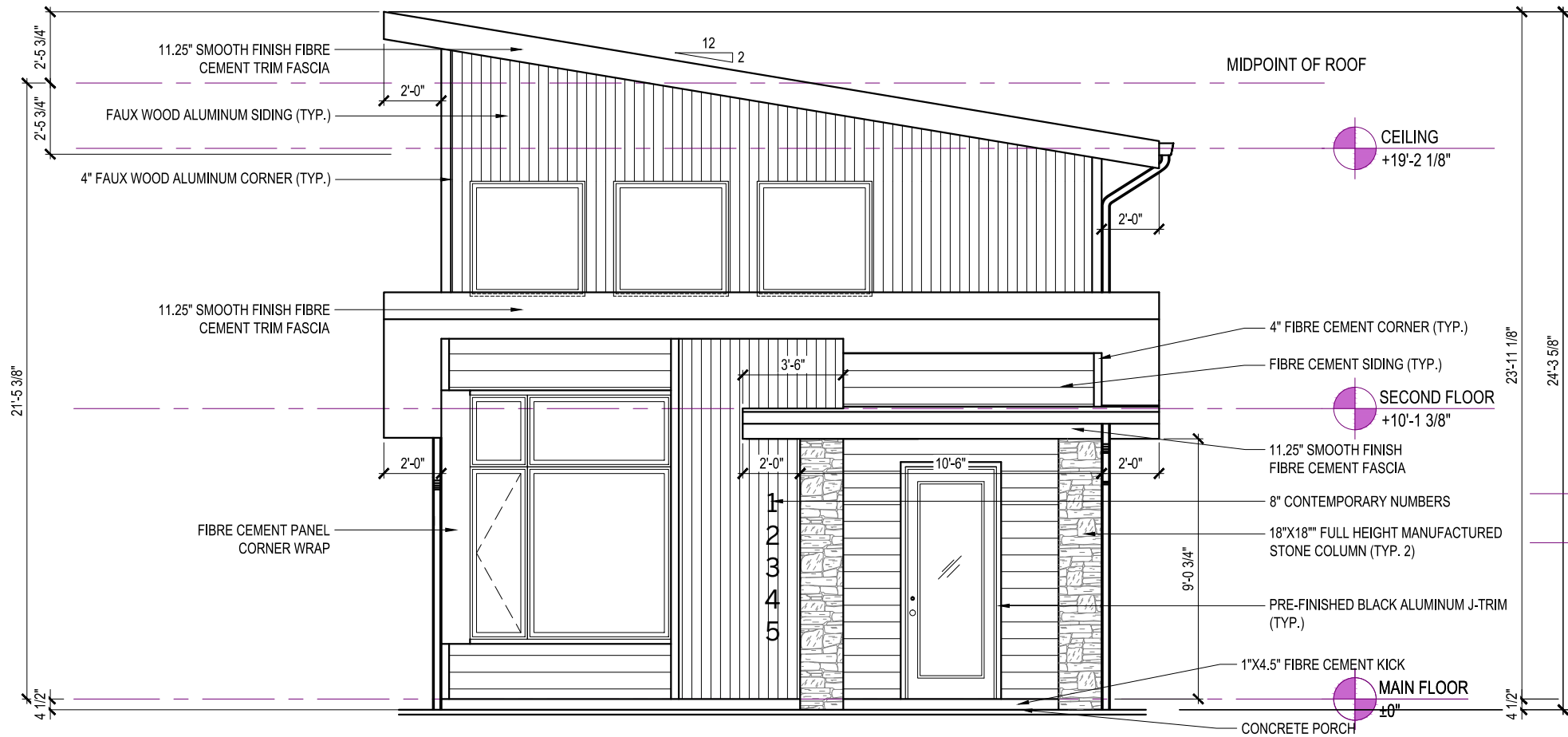
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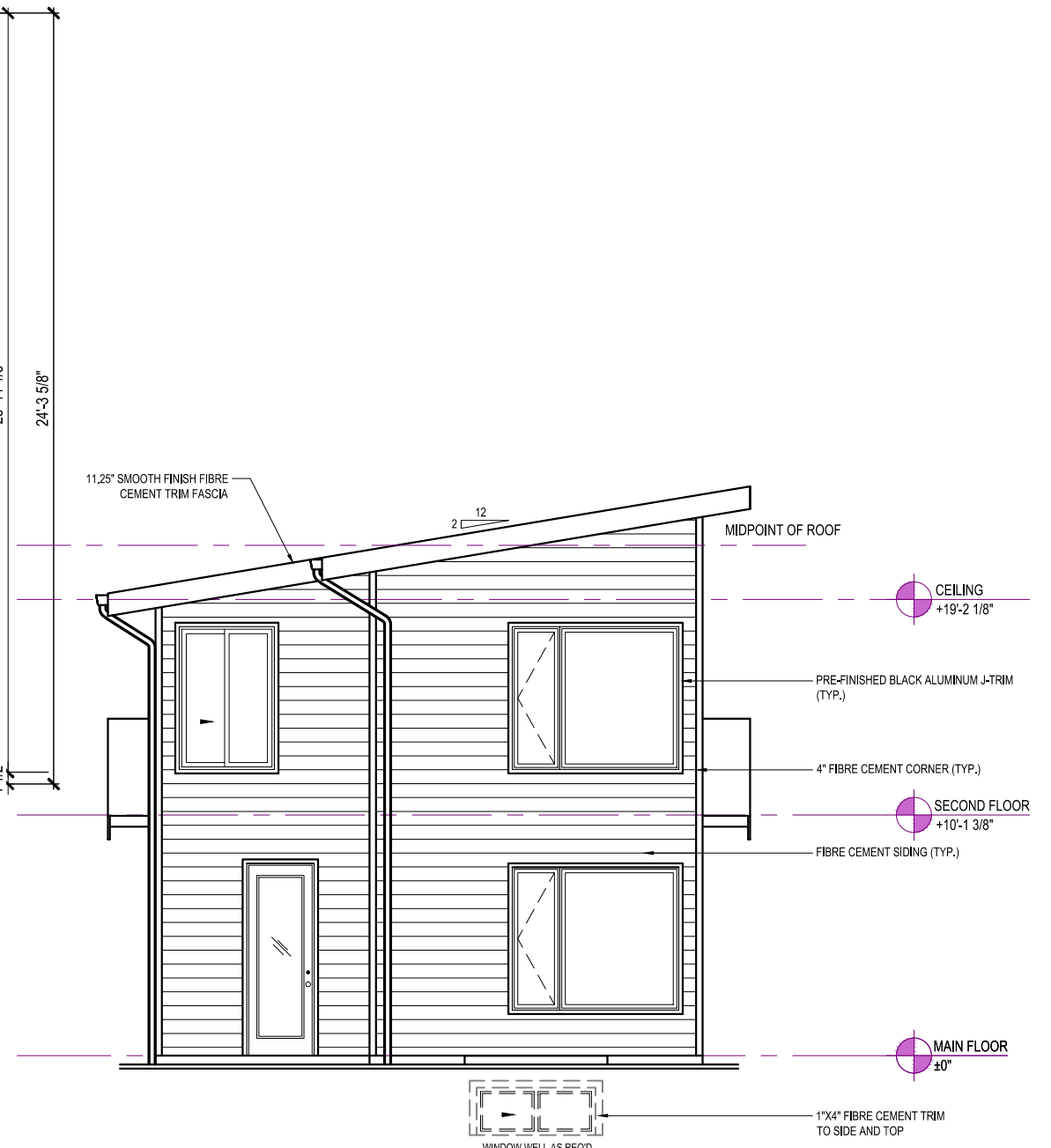
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LATORIA SOUTH
FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

DENTON F

WEST COAST MODERN



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DENTON F
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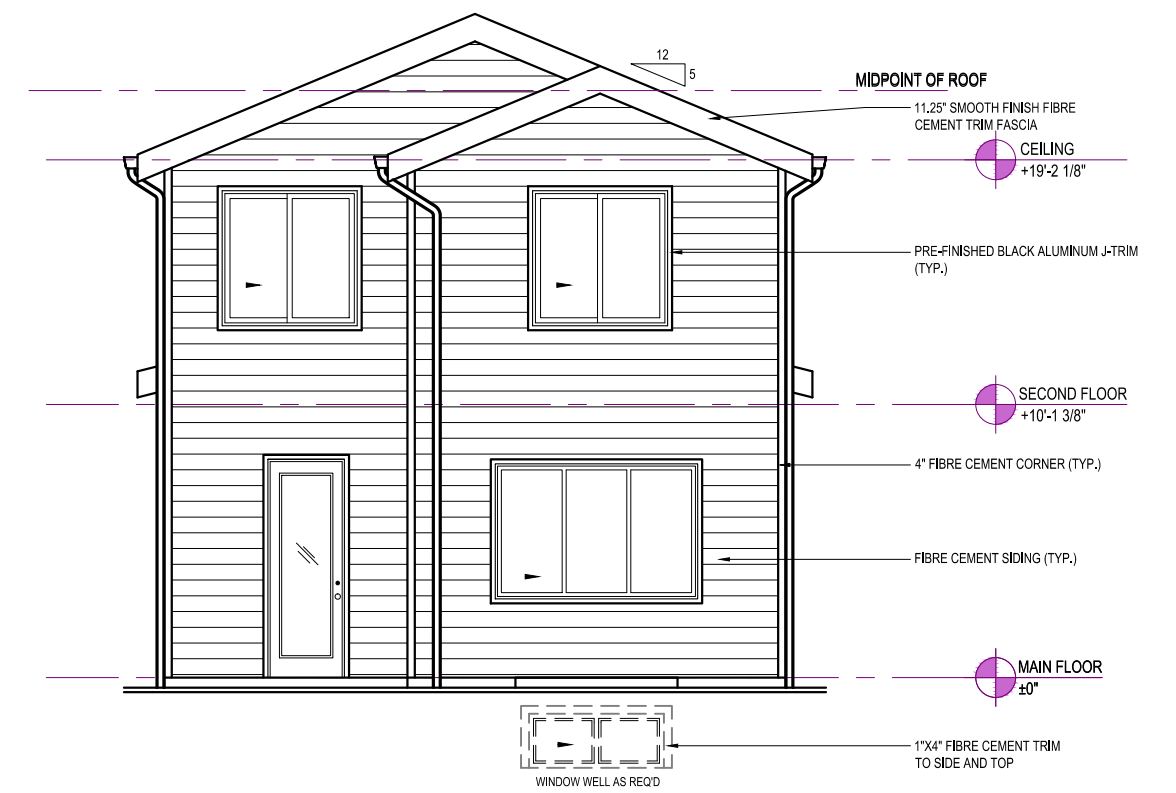
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

DENTON G

TRANSITIONAL MODERN

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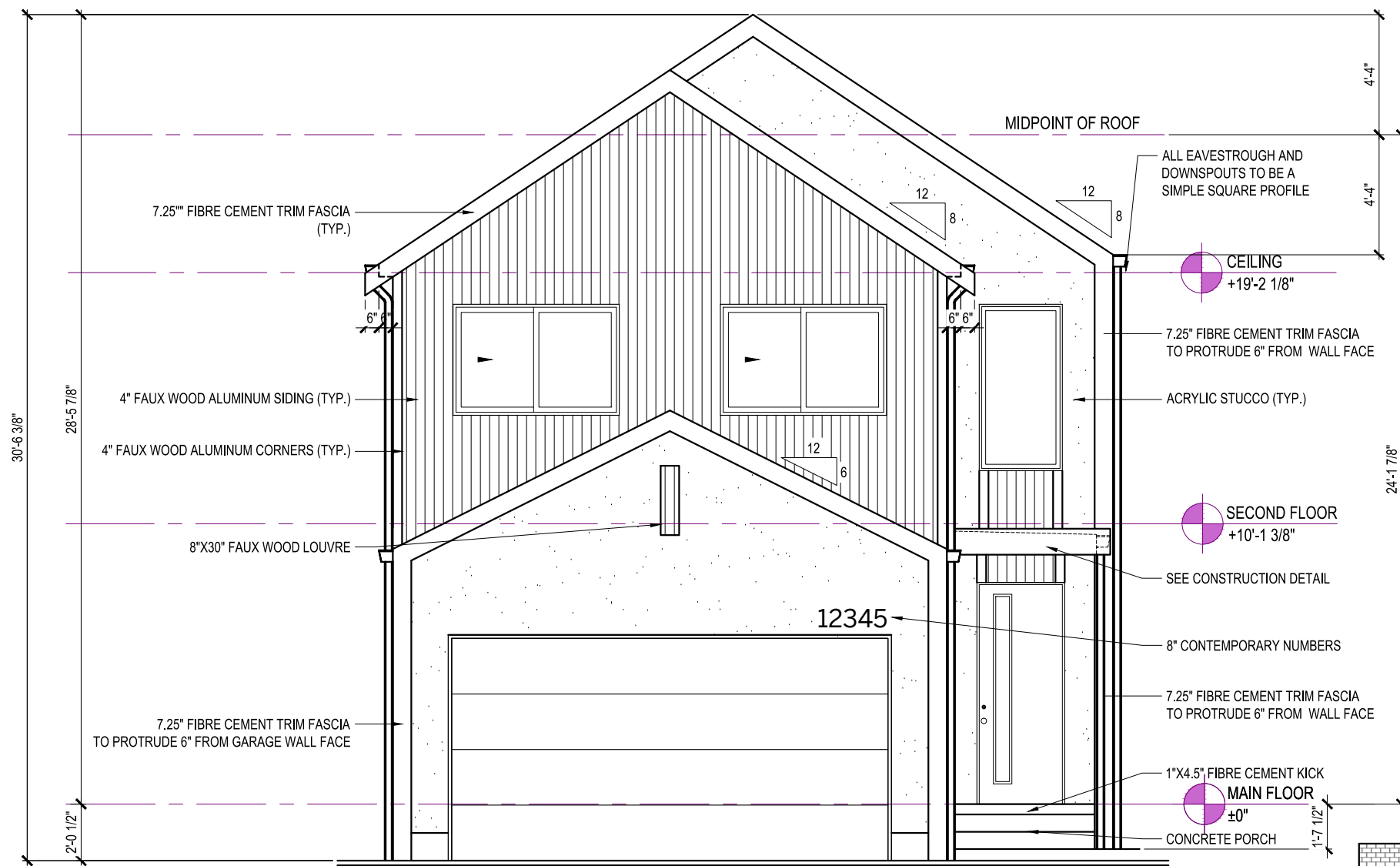
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DENTON G
33FT LANED PRODUCT

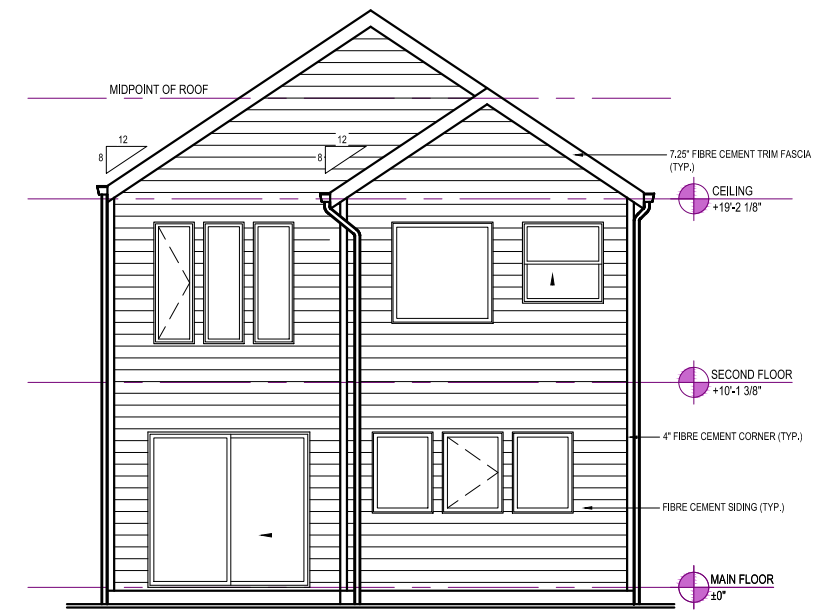
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LATORIA SOUTH
FORM AND CHARACTER DP

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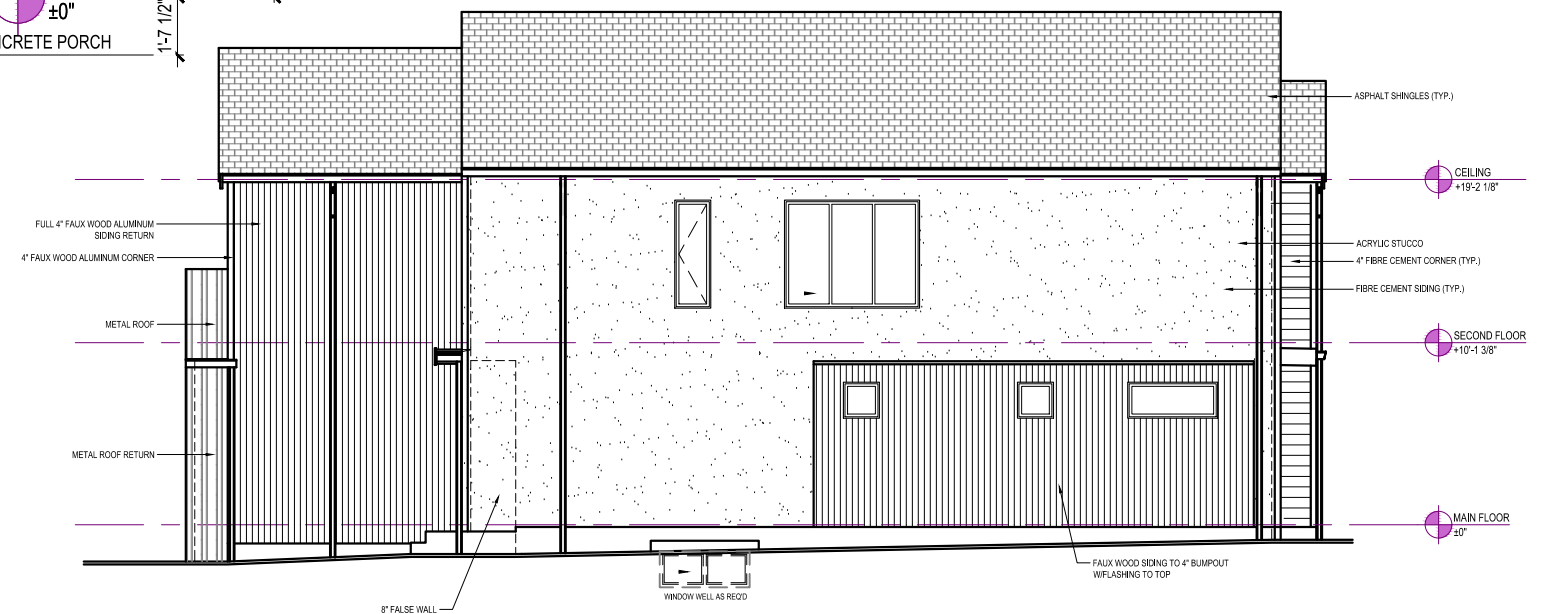
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A21.09



FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

LINCOLN D

SCANDINAVIAN MODERN

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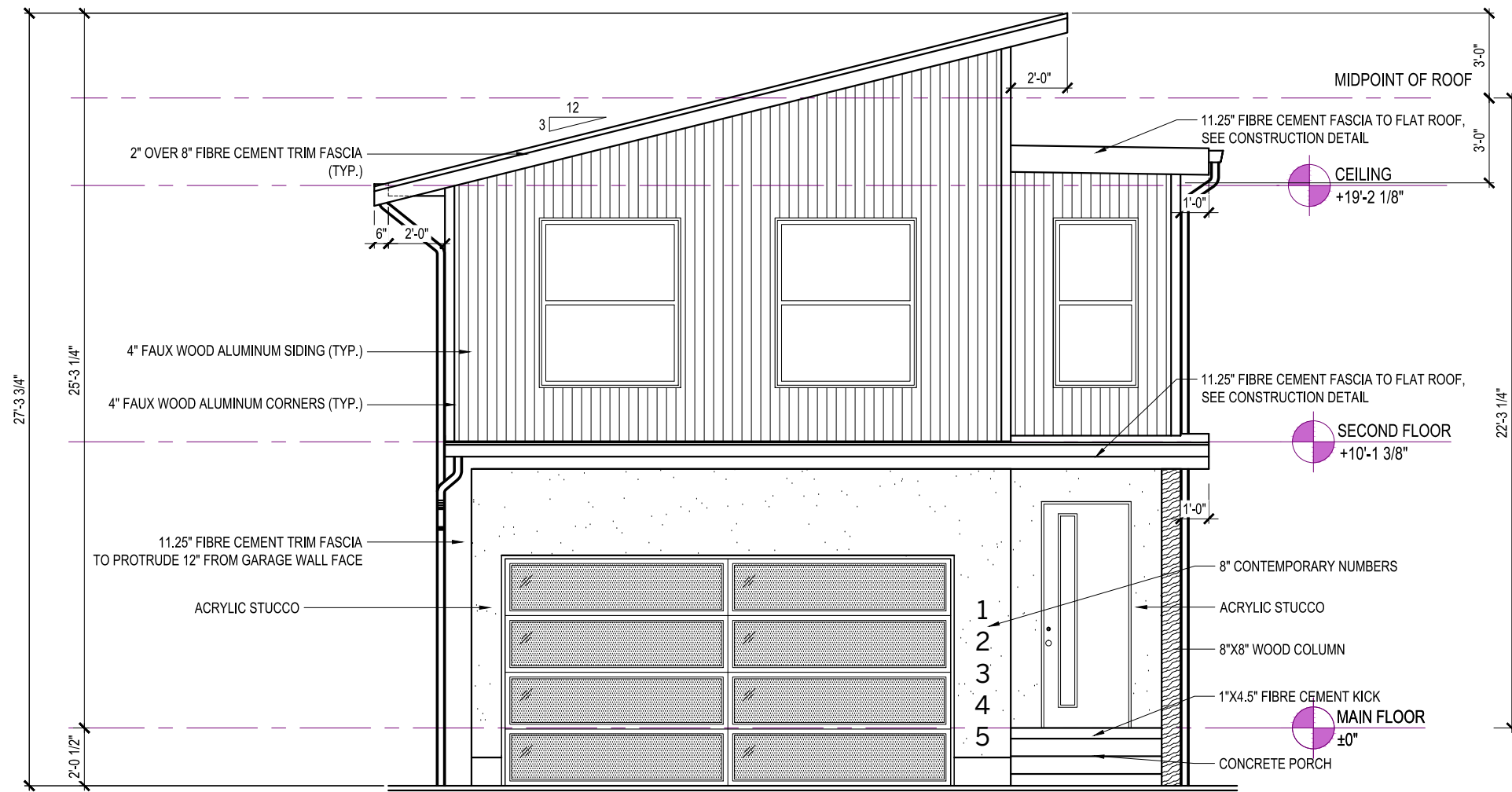
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LINCOLN D
36FT FDG PRODUCT

PHASE 1 & 3
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FORM AND CHARACTER DP

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SHEET NUMBER
A22.01



FRONT ELEVATION



REAR ELEVATION

LINCOLN E

WEST COAST MODERN

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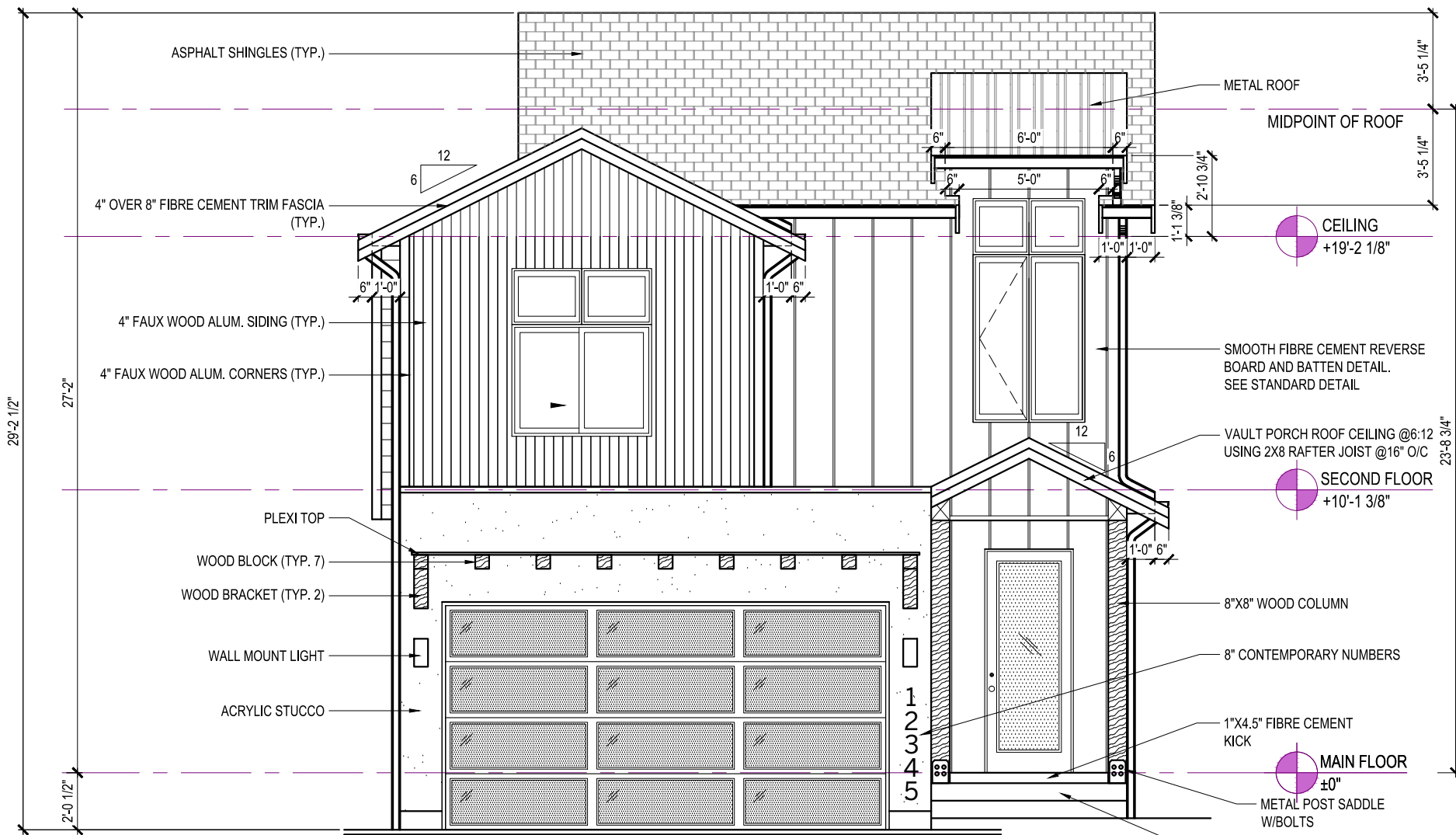
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LINCOLN E
36FT FDG PRODUCT

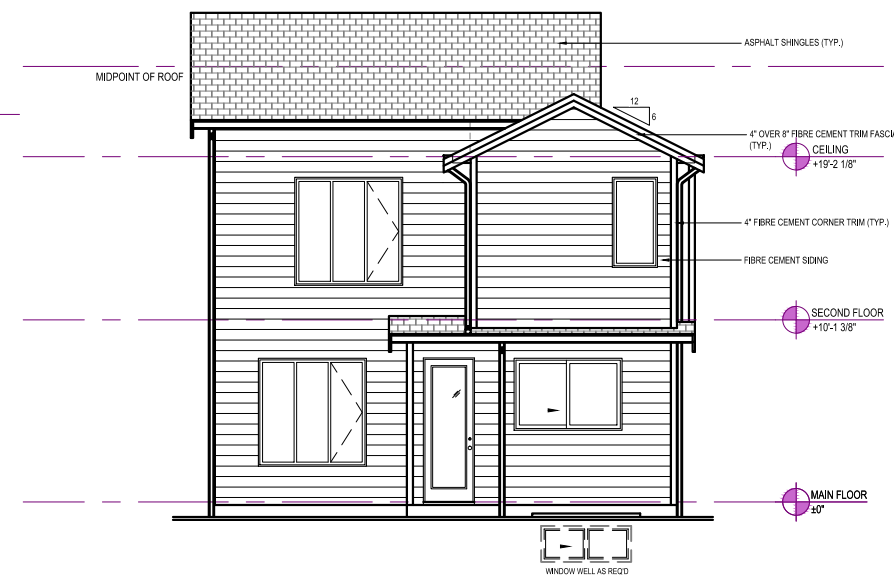
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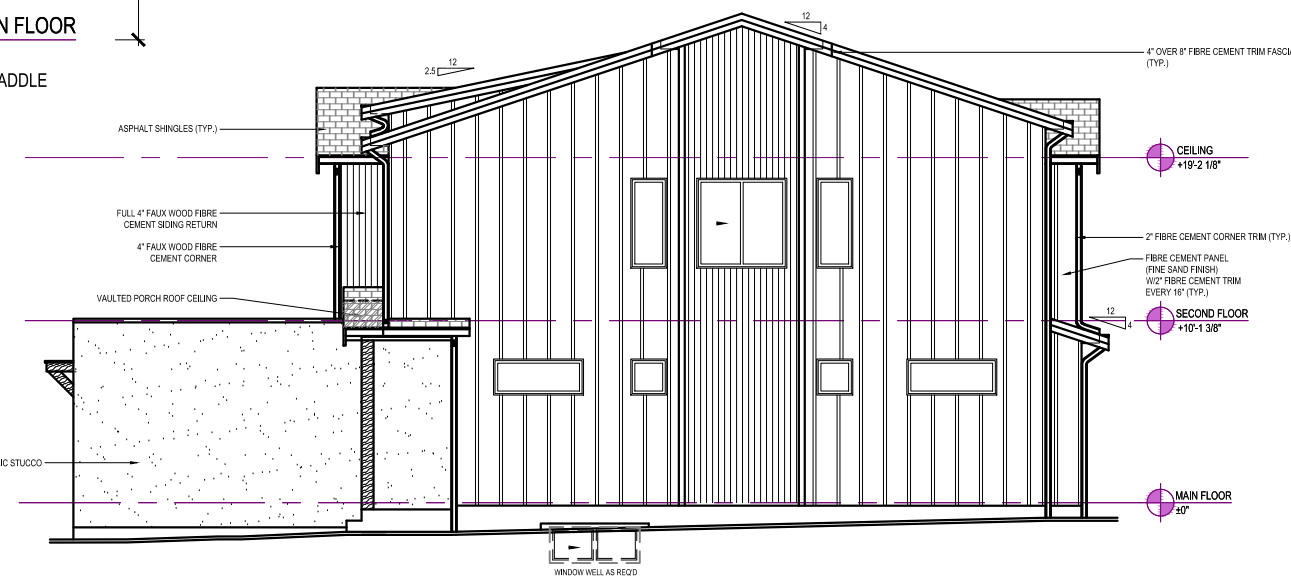
SHEET NUMBER
A22.02



FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

MARKHAM D

WEST COAST MODERN

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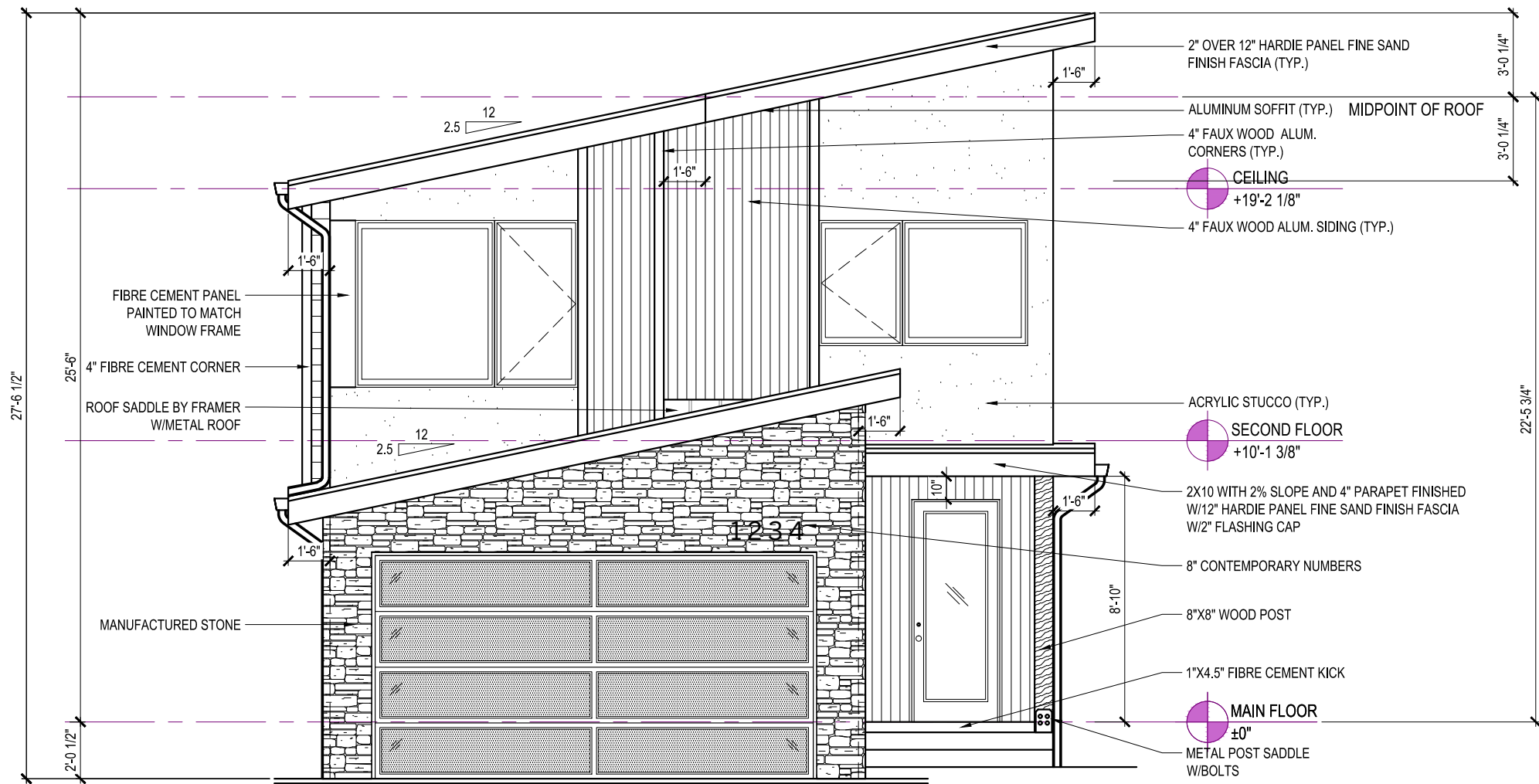
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MARKHAM D
36FT FDG PRODUCT

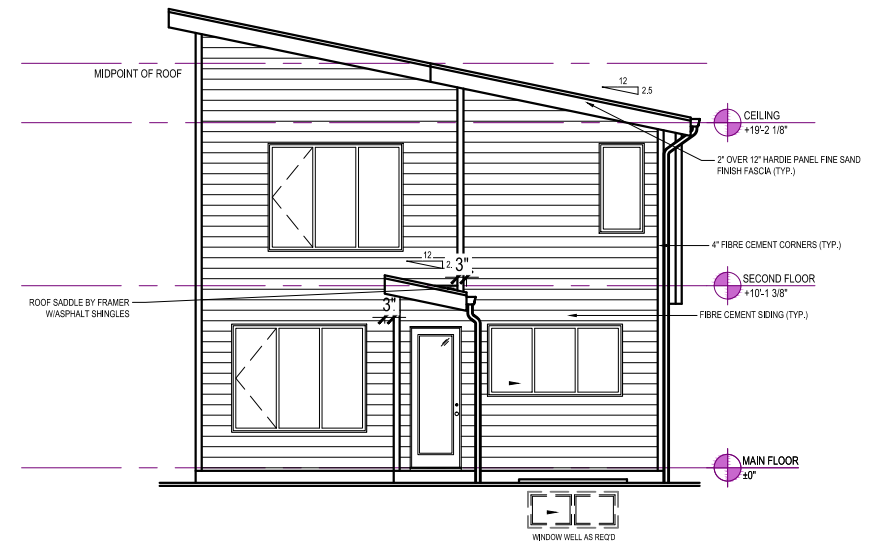
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER
A22.03



FRONT ELEVATION



REAR ELEVATION

MARKHAM E

WEST COAST MODERN



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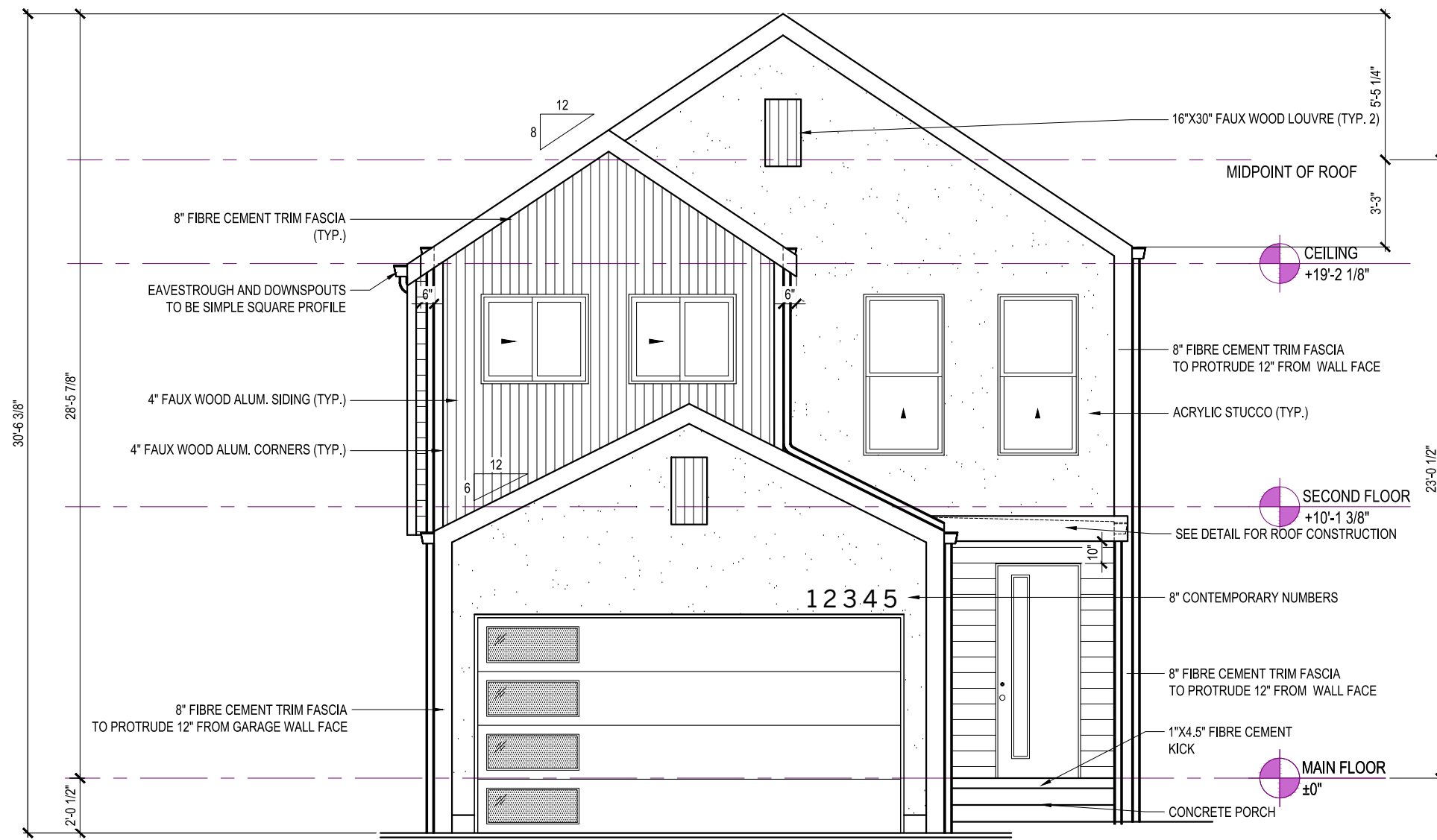
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MARKHAM E
36FT FDG PRODUCT

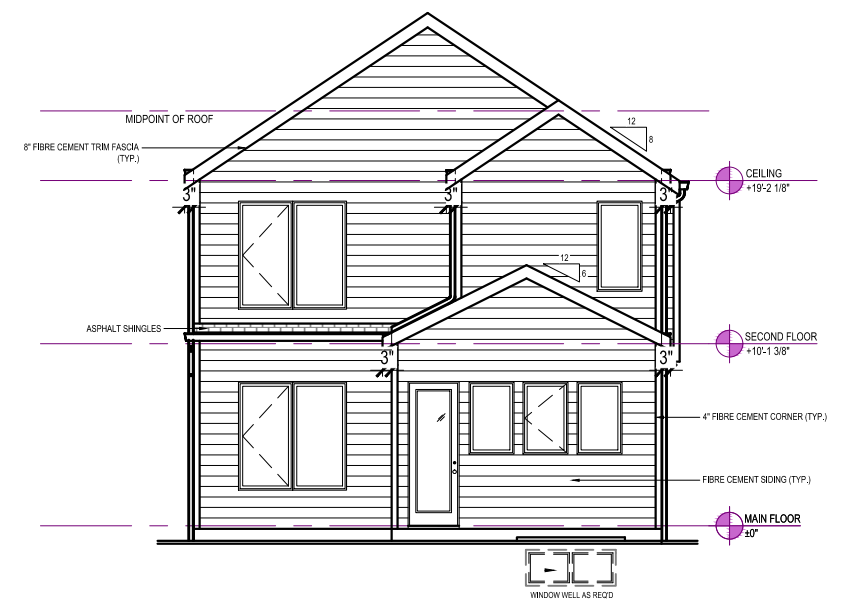
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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A22.04



FRONT ELEVATION



REAR ELEVATION

MARKHAM F

SCANDINAVIAN MODERN

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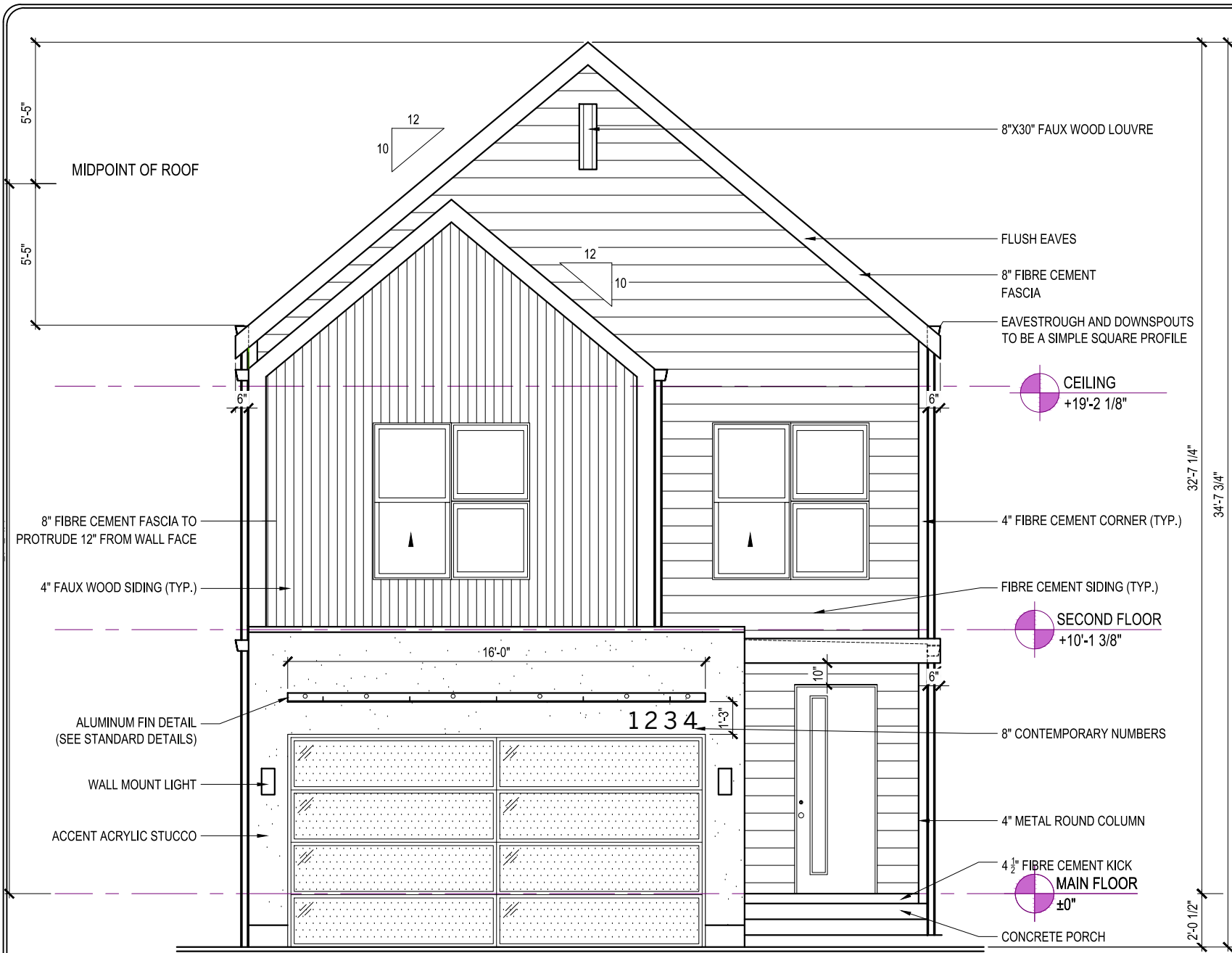
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MARKHAM F
36FT FDG PRODUCT

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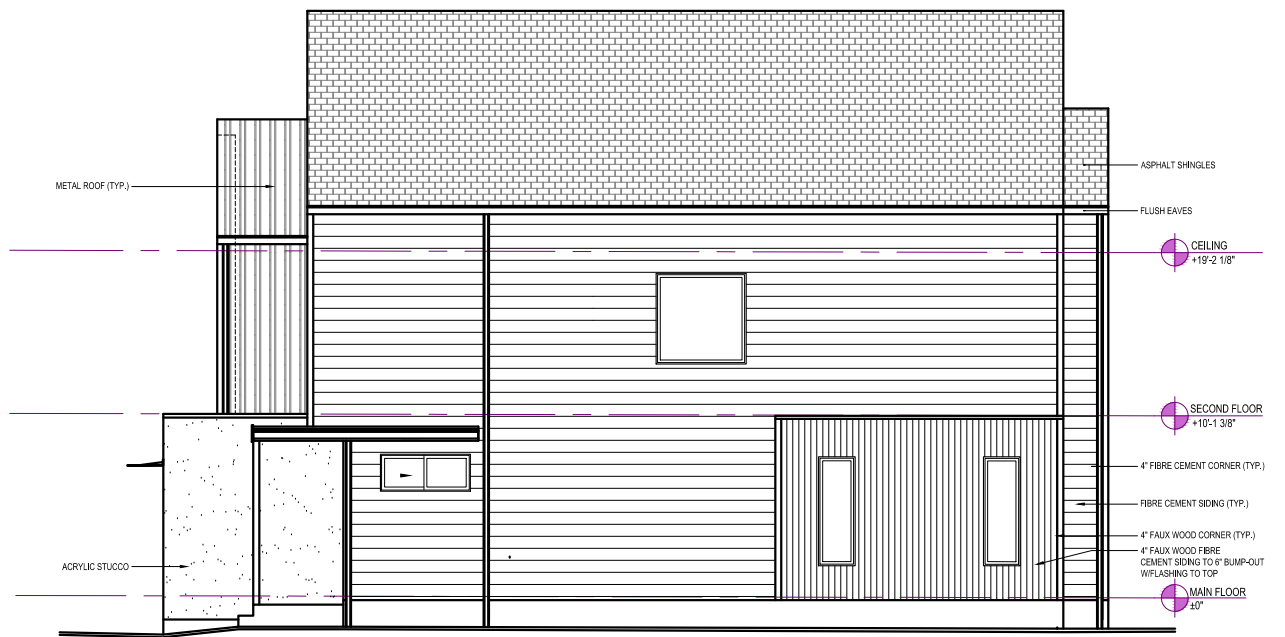
FRONT ELEVATION

NEVILLE G

SCANDINAVIAN MODERN



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

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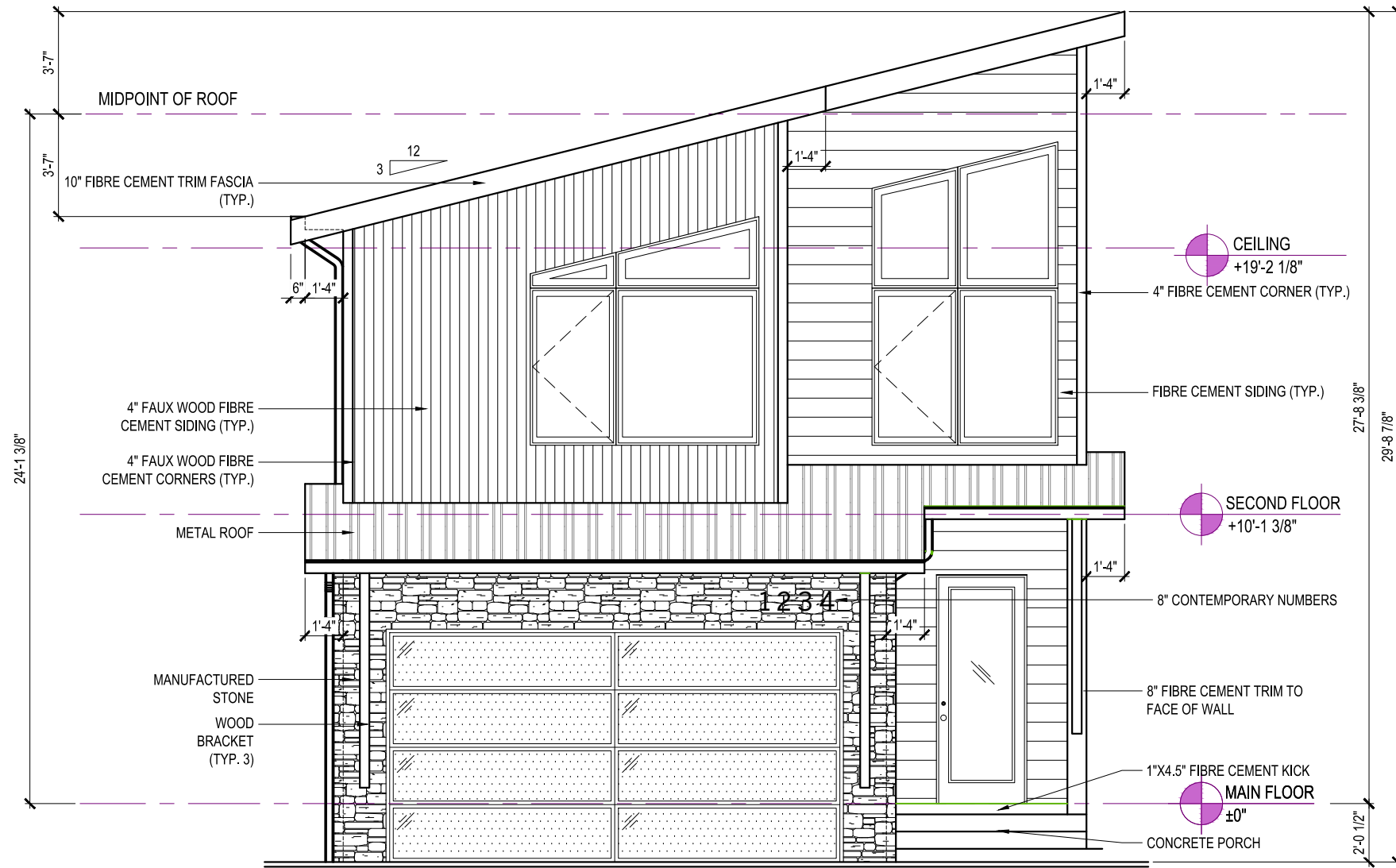
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NEVILLE G
36FT FDG PRODUCT

PHASE 1 & 3
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A22.06



FRONT ELEVATION



REAR ELEVATION

NEVILLE H

WEST COAST MODERN

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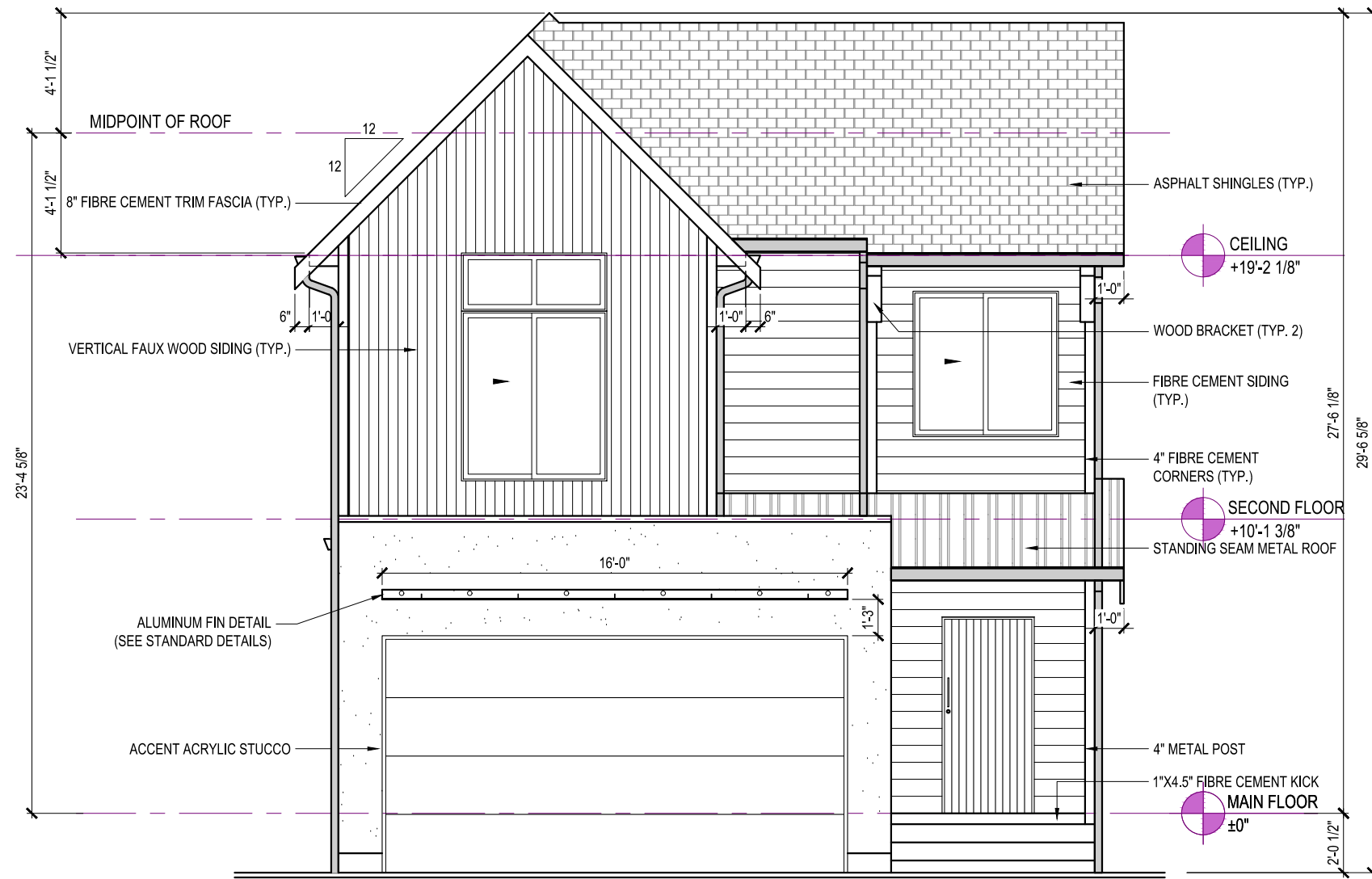
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NEVILLE H
36FT FDG PRODUCT

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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SHEET NUMBER
A22.07



FRONT ELEVATION

SHEFFIELD D

WEST COAST MODERN



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

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SHEFFIELD D
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FORM AND CHARACTER DP

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FRONT ELEVATION



REAR ELEVATION

SHEFFIELD E

MODERN

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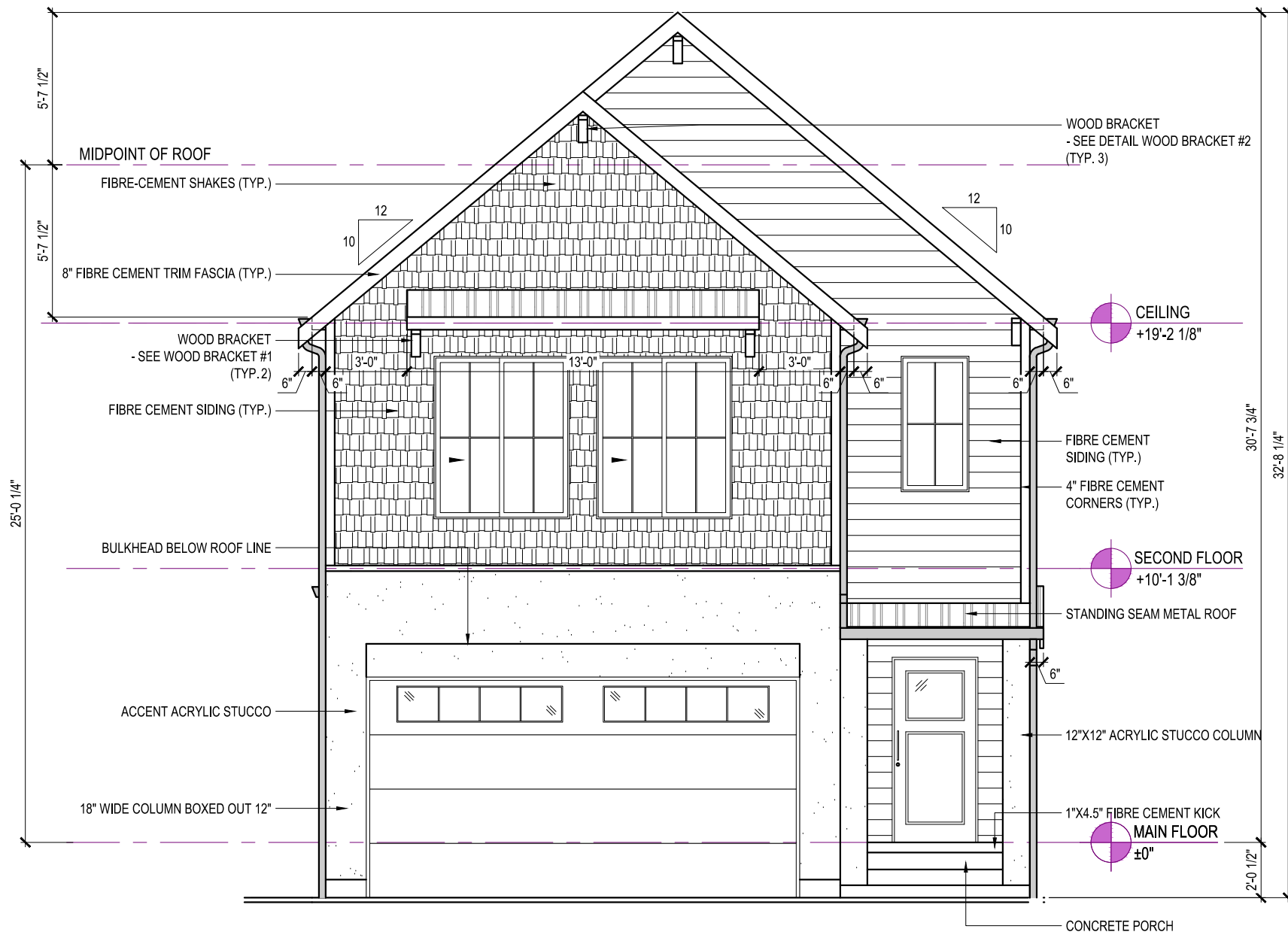
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SHEFFIELD E
36FT FDG PRODUCT

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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A22.09



FRONT ELEVATION



REAR ELEVATION

SHEFFIELD F

MODERN TRADITIONAL

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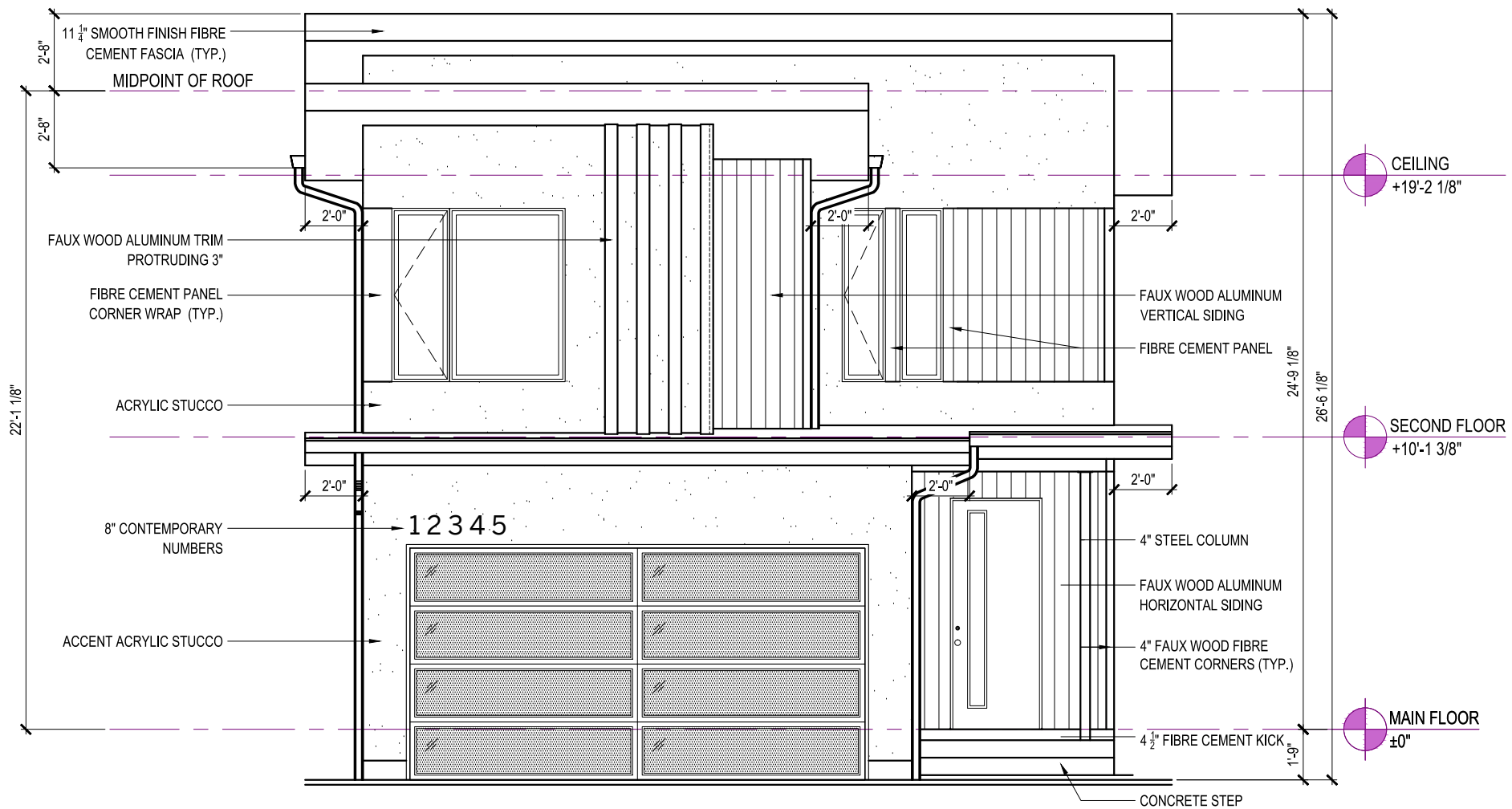
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SHEFFIELD F
36FT FDG PRODUCT

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FORM AND CHARACTER DP

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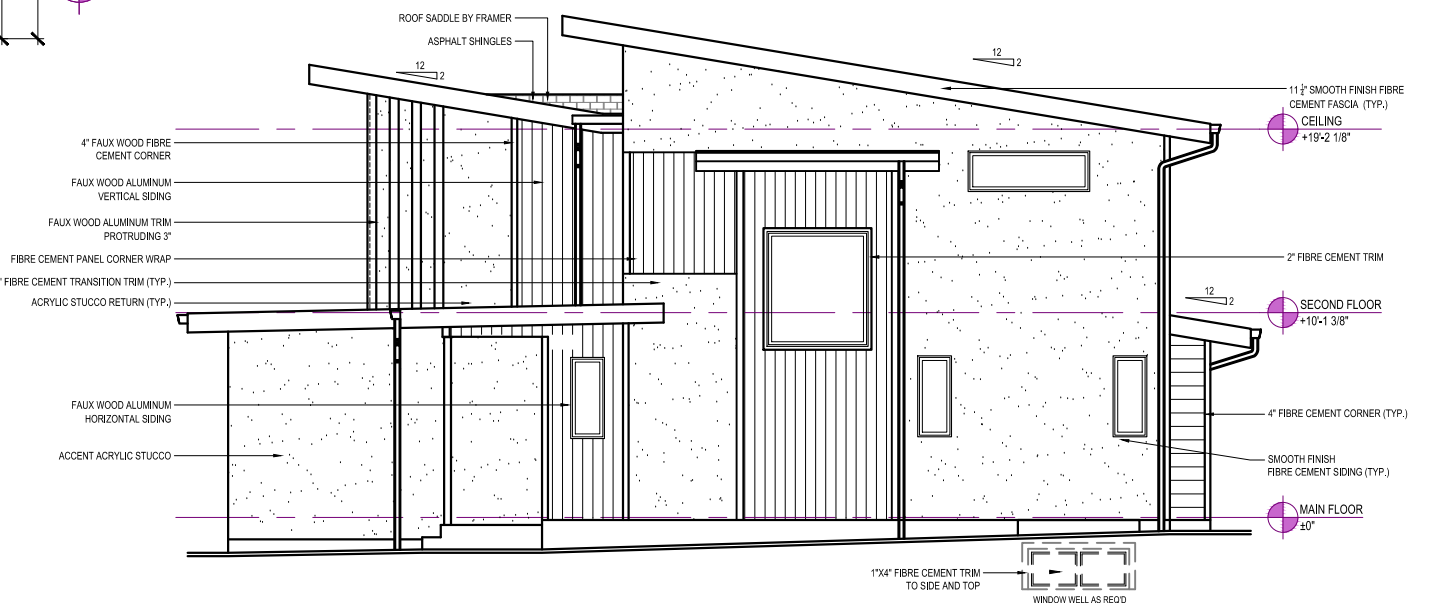
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FRONT ELEVATION



REAR ELEVATION



HIGH EXPOSURE FLANKAGE

BURWICK D

MODERN



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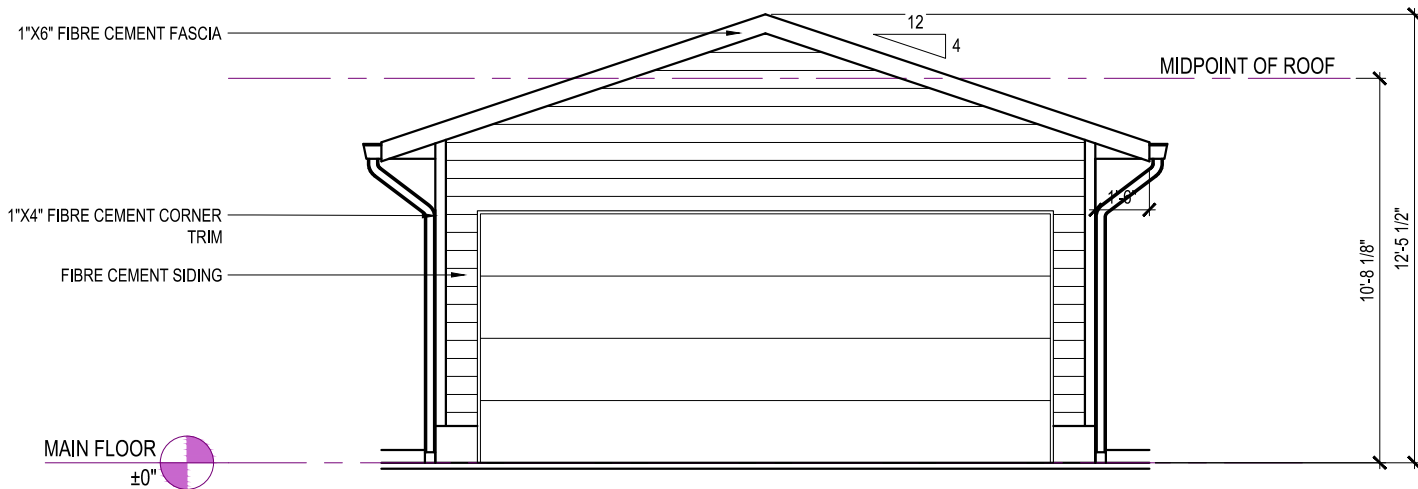
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BURWICK D
36FT FDG PRODUCT

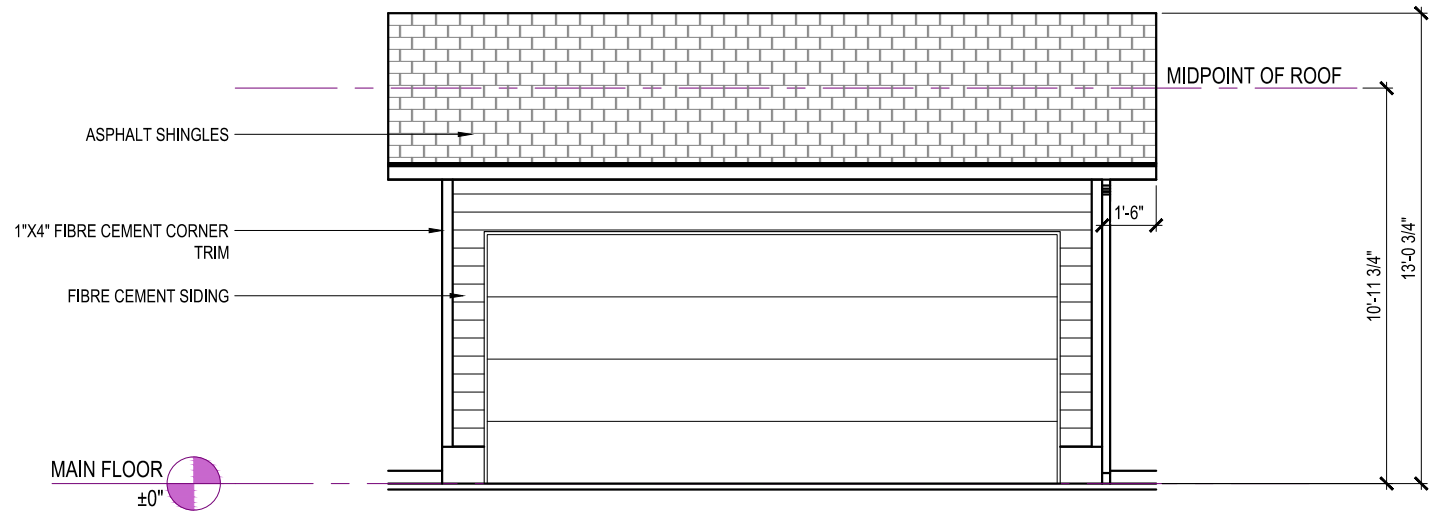
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FORM AND CHARACTER DP

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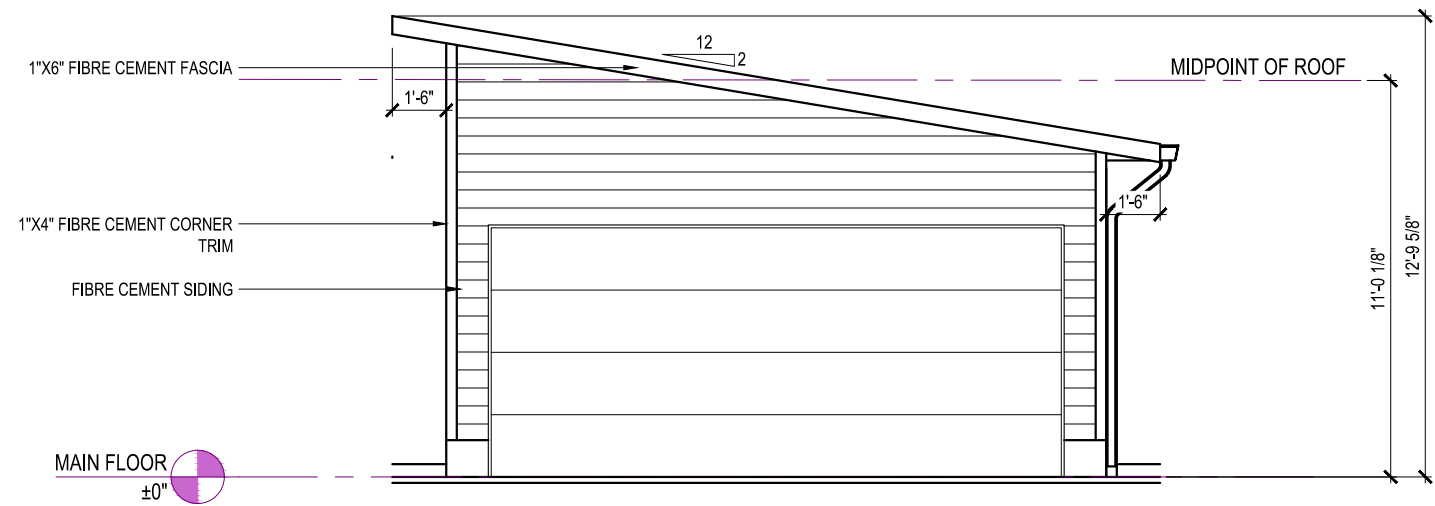
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A22.11



SIDE TO SIDE



FRONT TO BACK



SHED

18'-4" X 22'-0" GARAGE

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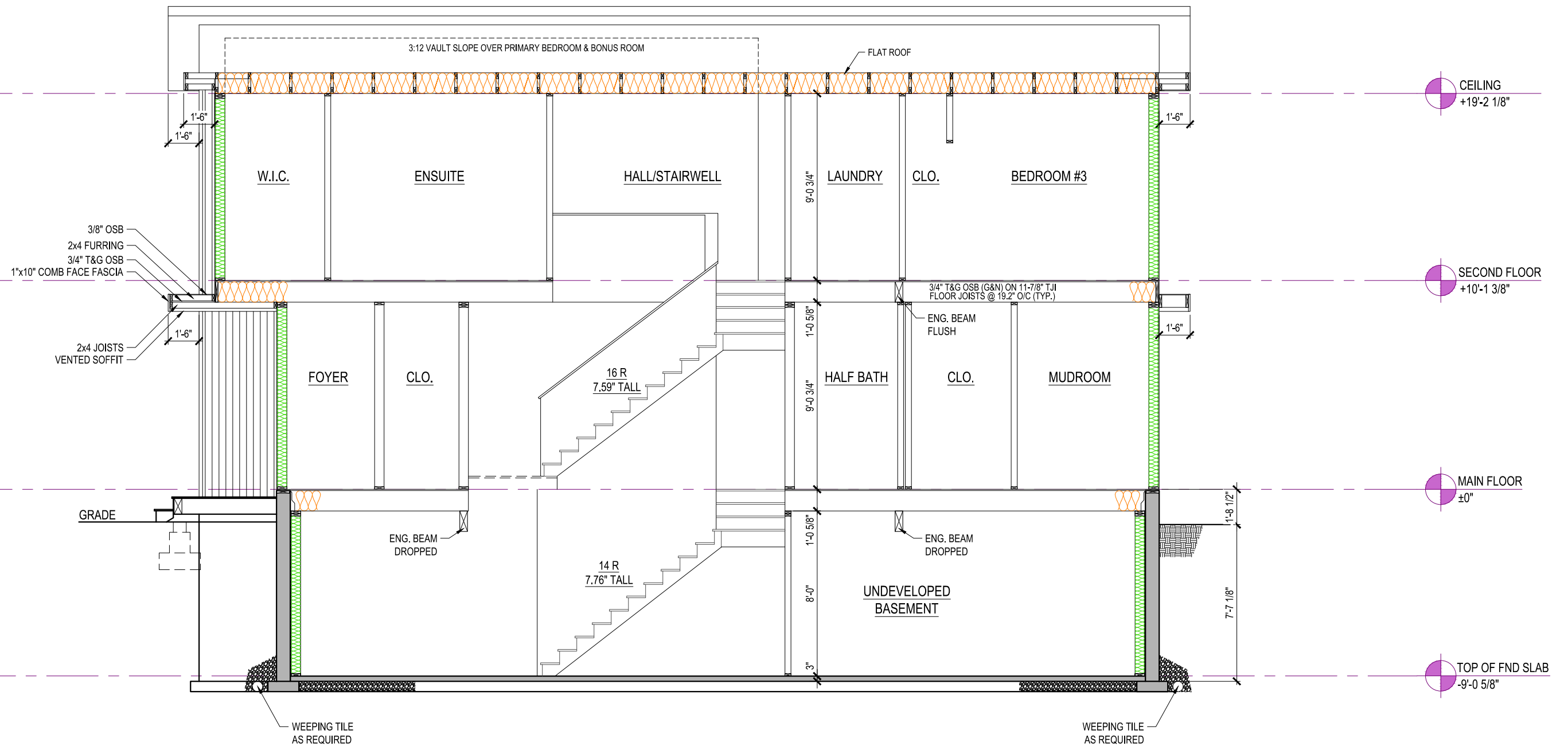
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OPTIONAL GARAGE
30FT & 33FT LANED PRODUCT

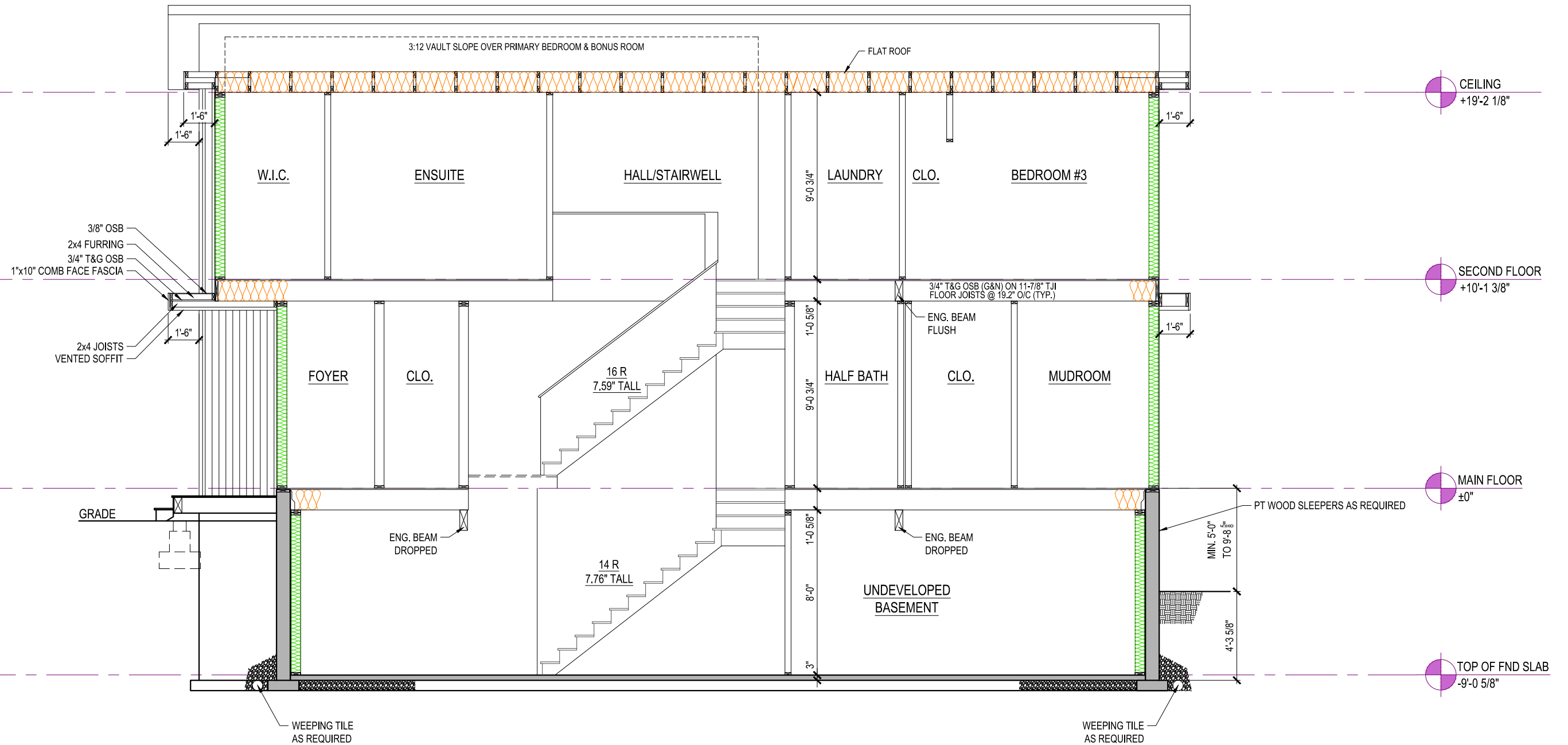
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
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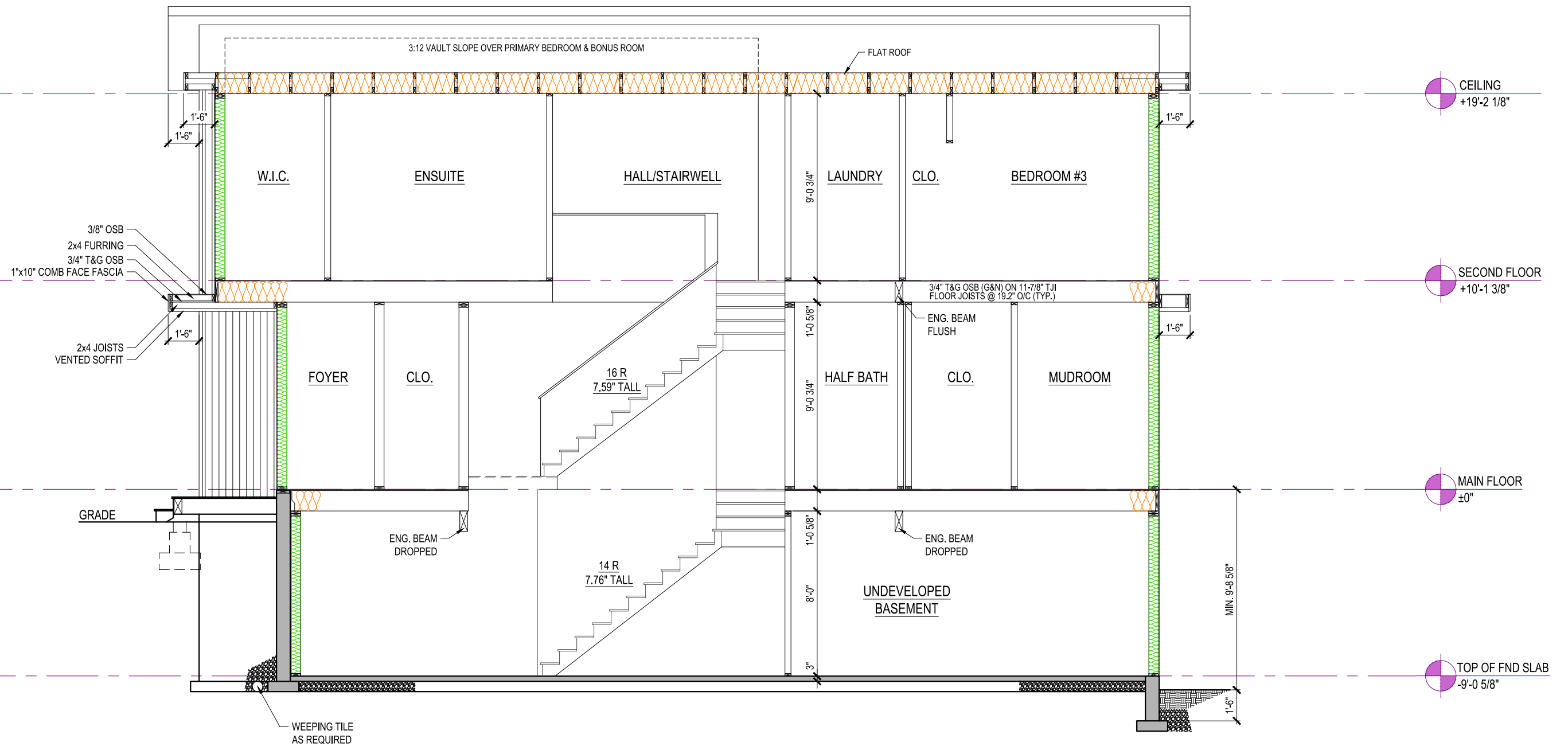
SHEET NUMBER
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REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS



REV. NO.	DESIGN	DATE	REMARKS
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SCHEDULE 4



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EXAMPLE STREETScape

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FORM AND CHARACTER DP

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SHEET NUMBER
R50.01



Exterior Colour Selection
Colour Palette Number: SM-03

Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour
Fiber Cement Siding	JamesHardie	Deep Ocean	Decorative Louvre	Varies	Barn Board	Fibre Cement Fascia	BenjaminMoore	To Match Gentek Slate 582	Manufactured Stone	K2	NA	Garage Door Color	BenjaminMoore	To Match JH Deep Ocean
Acrylic Stucco	BenjaminMoore	To Match JH Deep Ocean	Fiber Cement Shakes	JamesHardie	NA	Aluminum Soffit	Gentek	Barn Board	Brick	Hebron	NA	Rear Entry Door Color	BenjaminMoore	To Match Gentek Slate 582
Fiber Cement Batten	BenjaminMoore	To Match Adjacent Cladding Material	Faux Wood Siding	Westform	Barn Board	Aluminum Rainure (Eaves/Downspouts/Gutters)	Gentek	Slate 582	Metal Column	TBD	Black	Exterior Railing (where required)	Aluminum	Black
Corner Boards (match siding material)	BenjaminMoore	To Match Adjacent Cladding Material	Accent Acrylic Stucco	BenjaminMoore	Cement Grey 2112-60	Metal Cladding Wall and Roof	Cascadia	Slate Grey	Front Door Color	Benjamin Moore	To Match Westform Barn Board	Window Frame and Mullin Bars	Vinyl and/or Aluminum Clad	Black
Decorative Wood Brackets	Benjamin Moore	NA	Fibre Cement Wall Panel	BenjaminMoore	NA	Asphalt Roof Shingles	IKO-Cambridge	Charcoal Grey	Driveway	n/a	Swirl Finish Grey			

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30FT LANED RENDER

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

SHEET NUMBER
C50.02



Exterior Colour Selection

Colour Palette Number			WC L2											
Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour
Fiber Cement Siding	JamesHardie	Cobble Stone	Decorative Louvre	Varies	NA	Fiber Cement Fascia	BenjaminMoore	To Match Gentek Canyon Clay S10	Manufactured Stone	K2	Ocean Mist Mirco Lege	Garage Door Color	BenjaminMoore	To Match Gentek Canyon Clay S10
Acrylic Stucco	BenjaminMoore	To Match JH Cobble Stone	Fiber Cement Shakes	JamesHardie	NA	Aluminum Soffit	Gentek	Knotty Pine	Brick	Hebron	NA	Rear Entry Door Color	BenjaminMoore	Copley Gray HC-104
Fiber Cement Batten	BenjaminMoore	To Match Adjacent Cladding Material	Faux Wood Siding	Westform	Knotty Pine	Aluminum Rainware (Eaves/Downspouts/Gutters)	Gentek	Canyon Clay S10	Metal Column	TBD	Black	Exterior Railing (where required)	Aluminum	Black
Corner Boards (match siding material)	BenjaminMoore	To Match Adjacent Cladding Material	Accent Acrylic Stucco	BenjaminMoore	To Match JH Cobble Stone	Metal Cladding Wall and Roof	Cascade	Slate Grey	Front Door Color	Benjamin Moore	To Match Westform Knotty Pine	Window Frame and Muntin Bars	Vinyl and/or Aluminum Clad	Black
Decorative Wood Brackets	Benjamin Moore	To Match Westform Knotty Pine	Fiber Cement Wall Panel	BenjaminMoore	To Match JH Cobble Stone	Asphalt Roof Shingles	HO-Cambridge	Charcoal Grey	Driveway	yle	Swirl Finish Grey			

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33FT LANED RENDER

PHASE 1 & 3
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FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

SHEET NUMBER
C50.03



Exterior Colour Selection														
Colour Palette Number		MT-03												
Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour	Material	Supplier	Colour
Fiber Cement Siding	JamesHardie	Night Gray	Decorative Louver	Varies	To Match JH Night Gray	Fibre Cement Fascia	BenjaminMoore	To Match Genex Cashmere 514	Manufactured Stone	K2	Arbutus Squares & Rec	Garage Door Color	BenjaminMoore	To Match JH Night Gray
Acrylic Stucco	BenjaminMoore	To Match JH Night Gray	Fiber Cement Shakes	JamesHardie	Night Gray	Aluminum Soffit	Gentek	Cashmere 514	Brick	Hebron	Prohibition	Rear Entry Door Color	BenjaminMoore	Benista AF-135
Fibre Cement Beaten	BenjaminMoore	To Match Adjacent Cladding Material	Faux Wood Siding	Westform	NA	Aluminum Rainware (Eaves/Downspouts/Gutters)	Gentek	Cashmere 514	Metal Column	TBD	Black	Exterior Railing (where required)	Aluminum	Black
Corner Boards (match siding material)	BenjaminMoore	To Match Adjacent Cladding Material	Accent Acrylic Stucco	BenjaminMoore	To Match JH Night Gray	Metal Cladding Wall and Roof	Cascade	Slate Grey	Front Door Color	Benjamin Moore	Benista AF-135	Window Frame and Mullion Bars	Vinyl and/or Aluminum Clad	Black
Decorative Wood Brackets	Benjamin Moore	Abbey Brown	Fibre Cement Wall Panel	BenjaminMoore	To Match JH Night Gray	Asphalt Roof Shingles	IRD- Cambridge	Charcoal Grey	Driveway	n/a	Swirl Finish Grey			

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36FT FRONT DRIVE RENDER

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

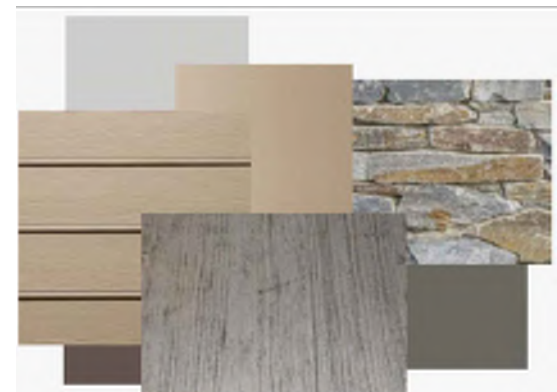
SHEET NUMBER
C50.04

LIGHT PALETTES



Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding

Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding



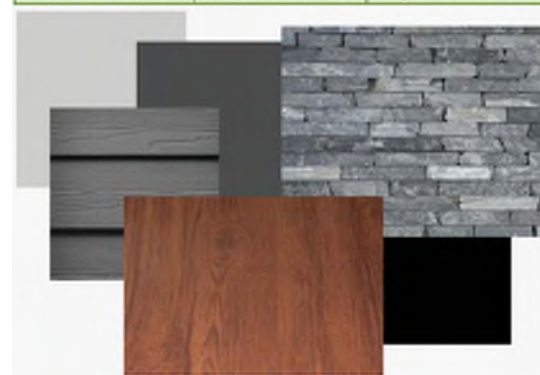
Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding

WEST COAST MODERN

Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding

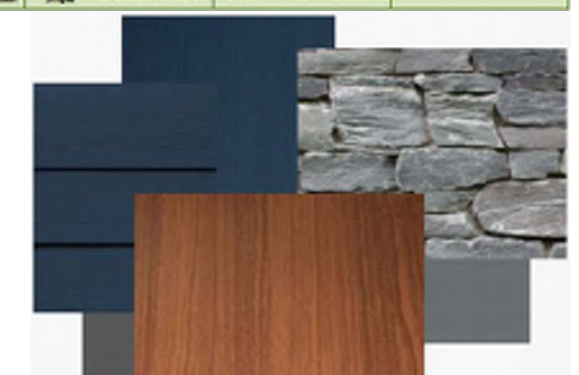


Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding



Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding

Item	Material	Finish	Color	Notes
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Architectural Siding	Aluminum	White	NA	Architectural Siding
Flare Cement Siding	Aluminum	White	NA	Flare Cement Siding
Corner Boards	Aluminum	White	NA	Corner Boards
Decorative Wood Siding	Aluminum	White	NA	Decorative Wood Siding



DARK PALETTES

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WEST COAST MODERN
EXTERIOR COLOUR PALETTES

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS


SHEET NUMBER
C60.01

LIGHT PALETTES



Color Name	Material	Finish	Notes
White Siding	Horizontal Siding	White	To Match in Area 01/02
White Brick	Brick	White	To Match in Area 01/02
White Stone	Stone	White	To Match in Area 01/02
White Siding (Dark)	Horizontal Siding	White	To Match in Area 01/02
White Brick (Dark)	Brick	White	To Match in Area 01/02
White Stone (Dark)	Stone	White	To Match in Area 01/02

Color Name	Material	Finish	Notes
White Siding	Horizontal Siding	White	To Match in Area 01/02
White Brick	Brick	White	To Match in Area 01/02
White Stone	Stone	White	To Match in Area 01/02
White Siding (Dark)	Horizontal Siding	White	To Match in Area 01/02
White Brick (Dark)	Brick	White	To Match in Area 01/02
White Stone (Dark)	Stone	White	To Match in Area 01/02





Color Name	Material	Finish	Notes
White Siding	Horizontal Siding	White	To Match in Area 01/02
White Brick	Brick	White	To Match in Area 01/02
White Stone	Stone	White	To Match in Area 01/02
White Siding (Dark)	Horizontal Siding	White	To Match in Area 01/02
White Brick (Dark)	Brick	White	To Match in Area 01/02
White Stone (Dark)	Stone	White	To Match in Area 01/02

MODERN TRADITIONAL



Color Name	Material	Finish	Notes
Dark Siding	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick	Brick	Dark	To Match in Area 01/02
Dark Stone	Stone	Dark	To Match in Area 01/02
Dark Siding (Light)	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick (Light)	Brick	Dark	To Match in Area 01/02
Dark Stone (Light)	Stone	Dark	To Match in Area 01/02

Color Name	Material	Finish	Notes
Dark Siding	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick	Brick	Dark	To Match in Area 01/02
Dark Stone	Stone	Dark	To Match in Area 01/02
Dark Siding (Light)	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick (Light)	Brick	Dark	To Match in Area 01/02
Dark Stone (Light)	Stone	Dark	To Match in Area 01/02




Color Name	Material	Finish	Notes
Dark Siding	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick	Brick	Dark	To Match in Area 01/02
Dark Stone	Stone	Dark	To Match in Area 01/02
Dark Siding (Light)	Horizontal Siding	Dark	To Match in Area 01/02
Dark Brick (Light)	Brick	Dark	To Match in Area 01/02
Dark Stone (Light)	Stone	Dark	To Match in Area 01/02

DARK PALETTES

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

LIGHT PALETTES



Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth



Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth

Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth

TRANSITIONAL MODERN

Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth

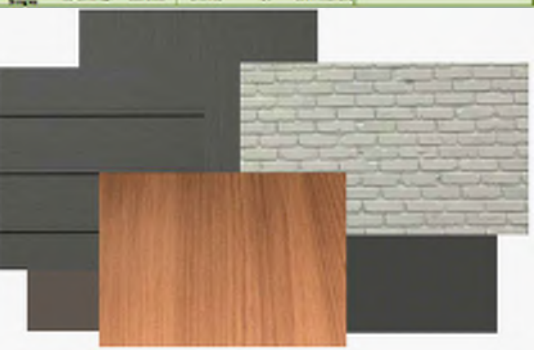


Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth



Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth

Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish	Material	Manufacturer	Colour	Finish
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth
Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth	Flare Cement Siding	James Hardie	White	Smooth



DARK PALETTES

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TRANSITIONAL MODERN
EXTERIOR COLOUR PALETTES

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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SHEET NUMBER
C60.03

LIGHT PALETTES

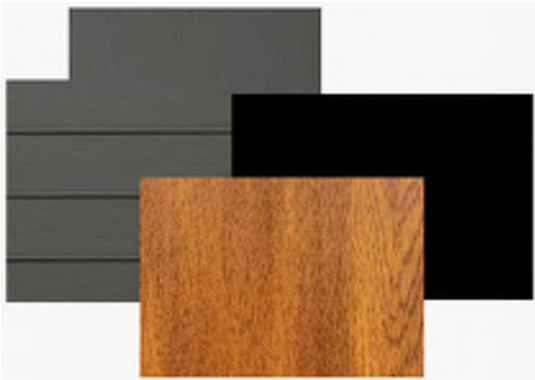


Color Name	Material	Finish	Color	Texture	Application	Notes
White Concrete	Concrete	Smooth	White	Smooth	Exterior	Use for walls and floors
Light Grey Concrete	Concrete	Smooth	Light Grey	Smooth	Exterior	Use for walls and floors
White Wood	Wood	Stained	White	Wood Grain	Exterior	Use for cladding
Light Grey Wood	Wood	Stained	Light Grey	Wood Grain	Exterior	Use for cladding
Dark Grey Wood	Wood	Stained	Dark Grey	Wood Grain	Exterior	Use for cladding
Black Wood	Wood	Stained	Black	Wood Grain	Exterior	Use for cladding
White Stone	Stone	Natural	White	Stone	Exterior	Use for walls and floors
Light Grey Stone	Stone	Natural	Light Grey	Stone	Exterior	Use for walls and floors
Dark Grey Stone	Stone	Natural	Dark Grey	Stone	Exterior	Use for walls and floors
Black Stone	Stone	Natural	Black	Stone	Exterior	Use for walls and floors

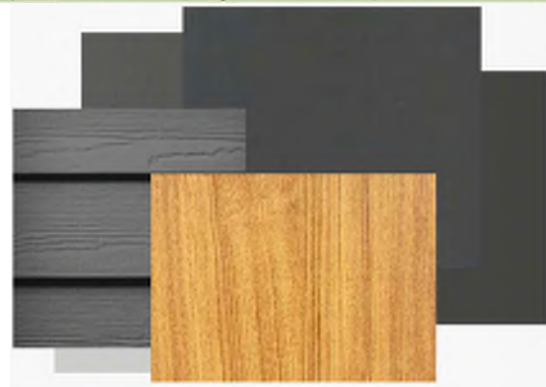


Color Name	Material	Finish	Color	Texture	Application	Notes
White Concrete	Concrete	Smooth	White	Smooth	Exterior	Use for walls and floors
Light Grey Concrete	Concrete	Smooth	Light Grey	Smooth	Exterior	Use for walls and floors
White Wood	Wood	Stained	White	Wood Grain	Exterior	Use for cladding
Light Grey Wood	Wood	Stained	Light Grey	Wood Grain	Exterior	Use for cladding
Dark Grey Wood	Wood	Stained	Dark Grey	Wood Grain	Exterior	Use for cladding
Black Wood	Wood	Stained	Black	Wood Grain	Exterior	Use for cladding
White Stone	Stone	Natural	White	Stone	Exterior	Use for walls and floors
Light Grey Stone	Stone	Natural	Light Grey	Stone	Exterior	Use for walls and floors
Dark Grey Stone	Stone	Natural	Dark Grey	Stone	Exterior	Use for walls and floors
Black Stone	Stone	Natural	Black	Stone	Exterior	Use for walls and floors

SCANDINAVIAN MODERN



Color Name	Material	Finish	Color	Texture	Application	Notes
Dark Grey Concrete	Concrete	Smooth	Dark Grey	Smooth	Exterior	Use for walls and floors
Black Concrete	Concrete	Smooth	Black	Smooth	Exterior	Use for walls and floors
Dark Grey Wood	Wood	Stained	Dark Grey	Wood Grain	Exterior	Use for cladding
Black Wood	Wood	Stained	Black	Wood Grain	Exterior	Use for cladding
Dark Grey Stone	Stone	Natural	Dark Grey	Stone	Exterior	Use for walls and floors
Black Stone	Stone	Natural	Black	Stone	Exterior	Use for walls and floors



Color Name	Material	Finish	Color	Texture	Application	Notes
Dark Grey Concrete	Concrete	Smooth	Dark Grey	Smooth	Exterior	Use for walls and floors
Black Concrete	Concrete	Smooth	Black	Smooth	Exterior	Use for walls and floors
Dark Grey Wood	Wood	Stained	Dark Grey	Wood Grain	Exterior	Use for cladding
Black Wood	Wood	Stained	Black	Wood Grain	Exterior	Use for cladding
Dark Grey Stone	Stone	Natural	Dark Grey	Stone	Exterior	Use for walls and floors
Black Stone	Stone	Natural	Black	Stone	Exterior	Use for walls and floors

DARK PALETTES

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SCANDINAVIAN MODERN
EXTERIOR COLOUR PAlettes

PHASE 1 & 3
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SHEET NUMBER
C60.04

LIGHT PALETTES



Color Name	Material	Finish	Notes
White	Paint	Matte	Use on walls and trim
Grey	Paint	Matte	Use on accents
Wood	Cladding	Vertical Grain	Use on exterior walls

Color Name	Material	Finish	Notes
White	Paint	Matte	Use on walls and trim
Grey	Paint	Matte	Use on accents
Wood	Cladding	Vertical Grain	Use on exterior walls



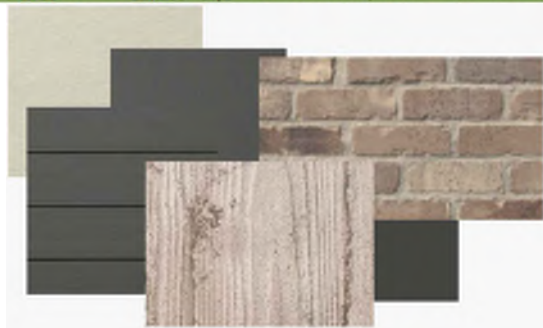
Color Name	Material	Finish	Notes
White	Paint	Matte	Use on walls and trim
Grey	Paint	Matte	Use on accents
Wood	Cladding	Vertical Grain	Use on exterior walls

MODERN



Color Name	Material	Finish	Notes
Dark Blue	Paint	Matte	Use on accents
Grey	Paint	Matte	Use on walls and trim
Wood	Cladding	Vertical Grain	Use on exterior walls

Color Name	Material	Finish	Notes
Dark Blue	Paint	Matte	Use on accents
Grey	Paint	Matte	Use on walls and trim
Wood	Cladding	Vertical Grain	Use on exterior walls



Color Name	Material	Finish	Notes
Dark Blue	Paint	Matte	Use on accents
Grey	Paint	Matte	Use on walls and trim
Wood	Cladding	Vertical Grain	Use on exterior walls

DARK PALETTES

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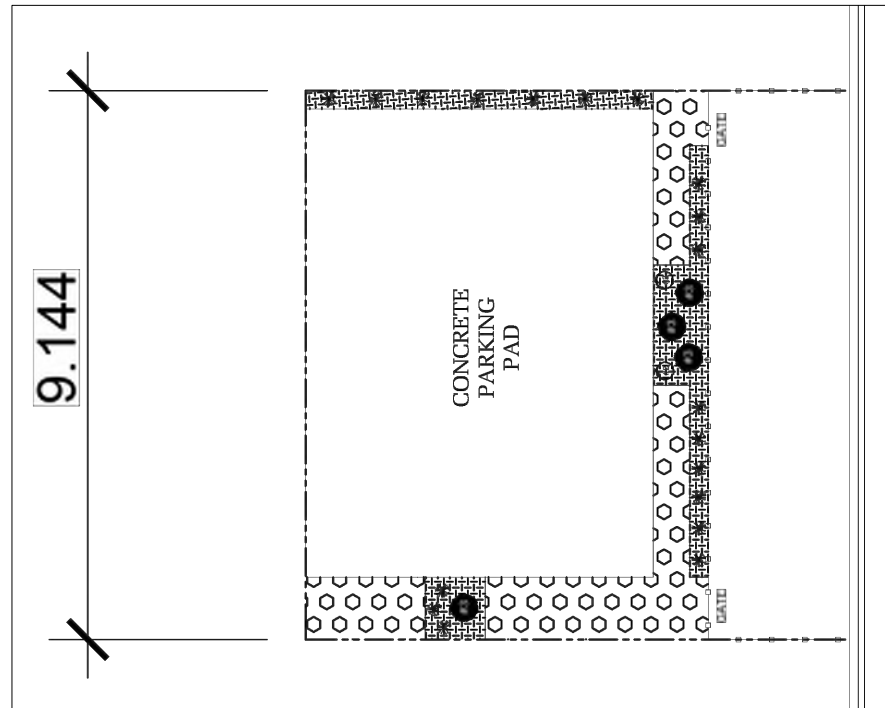
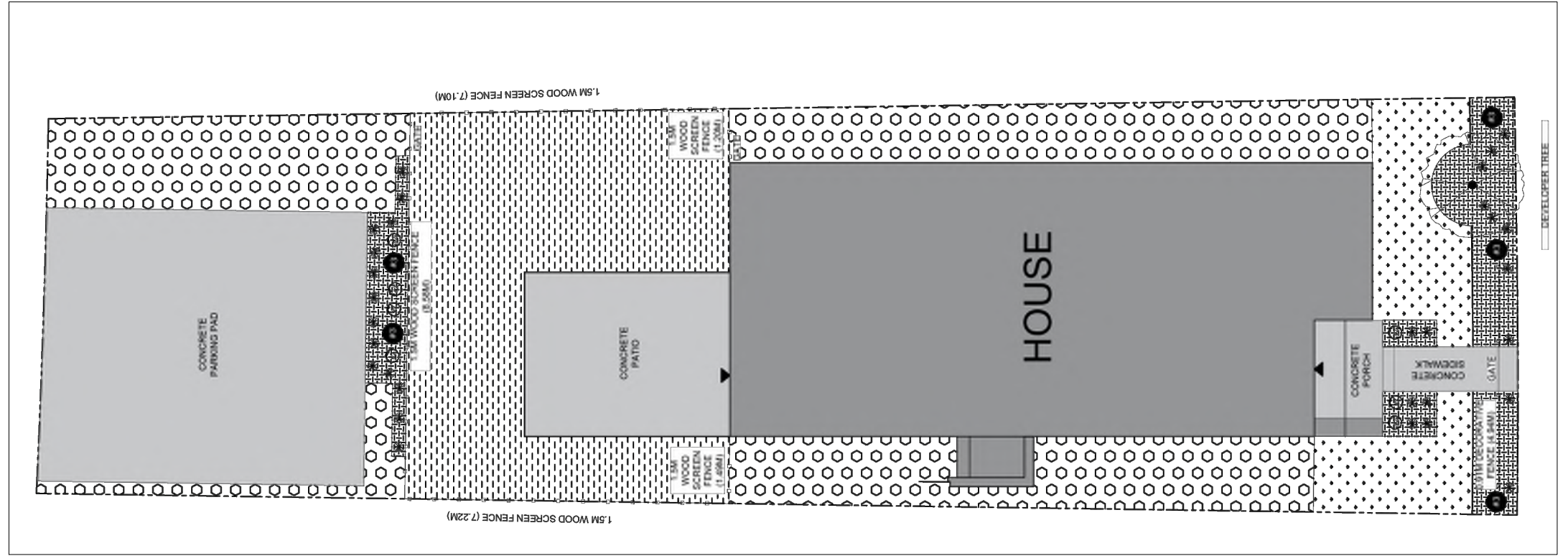
MODERN
EXTERIOR COLOUR PALETTES

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

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C60.05

SCHEDULE 5



OPTIONAL SUITE PARKING

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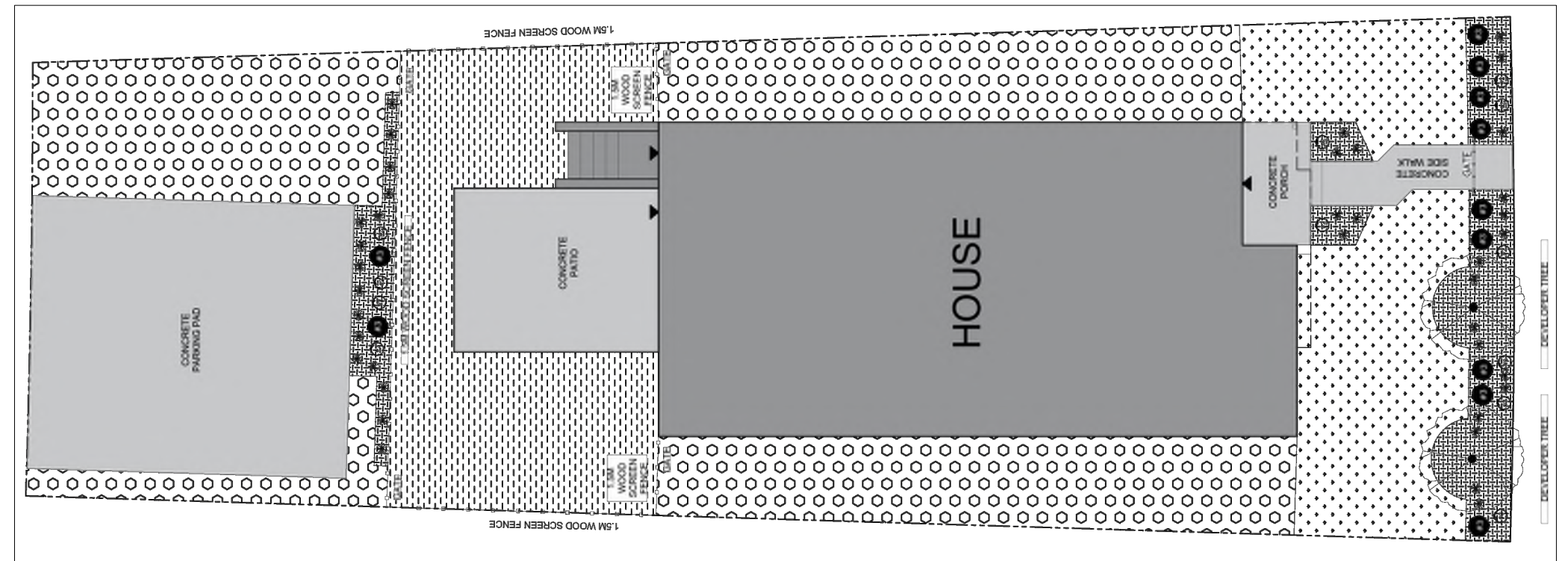
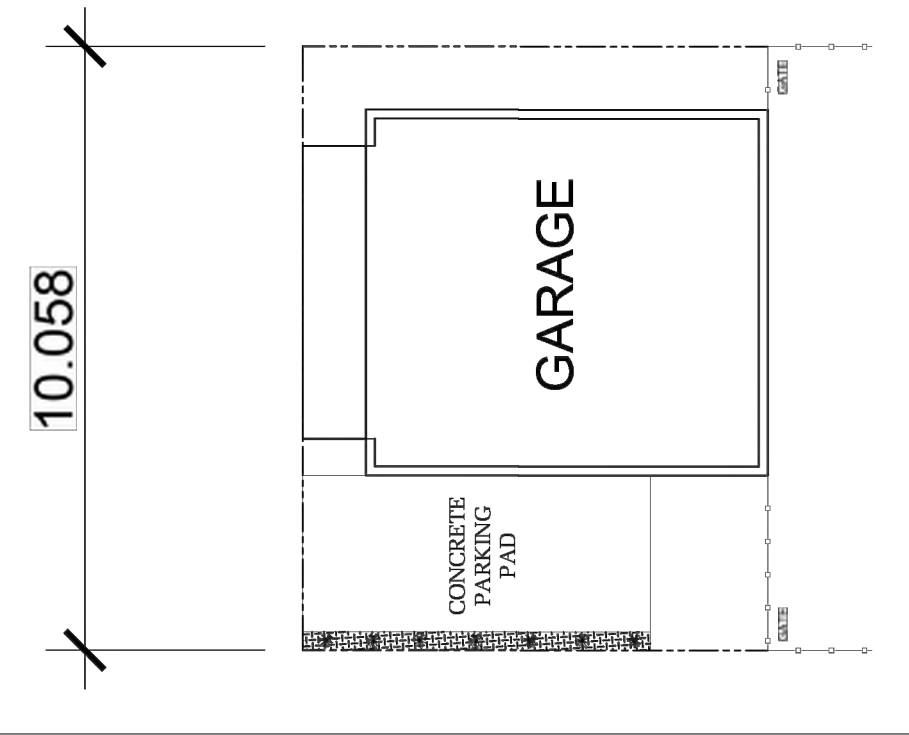
30FT LANED
LANDSCAPE PLAN
EXAMPLE

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

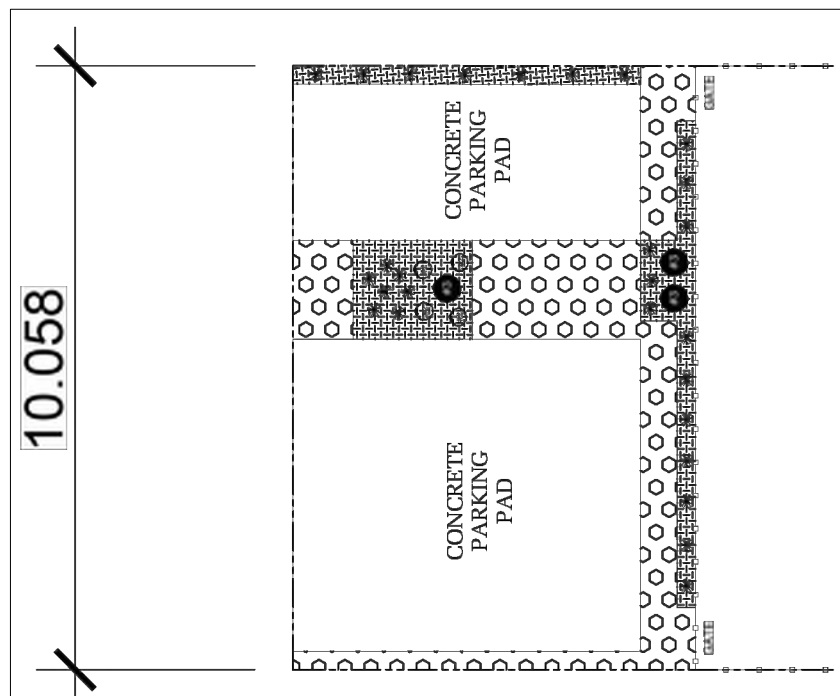
REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

SHEET NUMBER
C70.01

OPTIONAL SUITE PARKING W/OPTIONAL GARAGE



OPTIONAL SUITE PARKING



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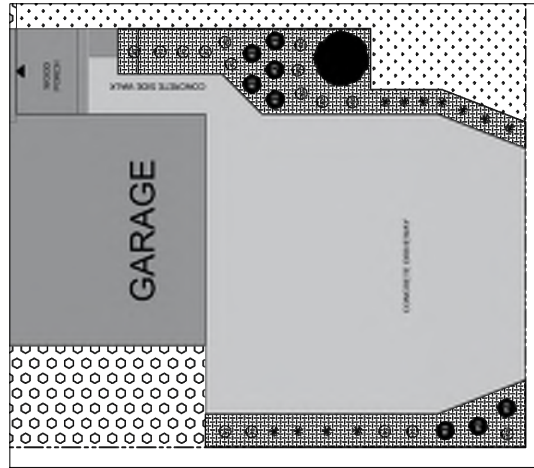
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33FT LANED
LANDSCAPE PLAN
EXAMPLE

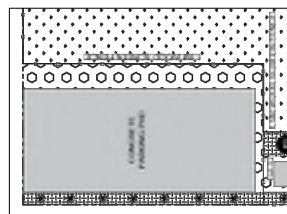
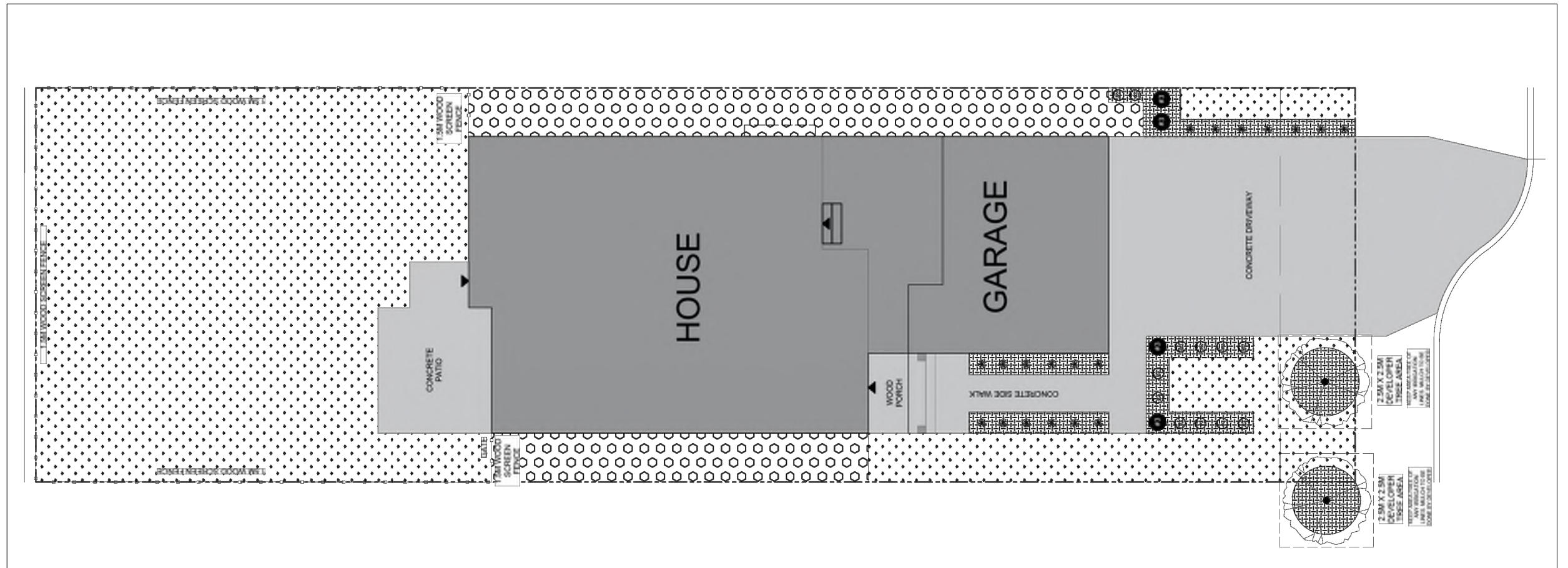
PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

SHEET NUMBER
C70.02



OPTIONAL WIDENED DRIVEWAY FOR SUITE PARKING



OPTIONAL SUITE PARKING WHEN LANE AVAILABLE

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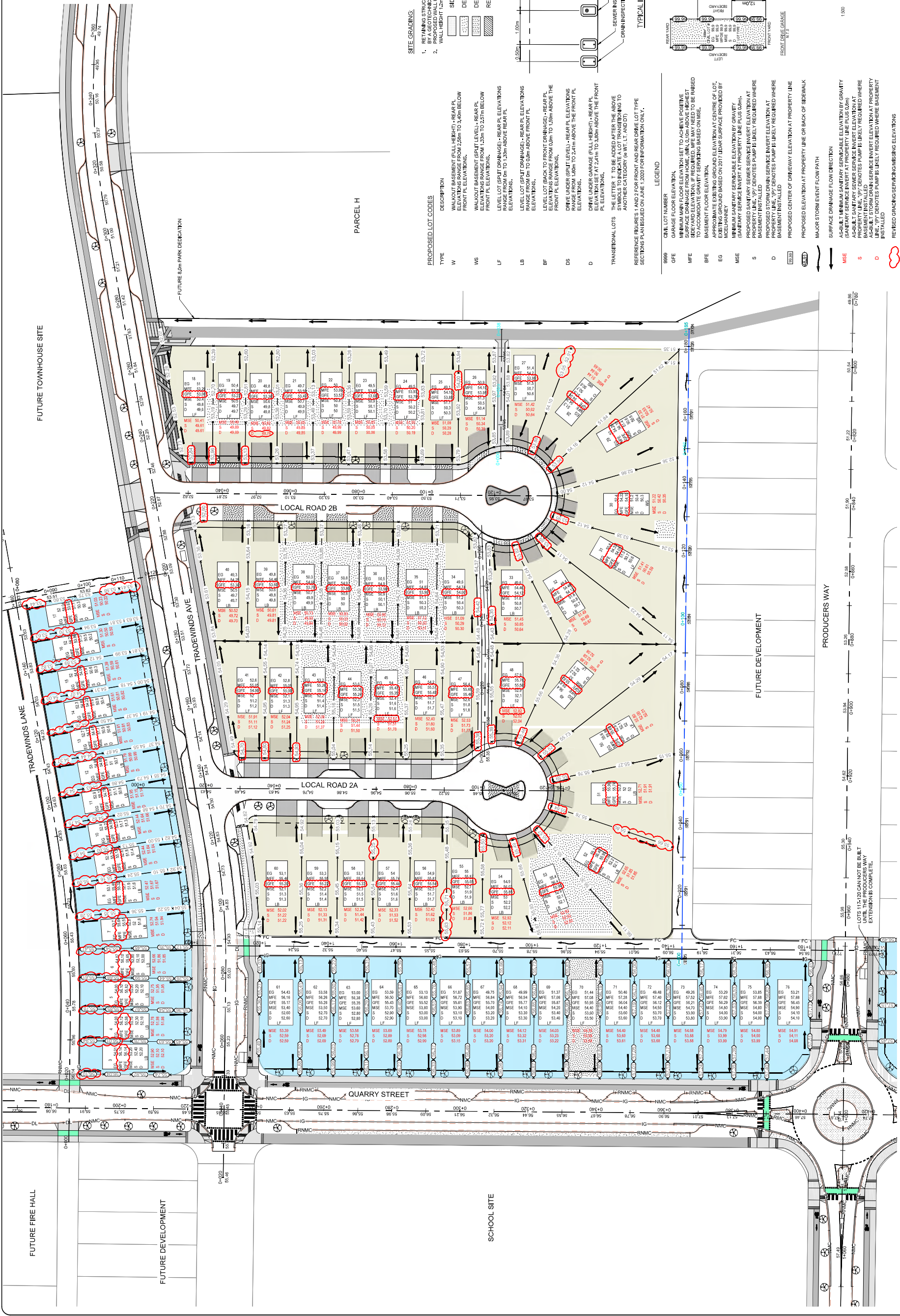
36FT FRONT DRIVE
LANDSCAPE PLAN
EXAMPLE

PHASE 1 & 3
LATORIA SOUTH
FORM AND CHARACTER DP

REV. NO.	DESIGN	DATE	REMARKS
1	TBD	mm/dd/yy	INITIAL WORKING DRAWINGS

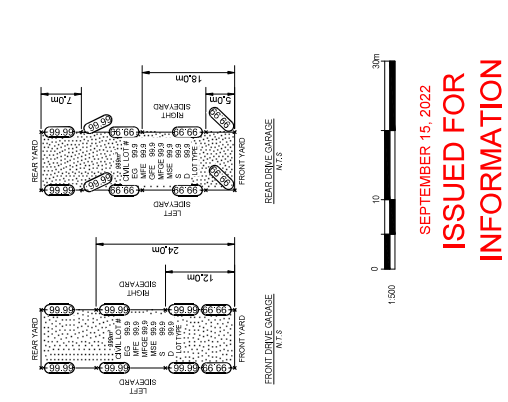
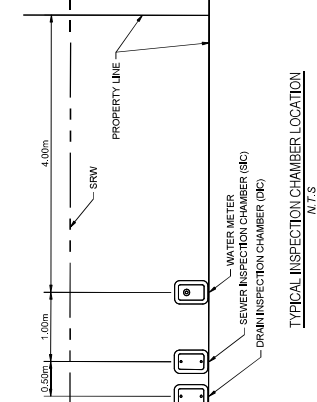
SHEET NUMBER
C70.03

SCHEDULE 6



SITE GRADING:

- RETAINING STRUCTURES, SLOPES OVER 30°, AND FILLS TO BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
- PROPOSED WALL HEIGHTS ARE SUBJECT TO SITE CONDITIONS. MAXIMUM WALL HEIGHT 1.0m.



PROPOSED LOT CODES

TYPE	DESCRIPTION
W	WALKOUT BASEMENT (FULL HEIGHT) - REAR PL ELEVATIONS RANGE FROM 2.5m TO 4.0m BELOW FRONT PL ELEVATIONS.
WS	WALKOUT BASEMENT (8/10 LEVEL) - REAR PL ELEVATIONS RANGE FROM 1.3m TO 2.5m BELOW FRONT PL ELEVATIONS.
LF	LEVEL LOT (SPILT DRAINAGE) - REAR PL ELEVATIONS RANGE FROM 0m TO 1.3m ABOVE REAR PL ELEVATIONS.
LB	LEVEL LOT (SPILT DRAINAGE) - REAR PL ELEVATIONS RANGE FROM 0m TO 0.9m ABOVE FRONT PL ELEVATIONS.
BF	LEVEL LOT (BACK TO FRONT DRAINAGE) - REAR PL ELEVATIONS RANGE FROM 0.9m TO 1.5m ABOVE THE FRONT PL ELEVATIONS.
DS	DRIVE UNDER (SPILT DRAINAGE) - REAR PL ELEVATIONS RANGE FROM 1.5m TO 2.4m ABOVE THE FRONT PL ELEVATIONS.
D	DRIVE UNDER GARAGE (FULL HEIGHT) - REAR PL ELEVATIONS RANGE FROM 1.5m TO 2.4m ABOVE THE FRONT PL ELEVATIONS.
TRANSITIONAL LOTS	
THE LETTER 'T' TO BE ADDED AFTER THE ABOVE SYMBOLS TO INDICATE A LOT TRANSITIONING TO ANOTHER CATEGORY (e.g. WT, LT, and DT)	

REFERENCE FIGURES 1 AND 2 FOR FRONT AND REAR DRIVE LOT TYPE SECTIONS PLANNED ON JUNE 1, 2020 FOR INFORMATION ONLY.

LEGEND

9999	CIVIL LOT NUMBER
GFE	GARAGE FLOOR ELEVATION
MFE	MINIMUM GARAGE FLOOR ELEVATION (SET TO ACHIEVE POSITIVE SIDEWALK DRAINAGE ELEVATION) (MINIMUM GARAGE FLOOR ELEVATION) (REQUIRED: MFE MAY NEED TO BE RAISED TO ACCOMMODATE GRAVITY SERVICES BASED ON MISE)
BFE	BASEMENT FLOOR ELEVATION
EG	APPROXIMATE EXISTING GROUND ELEVATION AT CENTRE OF LOT. (ELEVATIONS BASED ON 1981 DATUM SURFACE PROVIDED BY MICELMANN)
MSE	MINIMUM SANITARY SERVICE INVERT ELEVATION AT PROPERTY LINE (PLUS 0.8m)
S	PROPOSED SANITARY SEWER SERVICE INVERT ELEVATION AT BASEMENT INSTALLED
D	PROPOSED STORM DRAIN SERVICE INVERT ELEVATION AT BASEMENT INSTALLED
(D)PT	PROPOSED CENTER OF DRIVEWAY ELEVATION AT PROPERTY LINE
(D)BT	PROPOSED ELEVATION AT PROPERTY LINE OR BACK OF SIDEWALK
(D)ST	MAJOR STORM EVENT FLOW PATH
(D)SE	SURFACE DRAINAGE FLOW DIRECTION
(D)S	AS-BUILT MINIMUM SANITARY SERVICE ELEVATION BY GRAVITY (SANITARY SERVICE INVERT AT PROPERTY LINE PLUS 0.8m)
(D)S	AS-BUILT MINIMUM STORM DRAIN SERVICE ELEVATION BY GRAVITY (STORM DRAIN SERVICE INVERT AT PROPERTY LINE PLUS 0.8m)
(D)S	AS-BUILT STORM DRAIN SERVICE INVERT ELEVATION AT PROPERTY LINE (PT DENOTES PUMP IS UNLIKELY REQUIRED WHERE INSTALLED)
(D)S	AS-BUILT STORM DRAIN SERVICE INVERT ELEVATION AT PROPERTY LINE (PT DENOTES PUMP IS LIKELY REQUIRED WHERE INSTALLED)
(D)S	REMOVED GRADING/SERVICING/ISSUES ELEVATIONS

SEPTEMBER 15, 2022
ISSUED FOR INFORMATION

ONPOINT PROJECT NO. 116-17
GOVERNING AUTHORITY FILE NO. 3320-00-SUB-C-0411
SHEET OF 1
ONPOINT PROJECT NO. 116-17-CC01

SOUTH LATORIA
GABLECRAFT

AS-BUILT LOT
SERVICING/GRADING PLAN

SOUTH LATORIA

DESIGNER: GMAH JPHH PH
REVIEWER: ENGINEER

FERMIT TO PRACTICE

SEAL

ISSUED FOR INFORMATION

NO.	DATE	ISSUED FOR INFORMATION
1	2022-08-25	ISSUED FOR INFORMATION

REVISIONS

NO.	DATE	REVISIONS
1	2022-08-25	REMOVED LOT 45 MISE
2	2022-08-25	REMOVED LOT 45 MISE
3	2022-08-25	REMOVED LOT 45 MISE

NOTES:
LOTS 111-120 CAN NOT BE BUILT UNTIL THE PRODUCERS WAY EXTENSION IS COMPLETE.

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