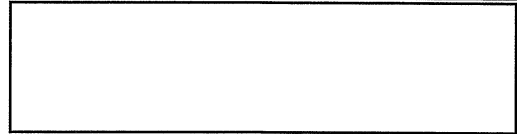


**LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia**

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cox Taylor, Barristers & Solicitors

Third Floor, Burnes House

26 Bastion Square

Victoria

BC V8W 1H9

250-388-4457

A-676-11*LRL

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

024-848-905

LOT A (DD EP75276) SUBURBAN LOT 27 ESQUIMALT DISTRICT PLAN 5092

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

THE ANGLICAN SYNOD OF THE DIOCESE OF BRITISH COLUMBIA AND ST. PAUL'S HOUSING SOCIETY (AS TO PRIORITY OVER LEASE ET26643)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT

1229 ESQUIMALT ROAD

VICTORIA

V9A 3P1

BRITISH COLUMBIA

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

**ROBERT S. GILL
BARRISTER & SOLICITOR
837 Burdett Avenue
Victoria BC V8W 1B3**

as to both signatures

Execution Date

Y	M	D
19	03	13

Transferor(s) Signature(s)

The Anglican Synod of the Diocese of British Columbia by its authorized signatories:

Print Name: **LOUISE M. MCNAMEE
BISHOP**

Print Name: **PAUL SCHUMACHER**

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)


Y	M	D
19		
19	03	13

The Corporation of the Township of
Esquimalt by its authorized signatories:


Print Name:

Print Name:

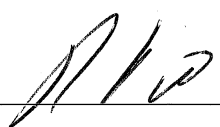
St. Paul's Housing Society by its
authorized signatories:



Lynn Schumacher
Print Name:



David Buckman
Print Name:



ROBERT S. GILL
BARRISTER & SOLICITOR
837 Burdett Avenue
Victoria BC V8W 1B3

as to both signatures

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 3 OF 27 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement**Priority of the Covenant having a registration
number one less than the priority agreement over
Lease ET26643**

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART 2
S. 219 COVENANT

RECITALS:

- A. The Transferor ("**Owner**") is the registered owner in fee-simple of the following lands in the Township of Esquimalt in the Province of British Columbia:

PID: 024-848-905

Lot A, (DD EP75276), Suburban Lot 27 Esquimalt District, Plan 5092

(the "**Lands**").

- B. The Transferee is the Township of Esquimalt ("**Transferee**" or "**Township**").
- C. The Owner has submitted an application to the Township to amend the Comprehensive Development District No. 23 (1379 Esquimalt Road) CD No. 23 zoning of the Lands further to ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2933, and to change the Official Community Plan land use designation further to OFFICIAL COMMUNITY PLAN BYLAW, 2018, NO. 2922, AMENDMENT BYLAW NO. 2932 (collectively, the "**Amendment Bylaws**"). A s. 219 covenant was registered in the Victoria Land Title Office on September 14, 2018 in favour of the Township under No. CA7066472 (the "**Existing Covenant**").
- D. Pursuant to its terms, the Existing Covenant is to be discharged from the Lands upon the registration of a replacement s. 219 covenant containing form and character guidelines that have been agreed to by the parties for the development of a new apartment building containing 24 dwelling units and ministry centre (the "**New Apartment Building**").
- E. The parties have agreed on form and character guidelines for the New Apartment Building as set out in this agreement, noting however this Agreement does not replace or supersede statutory or bylaw requirements for development permits, heritage alteration permits, building permits or other approvals, and have agreed that concurrently with the registration of this agreement, the Existing Covenant will be discharged.
- F. Section 219 of the Land Title Act, R.S.B.C. 1996, c. 250 (the "**Land Title Act**") provides, inter alia, that a covenant, whether of a negative or positive nature, in favour of the Township may be registered as a charge against the title to the Land.

NOW THEREFORE in consideration of the payment of the sum of \$10.00 by the Township to the Owner (receipt and sufficiency acknowledged), the mutual covenants and agreements

contained in this Agreement, and for other good and valuable consideration, the parties covenant and agree as to the following, including under Section 219 of the *Land Title Act*:

Site Development

1. Notwithstanding broader use, densities and development regulations of the Township's Zoning Bylaw, as may be amended from time to time, the Owner covenants and agrees the Lands shall not be subdivided or built upon, including any off-site works attached to the Lands or directly related to the proposed development (e.g. Foster Street parking, Esquimalt Road light fixtures), except strictly in accordance with the architectural plans prepared by Number Ten Architectural Group date stamped by Development Services March 12, 2019 for the project named St. Peter's and St. Paul's Housing and Ministry Centre, which architectural plans include the following drawings:

Architectural, A-00 to A-12
Landscape Concept Plan, L-01 to L-02
Site Servicing (Civil), C-01 to C-02

the full-size versions of which held at Township offices to be determinative, and reduced copies of which are attached hereto as Schedule "A" (collectively the "**Architectural Plans**").

2. The Parties agree that the Director of Development Services has the authority, in writing but without modification of this covenant, to except minor changes from time to time provided the proposed minor change:
 - (a) is, in the Director's opinion, consistent with the Architectural Plans and any applicable development permit guidelines;
 - (b) does not require a separate development permit or heritage alteration permit without such permit first being obtained by the Owner who is solely responsible for such permit(s);
 - (c) does not require a variance to any Township bylaws without such variance first being obtained by the Owner who is solely responsible for such variance; and
 - (d) does not, in the Director's opinion, result in a material change to the form and character of the development.

3. The Owner further covenants and agrees:
 - (a) not to stratify the New Apartment Building (the parties agreeing that air space parcel subdivision is not excluded), unless written approval is first obtained from the Director of Development Services, in writing but without modification of this covenant, in consideration of the consistency of the building with the Architectural Plans and with sufficient confidence that outstanding issues would be resolved before use and occupancy, and
 - (b) not to apply for any occupancy permit, the Owner acknowledging that the Township need not issue any occupancy permit, for the New Apartment

Building,
unless that building has been constructed in accordance with the Architectural Plans, or any amendments thereto as may be approved by this agreement.

4. The Owner further covenants and agrees that:
 - (a) the Owner must comply with all of the requirements in the BC Building Code, Amendment Bylaw and applicable Township bylaws that relate to the Architectural Plans for any building constructed, erected or otherwise placed on the Lands; and
 - (b) the Owner must comply with its covenants contained in this agreement, notwithstanding any less onerous provisions, now or in the future, found in Building Code, Amendment Bylaw and applicable Township bylaws.
5. The parties agree that upon subdivision of the Lands, this Agreement will be discharged from those newly created parcels of land not containing the New Apartment Building, or any portion thereof, at the written request and cost of the Owner.

Indemnity and Release

6. The Owner covenants and agrees to indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
7. The Owner releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees (on a solicitor-client basis) whatsoever, in law or equity, which the Owner can or may have against the Township for any loss, damage, deprivation, enrichment or injury, including economic loss, arising out of or connected with the restrictions or requirements of this Agreement, the breach of any covenant in this Agreement, or the use of the Lands contemplated under this Agreement.
8. Without limiting the above release and indemnity, the Owner acknowledges that this Agreement contains conditions, restrictions, requirements, benefits or gifts that may not be specifically identified or required by bylaw. The Owner hereby expresses its intention to be solely responsible for the costs resulting from satisfying the conditions of this Agreement, and to donate any contribution to the Township as a gift without any expectation of credit, payment or reward of any kind. The Owner further releases,

waives and forever discharges the Township from and against any claims, actions, or causes of action, whether based in contract, tort or equity, for damages or losses, for the recovery of the contributions or costs incurred, including legal expenses, or for unjust enrichment, in connection with the provision of those contributions.

9. The releases and indemnities of this part shall survive the termination of this Agreement.

Registration

10. The restrictions and requirements in this Agreement are covenants running with the Lands in favour of the Township and intended to be perpetual, and shall continue to bind all of the Lands when subdivided. For greater certainty:
 - (a) future owners of the Lands, or portions thereof, shall be considered the Owner under this Agreement;
 - (b) this Agreement will be discharged or released from individual strata units upon provision of a replacement Covenant for restrictions and requirements that have not been satisfied or are intended to remain, upon terms acceptable to the Township, in its sole discretion; and
 - (c) this Agreement will continue to form a charge against the common property of any strata development on the Lands and be binding against the Strata Corporation.
11. At the Owner's sole cost, the Owner must do everything necessary to secure priority of registration and interest for this Agreement over all encumbrances of a financial nature on the Lands.
12. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
13. The Owner, as a personal covenant between the parties, agrees to pay the reasonable legal fees and land title office costs of the Township in connection with the preparation and registration of this Agreement.

General

14. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement.
15. It is mutually understood, acknowledged and agreed by the parties that the Township has made no representations, covenants, warranties, guarantees, promises or

agreements (oral or otherwise) with the Owner other than those contained in this Agreement.

16. Nothing contained or implied in this Agreement:
 - (a) prejudices or affects the rights, powers or discretion of the Township in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Owner;
 - (b) imposes any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement or the breach of any provision in this Agreement; or
 - (c) imposes any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, on the Township with respect to its exercise of any right or remedy expressly provided in this Agreement or at law or in equity.
17. The Owner covenants and agrees that the Township may withhold development permits, building permits and other approvals related to the use, building or subdivision of land as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a permit or approval does not act as a representation or warranty by the Township that the covenants of this Agreement have been satisfied.
18. The Owner covenants and agrees that:
 - (a) if the Township advises of a breach of this Agreement, as determined in its reasonable discretion, the Owner must promptly remedy that breach at its sole cost;
 - (b) if the Owner has not remedied the breach to the reasonable satisfaction of the Township within thirty (30) days of notice or other longer time period specified by the Township, the Township may, but is under no obligation to, remove or rectify the breach at the expense of the Owner without further notice; and
 - (c) any costs to the Township of such removal or rectification is a debt due from the Owner to the Township together with interest at a rate of 1% per annum in excess of the Prime Lending Rate of the Royal Bank of Canada in effect from time to time, and:
 - (i) the Owner shall pay such costs and interest to the Township forthwith upon demand; and

- (ii) failing payment, the Township may add such costs to property taxes for the Lands.
- 19. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 20. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver is effective unless it is written and signed by both parties.
- 21. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 22. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The Owner and Township acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached.

PRIORITY AGREEMENT

ST. PAUL'S HOUSING SOCIETY (the "Chargeholder") the registered holder of a charge by way of a Lease against the within described property which said charge is registered in the Land Title Office at Victoria, British Columbia, under number ET26643 for and in consideration of the sum of One Dollar (\$1.00) paid by the Owner to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Owner, its successors and assigns, that the within covenant shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge and hereby consents to the registration of the covenant.

AS EVIDENCE of their agreement to be bound by the terms of this instrument, the Owner and the Grantee have executed the Form C and Form D, at pages 1 and of this instrument.

ST PETER'S AND ST PAUL'S HOUSING AND MINISTRY CENTRE

1379 ESQUIMALT ROAD
 LOT A (DD EP75276), SUBURBAN LOT 27, ESQUIMALT DISTRICT, PLAN 5092, PID 024-848-905



GENERAL NOTES



9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	REVISION	2017-08-02



CONTRACTOR

DATE	NTS	DATE	2019-02-15
SCALE		SCALE	

St Peter's and St Paul's
 Housing and
 Ministry Centre

Cover Sheet, Project Data,
 and List of Drawings

SHEET TITLE	SP/DSS	DATE	BC
PROJECT NO.	XXXXXX		
DRAWING NO.	2017505		
SHEET NO.			A-00

PROJECT DATA

	Current Zoning Requirements	Existing Site (Pre-Subdivision) Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Setback Zoning Exemptions
Zoning	CD-23 Zone	CD-23 Zone	Existing 'Hermitage' Lot (Area A)	New Lot and New Zone (CD) (Area B)	Proposed Subdivided Site Data	
Site Area	min. 6,284 sq.m (67,640 sf)	6,270 sq.m (67,492 sf)	3,407 sq.m (36,577 sf)	2,766 sq.m (29,751 sf)	Subdivided Cemetery Lot (Area C)	/
Building Footprint	/	1,679.3 sq.m (18,077 sf)	1,067.6 sq.m (11,491.5 sf)	Proposed 1,501 Church, 300 sq.m (3,228 sq.m (34,666 sf))	/	/
Total Building Floor Area	/	3,286.7 sq.m (35,377.7 sf)	2,987.1 sq.m (32,152.9 sf)	Proposed 1,501 Church, 300 sq.m (3,228 sq.m (34,666 sf))	/	/
Number of Storeys	/	The Hermitage - 4, Church - 1.5	The Hermitage - 4	Proposed - 5, Church - 1.5	/	/
Height	/	The Hermitage - 14m (45.9 ft)	The Hermitage - 14m (45.9 ft)	From Grade) Proposed - 15.7m (51.5 ft), Church - 9.2m (30.3 ft)	/	/
Site Coverage	30%	1,679.3 / 6,270 = 26.7%	1,067.6 / 3,407 = 31%	846 / 2,766 = 31%	/	/
Floor Area Ratio	0.51	0.881	0.881	Proposed 0.55:1, Church 0.10:1, Total 0.65:1	/	/
Number of Units	39 plus 1 guest per 157 sq.m	26	26	24	/	/
Number of Parking Stalls	45	17 LUB stalls, 7 on site stalls = 24 total	17 LUB stalls, 7 on site stalls = 24 total	27 on-site stalls, 4 off-site stalls = 31 total	/	/
South Setback	4.5m (14.8 ft)	4.4m (14.5 ft)	4.4m (14.5 ft)	9.9m (32.5 ft)	/	/
North Setback	17m (55.8 ft)	46m (150.9 ft)	12m (39.4 ft)	3.2m (10.5 ft)	From Church Stairs to Prop. Line = 1.172m	
East Setback	12m (39.4 ft)	9.4m (30.7 ft)	9.4m (30.7 ft)	17.4m (57.1 ft)	Church to Cemetery Lot line = 0.5m	
West Setback	8.5m (27.9 ft)	9.1m (29.9 ft)	9.1m (29.9 ft)	3.1m (10.1 ft)	From Balcony to Prop. Line = 2.2m	
Green Space	/	2,907 sq.m (31,202 sf) 46%	1,468 sq.m (15,801 sf) 43%	970 sq.m (10,441 sf) 35%	/	/
Impervious Surface Space	/	3,363 sq.m (36,200 sf) 54%	1,939 sq.m (20,917 sf) 52%	1,796 sq.m (19,332 sf) 55%	/	/

- LIST OF DRAWINGS**
- ARCHITECTURAL
 - A-00- COVER SHEET, PROJECT DATA AND LIST OF DRAWINGS
 - A-01- EXISTING SITE PLAN
 - A-02- EXISTING SITE SURVEY
 - A-03- SITE SUBDIVISION PLAN
 - A-04- PROPOSED SITE PLAN
 - A-05- PROPOSED MAIN AND SECOND TO FOURTH FLOOR PLAN
 - A-06- PROPOSED FIFTH AND ROOF PLAN
 - A-07- PROPOSED ELEVATIONS
 - A-08- PROPOSED ELEVATIONS
 - A-09- PROPOSED CROSS SECTION
 - A-10- 3D MODEL IMAGES
 - A-11- 3D MODEL IMAGES
 - A-12- 3D MODEL IMAGES
 - LANDSCAPING
 - L-01- LANDSCAPE CONCEPT PLAN
 - L-02- TREES, SHRUBS AND HARDSCAPING
 - SITE SERVICING (CIVIL)
 - C-01- SITE PLAN
 - C-02- GRADING PLAN

RECEIVED
MAR 12 2019
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	ISSUE DATE	2019-02-15



DATE	2019-02-15
SCALE	1:200
St Peter's and St Paul's Housing and Ministry Centre	
Existing Site Plan	
DATE	2017-05-05
PROJECT NO.	XXXXX
CLIENT	BC
PROJECT NO.	A-01

1 Existing Site Plan
 A-01 SCALE 1:200



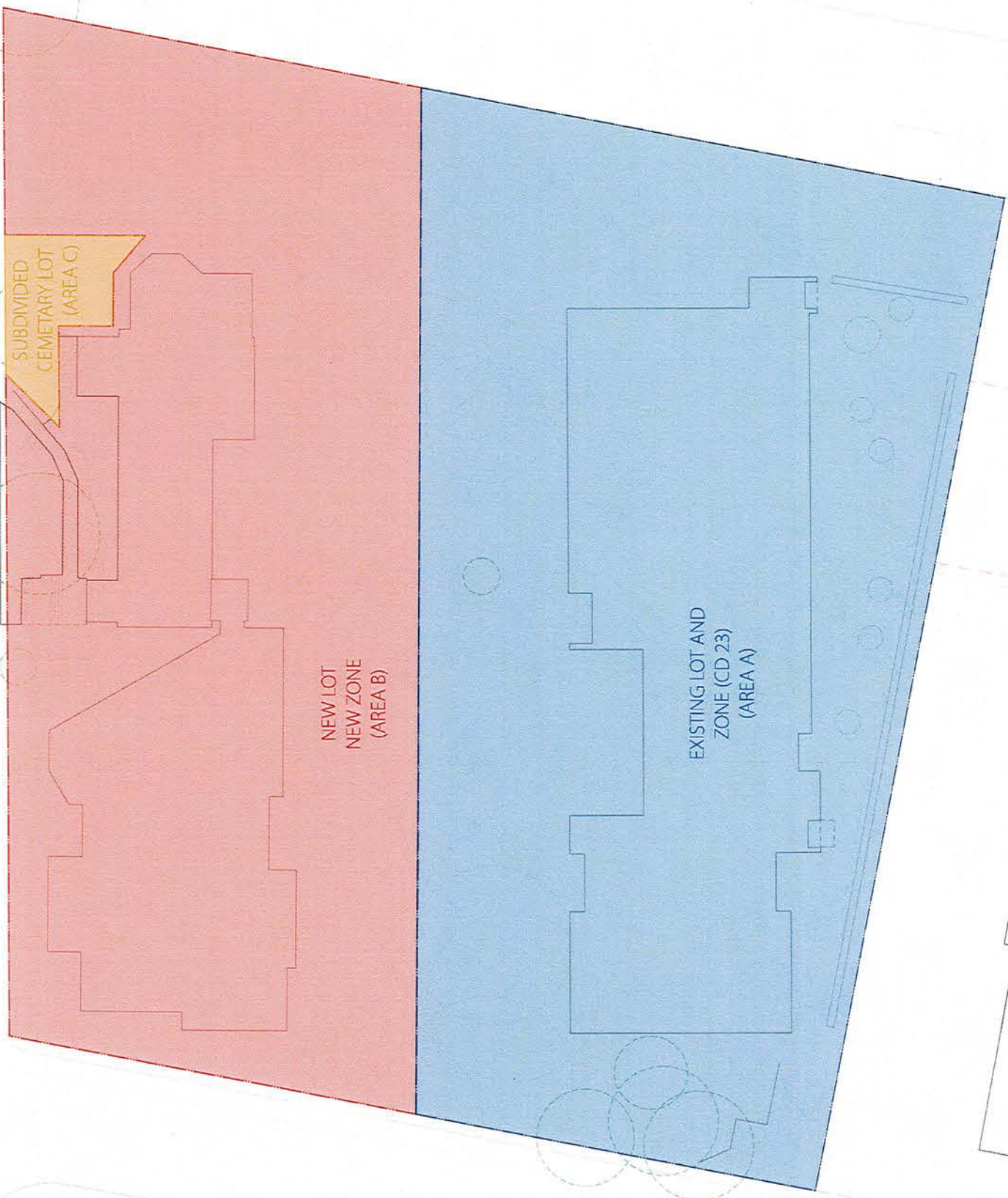
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RECEIVED
MAR 12 2019
 CORP. OF TOWNSHIP
 OF ESQUIMAULT
 DEVELOPMENT SERVICES

NO.	DESCRIPTION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
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2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
1	FIELD SKETCH	2017-10-25



SCALE: 1:200
 SHEET: 2019-02-15
 PROJECT: St Peter's and St Paul's Housing and Ministry Centre
 SITE SUBDIVISION PLAN
 SHEET NO.: BC
 ORDER BY: XXXXX
 CLIENT PROJECT NO.: 2017505
 SHEET NO.: A-03



1 Site Subdivision Plan
 A-03 SCALE 1:200

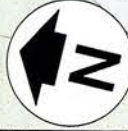
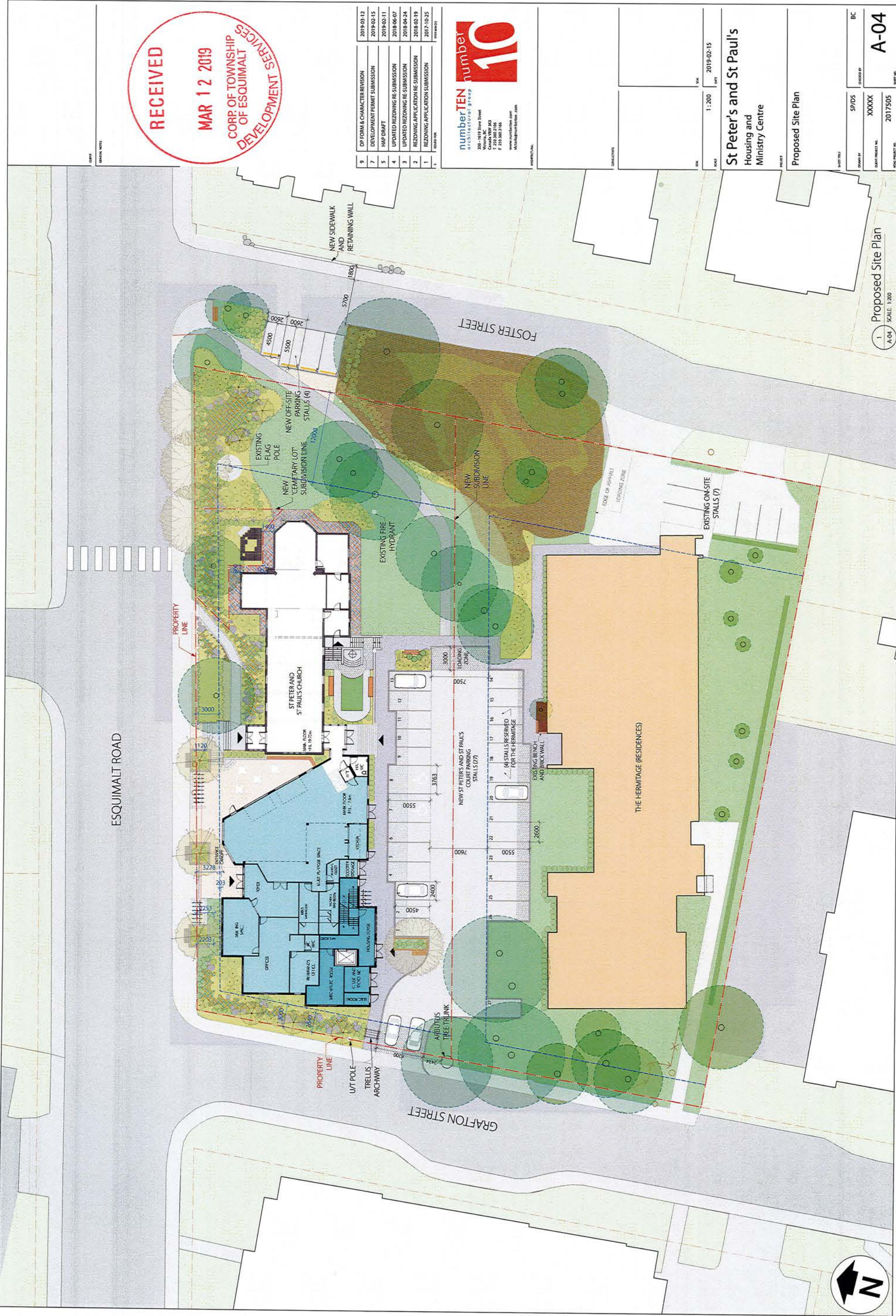
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MAR 12 2019
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

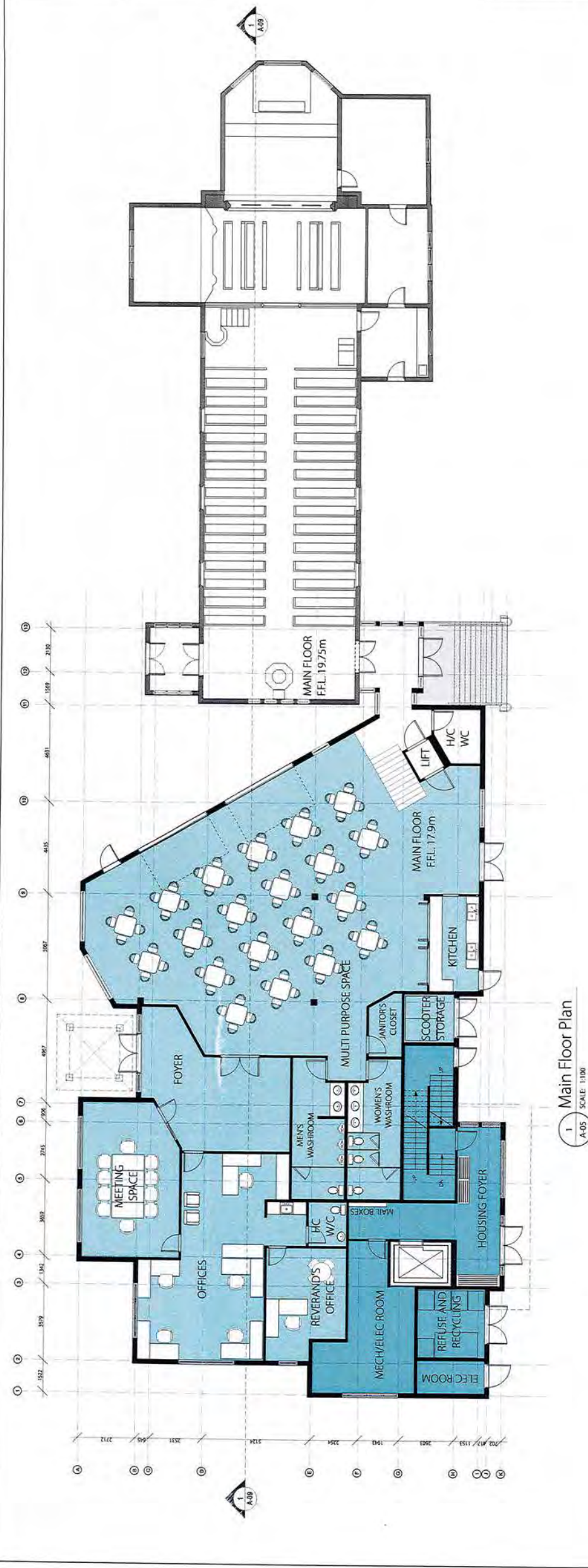
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7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
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2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
	ISSUED FOR	FORWARDED



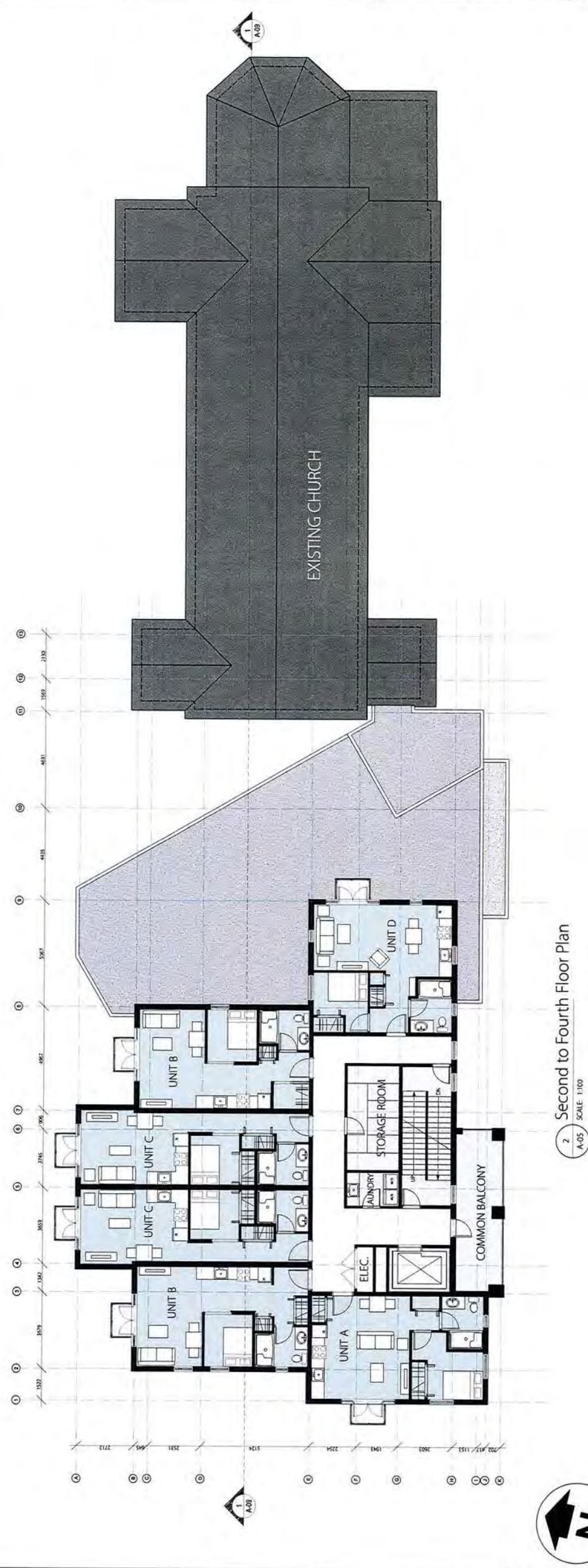
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SCALE	1:200	DATE	2019-02-15
St Peter's and St Paul's Housing and Ministry Centre			
PROJECT Proposed Site Plan			
DATE	2017-05-05	ORDER BY	BC
DRAWN BY	SP/DS	CLIENT PROJECT NO.	XXXXX
SCALE	XXXXX	DATE	2017-05-05
PROJECT NO.	2017505	DATE	

1 Proposed Site Plan
 A-04
 SCALE: 1:200





1 Main Floor Plan
SCALE 1:100
A-05



2 Second to Fourth Floor Plan
SCALE 1:100
A-05

UNIT TYPE	2019-03-12
UNIT A - ONE BEDROOM NET AREA = 40 sq.m (430 sf) TOTAL COUNT = 4	2019-02-15
UNIT B - ONE BEDROOM NET AREA = 39 sq.m (415 sf) TOTAL COUNT = 8	2019-02-11
UNIT C - ONE BEDROOM NET AREA = 37 sq.m (395 sf) TOTAL COUNT = 8	2018-06-07
UNIT D - ONE BEDROOM NET AREA = 40 sq.m (430 sf) TOTAL COUNT = 4	2018-04-24
	2018-02-19
	2017-10-25
	2016-04-05

NO.	DESCRIPTION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
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2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
		2016-04-05

numberTEN architectural group
200 - 1815 Silver Street
Victoria, BC
V8M 1K5
T 250.360.2105
F 250.360.2165
www.numberten.com
info@numberten.com

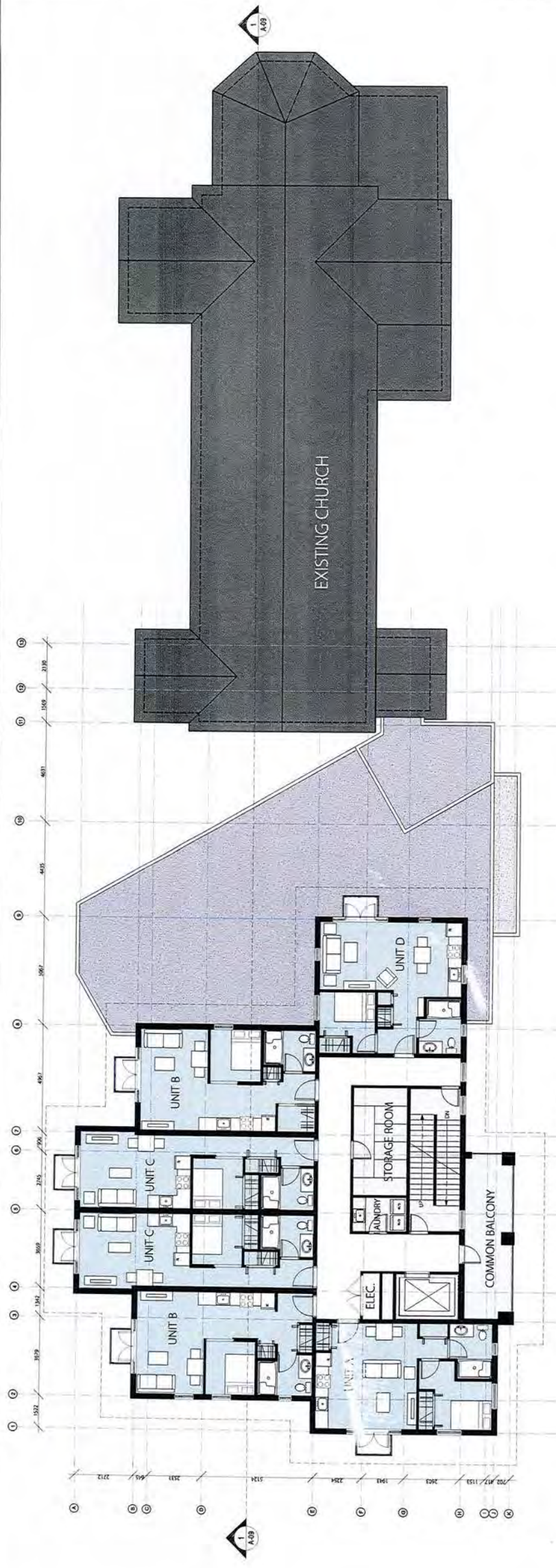


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DATE: 2019-02-15

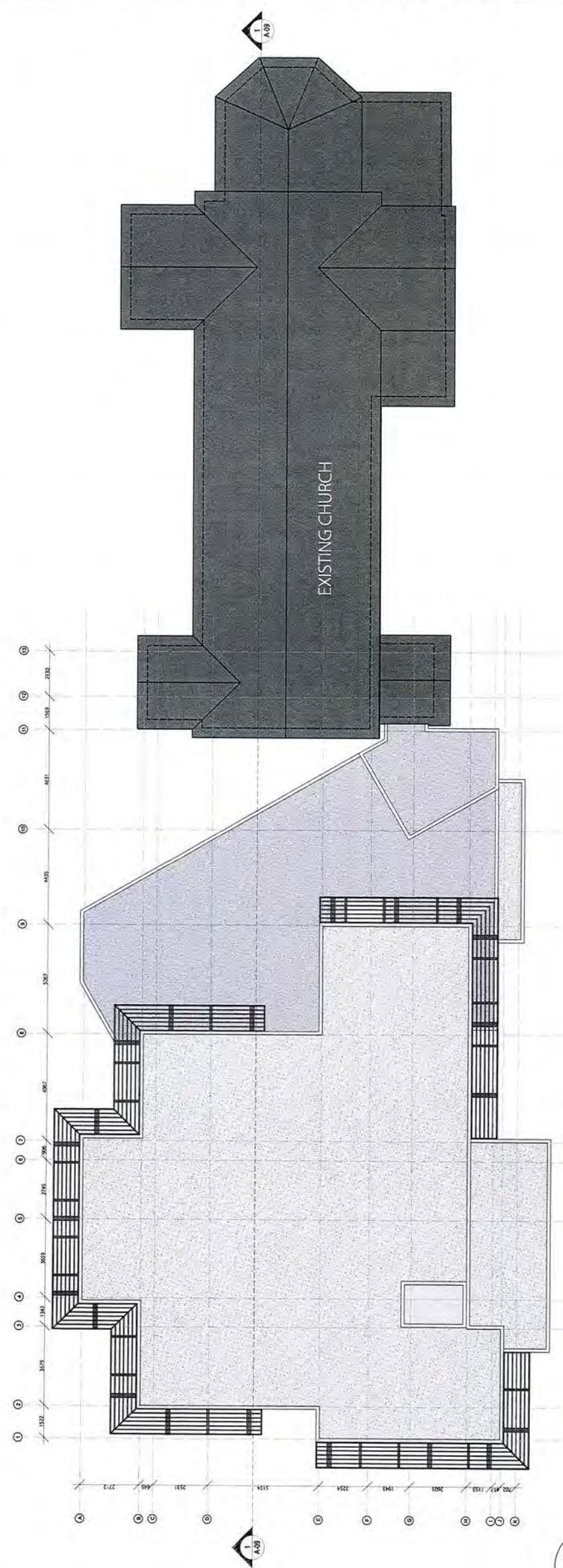
St Peter's and St Paul's
Housing and
Ministry Centre

PROJECT: Proposed Main and Second to Fourth Floor Plan

SHEET NO: BC
DRAWING NO: SP/DS
CLIENT PROJECT NO: XXXXX
PROJECT NO: 2017505
SHEET NO: A-05



1 Fifth Floor Plan
SCALE: 1:100



2 Roof Plan
SCALE: 1:100

COUNTY
DRAWING NOTES

UNIT TYPE	UNIT TYPE
UNIT A - ONE BEDROOM NET AREA = 40 sq.m (430 sf) TOTAL COUNT = 4	UNIT B - ONE BEDROOM NET AREA = 39 sq.m (415 sf) TOTAL COUNT = 8
UNIT C - ONE BEDROOM NET AREA = 37 sq.m (395 sf) TOTAL COUNT = 8	UNIT D - ONE BEDROOM NET AREA = 40 sq.m (430 sf) TOTAL COUNT = 4

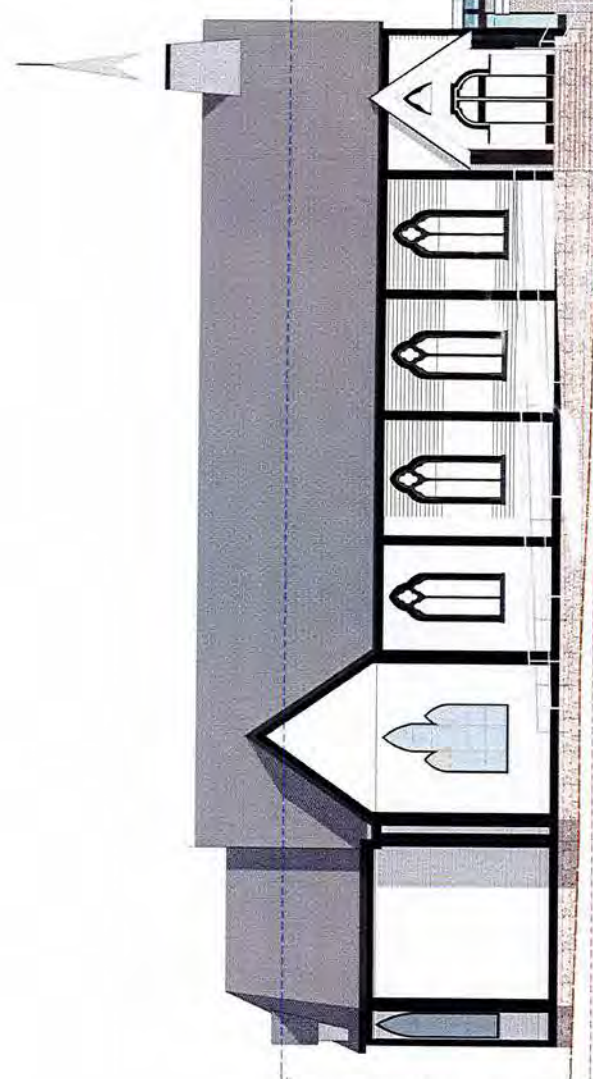
NO.	DESCRIPTION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25

numberTEN
architectural group
300 - 1518 Shore Street
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micro@number10.com

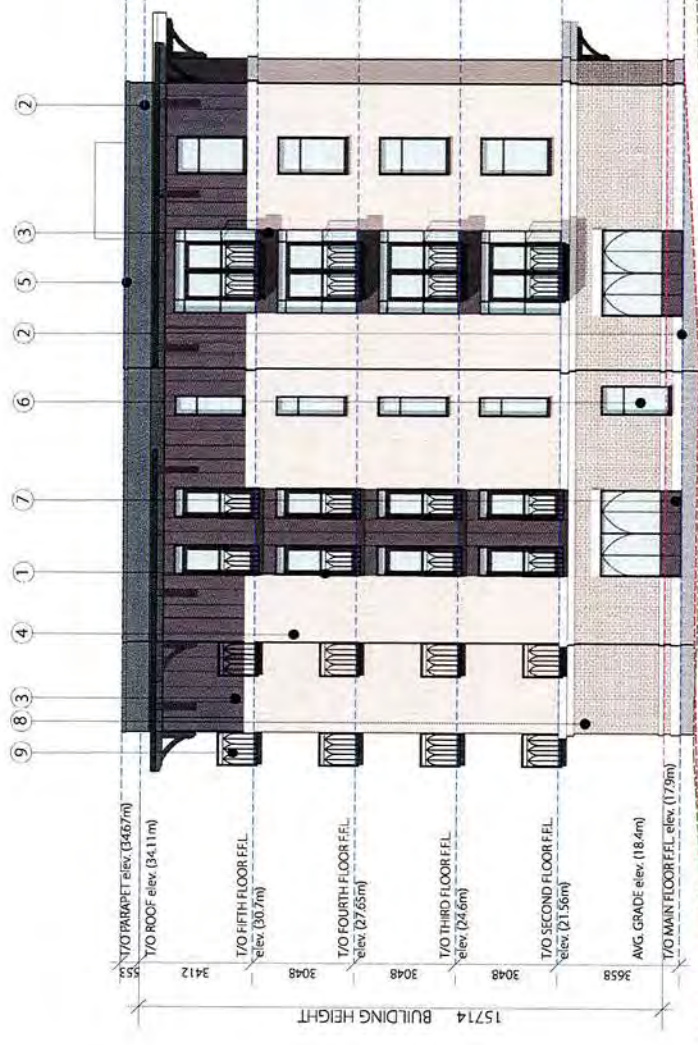


DATE: 2019-02-15
SCALE: 1:100
PROJECT: St Peter's and St Paul's Housing and Ministry Centre
PROJECT: Proposed Fifth And Roof Plan

SP/D/S	BC
XXXXX	
2017505	A-06



1 North Elevation
SCALE 1:100



2 West Elevation
SCALE 1:100

LEGEND:

Symbol	Description
(1)	Window Frame - Benjamin Moore 'Black'
(2)	Stucco Trim - Benjamin Moore 'Decorators White'
(3)	Stucco Siding - Benjamin Moore 'Day's End'
(4)	Stucco Siding - Benjamin Moore 'Duffin Terrace'
(5)	Aluminum Trim - Benjamin Moore 'Decorators White'
(6)	Clear Glass
(7)	Sprandell Glass
(8)	Brick - Mutual Materials 'Limestone'
(9)	Railing - Benjamin Moore 'Black'

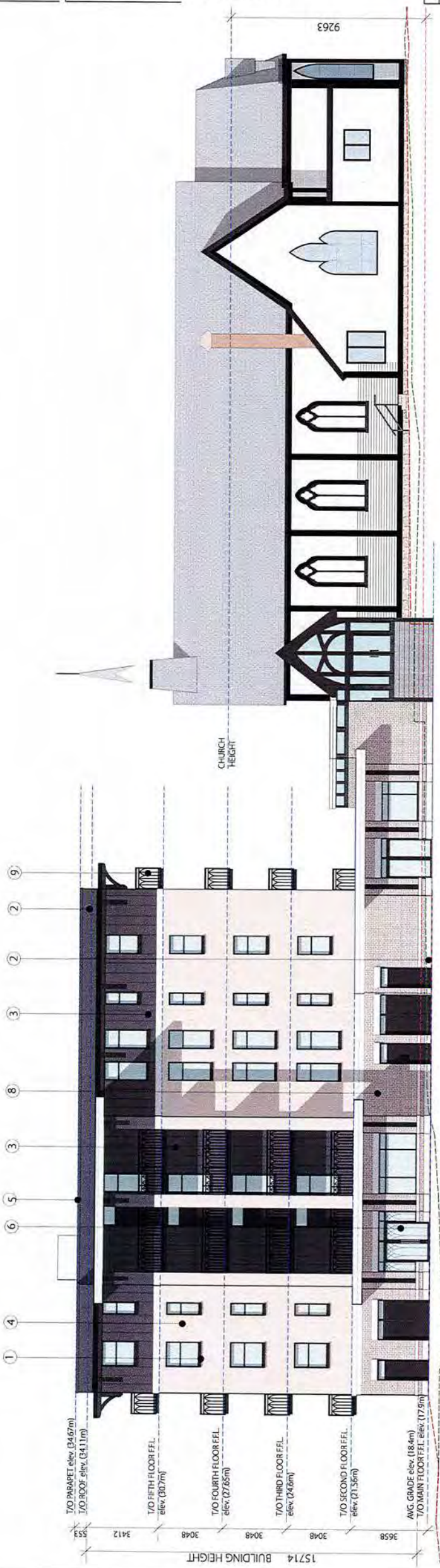
NATURAL EXISTING GRADE
PROPOSED GRADE

NO.	DESCRIPTION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2019-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25

numberTEN architectural group
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CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

DATE	2019-02-15
SCALE	1:100
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
PROPOSED ELEVATIONS	
CLIENT	BC
DESIGNED BY	SP/D5
CLIENT PROJECT NO.	XXXXX
DATE PROJECT NO.	2017505
PROJECT NO.	A-07



1 South Elevation
A-08 SCALE: 1:100



2 East Elevation
A-08 SCALE: 1:100

CLIENT
DRAWING NOTES

LEGEND:
 - - - - - NATURAL (EXISTING) GRADE
 - - - - - PROPOSED GRADE

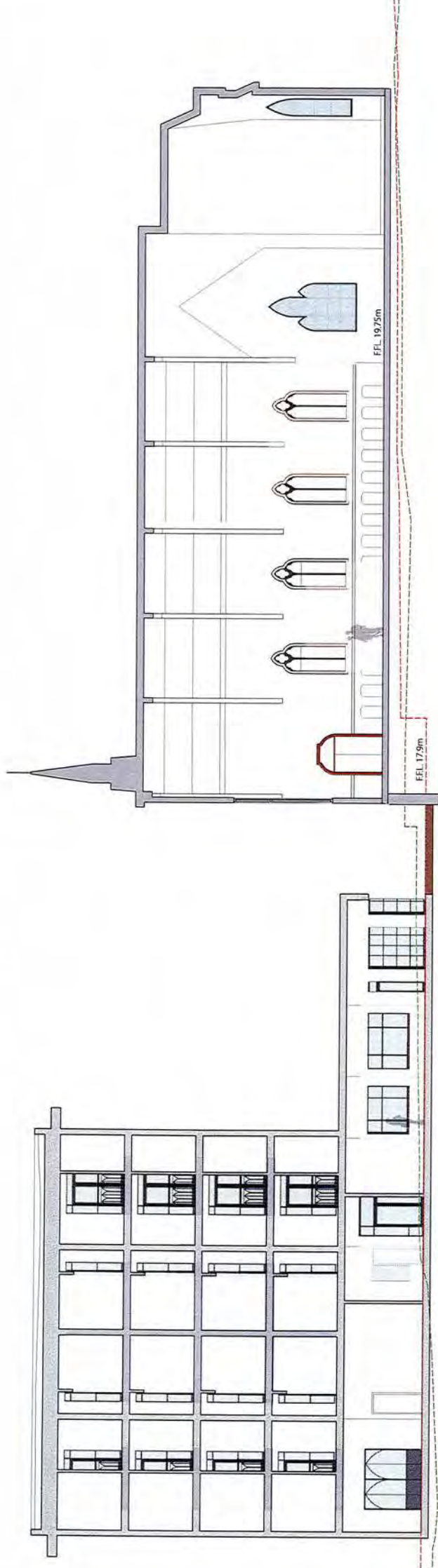
- 1 Window Frame - Benjamin Moore Black
- 2 Stucco Trim - Benjamin Moore Decorator's White
- 3 Stucco Siding - Benjamin Moore Day's End
- 4 Stucco Siding - Benjamin Moore Duffern Terrace
- 5 Aluminum Trim - Benjamin Moore Decorator's White
- 6 Clear Glass
- 7 Sprayed Glass
- 8 Brick - Natural Materials Limestone
- 9 Railing - Benjamin Moore Black

NO.	DESCRIPTION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	ISSUED FOR	PRELIMINARY

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SCALE: 1:100 DATE: 2019-02-15
 PROJECT: St Peter's and St Paul's Housing and Ministry Centre
 PARTIAL: Proposed Elevations
 DRAWN BY: SP/DS CHECKED BY: BC
 CLIENT PROJECT NO.: XXXXX
 DRAW PROJECT NO.: 2017505
 SHEET NO.: A-08



1 Section Through Building and Church
A-09 SCALE 1:100

LEGEND:
 NATURAL (EXISTING) GRADE: ———
 PROPOSED GRADE: - - - - -

- 1 Window Frame - Benjamin Moore 'Black'
- 2 Stucco Trim - Benjamin Moore 'Decorator's White'
- 3 Stucco Siding - Benjamin Moore 'Day's End'
- 4 Stucco Siding - Benjamin Moore 'Duffern Tenace'
- 5 Aluminium Trim - Benjamin Moore 'Decorator's White'
- 6 Clear Glass
- 7 Sprayed Glass
- 8 Brick - Mutual Masonry 'Impetone'
- 9 Railing - Benjamin Moore 'Black'

NO.	REVISION	DATE
9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE SUBMISSION	2018-06-07
3	UPDATED REZONING RE SUBMISSION	2018-04-24
2	REZONING APPLICATION RE SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
1	ISSUED PERMITS	2017-09-20

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DATE: 2019-02-15
 SCALE: 1:100
 SHEET NO.: 2019-02-15

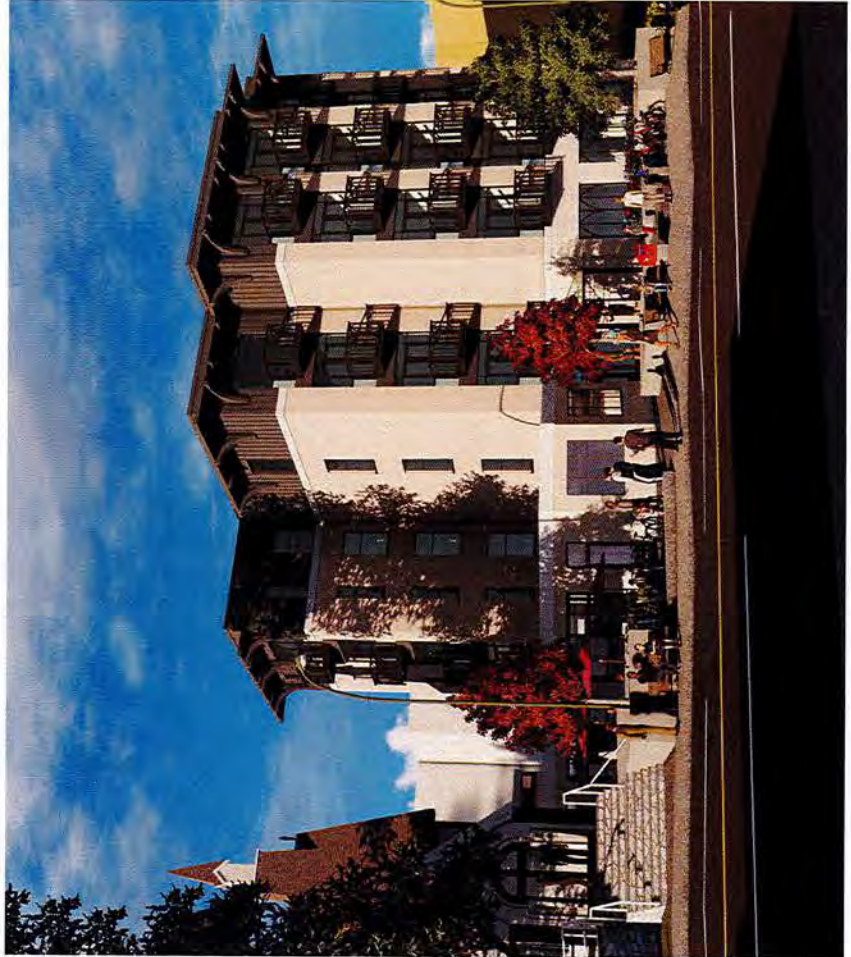
St Peter's and St Paul's
 Housing and
 Ministry Centre

PROJECT: Proposed Cross Section

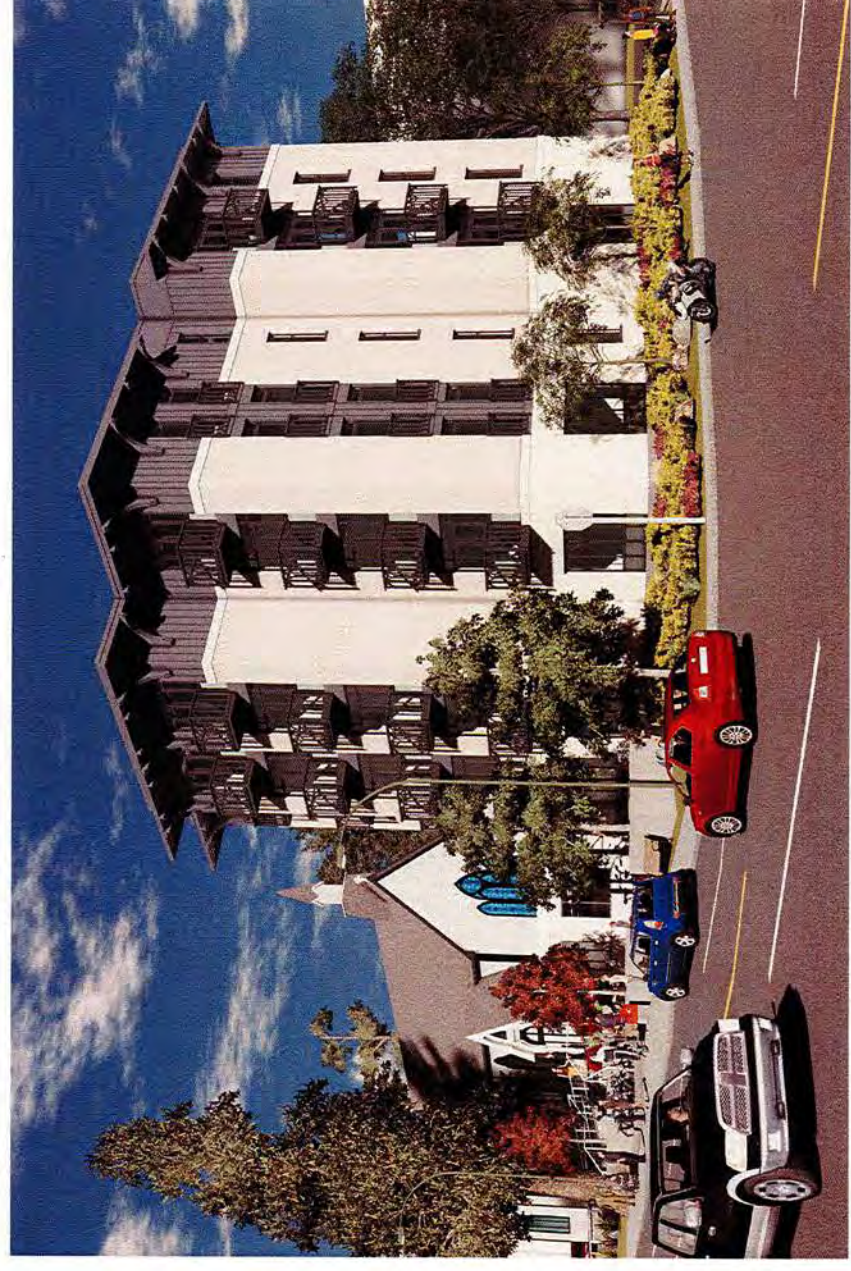
DATE PREP: BC
 DRAWN BY: SP/DS
 CHECKED BY: XXXXX
 SHEET NO.: 2017505
 PROJECT NO.: A-09



1 North Elevation
A-10 SCALE



2 View of Esquimalt Road Patio
A-10 SCALE



3 View Looking East On Esquimalt Road
A-10 SCALE

DATE: 2019-02-15
DRAWN BY: [Name]

9	DP FORM & CHARACTER REVISION	2019-02-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	ISSUED FOR PERMIT	

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PROJECT	St Peter's and St Paul's Housing and Ministry Centre
3D Model Images	
DATE	2019-02-15
SCALE	BC
PROJECT NO.	2017505
CLIENT PROJECT NO.	XXXXX
SP/D/S	
DESIGNED BY	
PART NO.	A-10



1 Aerial View
A-11 SCALE



2 View of Front Patio
A-11 SCALE



3 View of Patio Entry
A-11 SCALE

DATE: 08/08/2019

9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	ISSUED FOR	2017-04-03

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ARCHITECT:

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MAR 12 2019
 CORP. OF TOWNSHIP OF ESQUIMALT
 DEVELOPMENT SERVICES

PROJECT: 3D Model Images

DATE: 2019-02-15

SHEET NO: 10

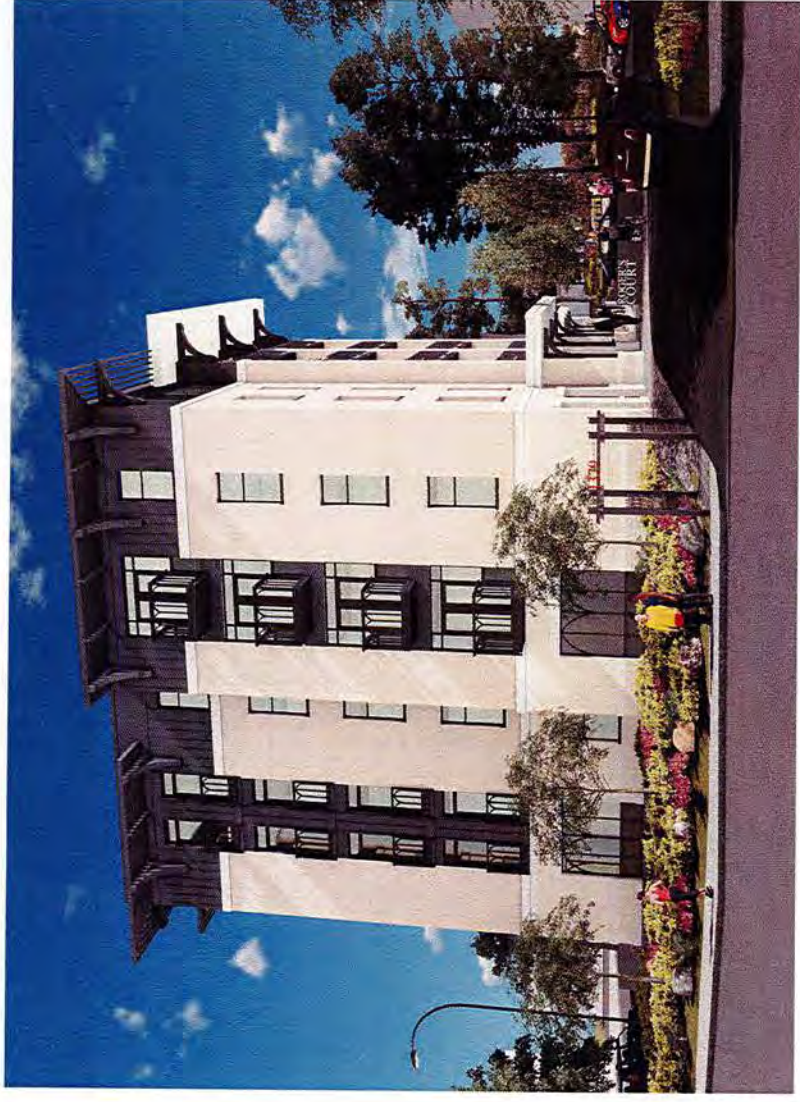
SHEET TITLE: St Peter's and St Paul's Housing and Ministry Centre

PROJECT: 3D Model Images

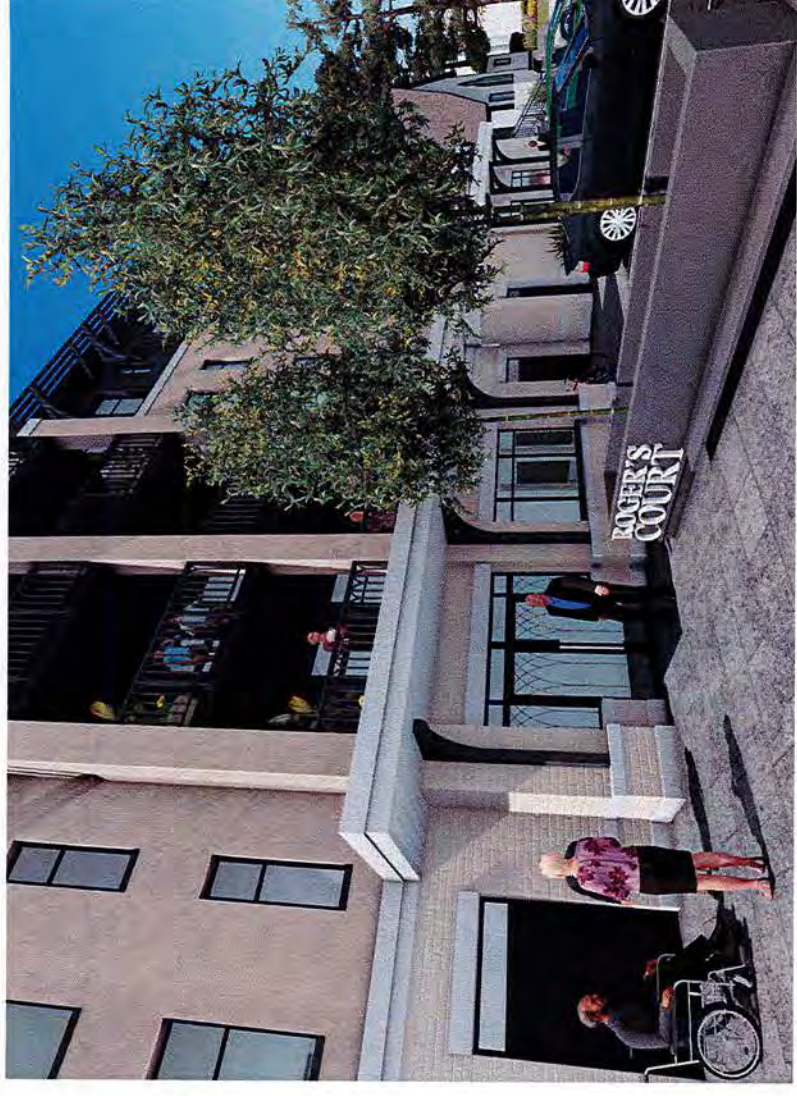
DATE: 2017-05-05

PROJECT NO: 2017505

SCALE: A-11



1 West Side View From Across Grafton St.
SCALE: A-12



2 View of Housing Entrance
SCALE: A-11



3 South Elevation From Parking
SCALE: A-12



4 View From Backyard
SCALE: A-12

CLIENT
GENERAL NOTES

9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-02-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-24
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	REVISION	2017-09-29

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ARCHITECT



DATE ISSUED	2019-02-15
SCALE	AS SHOWN

St Peter's and St Paul's
 Housing and
 Ministry Centre

PROJECT
 3D Model Images

CLIENT PROJECT NO.	2017505
PROJECT FILE	SP705
DATE	XXXXX
PROJECT NO.	A-12

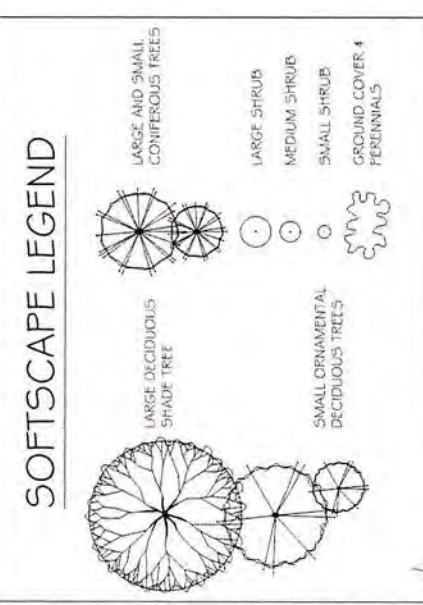
Esquimalt Road



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MAR 12 2019
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

SUGGESTED PLANT LIST

Tree #	Common Name	Latin Name	Size	Native Plant	Soil Req.	Notes
1	White Birch	Betula papyrifera	12 Ft.	Yes	Wet	Good for shade
2	Black Birch	Betula nigra	12 Ft.	Yes	Wet	Good for shade
3	Red Birch	Betula lanata	12 Ft.	Yes	Wet	Good for shade
4	Yellow Birch	Betula flexilis	12 Ft.	Yes	Wet	Good for shade
5	White Pine	Pinus strobus	12 Ft.	No	Wet	Good for shade
6	Black Pine	Pinus nigra	12 Ft.	No	Wet	Good for shade
7	Red Pine	Pinus resinosa	12 Ft.	No	Wet	Good for shade
8	White Spruce	Picea canadensis	12 Ft.	Yes	Wet	Good for shade
9	Black Spruce	Picea mariana	12 Ft.	Yes	Wet	Good for shade
10	Red Spruce	Picea canadensis	12 Ft.	Yes	Wet	Good for shade
11	White Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
12	Black Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
13	Red Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
14	White Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
15	Black Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
16	Red Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
17	White Oak	Quercus alba	12 Ft.	Yes	Wet	Good for shade
18	Black Oak	Quercus nigra	12 Ft.	Yes	Wet	Good for shade
19	Red Oak	Quercus rubra	12 Ft.	Yes	Wet	Good for shade
20	White Birch	Betula papyrifera	12 Ft.	Yes	Wet	Good for shade
21	Black Birch	Betula nigra	12 Ft.	Yes	Wet	Good for shade
22	Red Birch	Betula lanata	12 Ft.	Yes	Wet	Good for shade
23	Yellow Birch	Betula flexilis	12 Ft.	Yes	Wet	Good for shade
24	White Pine	Pinus strobus	12 Ft.	No	Wet	Good for shade
25	Black Pine	Pinus nigra	12 Ft.	No	Wet	Good for shade
26	Red Pine	Pinus resinosa	12 Ft.	No	Wet	Good for shade
27	White Spruce	Picea canadensis	12 Ft.	Yes	Wet	Good for shade
28	Black Spruce	Picea mariana	12 Ft.	Yes	Wet	Good for shade
29	Red Spruce	Picea canadensis	12 Ft.	Yes	Wet	Good for shade
30	White Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
31	Black Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
32	Red Fir	Abies balsamea	12 Ft.	Yes	Wet	Good for shade
33	White Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
34	Black Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
35	Red Cedar	Thuja occidentalis	12 Ft.	Yes	Wet	Good for shade
36	White Oak	Quercus alba	12 Ft.	Yes	Wet	Good for shade
37	Black Oak	Quercus nigra	12 Ft.	Yes	Wet	Good for shade
38	Red Oak	Quercus rubra	12 Ft.	Yes	Wet	Good for shade



St. Peter's & St. Paul's Housing and Ministry Centre

LANDSCAPE CONCEPT PLAN

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250-508-7885

SCALE: 1:150 Metric DATE: February 14, 2019 (Revised)

St. Peter's & St. Pauls

Trees & Shrubs



Crimson King Maple



Vine Maple



Sweet Gum



Lily of the Valley



Shirebush Spiraea



California Lilac



Pink Azalea



Japanese False Holly



9	DP FORM & CHARACTER REVISION	2019-03-12
7	DEVELOPMENT PERMIT SUBMISSION	2019-03-15
5	HAP DRAFT	2019-02-11
4	UPDATED REZONING RE-SUBMISSION	2018-06-07
3	UPDATED REZONING RE-SUBMISSION	2018-04-26
2	REZONING APPLICATION RE-SUBMISSION	2018-02-19
1	REZONING APPLICATION SUBMISSION	2017-10-25
0	ISSUE NO.	0



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 Mississauga@number10ae.com

ADDRESS: N/A



DATE: 1/15/19

DATE	2019-02-15
SCALE	
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
PROJECT	Trees, Shrubs and Hardscaping
SHEET TITLE	4 SITE
GROUP NO.	XXXXX
DATE PROJECT NO.	2017505
PROJECT NO.	L-02

St. Peter's & St. Pauls

Hardscape Features



Prayer Gardens



Memorial Garden

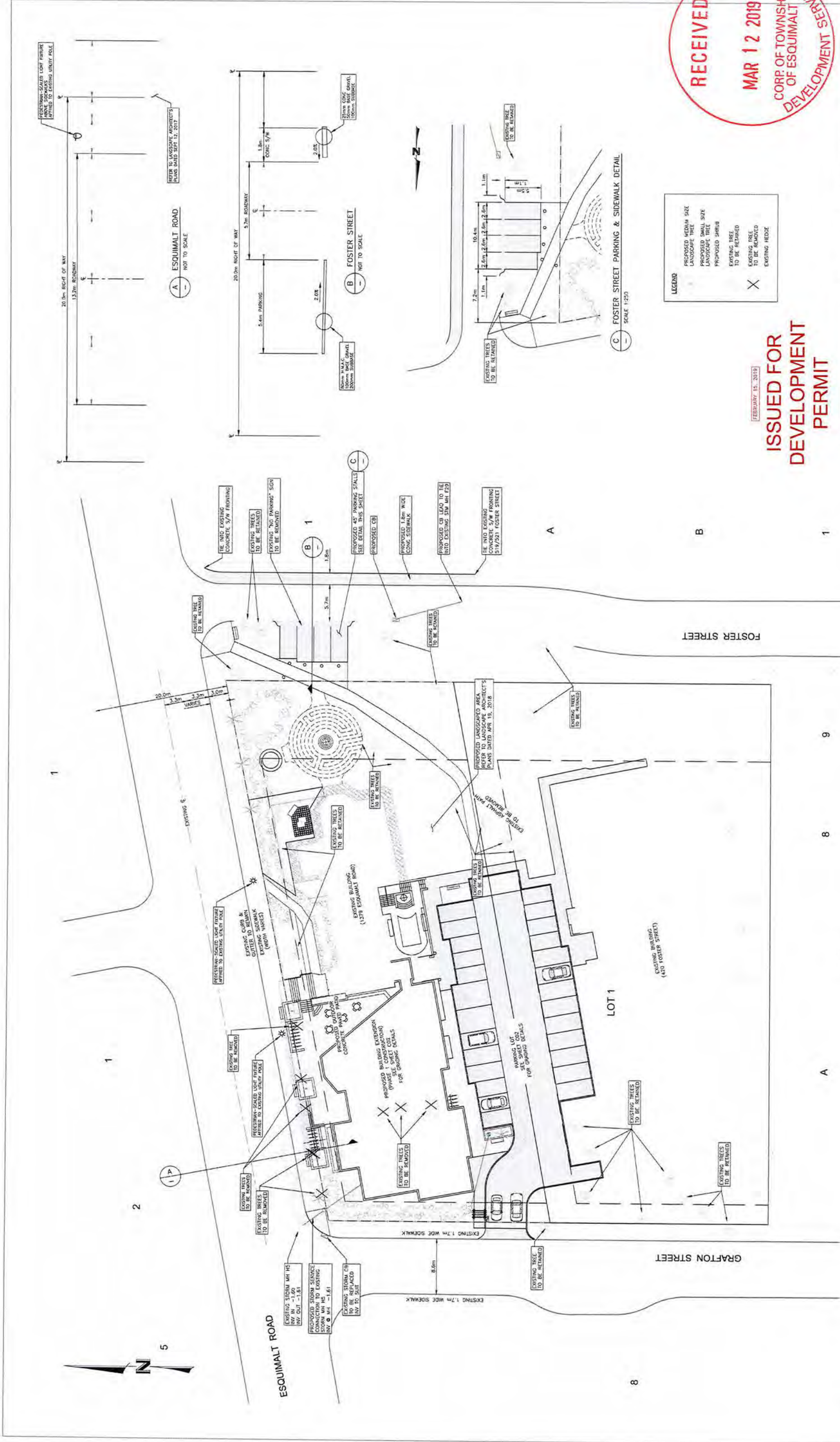


Maze



Rain Gardens





LEGEND

PROPOSED MEDIUM SIZE LANDSCAPE TREE
 PROPOSED SMALL SIZE LANDSCAPE TREE
 PROPOSED SHRUB
 EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 EXISTING HEDGE

FOSTER STREET PARKING & SIDEWALK DETAIL
 SCALE 1:250

ESCQUIMALT ROAD
 NOT TO SCALE

FOSTER STREET
 NOT TO SCALE

PLAN
 SCALE 1:250

THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS.

UTIL. TYPE	SYMBOL	UTIL. TYPE	SYMBOL
WATER	W	EXISTING MISC. UTIL.	○
DRAIN	D	PROPOSED MISC. UTIL.	○
DITCH	D	CELESTIAL	○
SEWER	S	LIGHT STANDARD	○
GAS	G	POWER POLE	○
		ANCHOR	○
		CONC. BOX	○
		METER	○
		RECYCLER	○
		CAP	○
		FLUSH VALVE	○
		VALVE	○
		HEADWALL	○
		ROAD SIGN	○
		MANHOLE	○
		LOT PIN	○
		LEAD PLUS	○

LEGEND - PROPOSED SERVICES SHOWN DASHED

REVISIONS

NO.	DESCRIPTION
1	PARKING LOT, LANDSCAPE, BUILDING DIMENSIONS, ENTRANCE, AND CONNECTION POINT
2	
3	
4	

DESIGN APPROVED

APPROVED BY	DATE	SIGN
DESIGN ENG.		
ASSIST. ENG.		
MUNICIPAL ENG.		

ISLANDER ENGINEERING
 400 GRAFTON STREET, SUITE 101, ESCQUIMALT, BC V6N 1A1

ROGERS HOUSING SOCIETY
 ROGERS COURT HOUSING & MINISTRY CENTRE

ISLANDER PROJECT No. 2079

SHEET 1 OF 2

REV. C01

ESQUIMALT, BC

SITE PLAN
 DRAWN: PAM/ZA
 CHECKED: MJA
 DATE: JUNE 2018

EXCEPTIONS

APPROVED BY

DATE

DESIGN ENG.

ASSIST. ENG.

MUNICIPAL ENG.

ISSUED FOR DEVELOPMENT PERMIT
 FEBRUARY 15, 2019



