

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000117

Owner: The Anglican Synod of the Diocese of British Columbia
900 Vancouver Street
Victoria, BC, V8V 3V7

Lands: PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27,
Esquimalt District, Plan 5092
St. Peter and St. Paul's Church

Address: 1379 Esquimalt Road, Esquimalt, B.C.

Conditions:

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, for the purpose of:
 - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
 - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
 - Water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. This Development Permit is issued subject to compliance with the Section 219 Covenant registered on title which controls the Form and Character of the development.
3. Approval of this Development Permit is issued in accordance with the architectural plans provided by Number Ten Architectural Group, stamped "Received March 12, 2019" and Landscape Plan prepared by Four Site Landscape and Architecture Site Planning, attached hereto as Schedule 'A'.
4. This Development Permit is issued in accordance with the landscaping estimate stamped "Received February 15, 2019", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$74,660.00= \$89,592.00) must be deposited with the Township of Esquimalt before this permit can be issued.

5. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
6. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
7. This Development Permit is not a Building Permit.
8. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
9. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY
OF _____, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2019.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

THIS IS SCHEDULE A OF
 DEVELOPMENT PERMIT
 NO. DP000117

CORPORATE OFFICER



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	ISSUE NO.	ISSUE NO.

numberTEN architectural group
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SCALE	1:200	DATE	2019-02-15
PROJECT	St Peter's and St Paul's Housing and Ministry Centre		
PLANET	Existing Site Plan		
DATE PREP	SP/DS	DATE PREP	BC
DATE PREP	XXXXXX	DATE PREP	
DATE PREP	2017505	DATE PREP	

1 Existing Site Plan
 A-01 SCALE: 1:200

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

Existing Site Plan

SP/DS BC
 XXXXX
 2017505

A-01



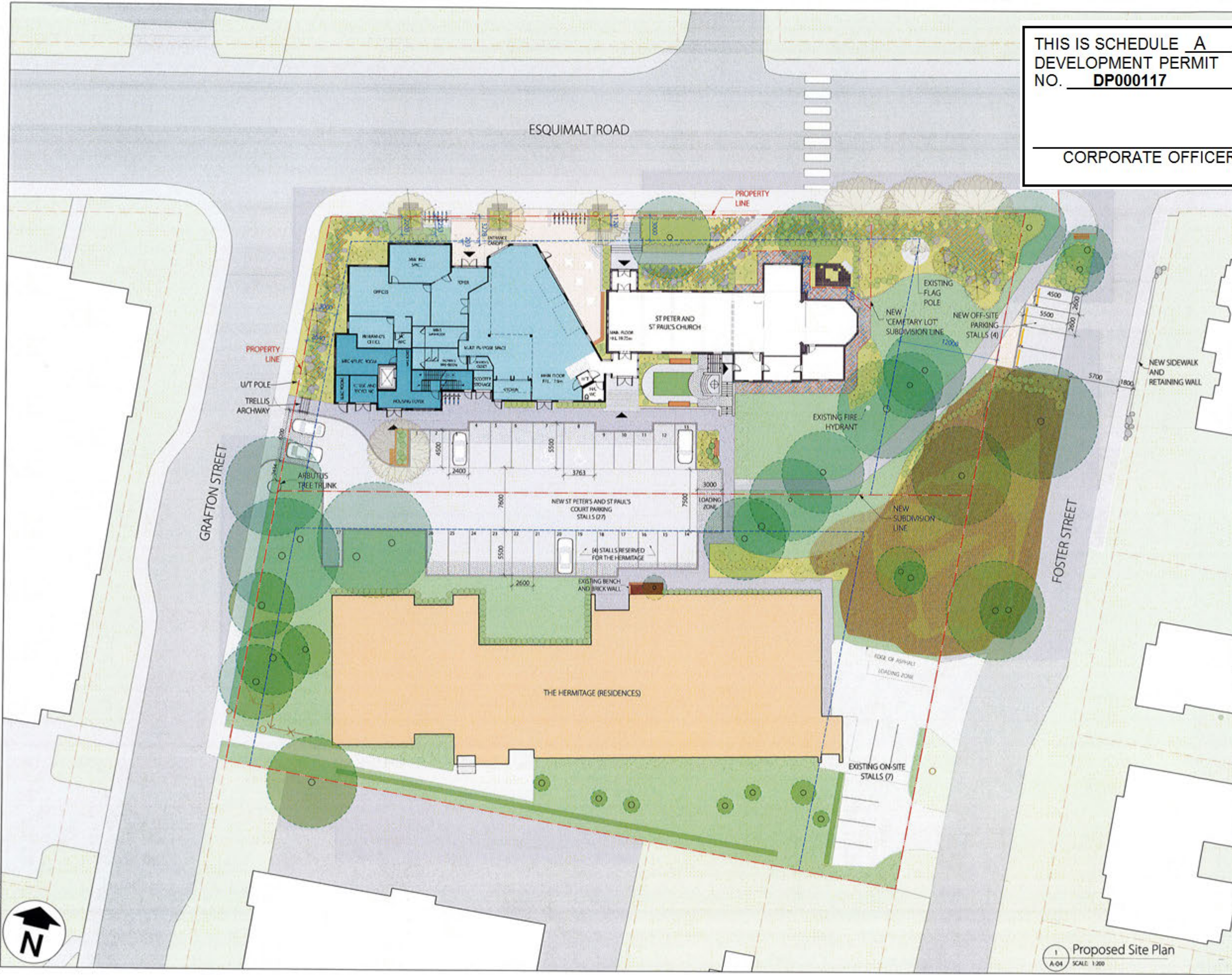
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MAR 12 2019

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



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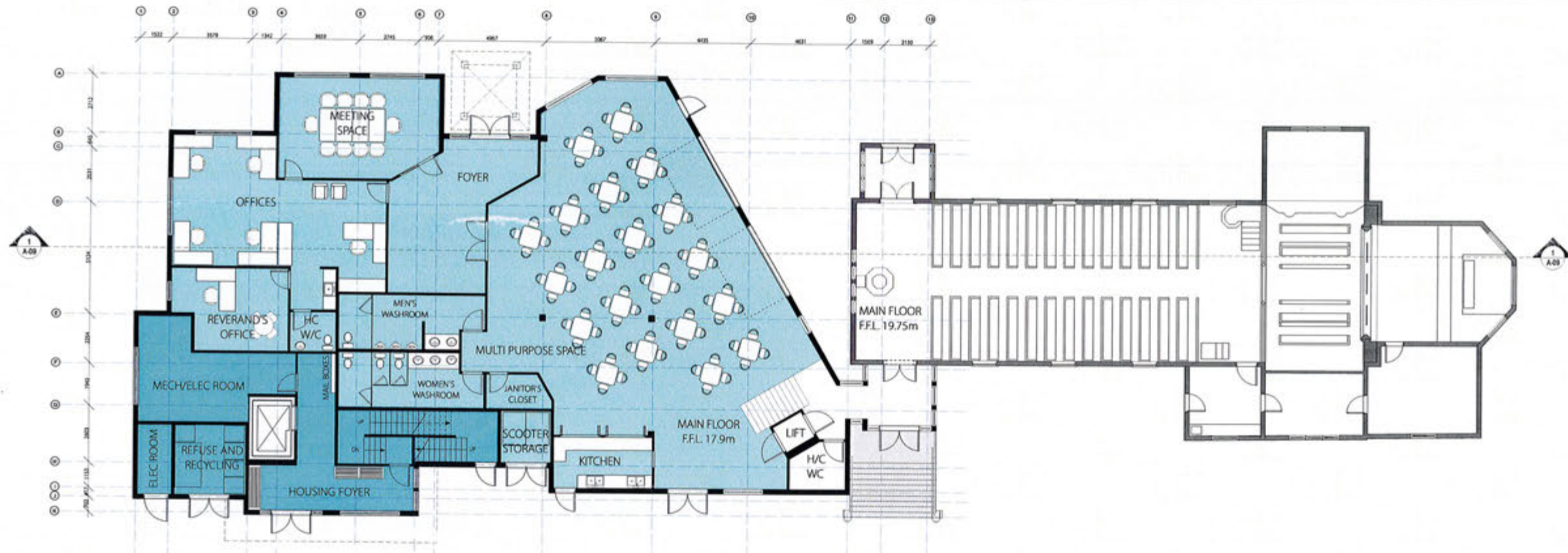
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number 10

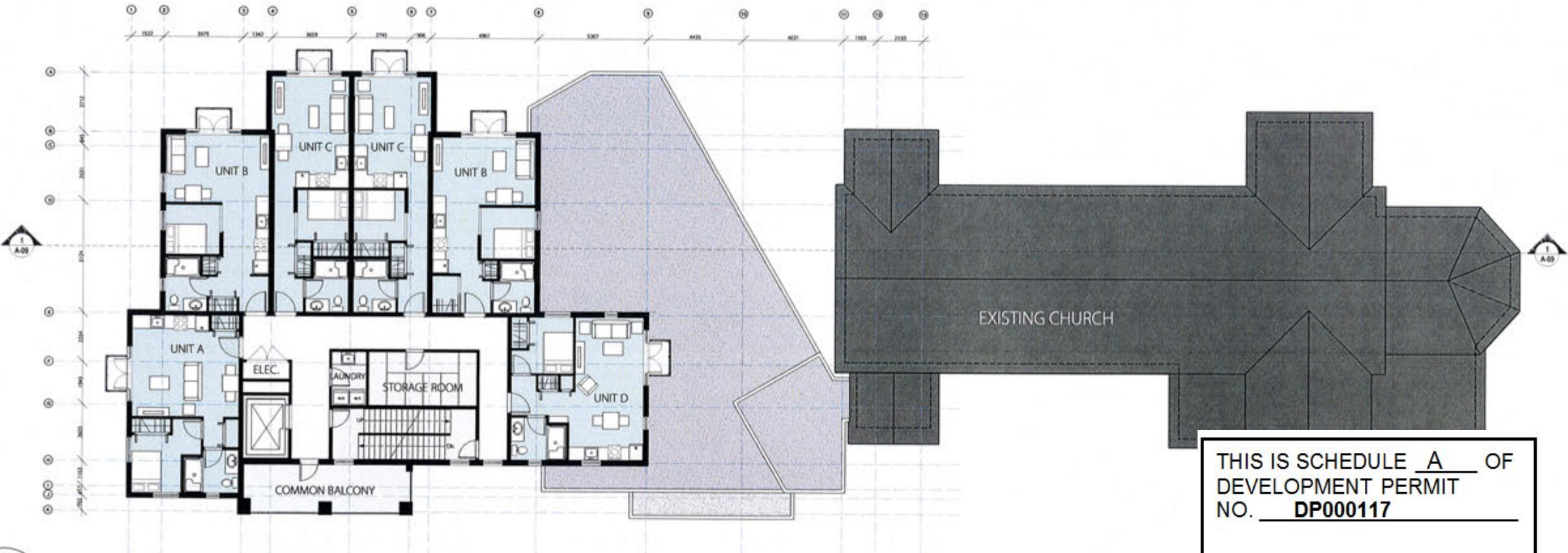
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DATE	1:200	2019-02-15
SCALE		
PROJECT	St Peter's and St Paul's Housing and Ministry Centre	
PROJ. NO.	Proposed Site Plan	
DATE		
SCALE		
PROJECT NO.	SP/DS	BC
DATE	XXXXX	
PROJECT NO.	2017505	





1 Main Floor Plan
A-05 SCALE: 1:100



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

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

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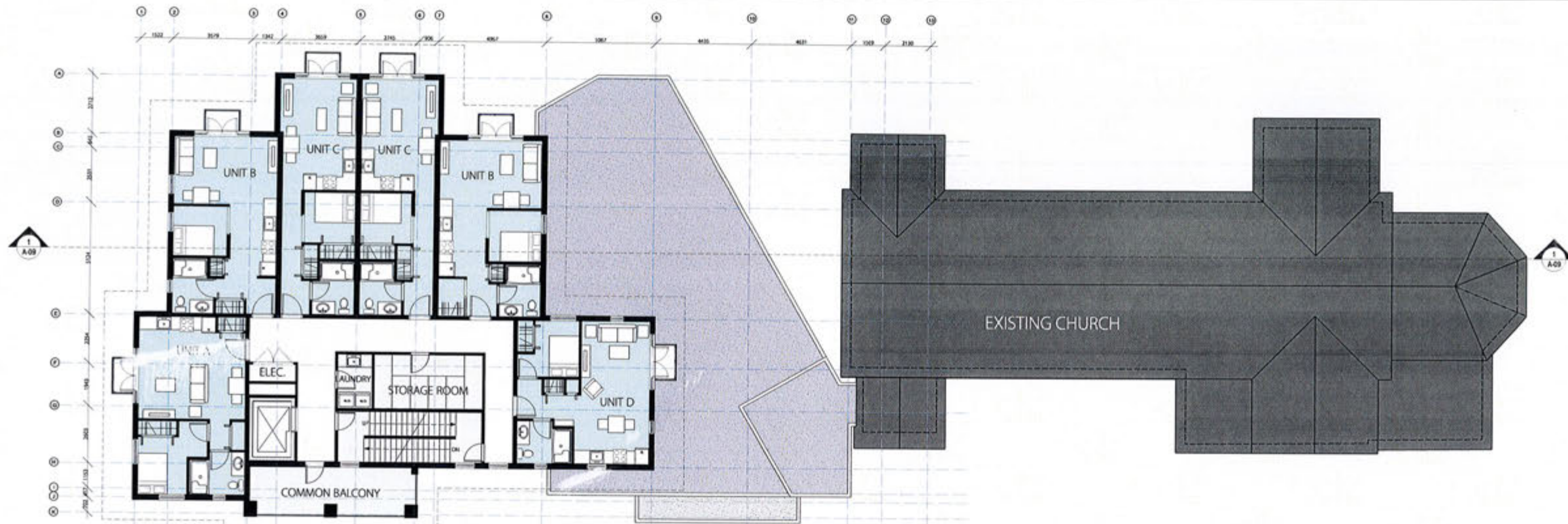


SCALE	1:100	DATE	2019-02-15
St Peter's and St Paul's Housing and Ministry Centre			
PROJECT Proposed Main and Second to Fourth Floor Plan			
DESIGNED BY	SP/D/S	CHECKED BY	BC
DATE PROJECT NO.	XXXXX	A-05	
DATE PROJECT NO.	2017505		

THIS IS SCHEDULE A OF
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1 Fifth Floor Plan
A-06 SCALE: 1:100

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

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SCALE: 1:100 DATE: 2019-02-15

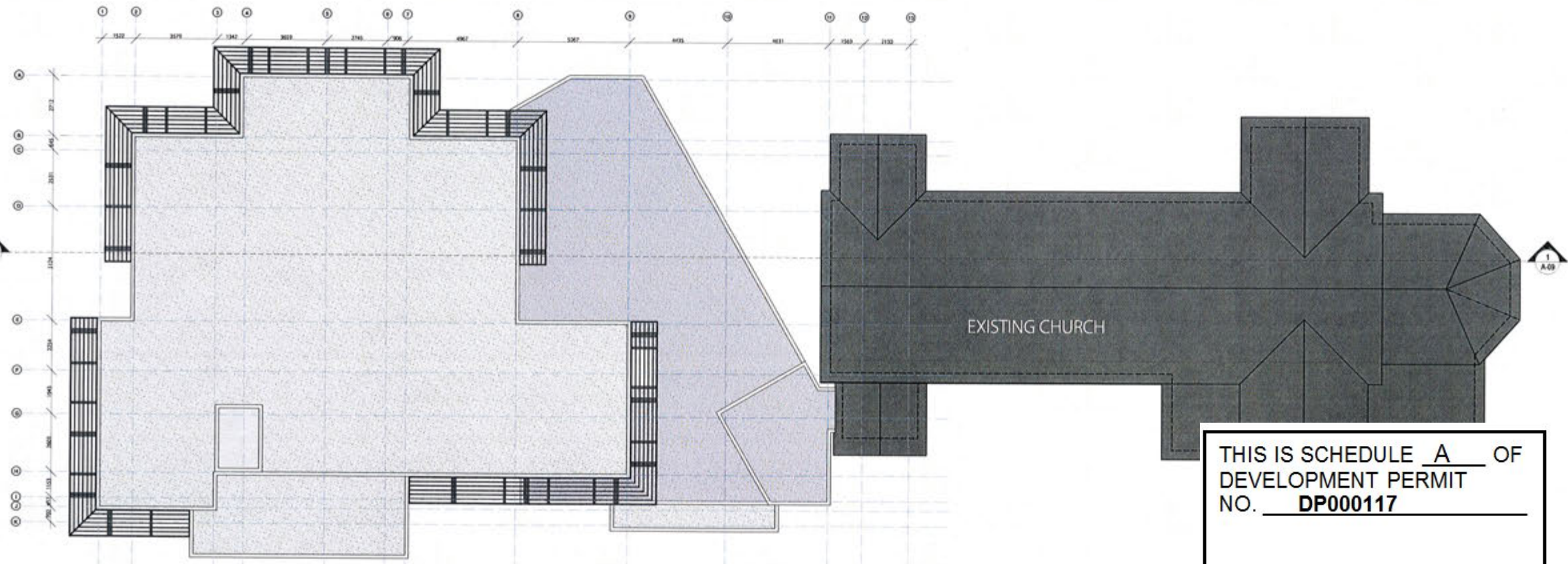
St Peter's and St Paul's
Housing and
Ministry Centre

PROJECT: Proposed Fifth And Roof Plan

DRAWN BY: SP/DS	CHECKED BY: BC
DATE: XXXXX	
PROJECT NO: 2017505	SHEET NO: A-06

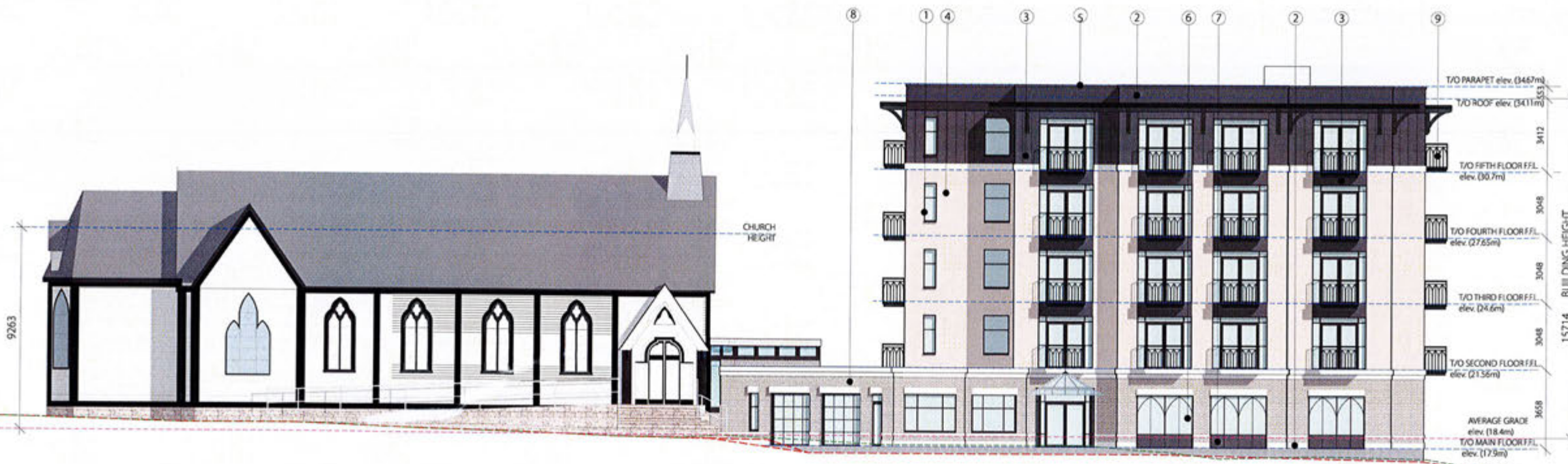
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2 Roof Plan
A-06 SCALE: 1:100





1 North Elevation
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 'Duffin Terrace'
 - 5 Aluminum Trim - Benjamin Moore 'Decorator's White'
 - 6 Clear Glass
 - 7 Spandrel Glass
 - 8 Brick - Natural Materials 'Limestone'
 - 9 Railing - Benjamin Moore 'Black'

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2 West Elevation
SCALE: 1:100

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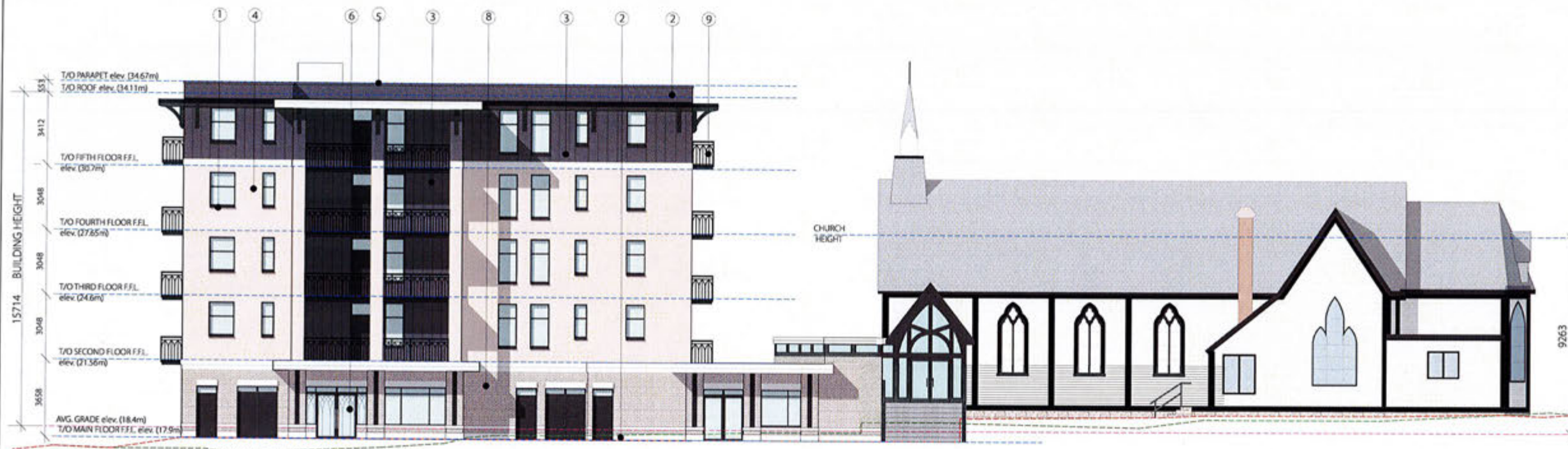
MAR 12 2019

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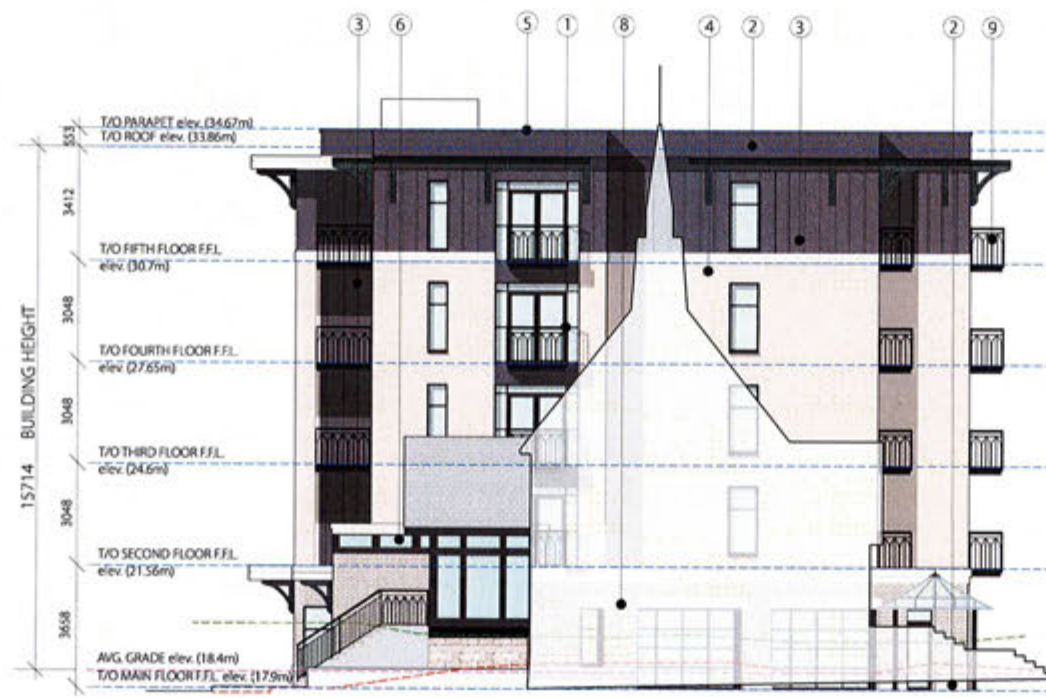
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SCALE	1:100	DATE	2019-02-15
PROJECT			
St Peter's and St Paul's Housing and Ministry Centre			
PROPOSED ELEVATIONS			
SHEET NO.			
DRAWN BY	SP/DS	CHECKED BY	BC
DATE PROJECT NO.	XXXXX		
DATE PROJECT NO.	2017505	A-07	



1 South Elevation
A-08 SCALE: 1:100



2 East Elevation
A-08 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 'Duffin Terrace'
- 5 Aluminum Trim - Benjamin Moore 'Decorator's White'
- 6 Clear Glass
- 7 Sprandel Glass
- 8 Brick - Mutual Materials 'Limestone'
- 9 Railing - Benjamin Moore 'Black'

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Proposed Elevations

SCALE	1:100	DATE	2019-02-15
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DRAWN BY	XXXXX	DATE	
CLIENT 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'
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SCALE: 1:100 DATE: 2019-02-15

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

PROPOSED CROSS SECTION

DATE PLOTTED: _____

DESIGNED BY: SP/D/S CHECKED BY: BC

CAD FILE NO.: XXXXX

PLT FILE NO.: 2017505

SHEET 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

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DATE: 2019-02-15

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

3D Model Images

DESIGNED BY: SP/DS	CHECKED BY: BC
CLIENT PROJECT NO.: XXXXX	A-10
LOCAL PROJECT NO.: 2017505	



1 Aerial View
SCALE: A-11



2 View of Front Patio
SCALE: A-11



3 View of Patio Entry
SCALE: A-11

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3D Model Images	
DATE	
DRAWN BY	SPVDS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
DATE PROJECT NO.	2017505
DATE	
A-11	



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



2 View of Housing Entrance
A-11 SCALE



3 South Elevation From Parking
A-12 SCALE



4 View From Backyard
A-12 SCALE

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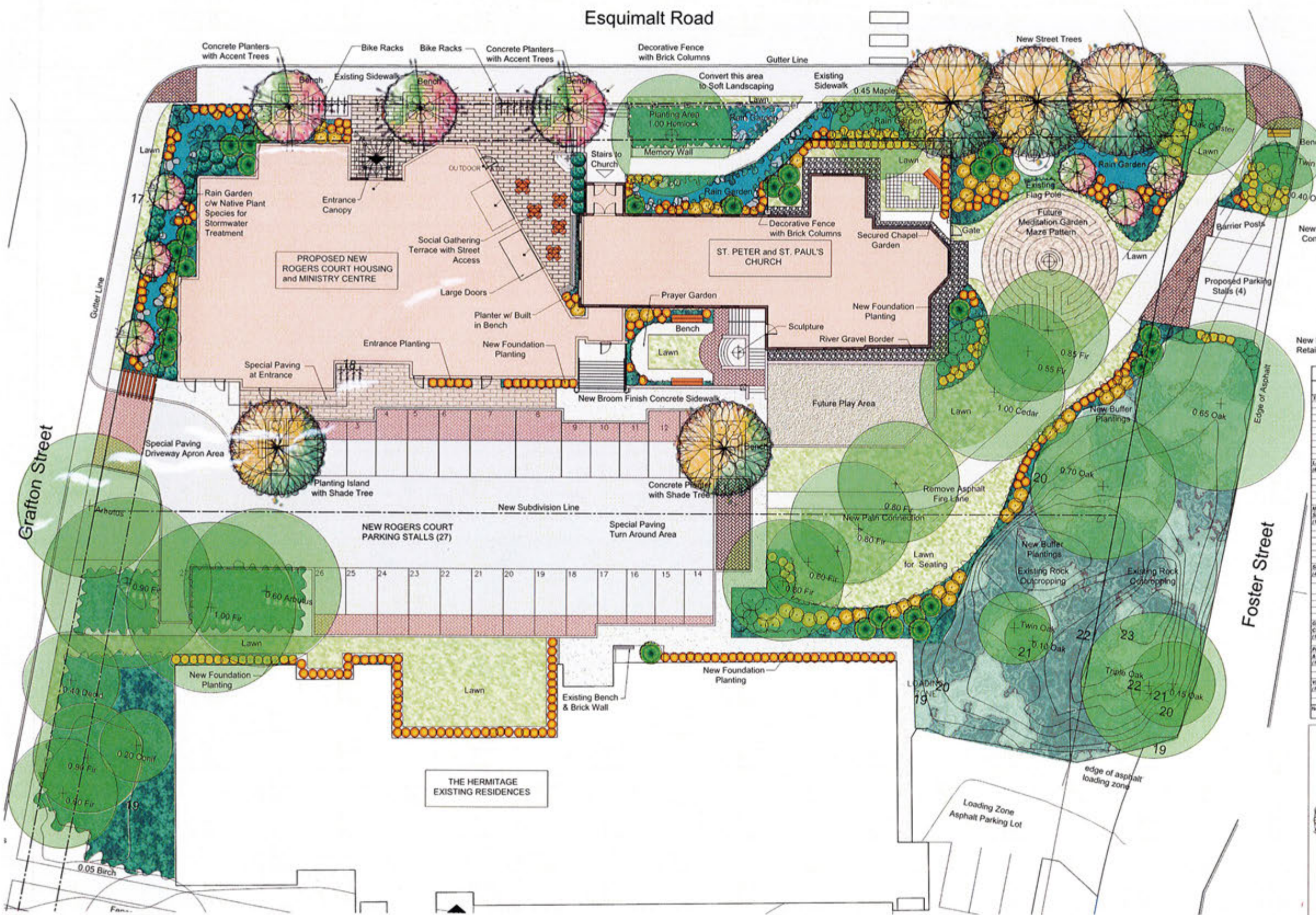


DATE: 2019-02-15

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3D Model Images

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DATE: XXXXX	
PROJECT NO: 2017505	A-12



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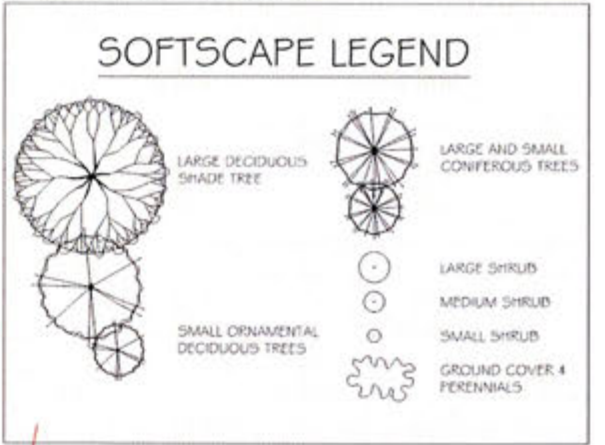
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SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size	Native Plant	Drought Tolerant	Food Source
Trees (17)	Aspen Shrub	Populus tremula var. canadensis	20m	Yes		
	Western Red Cedar	Thuja plicata var. occidentalis	20m	Yes		
	Flowering Cherry	Prunus sp. 'Mount Fuji'	10m	Yes		
	Five Blows	Prunus americana	10m	Yes		
	Pink Flowering Dogwood	Cornus florida	10m	Yes		
	Apple Tree	Malus domestica var. 'Sally'	10m	Yes		
	Prickly Thorn Rose	Rosa rugosa 'Santapeter'	10m	Yes		
	Double Cherry	Prunus avium var. 'Star'	10m	Yes		
	Red Maple	Acer rubrum var. 'Red Sunset'	10m	Yes		
Large Shrubs (8)	July of the Valley Shrub	Physalis peruviana var. 'Wheaten Fruit'	10m	Yes		
	Shrub Viburnum	Viburnum plicatum var. sargentschianum	10m	Yes		
	White Rhododendron	Rhododendron sp. 'Cunningham's White'	10m	Yes		
	Rhododendron	Rhododendron sp. 'White Knight'	10m	Yes		
	Sheepbush	Physocarpus opulifolius var. 'Diplomat'	10m	Yes		
	Oregon Grape	Mahonia aquifolium	10m	Yes		
Medium Shrubs (12)	Medium Rhododendron	Rhododendron sp. 'Simpson'	10m	Yes		
	Western Blueberry	Vaccinium corymbosum	10m	Yes		
	Medium Rhododendron	Rhododendron sp. 'Christmas Cheer'	10m	Yes		
	Chamaenerion	Prunella japonica var. 'Starburst'	10m	Yes		
	Deciduous Azalea	Azalea var. 'White Light'	10m	Yes		
	Yucca	Yucca filamentosa	10m	Yes		
	Red Flowering Currant	Ribes sanguineum	10m	Yes		
	Yucca	Yucca filamentosa	10m	Yes		
Small Shrubs (10)	White Evergreen Azalea	Azalea var. 'George White'	10m	Yes		
	Shrub Rose	Rosa rugosa var. 'Walter Henry'	10m	Yes		
	Creeping Juniper	Juniperus horizontalis var. 'Emerald Green'	10m	Yes		
	Sweet July of the Valley Shrub	Physalis peruviana var. 'Rusby'	10m	Yes		
	Shrub Fern	Polystichum monophyllum	10m	Yes		
	Shrub Spirea	Spiraea japonica var. 'Shirobana'	10m	Yes		
	Shrub Blueberry	Vaccinium var. 'Blue'	10m	Yes		
Ground Cover (10)	Beard's Tongue	Asclepias tuberosa	10m	Yes		
	Creeping Goldenrod	Coreopsis lanceolata	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		
	Shrub Spirea	Spiraea japonica	10m	Yes		

Notes: - All landscape work to conform with B.C.S.L.A./B.C.N.T.A. standard specifications.
 - All areas to be irrigated with an automatic underground system.



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

LANDSCAPE CONCEPT PLAN

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



St. Peter's & St. Pauls

Trees & Shrubs



Crimson King Maple



Vine Maple



Lily of the Valley



California Lilac



Sweet Gum



Pink Azalea



Austrian Pine



Shirobana Spirea



Japanese False Holly

St. Peter's & St. Pauls

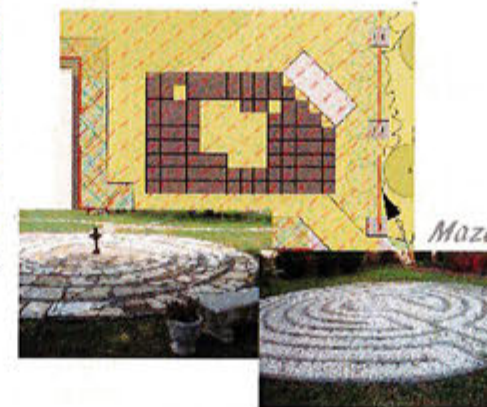
Hardscape Features



Prayer Gardens



Memorial Garden



Maze



Rain Gardens



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4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 200-1418 STAVE

DATE	2019-02-15
DATE	

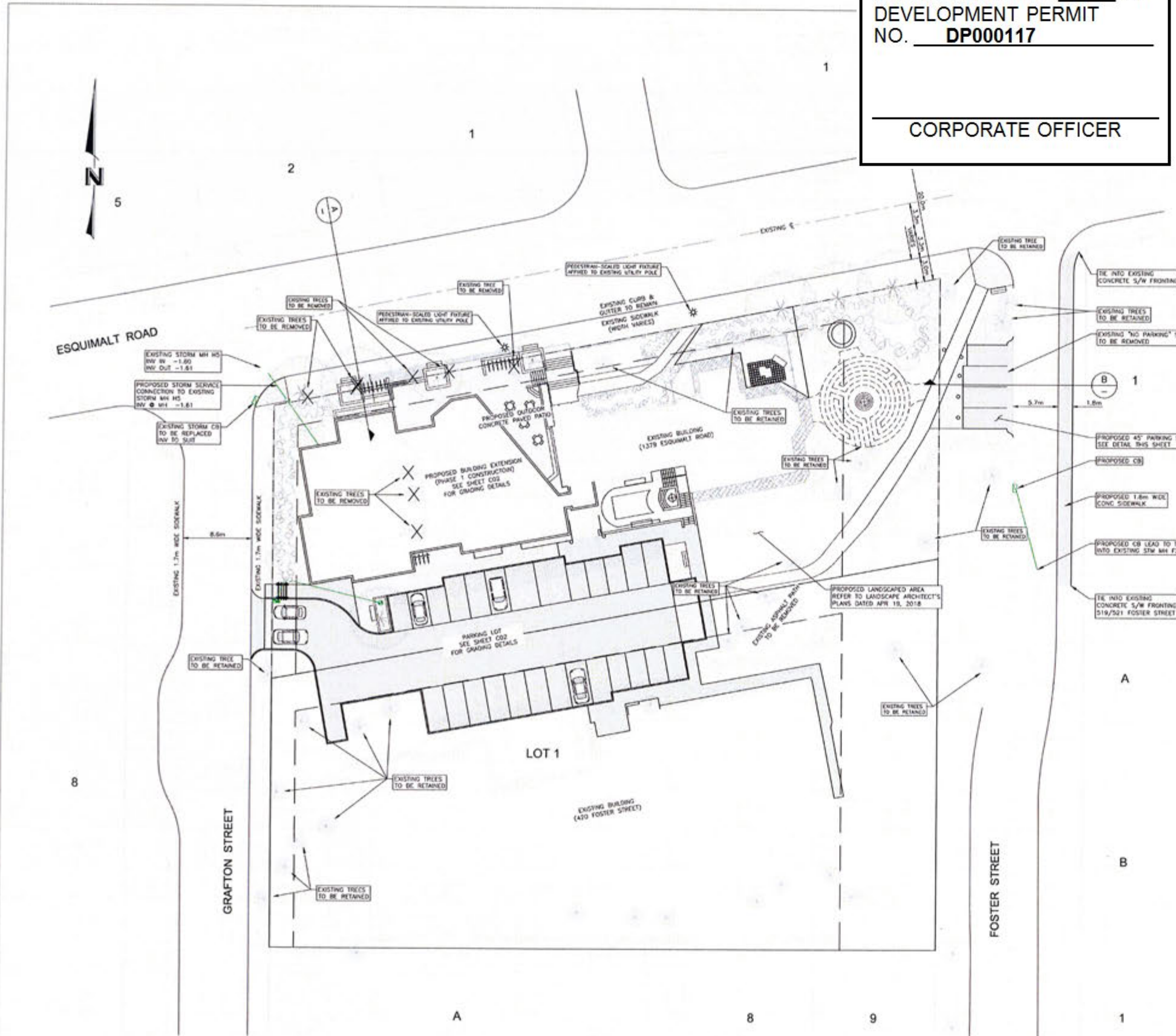
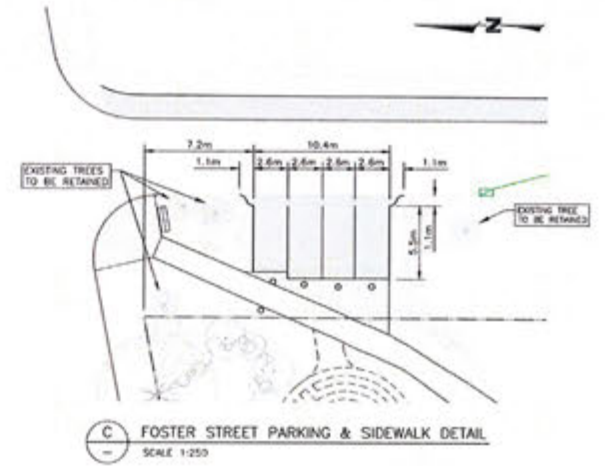
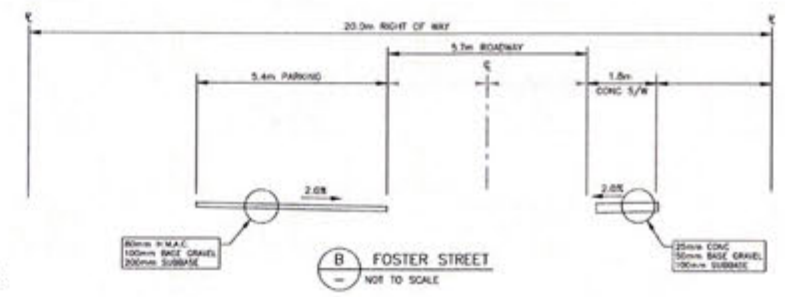
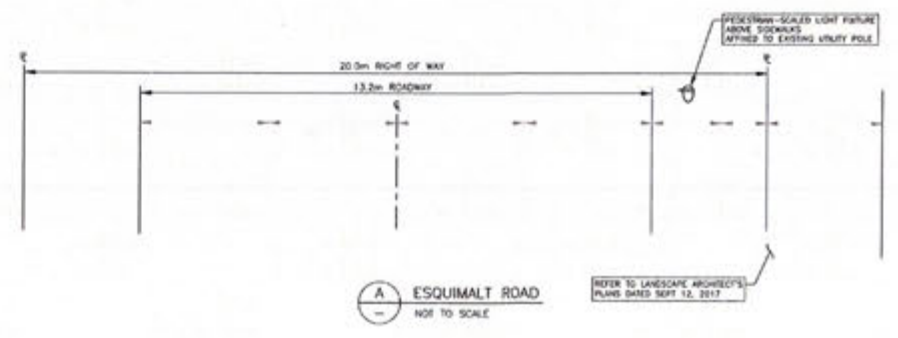
St Peter's and St Paul's
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Trees, Shrubs and Hardscaping

DRAWN BY	4 SITE	CHECKED BY	
CLEAR PROJECT NO.	XXXXX		
FINAL PROJECT NO.	2017505		L-02

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- TE INTO EXISTING CONCRETE S/W FRONTING
- EXISTING TREES TO BE RETAINED
- EXISTING "NO PARKING" SIGN TO BE REMOVED
- PROPOSED 45° PARKING STALLS SEE DETAIL THIS SHEET
- PROPOSED CB
- PROPOSED 1.8m WDL CONC SIDEWALK
- PROPOSED CB LEAD TO TE INTO EXISTING STW MH F29
- TE INTO EXISTING CONCRETE S/W FRONTING D19/S21 FOSTER STREET

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



FEBRUARY 15, 2019
ISSUED FOR DEVELOPMENT PERMIT



LEGEND - PROPOSED SERVICES SHOWN DASHED

WATER	W	CURB	C	EXISTING 1/2" UTL	○	MANHOLE	○	HYDRANT	⊕	REDUCER	→	W/VALVE	⊕
DRAIN	D	SIDEWALK	S/W	PROPOSED 1/2" UTL	---	CLEANOUT	○	VALVE	⊕	CAP	→	LOT PIN	•
DITCH	D	EDGE PAVE	E/P	LIGHT STANDARD	⊕	CATCHBASIN	⊕	FLUSH VALVE	⊕	CULVERT	→	LEAD PLUG	•
SEWER	S	BUSHLINE	B/L	SILTTRAP	⊕	POW. POLE	⊕	AIR VALVE	⊕	HEADBALL	→		
GAS	G	TREE	T	ANCHOR	→	CONC. BOX	⊕	METER	⊕	ROAD SIGN	→		

REVISIONS

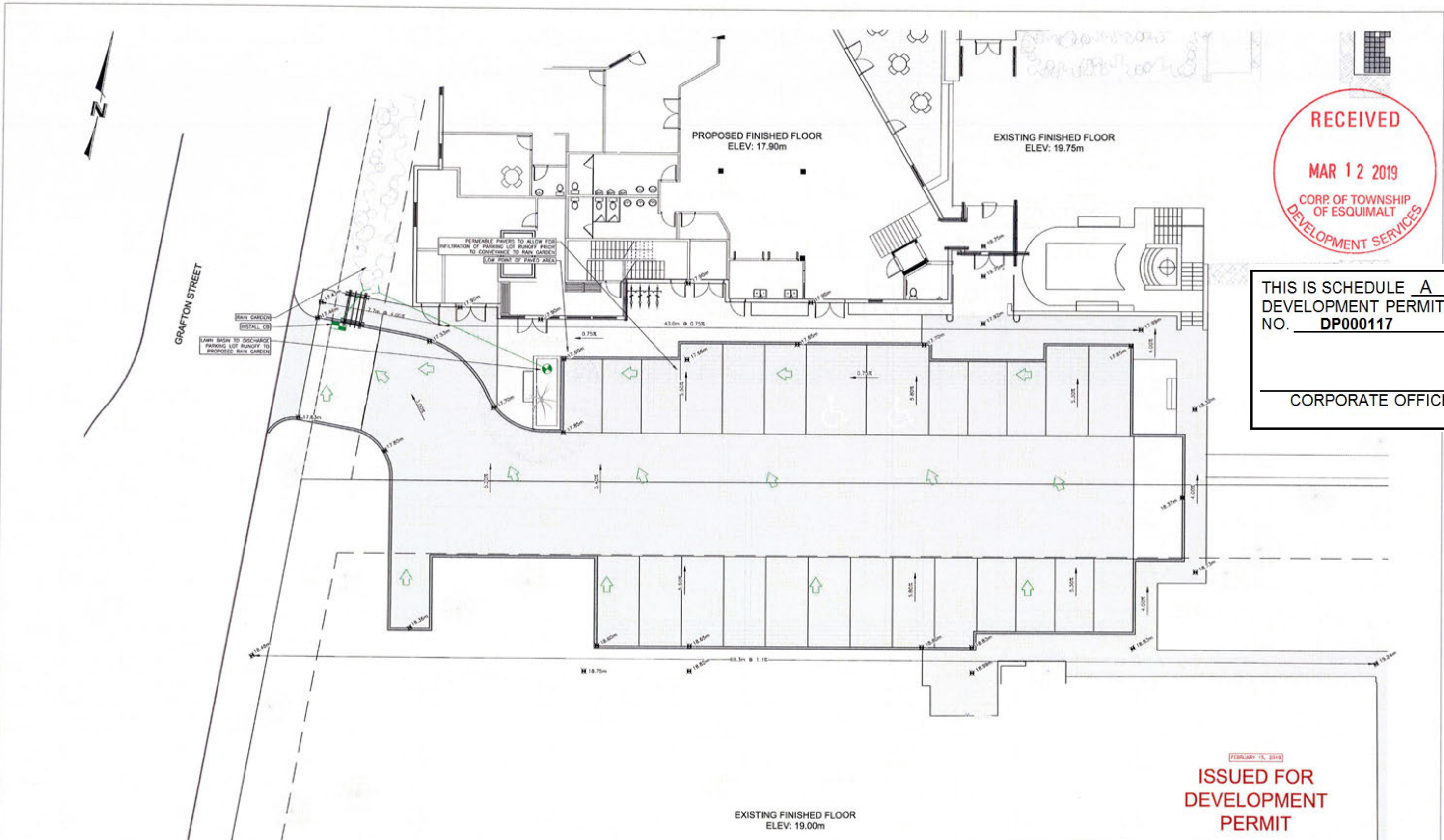
NO.	DESCRIPTION	DATE
1	PARKING LOT, LANDSCAPE, BUILDING ORIENTATIONS, ENTRANCE, AND CONNECTION POINT	FEB 15, 2019

	ROGERS HOUSING SOCIETY	ISLANDER PROJECT No.																											
	ROGERS COURT HOUSING & MINISTRY CENTRE	2079																											
ESQUIMALT, BC		SHEET 1 OF 2																											
DESIGN APPROVED		REV.																											
<table border="1"> <tr> <th>EXCEPTIONS</th> <th>DATE</th> <th>SIGN</th> </tr> <tr> <td>APPROVED BY</td> <td></td> <td></td> </tr> <tr> <td>DESIGN ENG.</td> <td></td> <td></td> </tr> <tr> <td>ASST. ENG.</td> <td></td> <td></td> </tr> <tr> <td>MUNICIPAL ENG.</td> <td></td> <td></td> </tr> </table>		EXCEPTIONS	DATE	SIGN	APPROVED BY			DESIGN ENG.			ASST. ENG.			MUNICIPAL ENG.			<table border="1"> <tr> <th colspan="3">SITE PLAN</th> </tr> <tr> <td>B.M.</td> <td>DESIGN</td> <td>ELEV.</td> </tr> <tr> <td>SCALE: HORIZ. 1:250</td> <td>DRAWN: P.M./J.A.</td> <td>CHECKED: M.A.</td> </tr> <tr> <td></td> <td>DATE: JUNE 2018</td> <td>FILE No.</td> </tr> </table>	SITE PLAN			B.M.	DESIGN	ELEV.	SCALE: HORIZ. 1:250	DRAWN: P.M./J.A.	CHECKED: M.A.		DATE: JUNE 2018	FILE No.
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	DATE: JUNE 2018	FILE No.																											
		DRG No. C01																											



THIS IS SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000117

CORPORATE OFFICER



FEBRUARY 15, 2019
**ISSUED FOR
DEVELOPMENT
PERMIT**



PLAN
SCALE 1:100

LEGEND - PROPOSED SERVICES SHOWN DASHED

WATER	W	CURB	C	EXISTING U/G UTIL	---	MANHOLE	○	HYDRANT	⊕	REDUCER	⇨	MONUMENT	⊙
DRAIN	D	SIDWALK	SW	PROPOSED U/G UTIL	---	CLEANOUT	□	VALVE	⊕	GAP	⇨	LOT PIN	•
DITCH	→	EDGE PAVE	EP	LIGHT STANDARD	⊙	CATCHBASIN	⊕	FLUSH VALVE	⊕	CULVERT	⇨	LEAD PLUG	•
SEWER	S	BUSHLINE	BL	POKER POLE	⊕	SLEWAP	⊕	AIR VALVE	⊕	HEADWALL	⇨		
GAS	G	TREE	T	ANCHOR	→	CONC BOX	⊕	METER	⊕	ROAD SIGN	•		

REVISIONS	DESCRIPTION	DATE	BY
1	PARKING LOT, LANDSCAPE, BUILDING DIMENSIONS, ENTRANCE, AND CONNECTION POINT	FEB 15, 2019	

	ROGERS HOUSING SOCIETY	ISLANDER PROJECT No.	2079
	ROGERS COURT HOUSING & MINISTRY CENTRE	SHEET	2 OF 2
ESQUIMALT, BC		DWG No.	C02
DESIGN APPROVED		DWG No.	
EXCEPTIONS		DWG No.	
APPROVED BY	DATE	DATE	JUNE 2018
DESIGN ENG.		CHECKED	MJA
ASSIST. ENG.		DATE	JUNE 2018
MUNICIPAL ENG.		FILE No.	

Landscape Cost Estimate
St. Peters St. Pauls

SOFT LANDSCAPING			
	Quantity	Unit Cost	Total Cost
TREES:			
Large, Deciduous	3	\$500.00	\$1,500.00
Medium Flowering	3	\$450.00	\$1,350.00
Small, Flowering	11	\$250.00	\$2,750.00
PLANTS:			
Large Shrubs	60	\$20.00	\$1,200.00
Medium Shrubs	125	\$15.00	\$1,875.00
Small Shrubs	400	\$8.00	\$3,200.00
Ground Covers	1500	\$3.50	\$5,250.00
Vines	10	\$3.50	\$35.00
Perennials & Grasses	100	\$3.50	\$350.00
	Quantity (m ²)	Unit Cost (/m ²)	Total Cost
Other:			
Sod	60	\$8.00	\$480.00
Soil	550	\$30.00	\$16,500.00
Raingarden	110	\$75.00	\$8,250.00
TOTAL SOFT LANDSCAPING			\$42,740.00

HARD LANDSCAPING			
	Quantity (m ²)	Unit Cost (/m ²)	Total Cost
Concrete Walkways	10	\$30.00	\$300.00
Special Paving	200	\$60.00	\$12,000.00
River Rock	46	\$20.00	\$920.00
SITE FURNISHINGS:			
	Quantity (ea.)	Unit Cost (/m ²)	Total Cost
Benches	10	\$700.00	\$7,000.00
Bike Racks	3	\$400.00	\$1,200.00
SPECIAL FEATURES			
Concrete Box Planter	3	\$500.00	\$1,500.00
Arbour Trellis	1	\$1,000.00	\$1,000.00
Secured Chapel Garden	LS	\$3,000.00	\$3,000.00
OTHER:			
Decorative Fence (m)	20	\$50.00	\$1,000.00
Future Play Area	1	NIC	\$0.00
Future Maze	1	NIC	\$0.00
TOTAL HARD LANDSCAPING			\$27,920.00

IRRIGATION			
	Quantity	Unit Cost	Total Cost



Landscape Cost Estimate
St. Peters St. Pauls

Irrigation	LS	\$4,000.00	\$4,000.00
TOTAL IRRIGATION			\$4,000.00

TOTAL LANDSCAPING **\$74,660.00**

SCHEDULE B OF
DEVELOPMENT PERMIT
NO. DP000117

CORPORATE OFFICER