

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000106

Owner: Mikail Bruce Wilkin
615 Fernhill Rd
Esquimalt, BC
V9A 4Y7

Lands: PID 004-757-742, Lot B, Section 11, Esquimalt District, Plan 12446

Address: 615 Fernhill Road, Esquimalt, BC

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;
 - authorizing the form and character of the proposed ten unit development, as governed by Development Permit Area No. 6: Multi-Family Residential;
 - 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. Approval of this Development Permit is issued in accordance with the architectural drawings prepared by MJM Architect Inc, stamped "Received June 19, 2018", the landscape plan prepared by Studio One Creative, stamped "Received June 19, 2018", and sited as detailed on the survey plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received June 19, 2018", attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Studio One Creative, stamped "Received August 14, 2018", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$76365.00= \$91638.00) must be deposited with the Township of Esquimalt before this permit can be issued.

4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
5. 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.
6. This Development Permit is not a Building Permit.
7. 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.
8. 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 _____, 2018.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2018.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

Site Plan Of:
Lot B, Section 11,
Esquimalt District, Plan 12446.



Scale = 1:250

Dated this 8th day of September, 2017.

Brent
 Mayenburg
 C551Z1

B.C.L.S. ©

Distances and elevations shown are in metres.

Elevations are geodetic and derived from OCM87H3785.



The subject property is affected by
 the following registered documents:
 M76301.



Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 160133\SIT\BM

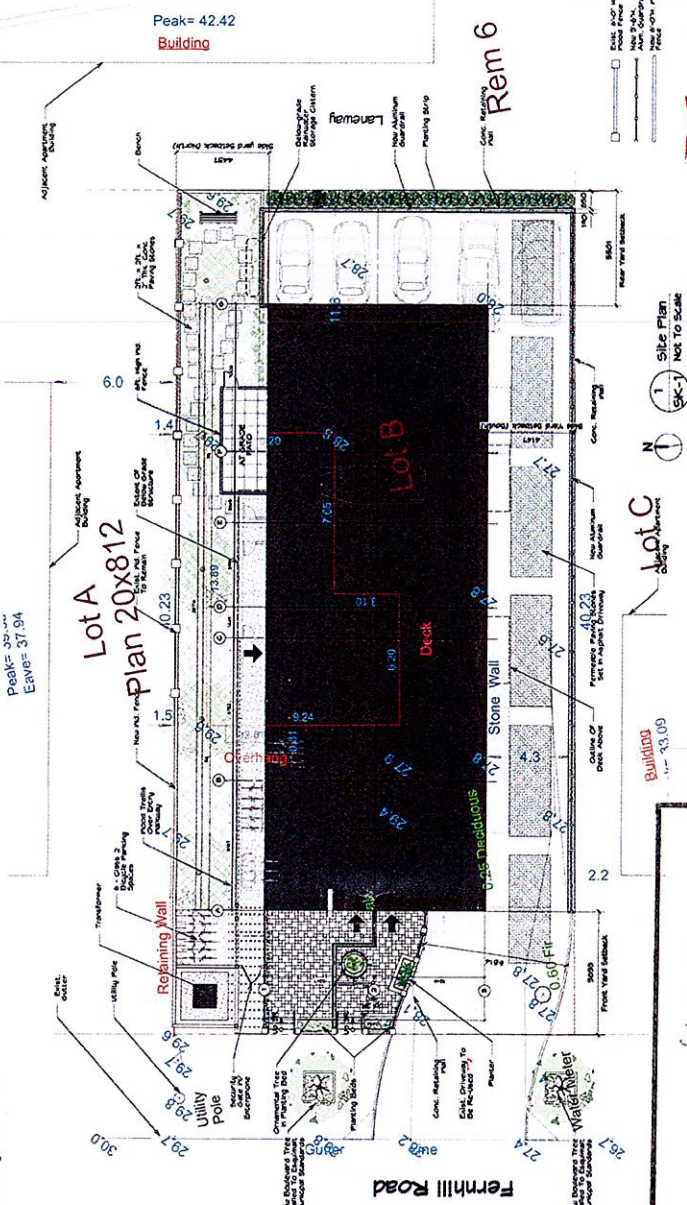
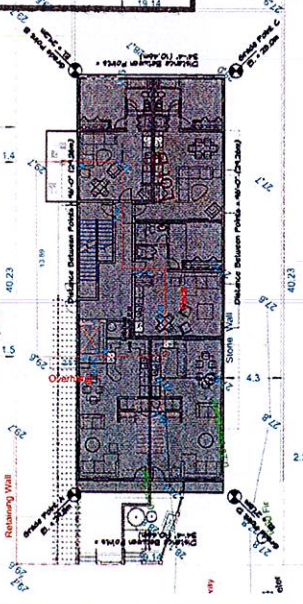
SCHEDULE A OF
 DEVELOPMENT PERMIT
 NO. 08000106
 CORPORATE OFFICER

RECEIVED
JUN 19 2018
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

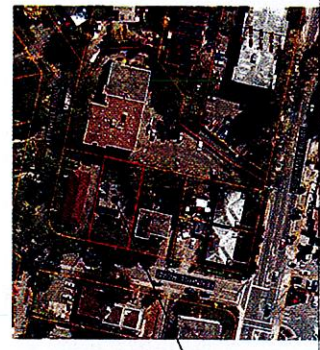
10 Unit Apartment Development, Rezoning From R1-B to CD 615 Fernhill Road, Esquimalt, B.C.

SITE INFORMATION:	
Legal Description:	Lot B, Section 11, Esquimalt District, Plan 13446
Current Zone:	R1-B
Proposed Zone:	Site Specific
Lot Area:	700.3m ²
Building Area:	(see table to right)
Permitted Land:	42.66 m ²
First Floor:	250.75 m ²
Second Floor:	250.75 m ²
Third Floor:	250.75 m ²
Total Floor Area:	752.25 m ²
F.A.R.:	1.08
Lot Coverage:	30.15 m ²
Lot Area:	700.30 m ²
Setbacks:	Front: 5.00m, Rear: 5.00m, Side (North): 4.41m, Side (South): 4.14m
Height:	10.70m

- LIST OF DRAWINGS**
- SK-1 - SITE PLAN/LOCATION PLAN
 - SK-2 - NORTH WEST ELEVATION
 - SK-3 - NORTH EAST ELEVATION
 - SK-4 - WEST ELEVATION
 - SK-5 - EAST ELEVATION
 - SK-6 - SECOND FLOOR PLAN
 - SK-7 - THIRD FLOOR PLAN
 - SK-8 - BUILDING SECTION



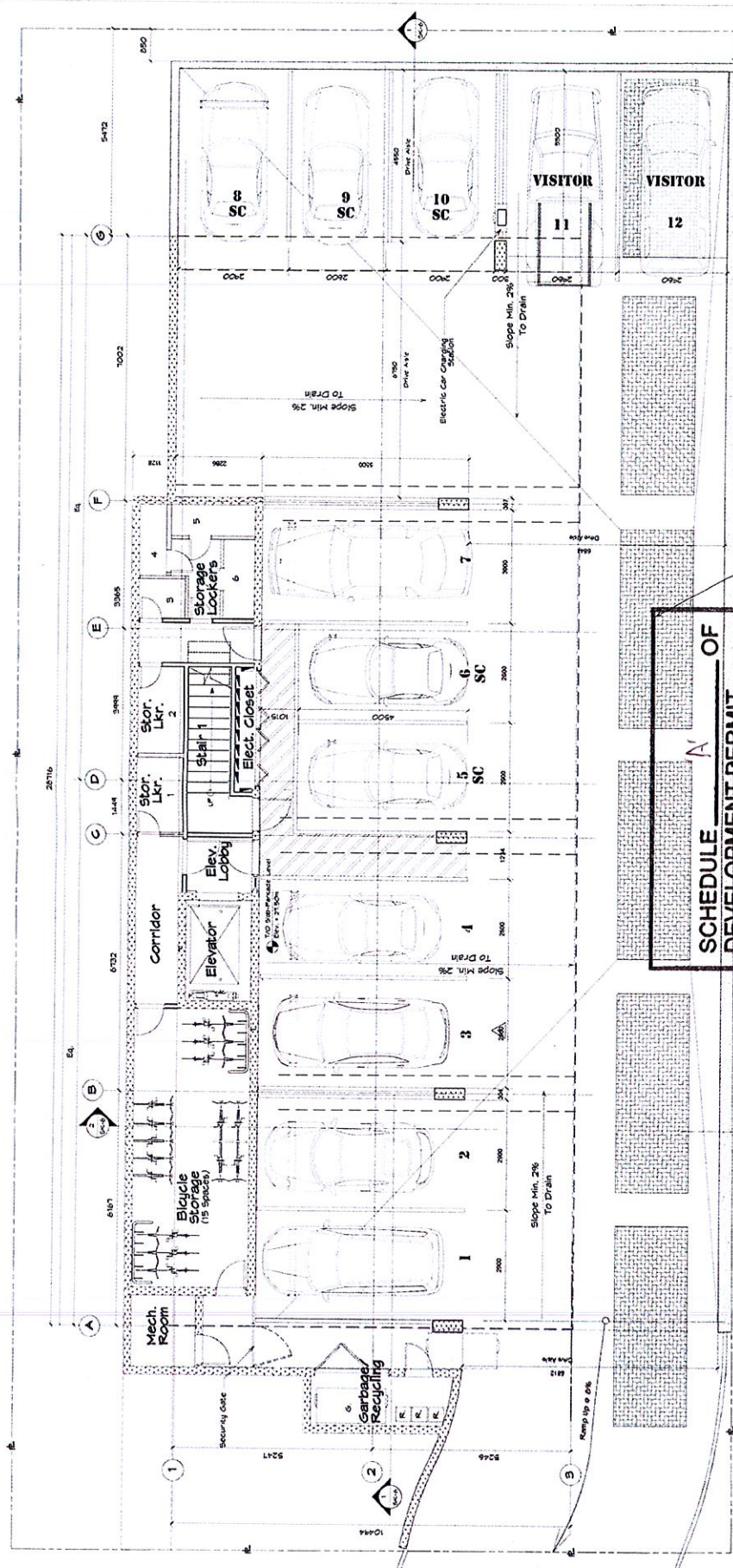
SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP 000106
CORPORATE OFFICER
Project Location



Address: 615 FERNHILL RD
Folio: 2843.000
Project: DP000106
Date: Jun 19, 2018
Folder: DP000106
Type / Subject: DEVELOPMENT PERMIT - MFD
Development Permit - 615 Fernhill Rd
Location Plan
Not to Scale

Average Grade Calculation
Scale - 1:100

10 Unit Apartment Development
Rezoning Application
SK-1



Bicycle Storage 2374 s.f.
 Storage Lockers 2447 s.f.
 Total Floor Area = 42.86 s.m.
 461.34 s.f.

Total Floor Area = 42.86 s.m.
 461.34 s.f.



SCHEDULE _____ OF _____
 DEVELOPMENT PERMIT
 NO. DP000106
 CORPORATE OFFICER _____

1 Parkade Level Floor Plan
 Scale: 1/8" = 1'-0"
 SK-2



10 Unit Apartment Development
 Rezoning Application
 SK-2



UNIT 101	50.64 s.m. 547.24 s.f.
UNIT 102	50.37 s.m. 542.16 s.f.
UNIT 103	51.25 s.m. 556.11 sq.ft.
UNIT 104	52.04 s.m. 560.15 sq.ft.
UNIT 105	45.65 s.m. 491.37 s.f.

Total Floor Area (F.S.R.)
= 250.75 s.m., OR 2,699.05 s.f.

SCHEDULE A OF
DEVELOPMENT PERMIT

NO. 1200106

CORPORATE OFFICER



10 Unit Apartment Development:

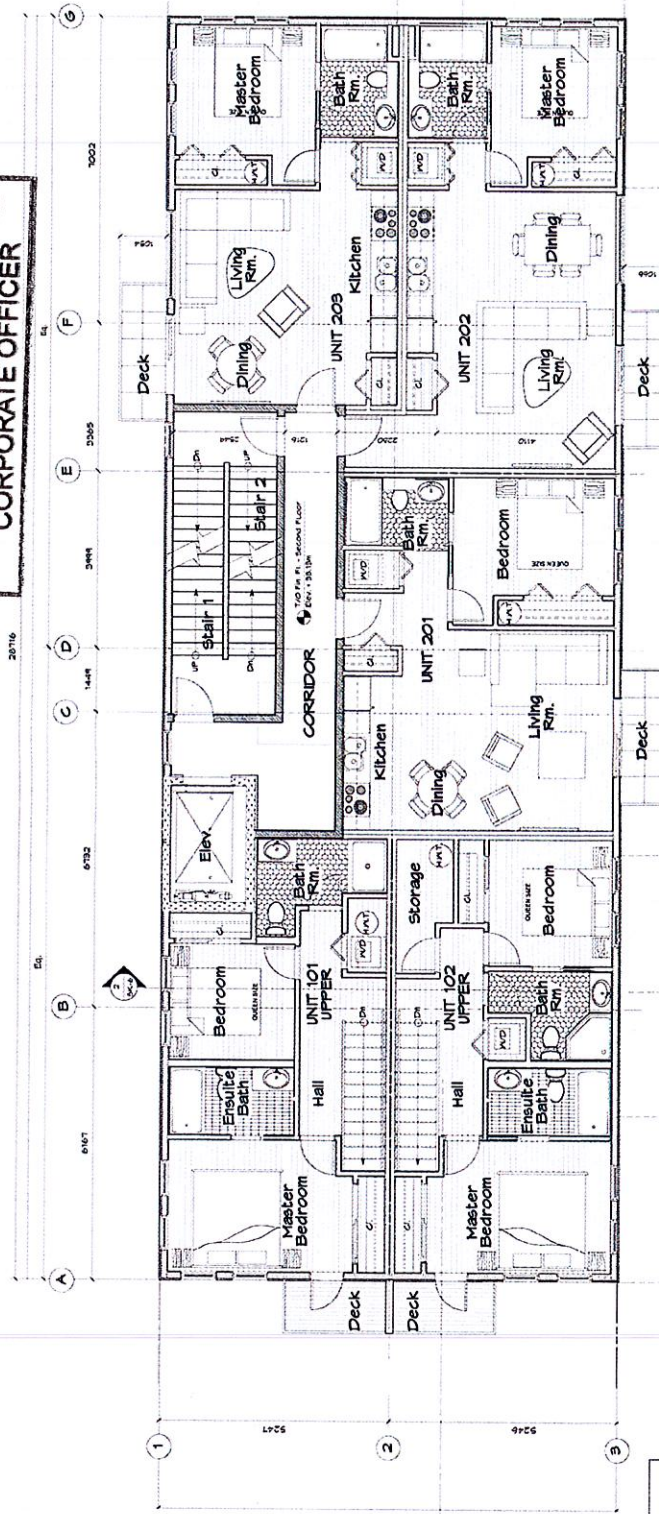
Rezoning Application

Main Floor Plan
Scale - As Noted
June 20th - 2017

SK-3

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000106
CORPORATE OFFICER _____

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1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

Total Floor Area (F.S.R.)
= 246.44 s.m., OR 2,656.04 s.f.

UNIT 101 Upper	46.90 s.m. 505.47 s.f.
UNIT 102 Upper	50.44 s.m. 542.10 s.f.
UNIT 201	51.05 s.m. 546.11 s.f.
UNIT 202	52.04 s.m. 560.15 s.f.
UNIT 203	45.65 s.m. 491.37 s.f.



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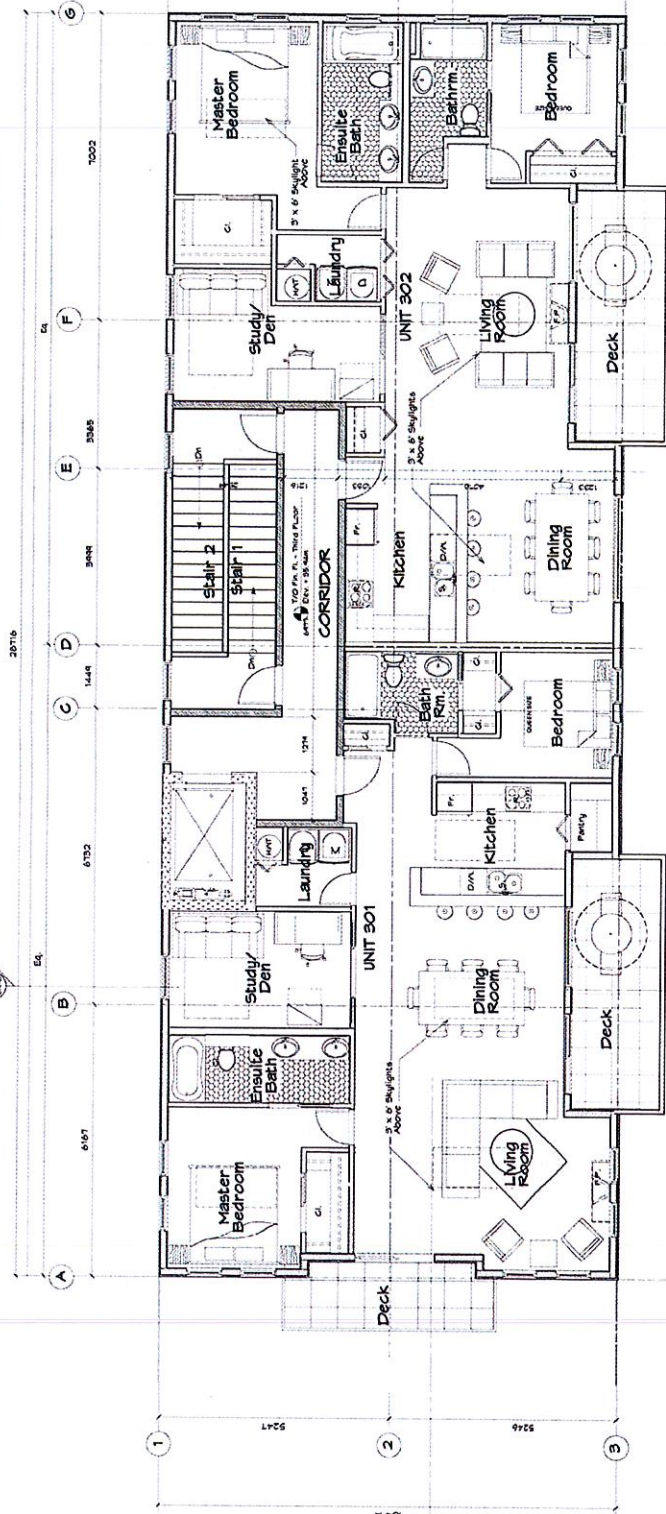
JUN 19 2018

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OF ESQUIMAULT
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SCHEDULE 'A' OF
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NO. DP000106

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1 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

Total Floor Area = 233.12 s.m.
2,515.74 s.f.

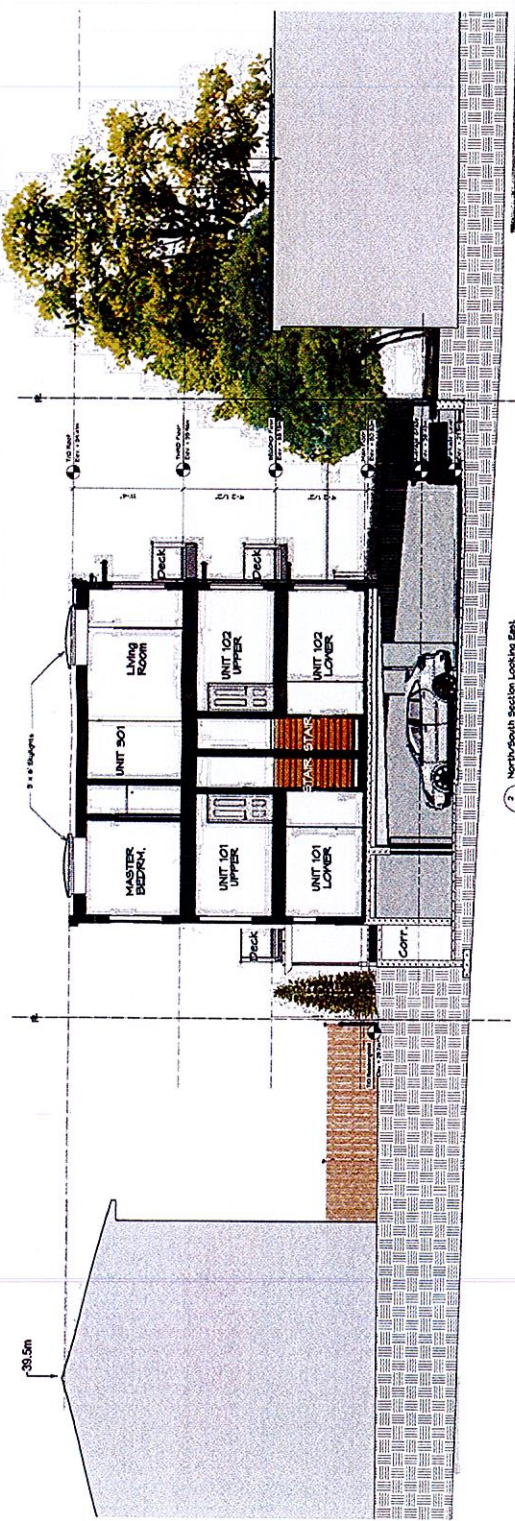
UNIT 301	116.06 s.m. 1,250.05 s.f.
UNIT 302	116.76 s.m. 1,250.44 s.f.



10 Unit Apartment Development
6310 Highway 104, Esquimalt, BC
Rezoning Application
Scale: As Shown
30th June 2018

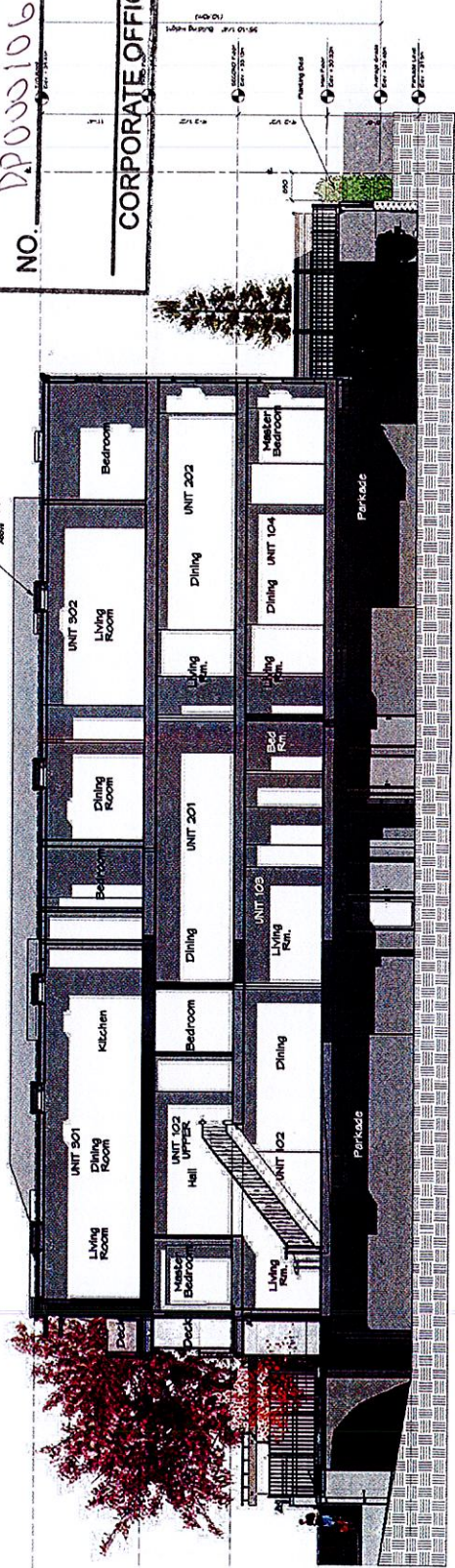
SK-5

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OF ESQUIMALT
DEVELOPMENT SERVICES



2 North/South Section Looking East
Scale: 3/8" = 1'-0"

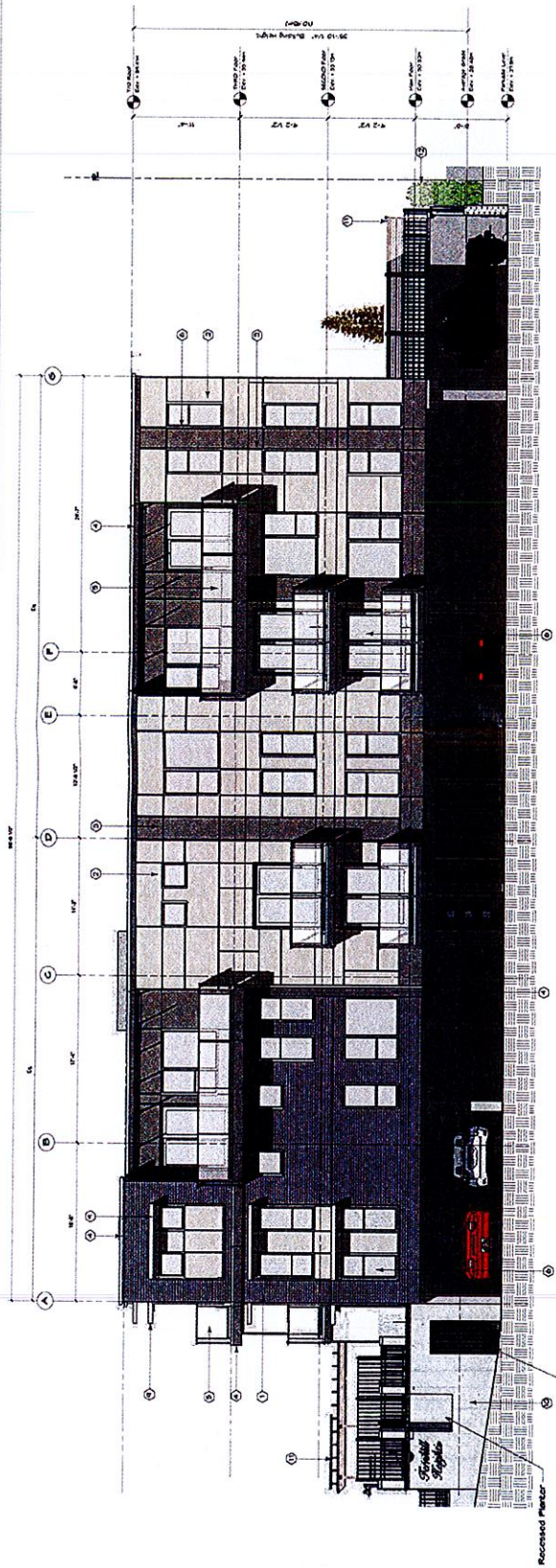
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DEVELOPMENT PERMIT
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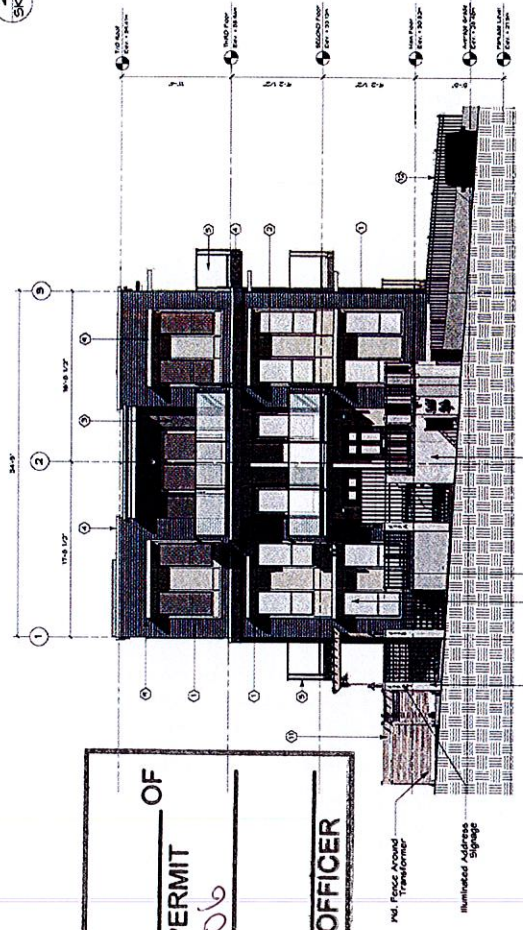
3 East/West Section Looking North
Scale: 3/8" = 1'-0"

10 Unit Apartment Development
Resoning Application
SK-6

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OF ESQUIMAULT
DEVELOPMENT SERVICES



2 South Elevation
Scale: 3/16" = 1'-0"



1 West Elevation
Scale: 3/16" = 1'-0"

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000106
CORPORATE OFFICER

- LIST OF SUBMITTALS
- 1. Final Plans
 - 2. Final Specifications
 - 3. Final Schedule of Values
 - 4. Final Construction Program
 - 5. Final Construction Schedule
 - 6. Final Construction Report
 - 7. Final Construction Photos
 - 8. Final Construction Log
 - 9. Final Construction Summary
 - 10. Final Construction Certificate

10 Unit Apartment Development
Rezoning Application
SK-7

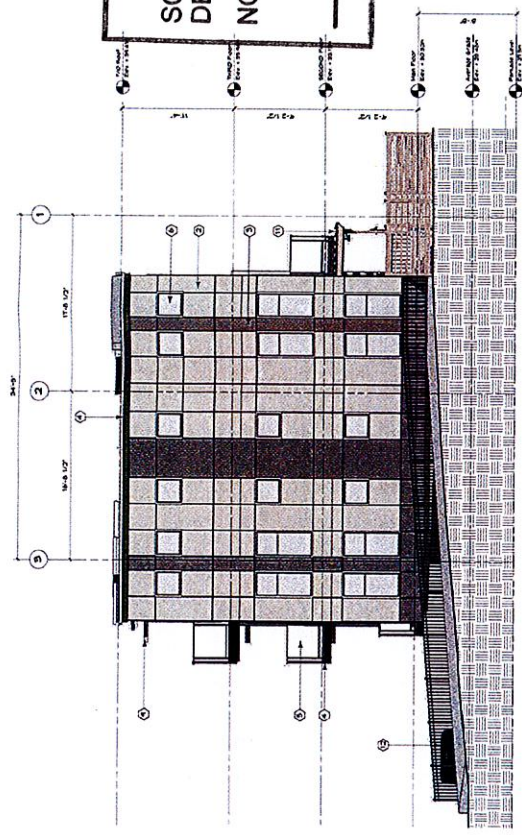


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CORP OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES

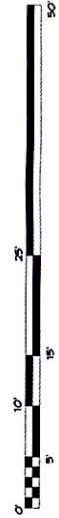
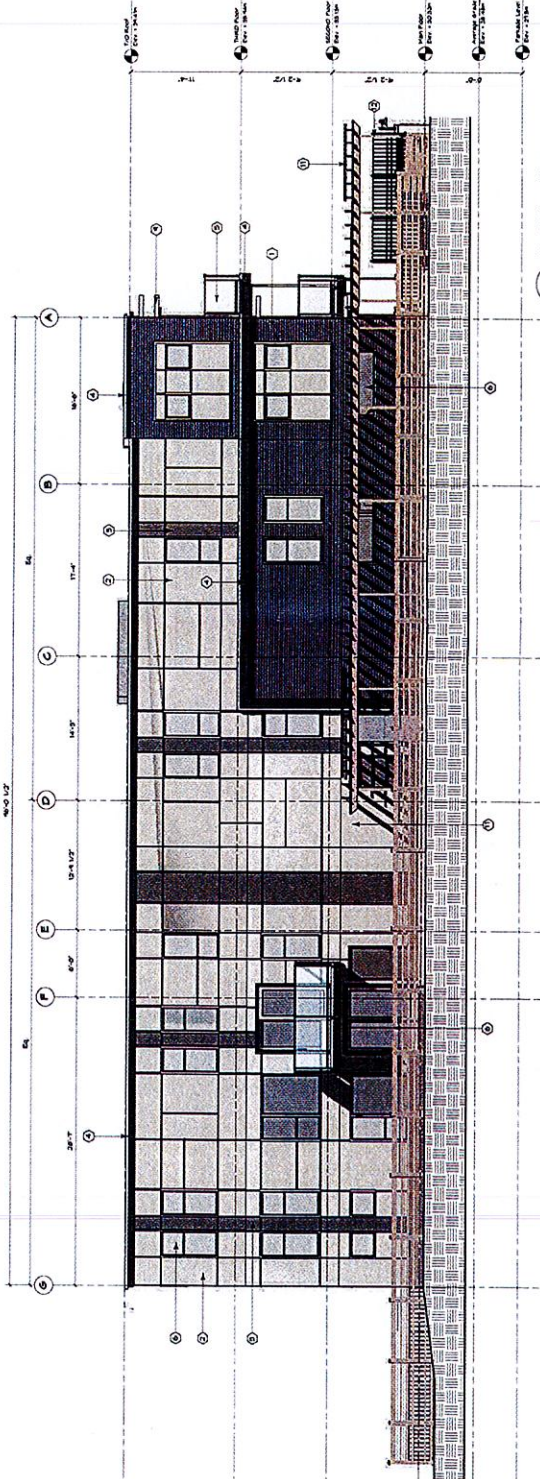
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DEVELOPMENT PERMIT
NO. DP000106
CORPORATE OFFICER

- LIST OF MATERIALS Refer to Sheet 0001
- 1. 4" x 4" Pine Girders, Spaced 24" On Center
 - 2. 2" x 4" Pine Joists, Spaced 16" On Center
 - 3. 1/2" x 4" Pine Siding, Shingles or Shake
 - 4. 1/2" x 4" Pine Siding, Shingles or Shake
 - 5. 1/2" x 4" Pine Siding, Shingles or Shake
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 - 99. 1/2" x 4" Pine Siding, Shingles or Shake
 - 100. 1/2" x 4" Pine Siding, Shingles or Shake

2 North Elevation
SK-9 Scale: 3/16" = 1'-0"



1 East Elevation
SK-8 Scale: 3/16" = 1'-0"



10 Unit Apartment Development
Resizing Application
SK-8
JUN 19 2018
CORP OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES



SCHEDULE 'A' OF _____ OF _____
 DEVELOPMENT PERMIT
 NO. DP000106

 CORPORATE OFFICER

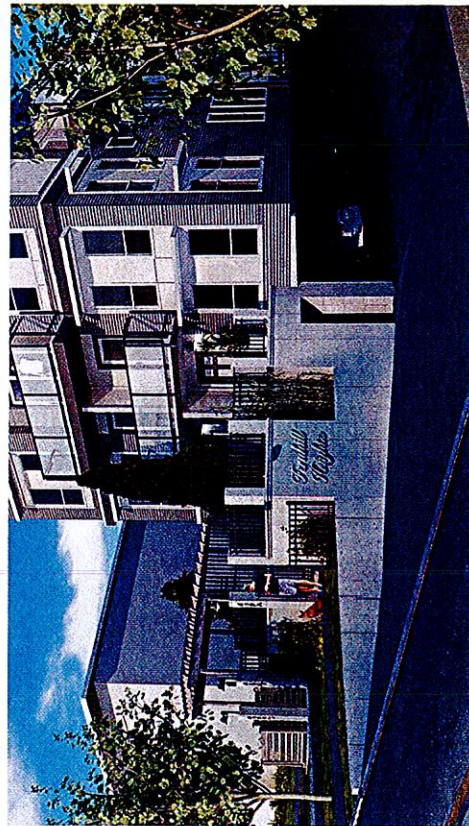
1 VIEW OF PROJECT FROM S.W.
 SK-9 Not To Scale

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 OF ESQUIMAULT
 DEVELOPMENT SERVICES

10 Unit Apartment Development
 Rezoning Application
 SK-9
 M.A. ARCHITECT INC.
 222-222-2222
 1000-1000-1000
 1000-1000-1000



1 VIEW FROM FERNHILL ROAD
Not To Scale

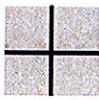
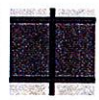
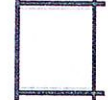
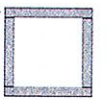
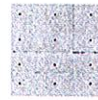
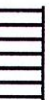


2 Detail A1 Entry Ramp
Not To Scale

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000106
CORPORATE OFFICER _____



12 Unit Apartment Development P.C.		JUN 19 2013	
Rezoning Application		SK-10	
JENNIFER L. BROWN ESQUIMALT JUN 19 2013		JENNIFER L. BROWN ESQUIMALT JUN 19 2013	

MATERIAL SAMPLE BOARD	
	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 1
	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 2
	Pre-Fin. Metal Flashing
	Alum. Frame Guardrail w/ 3/8" Temp. Glass Balustrade
	dbl. Glazed Metal Clad Wood Windows & Doors
	3' x 6' Alum. Skylight w/ dbl. Thermo-pane Glazing
	Vented Alum. Soffit
	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
	Architectural Concrete
	Wood Arbour/Fence
	Aluminum Fence/Guardrail

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000106

CORPORATE OFFICER _____



12 Unit Apartment Development
Resoning Application
AMERL SAMPLE BOARD
JUN 19 2018
APPROVED

SK-11

AMERL ARCHITECT INC.
2250 Highway 104, Suite 101
Vancouver, BC V6M 2K6
Tel: 604-271-1111

NO. DP 000106

Proposed transformer location
[1/2" = 100' for location; 1/4" = 10' for elevation]

Proposed wood trellis over walkway

6 Class 2 Bicycle spaces

Now fence to match existing

Proposed Red Maple trees

Below grade rainwater

1.8M ht privacy screening

2 UNIT BUILDING

Line of deck over

Proposed driveway aisle

Proposed permeable paving

few columnar Beech trees

LANDSCAPE PLAN
Scale: 1:75

Tree Staking Detail
Scale - 1/4" = 1'-0"

SKI 01

24 JULY 2017

1:75
LATEST REVISION:

615 FERNHILL ROAD
LANDSCAPE LAYOUT

STUDIO
ONE
CREATIVE

LANDSCAPE ARCHITECT
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WRITTEN CONSENT IS REQUIRED FROM THE DESIGNER BEFORE ANY REPRODUCTION.
EMAIL: patrick@patricklandscapes.com

10 UNIT APARTMENT DEVELOPMENT DEVELOPMENT :: 615 FERNHILL ROAD :: SKL01 :: landscape layout ::

RECEIVED

NORTH JUN 19 2013

OF TOWNSHIP
OF ESQUIMALT
SERVICES



LANDSCAPE
CONSULTATION
& DESIGN

250.881.0706

LANDSCAPE DESIGN
FEE PROPOSAL

13 August, 2018

Alex Tang, Planning Technician
Development Services Division
1229 Esquimalt Road
Victoria, BC V9A 3P1
Tel: 250-414-7132



re: 615 Fernhill Road landscape bonding

Dear Planner,

As requested, please find enclosed landscape estimate documentation for the Proposed Landscape design for the Township for the Fernhill Road project. This cost estimate is based on the Landscape Drawing SKL.01; 24.JULY.2017.

The landscape estimate totals \$76,365.00 (excluding GST) and includes supply and installation of the following components:

- Basic Excavation /Land Prep
- Hardscape pavers and patio slabs
- Site Fencing
- Plant material (Trees)
- Plant material (Shrubs & groundcover)
- Growing medium
- Planting irrigation system

SCHEDULE <u>'B'</u> OF
DEVELOPMENT PERMIT
NO. <u>DP000106</u>
CORPORATE OFFICER

I trust this letter adequately conveys the information for landscape bonding. If you have any questions or concerns, please contact me at 250-881-0706

Best regards,

Duane Ensing

Duane Ensing, BFA
Studio One Creative

STUDIO ONE CREATIVE
4539 VIEWMONT AVENUE, VICTORIA, BC, V8Z 5L3
duane@landscapesolutions.ca
www.landscapesolutions.ca

615 FERNHILL

Landscape Cost Estimate (supply and install)

13 AUGUST 2018

SECTION	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	COST
A	<u>Site Works</u>				
.1)	Site grading [fine]	1	L.S.	\$800.00	\$800
	Site Works total:				\$800
B	<u>Hardscape</u>				
.1)	Smooth finish concrete [charcoal]	60	sq.m.	\$125.00	\$7,500
.2)	SF RIMA or equal [permeable pavers]	110	sq.m.	\$195.00	\$21,450
.3)	Old Country Pavers [regular pavers]	49	sq.m.	\$160.00	\$7,840
.4)	Fencing	90	lin.m.	\$130.00	\$11,700
.5)	Patio Slabs	28	ea.	\$45.00	\$1,260
	Hardscape total:				\$49,750
C	<u>Softscape</u>				
.1)	Growing medium (shrub beds)	135	sq.m.	\$28.00	\$3,780
.2)	Growing medium (grass)	39	sq.m.	\$22.00	\$858
.3)	Garden Mulch	135	sq.m.	\$10.00	\$1,350
.4)	Grass sod	39	sq.m.	\$18.00	\$702
.5)	Trees (large)	7	ea.	\$450.00	\$3,150
.6)	Trees (small)	8	ea.	\$250.00	\$2,000
.7)	Plantings - deciduous & evergreen shrubs	135	sq.m.	\$65.00	\$8,775
.8)	Irrigation	1	L.S.	\$5,200.00	\$5,200
	Softscape total:				\$25,815
ONSITE PROJECT TOTAL:					\$76,365
TOTAL PROJECT SUMMARY					
A. SITE WORKS					\$800
B. HARDSCAPE					\$49,750
C. SOFTSCAPE					\$25,815
CONSTRUCTION PRICE					\$76,365

Notes:

- 1) Based on landscape drawings for the Building at 615 Fernhill Road [SKL.01] dated 09.AUGUST.17, as submitted
- 2) Taxes, contingency, DCC amounts are extra.
- 3) Costs shown are estimated costs are for bonding purposes only and are not guaranteed. Actual costs may vary. may vary and would only be known after work is complete.
- 4) Hardscape features such as unit paving include the sand base and pavers only.
- 5) Based on favourable soil conditions, competitive tendering and good construction time of year.

SCHEDULE <u>B</u> OF
DEVELOPMENT PERMIT
NO. <u>DP000106</u>
CORPORATE OFFICER

