

# **CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

## **DEVELOPMENT PERMIT**

**NO. DP000146**

**Owner:** 0795531 B.C. Ltd., Inc. No. BC0795531  
#109 – 11 Cooperage Place  
Victoria, BC  
V9A 7J9

**Lands:** 876 Dunsmuir Road, [PID 001-586-971; Lot 77, Section 11,  
Esquimalt District, Plan 265].

**Address:** 876 Dunsmuir 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 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 building siting as detailed on the survey plan prepared by Peter Wittstock, BCLS, representing J.E. Anderson and Associates, stamped "Received April 20, 2020", consistent with the architectural plans provided by Victoria Design Group, stamped "Received November 24, 2020", and consistent with the landscape plan by Greenspace Designs – Sustainable Landscape Design, stamped "Received November 24, 2020", all attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Greenspace Designs – Sustainable Landscape Design, stamped "Received November 24, 2020", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate

(120% of \$36,002.00 = \$43,202.40) 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 \_\_\_\_\_, 2020.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

RECEIVED

NOV 24 2020

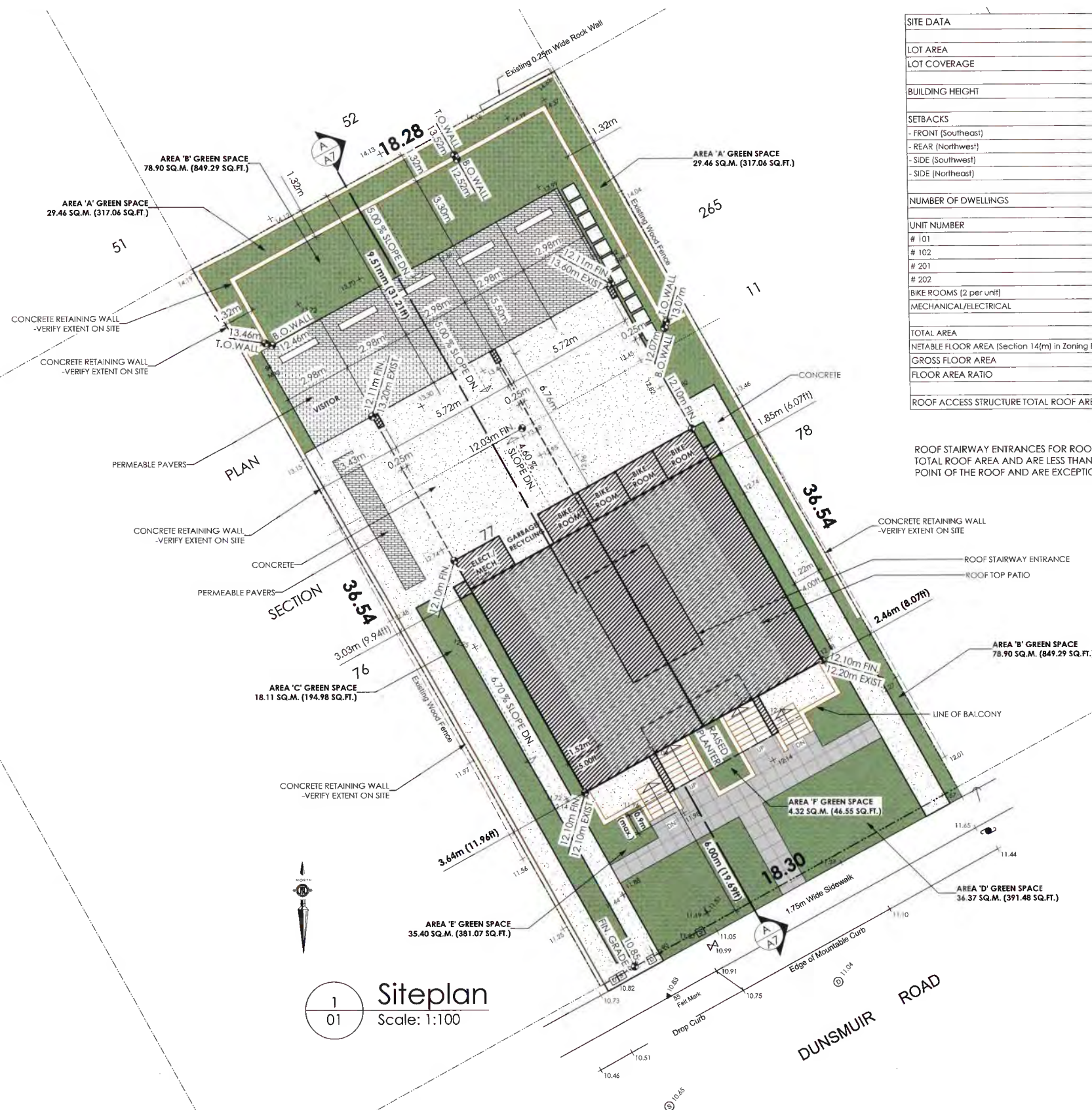
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

THIS IS SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000146

CORPORATE OFFICER

SITE DATA	PROPOSED
LOT AREA	668.4 sq.m.
LOT COVERAGE	38.32 %
BUILDING HEIGHT	8.82 m
SETBACKS	
- FRONT (Southeast)	6.00 m
- REAR (Northwest)	9.51 m
- SIDE (Southwest)	3.64 m
- SIDE (Northeast)	2.46 m
NUMBER OF DWELLINGS	4
UNIT NUMBER	
# 101	156.38 sq.m.
# 102	156.38 sq.m.
# 201	115.17 sq.m.
# 202	115.17 sq.m.
BIKE ROOMS (2 per unit)	10.06 sq.m.
MECHANICAL/ELECTRICAL	2.62 sq.m.
TOTAL AREA	555.78 sq.m.
NETABLE FLOOR AREA (Section 14(m) in Zoning Bylaw)	107.44 sq.m.
GROSS FLOOR AREA	448.34 sq.m.
FLOOR AREA RATIO	0.67 :1.00
ROOF ACCESS STRUCTURE TOTAL ROOF AREA	6.76 %

ROOF STAIRWAY ENTRANCES FOR ROOF TOP PATIOS ARE 6.48% OF THE TOTAL ROOF AREA AND ARE LESS THAN 4.0m ABOVE THE HIGHEST POINT OF THE ROOF AND ARE EXCEPTIONS FOR HEIGHT CALCULATIONS.



#### AVERAGE GRADE CALCULATIONS:

EXISTING AVERAGE GRADE:  
 $12.10 + 12.20 + 13.60 + 13.20 = 51.10 / 4 = 12.78m$

FINISHED AVERAGE GRADE:  
 $12.10 + 12.10 + 12.11 + 12.11 = 48.42 / 4 = 12.11m$

TOP OF ROOF = 21.60m

#### CURRENT GREEN SPACE CALCULATION:

AREA A: 29.46 SQ.M. (317.06 SQ.FT.)  
 AREA B: 78.90 SQ.M. (849.29 SQ.FT.)  
 AREA C: 18.11 SQ.M. (194.98 SQ.FT.)  
 AREA D: 36.37 SQ.M. (391.48 SQ.FT.)  
 AREA E: 35.40 SQ.M. (381.07 SQ.FT.)  
 AREA F: 4.32 SQ.M. (46.55 SQ.FT.)  
 TOTAL: 202.56 SQ.M. (2180.43 SQ.FT.)  
 = 30.31% OF THE LOT AREA

PREVIOUS GREEN SPACE ALLOCATED:  
 NOV. 22 2019: 105.33 SQ.M. (1133.73 SQ.FT.)  
 = 15.76% OF THE LOT AREA

#### Date

November 18, 2020

#### Project Address

876 Dunsmuir Road  
Esquimalt, B.C.

#### Prepared for

Jim Penner

#### Project #

8081

#### Scale

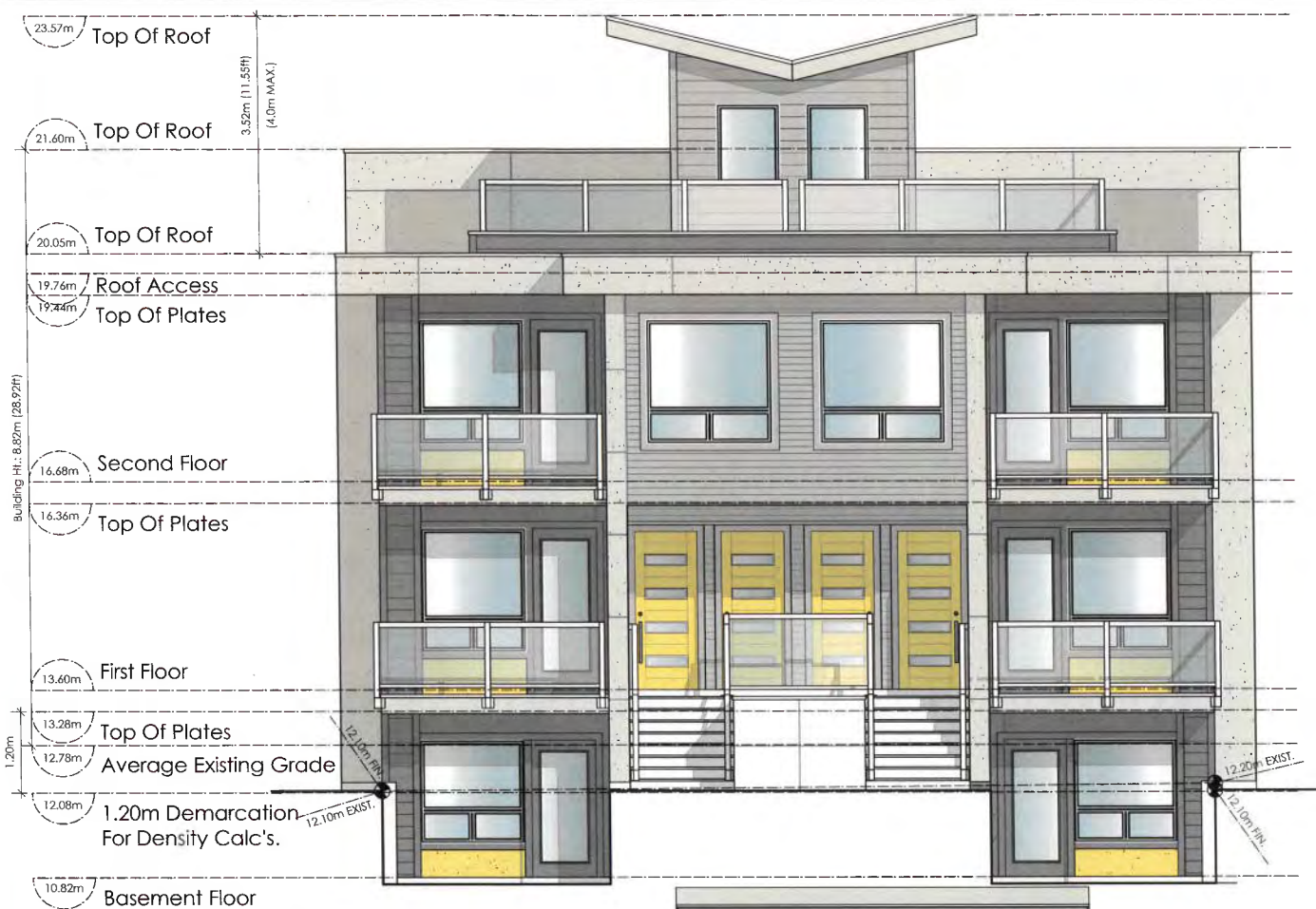
1/4" = 1'-0"

#### Drawn By

JTE

Development Permit Presentation





1  
03 Southeast Elevation  
Scale: 1/4" = 1'-0"

FINISHES & COLORS	
	GUARD RAILS & ALUMINUM SOFFITS: GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING: DOVE WHITE OC-17 or SIMILAR
	FASCIA/TRIM: DOVE WHITE OC-17 or SIMILAR
	CONC. PANEL SIDING: SUNDANCE 2022-50 or SIMILAR
	ENTRY DOOR: SUNDANCE 2022-50 or SIMILAR
	CONC. PANEL SIDING: ANGELICA BM AF 665 or SIMILAR
	CONC. FIBRE LAP SIDING: ANGELICA BM AF 665 or SIMILAR
	HORIZONTAL WOOD SIDING: ANGELICA BM AF 665 or SIMILAR
	CONC. PANEL SIDING: STORM BM AF 700 or SIMILAR
	CONC. FIBRE LAP SIDING: STORM BM AF 700 or SIMILAR
	WINDOWS: BLACK



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2  
03 Northeast Elevation  
Scale: 1/4" = 1'-0"

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### FINISHES & COLORS

	GUARD RAILS & ALUMINUM SOFFITS: GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING: DOVE WHITE OC-17 or SIMILAR
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	HORIZONTAL WOOD SIDING: ANGELICA BM AF 665 or SIMILAR
	CONC. PANEL SIDING: STORM BM AF 700 or SIMILAR
	CONC. FIBRE LAP SIDING: STORM BM AF 700 or SIMILAR
	WINDOWS: BLACK



1 Northwest Elevation  
04 Scale: 1/4" = 1'-0"



2 Southwest Elevation  
04 Scale: 1/4" = 1'-0"

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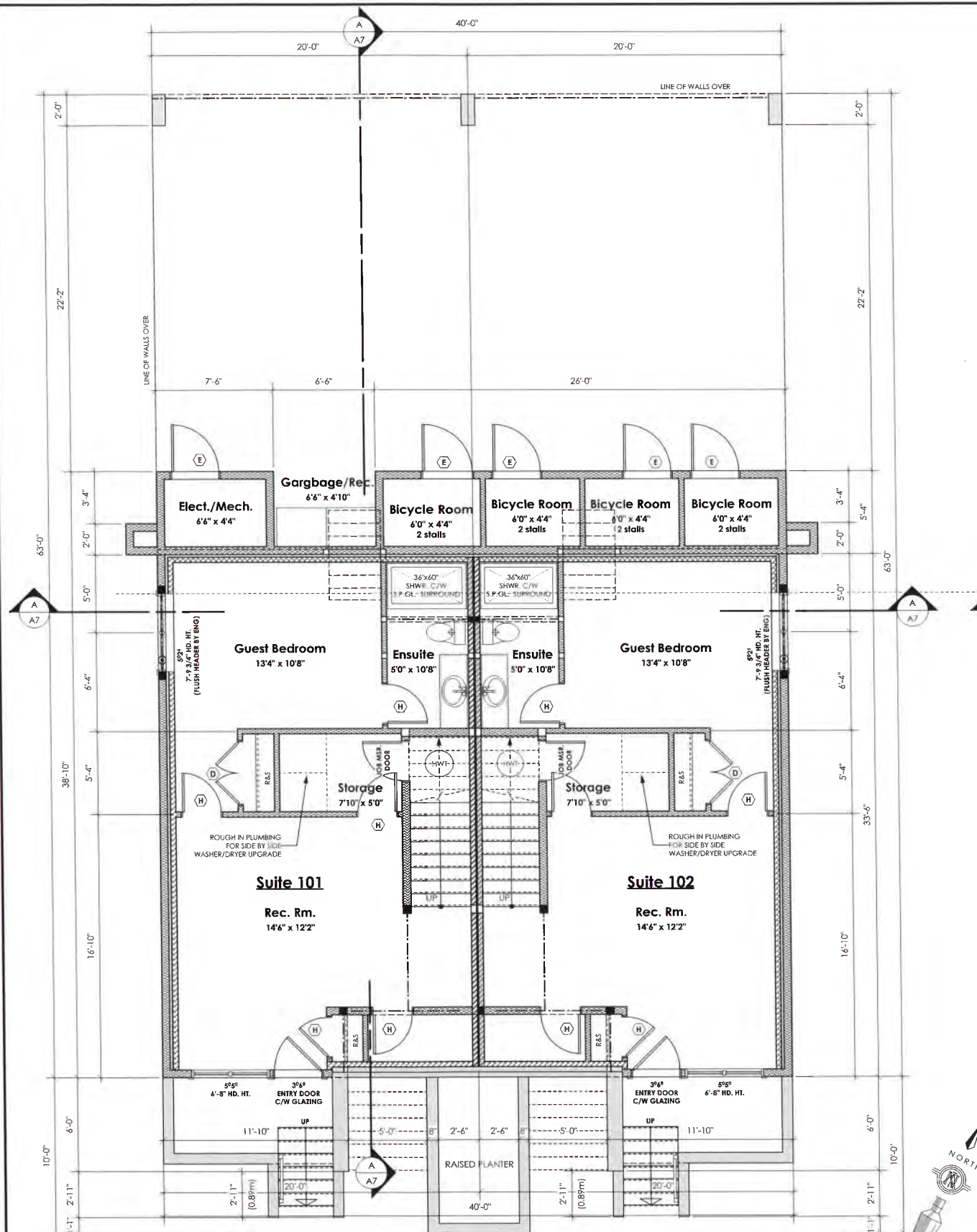
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Scale

1/4" = 1'-0"

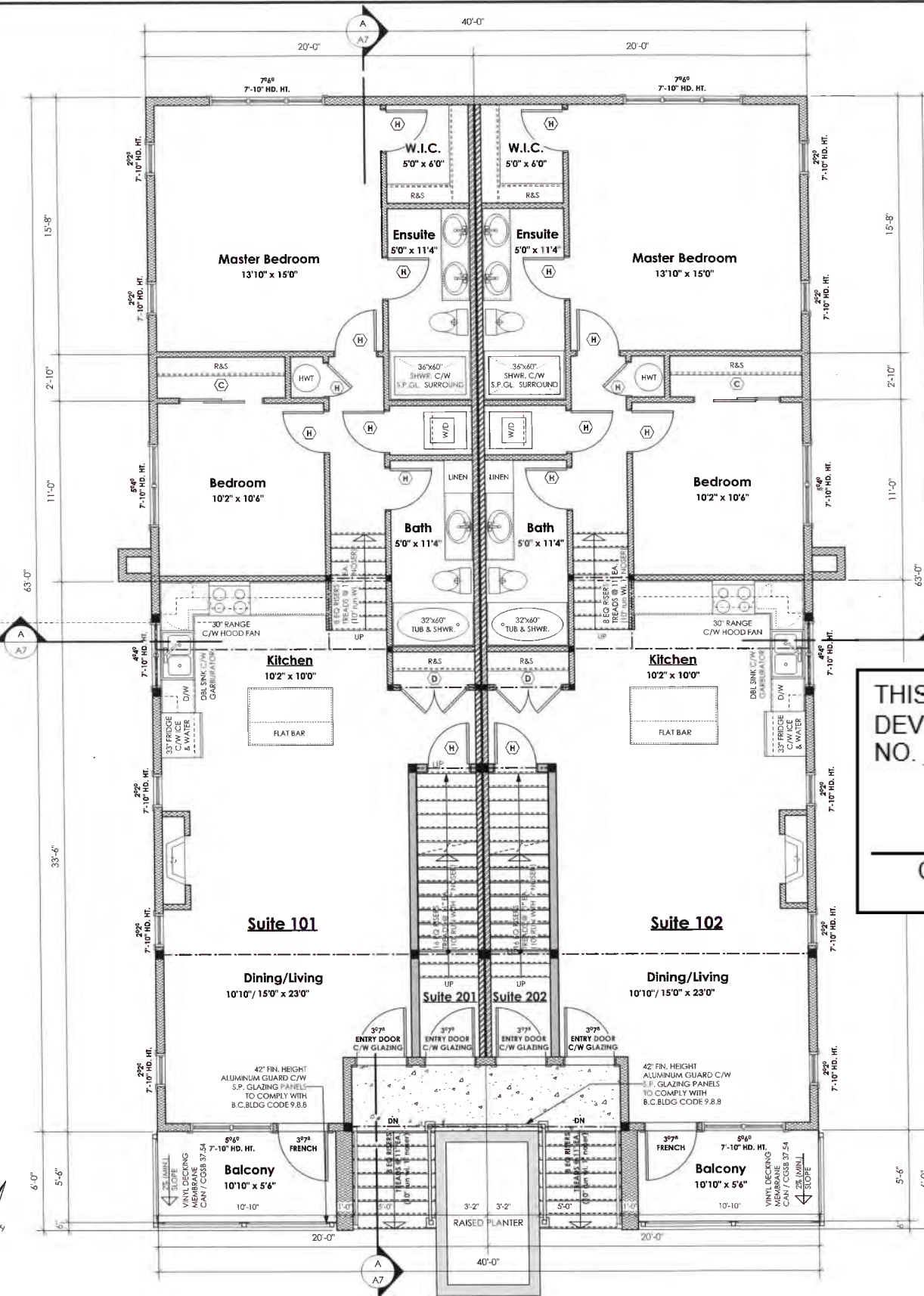
Drawn By

JTE



1  
05 Basement Floor  
Scale: 1/4" = 1'-0"

Suite 101: 578.23 sq.ft. (53.72 sq.m.)  
Suite 102: 578.23 sq.ft. (53.72 sq.m.)  
Total: 1156.46 sq.ft. (107.44 sq.m.)  
Bicycle Rooms: 108.33 sq.ft. (10.06 sq.m.)  
Elect./Mech. Rm.: 28.17 sq.ft. (2.62 sq.m.)



2  
05 First Floor Plan  
Scale: 1/4" = 1'-0"

Suite 101: 1105.00 sq.ft. (102.66 sq.m.)  
Suite 201: 24.02 sq.ft. (2.23 sq.m.)  
Suite 102: 1105.00 sq.ft. (102.66 sq.m.)  
Suite 202: 24.02 sq.ft. (2.23 sq.m.)  
Total: 2258.04 sq.ft. (209.78 sq.m.)

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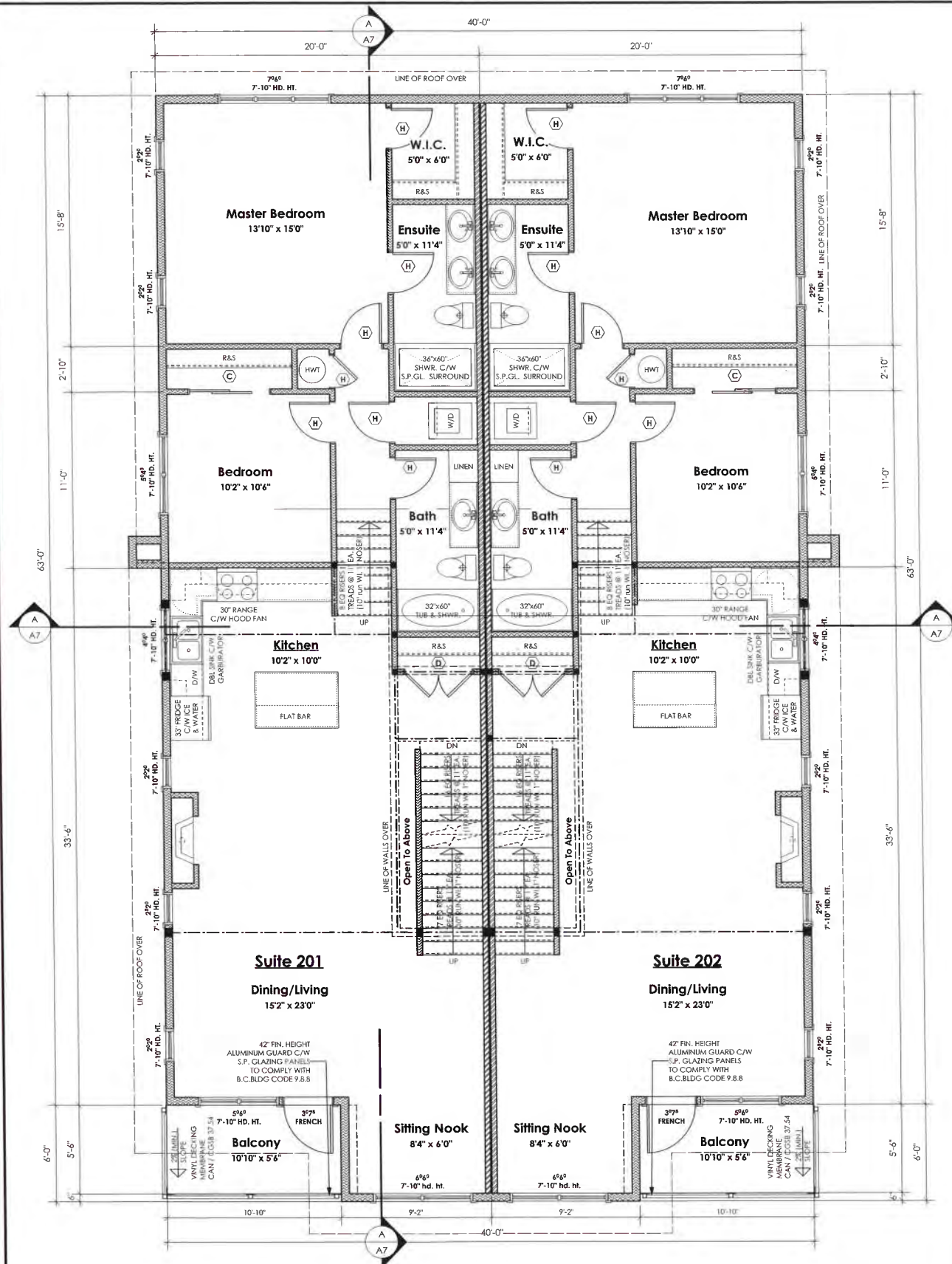
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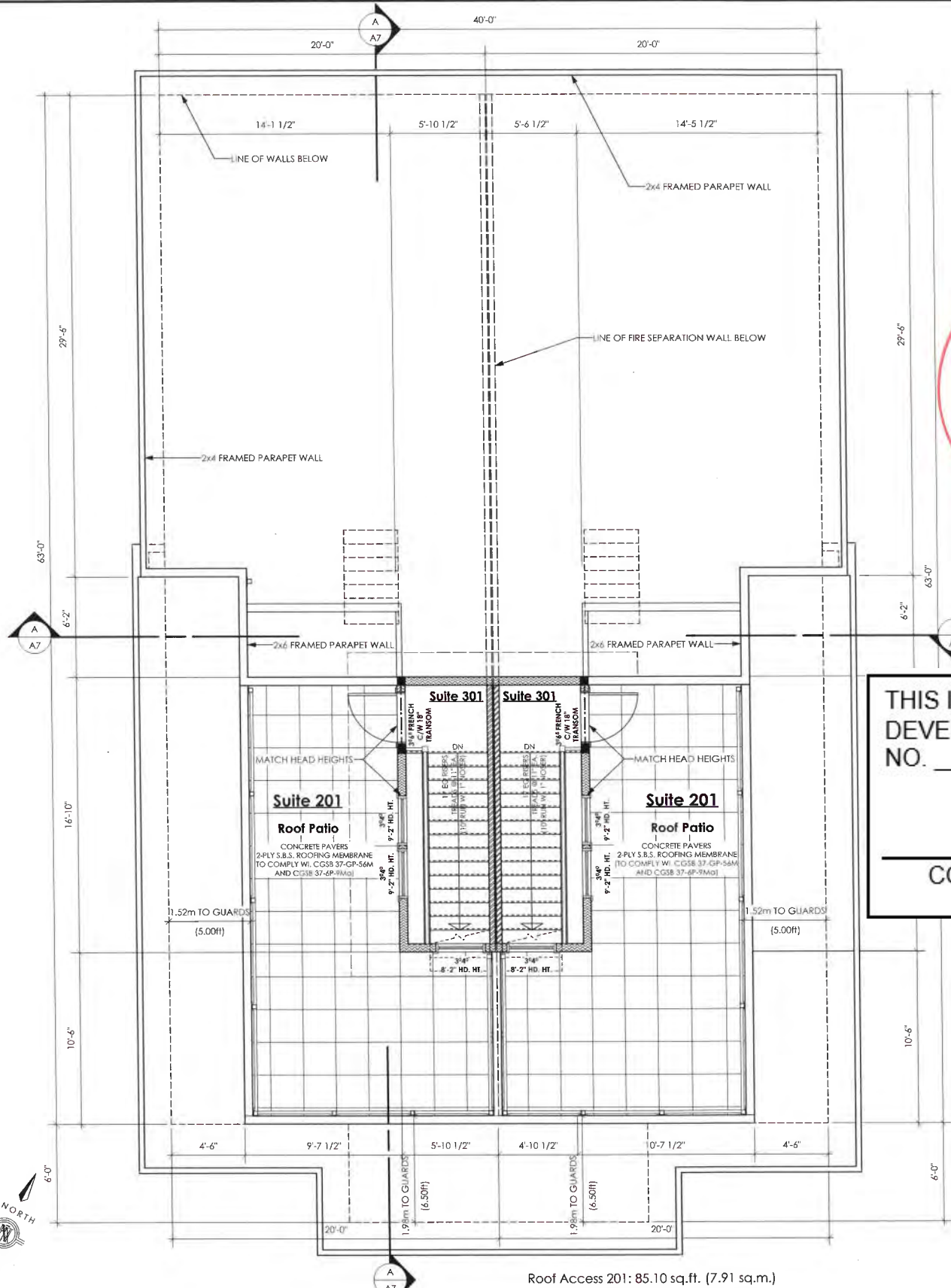


1  
06

## Second Floor Plan

Scale: 1/4" = 1'-0"

Suite 201: 1215.69 sq.ft. (112.94 sq.m.)  
Suite 202: 1215.69 sq.ft. (112.94 sq.m.)  
Total: 2431.38 sq.ft. (225.88 sq.m.)



2  
06

## Roof Top Patio

Scale: 1/4" = 1'-0"

Roof Access 201: 85.10 sq.ft. (7.91 sq.m.)  
Roof Access 202: 85.10 sq.ft. (7.91 sq.m.)  
Total: 170.20 sq.ft. (15.82 sq.m.)  
\*Roof stairway entrances occupy 6.48% of the total roof area  
Roof Top Patio 201: 296.54 sq.ft. (27.55 sq.m.)  
Roof Top Patio 202: 296.54 sq.ft. (27.55 sq.m.)  
Total: 593.08 sq.ft. (55.10 sq.m.)

# Development Permit Presentation





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8081

**Scale**  
1/4" = 1'-0"

Drawn By  
JTE



# Development Permit Presentation





1  
08 Streetscape  
Scale: 1/8" = 1'-0"

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Esquimalt, B.C.

**Prepared for**

Jim Penner

**Project #**

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**Scale**

1/4" = 1'-0"

**Drawn By**

JTE

**Development Permit Presentation**



This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA5930624 (P.I.D. 001-586-971)

0 1 2 4 6 8 10  
The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:100.

SITING PLAN  
of EXISTING and  
PROPOSED BUILDINGS

Client: **JIM PENNER**  
Legal: Lot 77, Section 11,  
Esquimalt District,  
Plan 265  
ADDRESS : 876 & 880 Dunsmuir Road  
PROJECT SURVEYOR : PJW  
DRAWN BY : PJW DATE : Sept 3/19.  
OUR FILE : 30673 REV : Apr 20/20.



**J.E. ANDERSON  
& ASSOCIATES**  
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL : info@jeanderson.com  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



**LEGEND**  
Distances and elevations are in metres  
Elevations are geodetic based on control monument 84H0178  
Elevations are at grade unless noted otherwise  
+--- Denotes Typical Spot Elevation

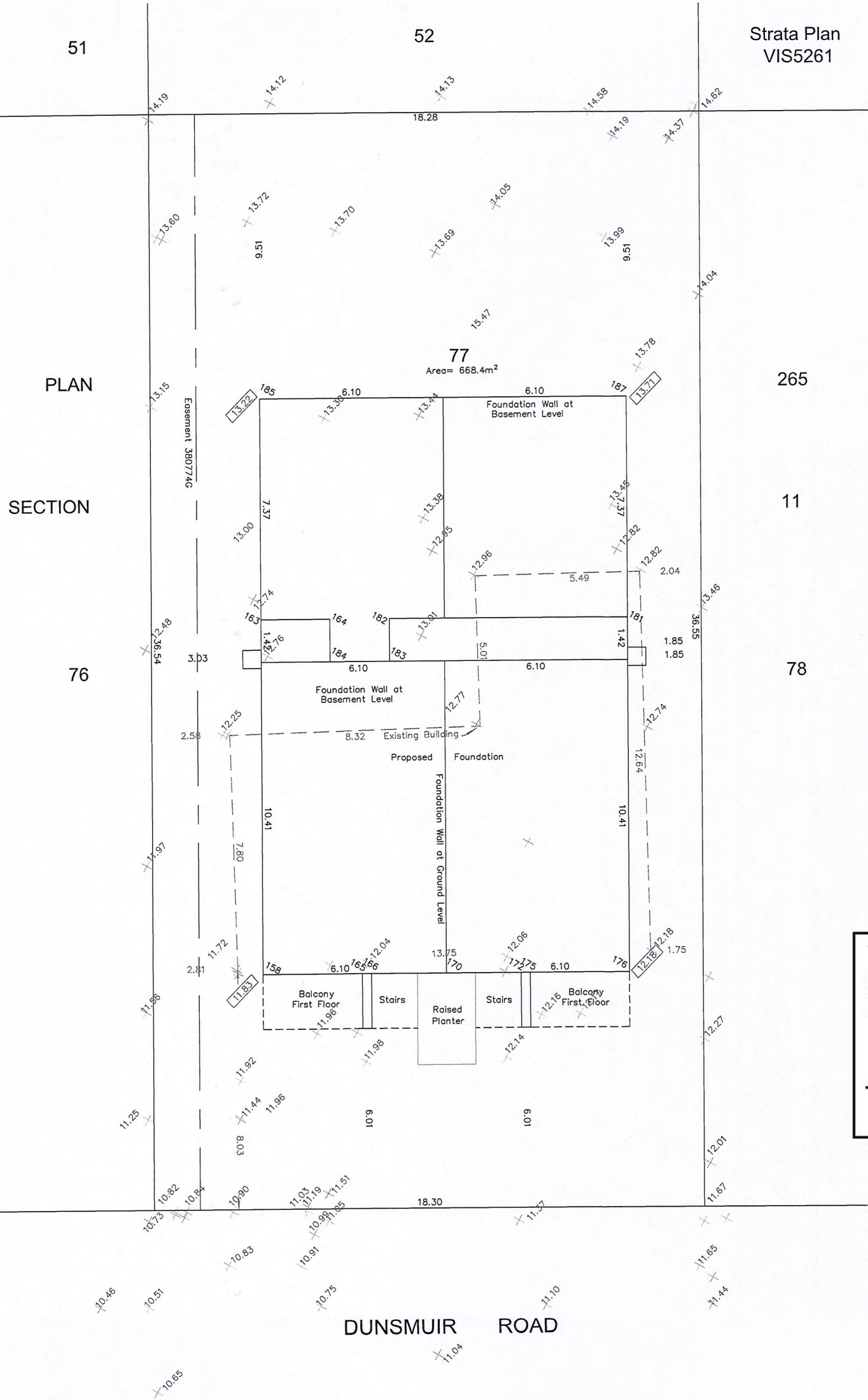


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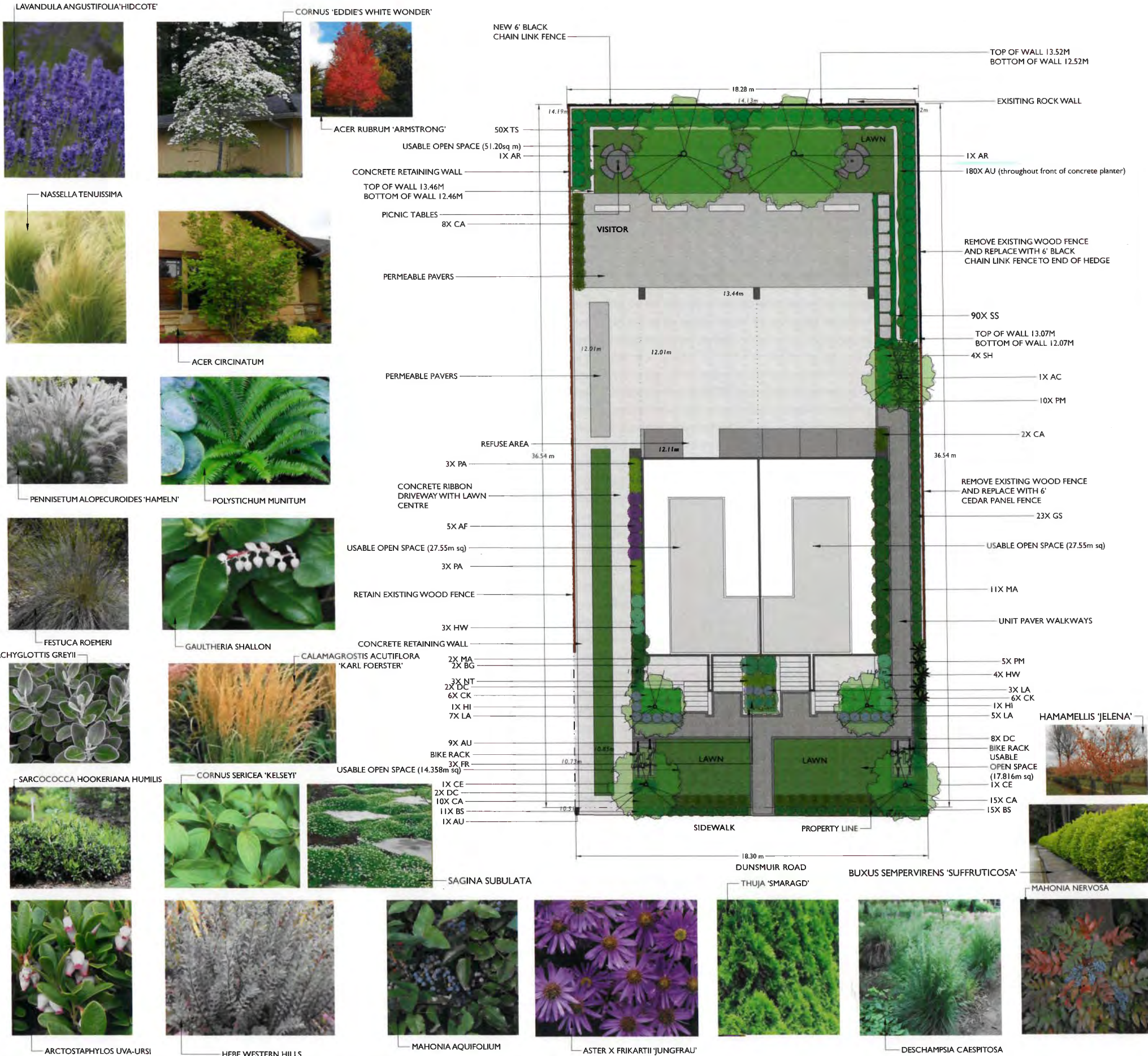
Peter Wittstock  
QRVALE  
c=CA, cn=Peter Wittstock  
QRVALE, o=BC Land Surveyor,  
ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=QRVALE

Certified correct this 20th day of April, 2020.  
Peter J. Wittstock, BCLS 917





LANDSCAPE PLAN



PLANTING SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AC	1	B&B 2cm cal.	ACER CIRCINATUM	VINE MAPLE
AR	2	B&B 5cm cal.	ACER RUBRUM 'ARMSTRONG'	ACER RUBRUM 'ARMSTRONG'
CE	2	B&B 2cm cal.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BG	2	#5	BRACHYGLOTTIS GREYI	DAISY BUSH
BS	24	#2	BUXUS SEMPERVIRENS 'SUFRUTICOSA'	DWARF BOXWOOD
CK	12	#3	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
HI	3	#7	HAMAMELLIS X INTERMEDIA 'JELENA'	JELENA WITCHAZEL
HW	7	#2	HEBE 'WESTERN HILLS'	WESTERN HILLS HEBE
LA	15	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER
MA	13	#5	MAHONIA AQUIFOLIUM	OREGON GRAPE
SH	4	#3	SARCOCOCCA HOOKERIANA HUMILIS	DWARF SWEETBOX
TS	50	5'	THUJA OCCIDENTALIS 'SMARAGD'	PYRAMID CEDAR
PERENNIALS, FERNS AND GRASSES				
AF	5	#1	ASTER X FRIKARTII 'JUNGFRAU'	FRIKART'S ASTER
CA	25	#1	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER REED GRASS
DC	12	#1	DESCHAMPسيا CAESPITOSA	TUFTED HAIR GRASS
FR	3	#1	FESTUCA ROMERI	ROMERS FESCUE
PA	6	#1	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS
PM	15	#1	POLYSTICHUM MUNITUM	SWORD FERN
NT	3	#1	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
GROUNDCOVERS AND BULBS				
AU	190	4"	ARCTOSTAPHYLOS UVA-URSI	KINKININCK
GS	23	#1	GAULTHERIA SHALLON	SALAL
MN	18	#1	MAHONIA NERVOSA	CREeping MAHONIA
SS	90	4"	SAGINA SUBULATA	SCOTCH MOSS

LANDSCAPE INSTALLATION BUDGET

SOFTSCAPE: \$19,945		
TURF:	\$1.50/sq' X 896.73sq'	\$1345
SOIL @12" DEPTH:	\$40/yd X 80yds	\$3200
MULCH @ 3" DEPTH:	\$55/yd X 12yds	\$660
SLINGER DELIVERY:	\$120/hr X 2hrs	\$240
IRRIGATION:	\$600/zone X 4 zones	\$2400
LABOUR:	\$45/hr X 140hrs	\$6300
PLANTINGS:	assorted costs	\$5800
HARDSCAPE: \$16,057		
UNIT PAVER PATHWAYS:	\$15/sq' x 490sq'	\$7350
2X2 PAVERS	\$15 each X 11	\$165
CHAIN LINK FENCING:	\$44/lineal' x 100'6"	\$4422
WOODEN FENCING:	\$40/lineal' x 50'6"	\$2020
METAL BIKE RACKS:	\$150 x 2	\$300
PICNIC TABLES:	\$600 x 3	\$1800

LOT AREA: 668.4sqm  
USABLE OPEN SPACE: AUG 26, 2019: 82.63sq m (12.36% of lot)  
USABLE OPEN SPACE: MAR 31, 2020: 141.92sq m (21.23% of lot)  
USABLE OPEN SPACE: NOV 6, 2020: 138.34sq m (20.70% of lot)

CONSTRUCTION NOTES

-CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING  
AND MAKE WORK AGREE PRIOR TO CONSTRUCTION  
-ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER  
-ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS  
-DO NOT SCALE PLAN

PLANTING & IRRIGATION NOTES

New plantings are shown on Greenspace Designs Planting Plan dated September 3, 2020.  
Any plant substitutions shall be made in consultation with the landscape designer.  
The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.  
All topsoil and plants shall conform to BCNTA / BCSLA specifications.  
Topsoil depths shall be as follows:  
trees 2m x 2m x 2m soil per tree  
shrubs 600 mm depth  
ground covers 150 mm depth  
Grass seed shall be Premier Pacific Seeds Ltd All-Purpose Sun & Shade mix, sown @ 10 lb/1000 sq ft.  
All grass areas established between October 15 and April 15 shall be sod. Sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.  
All planted beds shall be covered with a 100 mm layer of composted leaf mulch.  
All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1 m into ground.  
Plants determined to be dead or dying at the end of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.  
All planting beds shall be irrigated with an automatic underground system.  
All irrigation materials and installation methods shall conform to IABC standards.  
Irrigation within municipal rights of way shall conform to the Township of Esquimalt requirements.  
Backflow preventer requirements for irrigation lines shall conform to Township of Esquimalt requirements.  
The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.  
The Irrigation Contractor shall supply all manuals and instruct the owner on irrigation system operation.

GREENSPACE DESIGNS  
sustainable landscape design



PROJECT TITLE ::  
PROPOSED LANDSCAPE PLAN for  
JIM PENNER  
876 DUNSMUIR ROAD, ESQUIMALT, BC

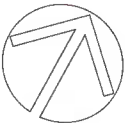
PAGE TITLE ::  
LANDSCAPE PLAN, PAGE ONE of ONE

DATE ::  
MARCH 19, 2019  
REVISED AUG 26, 2019  
REVISED APRIL 2, 2020  
REVISED SEPT 3, 2020  
REVISED NOVEMBER 6, 2020  
REVISED NOVEMBER 19, 2020

SCALE ::  
1:100

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## LANDSCAPE INSTALLATION BUDGET

for 876 Dunsmuir Road, Esquimalt BC  
NOVEMBER 17, 2020

### SOFTSCAPE: \$19,945

TURF:	\$1.50/sq' X 896.73sq'	\$1345
SOIL @12" DEPTH:	\$40/yd X 80yds	\$3200
MULCH @ 3" DEPTH:	\$55/yd X 12yds	\$660
SLINGER DELIVERY:	\$120/hr X 2hrs	\$240
IRRIGATION:	\$600/zone X 4 zones	\$2400
LABOUR:	\$45/hr X 140hrs	\$6300
PLANTINGS:	assorted costs	\$5800

### HARDSCAPE: \$16,057

UNIT PAVER PATHWAYS:	\$15/sq' x 490sq'	\$7350
2X2' PAVERS:	\$15 each x 11	\$165
CHAIN LINK FENCING:	\$44/lineal' x 100'6"	\$4422
WOODEN FENCING:	\$40/lineal x 50'6"	\$2020
METAL BIKE RACKS:	\$150 x 2	\$300
PICNIC TABLES:	\$600 x 3	\$1800

### TOTAL LANDSCAPE INSTALLATION BUDGET: \$36,002

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