

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT PERMIT**

**NO. DP000157**

**Owner:** GREATER VICTORIA HOUSING SOCIETY, INC. NO. S0005025  
2326 Government Street  
Victoria, BC  
V8T 5G5  
UPON CONDITION DD A45776

**Lands:** PID 002-900-246  
Lot B, Section 10, Esquimalt District, Plan 25267.

**Address:** 874 Fleming Street, 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; and
2. Approval of this Development Permit is issued in accordance with the building siting as detailed on the survey plan prepared by Scott Pearce, BCLS, representing Powell and Associates BC Land Surveyors, stamped "Received December 18, 2020", consistent with the architectural plans provided by Low Hammond Rowe Architects, stamped "Received May 6, 2021", and consistent with the landscape plan by LADR Landscape Architects, stamped "Received May 6, 2021", all attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by LADR Landscape Architects, stamped "Received December 18, 2020", attached hereto as Schedule 'B'. Security, in an

amount representing 120% of the estimate (120% of \$134,057.60 = \$160,869.12) 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 \_\_\_\_, 2021.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES  
THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.

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

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

D01	SITE SURVEY
D02	EXISTING SITE PLAN W/ PROPOSED BUILDING
D03	OVERALL SITE PLAN
D04	LEVEL PARKADE FLOOR PLAN
D05	LEVEL 1 FLOOR PLAN
D06	LEVEL 2 FLOOR PLAN
D07	LEVEL 3 to 5 FLOOR PLAN
D08	LEVEL 6 FLOOR PLAN
D09	ROOF PLAN
D10	BUILDING ELEVATIONS
D11	BUILDING ELEVATIONS
D12	SUITE PLANS
D13	SUITE PLANS
D14	AREA SUMMARIES
D16	RENDERINGS
D17	BUILDING SECTIONS
L1	LANDSCAPE CONCEPT PLAN
L2	TREE MANAGEMENT PLAN

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**BC LAND SURVEYORS SITE PLAN OF:**

**Civic: 874 Fleming Street**

**Legal: Lot B, Section 10,  
Esquimalt District, Plan 25267**

Parcel Identifier: 002-900-246 in the Township of Esquimalt

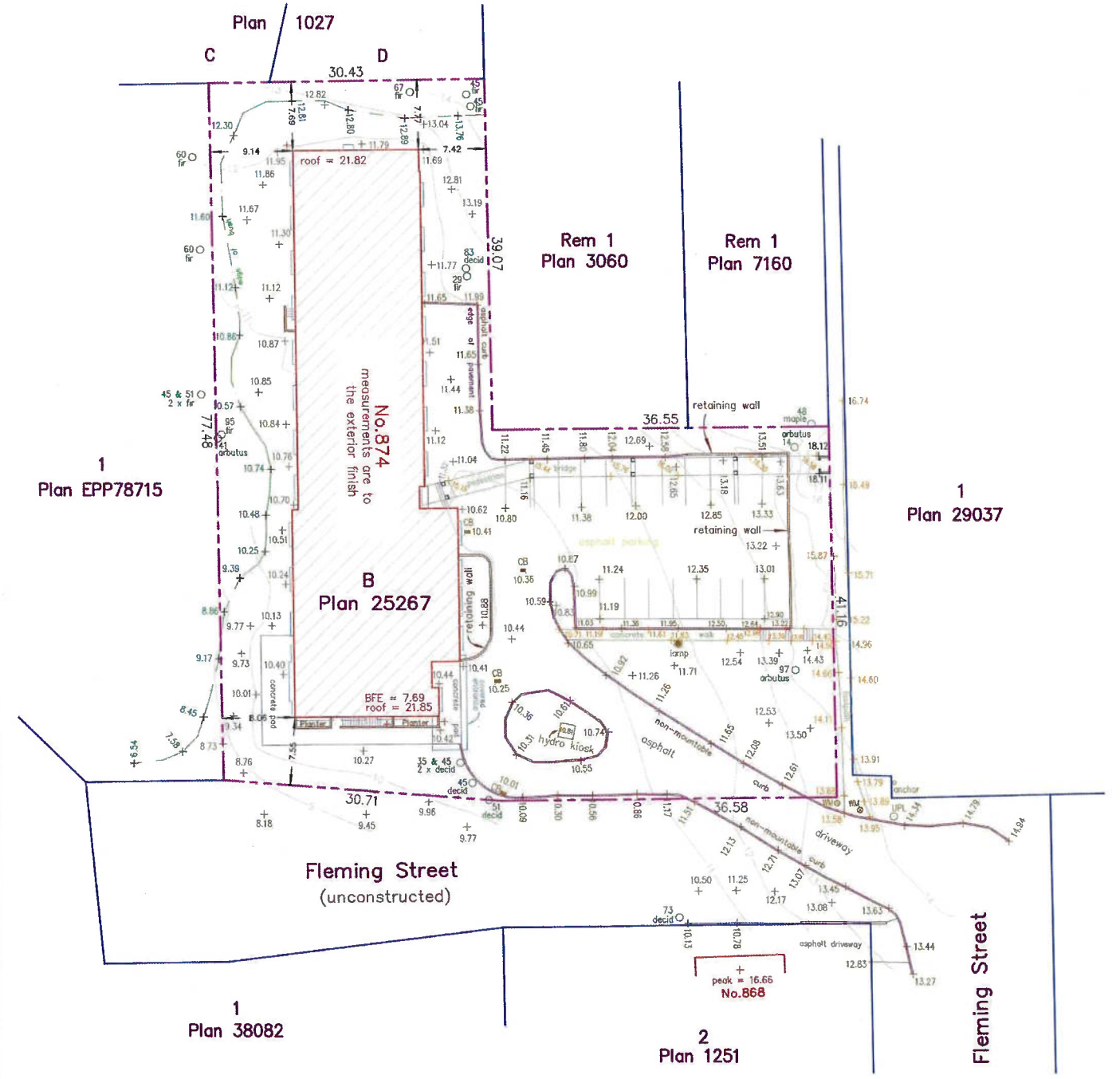
SCALE 1 : 3 0 0



All distances are shown in metres.  
Plot on C size sheet.

**LEGEND**

Elevations are to geodetic datum.  
+ - denotes - existing elevation  
Tree diameters are in centimetres.  
Contour Interval = 1.0 metres  
Contours have been derived by digital terrain modelling and any critical elevations must be verified by field survey.  
Lot Area = 3909 m<sup>2</sup>



August 7, 2018  
File : 12,826 - 23  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

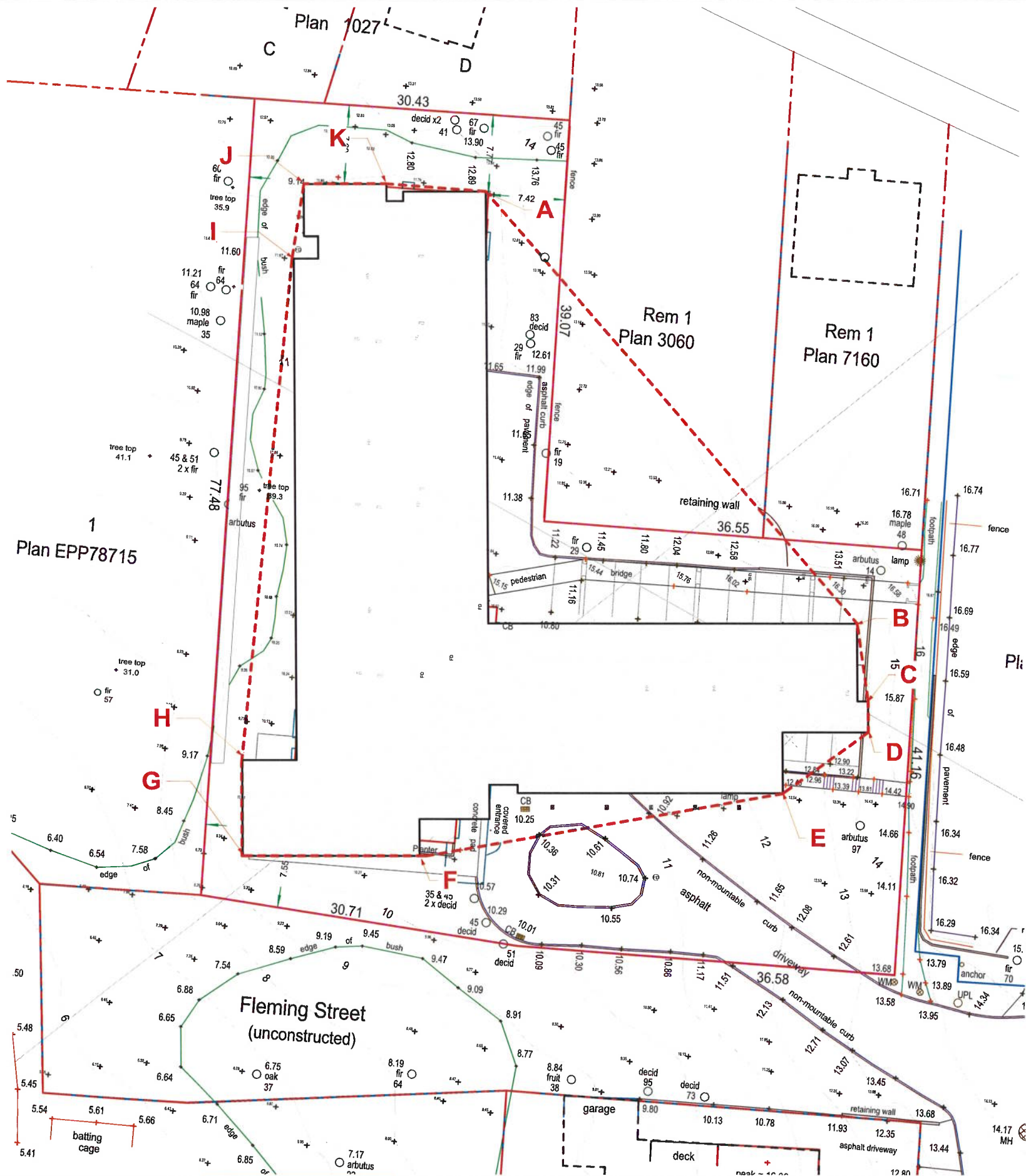
Setbacks are derived from field survey.  
Parcel dimensions shown here are derived from Land Title Office records.  
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

The following non-financial charges are shown on the current title and may affect the property.  
M76301 - Under surface Rights  
106260G - Under surface Rights  
A64775 - Restrictive Covenant

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**AVERAGE GRADE CALCULATION**

AVERAGE GRADE CALCULATION  
ALL DATUMS ARE GEODESIC AND IN METRES

- A:** NORTHEAST CORNER  
EXISTING 11.70m  
NEW 11.55m
- B:** NORTHEAST OUTSIDE CORNER  
EXISTING 13.43m  
NEW 13.90m
- C:** EAST INSIDE CORNER  
EXISTING 13.88m  
NEW 15.00m
- D:** EAST OUTSIDE CORNER  
EXISTING 13.80m  
NEW 15.20m
- E:** SOUTHEAST CORNER  
EXISTING 12.54m  
NEW 12.55m
- F:** SOUTH CORNER  
EXISTING 10.42m  
NEW 11.50m
- G:** SOUTHWEST CORNER  
EXISTING 10.00m  
NEW 11.50m
- H:** SOUTHWEST SIDE  
EXISTING 9.80m  
NEW 11.50m
- I:** WEST SIDE  
EXISTING 11.67m  
NEW 10.94m
- J:** NORTHWEST OUTSIDE CORNER  
EXISTING 11.83m  
NEW 11.93m
- K:** NORTH SIDE  
EXISTING 11.83m  
NEW 11.83m

AVERAGE GRADE CALCULATION  
11.7+13.43+13.8+13.8+12.54+10.42+10+9.8+  
11.57+11.93+11.93 =  
131.02  
131.02 / 11 = 11.91m GEO

AVERAGE GRADE:  
11.91m GEO

"Grade" means the average of the existing ground (as determined by a BC Land Surveyor) of those points of a polygon having the shortest perimeter that will enclose the outermost walls of a building or structure, provided that localized depressions such as vehicle or pedestrian entrances need not be considered in the determination of the average of existing ground.

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<b>PROJECT DATA - 874 Fleming St</b> Esquimalt, BC				
<b>ZONING:</b>	Site Specific (Bylaw 2988)			
<b>LEGAL:</b>	Lot B Plan VIP25267 Section 10 Land District 21 Lot B Plan VIP25267 Section 10 Land District 21 PID: 002-900-246			
Site Specific Zone	Proposed	Notes		
<b>SITE AREA:</b>	3900m <sup>2</sup> min	3909 m <sup>2</sup>	42076 sf	
<b>No. OF DWELLING UNITS:</b>	137 max	137 units		
<b>LOT COVERAGE:</b>	above grade	50% max	49 %	
	below grade	70% max	66 %	
<b>FLOOR AREA RATIO (FAR)*:</b>	2.0	1.967		
*FAR calculated to interior surface of exterior walls & excludes stairs, corridors, elev				
<b>SETBACKS*:</b>	FRONT	6.9 m	6.9 m	
	REAR	7.4 m	7.4 m	
	EAST SIDE	3.9 m	3.9 m	
	NORTH SIDE	7.5 m	7.5 m	
	EAST INTERIOR SIDE	5.3 m	5.3 m	
	WEST SIDE @ L1	4.7 m	4.7 m	
	WEST SIDE @ L2 +	5.7 m	5.7 m	
	*FOR SITING EXCEPTIONS REFER TO ZONING DOCUMENT AND DRAWINGS			
<b>HEIGHT:</b>	max: 22 m	19.73 m	Average Grade:	11.91 m GEO
				T. O. Roof Surface: 31.64 m GEO
<b>STOREYS:</b>	max: 6 storeys	6 storeys		
<b>USABLE OPEN SPACE:</b>	6%	7.76%		

<b>GROSS FLOOR AREA*</b> *Area calculated to exterior face of exterior sheathing - for construction budget purposes				
LEVEL 1	1,636 m <sup>2</sup>	17,613 sf		
LEVEL 2	1,656 m <sup>2</sup>	17,824 sf		
LEVEL 3	1,656 m <sup>2</sup>	17,824 sf		
LEVEL 4	1,656 m <sup>2</sup>	17,824 sf		
LEVEL 5	1,656 m <sup>2</sup>	17,824 sf		
LEVEL 6	1,592 m <sup>2</sup>	17,138 sf		
<b>Total</b>	<b>9,852 m<sup>2</sup></b>	<b>106,048 sf</b>		
<b>PARKADE</b>	2,569 m <sup>2</sup>	27,547 sf		
<b>GFA + Parkade</b>	12,421 m <sup>2</sup>	133,695 sf		

<b>LOT COVERAGE AREA:</b>	<b>Area (m2)</b>	<b>Area (sq ft)</b>	<b>Percentage</b>	<b>Max Permitted</b>
Building Lot Coverage	1,898 m <sup>2</sup>	20,430 sf	48.55%	50.00%
UG Parking Lot Coverage	2,569 m <sup>2</sup>	27,648 sf	65.71%	70.00%

<b>NET* TOTAL FLOOR AREA:</b> *Area calculated to interior face of exterior walls - per zoning definition (FAR calculation) and excludes stairs, elev, corridors, and laundry, amenity rooms, wc's				
LEVEL 1	975 m <sup>2</sup>	10,492 sf		
LEVEL 2	1,355 m <sup>2</sup>	14,590 sf		
LEVEL 3	1,355 m <sup>2</sup>	14,590 sf		
LEVEL 4	1,355 m <sup>2</sup>	14,590 sf		
LEVEL 5	1,355 m <sup>2</sup>	14,590 sf		
LEVEL 6	1,293 m <sup>2</sup>	13,912 sf		
<b>Total</b>	<b>7,689 m<sup>2</sup></b>	<b>82,762 sf</b>		
FAR	1.967			

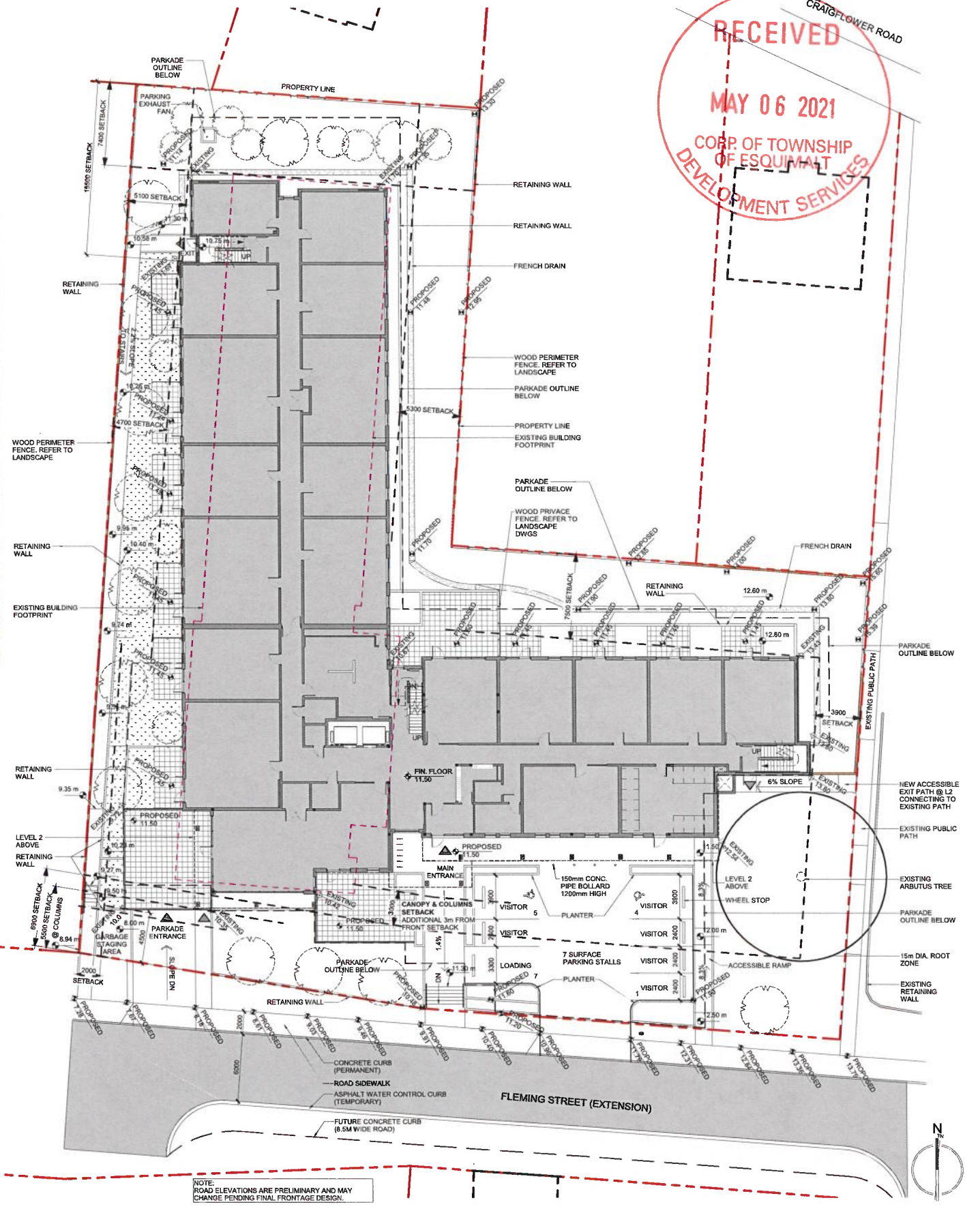
<b>SUITE BREAKDOWN:</b> unit areas calculated to centre line of party wall and outside face of exterior sheathing									
Unit Type	Unit Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Units	%
Studio A1	35.4 m <sup>2</sup>	381 sf	6	6	6	6	6	24	18
Studio A2	36.1 m <sup>2</sup>	388 sf	1	1	1	1	1	4	3
ACC Studio A3	37.1 m <sup>2</sup>	399 sf	1	2	1	1	1	7	5
1 BD B1	49.6 m <sup>2</sup>	534 sf	6	7	9	9	9	49	36
1 BD B2	49.5 m <sup>2</sup>	533 sf	1	1	2	2	2	10	7
1 BD B3	49.6 m <sup>2</sup>	534 sf						3	2
1 BD B4	52.8 m <sup>2</sup>	568 sf	1	1	1	1	1	5	4
2 BD C1	73.4 m <sup>2</sup>	790 sf	1	1	4	4	4	18	13
3 BD C2	71.3 m <sup>2</sup>	768 sf	1	1	1	1	1	6	4
3 BD D	92.5 m <sup>2</sup>	996 sf						5	4
4 BD E1	132.6 m <sup>2</sup>	1428 sf	3					3	2
4 BD E2	129.4 m <sup>2</sup>	1392 sf	3					3	2
<b>Sub Total</b>			16	20	26	26	26	23	100

<b>PARKING BREAKDOWN:</b>		
Car Parking Stalls	Required: 0.48 stalls / unit 66 stalls	Proposed: 0.489 stalls / unit 67 stalls
Visitor Stalls	Loading	
<b>BICYCLE PARKING:</b>	1 rack / unit 137 racks	1 rack / unit 137 racks
<b>SCOOTER PARKING:</b>	14 spaces	

<b>GENERIC FUNCTIONAL PROGRAM</b>						
Project Name: Esquimalt Rental Housing						
Address: 874 Fleming Street						
Building Type: Six Storeys of Wood Frame with 1 level of underground parking (concrete)						
Parking Type: Underground + 7 short term surface parking stalls						
FUNCTION	DESCRIPTION OF UNITS/SPACES	R <sup>2</sup> /UNIT OR ROOM	m <sup>2</sup> /UNIT OR ROOM	# OF UNITS	TOTAL R <sup>2</sup>	TOTAL m <sup>2</sup>
a- Residential Units	Studio Type A1	351	35.4	24	9154	850.41
	Studio Type A2	388	36.1	4	1554	144.37
	Studio Accessible Type A3	399	37.1	7	2783	259.47
	One Bedroom Type B1	534	49.6	49	26146	2429.07
	One Bedroom Type B2	533	49.5	10	5330	495.14
	One Bedroom Type B3	534	49.6	3	1602	148.81
	One Bedroom Type B4	568	52.8	5	2842	264.04
	Two Bedroom Type C1	790	73.4	18	14224	1321.49
	Two Bedroom Type C2	768	71.3	6	4605	427.86
	Three Bedroom Type D	996	92.5	5	4978	462.43
	Four Bedroom Type E1	1428	132.6	3	4283	397.91
Four Bedroom Type E2	1392	129.4	3	4177	388.07	
<b>Total # of Units</b>						<b>137</b>
b- Resident's Amenity	L1 Amenity 1	1237	114.93	1	1237	114.9
	L1 Amenity 2	529	49.18	1	529	49.2
	L1 Amenity 3	569	52.83	1	569	52.8
	Common Washrooms	67	6.24	1	67	6.2
	Storage	67	6.25	1	67	6.3
	Vestibule	136	12.67	1	136	12.7
	L1 Mailroom	96	8.95	1	96	9.0
Resident Laundry	646	59.97	1	646	60.0	
<b>Total # of Units</b>						<b>311.63</b>
c- Administration/Program Support	L1 Office	124	11.5	1	124	11.5
	L1 Staff Washroom	53	5.0	1	53	5.0
<b>Total # of Units</b>						<b>16.48</b>
d- Circulation	Corridors & Lobby	14293	1327.9	1	14293	1327.9
	Stairs	3174	294.8	1	3174	294.8
	Elevators	856	79.5	1	856	79.5
<b>Total # of Units</b>						<b>1702.22</b>
e- Service Rooms	L1 Janitor's Room	48	4.50	1	48	4.5
	Scooter Room	563	52.26	1	563	52.3
	L1 Mechanical shaft	8	0.75	1	8	0.8
	L2- L6 Mechanical shaft	14	1.29	5	69	6.5
	L2, L4, L6 Mechanical Room	277	25.71	3	830	77.1
	L3, L5 Storage Room	277	25.71	2	553	51.4
	L3- L6 Electric Closet	19	1.78	6	115	10.7
L1- L6 Electric Room	45	4.15	6	268	24.9	
<b>Total # of Units</b>						<b>238.89</b>
<b>SUMMARY</b>						
a- Total Residential Area						7585
b- Total Resident's Amenity						311
c- Total Admin/Support						16
d- Circulation						1702
e- Service Rooms						228
<b>GROSS LIVABLE AREA</b>						<b>9847</b>
<b>Overall Building Efficiency</b>	(Total Residential Area/ Gross Livable Area)					<b>77.07%</b>

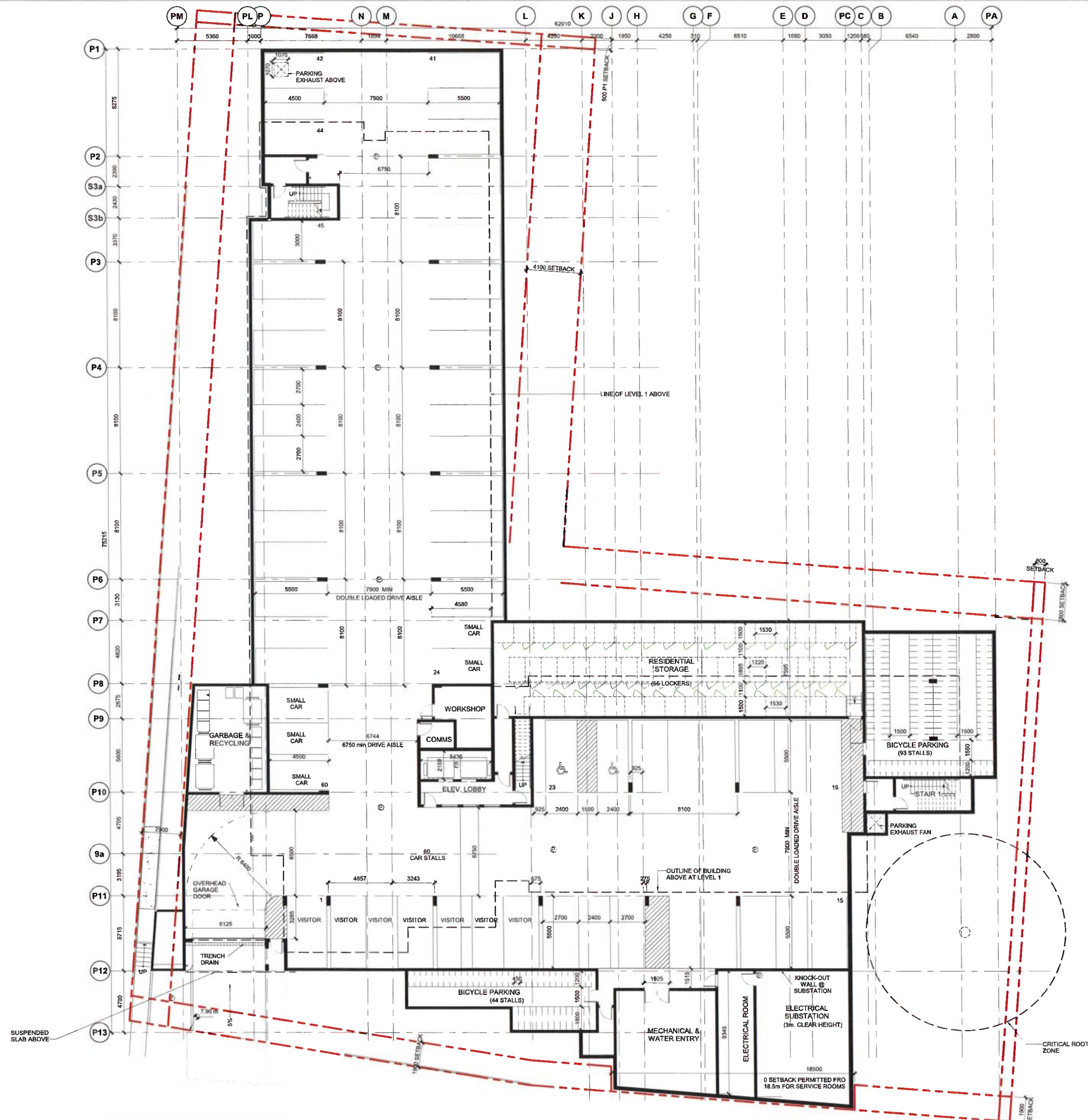
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PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: ROAD ELEVATIONS ARE PRELIMINARY AND MAY CHANGE PENDING FINAL FRONTAGE DESIGN.



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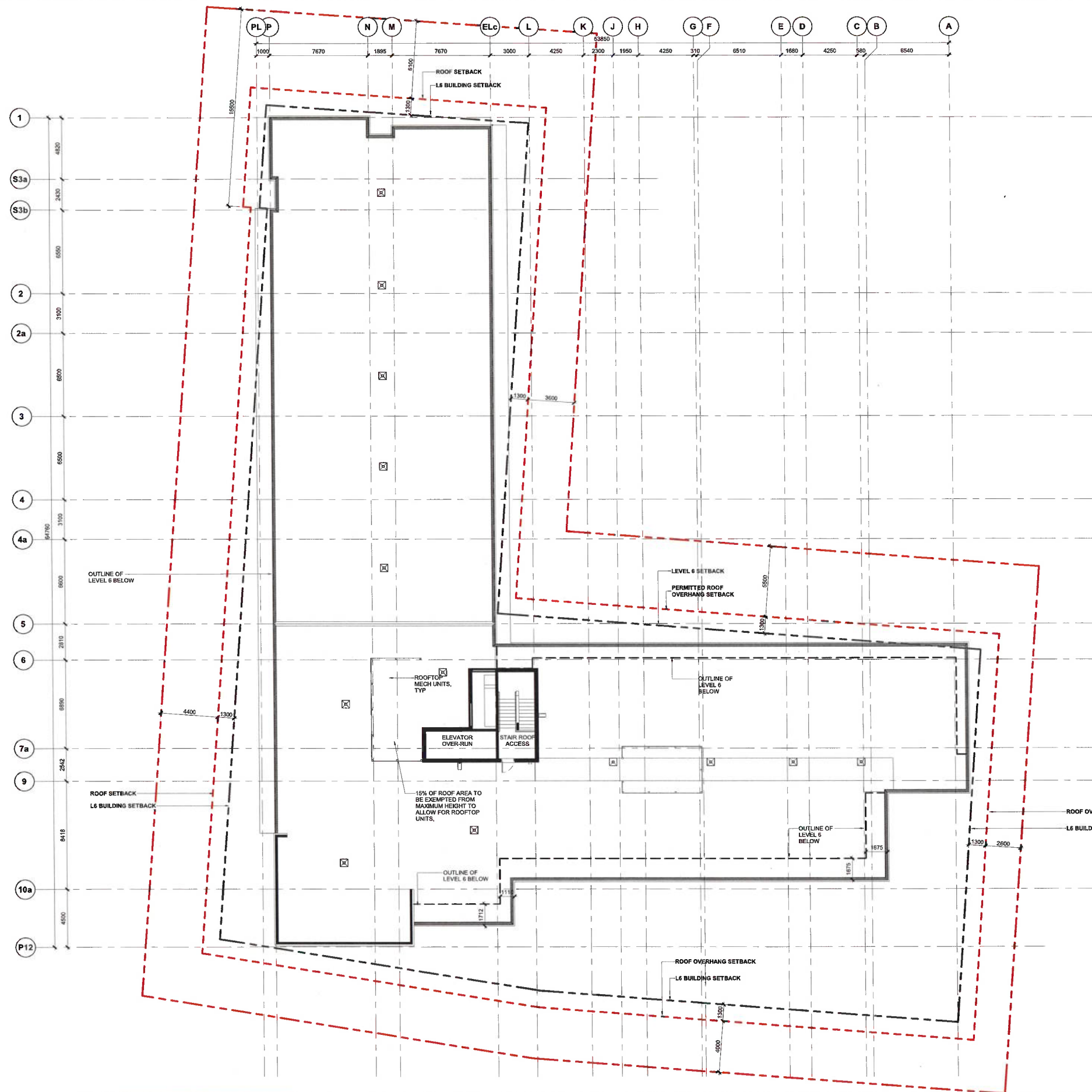


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SETBACK NOTE  
 GRAY SETBACK LINE = BUILDING SETBACK  
 RED SETBACK LINE = ROOF SETBACK  
 (1.3m REDUCTION FROM BUILDING SETBACK)



- ELEVATION MATERIALS LEGEND**
- 1a CEMENTITIOUS PLANKS - HARDIE PLANK 'MAIZE'
  - 1b CEMENTITIOUS PLANKS - HARDIE PLANK 'BROWN BLAZE'
  - 2 BRICK MASONRY - PACIFIC CLAY 'DARK IRON SPOT'
  - 3a CEMENTITIOUS PANELS - HARDIE PANEL 'ARCTIC WHITE'
  - 3b CEMENTITIOUS PANELS - HARDIE PANEL 'WEATHERED DOCK'
  - 3c CEMENTITIOUS PANELS - HARDIE PANEL 'BROWN BLAZE'
  - 3d CEMENTITIOUS PANELS - HARDIE PANEL 'CHARCOAL'
  - 3e METAL FASCIA PANEL - 'CHARCOAL'
  - 4 CURTAIN WALL - CHARCOAL
  - 5 CHARCOAL VINYL FRAMED WINDOWS
  - 6 SACK RUBBED CONCRETE FINISH
  - 7 BIKE RACK
  - 8 GLASS GUARDRAIL
  - 9 HORIZONTAL LOUVER SHADE
  - 10 VERTICAL SUNSHADE
  - 11 BOX FRAME SHADE
  - 12 WOOD PRIVACY SCREEN
  - 13 GLAZED PRIVACY SCREEN
  - 14 TRANSLUCENT GLASS
  - 15 WOOD PERIMETER FENCE. REFER TO LANDSCAPE DWGS.
  - 16 PAINTED STEEL PICKET GUARDRAIL
  - 17 EXPOSED WOOD GLULAM COLUMN
  - 18 MECHANICAL SCREEN
  - 19 MECHANICAL LOUVRE



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WEST ELEVATION.

- ELEVATION MATERIALS LEGEND**
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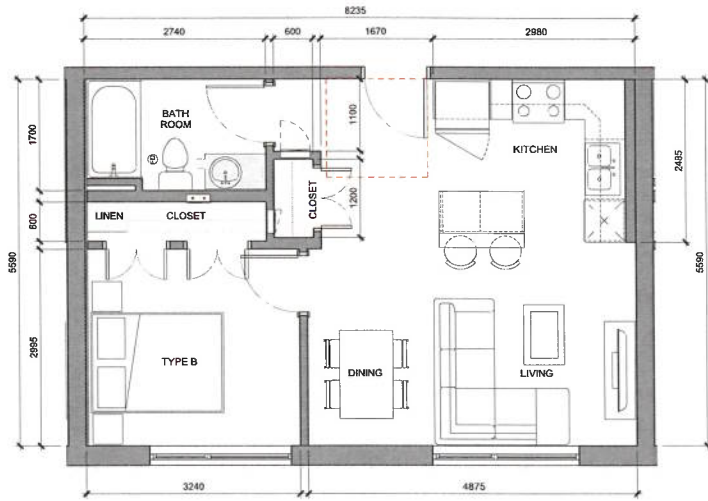


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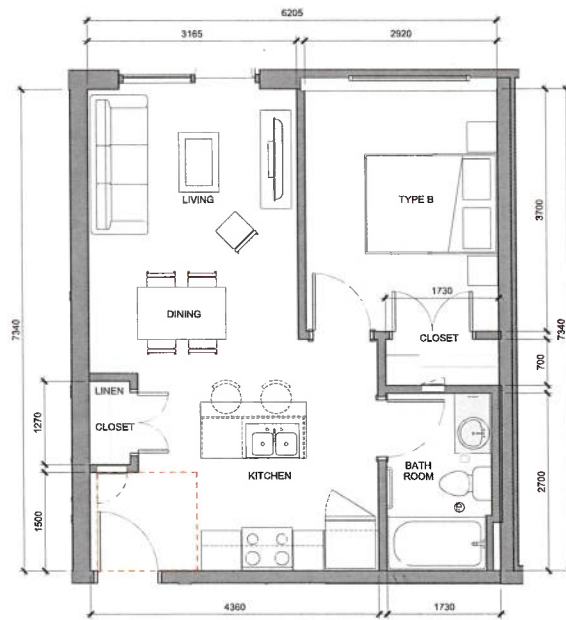




SUITE TYPE B3 48.8 m<sup>2</sup> (535.8 sf)

1 : 50  
BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m <sup>2</sup>	YES	49.2 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1200 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 B	YES	YES	-
	Type B: Min Area	9.30 m <sup>2</sup>	YES	9.58 m <sup>2</sup>
	Type B: Min Dimension	2800 mm	YES	2985 mm
	Type B: Closet width	1500 mm	YES	2100 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m <sup>2</sup> in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	1R
6.1.3	Counter Frontage Recond.	2440 mm	YES	2465 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	915 mm
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	1
	Lav Basin with Vanity	YES	YES	1



SUITE TYPE B2 49.7 m<sup>2</sup> (535.4 sf)

1 : 50

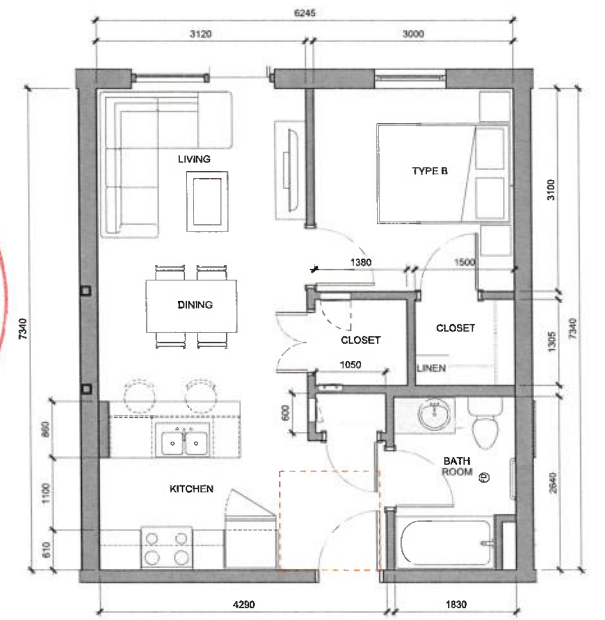
BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m <sup>2</sup>	YES	49.7 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1270 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 Type B	YES	YES	-
	Type B: Min Area	9.30 m <sup>2</sup>	YES	10.98 m <sup>2</sup>
	Type B: Min Dimension	2800 mm	YES	2950 mm
	Type B: Closet width	1500 mm	YES	1755
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m <sup>2</sup> in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Coat Closet
6.1.3	Counter Frontage Recond.	2440 mm	YES	2665 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	915 mm
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)	1	NO	815 x 1525 mm tub
	Water Closet	1	YES	1
	Lav Basin with Vanity	YES	YES	1

NOTE:  
UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS.

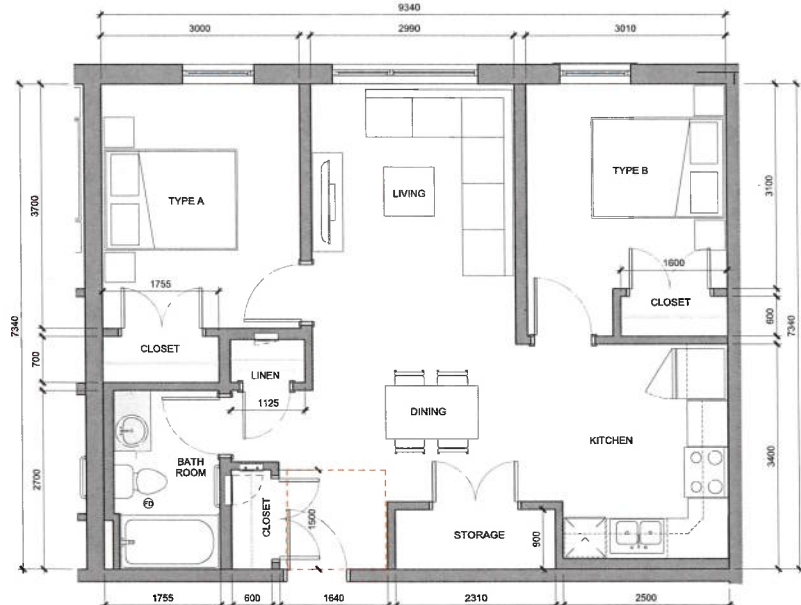
THIS IS SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000157

CORPORATE OFFICER



SUITE TYPE B1 50 m<sup>2</sup> (533 sf) & 52.8 m<sup>2</sup> (568 sf) & 66.5 m<sup>2</sup> (698 sf)

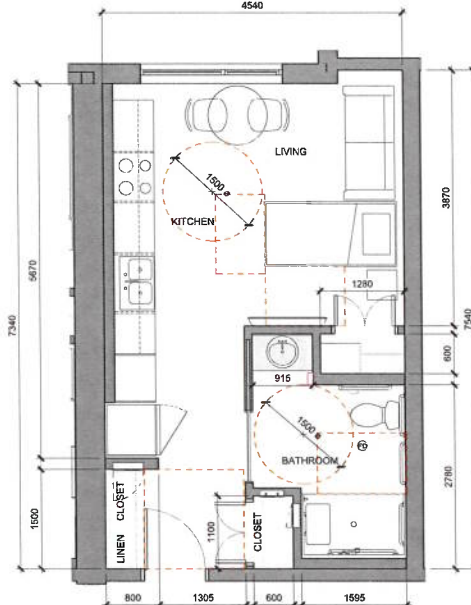
1 : 50



SUITE TYPE C 73 m<sup>2</sup> (786 sf) & 77.8 m<sup>2</sup> (837.6 sf)

1 : 50  
BCH DESIGN GUIDELINES - 2 BEDROOM

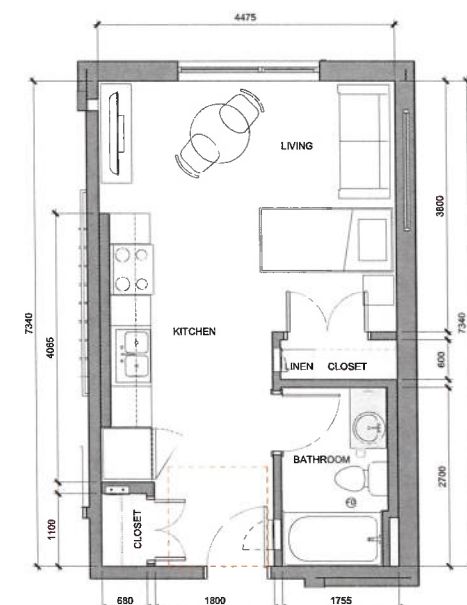
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	67 m <sup>2</sup>	YES	78 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1500 mm
5.3.2.1	Living Room seating capacity	5 seats	YES	5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 A / 1 B	YES	YES	-
	Type A: Min Area	11.15 m <sup>2</sup>	YES	11.15 m <sup>2</sup>
	Type A: Min Dimension	2800 mm	YES	3000 mm
	Type A: Closet width	1500 mm	YES	1755 mm
	Type B: Min Area	9.30 m <sup>2</sup>	YES	10.25 m <sup>2</sup>
	Type B: Min Dimension	2800 mm	YES	3000 mm
	Type B: Closet width	1500 mm	YES	1600 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	2.03 m <sup>2</sup> in suite
5.5.1	Provide Linen Closet	YES	YES	915 mm
6.1.3	Counter Frontage Recond.	2440 mm	YES	2870 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	915 mm
6.2.3.1	3 Piece Bathroom	1	YES	815 x 1525 mm tub
	Shower (914 x 1220mm) or ST tub	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	YES	YES	1



SUITE TYPE A3 (ACCESSIBLE) 36 m<sup>2</sup> (387.9 sf)

1 : 50  
BCH DESIGN GUIDELINES - STUDIO

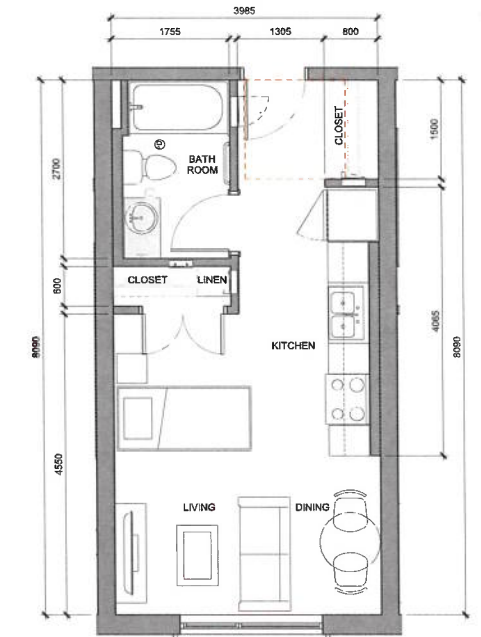
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	37 m <sup>2</sup>	YES	37.4 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1100 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	915 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1067 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m <sup>2</sup> in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Entrance next to Fridge
6.1.3	Counter Frontage Recond.	1860 mm	YES	3065 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	600 mm
6.2.3.1	3 Piece Bathroom	1	YES	815 x 1525 mm
	Shower (914 x 1220mm)	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	YES	YES	1
8.2.2.1	1500 mm turning radius	YES	YES	1500 mm
	Both sides of Entry Door	YES	YES	1500 mm
	Inside Bedroom	YES	YES	1500 mm
	Inside Bathroom	YES	YES	1500 mm
	Inside Kitchen	YES	YES	1500 mm



SUITE TYPE A2 (STUDIO 02) 36 m<sup>2</sup> (387.9 sf)

1 : 50  
BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m <sup>2</sup>	YES	35.6 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1100 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m <sup>2</sup> in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recond.	1860 mm	YES	2445 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	915 mm
6.2.3.1	3 Piece Bathroom	NO	NO	815 x 1525 Bathhub
	Shower (914 x 1220mm)	YES	YES	1
	Water Closet	YES	YES	1
	Lav Basin with Vanity	YES	YES	1



SUITE TYPE A1 (STUDIO 01) 35.5 m<sup>2</sup> (382.3 sf)

1 : 50  
BCH DESIGN GUIDELINES - STUDIO

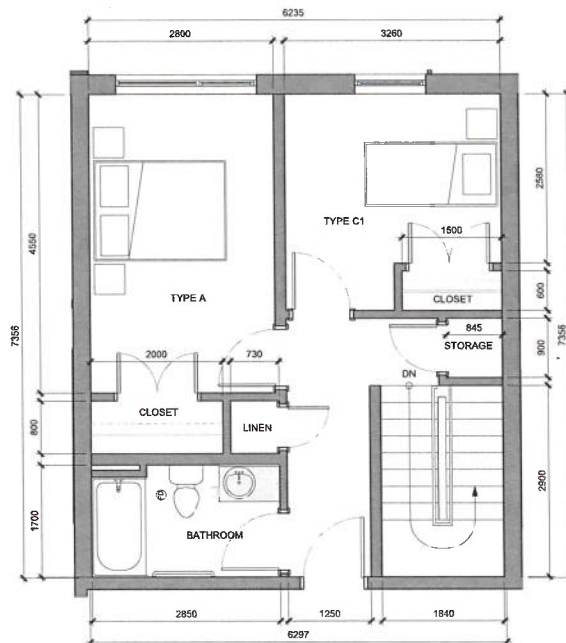
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m <sup>2</sup>	YES	35.5 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1500 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recond. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type	N/A	N/A	-
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m <sup>2</sup> in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recond.	1860 mm	YES	2445 mm
6.2.2.2	Law. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	915 mm
6.2.3.1	3 Piece Bathroom	NO	NO	815 x 1525 Bathhub
	Shower (914 x 1220mm)	YES	YES	1
	Water Closet	YES	YES	1
	Lav Basin with Vanity	YES	YES	1

PRELIMINARY - NOT FOR CONSTRUCTION



SUITE TYPE E1 @ L1 128.9 m<sup>2</sup> (1387sf)

1 : 50



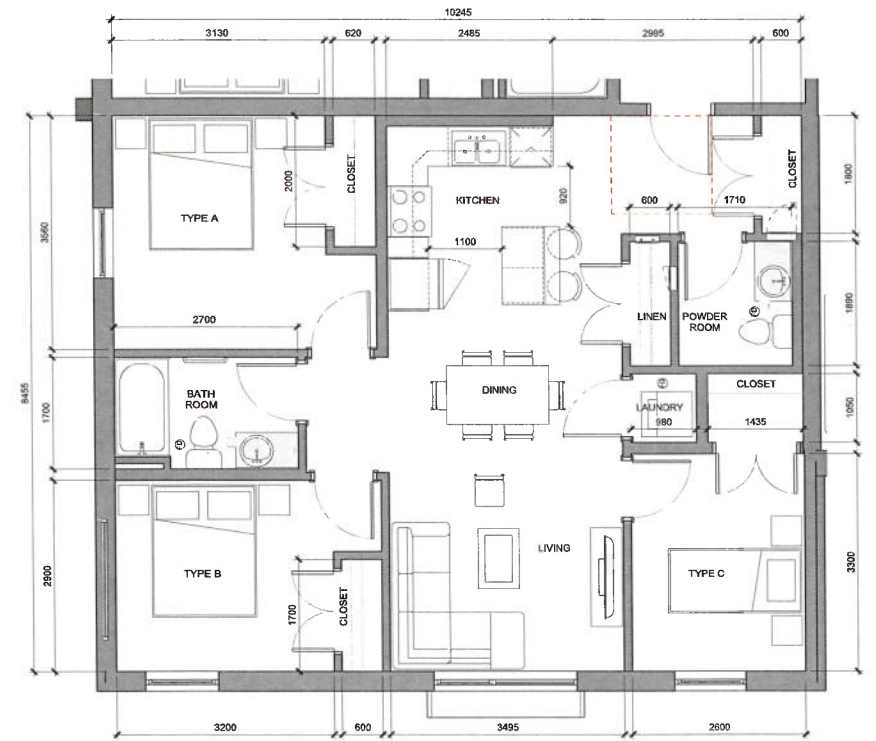
SUITE TYPE E1 @ L2

1 : 50

**BCH DESIGN GUIDELINES - 4 BEDROOM**

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m <sup>2</sup>	YES	127.1 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1500 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recornd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 A / 1 B / 2 C	YES	YES	-
	Type A: Min Area	11.15 m <sup>2</sup>	YES	12.73 m <sup>2</sup>
	Type A: Min Dimension	2800 mm	YES	2800mm
	Type A: Closet width	1500 mm	YES	2000 mm
	Type B: Min Area	9.30 m <sup>2</sup>	YES	10.32 m <sup>2</sup>
	Type B: Min Dimension	2900 mm	YES	2850 mm
	Type B: Closet width	1500 mm	YES	1500 mm
	Type C1: Min Area	8.50 m <sup>2</sup>	YES	8.93 m <sup>2</sup>
	Type C1: Min Dimension	2600 mm	YES	2700 mm
	Type C1: Closet width	915 mm	YES	1400 mm
	Type C2: Min Area	8.50 m <sup>2</sup>	YES	9.59 m <sup>2</sup>
	Type C2: Min Dimension	2600 mm	NO	2900 mm
	Type C2: Closet width	915 mm	YES	1500 mm
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.8 m <sup>2</sup>
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recornd.	2890 mm	YES	3705 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	1 900 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (814x1220mm) or ST tub	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-
6.2.5	Powder Room	1	YES	-
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

NOTE:  
UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS.



SUITE TYPE D

1 : 50

90.8 m<sup>2</sup> (977.6 sf)

**BCH DESIGN GUIDELINES - 3 BEDROOM**

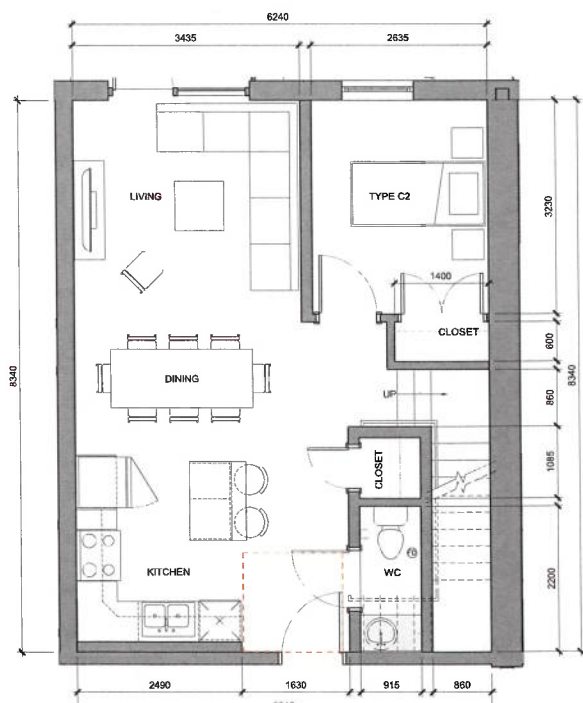
SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	86 m <sup>2</sup>	YES	92.6 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1480 mm
5.3.2.1	Living Room seating capacity	6 seats	YES	6 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recornd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	6 seats	YES	6 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 A / 1 B / 1 C	YES	YES	-
	Type A: Min Area	11.15 m <sup>2</sup>	YES	12.2 m <sup>2</sup>
	Type A: Min Dimension	2800 mm	YES	3130 mm
	Type A: Closet width	1500 mm	YES	2300 mm
	Type B: Min Area	9.30 m <sup>2</sup>	YES	10.05 m <sup>2</sup>
	Type B: Min Dimension	2800 mm	YES	2900 mm
	Type B: Closet width	1500 mm	YES	1700 mm
	Type C: Min Area	8.50 m <sup>2</sup>	YES	8.5 m <sup>2</sup>
	Type C: Min Dimension	2600 mm	YES	2600 mm
	Type C: Closet width	915 mm	YES	1435 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.1 m <sup>2</sup> in suite
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recornd.	2890 mm	YES	3880 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	1 600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (814x1220mm) or ST tub	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-
6.2.5	Powder Room	1	YES	-
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-

**BCH DESIGN GUIDELINES - 4 BEDROOM**

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m <sup>2</sup>	YES	125.2 m <sup>2</sup>
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	915 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recornd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	-
5.4.1.4	Access bed - foot and 2 sides	YES	YES	-
5.4.2	Bedroom type 1 A / 1 B / 2 C	YES	YES	-
	Type A: Min Area	11.15 m <sup>2</sup>	YES	12.66 m <sup>2</sup>
	Type A: Min Dimension	2800 mm	YES	3235 mm
	Type A: Closet width	1500 mm	YES	1500 mm
	Type B: Min Area	9.30 m <sup>2</sup>	YES	11.42 m <sup>2</sup>
	Type B: Min Dimension	2800 mm	YES	3000 mm
	Type B: Closet width	1500 mm	YES	1500 mm
	Type C1: Min Area	8.50 m <sup>2</sup>	YES	10.17 m <sup>2</sup>
	Type C1: Min Dimension	2600 mm	YES	2700 mm
	Type C1: Closet width	915 mm	YES	1500 mm
	Type C2: Min Area	8.50 m <sup>2</sup>	YES	8.50 m <sup>2</sup>
	Type C2: Min Dimension	2600 mm	YES	2535 mm
	Type C2: Closet width	915 mm	YES	1400 mm
5.5.1.1	Provide 2.3 sm of storage	YES	YES	4.85 m <sup>2</sup>
5.5.1	Provide Linen Closet	YES	YES	-
6.1.3	Counter Frontage Recornd.	2890 mm	YES	3705 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	1 600 mm	YES	-
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (814x1220mm) or ST tub	1	YES	815 x 1525 mm tub
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-
6.2.5	Powder Room	1	YES	-
	Water Closet	1	YES	-
	Lav Basin with Vanity	1	YES	-



THIS IS SCHEDULE  A  OF  
DEVELOPMENT PERMIT  
NO.  DP000157   
  
CORPORATE OFFICER



SUITE TYPE E2 @ L1 128.9 m<sup>2</sup> (1387sf)

1 : 50



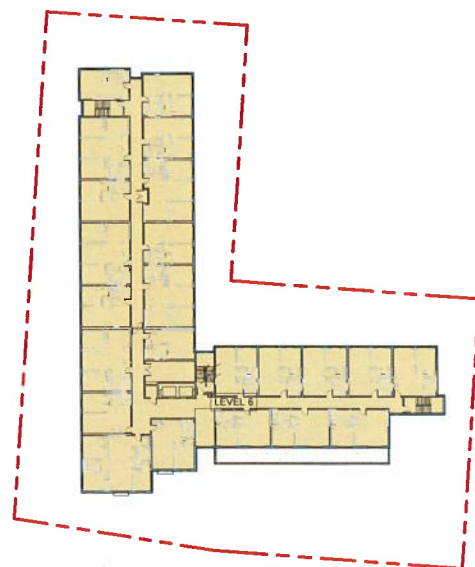
SUITE TYPE E2 @ L2

1 : 50

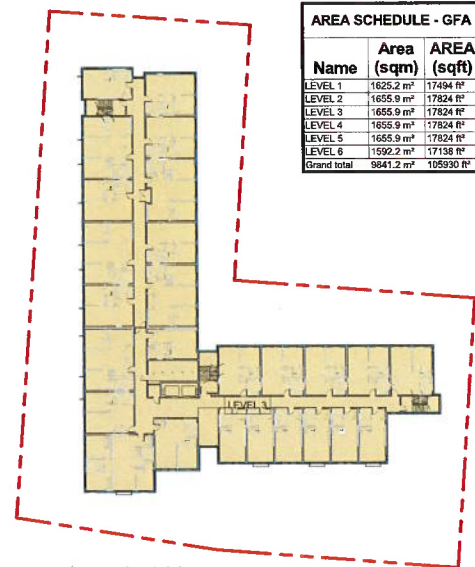
PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

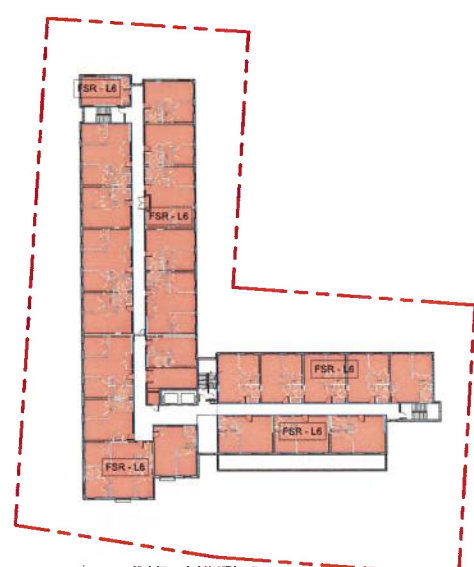


12 A023 D14 1:500 GROSS - LEVEL 6

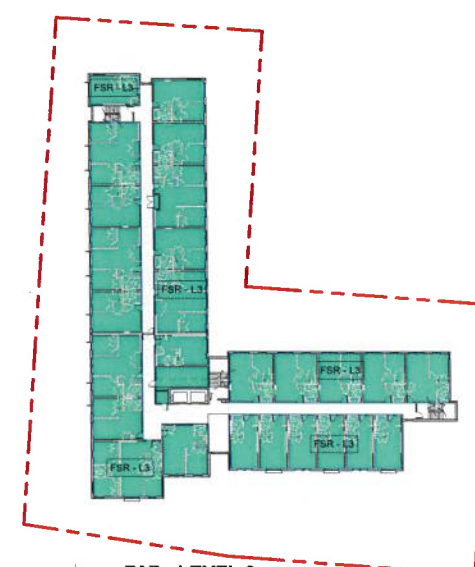


9 A023 D14 1:500 GROSS - LEVEL 3

AREA SCHEDULE - GFA		
Name	Area (sqm)	AREA (sqft)
LEVEL 1	1625.2 m <sup>2</sup>	17494 ft <sup>2</sup>
LEVEL 2	1655.9 m <sup>2</sup>	17824 ft <sup>2</sup>
LEVEL 3	1655.9 m <sup>2</sup>	17824 ft <sup>2</sup>
LEVEL 4	1655.9 m <sup>2</sup>	17824 ft <sup>2</sup>
LEVEL 5	1655.9 m <sup>2</sup>	17824 ft <sup>2</sup>
LEVEL 6	1592.2 m <sup>2</sup>	17138 ft <sup>2</sup>
Grand total	9841.2 m <sup>2</sup>	105930 ft <sup>2</sup>



6 A023 D14 1:500 FAR - LEVEL 6

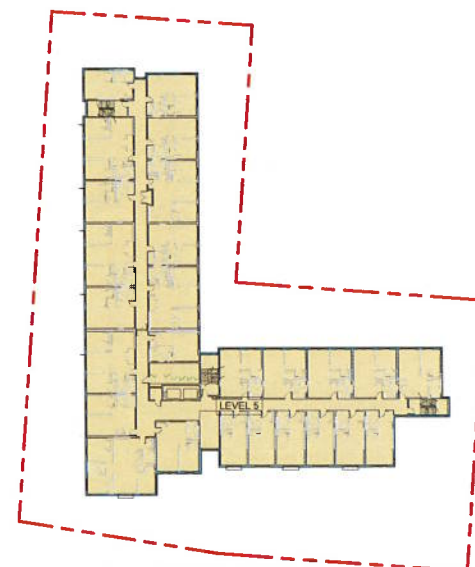


3 A023 D14 1:500 FAR - LEVEL 3

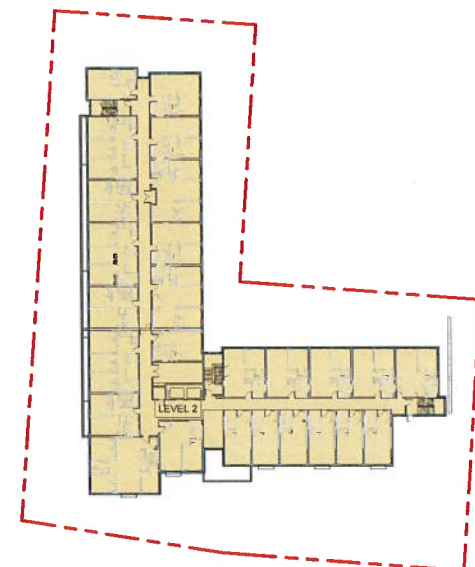
NOTE:  
FAR IS CALCULATED FROM THE INSIDE FACE OF EXTERIOR WALL AND INCLUDES ALL INTERIOR STORAGE AND SERVICE ROOMS ABOVE GRADE, AND EXCLUDES STAIRS, ELEVATOR SHAFTS, CORRIDORS, LAUNDRY, AMENITY ROOMS AND WATER CLOSETS. EXCLUSIONS ARE MEASURED TO THE INSIDE FACE OF THE BOUNDING WALL.  
GROSS AREA IS CALCULATED TO THE EXTERIOR FACE OF SHEATHING.

AREA SCHEDULE - FAR...		
Level	Area (sqm)	AREA (sqft)
LEVEL 1	4.8 m <sup>2</sup>	52 ft <sup>2</sup>
LEVEL 1	25.4 m <sup>2</sup>	273 ft <sup>2</sup>
LEVEL 1	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 1	195.8 m <sup>2</sup>	2127 ft <sup>2</sup>
LEVEL 1	292.9 m <sup>2</sup>	3153 ft <sup>2</sup>
LEVEL 1	421.1 m <sup>2</sup>	4533 ft <sup>2</sup>
LEVEL 1	974.7 m <sup>2</sup>	10491 ft <sup>2</sup>
LEVEL 2	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 2	209.5 m <sup>2</sup>	2255 ft <sup>2</sup>
LEVEL 2	244.2 m <sup>2</sup>	2629 ft <sup>2</sup>
LEVEL 2	361.5 m <sup>2</sup>	3891 ft <sup>2</sup>
LEVEL 2	505.5 m <sup>2</sup>	5441 ft <sup>2</sup>
LEVEL 2	1355.4 m <sup>2</sup>	14590 ft <sup>2</sup>
LEVEL 3	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 3	209.5 m <sup>2</sup>	2255 ft <sup>2</sup>
LEVEL 3	244.4 m <sup>2</sup>	2631 ft <sup>2</sup>
LEVEL 3	361.5 m <sup>2</sup>	3891 ft <sup>2</sup>
LEVEL 3	505.5 m <sup>2</sup>	5441 ft <sup>2</sup>
LEVEL 3	1355.4 m <sup>2</sup>	14591 ft <sup>2</sup>
LEVEL 4	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 4	209.5 m <sup>2</sup>	2255 ft <sup>2</sup>
LEVEL 4	244.2 m <sup>2</sup>	2629 ft <sup>2</sup>
LEVEL 4	361.5 m <sup>2</sup>	3891 ft <sup>2</sup>
LEVEL 4	505.5 m <sup>2</sup>	5441 ft <sup>2</sup>
LEVEL 4	1355.4 m <sup>2</sup>	14591 ft <sup>2</sup>
LEVEL 5	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 5	209.5 m <sup>2</sup>	2255 ft <sup>2</sup>
LEVEL 5	244.2 m <sup>2</sup>	2629 ft <sup>2</sup>
LEVEL 5	361.5 m <sup>2</sup>	3891 ft <sup>2</sup>
LEVEL 5	505.5 m <sup>2</sup>	5441 ft <sup>2</sup>
LEVEL 5	1355.5 m <sup>2</sup>	14590 ft <sup>2</sup>
LEVEL 6	34.7 m <sup>2</sup>	374 ft <sup>2</sup>
LEVEL 6	146.6 m <sup>2</sup>	1578 ft <sup>2</sup>
LEVEL 6	244.2 m <sup>2</sup>	2629 ft <sup>2</sup>
LEVEL 6	361.5 m <sup>2</sup>	3891 ft <sup>2</sup>
LEVEL 6	505.5 m <sup>2</sup>	5441 ft <sup>2</sup>
LEVEL 6	1292.5 m <sup>2</sup>	13913 ft <sup>2</sup>
Grand total	7689.1 m <sup>2</sup>	82764 ft <sup>2</sup>

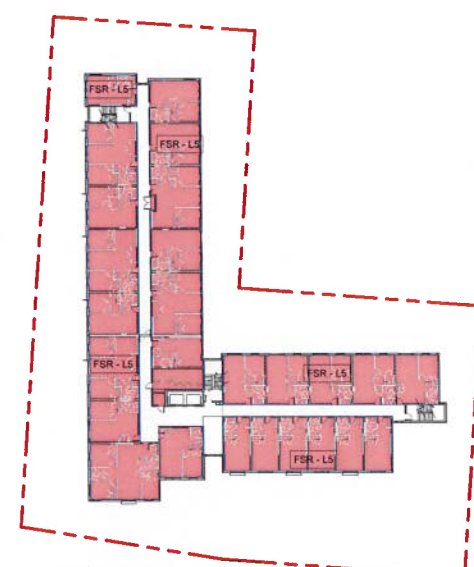
FAR : 7689.1 m<sup>2</sup> / 3809 m<sup>2</sup> = 1.967%



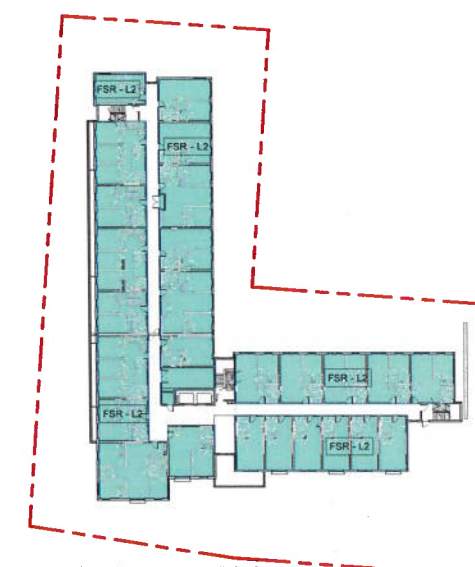
11 A023 D14 1:500 GROSS - LEVEL 5



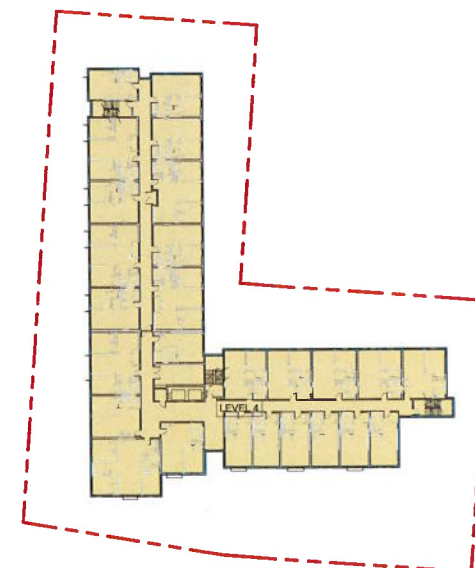
8 A023 D14 1:500 GROSS - LEVEL 2



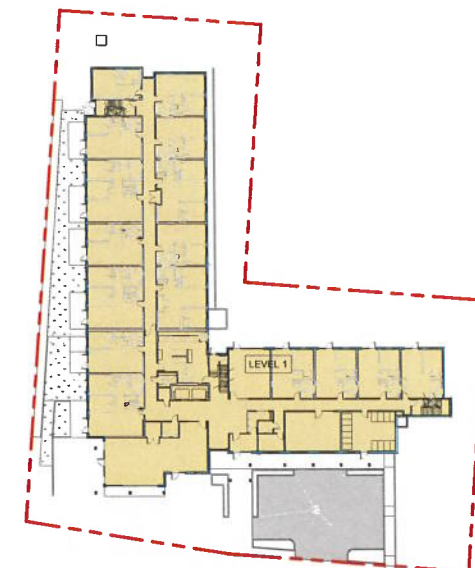
5 A023 D14 1:500 FAR - LEVEL 5



2 A023 D14 1:500 FAR - LEVEL 2



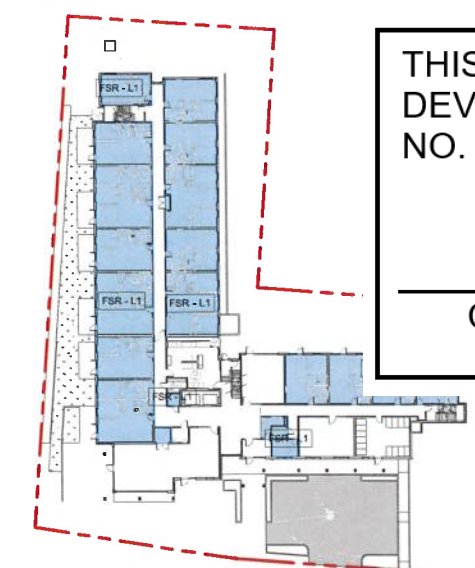
10 A023 D14 1:500 GROSS - LEVEL 4



7 A023 D14 1:500 GROSS - LEVEL 1



4 A023 D14 1:500 FAR - LEVEL 4



1 A023 D14 1:500 FAR - LEVEL 1

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THIS IS SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000157  
  
CORPORATE OFFICER

**USABLE OPEN SPACE**  
A. 68.84 m<sup>2</sup> (741.01 ft<sup>2</sup>)  
B. 51.35 m<sup>2</sup> (552.73 ft<sup>2</sup>)  
C. 48.63 m<sup>2</sup> (523.48 ft<sup>2</sup>)  
D. 134.71 m<sup>2</sup> (1450.02 ft<sup>2</sup>)

TOTAL USABLE OPEN SPACE : A + B + C + D = 303.53m<sup>2</sup> (3267.17 ft<sup>2</sup>) / LOT AREA: 3909 m<sup>2</sup> (42076 ft<sup>2</sup>)  
= USABLE OPEN SPACE: 7.76%

6% MINIMUM AS PER ZONING

**AREA OF PARKADE**  
2576.31 m<sup>2</sup> (27731.17 ft<sup>2</sup>)

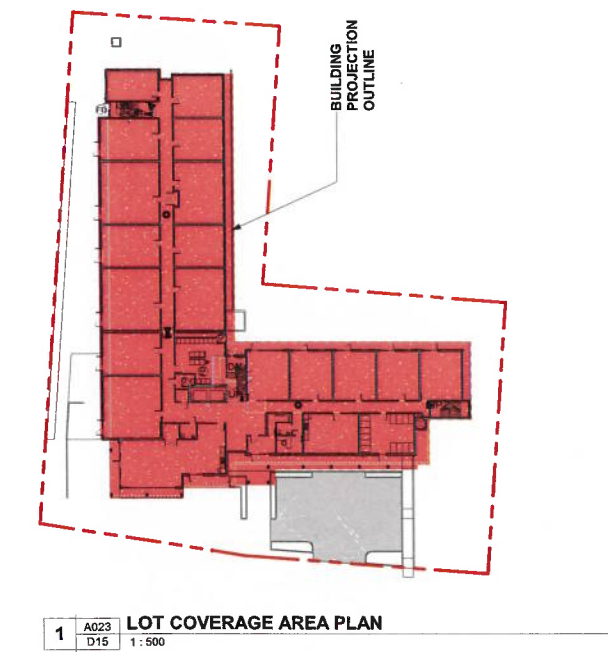
PARKADE PROJECTION: 2576.31 m<sup>2</sup> (27731.17 ft<sup>2</sup>) / LOT AREA: 3909 m<sup>2</sup> (42076 ft<sup>2</sup>)  
= LOT COVERAGE: 66%

P1 SITE COVERAGE = 70% MAX = 2736m<sup>2</sup> MAX

**AREA OF BUILDING PROJECTION**  
1898 m<sup>2</sup>

BUILDING PROJECTION: 1898m<sup>2</sup> / LOT AREA: 3909 m<sup>2</sup> (42076 ft<sup>2</sup>)  
= LOT COVERAGE: 48.55%

SITE COVERAGE = 50% MAX = 1954.5m<sup>2</sup> MAX



PRELIMINARY - NOT FOR CONSTRUCTION



AERIAL VIEW



VIEW FROM FLEMING STREET



ENTRANCE



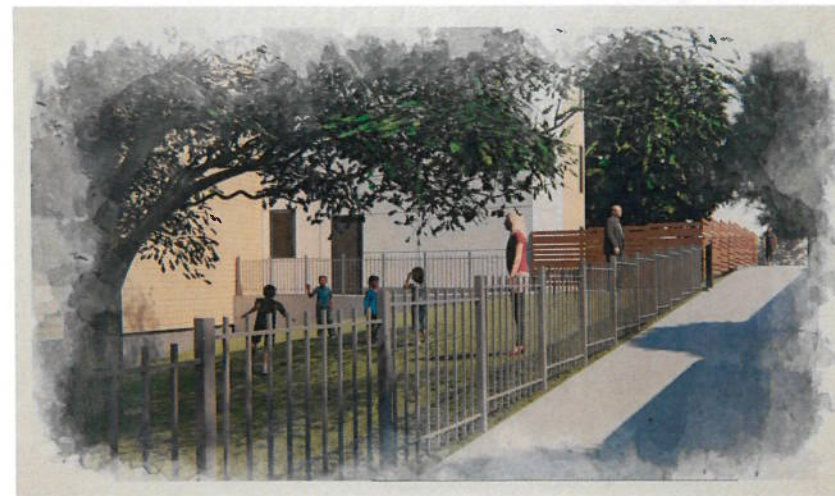
FRONT AMENITY PATIO



REAR AMENITY PATIO



WEST AMENITY PATIO & PARKING ENTRY



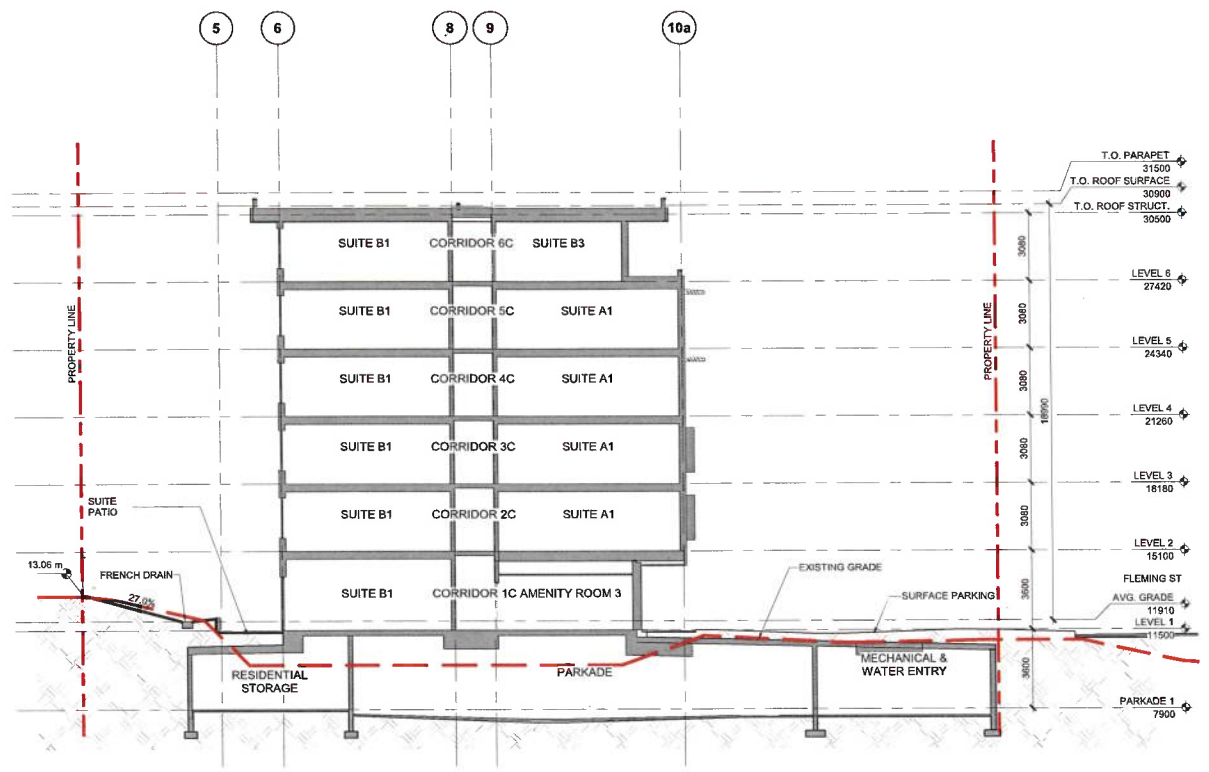
VIEW FROM PUBLIC PATHWAY @ EAST



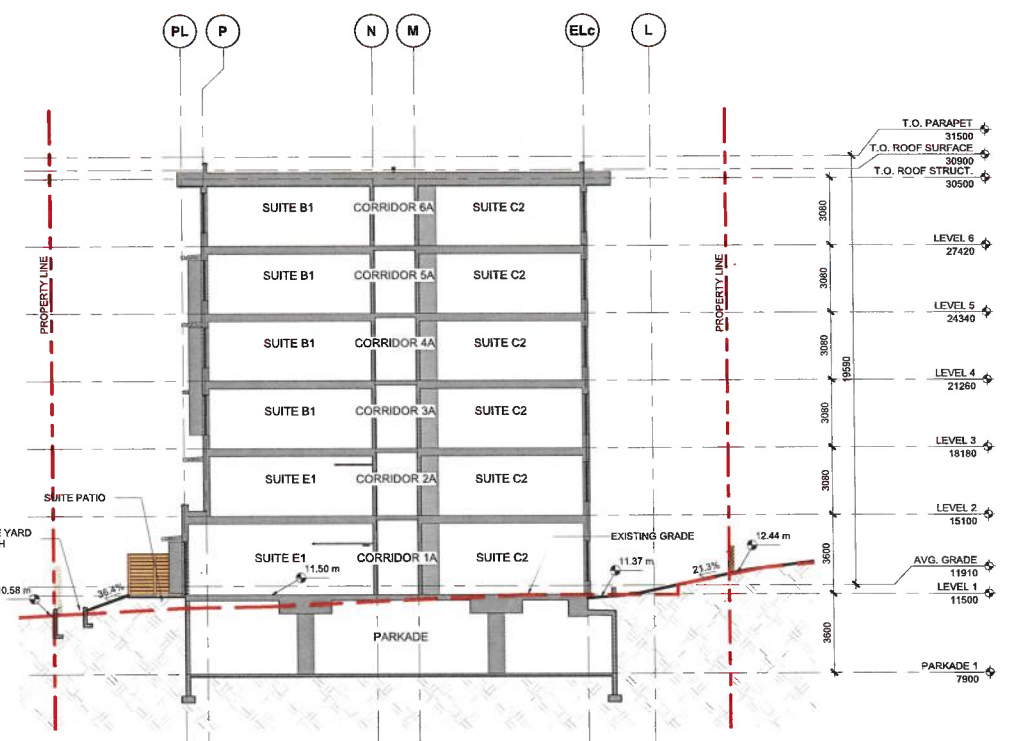
PATHWAY & SIDEYARD @ WEST

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 NO.  DP000157   
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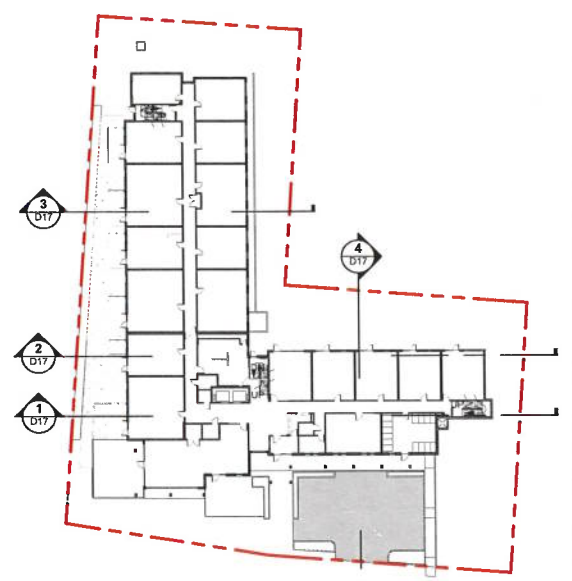
PRELIMINARY - NOT FOR CONSTRUCTION



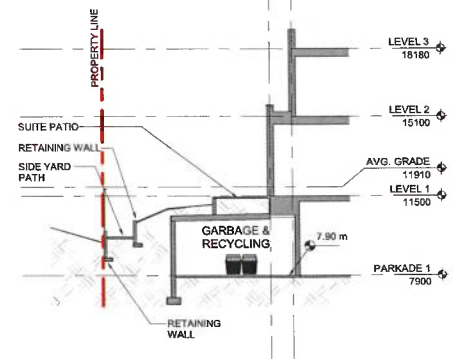
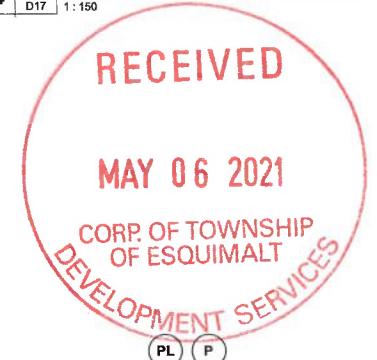
4 D17 NORTH SOUTH SECTION 01.  
D17 1:150



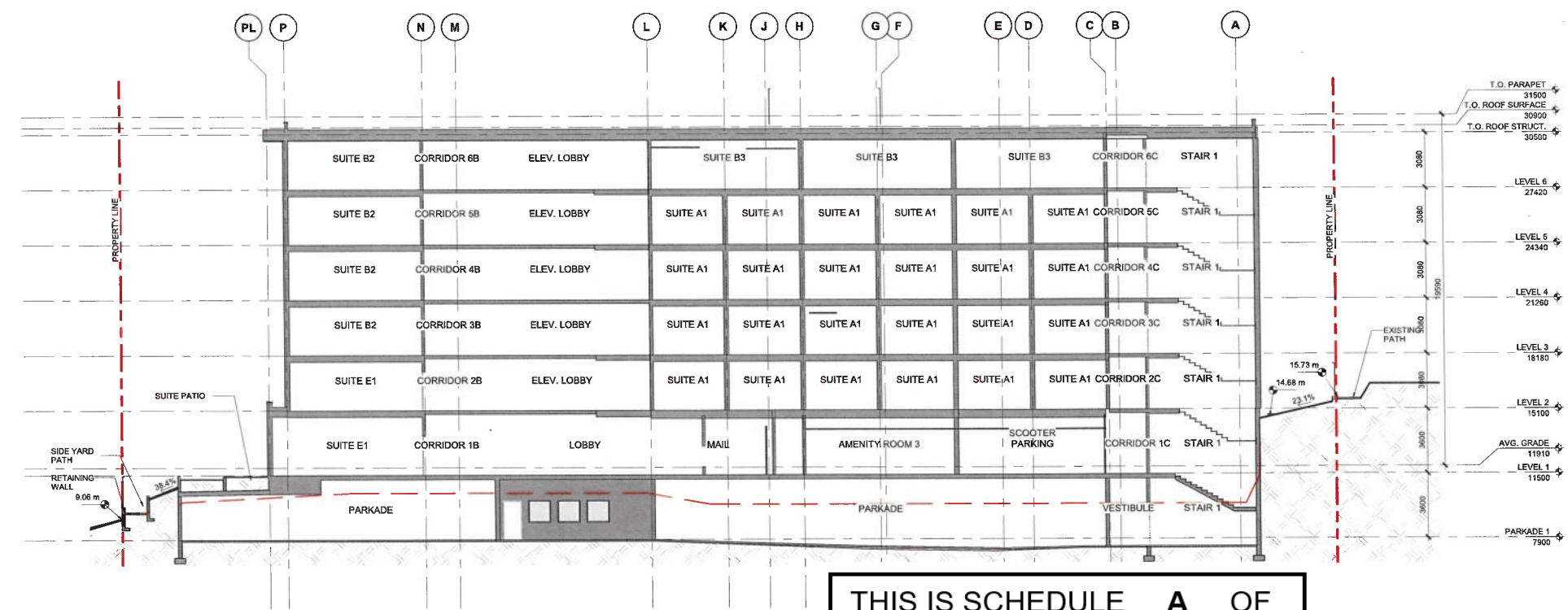
3 D17 EAST WEST SECTION 03.  
D17 1:150



SECTION KEY PLAN



2 D17 EAST WEST SECTION 02.  
D17 1:150



1 D17 EAST WEST SECTION 01.  
D17 1:150

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DEVELOPMENT PERMIT  
NO. DP000157

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**Recommended Nursery Stock**

Trees	Botanical Name	Common Name	Size
Total: 20	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
	Magnolia Galaxy	Galaxy Magnolia	6 cm cal.
	Pinus nigra	Black pine	6 cm cal.
	Pseudotsuga menziesii	Douglas Fir	3 m ht.

Large Shrubs	Botanical Name	Common Name	Size
Total: 18	Choisya temata	Mexican Orange Blossom	# 5 pot
	Cotinus coggygria	Smoke Bush	# 7 pot

Medium Shrubs	Botanical Name	Common Name	Size
Total: 269	Cornus stolonifera	Redtwig Dogwood	# 5 pot
	Ribes sanguineum	Red Flowering Currant	# 5 pot
	Rosa nutkana	Nootka Rose	# 5 pot
	Rubus spectabilis	Salmonberry	# 5 pot
	Sarcococca ruscifolia	Sweet Box	# 5 pot

**Small Shrubs**

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	# 1 pot
Mahonia nervosa	Low Oregon Grape	# 1 pot
Pieris japonica 'Little Heath'	Pieris 'Little Heath'	# 1 pot
Skimmia japonica	Skimmia	# 1 pot
Spirea douglasii	Hardhack	# 1 pot

**Perennials, Annuals and Ferns**

Botanical Name	Common Name	Size
Astilbe youkine white	Dwarf Astilbe	# 1 pot
Echinacea purpurea	Purple Coneflower	# 1 pot
Miscanthus sinensis	Japanese Silver Grass	# 1 pot
Pennisetum alopecuroides	Fountain Grass	# 1 pot
Polystichum munitum	Sword Fern	# 1 pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	# 1 pot

- Notes:**
- All work to be completed to current BCSLA Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system

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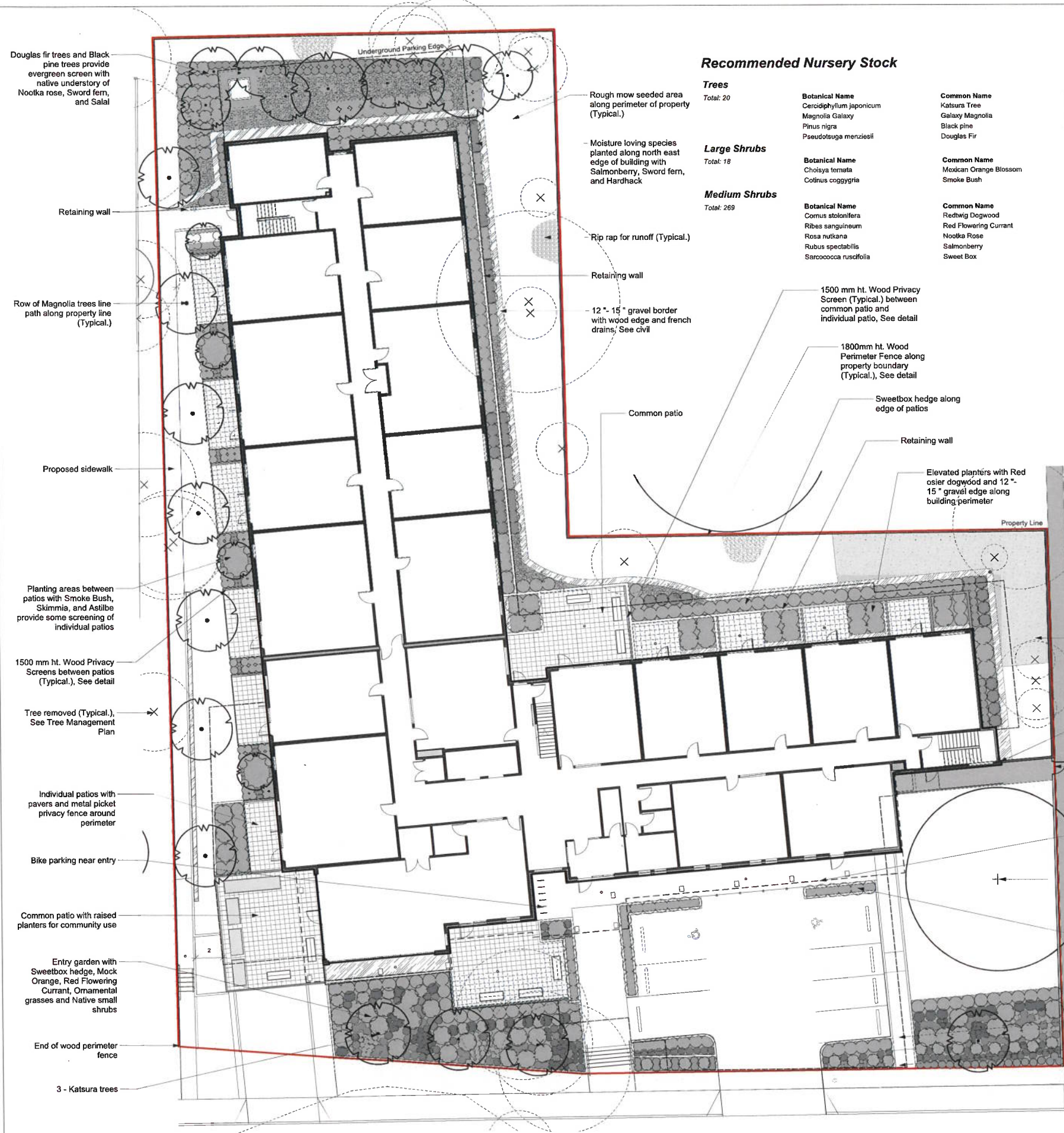
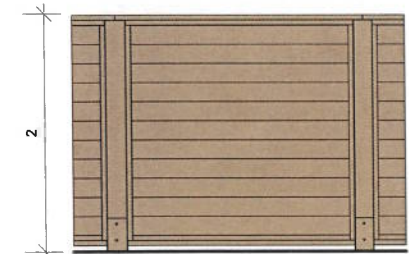


Image 1. Evergreen screen with Douglas fir



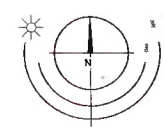
Image 2. Galaxy Magnolia Tree



1800 mm ht. Wood Perimeter Fence 1:25



1500 mm ht. Wood Privacy Screen 1:25



- Premier Pacific Seeds All Perennial Wildflower Seed Mix on steeper slope for erosion control and reduced maintenance
- End of wood perimeter fence
- Gate access from pedestrian path set in aluminum picket fence for increased visibility
- Overhead roof line
- Existing mature Arbutus tree to be retained and protected
- Planted areas with Sweetbox hedge, Ornamental grasses, Red Flowering Currant, and Salal surround surface parking area
- Accessible entry path
- Katsura tree in front gardens (Typical.)
- End of aluminum picket fence

REVISIONS	DATE	DESCRIPTION
F.	May 6, '21	DP Amendment Submission
E.	Dec 8, '20	DP Submission
D.	Nov 12, '20	BCH DD Submission
C.	Nov 1, '19	BCH SD Review
B.	Sep 6, '19	Revised for DP
A.	Aug 19, '19	Rezoning Submission



#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT  
874 Fleming St.  
Esquimalt, B.C.

TITLE  
Landscape Concept  
Plan

SCALE 1:150 DRAWN O.L.  
CHECKED B.W.

PROJECT No. 1907

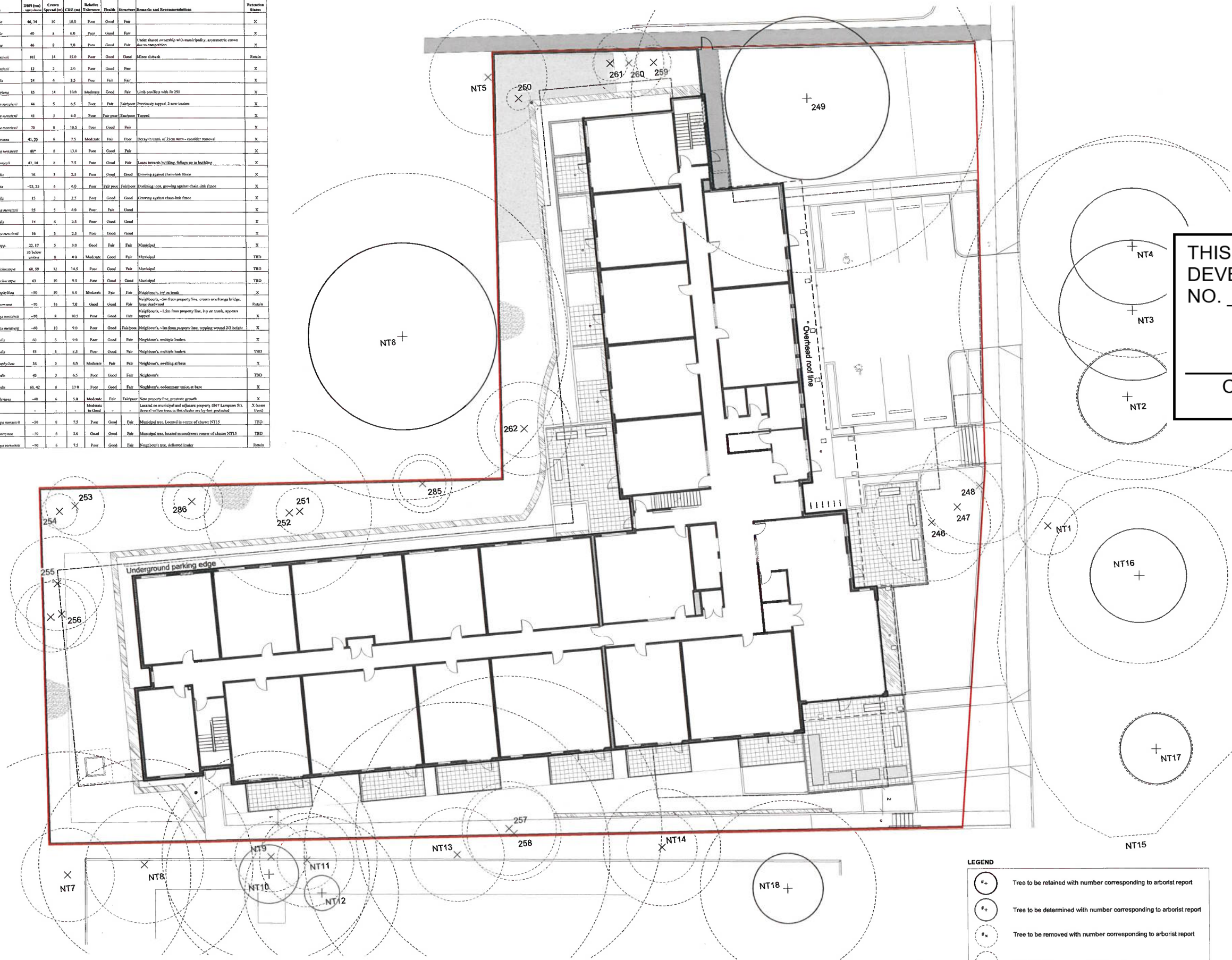
DATE Sept 6, 2019 SHEET 1 of 2



THIS IS SCHEDULE A OF DEVELOPMENT PERMIT NO. DP000157

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Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Relative Status
246	European Walnut	Juglans regia	46.34	10	10.0	Fair	Good	Fair		X
247	European Walnut	Juglans regia	40	8	6.6	Fair	Good	Fair		X
248	European Walnut	Juglans regia	46	8	7.9	Fair	Good	Fair	Under shared ownership with municipality, asymmetric crown due to competition	X
249	Ash	Fraxinus excelsior	181	14	15.0	Fair	Good	Good	Minor dieback	Retain
250	Ash	Fraxinus excelsior	12	2	2.0	Fair	Good	Fair		X
251	Grand Fir	Abies grandis	24	4	3.5	Fair	Fair	Fair		X
252	Rocky Willow	Salix rostrata	83	14	18.6	Moderate	Good	Fair	Limb conflict with fr 251	X
253	Douglas fir	Pseudotsuga menziesii	44	5	6.5	Fair	Fair	Fair	Proximity to road, 2 new leaders	X
254	Douglas fir	Pseudotsuga menziesii	41	7	6.9	Fair	Fair	Fair		X
255	Douglas fir	Pseudotsuga menziesii	70	8	18.5	Fair	Good	Fair		X
256	Spokane Willow	Salix rostrata	41.35	6	7.5	Moderate	Fair	Fair	Disturb in trunk of 25cm stem - consider removal	X
257	Douglas fir	Pseudotsuga menziesii	87	8	13.0	Fair	Good	Fair		X
258	Ash	Fraxinus excelsior	45.14	8	7.5	Fair	Good	Fair	East towards building, full up to building	X
259	Grand Fir	Abies grandis	16	3	3.5	Fair	Good	Good	Clipping against chain-link fence	X
260	Western Red Cedar	Thuja plicata	-25.25	4	6.9	Fair	Fair	Fair	Shading up, growing against chain-link fence	X
261	Grand Fir	Abies grandis	15	3	2.5	Fair	Good	Good	Clipping against chain-link fence	X
262	Douglas fir	Pseudotsuga menziesii	25	5	4.6	Fair	Fair	Good		X
263	Grand Fir	Abies grandis	19	4	3.5	Fair	Good	Good		X
264	Douglas fir	Pseudotsuga menziesii	16	5	2.5	Fair	Good	Good		X
NT1	Heathorn	Crataegus spp.	22.17	5	3.0	Good	Fair	Municipal		X
NT2	Apple	Malus spp.	13 below surface	8	4.8	Moderate	Good	Fair	Municipal	TBD
NT3	Black Cottonwood	Populus trichocarpa	68.39	12	14.5	Fair	Good	Fair	Municipal	TBD
NT4	Black Cottonwood	Populus trichocarpa	43	10	9.5	Fair	Good	Good	Municipal	TBD
NT5	Big Leaf Maple	Acer macrophyllum	-10	10	4.6	Moderate	Fair	Fair	Neighbour's tree on trunk	X
NT6	Slender Oak	Quercus parviflora	-70	16	7.8	Good	Good	Fair	Neighbour's - 5m from property line, crown overhangs bridge, large deadwood	Retain
NT7	Douglas fir	Pseudotsuga menziesii	-28	8	10.5	Fair	Good	Fair	Neighbour's - 1.5m from property line, top on bank, system removed	X
NT8	Douglas fir	Pseudotsuga menziesii	-48	10	9.0	Fair	Good	Fair	Neighbour's - 1m from property line, toping around 2/3 height	X
NT9	Grand Fir	Abies grandis	40	5	9.8	Fair	Good	Fair	Neighbour's, multiple leaders	X
NT10	Grand Fir	Abies grandis	35	5	8.5	Fair	Good	Fair	Neighbour's, multiple leaders	TBD
NT11	Big Leaf Maple	Acer macrophyllum	35	5	4.6	Moderate	Fair	Fair	Neighbour's, swelling at base	X
NT12	Grand Fir	Abies grandis	45	3	6.5	Fair	Good	Fair	Neighbour's	TBD
NT13	Grand Fir	Abies grandis	65.42	8	11.0	Fair	Good	Fair	Neighbour's, codominant stems at base	X
NT14	Rocky Willow	Salix rostrata	-40	6	5.8	Moderate	Fair	Fair	New property line, proximity to road	X
NT15	Cluster of willows, alders, herbaceous	-	-	-	-	Moderate to Good	-	-	Located on municipal and adjacent property (867 Lamson St. Several willow trees in this cluster are to be removed)	X (over trees)
NT16	Douglas fir	Pseudotsuga menziesii	-20	8	7.5	Fair	Good	Fair	Municipal tree, located in centre of cluster NT15	TBD
NT17	Slender Oak	Quercus parviflora	-10	5	3.6	Good	Good	Fair	Municipal tree, located in southwest corner of cluster NT15	TBD
NT18	Douglas fir	Pseudotsuga menziesii	-10	6	7.5	Fair	Good	Fair	Neighbour's tree, defoliated leader	Retain



**LEGEND**

- Tree to be retained with number corresponding to arborist report
- Tree to be determined with number corresponding to arborist report
- Tree to be removed with number corresponding to arborist report
- Critical Root Zone as per arborist report

A. May 6, '21 DP Amendment Submission	
REVISIONS	
#3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105 Fax: (250) 412-0696	
PROJECT	
874 Fleming St. Esquimalt, B.C.	
TITLE	
Tree Management Plan	
SCALE	DRAWN O.L. CHECKED B.W.
1:150	
PROJECT No.	1907
DATE	2 of 2 SHEET
May 6, 2021	

# BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10, Esquimalt District, Plan 25267

Scale - 1:400 Distances are in metres.



The intended print size is 11" by 17".

## LEGEND

Elevations are to geodetic datum.

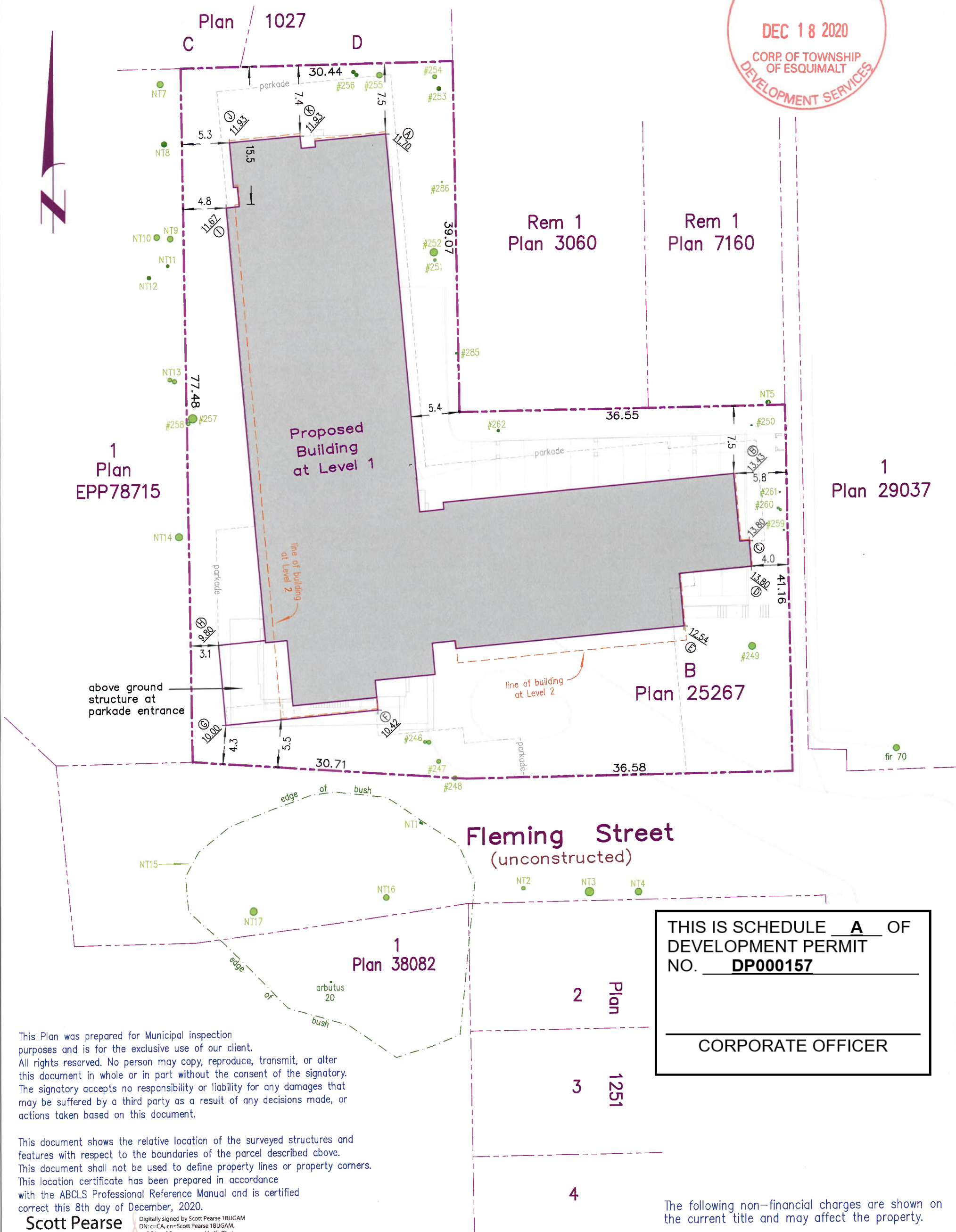
### + - denotes - existing elevation

#000 ● - denotes tree & tag number

For full tree details refer to Construction Impact Assessment & Tree Preservation Plan provided by Talbot Mackenzie & Associates dated June 26, 2019

Drawing	2826 BCLS Site04
File	12,826 - 23
POWELL & ASSOCIATES B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	

Lot Area = 3909m<sup>2</sup>



THIS IS SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000157  
  
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This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This location certificate has been prepared in accordance with the ABCLS Professional Reference Manual and is certified correct this 8th day of December, 2020.

**Scott Pearse**  
**1BUGAM**  
Digitally signed by Scott Pearse 1BUGAM  
DN: c=CA, cn=Scott Pearse 1BUGAM,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?id=1BUGAM  
Date: 2020.12.08 18:49:20 -08'00'

Scott T. Pearse, B.C.L.S. ©

This document is not valid unless digitally signed and sealed.

The following non-financial charges are shown on the current title and may affect the property.  
M76301 - Undersurface Rights  
106260G - Undersurface Rights  
A64775 - Restrictive Covenant



## 874 Flemming Landscape Budget Estimate

A. SOFT LANDSCAPE	Quantity	Units	Price	Extension
<b>1. PLANTS</b>				
Trees (6cm caliper)	13	each	\$525.00	\$6,825.00
Trees (3m height)	7	each	\$300.00	\$2,100.00
Shrubs (#7 pot)	3	each	\$135.00	\$405.00
Shrubs (#5 pot)	295	each	\$75.00	\$22,125.00
Shrubs, Perennials, Annuals, Ferns (#1 pot)	759	each	\$16.50	\$12,523.50
<b>SUB-TOTAL PLANTS</b>				<b>\$43,978.50</b>
<b>2. GRASS</b>				
Sod	958	m.sq.	\$14.50	\$13,891.00
<b>3. SOIL (SUPPLY ONLY)</b>				
Soil (600mm depth)	317	m.cu.	\$32.00	\$10,144.00
Soil (450mm depth)	85	m.cu.	\$32.00	\$2,720.00
Soil (300mm depth)	29	m.cu.	\$32.00	\$928.00
Mulch (100mm depth)	52.0	m.cu.	\$40.55	\$2,108.60
<b>SUBTOTAL SOFT LANDSCAPE</b>				<b>\$73,770.10</b>
<b>B. HARD LANDSCAPE</b>				
<b>1. IRRIGATION ALLOWANCE</b>				
				\$16,300.00
<b>2. SURFACING</b>				
Hydrapressed Concrete Slabs	281	m.sq.	\$33.50	\$9,413.50
<b>3. SITE FURNISHINGS</b>				
Bicycle Rack (Accommodates 6 Bikes)	1	each	\$900.00	\$900.00
<b>4. FENCING</b>				
Aluminum Picket Fence	46	l.m.	\$190.00	\$8,740.00
Cedar Privacy Fence	166	l.m.	\$137.00	\$22,742.00
Privacy Screen	16	l.m.	\$137.00	\$2,192.00
<b>SUBTOTAL HARD LANDSCAPE</b>				<b>\$60,287.50</b>
<b>TOTAL LANDSCAPE BUDGET ESTIMATE</b>				<b>\$134,057.60</b>
				<b>Exclusive of GST</b>

THIS IS SCHEDULE  B  OF  
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NO.  DP000157

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10-Dec-20  
(construction estimate)

