

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

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



1	APPROVED REZONING APPLICATION RECOMMENDATION	2018-06-07
2	APPROVED REZONING APPLICATION RECOMMENDATION	2018-06-28
3	REZONING APPLICATION RECOMMENDATION	2018-07-19
4	REZONING APPLICATION RECOMMENDATION	2017-10-20
5	REZONING APPLICATION RECOMMENDATION	2017-04-20

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ARCHITECTURAL

DATE/REV

NTS 2018-06-07

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

Cover Sheet, Project Data,
and List of Drawings

SP/DS
XXXXX
2017505
A-00

PROJECT DATA

	Current Zoning Requirements	Existing Site (Pre Subdivision) Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Proposed Subdivided Site Data	Setback Zoning Exemptions
Zoning	CD-25 Zone	CD-25 Zone	Existing 'Hermitage' Lot (Area A)	New Lot and New Zone (CD) (Area B)	Subdivided Cemetery Lot (Area C)	
Site Area	min 6,284 sqm (67,640 sf)	6,270 sqm (67,492 sf)	3,407 sqm (36,577 sf)	2,766 sqm (29,725 sf)	97 sqm (1,044 sf)	
Building Footprint		1,679.3 sqm (18,077 sf)	1,067.6 sqm (11,491 sf)	Proposed 550 Church, 300 total 850 sqm (9,149 sf)		
Total Building Floor Area		3,286.7 sqm (35,377 sf)	2,087.1 sqm (22,529 sf)	Proposed 1,544 Church, 300, 1,824 sqm (19,633 sf)		
Number of Storeys		The Hermitage - 4, Church - 1.5	The Hermitage - 4	Proposed - 5, Church - 1.5		
Height	20m (65.6 ft)	The Hermitage - 14m (45.9 ft), Church - 10m (32.8 ft)	The Hermitage - 14m (45.9 ft)	From Grade Proposed - 15.8m (52.0 ft), Church - 10m (32.8 ft)		
Site Coverage	30%	1,679.3 / 6,270 = 26.7%	1,067.6 / 3,407 = 31%	850 / 2,766 = 30%		
Floor Area Ratio	1	0.51	0.88	Proposed 0.561, Church 0.101, Total 0.661		
Number of Units	39 plus 1 guest per 157 sqm	26	26	28		
Number of Parking Stalls	45	20 church stalls, 7 site stalls and 17 other stalls = 44 total	17 (1/8 stalls, 7 on site stalls = 24 total	27 on-site stalls, 4 off-site stalls, = 31 total		
South Setback	4.5m (14.8 ft)	4.4m (14.5 ft)	4.4m (14.5 ft)	9.9m (32.5 ft)		
North Setback	17m (55.8 ft)	46m (150.9 ft)	12m (39.4 ft)	3.2m (10.5 ft)		From Church Stairs to Prop. Line = 1.12m
East Setback	12m (39.4 ft)	9.4m (30.7 ft)	9.4m (30.7 ft)	17.4m (57.1 ft)		Church to Cemetery lot line = 0.5m
West Setback	8.5m (27.9 ft)	9.1m (29.9 ft)	9.1m (29.9 ft)	3.1m (10.1 ft)		From Balcony to Prop. Line = 2.2m
Green Space		2,007 sqm (21,292 sf) 46%	1,468 sqm (15,801 sf) 43%	1029 sqm (11,076 sf) 37%	97 sqm (1,044 sf)	
Impervious Surface Space		3,363 sqm (36,200 sf) 54%	1,939 sqm (20,871 sf) 57%	1,737 sqm (18,697 sf) 63%		

LIST OF DRAWINGS

ARCHITECTURAL

- A-00- COVER SHEET, PROJECT DATA AND LIST OF DRAWINGS
- A-01- EXISTING SITE PLAN
- A-02- EXISTING SITE SURVEY
- A-03- SITE SUBDIVISION PLAN
- A-04- PROPOSED SITE PLAN
- A-05- PROPOSED MAIN AND SECOND TO FOURTH FLOOR PLAN
- A-06- PROPOSED FIFTH AND ROOF PLAN
- A-07- PROPOSED ELEVATIONS
- A-08- PROPOSED ELEVATIONS
- A-09- PROPOSED CROSS SECTION
- A-10- 3D MODEL IMAGES
- A-11- 3D MODEL IMAGES
- A-12- 3D MODEL IMAGES

LANDSCAPING

- L-01- LANDSCAPE CONCEPT PLAN
- L-02- TREES, SHRUBS AND HARDSCAPING

SITE SERVING (CIVIL)

- C-01- SITE PLAN
- C-02- GRADING PLAN



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CORP. OF TOWNSHIP OF ESQUIMALT

DEVELOPMENT SERVICES

1. PRELIMINARY APPLICATION SUBMISSION	2018-01-11
2. PRELIMINARY APPLICATION SUBMISSION	2018-01-11
3. PRELIMINARY APPLICATION SUBMISSION	2018-01-11
4. PRELIMINARY APPLICATION SUBMISSION	2018-01-11
5. PRELIMINARY APPLICATION SUBMISSION	2018-01-11
6. PRELIMINARY APPLICATION SUBMISSION	2018-01-11

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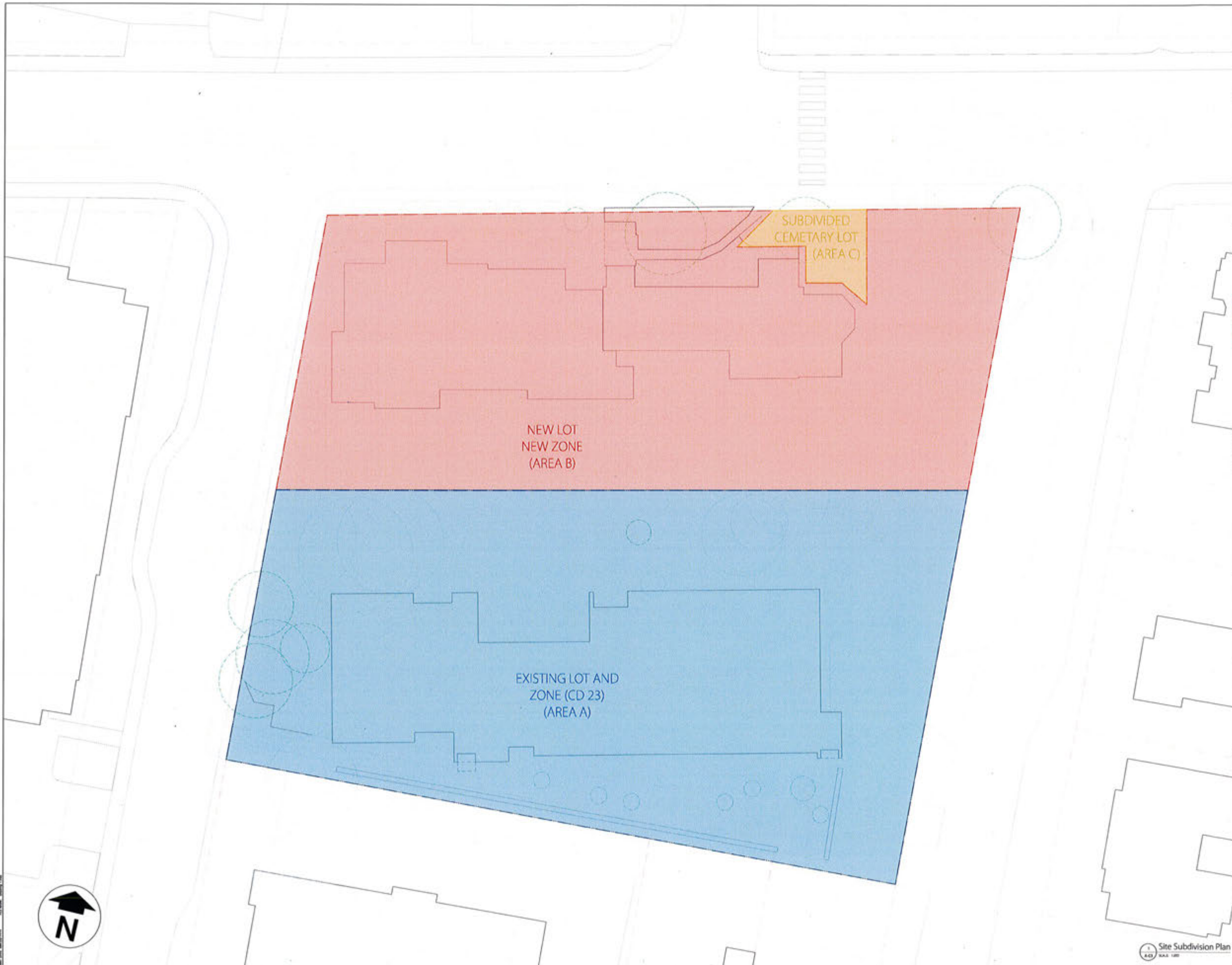
number 10

DATE	2018-06-07
SCALE	1:200
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
EXISTING SITE PLAN	
DATE	2018-06-07
SCALE	1:200
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
EXISTING SITE PLAN	

DATE	2018-06-07
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PROJECT	St Peter's and St Paul's Housing and Ministry Centre
EXISTING SITE PLAN	
DATE	2018-06-07
SCALE	1:200
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
EXISTING SITE PLAN	

Existing Site Plan

A-01



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DEVELOPMENT SERVICES

1	UPDATE RECORDING APPLICATION REGISTRATION	2018-06-07
2	UPDATE RECORDING APPLICATION REGISTRATION	2018-06-07
3	RECORDING APPLICATION REGISTRATION	2018-06-07
4	RECORDING APPLICATION REGISTRATION	2018-06-07
5	RECORDING APPLICATION REGISTRATION	2018-06-07

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number
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CONVEYANCE

SCALE 1:200

DATE 2018-06-07

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

Site Subdivision Plan

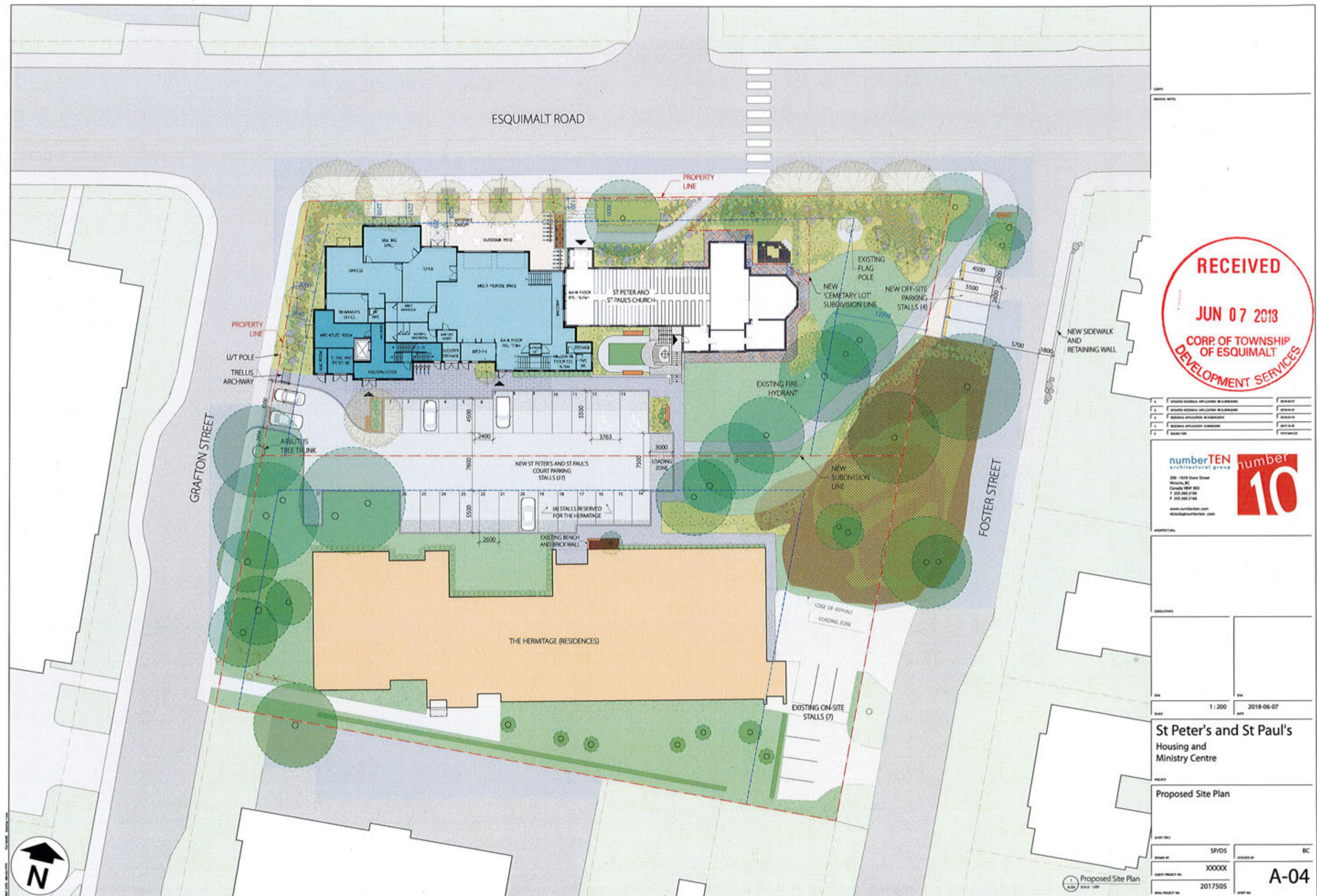
SP/DS

XXXXX

2017505

BC

A-03



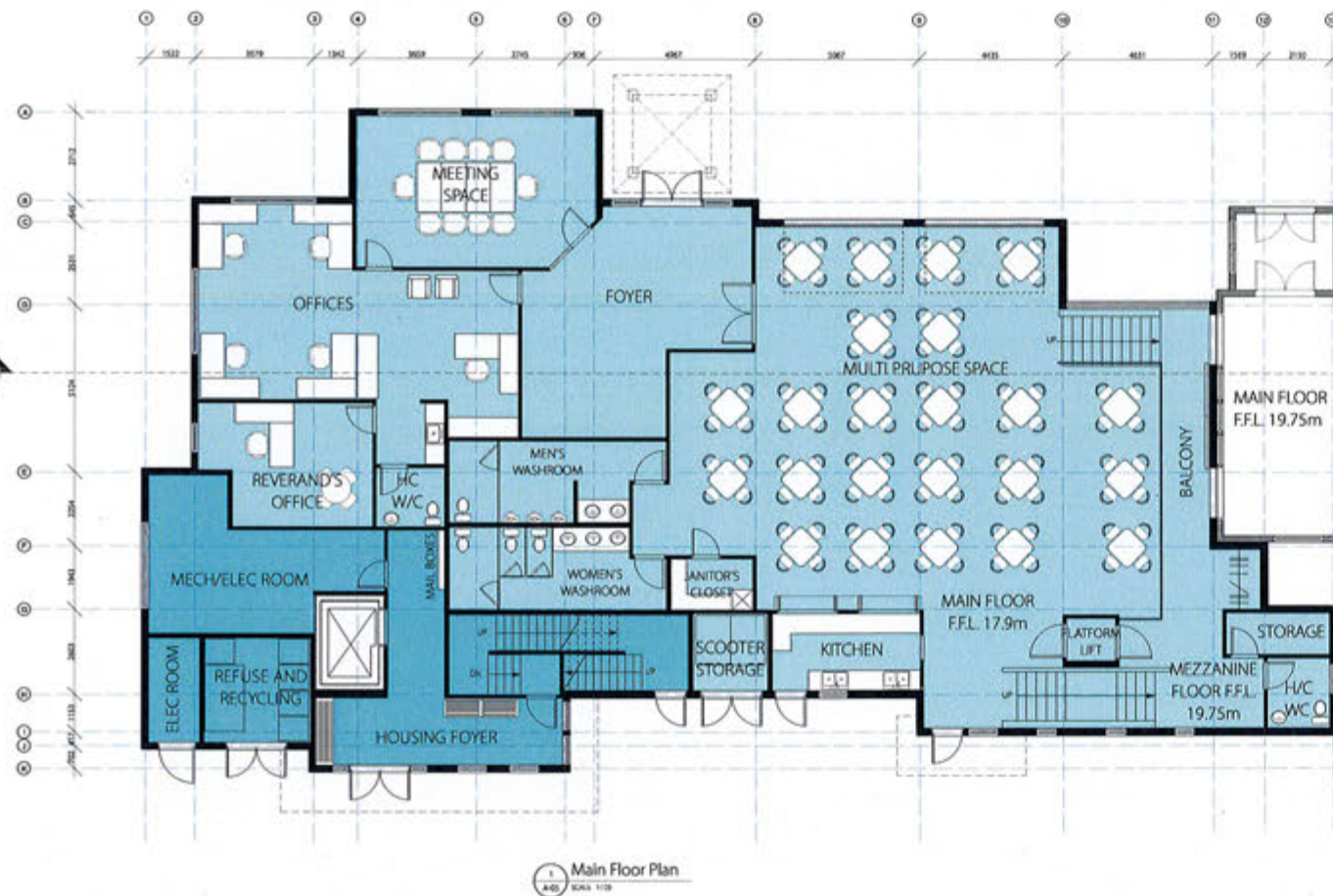
1. PRELIMINARY APPLICATION SUBMISSION	2018-06-07
2. PRELIMINARY APPLICATION SUBMISSION	2018-06-07
3. PRELIMINARY APPLICATION SUBMISSION	2018-06-07
4. PRELIMINARY APPLICATION SUBMISSION	2018-06-07
5. PRELIMINARY APPLICATION SUBMISSION	2018-06-07

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DATE	2018-06-07
SCALE	1:200
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
SHEET NO.	A-04

PROJECT	St Peter's and St Paul's Housing and Ministry Centre
PROPOSED SITE PLAN	
DATE	2018-06-07
SCALE	1:200
SHEET NO.	A-04
PROJECT NO.	2017505
CLIENT PROJECT NO.	XXXXXX
ARCHITECT PROJECT NO.	XXXXXX



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 -	STUDIO
NET AREA =	37 sq.m (395 sf)
TOTAL COUNT =	8
UNIT D -	ONE BEDROOM
NET AREA =	40 sq.m (430 sf)
TOTAL COUNT =	4

1. SITE PLAN	1. SITE PLAN
2. FLOOR PLAN	2. FLOOR PLAN
3. SECTION	3. SECTION
4. ELEVATION	4. ELEVATION
5. DETAIL	5. DETAIL
6. OTHER	6. OTHER

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SCALE 1:100 DATE 2018-06-07

St Peter's and St Paul's
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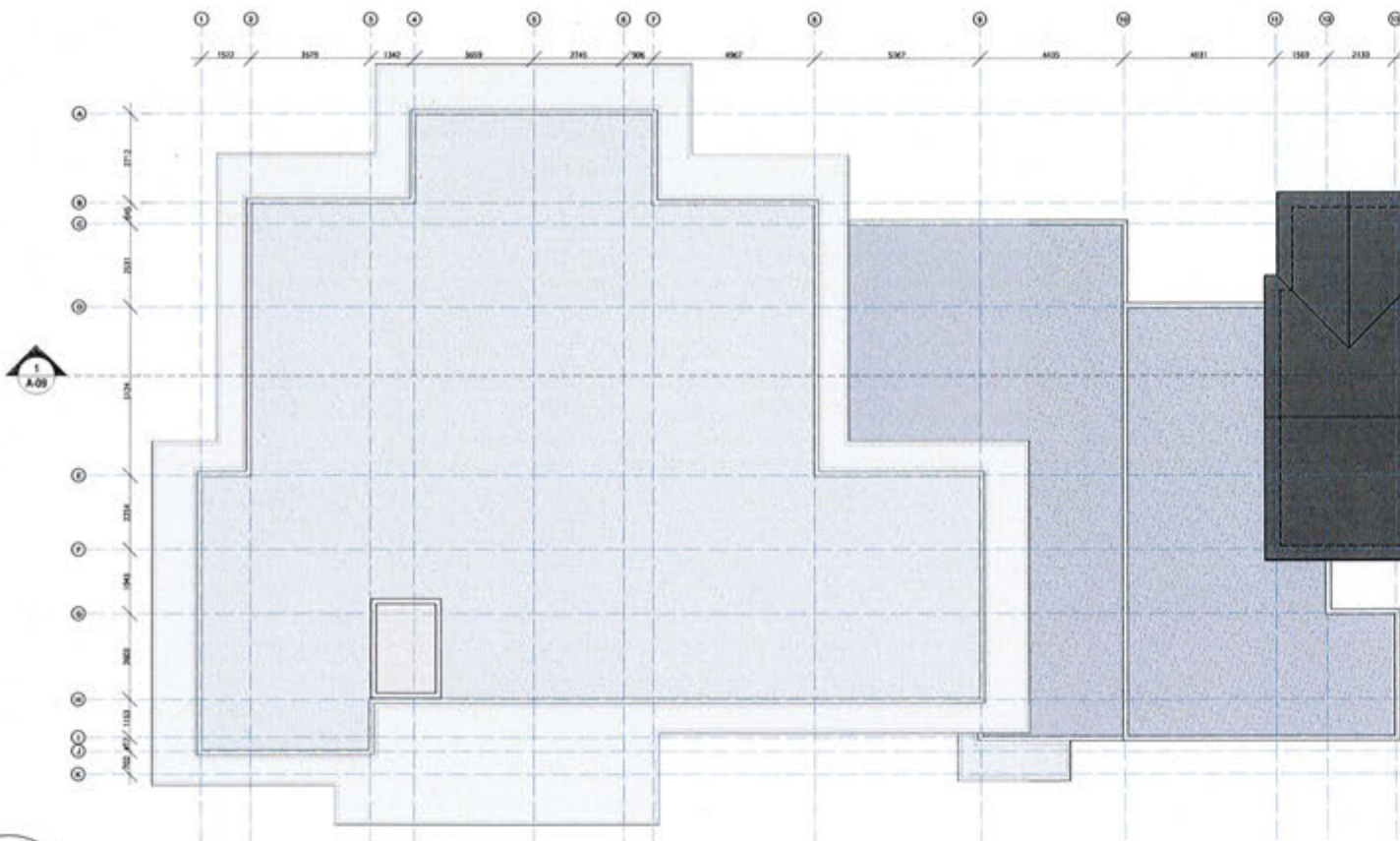
Proposed Main and Second
to Fourth Floor Plan

DESIGNED BY	SP/DS	CHECKED BY	BC
DRAWN BY	XXXXX		
DATE PROJECT NO.	2017505		
DATE PROJECT NO.			

A-05



1 Fifth Floor Plan
A-05 SCALE: 1/32



2 Roof Plan
A-06 SCALE: 1/32



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 -	STUDIO
NET AREA =	37 sq.m (395 sf)
TOTAL COUNT =	8
UNIT D -	ONE BEDROOM
NET AREA =	40 sq.m (430 sf)
TOTAL COUNT =	4

1. UPDATE RESIDENTIAL APPLICATION SUBMISSION	2018-06-07
2. UPDATE RESIDENTIAL APPLICATION SUBMISSION	2018-06-07
3. RESIDENTIAL APPLICATION SUBMISSION	2018-06-07
4. RESIDENTIAL APPLICATION SUBMISSION	2018-06-07
5. RESIDENTIAL APPLICATION SUBMISSION	2018-06-07

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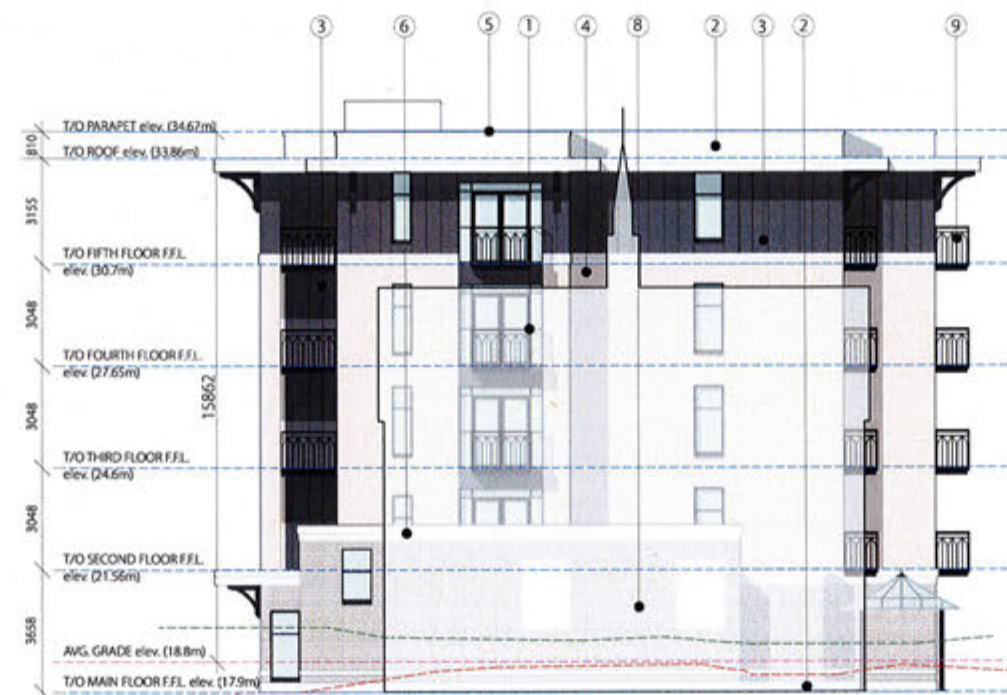
Proposed Fifth And Roof Plan

SP/D/S	BC
XXXXX	
2017505	
A-06	





1 North Elevation
SCALE: 1/100



2 West Elevation
SCALE: 1/100

LEGEND:
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 'Dufferin Terrace'
- 5 Aluminium Trim - Benjamin Moore 'Decorator's White'
- 6 Clear Glass
- 7 Sprandell Glass
- 8 Brick - Mutual Materials 'Limestone'
- 9 Railing - Benjamin Moore 'Black'

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JUN 07 2013

CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

1. APPROVED RECORDS	2018-06-07
2. APPROVED RECORDS	2018-06-07
3. APPROVED RECORDS	2018-06-07
4. APPROVED RECORDS	2018-06-07
5. APPROVED RECORDS	2018-06-07
6. APPROVED RECORDS	2018-06-07

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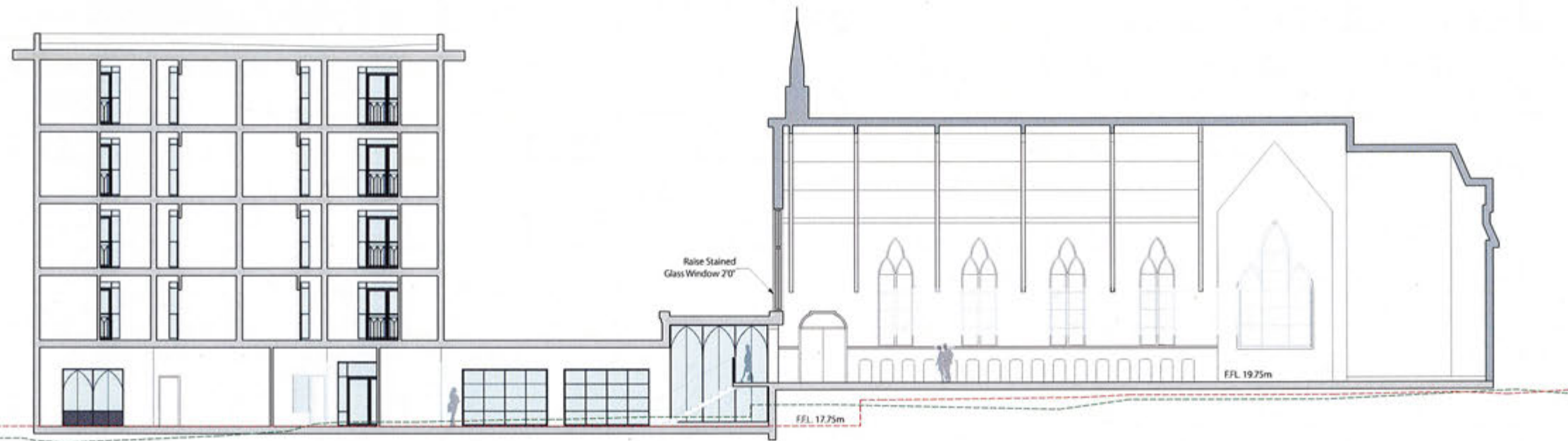


DATE	1:100	2018-06-07
SCALE	DATE	

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

Proposed Elevations

SP/DS	BC
XXXXXX	
2017505	A-08



Section Through Building and Church
SCALE: 1/8" = 1'-0"

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 'Dufferin Terrace'
- 5 Aluminium 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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**CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES**

A	UPDATED RECORDS	2018-06-07
B	UPDATED RECORDS	2018-06-07
C	RECORDS APPLICATION SUBMISSION	2018-06-07
D	RECORDS APPLICATION SUBMISSION	2018-06-07
E	RECORDS APPLICATION SUBMISSION	2018-06-07
F	RECORDS APPLICATION SUBMISSION	2018-06-07

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ARCHITECTURAL

CONSULTANTS

SCALE: 1 : 100 DATE: 2018-06-07

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

Proposed Cross Section

DESIGNED BY: SP/DS
CHECKED BY: XXXXX
PROJECT 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



1	UPDATED RESIDUAL APPLICATION SUBMISSION	2018-06-07
2	UPDATED RESIDUAL APPLICATION SUBMISSION	2018-06-07
3	RESIDUAL APPLICATION SUBMISSION	2018-06-07
4	RESIDUAL APPLICATION SUBMISSION	2018-06-07
5	RESIDUAL APPLICATION SUBMISSION	2018-06-07

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DATE	2018-06-07
SCALE	
PROJECT	
SHEET NO.	
DESIGNED BY	SP/DS
CHECKED BY	XXXXX
DATE PROJECT NO.	2017505
DATE SHEET NO.	

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

3D Model Images

A-10



 Aerial View



View of Front Patio



3 View of Patio Entry



4 View of Housing Entry From Grafton St.
A-11 30415



4.	UPDATED RESIDING APPLICATION NO SUBMISSION	2018-09-07
5.	UPDATED RESIDING APPLICATION NO SUBMISSION	2018-09-04
5.	RESIDING APPLICATION NO SUBMISSION	2018-02-18
5.	RESIDING APPLICATION SUBMISSION	2017-10-26
-		

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A large, stylized graphic of the number '10' in white, set against a red rectangular background. The word 'number' is written in a smaller, white, sans-serif font above the '10'.

number
10

and better (Table 2).

CONCLUSIONS

2018-06-07

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

3D Model Images

CRIME

CLIENT PROJECT NO. XXXXX

2017505

A-1



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



1. L	UPDATED RECORDING APPLICATION REVISION	2018-06-07
2. L	UPDATED RECORDING APPLICATION REVISION	2018-06-07
3. L	RECORDING APPLICATION REVISION	2018-06-07
4. L	RECORDING APPLICATION REVISION	2018-06-07
5. L	RECORDING APPLICATION REVISION	2018-06-07
6. L	RECORDING APPLICATION REVISION	2018-06-07



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ARCHITECTURAL

REVISIONS

NO.	DATE
1	2018-06-07

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

3D Model Images

DESIGNED BY	SP/D/S	CHECKED BY	BC
DATE PROJECT NO.	XXXXXX		
DATE PROJECT NO.	2017505		

A-12

St. Peter's & St. Pauls

Trees & Shrubs



Crimson King Maple



Vine Maple



Lily of the Valley



California Lilac



Sweet Gum



Shirebana Spirea



Pink Azalea



Austrian Pine



Japanese False Holly

St. Peter's & St. Pauls

Hardscape Features



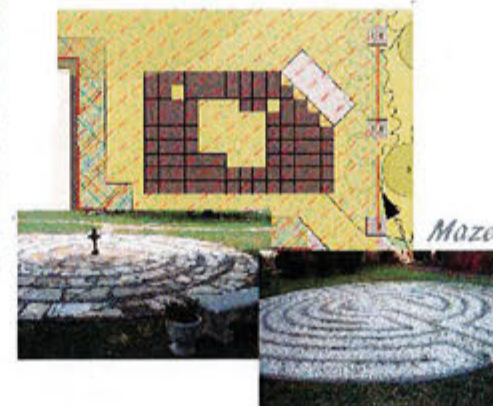
Prayer Gardens



Memorial Garden



Rain Gardens



Maze



1	SPURDING APPLICANT INFORMATION	2018-06-07
2	SPURDING APPLICANT INFORMATION	2018-06-07
3	SPURDING APPLICANT INFORMATION	2018-06-07
4	SPURDING APPLICANT INFORMATION	2018-06-07
5	SPURDING APPLICANT INFORMATION	2018-06-07

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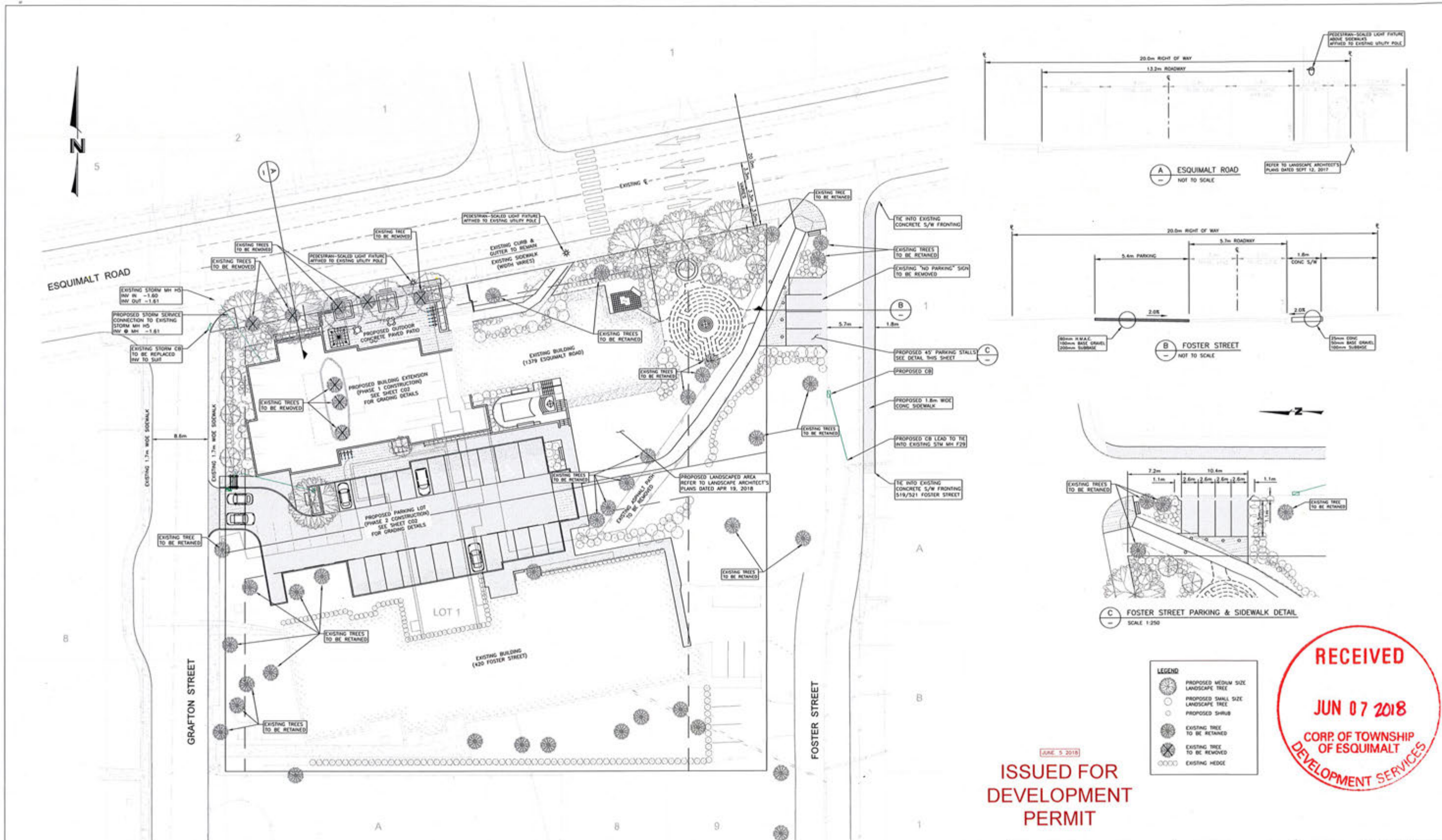
4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING
SINCE 1988

DATE	2018-06-07
PROJECT	St Peter's and St Paul's Housing and Ministry Centre
PROJECT	Trees, Shrubs and Hardscaping
DATE	
DATE	
DATE	

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

Trees, Shrubs and Hardscaping

4 SITE	XXXXX
2017505	L-02



1:250

PLAN
SCALE 1:250

LEGEND - PROPOSED SERVICES SHOWN DASHED

WATER	W	CURB	C	EXISTING U/G UTL	---	MANHOLE	○	HYDRANT	⊕	REDUCER	→	MONUMENT	⊙
DRAIN	D	SIDWALK	S/W	PROPOSED U/G UTL	---	CLEANOUT	○	VALVE	⊕	CAP	→	LOT PIN	•
DITCH	---	EDGE PAVE	---	LIGHT STANDARD	⊙	CATCHBASIN	⊕	FLUSH VALVE	⊕	CULVERT	→	LEAD PLUG	•
SEWER	S	BUSHLANE	---	POWER POLE	⊙	SILTTRAP	⊕	AIR VALVE	⊕	HEADWALL	→		
GAS	G	TREE	⊙	ANCHOR	→	CONC BOX	⊕	METER	⊕	ROAD SIGN	→		

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ISLANDER ENGINEERING
www.islandengineering.com

ROGERS HOUSING SOCIETY
ROGERS COURT HOUSING & MINISTRY CENTRE
ESQUIMALT, BC

ISLANDER PROJECT No. 2079
SHEET 1 OF 2
REV. C01

DESIGN APPROVED

EXCEPTIONS	APPROVED BY	DATE	SIGN

SITE PLAN

DESIGN	DRAWN	CHECKED	DATE

SCALE: HORIZ. 1:250 VERTICAL 1:10



ISSUED FOR DEVELOPMENT PERMIT

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JUN 07 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

GRAFTON STREET

PROPOSED FINISHED FLOOR
ELEV: 17.90m

EXISTING FINISHED FLOOR
ELEV: 19.00m

ISSUED FOR
DEVELOPMENT
PERMIT

PLAN
SCALE 1:250



ROGERS HOUSING SOCIETY
ROGERS COURT HOUSING & MINISTRY CENTRE
ESQUIMALT, BC

ISLANDER PROJECT No.	2079
SHEET	2 OF 2
REV.	
DWG No.	C02
DWG No.	
FILE No.	

LEGEND - PROPOSED SERVICES SHOWN DASHED									
WATER	W	CURB	C	EXISTING U/G UTIL		MANHOLE	○	HYDRANT	⬢
SEWER	S	SIDEWALK	SW	PROPOSED U/G UTIL	---	CLEANOUT	○	VALVE	◇
DRAIN	D	EDGE PAVE	EP	LIGHT STANDARD	LS	CATCHBASIN	CB	FLUSH VALVE	⊗
GAS	G	BUSHLINE	BL	POWER POLE	PP	SILTRAP	ST	AIR VALVE	⊕
		TREE	○	ANCHOR	→	CONC. BOX	CB	METER	○

REVISIONS		DESIGN APPROVED	
NO.	DESCRIPTION	DATE	SIGN
1			
2			
3			
4			

EXCEPTIONS		DESIGN APPROVED	
NO.	DESCRIPTION	DATE	SIGN
1			
2			
3			
4			

GRADING PLAN			
B.M.	DESIGN	DRAWN	ELEV.
SCALES	Hor. AS NOTED	Vertical	CHECKED
			DATE
			JUNE 2018



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS

Site Plan Of:
Lot A (DD EP75276), Suburban Lot 27,
Esquimalt District, Plan 5092.



Scale = 1:250

Dated this 25th day of February, 2015.

Deviations are based upon geodetic datum and referenced to OCM 8410188.

Deviations & distances shown are in metres.



REMARKS

Lines and grade points added by number TEN

LEGEND

Property Line
Set backs
Utility Strata
Average Building
Grade Points

RECEIVED

JUN 07 2013

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

1	UPDATED RECORD APPLICATION RE SUBMISSION	2015-06-18
2	UPDATED RECORD APPLICATION RE SUBMISSION	2015-06-17
3	UPDATED RECORD APPLICATION RE SUBMISSION	2015-06-16
4	RECORD APPLICATION RE SUBMISSION	2015-06-15
5	RECORD APPLICATION RE SUBMISSION	2015-06-14
6	RECORD APPLICATION RE SUBMISSION	2015-06-13

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ADDITIONAL

CONCLUSIONS

SCALE 1:250 DATE 2018-06-07

St Peter's and St Paul's
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PROJECT

Existing Site Survey

SHEET NO.

DESIGNED BY	SP/D/S	CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX		
DATE PROJECT NO.	2017505		

A-02

Way Mayenburg Land Surveying Inc.
www.waymayburg.com
#1-2227 James White Boulevard
Sidney, BC V8L 1Z9
Telephone (250) 636-3055
Fax (250) 636-3055

The subject property is affected by
the following registered documents:
E221302, E726663, E730925.

