

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. 16/98

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

Lands: Lots 1, 2, 3, 4 and 5, Suburban Lot 27, Section 339MA, Esquimalt District, Plan 5092

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.
2. The form and character of development shall be in accordance with drawings A.100, A.201, A.202, A.203, A.204, A.205 and A.302 prepared by Wade Williams Corporation, Architects, date stamped "Received January 13, 1999" all of which are attached hereto as Schedule "A".
3. The form and character of landscaping shall be in accordance with drawing No. 9809.2-A.101 prepared by Wade Williams Corporation Architects, date stamped "Received July 12, 1999" and attached hereto as Schedule "B".
4. The lands shall be developed and maintained strictly in accordance with the terms and conditions and provisions of this Permit, provided that minor variations which do not affect the overall building and landscape design and which do not vary the density of the development may be permitted by the Director, Planning and Engineering Services.
5. The Owner shall substantially commence the development within 24 months from the date of issuance of this Permit, in default of which the Municipality may at any time thereafter, at its option upon 10 days prior written notice to the Owner, terminate this Permit and the Permit shall be null and void and of no further force or effect.

.../2




6. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
7. This Development Permit is not a Building or Sign Permit.

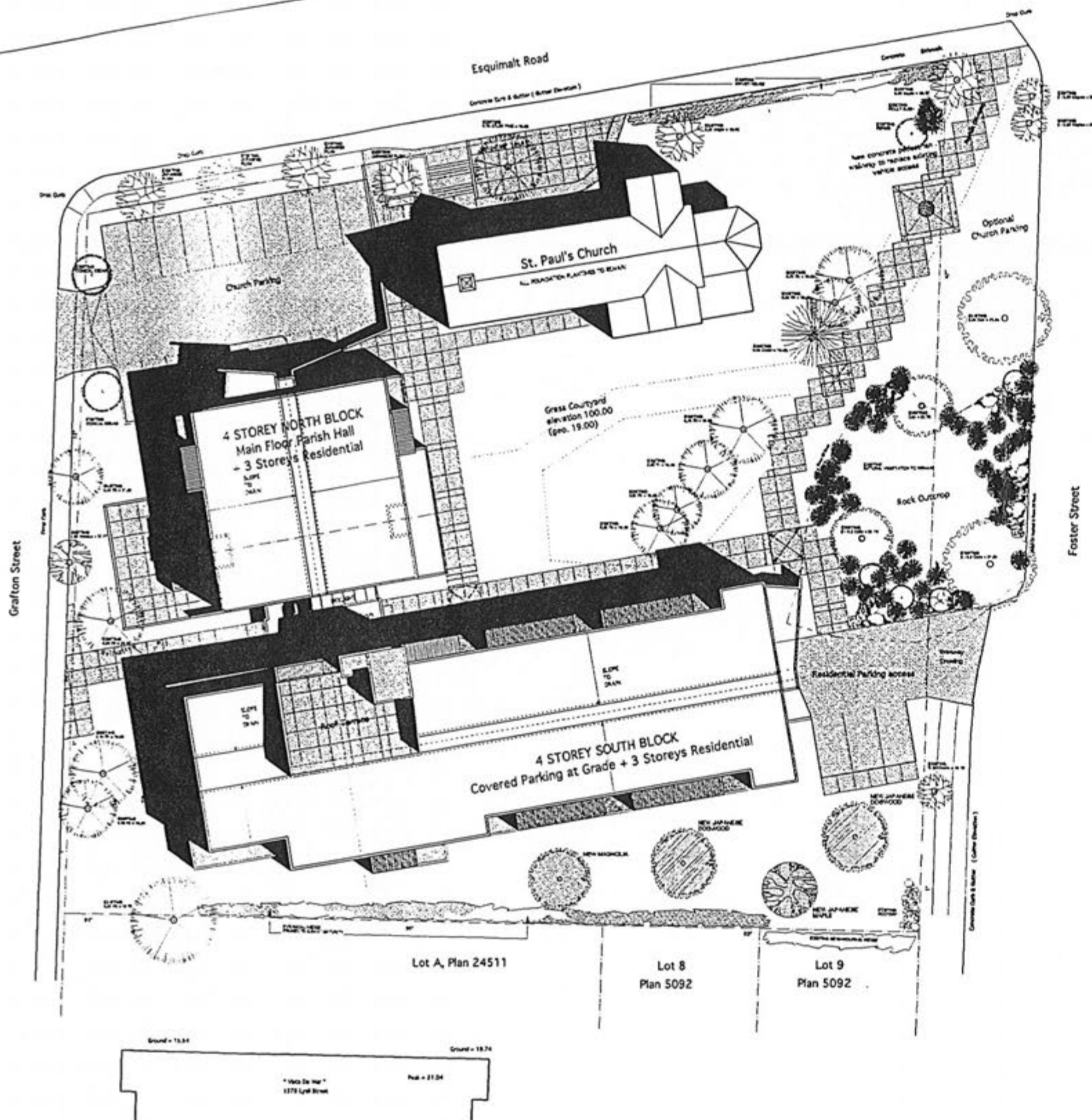
APPROVED this 12th day of July, 1999.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON
THE 12th DAY OF JULY, 1999.

ISSUED THIS 20 DAY OF July, 1999



Municipal Clerk
Corporation of the Township of Esquimalt



St. Paul's Housing Society

The Hermitage Proposed Landscape Trees for the Project (*) (**)

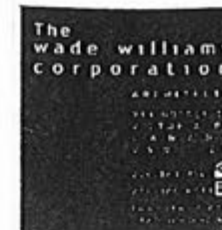
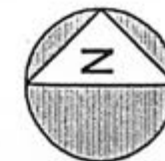
1. Pyramidal Cedar Hedge - Thuja occidentalis variety ungeri (preferred) or alternative variety pyramidalis. Smirag - a rich green tree holding throughout the year that grows to 5 metres or 16 feet. Makes a narrow hedge or screen. Pyramidalis - a light green columnar tree that may need watering in July & August. This tree can grow to 7 metres or 23 feet. Makes a narrow screen or hedge. Plant on 2-foot centers, maintain height at 10 feet and will spread to 3 feet.
2. Replacement Purple-leaf Plum - Prunus coccinea pleuralis. A tree that has colourful purple foliage grows well in most soils and has beautiful white flowers. Blooms early and grows to 8 metres or 26 feet. Alternatively Prunus blakeana (Japanese Flowering Plum). A tree that has reddish purple foliage with fragrant pink blossoms in early spring. It grows to 8 metres or 26 feet and will spread to 30 feet.
3. Japanese Dogwood - Cornus kousa a good feature tree with dark green foliage and white blossoms. Most importantly it is resistant to the blight that affects the local species. Requires a soil rich in organic material and grows to 6 metres or 20 feet. Alternatively Cornus florida, which also grows to 6 metres but has pink blossoms and grows in most soils but requires partial shade. It grows to 6 metres or 20 feet and will spread to 30 feet.
4. Japanese Maple - Acer palmatum dissectum atropurpureum (preferred) a fine specimen tree with out-leaf foliage, colourful in fall grows to 8 metres or 26 feet. Alternatively there are several full leaf varieties that would also be suitable. May also be planted in groups of three. Requires rich soil and can grow in most exposures. It grows to 6 metres or 20 feet and will spread to 15 to 25 feet.
5. Japanese Dogwood - Cornus kousa see three (3) above.
6. Oyama Magnolia - Magnolia sieboldii a flowering (white) specimen tree that grows to 8 metres or 26 feet. Requires good drainage and can grow in full sun or partial shade. Alternatively Magnolia soulangeana which has many varieties. Also superior has white blossoms. It grows to 6 metres or 20 feet and will spread to 30 feet.

Note: an average spread of 20 feet at an early mature age can be assumed for numbers two to six above.

*Reference text: The West Vancouver Tree Book, a descriptive list of 140 trees and large shrubs that will not exceed an ultimate height of 35 feet. Published by the Corporation of the District of West Vancouver in 1980.

Best Homes and Gardens, Trees and Shrubs, 1995

**Above list prepared by W.J. Bruce Davis, Registered Professional Forester and Silviculturist.



This is Schedule "B" to
Development Permit No. 16/98

Municipal Clerk

DRAWING LIST :

- A.101 LANDSCAPE PLAN / ROOF PLAN incl'g. SITE STATISTICS
- A.100 SITE SURVEY incl'g. SETBACKS
- A.201 SITE PLAN / MAIN FLOOR PLAN
- A.202 SECOND FLOOR PLAN (SOUTH BLOCK ONLY)
- A.203 SECOND / THIRD FLOOR PLAN
- A.204 THIRD / FOURTH FLOOR PLAN
- A.205 FOURTH FLOOR PLAN (NORTH BLOCK ONLY)
- A.206 TYP. UNIT LAYOUTS
- A.301 BUILDING ELEVATIONS

PROJECT DATA

LAND OWNER : ST PAUL'S CHURCH
St. Paul's Housing Society
1279 Esquimalt Rd
Esquimalt BC
V8A 5K4

LEGAL DESCRIPTION : LOT 1, 2, 3, 4, 5
88 27
SECTION 32R MA
PLAN 5092

ADDRESS : 1279 Esquimalt Rd

ARCHITECT : The Wade Williams Corporation
814 Gordon St
Vancouver BC V6H 1Z3
604.264.0004
204.395.9811

EXISTING ZONING : P1

PROPOSED ZONING : COMMERCE-INDUSTRIAL DEVELOPMENT ZONE

SITE AREA : 6,370 SQ. METERS

SITE COVERAGE : PROPOSED : 31.7% ; EXISTING CHURCH = 300 SQ M (NEW BUILDING = 1,846 SQ M (includes covered parking))

TOTAL FLOOR AREA : EXISTING CHURCH : 300 SQ M
NEW BUILDING : 6,104 SQ M (includes covered parking)
TOTAL : 6,404 SQ M

FLOOR SPACE RATIO : EXISTING CHURCH : 0.04
NEW BUILDING : 0.96 (includes covered parking)
TOTAL : 1.00

HEIGHT OF BUILDING : PROPOSED : 13m above Courtyard level (SOUTH BLOCK ONLY)
PROPOSED : 14m above Courtyard level (NORTH BLOCK ONLY)

AVERAGE BUILDING GRADE : Refer to A.100 SURVEY for Building Grades

SETBACKS : Refer to A.100 SURVEY for Building Grades

PARKING : REQUIRED : CHURCH = 17 (1 per 15 at 170 per meter)
PROVIDED : CHURCH = 18 (includes from Grafton St)

REQUIRED : RESIDENTIAL = 30 (20 per unit) (includes from Grafton St)
PROVIDED : RESIDENTIAL = 27 (20 per unit) (includes from Foster St)

OPTIONAL PARKING = 8 STALLS OFF FOSTER ST.
TOTAL PARKING REQUIRED = 47
TOTAL PARKING PROVIDED = 45 (+ 8 OPTIONAL)

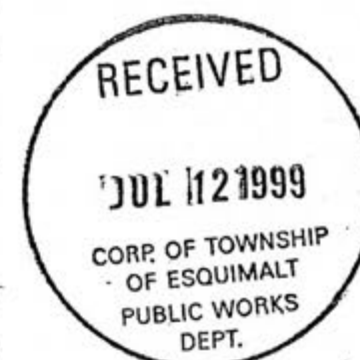
99,07.08

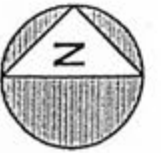
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St. Paul's
HOUSING SOCIETY
Esquimalt BC


LANDSCAPE PLAN

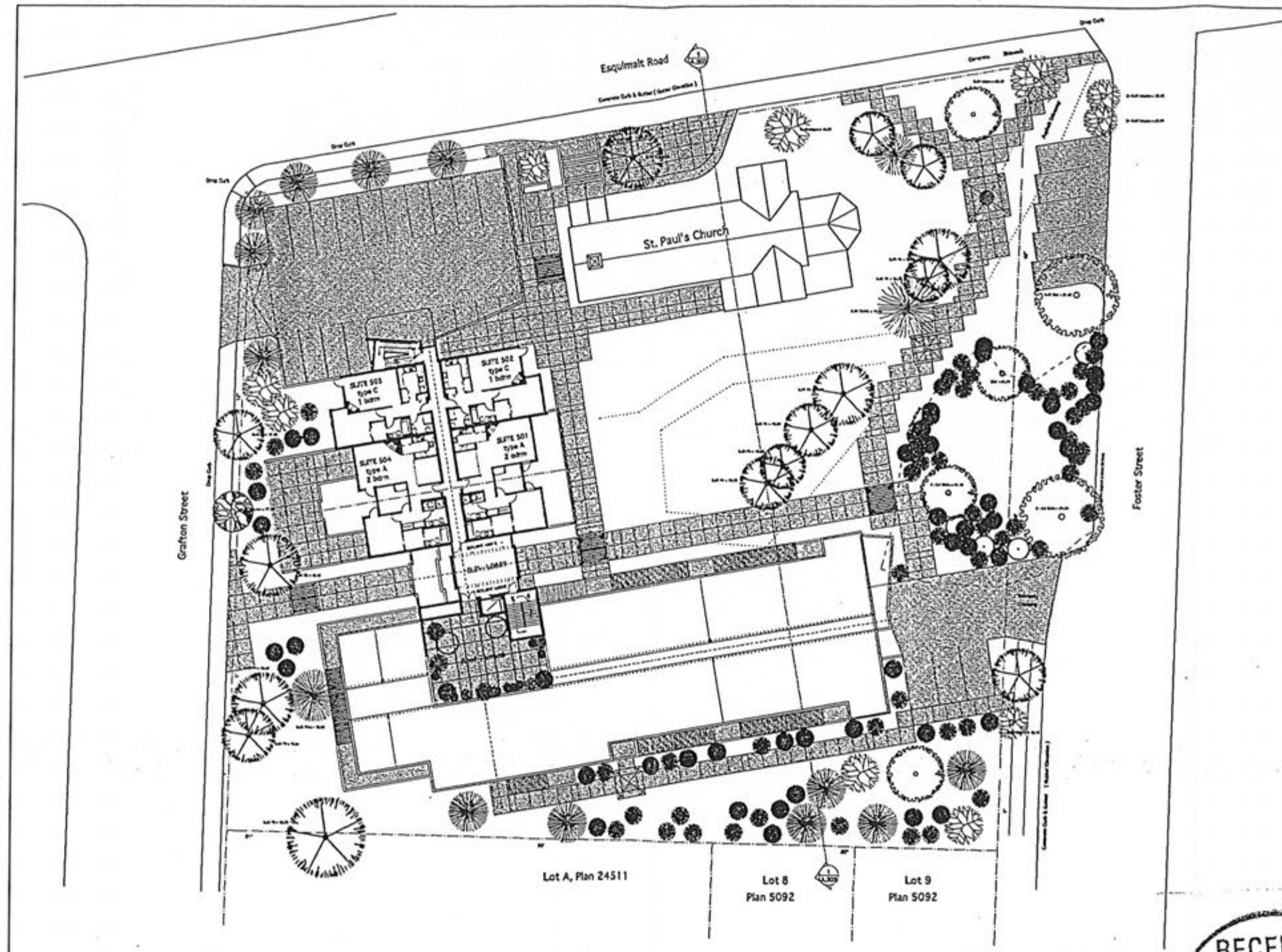
9809.2 A.101





This is Schedule "A" to
Development Permit No. 16/98


Municipal Clerk



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BY: _____

REVISION: _____

C.D. _____

DATE: _____

99.01.12 _____

SCALE: _____

1:200 _____

DATE: _____

St. Paul's

HOUSING SOCIETY

Esquimalt BC

PROJECT FILE: _____

FLOOR PLAN:

North Block 4th floor

Partial Roof

SHEET TITLE: _____

9809.2 A.205

PROJECT NO. _____

SHEET NO. _____

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JAN 13 1999

CORP. OF TOWNSHIP
OF ESQUIMALT
PUBLIC WORKS
DEPT.



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Development Permit No. 16/98

[Signature]
Municipal Clerk



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REVISION DATE
C.G. 99.01.12
DRAWN BY
DATE

1:200
SCALE
St. Paul's
HOUSING SOCIETY
Esquimalt BC

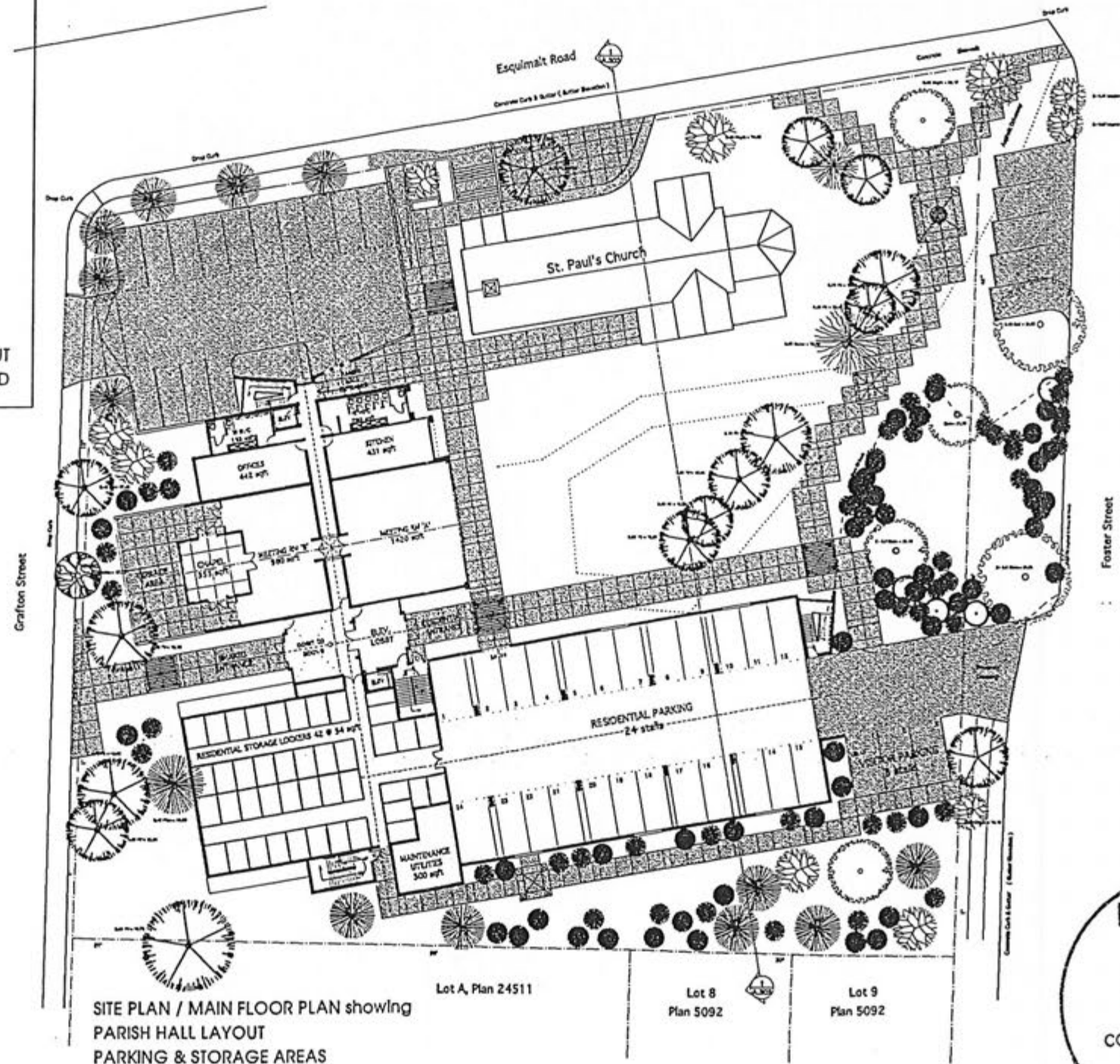
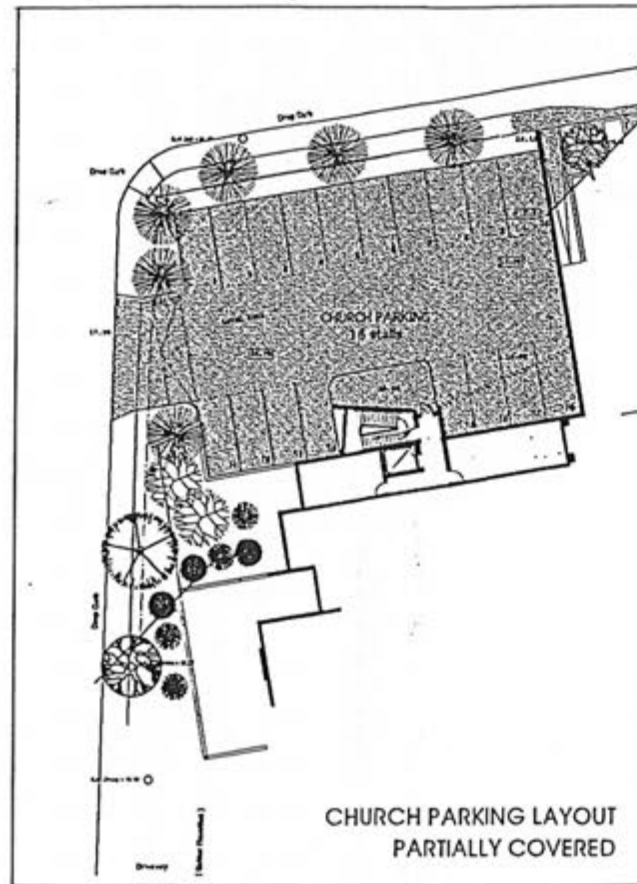
Site Survey with
Proposed Setbacks
& Existing Grades

9809.2 A.100

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SITE PLAN / MAIN FLOOR PLAN showing
PARISH HALL LAYOUT
PARKING & STORAGE AREAS



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Municipal Clerk

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DATE: 99.01.12
SCALE: 1:200
PROJECT: St. Paul's HOUSING SOCIETY
LOCATION: Esquimalt BC

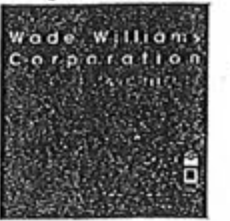
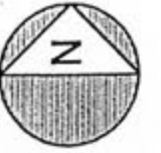
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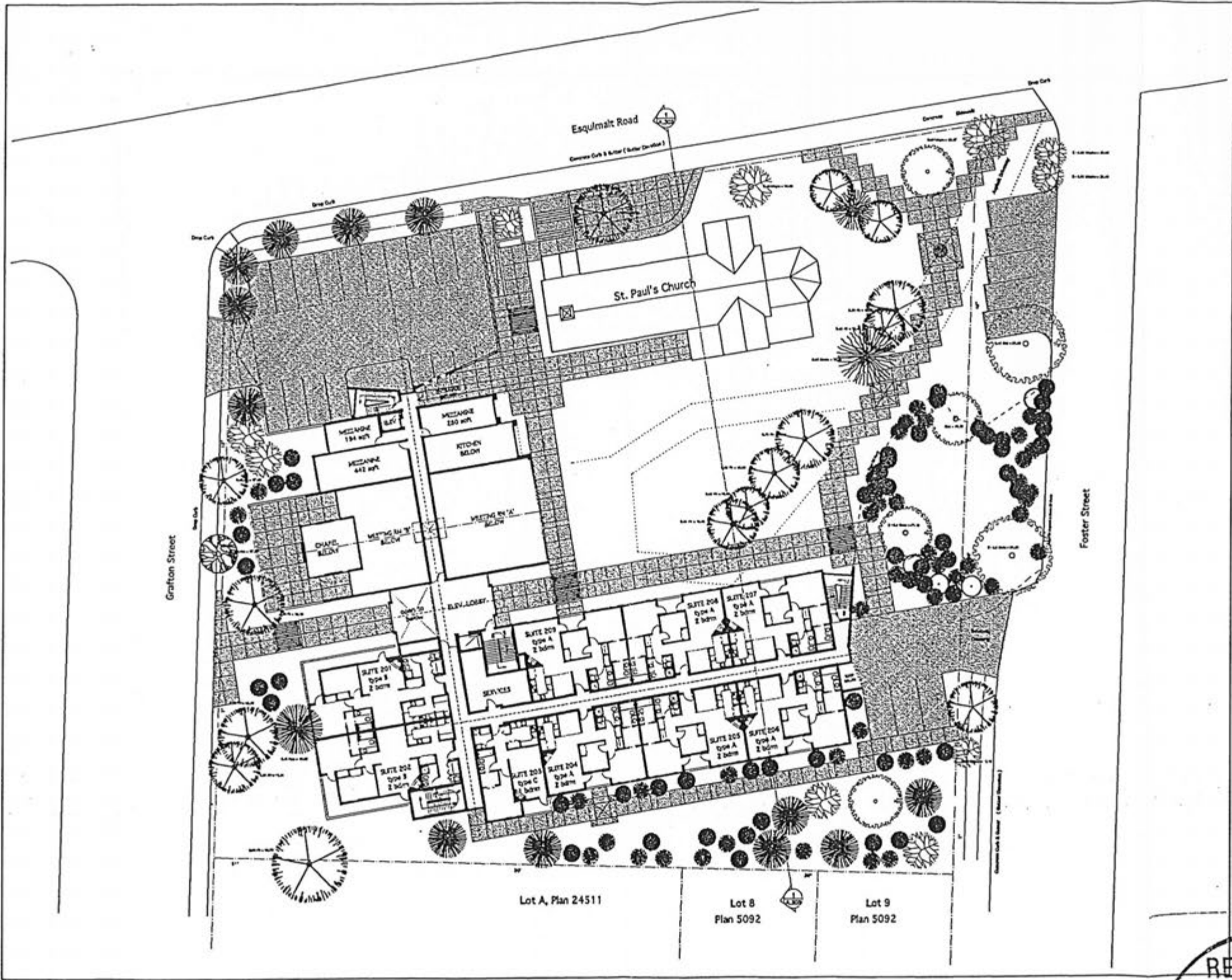
SITE PLAN
MAIN FLOOR LAYOUT
PARKING LAYOUT

9809.2 A.201



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PROJECT FILE
C.S.
99.01.12
1:200
St. Paul's
HOUSING SOCIETY
Esquimalt BC

2nd FLOOR PLAN
(South Block only)
(w. MEZZANINE
NORTH BLOCK)

9809.2 A.202

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Municipal Clerk

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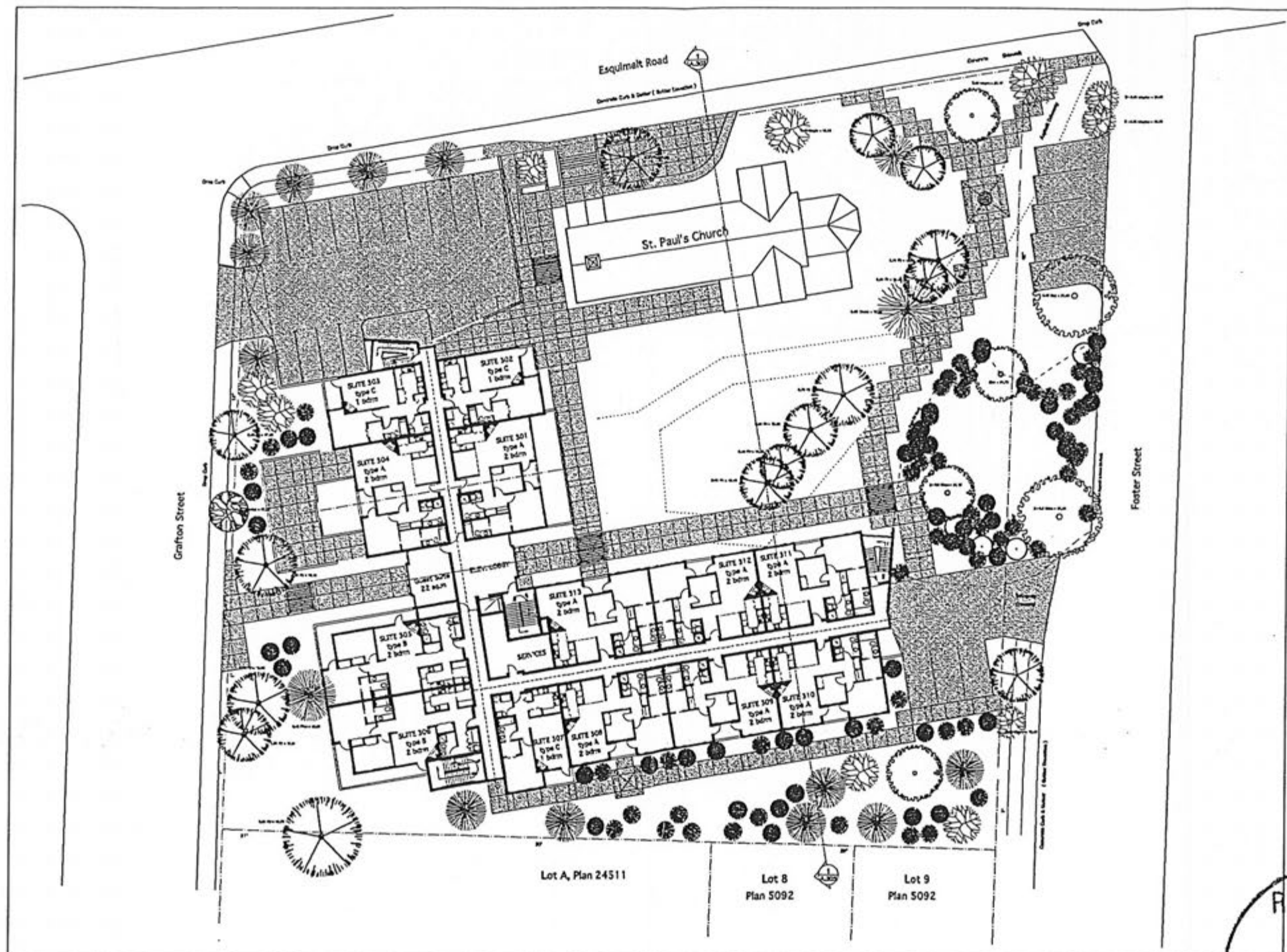
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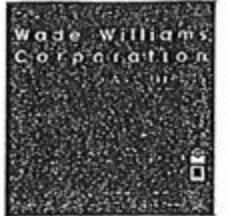
St. Paul's
HOUSING SOCIETY
Esquimalt BC

3rd FLOOR PLAN
(South Block)
2nd FLOOR PLAN
(North Block)

9809.2 A.203

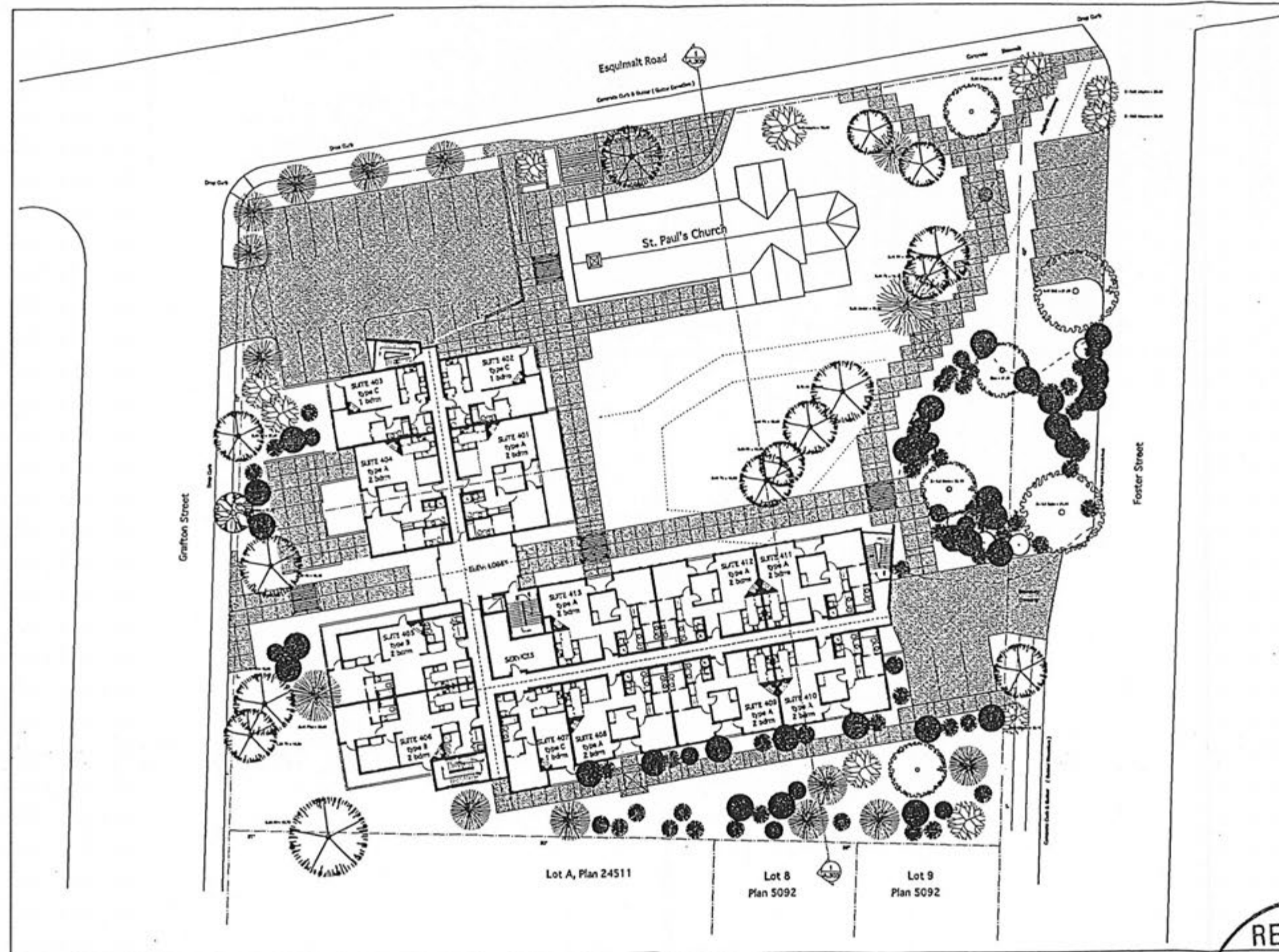


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SCALE: _____

PROJECT: _____

C.S. _____

DATE: _____

99.01.12

SCALE: _____

1:200

SCALE: _____

St. Paul's

HOUSING SOCIETY

Esquimalt BC

PROJECT FILE

4th FLOOR PLAN

(South Block)

3rd FLOOR PLAN

(North Block)

DATE: _____

PROJECT FILE

9809.2

A.204

PROJECT FILE

DATE: _____

May 10, 2001

**AUTHORIZED CHANGES TO DEVELOPMENT PERMIT NO. 16/99
[ST. PAUL'S HOUSING PROJECT]**

- two ground units have been placed in Phase 1 affecting the south and west elevations;
- garage door originally shown on the south elevation is gone;
- the height is ± 0.5 m less than originally approved;
- 16 underground parking spaces in Phase 1 as opposed to the 24 shown in the development permit. This may require more underground parking in Phase 2;
- location of stairwell changed resulting in change to location of windows;
- some areas originally indicated as brick facing will now be finished in horizontal siding.



Russ Fuoco, Director
Planning & Engineering Services

Note: the stairwell location was approved for the south-east corner to reduce blasting at the north-east corner and to preserve trees in that area.

This change and the changes authorized by previous letters are not in my opinion a major variation of the overall building and landscape design, and are approved under Clause 4 of D.P. # 16/98