

September 10, 2021
File: RZ000087

Dear Potentially Affected Organization or Authority,

RE: Official Community Plan amendment for the development of a 45-unit residential building

Address: 880 Fleming Street
Legal Description: Lot 1, Section 10, Esquimalt District, Plan EPP78715
PID: 030-353-556

At their regular meeting on August 16, 2021, Esquimalt Council authorized staff to refer information related to the proposed development of 880 Fleming Street to your organization/agency pursuant to Section 475 of the *Local Government Act*. The proposed development will require the following amendment to Official Community Plan:

Schedule H – the Development Permit Area Designation for the subject parcel will be amended from Development Permit Area No.3 - Enhanced Design Control Residential, to Development Permit Area No. 6-Multi-Family Residential.

This amendment is necessary to ensure consistency between the Official Community Plan and a concurrent rezoning application for the subject property to permit the development of a five-storey, forty-five (45) unit, multi-family residential building, which will include 42 rental units of which 28 units would be rented below market rent, and three stratified two-storey penthouse units, with 26 parking stalls. Although the subject parcel is currently owned by the Corporation of the Township of Esquimalt, it is subject to a purchase and sales agreement with Method Built Homes.

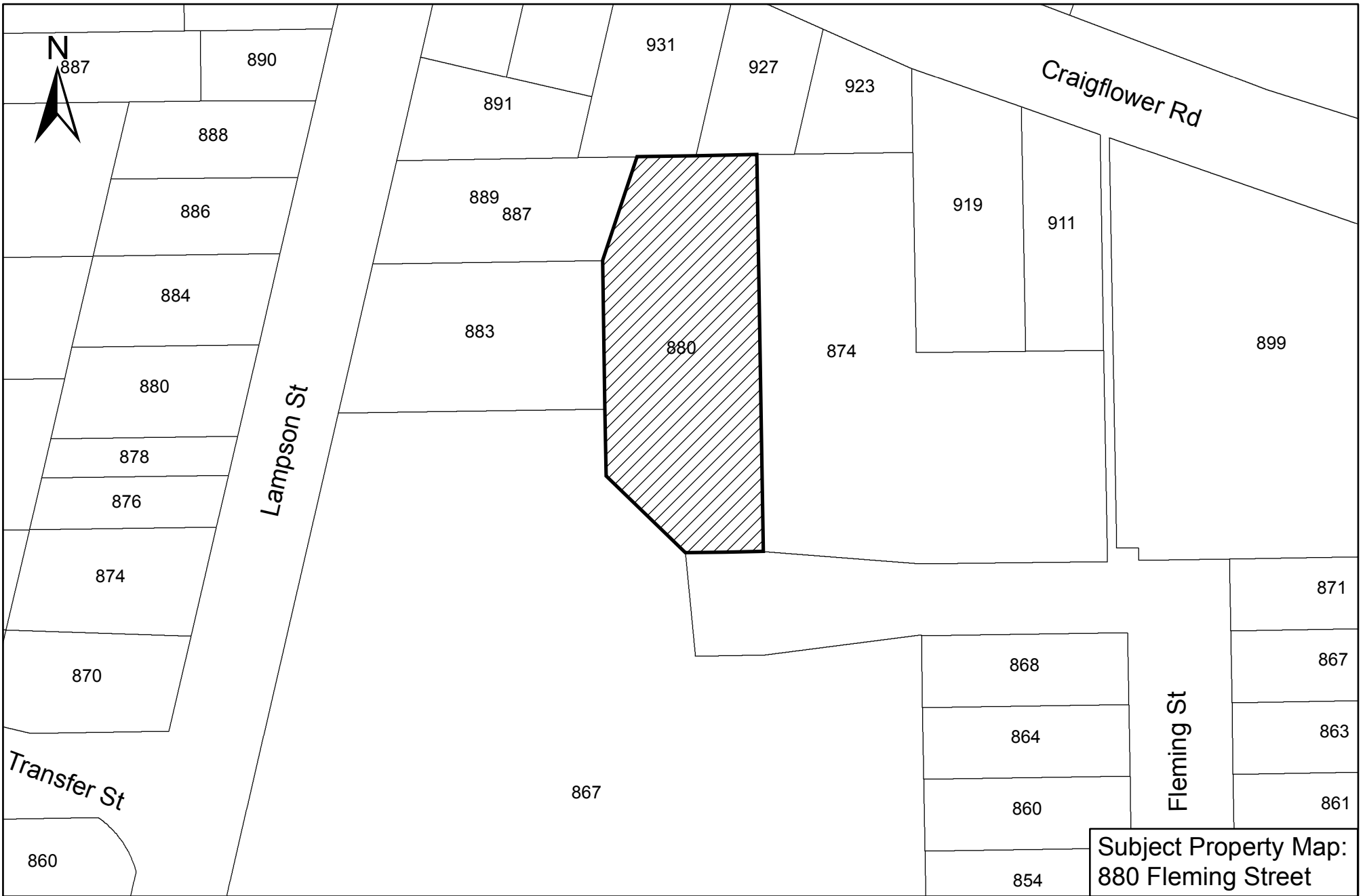
Please review the attached information and submit any written comments to Bill Brown, Director of Development Services, on or before October 12, 2021. Comments may be submitted by mail to the address above or by e-mail to bill.brown@esquimalt.ca. Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Bill Brown via e-mail or by phone at 250-414-7146.

Sincerely,

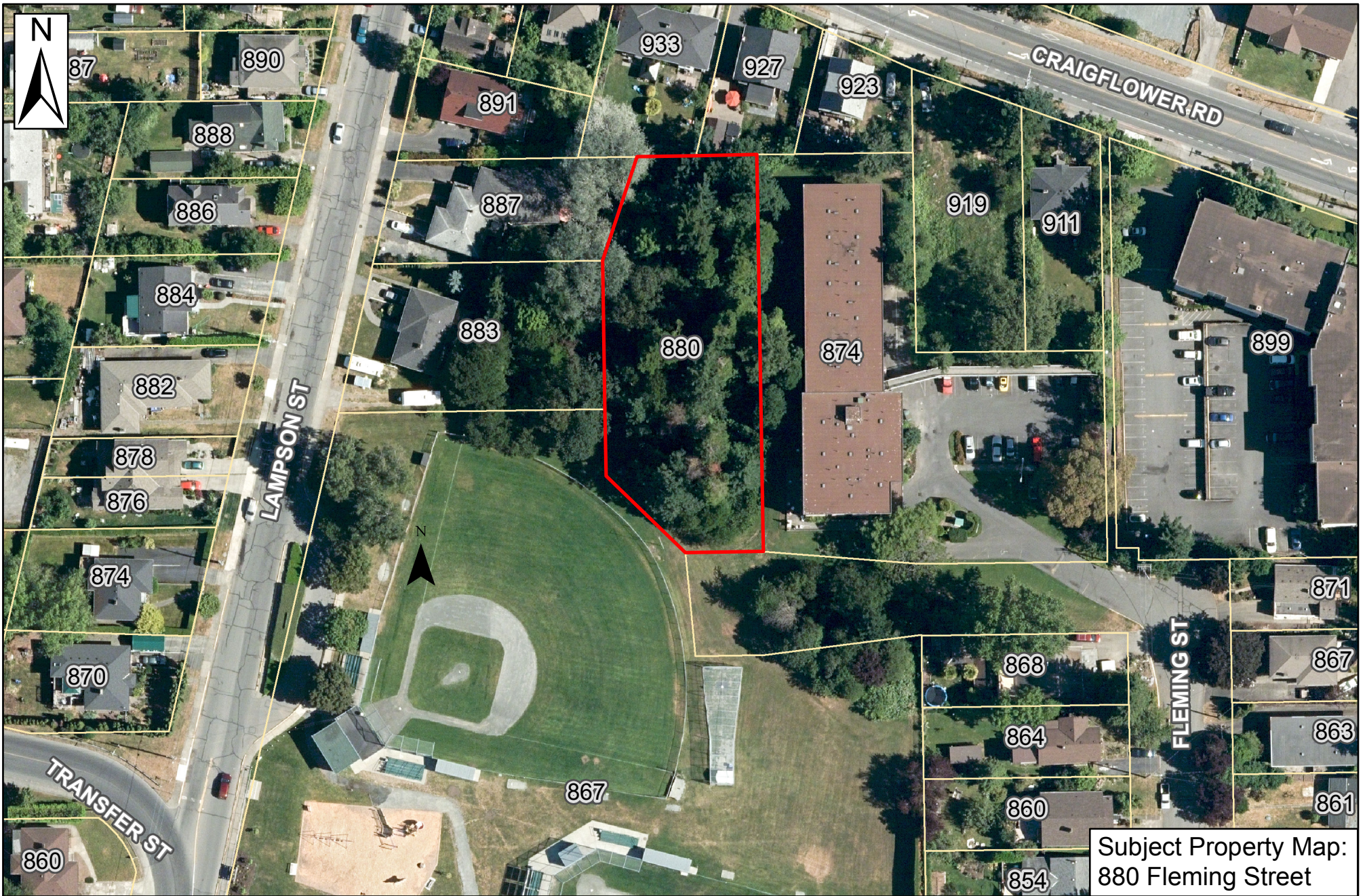


Deb Hopkins,
Corporate Officer

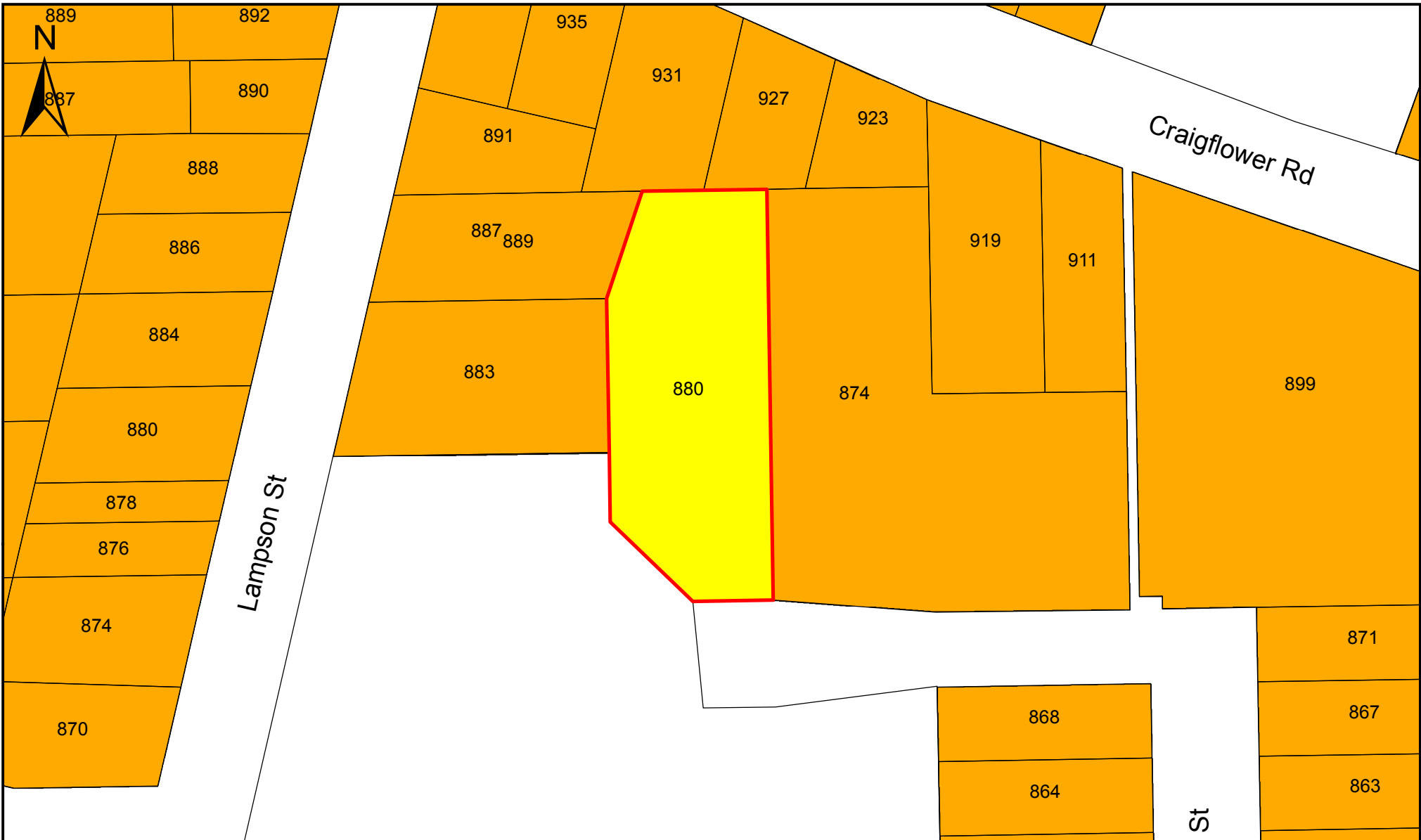
Enclosure: Supporting Material



Subject Property Map:
880 Fleming Street

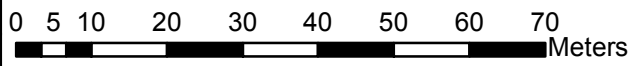


Subject Property Map:
880 Fleming Street

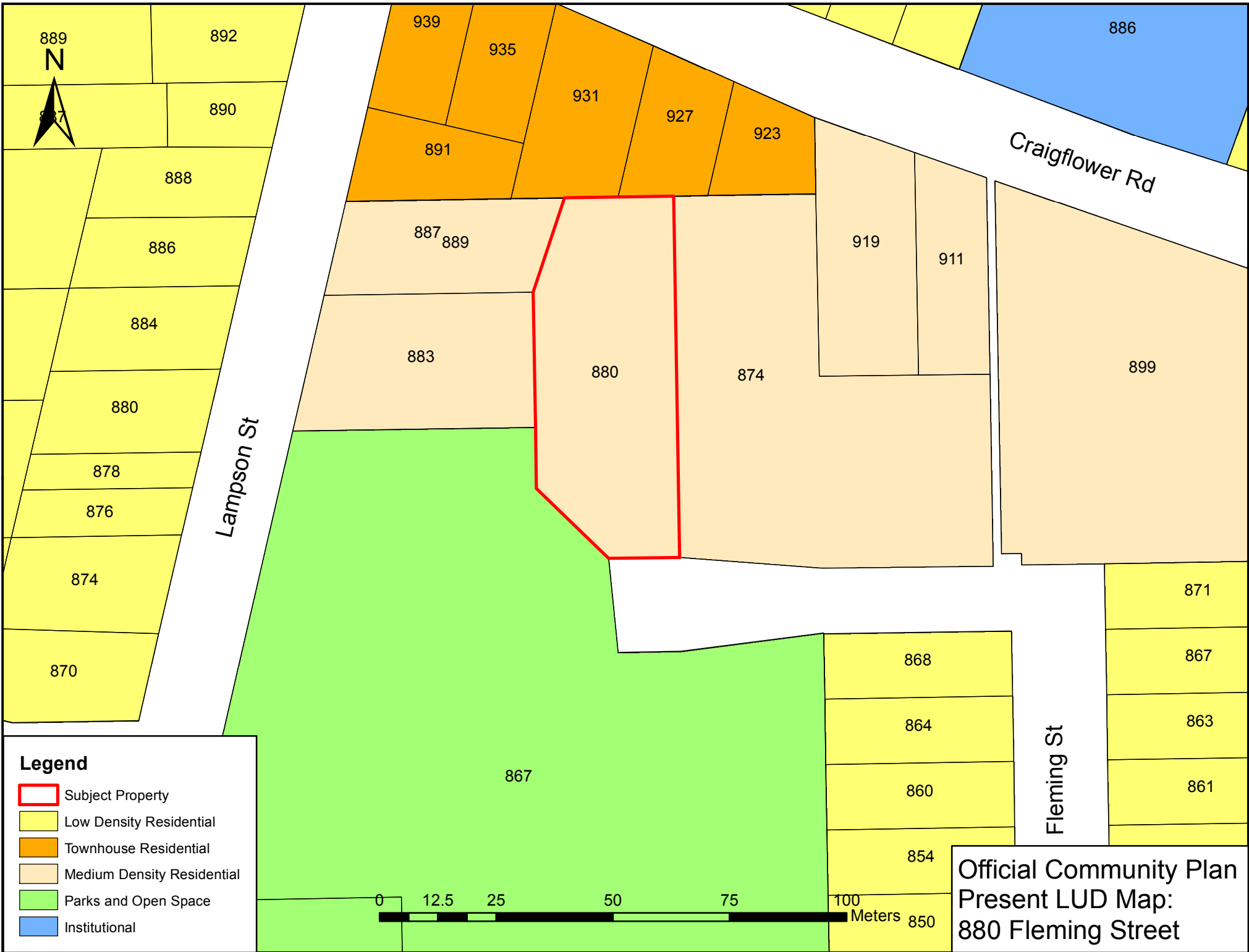


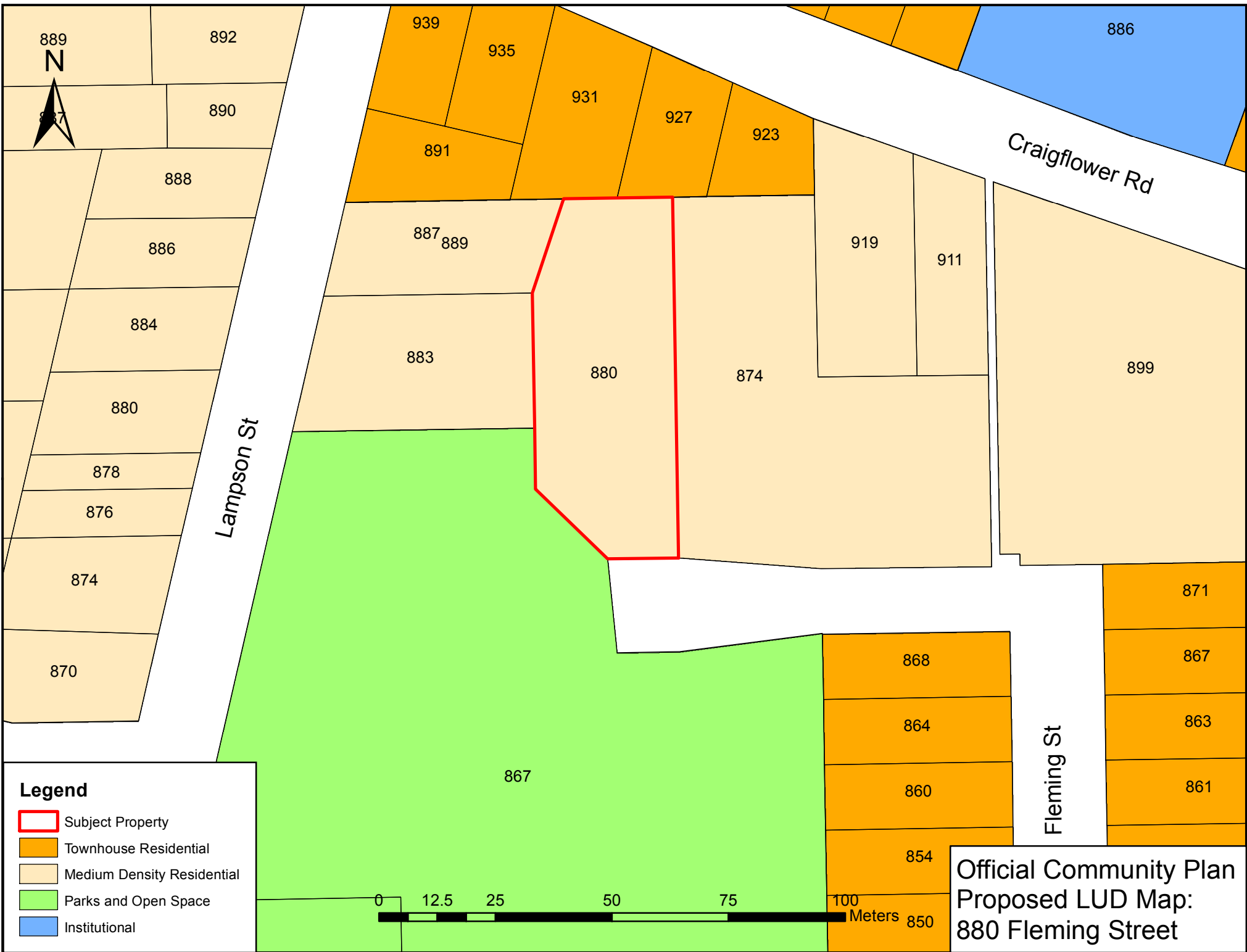
Legend

- Subject Property
- 1 - Natural Environment - Entire Township
- 2 - Protection of Development from Hazardous Conditions
- 3 - Enhanced Design Control Residential
- 6 - Multi-Family Residential
- 7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
- 8 - Water Conservation - Entire Township








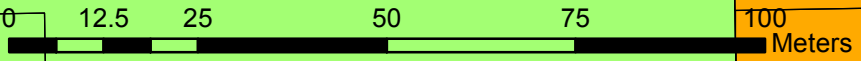
Official Community Plan
 Development Permit Area Map:
 880 Fleming Street



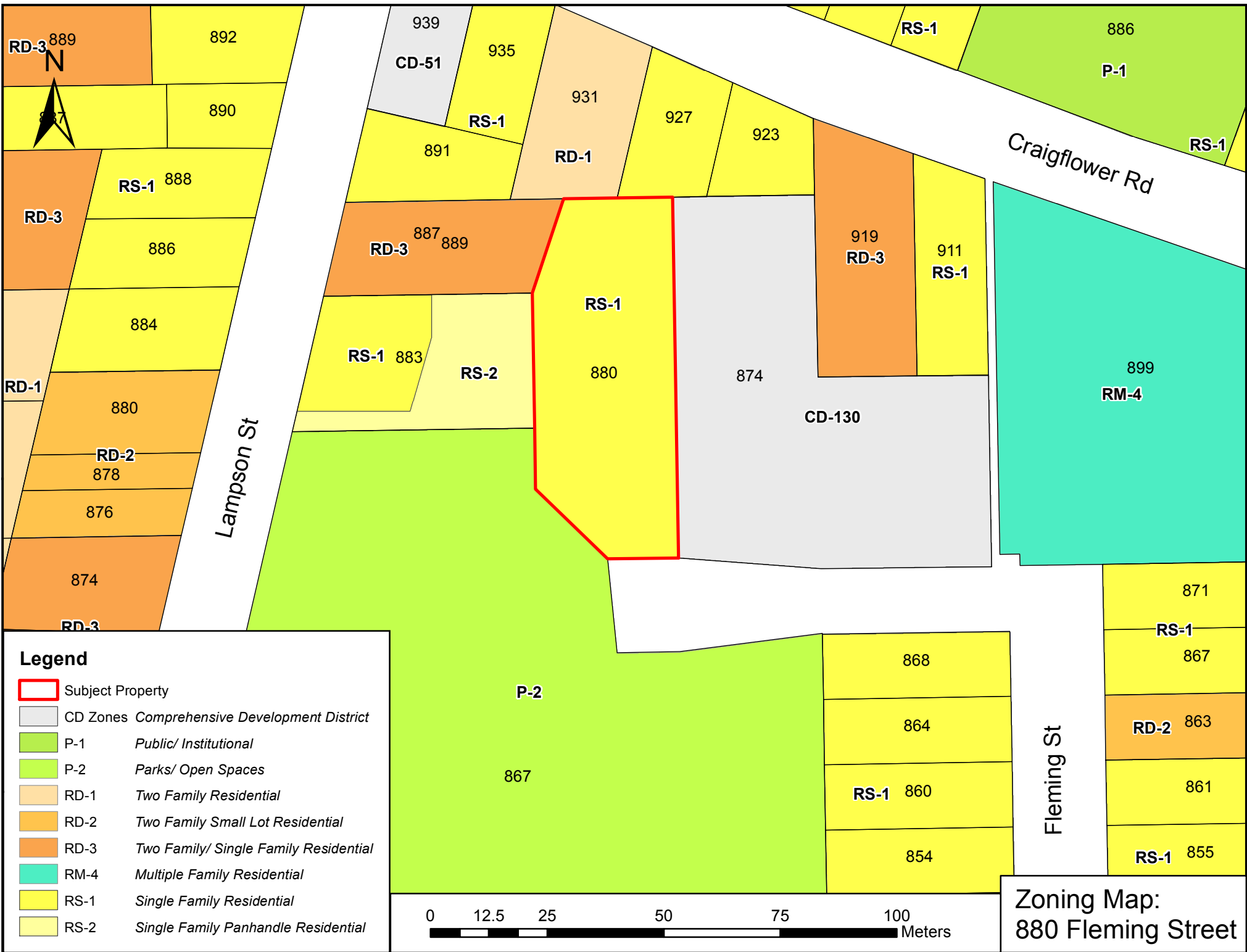


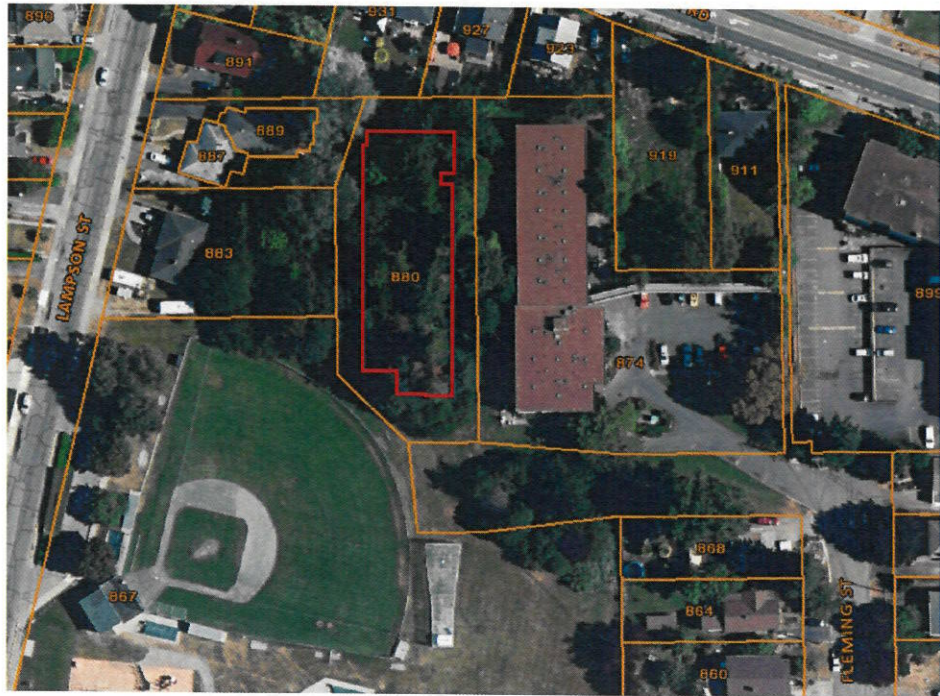
Legend

-  Subject Property
-  Townhouse Residential
-  Medium Density Residential
-  Parks and Open Space
-  Institutional



Official Community Plan
Proposed LUD Map:
880 Fleming Street





LEGAL DESCRIPTION:
 LOT 1, PLAN EPP78715,
 SECTION 10, LAND DISTRICT 21
 PID: 030-353-566



1 LOCATION PLAN
 R-0 SCALE: N.T.S.

CONSULTANTS:

ARCHITECTURAL:
 STELLER ARCHITECTURAL CONSULTING
 210-4252 COMMERCE CIRCLE
 VICTORIA, BC V8Z 4M2
 250-294-8076
 EDWARD WILLIAMS
 eddie@stellerconsulting.com

CIVIL:
 CALID SERVICES LTD.
 207-2750 QUADRA STREET
 VICTORIA, BC V8T 4E8
 250-388-6919
 GARY CARROTHERS
 engineer@calid.ca

LANDSCAPE:
 BIOPHILIA DESIGN COLLECTIVE LTD.
 1608 CAMOSUM AVENUE
 VICTORIA, BC V8T 3E6
 250-590-1156
 BIANCA BODLEY
 bianca@biophiliacollective.ca

SURVEYOR:
 WEY MAYENBURG LAND SURVEYING INC.
 #4-2227 JAMES WHITE BOULEVARD
 SIDNEY, BC V8L 1Z5
 250-656-5155
 BRENT MAYENBURG
 brent@weysurveys.com

LIST OF DRAWINGS:

ARCHITECTURAL:

- R-0 LOCATION PLAN, LIST OF DRAWINGS
- R-1 TOPOGRAPHIC SITE PLAN
- R-2 SITE PLAN
- R-3 PARKADE PLAN
- R-4 MAIN FLOOR PLAN
- R-5 SECOND FLOOR PLAN
- R-6 THIRD FLOOR PLAN
- R-7 FOURTH FLOOR PLAN
- R-8 FIFTH FLOOR PLAN
- R-9 ROOF PLAN
- R-10 EAST EXTERIOR ELEVATION
- R-11 WEST EXTERIOR ELEVATION
- R-12 NORTH AND SOUTH EXTERIOR ELEVATIONS
- R-13 BUILDING SECTIONS
- R-14 BUILDING SECTION
- R-15 BUILDING SECTION
- R-16 BUILDING SECTION
- R-17 BUILDING SECTION
- R-18 MATERIALS AND FINISHES

CIVIL:
 768-01 SITE SERVICING PLAN & DETAILS

LANDSCAPE:

- L1 LANDSCAPE SITE PLAN
- L2 PLANTING PLAN
- L3 PLANTING PLAN
- L4 ROOFTOP AND GREEN ROOF PLAN

SURVEY:
 BCLS TOPOGRAPHIC SITE PLAN



REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
 880 FLEMING STREET
 ESQUIMALT, BC

CLIENT:
 METHOD BUILT


 210-4252 Commerce Circle
 Victoria, BC V8Z 4M2
 250-294-8076

ISSUED FOR: REZONING APPLICATION	DATE: APRIL 23, 2021
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REVISION NO:	DATE:
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SAC PROJECT NO.:
 FLE - 880 - 20

DRAWN BY:
 FWM

DATE:
 APRIL, 2021

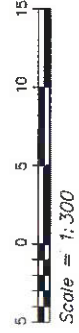
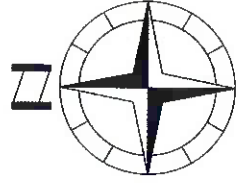
SCALE:
 N.T.S.

DRAWING TITLE:
 LOCATION PLAN,
 LIST OF DRAWINGS

DRAWING NUMBER:

R-0

**Topographic Site Plan Of:
 Lot 1, Section 10,
 Esquimalt District, Plan EPP78715,
 P.I.D. 030-353-556**



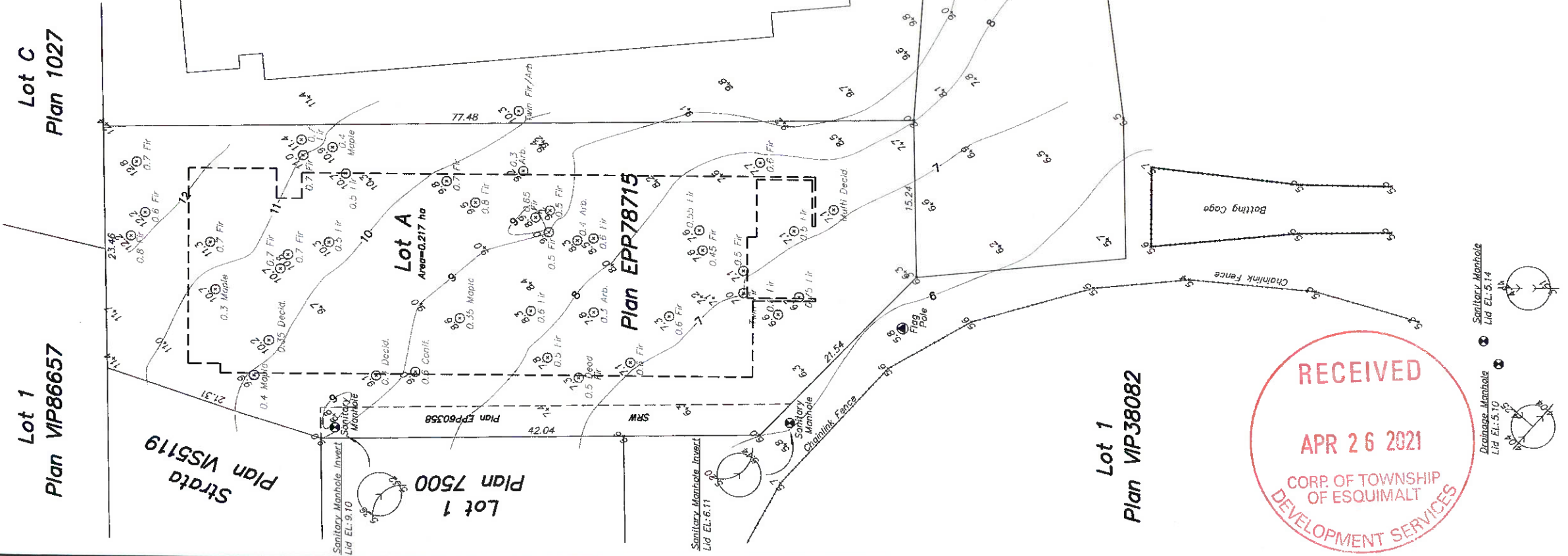
Dated this 1st day of December, 2020.

Distances and elevations shown are in metres.

Elevations are based on geoid datum CVD28BC and derived from OCM 6440175.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.



Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 200364\317\GH

The subject property is affected by the following registered document:
CA5052415.



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
 880 FLEMING STREET
 ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: DATE:
 REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

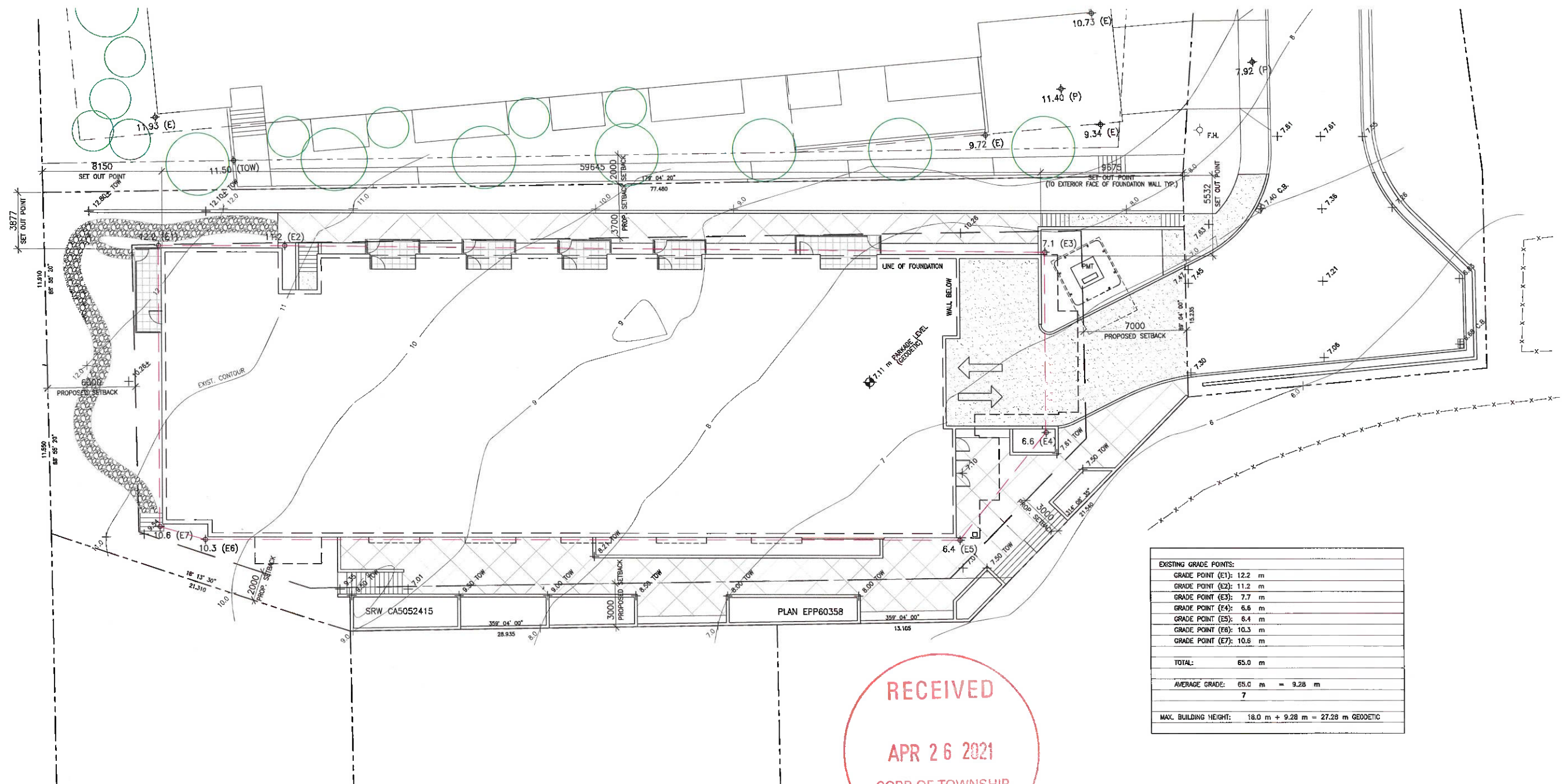
DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
N.T.S.

DRAWING TITLE:
TOPOGRAPHIC SITE PLAN

DRAWING NUMBER:
R-1



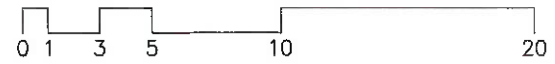
EXISTING GRADE POINTS:	
GRADE POINT (E1):	12.2 m
GRADE POINT (E2):	11.2 m
GRADE POINT (E3):	7.7 m
GRADE POINT (E4):	6.6 m
GRADE POINT (E5):	6.4 m
GRADE POINT (E6):	10.3 m
GRADE POINT (E7):	10.6 m
TOTAL:	65.0 m
AVERAGE GRADE:	65.0 m ÷ 7 = 9.28 m
MAX. BUILDING HEIGHT:	18.0 m + 9.28 m = 27.28 m GEDDENTIC

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APR 26 2021

CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

1 SITE PLAN
R-2 SCALE: 1:150



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL CONSULTING
210-4353 Cornwallis Court
Vancouver, BC V6Z 4A4
604-281-8076

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

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SAC PROJECT NO.:
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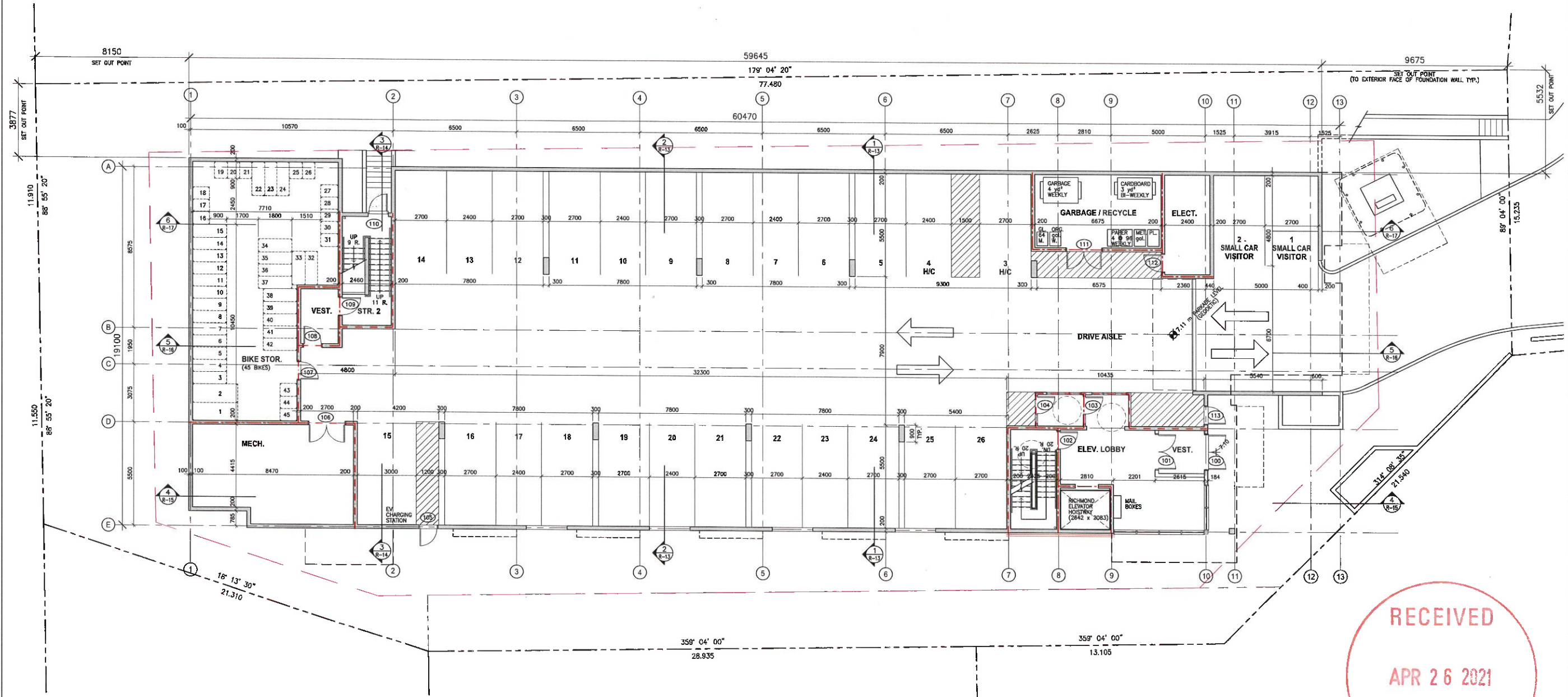
DATE:
APRIL, 2021

SCALE:
1:150

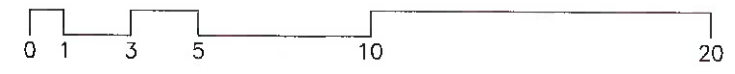
DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:

R-2



1 PARKADE FLOOR PLAN
R-3 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4283 Oryvator Circle
Victoria BC V8T 4M2
250-284-8078

ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.:
DATE:

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FILE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

DRAWING TITLE:
PARKADE FLOOR PLAN

DRAWING NUMBER:

R-3

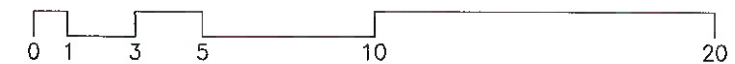


UNIT TYPES:			
UNIT A1 1 BED + DEN	INTERIOR: 51.1 m ² DECK: 5.0 m ² TOTAL: 56.1 m ²	UNIT B2 2 BED + DEN	INTERIOR: 87.9 m ² DECK: 8.7 m ² TOTAL: 96.6 m ²
UNIT A2 1 BED + DEN	INTERIOR: 53.6 m ² DECK: 4.8 m ² TOTAL: 58.4 m ²	UNIT B3 2 BED + DEN	INTERIOR: 96.0 m ² DECK: 8.1 m ² TOTAL: 104.1 m ²
UNIT B1 2 BED + DEN	INTERIOR: 84.5 m ² DECK: 7.1 m ² TOTAL: 91.6 m ²	UNIT C1 3 BED + DEN	INTERIOR: 122.9 m ² DECK: 9.7 m ² TOTAL: 132.6 m ²

BUILDING SUMMARY:			
SITE AREA:	0.217 ha	2171 m ²	LOT COVERAGE: $\frac{1189 \text{ m}^2}{2171 \text{ m}^2} = 55\%$
NUMBER OF UNITS:	RENTAL: 42 STRATA: 3 TOTAL: 45	FLOOR AREA RATIO: $\frac{3450 \text{ m}^2}{2171 \text{ m}^2} = 1.59$	FAR: PARKADE: 57.5 m ² MAIN FLOOR: 912.7 m ² SECOND FLOOR: 912.7 m ² THIRD FLOOR: 912.7 m ² FOURTH FLOOR: 401.7 m ² FIFTH FLOOR: 253.1 m ² TOTAL: 3450.4 m ²
PARKING SPACES:	H/C: 2 VISITOR: 2 TOTAL: 25	BICYCLE STORAGE: TOTAL: 45	



1 MAIN FLOOR PLAN
R-4 SCALE: 1:100



PROJECT: **FLEMING APARTMENTS**

PROJECT ADDRESS: **880 FLEMING STREET ESQUIMALT, BC**

CLIENT: **METHOD BUILT**

ARCHITECTURAL CONSULTING: **steller**
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2
750-214-9078

ISSUED FOR: REZONING APPLICATION	DATE: APRIL 23, 2021
REVISION NO.:	DATE:

SAC PROJECT NO.: **FLE - 880 - 20**

DRAWN BY: **FWM**

DATE: **APRIL, 2021**

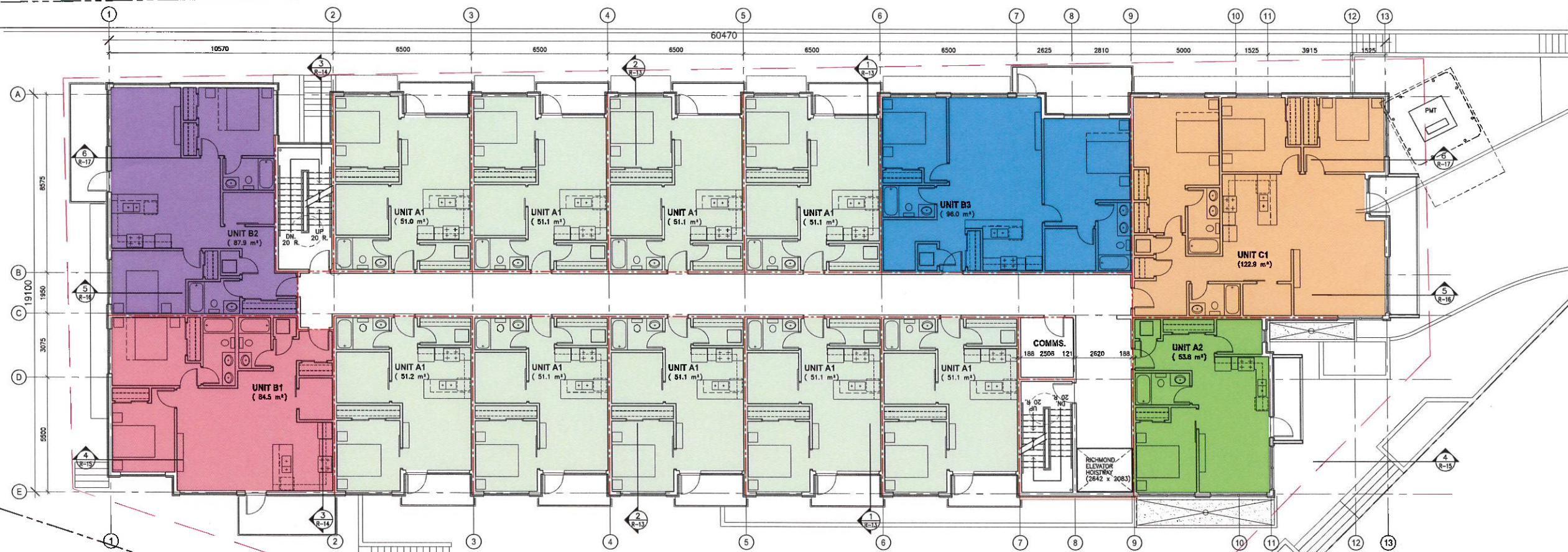
SCALE: **1:100**

DRAWING TITLE: **MAIN FLOOR PLAN**

DRAWING NUMBER: **R-4**



UNIT TYPES:			
UNIT A1 1 BED + DEN	INTERIOR: 51.1 m ² DECK: 4.4 m ² TOTAL: 55.5 m ²	UNIT B2 2 BED + DEN	INTERIOR: 87.9 m ² DECK: 8.7 m ² TOTAL: 96.6 m ²
UNIT A2 1 BED + DEN	INTERIOR: 53.6 m ² DECK: 4.8 m ² TOTAL: 58.4 m ²	UNIT B3 2 BED + DEN	INTERIOR: 96.0 m ² DECK: 8.1 m ² TOTAL: 104.1 m ²
UNIT B1 2 BED + DEN	INTERIOR: 84.5 m ² DECK: 7.1 m ² TOTAL: 91.6 m ²	UNIT C1 3 BED + DEN	INTERIOR: 122.9 m ² DECK: 9.7 m ² TOTAL: 132.6 m ²



1 SECOND FLOOR PLAN
R-5 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL CONSULTING
210-4422 Cormorant Circle
Victoria, BC V8S 4M2
250-234-8078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

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FWM

DATE:
APRIL, 2021

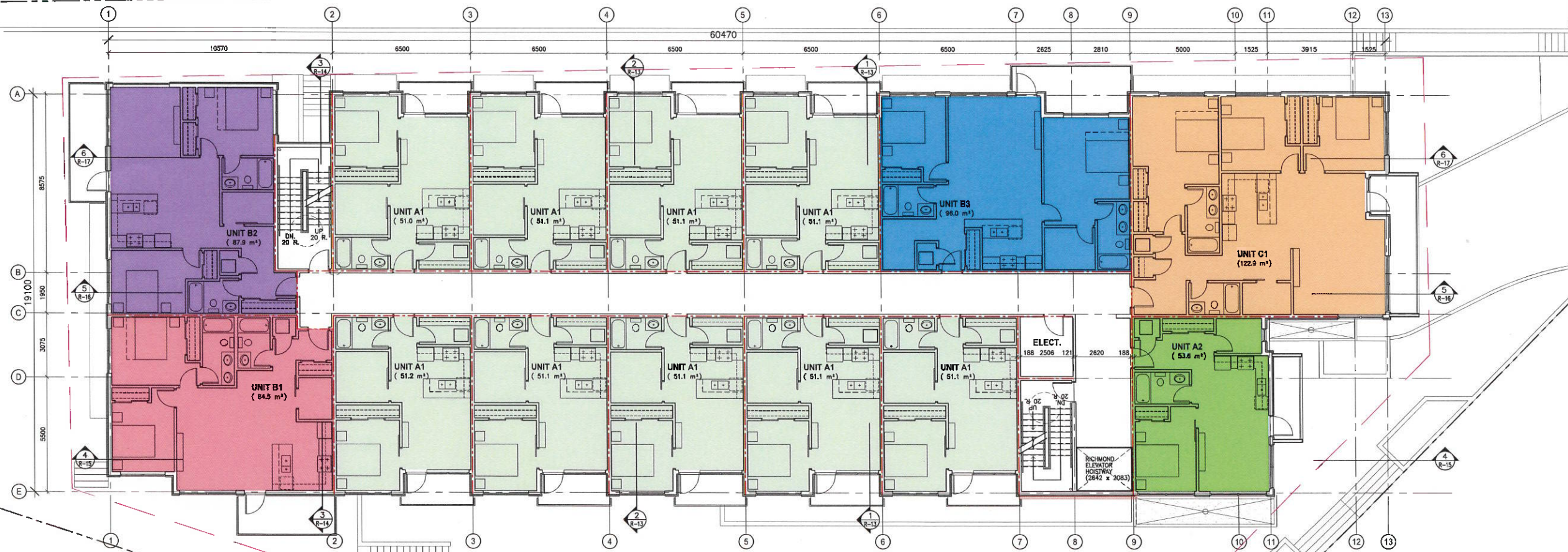
SCALE:
1:100

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWING NUMBER:
R-5



UNIT TYPES:			
UNIT A1 1 BED + DEN	INTERIOR: 51.1 m ² DECK: 5.0 m ² TOTAL: 56.1 m ²	UNIT B2 2 BED + DEN	INTERIOR: 87.9 m ² DECK: 8.7 m ² TOTAL: 96.6 m ²
UNIT A2 1 BED + DEN	INTERIOR: 53.6 m ² DECK: 4.8 m ² TOTAL: 58.4 m ²	UNIT B3 2 BED + DEN	INTERIOR: 96.0 m ² DECK: 8.1 m ² TOTAL: 104.1 m ²
UNIT B1 2 BED + DEN	INTERIOR: 84.5 m ² DECK: 7.1 m ² TOTAL: 91.6 m ²	UNIT C1 3 BED + DEN	INTERIOR: 122.9 m ² DECK: 9.7 m ² TOTAL: 132.6 m ²



1 THIRD FLOOR PLAN
R-6 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



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FILE - 880 - 20

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FWM

DATE:
APRIL, 2021

SCALE:
1:100

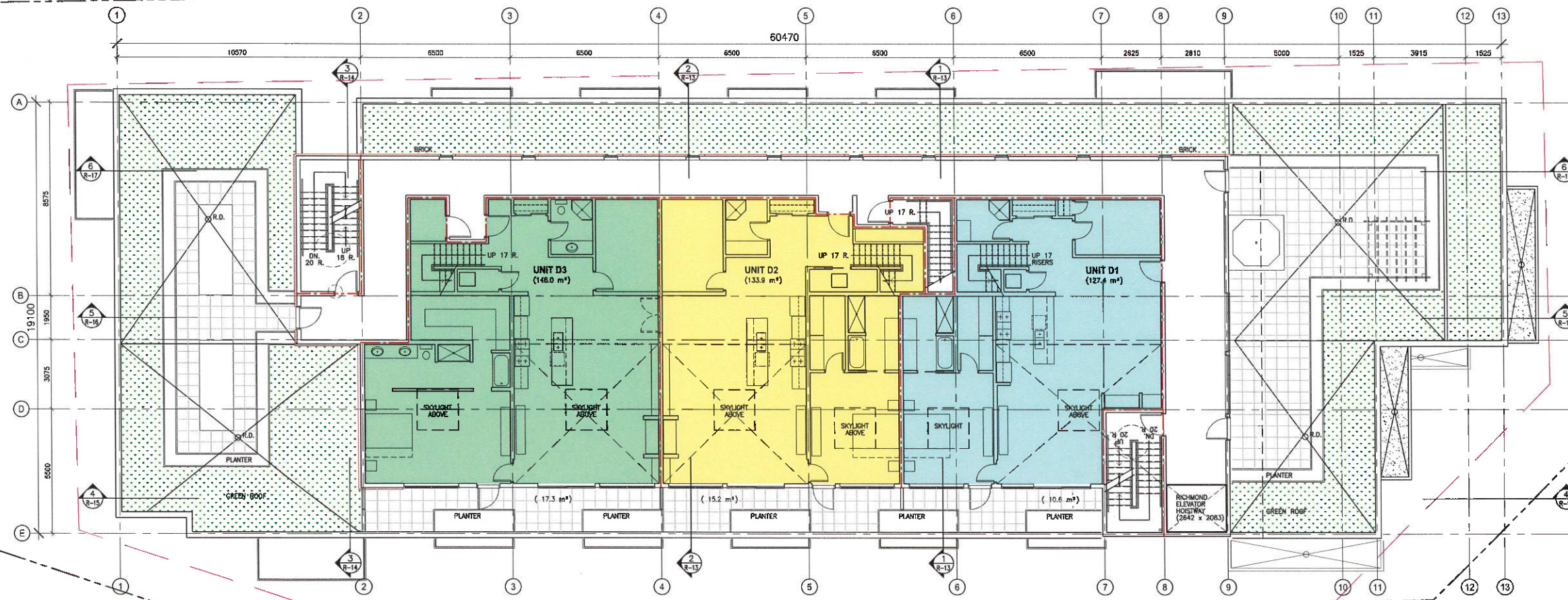
DRAWING TITLE:
THIRD FLOOR PLAN

DRAWING NUMBER:
R-6



UNIT TYPES:		
UNIT D1	LEVEL 4:	127.4 m ²
3 BED + DEN	LEVEL 5:	77.1 m ²
	DECK:	10.6 m ²
	TOTAL:	215.1 m ²
UNIT D2	LEVEL 4:	133.9 m ²
3 BED + DEN	LEVEL 5:	85.7 m ²
	DECK:	15.2 m ²
	TOTAL:	234.8 m ²

UNIT TYPES:		
UNIT D3	LEVEL 4:	148.0 m ²
3 BED + DEN	LEVEL 5:	93.3 m ²
	DECK:	17.3 m ²
	TOTAL:	258.6 m ²



1
R-7
FOURTH FLOOR PLAN
SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



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REZONING APPLICATION APRIL 23, 2021

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FLE - 880 - 20

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FWM

DATE:
APRIL, 2021

SCALE:
1:100

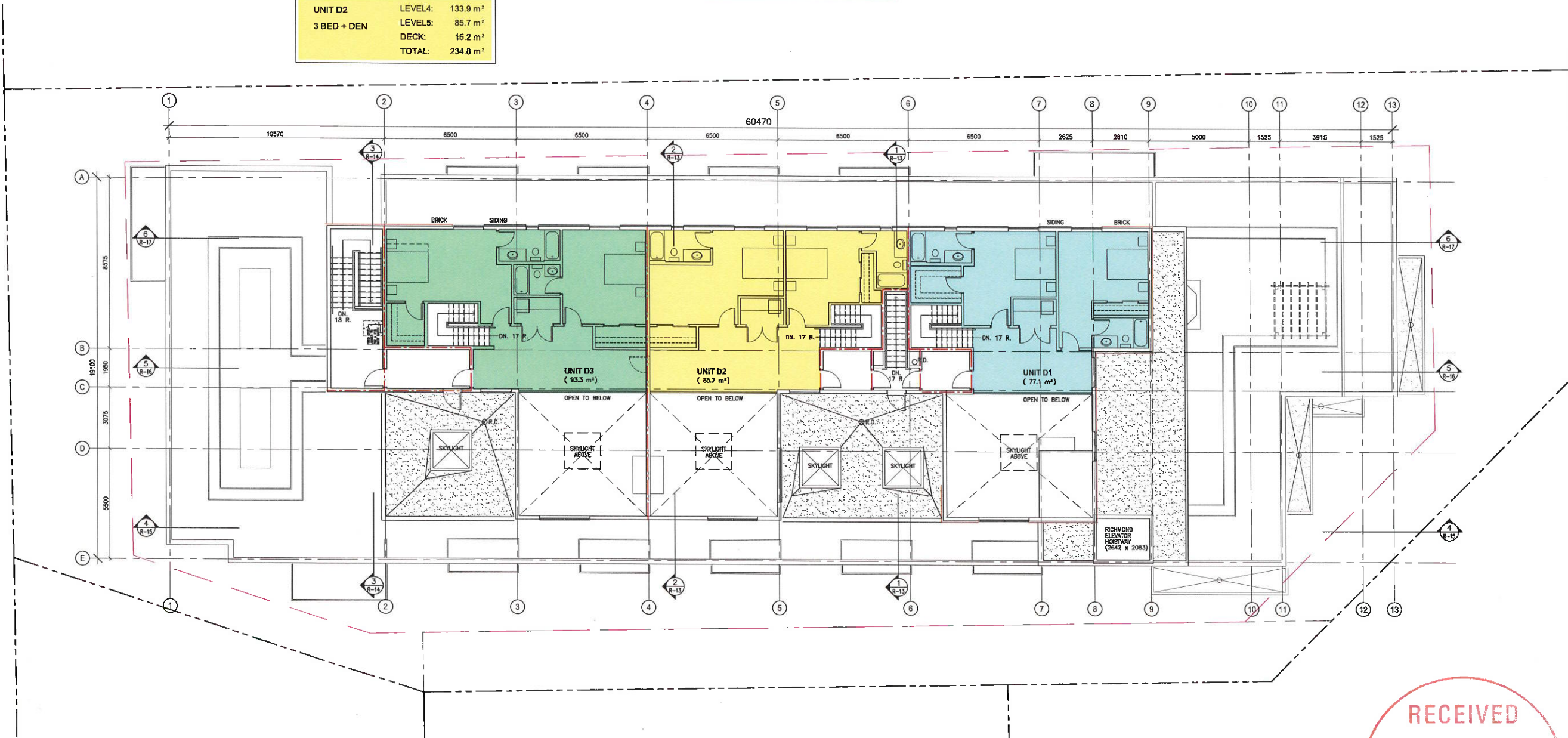
DRAWING TITLE:
FOURTH FLOOR PLAN

DRAWING NUMBER:
R-7



UNIT TYPES:		
UNIT D1	LEVEL 4:	127.4 m ²
3 BED + DEN	LEVEL 5:	77.1 m ²
	DECK:	10.6 m ²
	TOTAL:	215.1 m ²
UNIT D2	LEVEL 4:	133.9 m ²
3 BED + DEN	LEVEL 5:	85.7 m ²
	DECK:	15.2 m ²
	TOTAL:	234.8 m ²

UNIT TYPES:		
UNIT D3	LEVEL 4:	148.0 m ²
3 BED + DEN	LEVEL 5:	93.3 m ²
	DECK:	17.3 m ²
	TOTAL:	258.6 m ²



1 FIFTH FLOOR PLAN
R-8 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8L 4A2
250.250.8070

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO:
FLE - 880 - 20

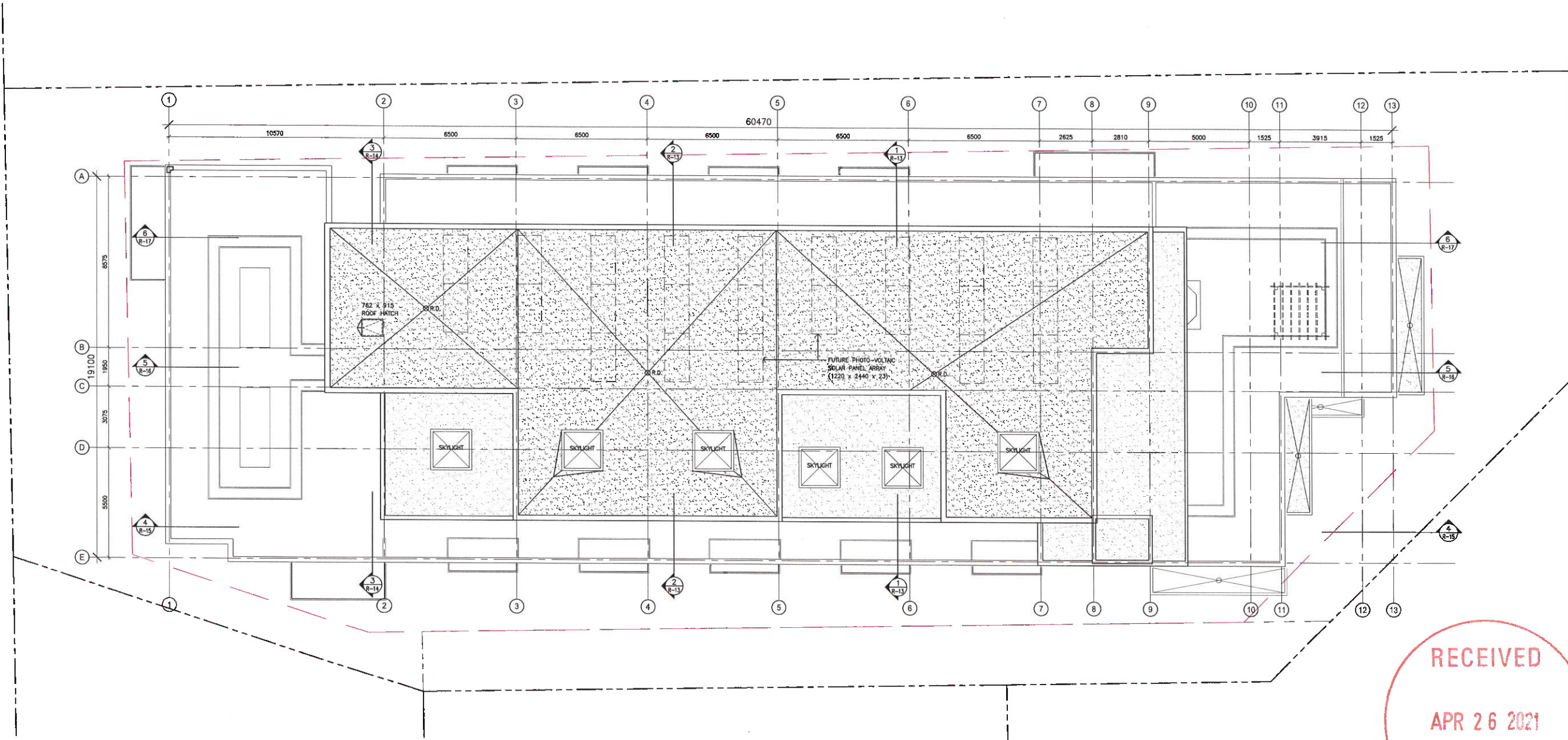
DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

DRAWING TITLE:
FIFTH FLOOR PLAN

DRAWING NUMBER:
R-8



1 ROOF PLAN
R-9 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: REZONING APPLICATION
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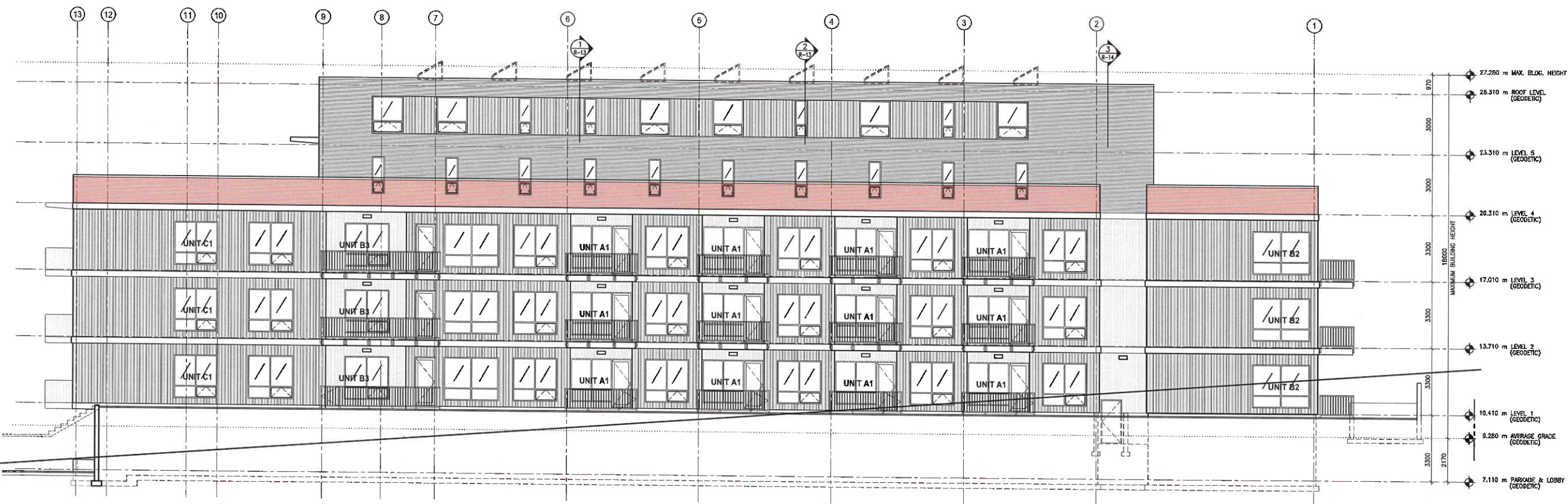
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FWM

DATE:
APRIL, 2021

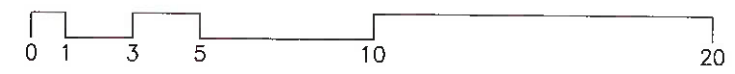
SCALE:
1:100

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:
R-9



1 EAST EXTERIOR ELEVATION
R-10 SCALE: 1:100



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APR 26 2021
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET,
ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
1:100

DRAWING TITLE:
EAST EXTERIOR ELEVATION

DRAWING NUMBER:

R-10

PROJECT:
**FLEMING
APARTMENTS**

PROJECT ADDRESS:
880 FLEMING STREET,
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
116-4251 Cormorant Circle
Victoria, BC V8Z 4M2
250.251.9979

ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

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APRIL, 2021

SCALE:
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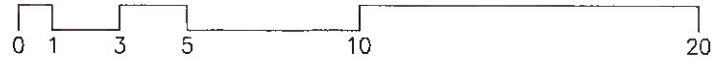
DRAWING TITLE:
**WEST EXTERIOR
ELEVATION**

DRAWING NUMBER:

R-11



1
R-11 WEST EXTERIOR ELEVATION
SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET,
ESQUIMALT, BC

CLIENT:
METHOD BUILT



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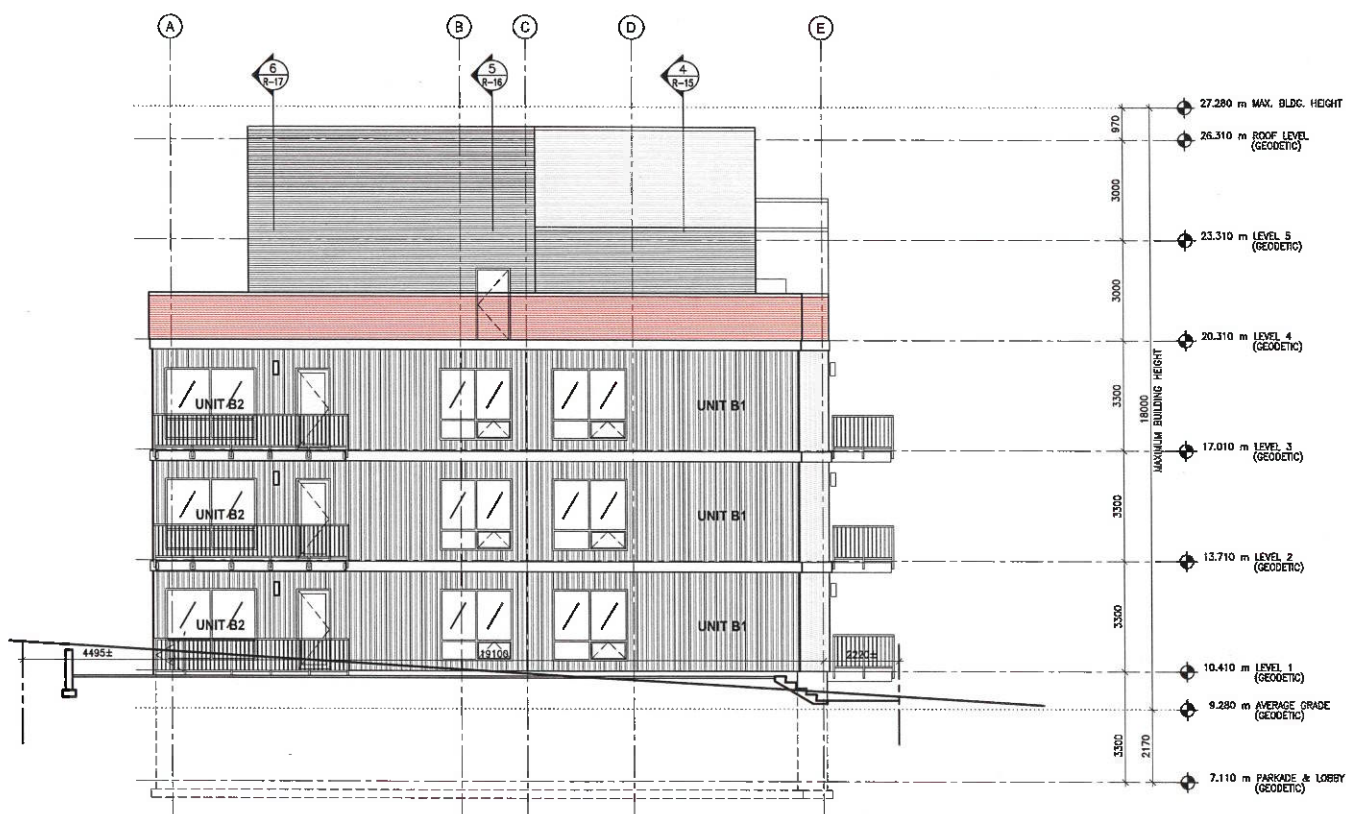
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APRIL, 2021

SCALE:
1:100

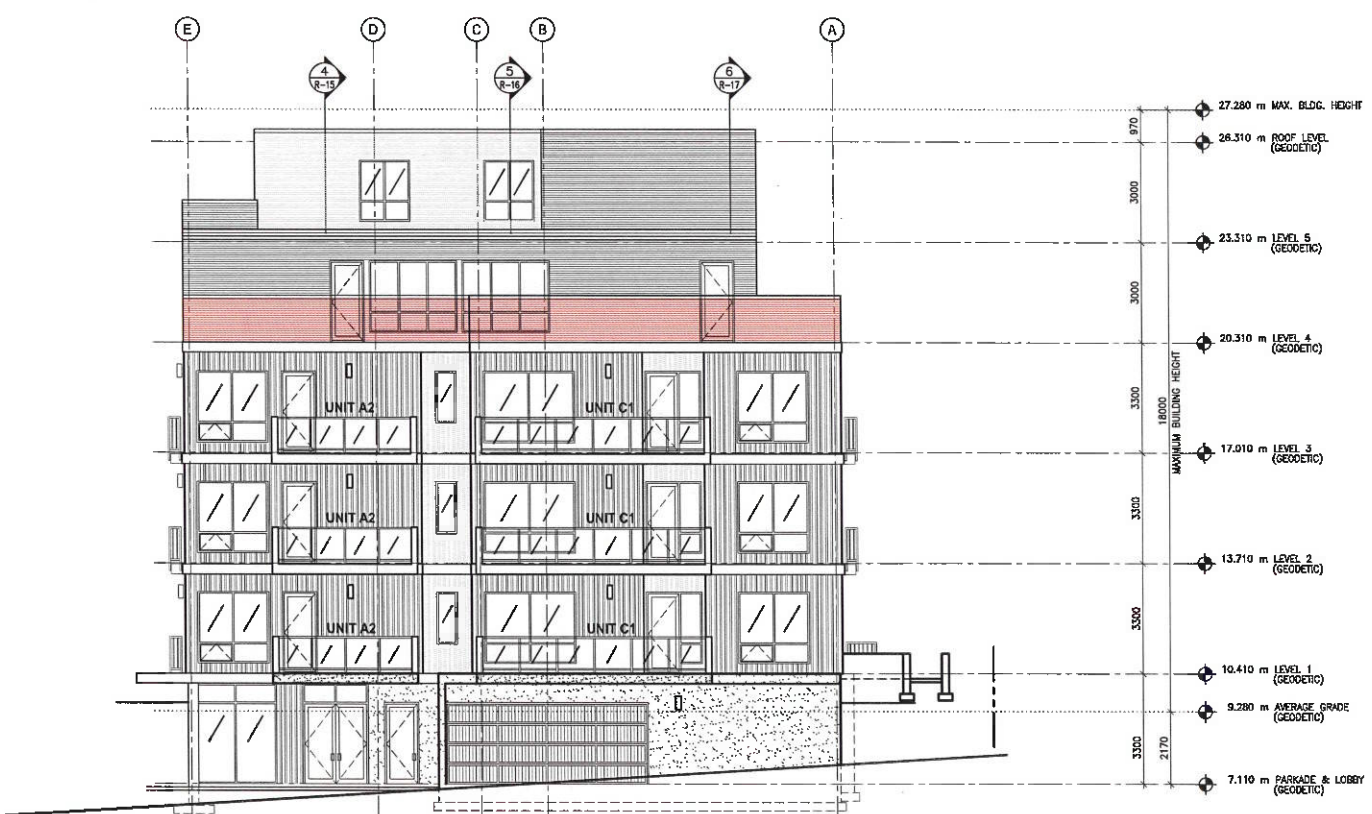
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NORTH & SOUTH EXTERIOR ELEVATIONS

DRAWING NUMBER:

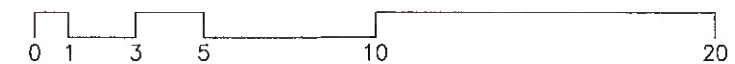
R-12



1
R-12 NORTH EXTERIOR ELEVATION
SCALE: 1:100



2
R-12 SOUTH EXTERIOR ELEVATION
SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.	DATE

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

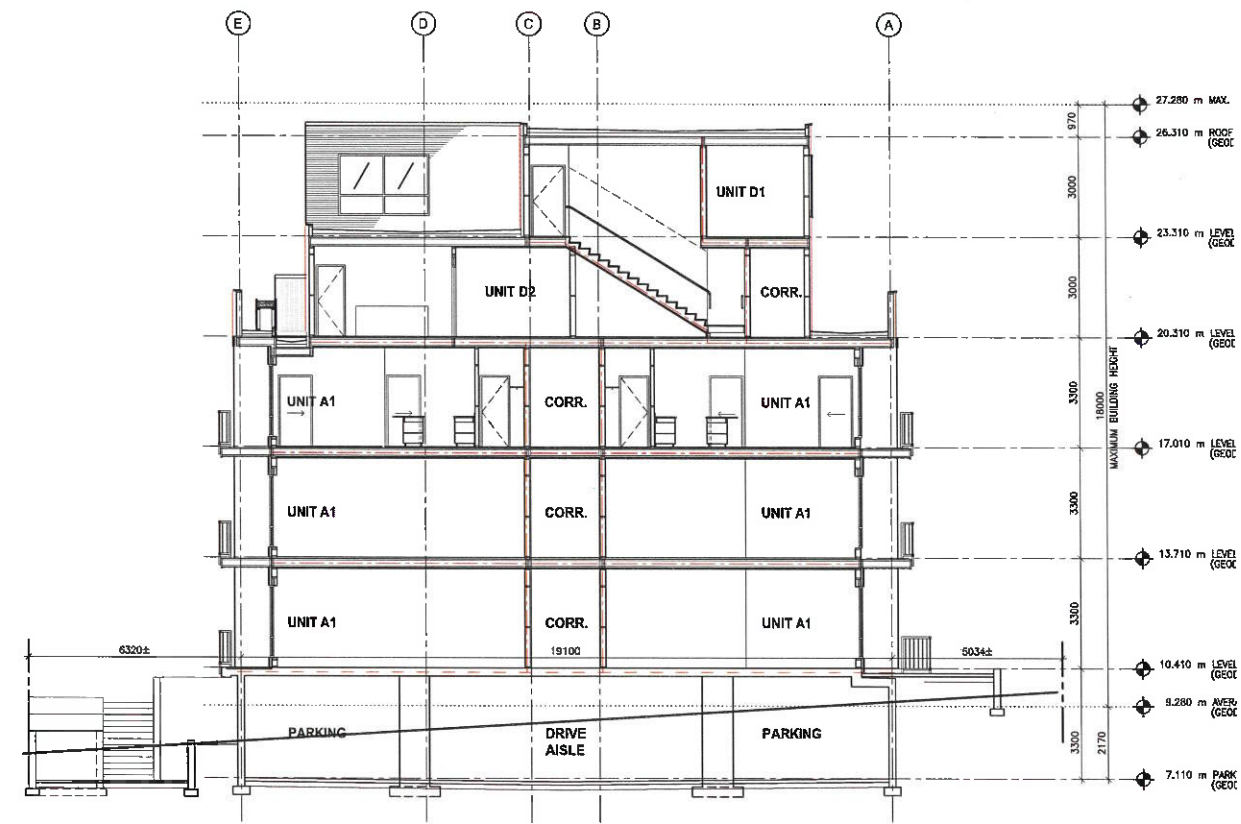
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JANUARY, 2021

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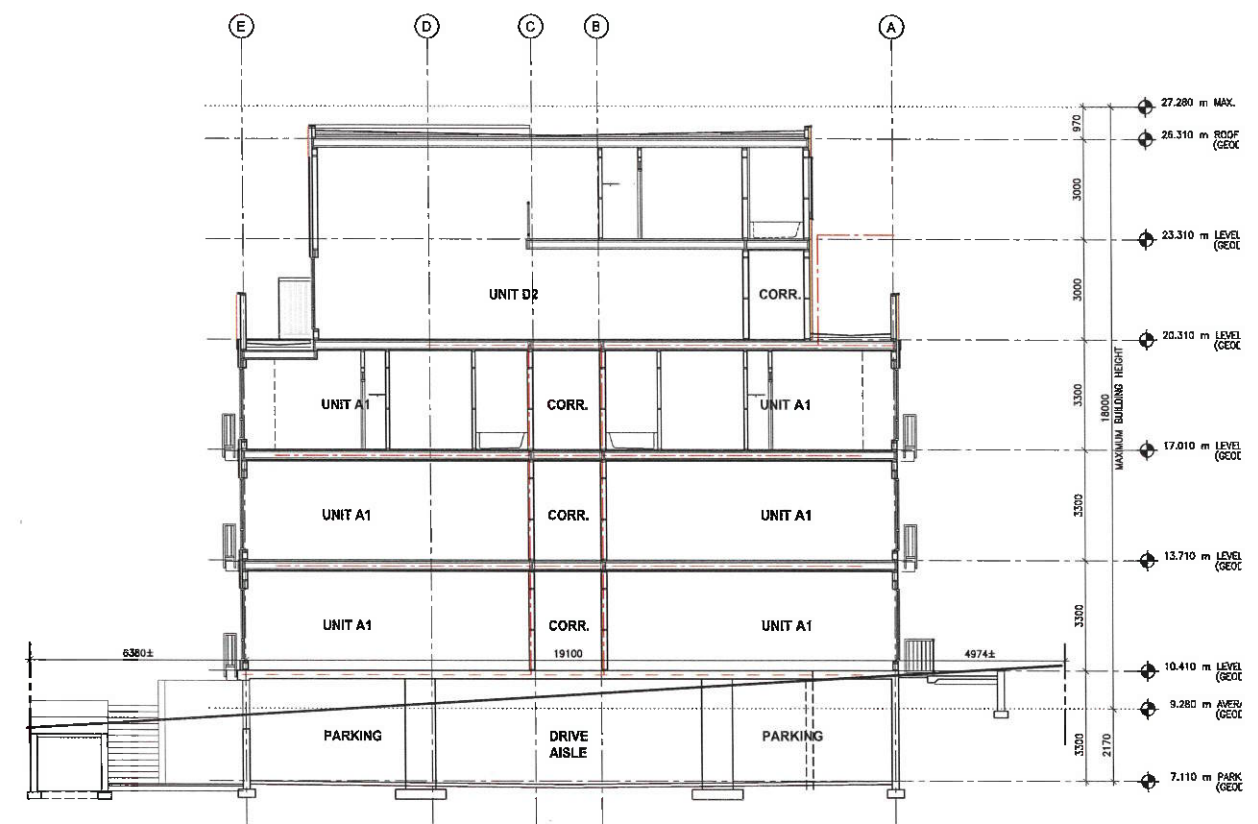
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BUILDING SECTION

DRAWING NUMBER:

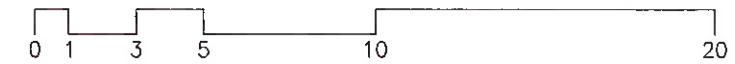
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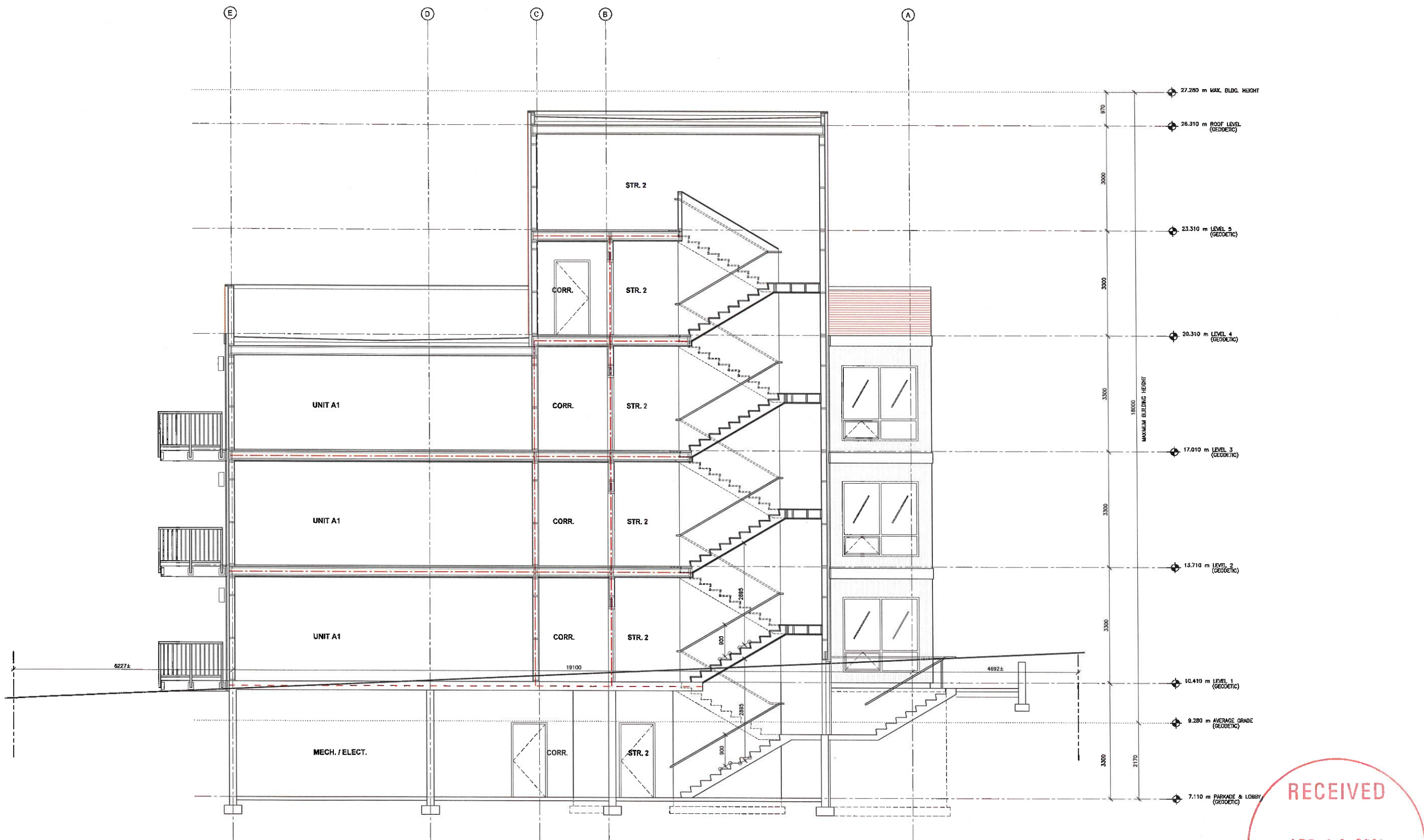


1 BUILDING SECTION
SCALE: 1:100



2 BUILDING SECTION
SCALE: 1:100





1
R-14 BUILDING SECTION
SCALE: 1:50

RECEIVED
APR 26 2021
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
240-4352 Esquimalt Circle
Victoria, BC V8E 0A2
250-254-9078

ISSUED FOR: DATE:
REZONING APPLICATION APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

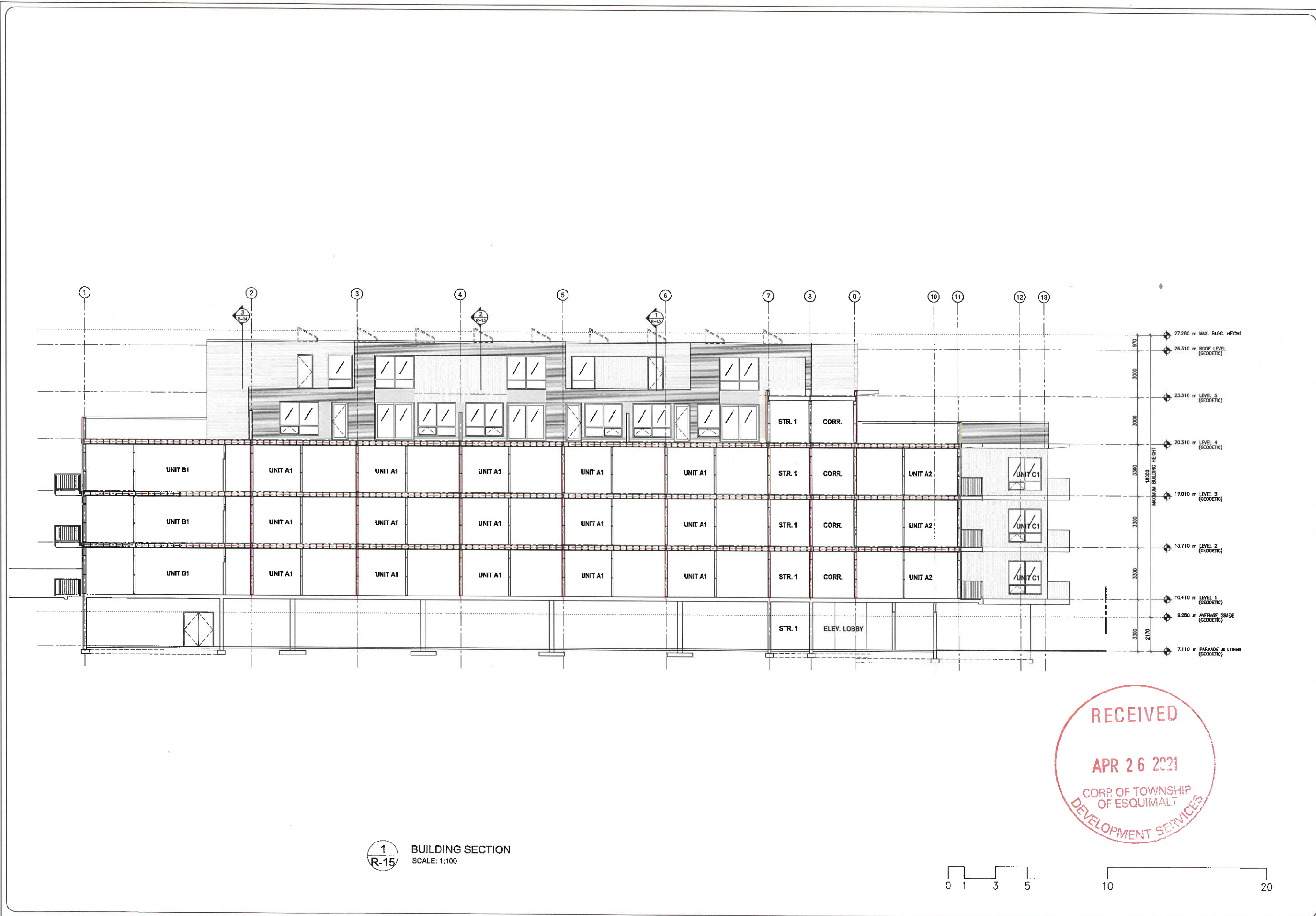
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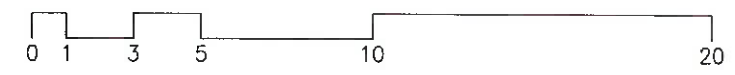
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BUILDING SECTION

DRAWING NUMBER:

R-14



1 BUILDING SECTION
SCALE: 1:100
R-15



RECEIVED
APR 26 2021
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

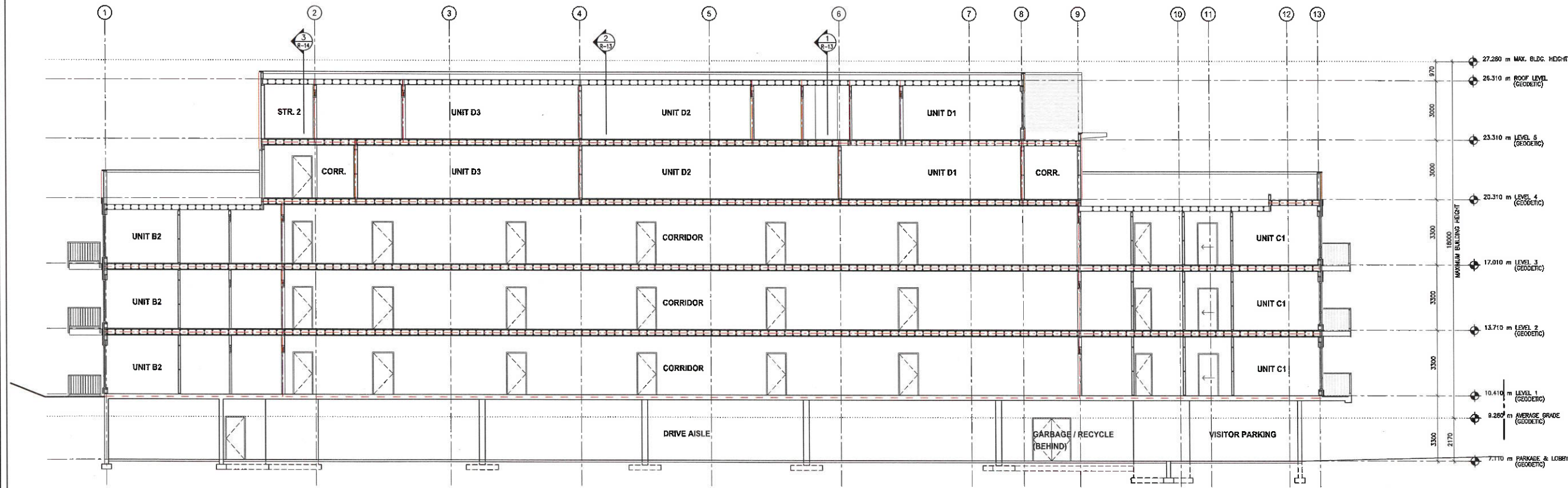
DATE:
DECEMBER, 2020

SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:

R-15



1 BUILDING SECTION
R-16 SCALE: 1:100



PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL CONSULTING
210-4252 Commercial Circle
Victoria, BC V8E 0M2
250-294-8078

ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.: DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
DECEMBER, 2020

SCALE:
1:100

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:

R-16

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT



ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

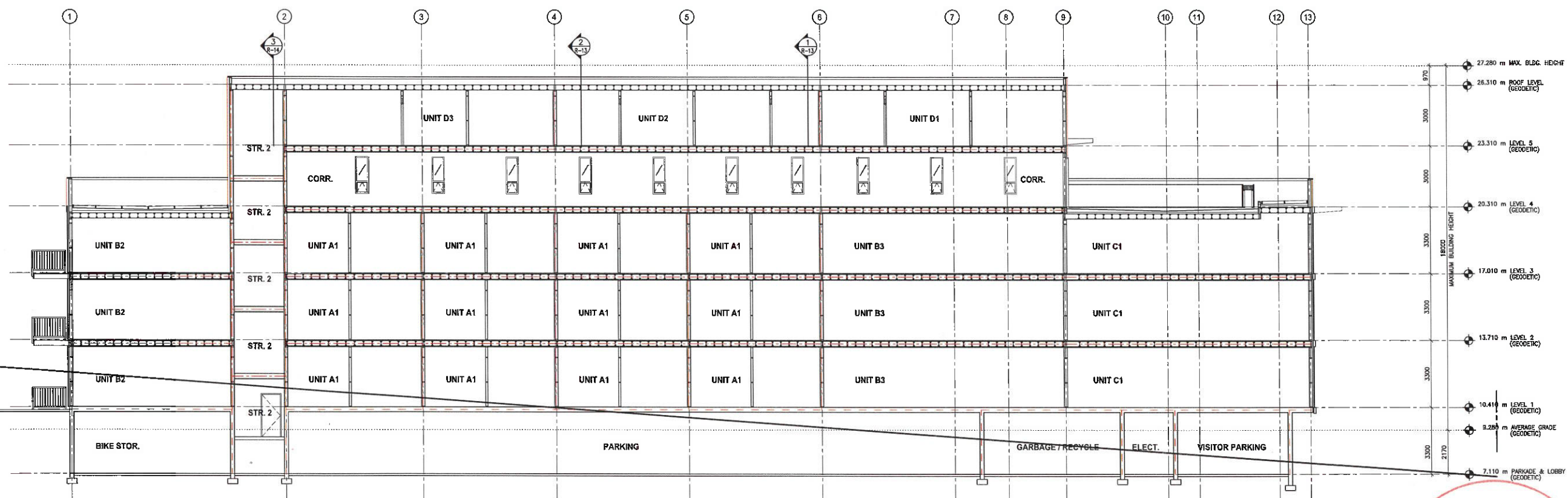
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DECEMBER, 2020

SCALE:
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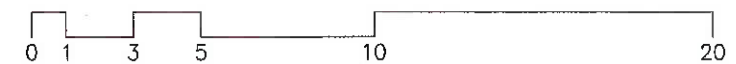
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BUILDING SECTION

DRAWING NUMBER:

R-17

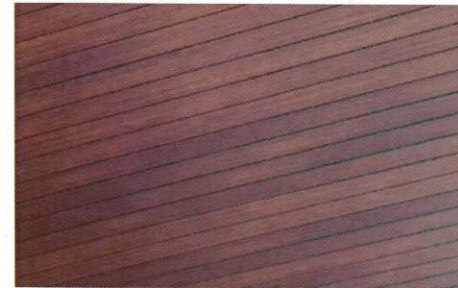


1
R-17 BUILDING SECTION
SCALE: 1:100





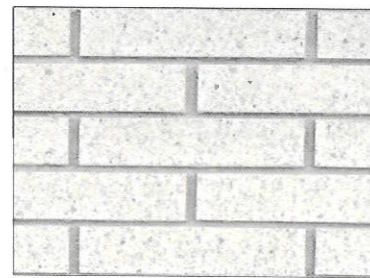
WEST EXTERIOR ELEVATION



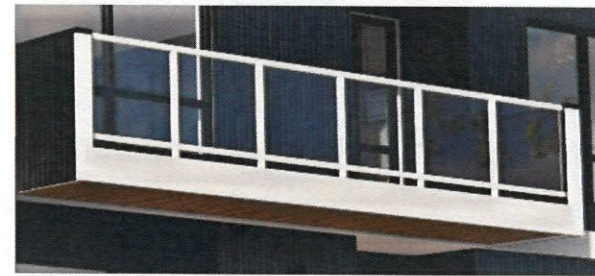
PREFINISHED ALUMINUM SOFFIT - WOOD GRAIN FINISH



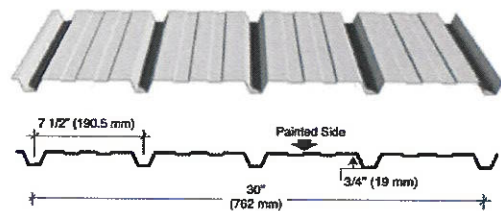
PREFINISHED ALUMINUM RAILING - RAILS



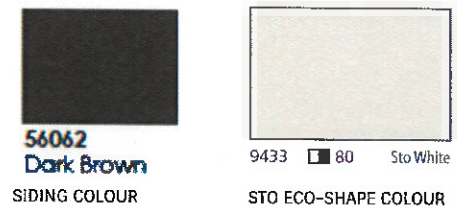
STO ECO-SHAPE BRICK CLADDING



PREFINISHED ALUMINUM RAILING - GLAZED PANELS

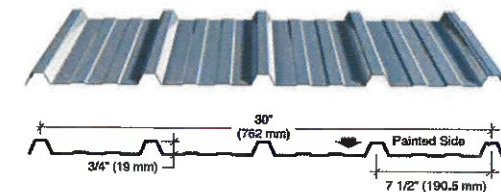


PREFINISHED METAL SIDING



SIDING COLOUR

STO ECO-SHAPE COLOUR



ARCHITECTURAL CONCRETE - SMOOTH FINISH



SOUTH WEST EXTERIOR ELEVATION

REZONING APPLICATION FOR 880 FLEMING STREET

PROJECT:
FLEMING APARTMENTS

PROJECT ADDRESS:
880 FLEMING STREET
ESQUIMALT, BC

CLIENT:
METHOD BUILT

steller
ARCHITECTURAL
CONSULTING
219-4252 COMMERCIAL DRIVE
VICTORIA, BC, V8C 4M2
250-294-8078

ISSUED FOR: REZONING APPLICATION
DATE: APRIL 23, 2021

REVISION NO.:
DATE:

SAC PROJECT NO.:
FLE - 880 - 20

DRAWN BY:
FWM

DATE:
APRIL, 2021

SCALE:
N.T.S.

DRAWING TITLE:
MATERIALS & FINISHES

DRAWING NUMBER:
R-18

PROJECT
Fleming Apartments

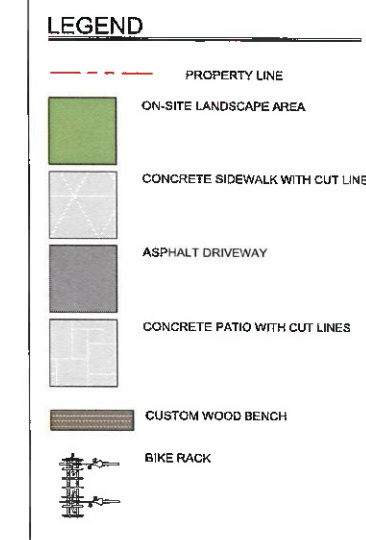
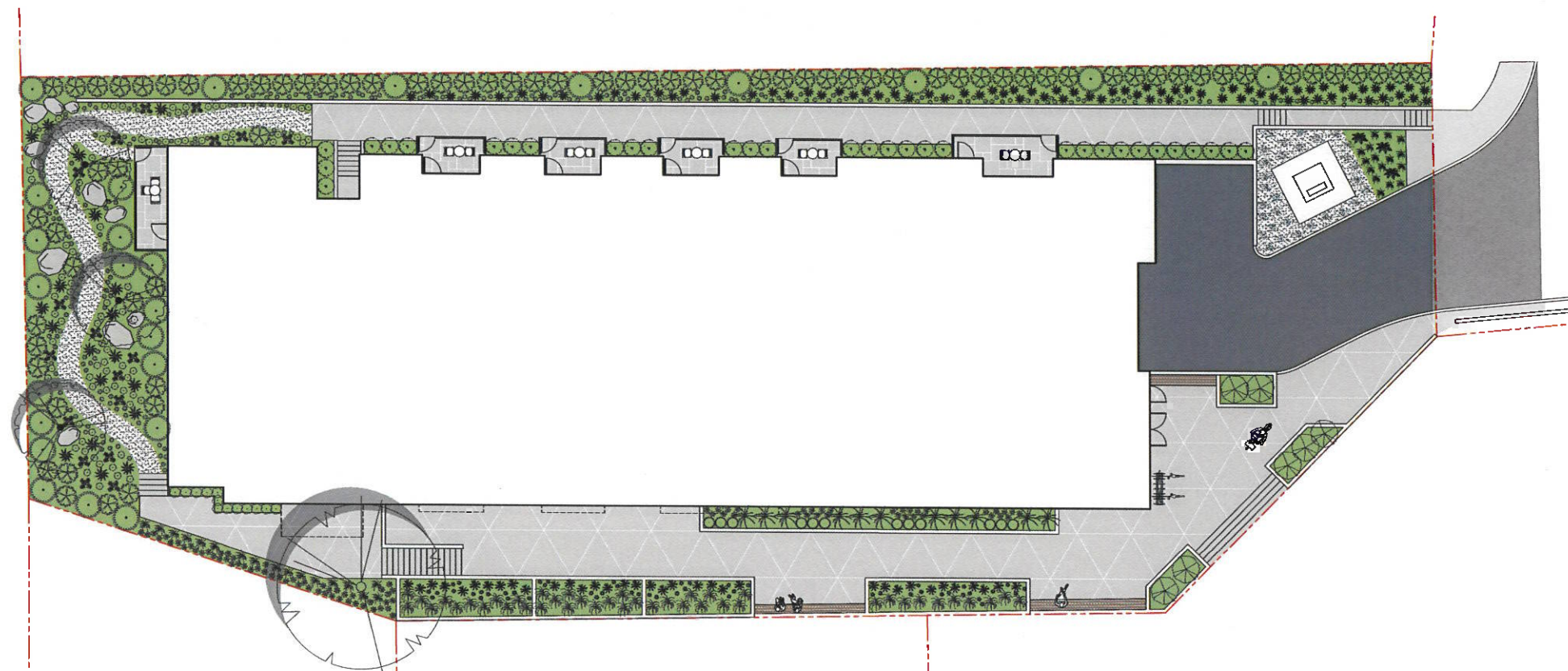
ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

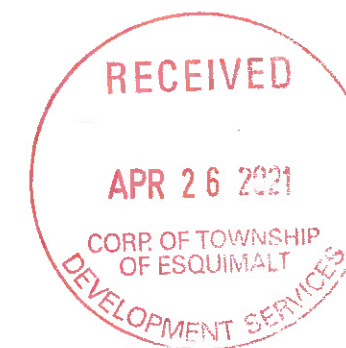
KH/ KT



CUSTOM WOOD BENCH



CONCRETE SLAB WITH GEOMETRIC CUT LINES



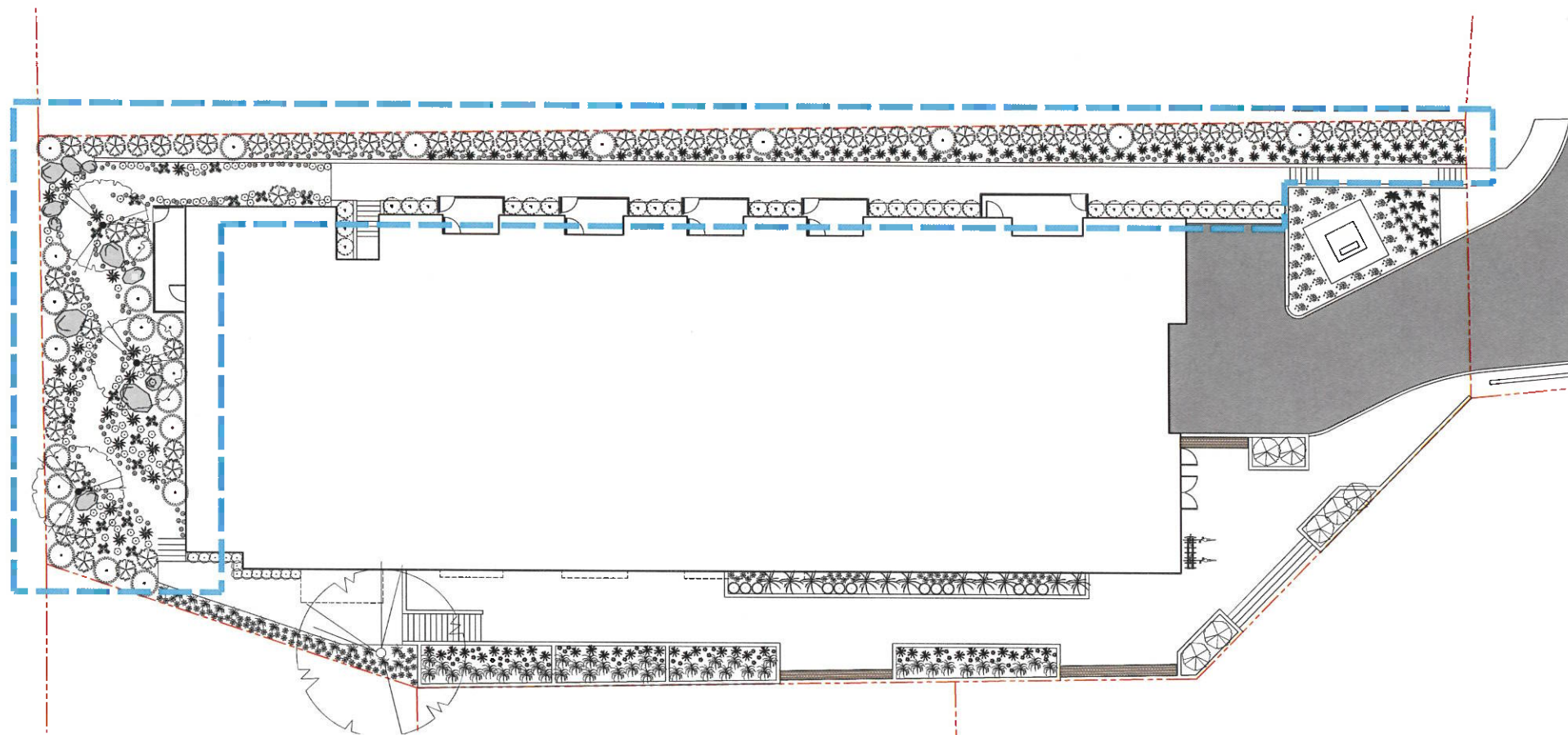
ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L1 Landscape Site
Plan

DATE: April, 2021



PLANT SCHEDULE					
ID	Quantity	Symbol	Latin Name	Common Name	Size
Ck	3		Malus fusca	Pacific Crabapple	6cm cal.
Vo	25		Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Oc	75		Oemleria cerasiformis	Indian Plum	\$3 pot
Pm	20		Polystichum munitum	Sword Fern	#1 pot
Pp	97		Polystichum polyblepharum	Tassel Fern	#1 pot
Hi	84		Helleborus 'Ivory Prince'	Christmas Rose	#1 pot
Cc	50		Cornus canadensis	Bunchberry	flat
Sh	31		Sarcococca hookeriana var. humilis	Sweetbox	#1 pot

SHADE PLANT PALETTE



SWORD FERN

HELLEBORUS 'IVORY PRINCE' TASSEL FERN

BUNCHBERRY

SARCOCOCCA HOOKERIANA
VAR. HUMILIS

INDIAN PLUM



PACIFIC CRABAPPLE



ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L2 Planting Plan

DATE: April, 2021

PROJECT
Fleming Apartments

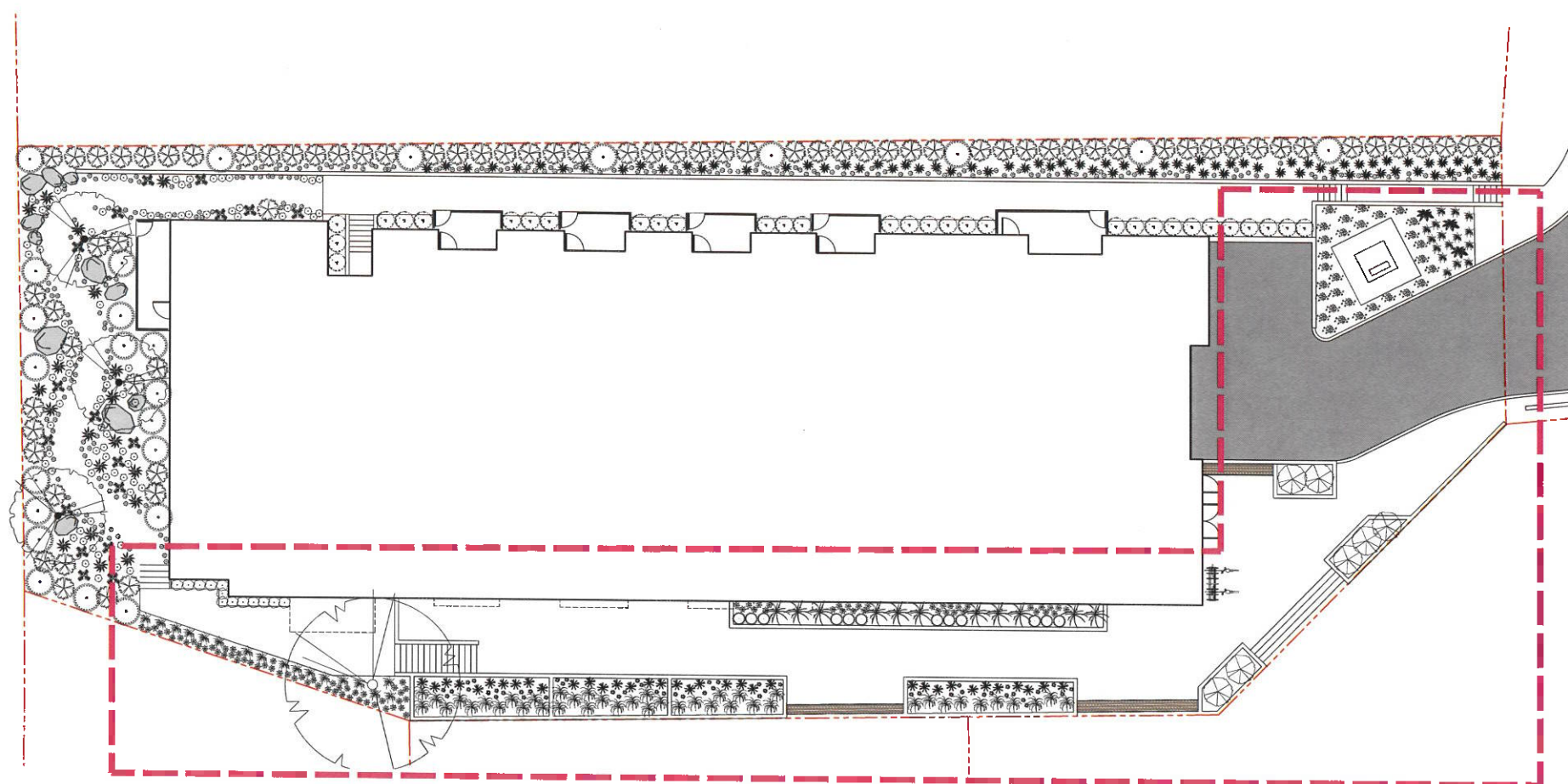
ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH/ KT



PLANTING SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Pc	20		<i>Prostanthera cuneata</i>	Australian Mint	#1 pot
Ro	5		<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	Flat
Ts	100		<i>Thymus serpyllum</i>	Woolly Thyme	Flat
Ss	101		<i>Sedum sarmentosum</i>	Stringy Stonecrop	Flat
Sp	102		<i>Saxifraga paniculata</i>	White Mountain Saxifrage	Flat
Sa	103		<i>Sedum album</i>	White Stonecrop	Flat
Ss	104		<i>Sedum spathulifolium 'Cape Blanco'</i>	Broadleaf Stonecrop	Flat
Ss	105		<i>Sedum spurium 'Dragon's Blood'</i>	Stonecrop	Flat

SUN PLANT PALETTE



CAREX TESTACEA

RUDBECKIA



MISCANTHUS MORNING LIGHT AUSTRALIAN MINT WOOD'S COMPACT KINNIKINICK AZALEA HINO WHITE



KARL FOERSTER

WHITE ECHINACEA

SUPER BLUE LAVENDER



MEXICAN ORANGE BLOSSOM

JAPANESE PLUM YEW

Woolly thyme



KATSURA



ISSUED FOR REZONING
April 20, 2021

Scale: 1:150



L3 Planting Plan

DATE: April, 2021

PROJECT
Fleming Apartments

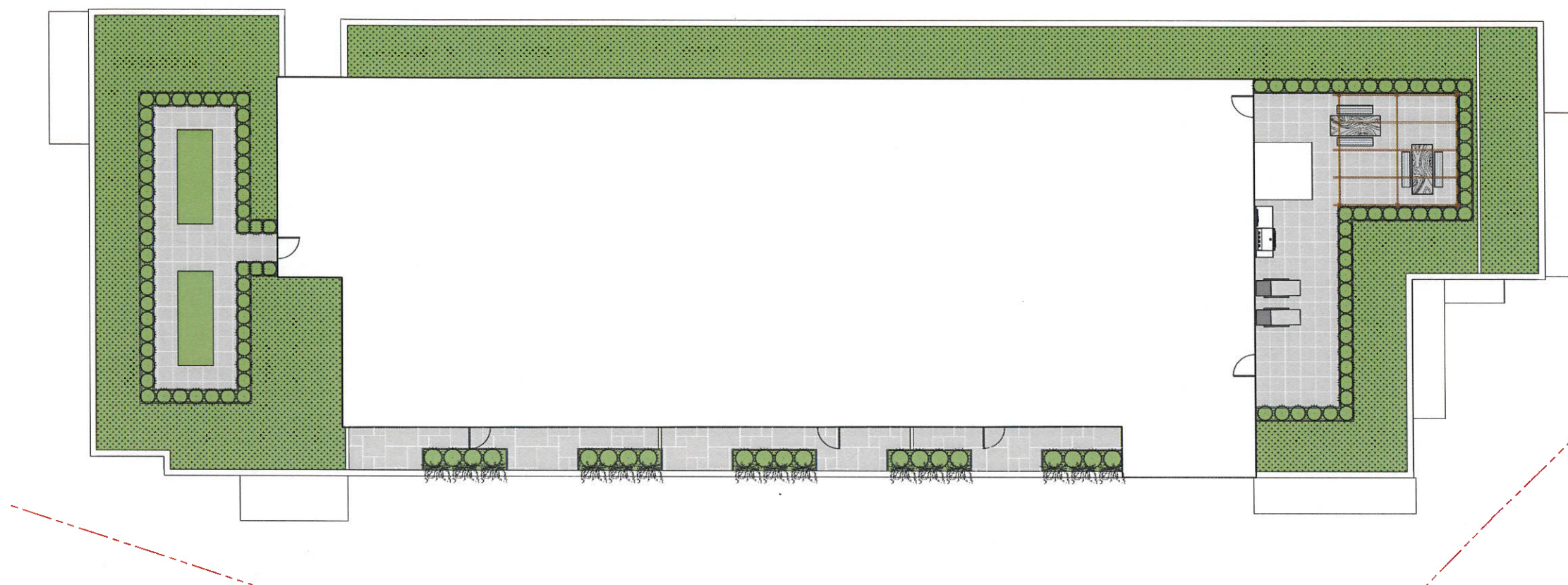
ADDRESS
880 Fleming Street,
Esquimalt, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH/ KT



GREEN ROOF PLANTS



Woolly Thyme

Stringy Stonecrop

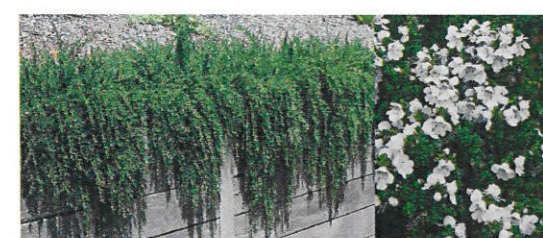
Saxifraga paniculata

White Stonecrop

Sedum spathulifolium 'Cape Blanco'

Sedum spurium 'Dragon's Blood'

PLANTER PLANTS



WEEPING ROSEMARY

AUSTRALIAN MINT

PLANTING SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Size
Pc	20		Prostanthera cuneata	Australian Mint	#1 pot
Ro	5		Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	Flat
Ts	100		Thymus serpyllum	Woolly Thyme	Flat
Ss	101		Sedum samentosum	Stringy Stonecrop	Flat
Sp	102		Saxifraga paniculata	White Mountain Saxifrage	Flat
Sa	103		Sedum album	White Stonecrop	Flat
Ss	104		Sedum spathulifolium 'Cape Blanco'	Broadleaf Stonecrop	Flat
Ss	105		Sedum spurium 'Dragon's Blood'	Stonecrop	Flat



ISSUED FOR REZONING
April 20, 2021

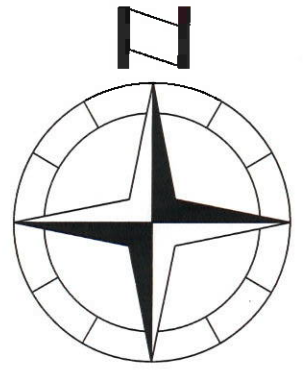
Scale: 1:150



L4 Rooftop and Green Roof Plan

DATE: April, 2021

Site Plan Of:
Lot 1, Section 10,
Esquimalt District, Plan EPP78715.
P.I.D. 030-353-556



Scale = 1:300

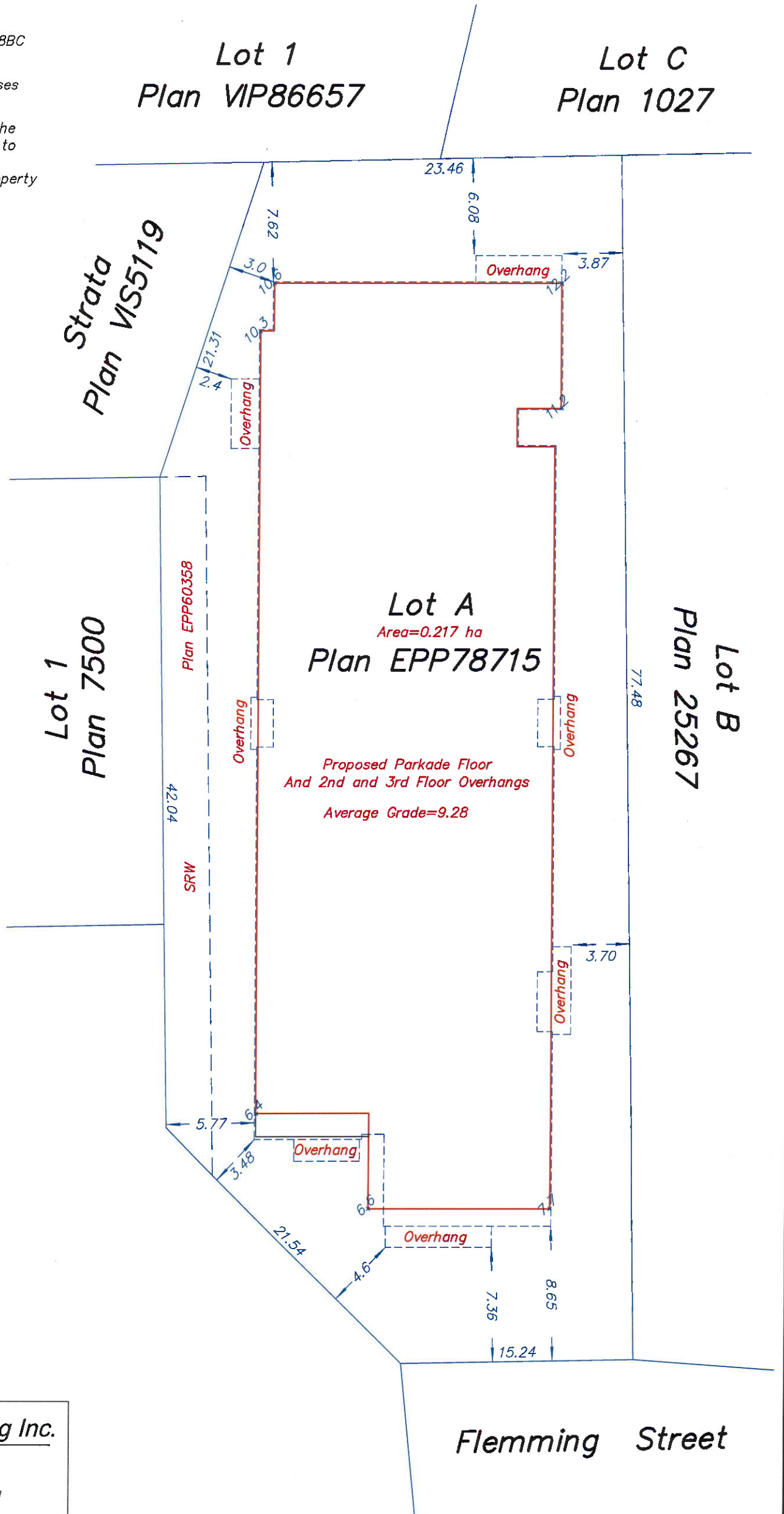
Dated this 20th day of April, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0179.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.



The subject property is affected by the following registered document:
[CA5052415.](#)

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 200364\SIT\GH

Flemming Street