



## CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294 8153  
[planning@colwood.ca](mailto:planning@colwood.ca) | [www.colwood.ca](http://www.colwood.ca)

File: DP-22-010

### DEVELOPMENT PERMIT DP-22-010

THIS PERMIT, issued February 4, 2023 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*, 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: **JOE NEWELL ARCHITECT INC**  
2-101 Presley Place  
Victoria, BC V9B 0S4

(the "Permittee")

- 
1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT 3 PLAN EPP52255 SECTION 60 ESQUIMALT  
570 Bezanton Way

(the "Lands");

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the form and character, environmental and hazardous considerations of a 4-storey, multi-family building comprised of approximately 24 units and associated site improvements are consistent with the design guidelines for areas designated as "Neighbourhood – Hillside & Shoreline", "Environmental – Hillside" and "Natural Hazards – Steeply Sloped" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied by Council or supplemented by this Permit, including DP-05-011.

5. The Manager of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.
6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:
  - Schedule 1 Architectural Drawings prepared by Joe Newell Architect Inc, dated December 2<sup>nd</sup>, 2022
  - Schedule 2 Landscape, Tree Removal and Protection Plan prepared by Biophilia Design Collective, dated November 17<sup>th</sup>, 2022
  - Schedule 3 Landscape Cost Estimate prepared by Biophilia Design Collective, dated November 15<sup>th</sup>, 2022
8. This Development Permit authorizes the construction of a 4-storey, multi-family building comprising of approximately 24 units along with any and all associated onsite works and landscaping. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

## **FORM AND CHARACTER**

### **Building Features**

- 8.1. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by Joe Newell Architect Inc dated December 2<sup>nd</sup>, 2022 (Schedule 1).
- 8.2. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Manager of Development Services.
- 8.3. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 8.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Manger of Development Services.
- 8.5. All recycling and refuse collection areas shall be located inside the building or visually screened from public areas with solid walls or fencing that visually complements the adjacent and/or surrounding buildings, to the satisfaction of the Manager of Development Services.
- 8.6. This Development Permit does not include any signage approvals.

**Landscaping**

- 8.7. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Biophilia Design Collective, dated November 17<sup>th</sup>, 2022 (Schedule 2).
- 8.8. Prior to the issuance of Building Permit, provide the City with a written undertaking from the landscape architect confirming supervision and installation of the landscape work in accordance with the approved landscape plan and provide a final inspection and report to the City confirming substantial compliance with the approved landscape plan.
- 8.9. As a condition of the issuance of this Development Permit the holder of the Permit shall, before or concurrent with an application for a Building Permit, provide to the City in the form of an irrevocable letter of credit or certified cheque, security in the amount of **\$147,039.71**, based on 110% of the estimate attached in Schedule 3, dated November 15<sup>th</sup>, 2022, which amount, or a portion therefore, as the case may be, shall be returned upon receipt of a signed statement of partial or substantial completion from a registered landscape architect, to the satisfaction of the Manager of Development Services.
- 8.10. All retaining walls must be under 1.2 meters and be terraced at a minimum 1:1 ratio.

**Tree Removal and Replacement**

- 8.11. Tree protection fencing must be installed per the recommendations contained in the Tree Retention and Removal Plan by Biophilia Design Collective, dated November 17<sup>th</sup>, 2022 (Schedule 2) prior to the issuance of a Building Permit to the satisfaction of the Manager of Development Services.

**VARIANCES**

9. The Colwood Official Community Plan (Bylaw No. 1700) Hillside Form & Character Development Permit Area Guideline 30.21(a) encourages no less than 10m<sup>2</sup> of private outdoor space and Guideline 25.3(a.iii) outlines a reduction in setbacks if the reduction does not have significant impacts on adjacent properties. Furthermore, Policy 9.2.1.1.b encourages the establishment of outdoor amenity space for all multi-unit residential developments and Objective 9.2.1. is to increase housing choices for existing and future residents - recognizing that Colwood is a family-oriented community that is also aging – and enhance diversity of housing types for a variety of household sizes, incomes, tenures, needs and preference. Therefore, given the above, the Colwood Land Use Bylaw (No. 151) is varied as follows:

- 9.1 Vary Section 2.1.04(2) of the City of Colwood Land Use Bylaw No. 151 to increase the allowable balcony projection from 1.0m to a maximum of 2.0m.

ISSUED ON THIS 14<sup>th</sup> DAY OF FEBRUARY, 2023.

Robert Earl  
Chief Administrative Officer



Project Data

**Client / Owner:** Wally - Yu  
Yushi Developments Ltd., # 3-755 Vanalman Avenue, Victoria, B.C.

**Architect:** Joseph R. Newell Architect AIBC  
Joe Newell Architect Inc, 2-101 Presley Place, Victoria, B.C.

**Civic Address of Property:** 570 Bezanton Way  
**Legal Description:** Property ID 029703689 - Lot 3 - Plan EPP52255  
Colwood District  
CD 12 Area 1

**Zoning:** CD 12 Area 1

**Project Description:** Multi Unit Residential, 24 units  
**Site Area:** 2100 m<sup>2</sup> 22604 s.f. 0.518 Acres

**Site Coverage:** 29%  
**Permitted:** Building lot coverage area 532.17 m<sup>2</sup> (5,728.23 sq.ft)  
**Proposed:** 25%

**Usable Open Space:**  
**Required:** 3.00 m<sup>2</sup> per bedroom = 3.00m<sup>2</sup> x 36 units= 108.00m<sup>2</sup>  
**Proposed:** 108.00m<sup>2</sup>

**Private Open Space:**  
**Required:** 10.00 m<sup>2</sup> per Unit  
**Proposed:** 3 units w/ 10.00 m<sup>2</sup> patio and 21 units w/ 10.00 m<sup>2</sup> balconies

**Floor Area Ratio:** 1.01  
**Permitted:** 49 dwelling units  
**Proposed:** 24 dwelling units

**Building Height:**  
**Permitted Height:** 16.20 m 53.15'  
**Proposed Height:** 16.20 m 53.15'

**Setbacks:**  
**Front Yard (South):** Permitted: 8.50 m 27.89'  
Proposed: 12.52 m 41.07'  
**Side Yard (West):** Permitted: 7.50 m 24.61'  
Proposed: (Building) 7.50 m 24.61' 5.55m (variance for balconies)  
**Side Yard (East):** Permitted: 7.50 m 24.61'  
Proposed: (building) 7.50 m 24.61' 5.37m/5.58m (var. for patios/balconies)  
**Rear Yard (North):** Permitted: 5.00 m 16.40'  
Proposed: 11.12 m 36.49'

Floor Area Calculations

Unit Types and Numbers

**Vehicle Parking:**  
**Required:** (1.0 stall/1 bed dwelling unit) + (1.3 stalls/2 bed dwelling units) + (0.15 visitor stalls/unit) + (1 loading space) = (1.0 x 12 units) + (1.3 x 12 units) + (0.15 x 24) + (1) = 12 + 16 + 4 + 1 = 33  
33 parking stalls required (28 for residents + 04 for visitors + 01 for loading)

**Provided:** 27 stalls (underground parkade) + 3 stalls covered + 4 stalls uncovered + 1 loading stall covered  
includes 4 visitor, 1 accessible & 8 small cars  
Energized EV Outlets to be provided  
33 parking stalls provided

**Bicycle Space Parking:**  
**Required:** (long-term) = 1 per unit < 60m<sup>2</sup> + 1.25 per unit > 60m<sup>2</sup> = (12 units x 1) + (12 units x 1.25) = 27 spaces  
(short-term) = 6 spaces  
(end-of-trip facilities) = 01 space

**Provided:** (long-term) = 27 enclosed spaces (50%=14) w/ 110V elec. outlet and (10%=03) oversized spaces  
(short-term) = 6 spaces (20%=02) w/ 110V elec. outlet and (10%=01) oversized space  
(end-of-trip facilities) = 01 space provided

**Unit Types and Numbers:**

Floor	1 bed room 59.45 m <sup>2</sup> / 640 sq.ft.	2 bed room 83.36 m <sup>2</sup> / 897 sq.ft.	2 bed room 83.45 m <sup>2</sup> / 898 sq.ft.	Total Units each Floor
Main Floor	3 units	2 units	1 unit	6 units
2nd Floor	3 units	2 units	1 unit	6 units
3rd Floor	3 units	2 units	1 unit	6 units
4rd Floor	3 units	2 units	1 unit	6 units
	12 units	08 units	04 units	Total Units: 24 units

Total Gross Floor Area :	Main Floor	2nd Floor	3rd Floor	4th Floor	Total
	532.17m <sup>2</sup>	532.17m <sup>2</sup>	532.17m <sup>2</sup>	532.17m <sup>2</sup>	5,726.68s.f.
					5,726.68s.f.
					5,726.68s.f.
					22,906.73s.f.

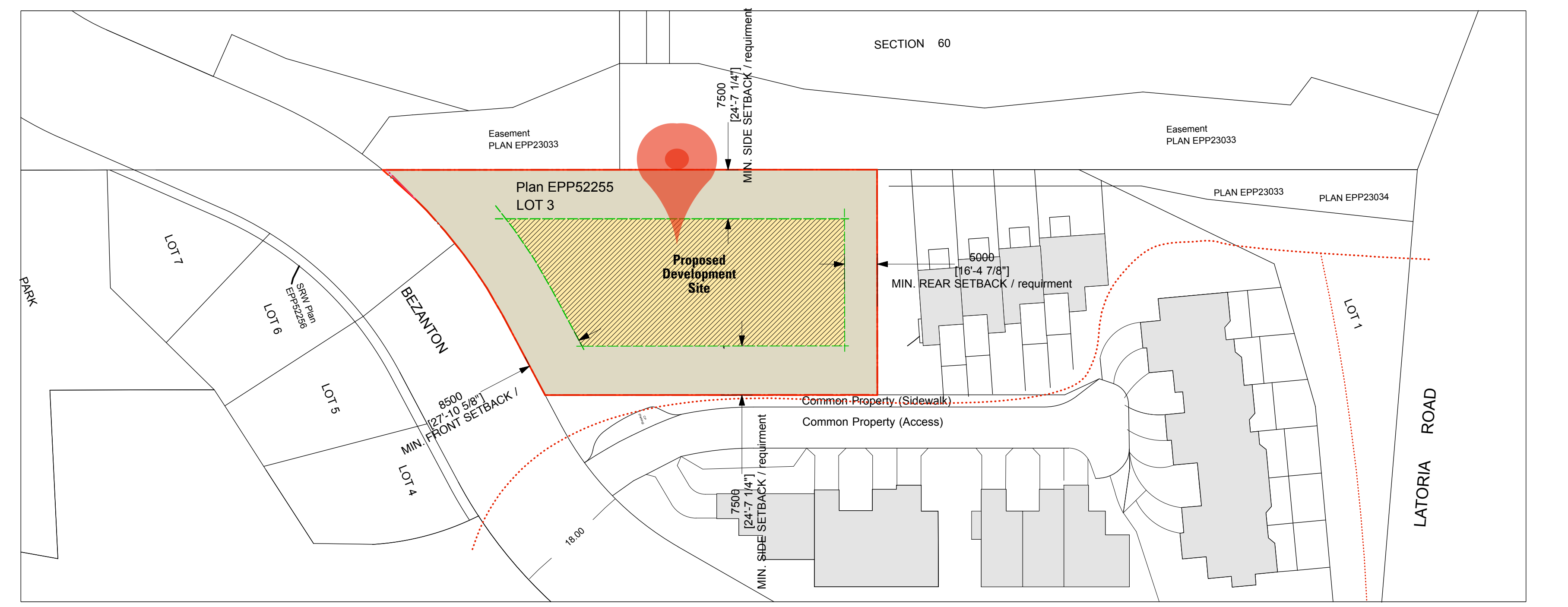
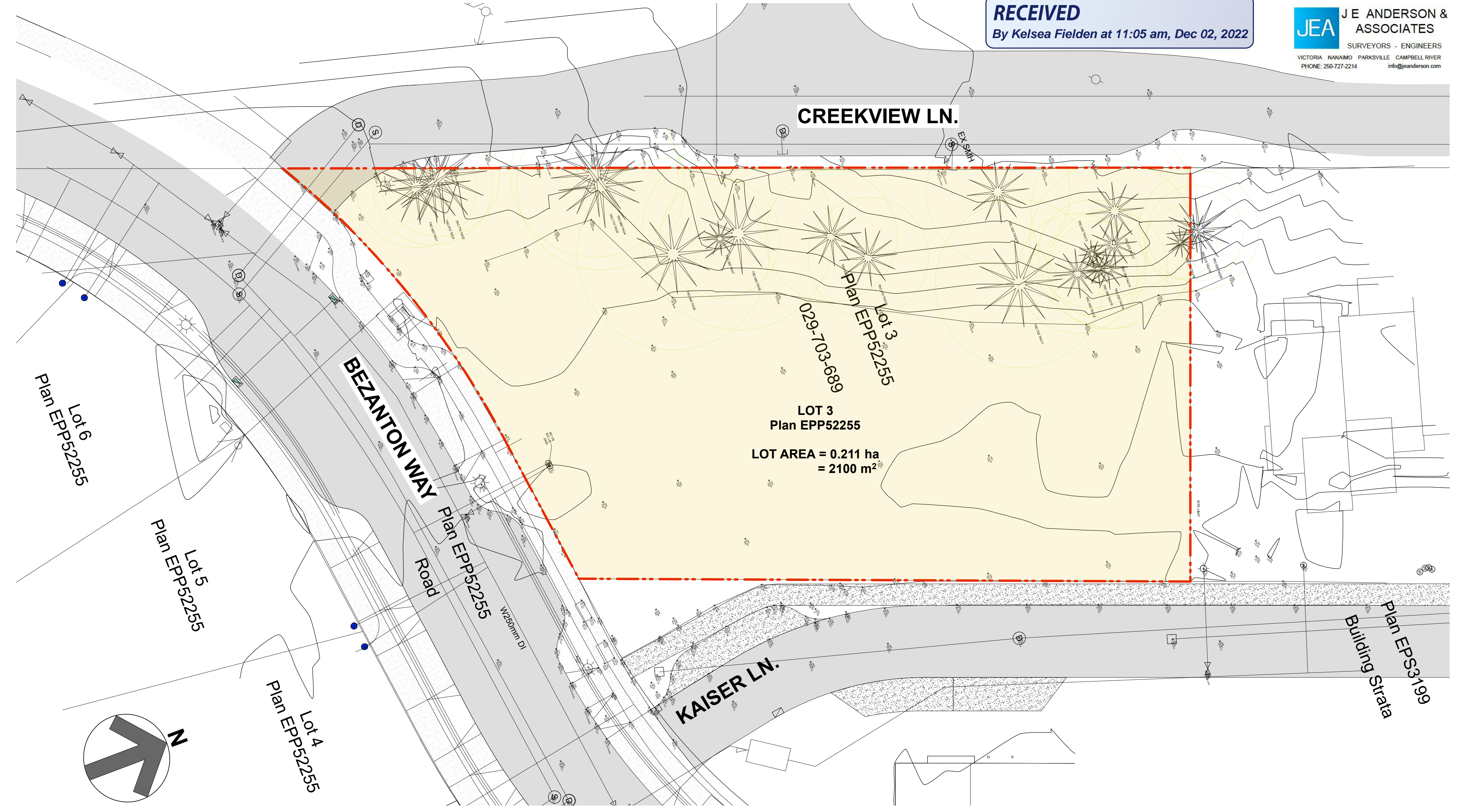
**Architectural**  
Joe Newell Architect Inc.

**Landscape**  
Biophilia Design Collective

A.1 - Cover Page  
A.2 - Site Plan  
A.3 - Underground Parkade Plan  
A.4 - Main Floor Plan  
A.5 - Typical 2nd, 3rd & 4th Floor Plans

A.6 - Roof Plan  
A.7 - Elevations  
A.8 - Elevations  
A.9 - Building Sections

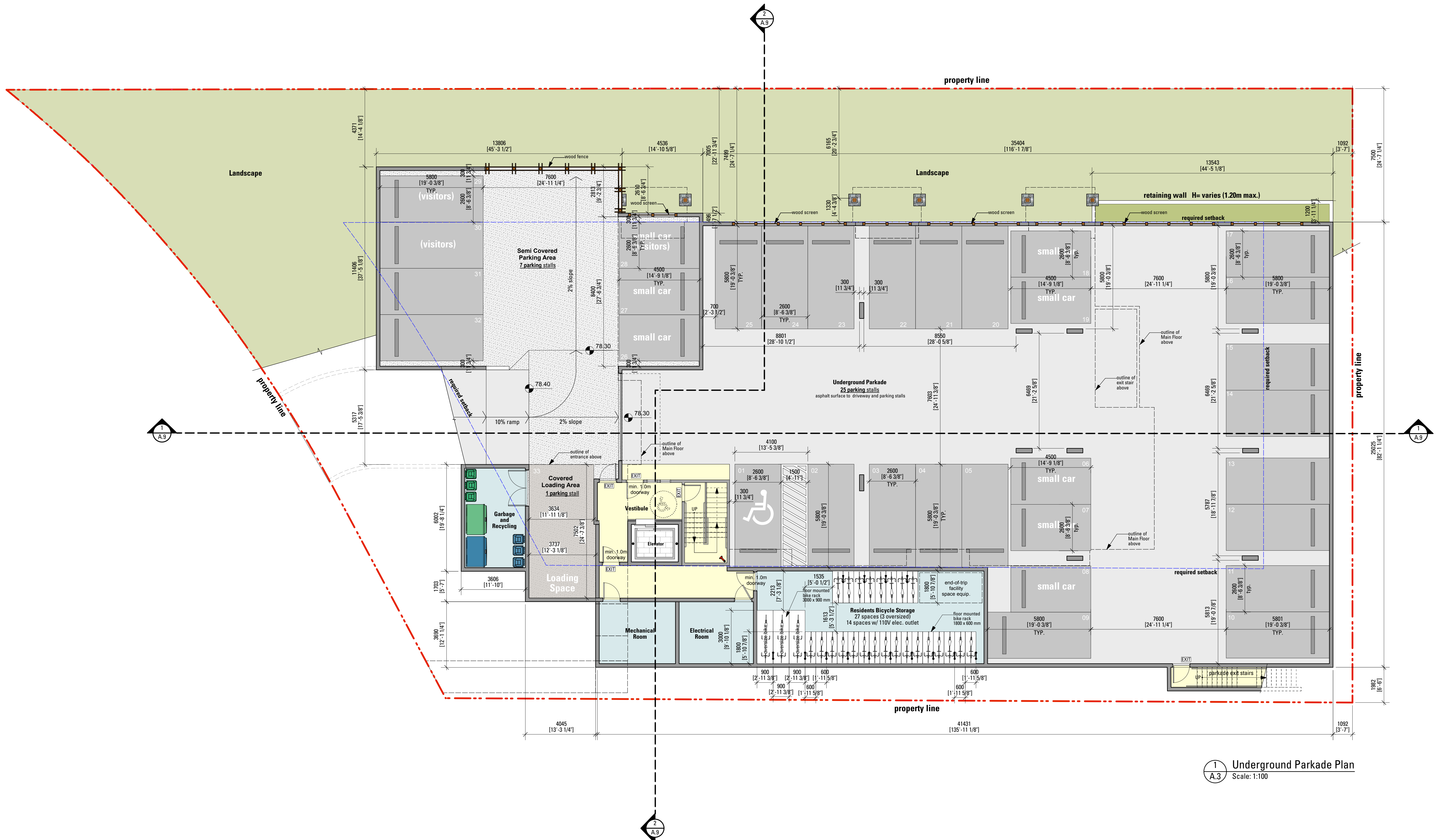
L.0 - Tree Removal & Protection Plan  
L.1 - Landscape Site Plan  
L.2 - Tree Planting Plan  
L.3 - Planting Plan





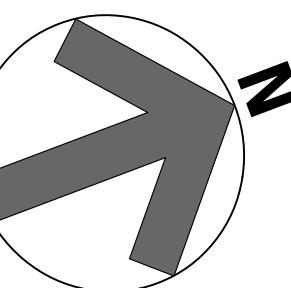




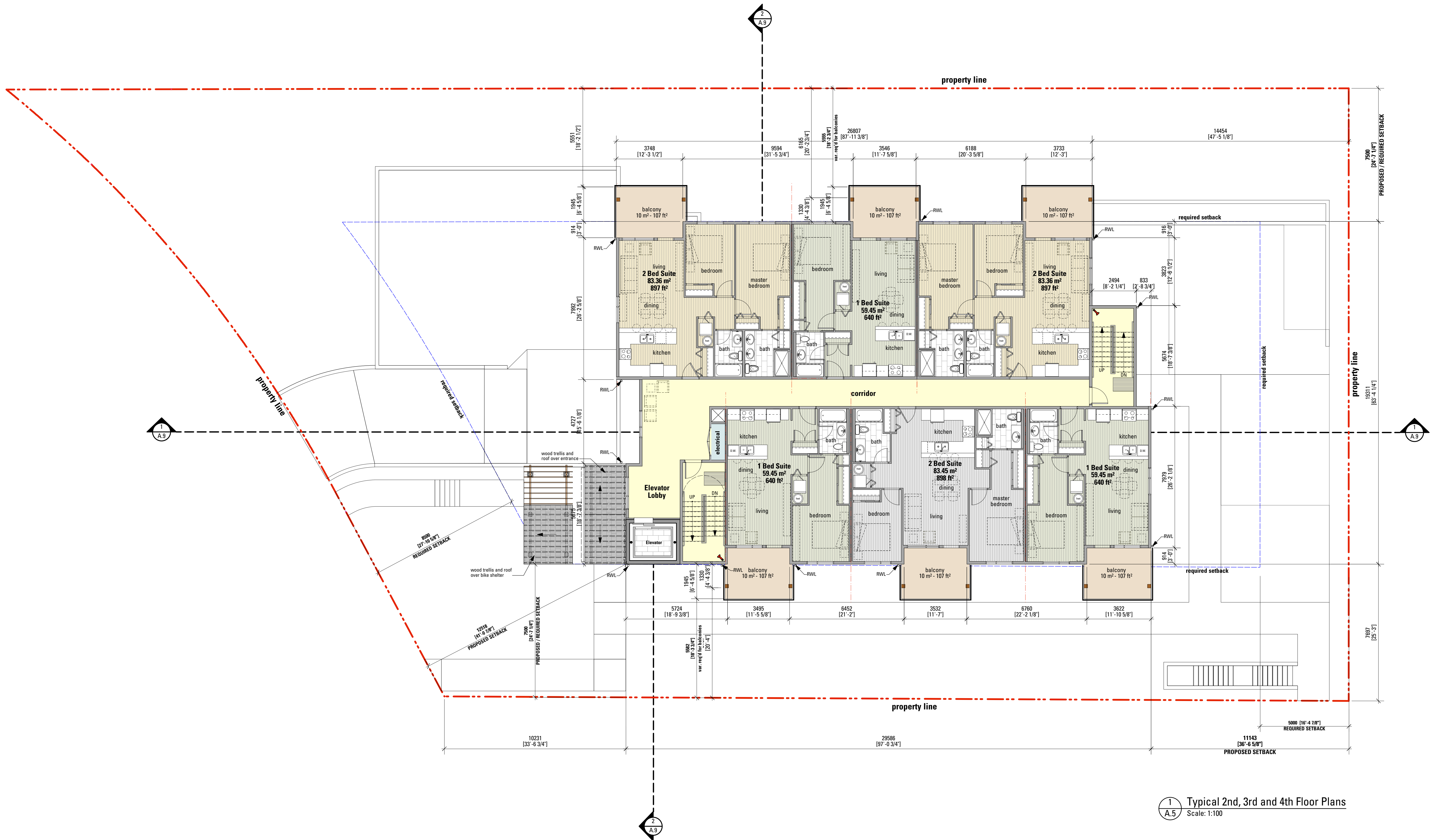


1 Underground Parkade Plan  
A.3 Scale: 1:100

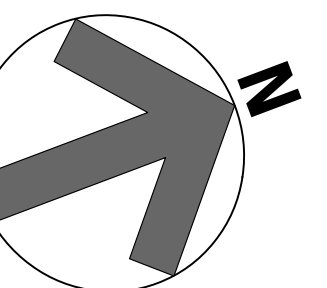




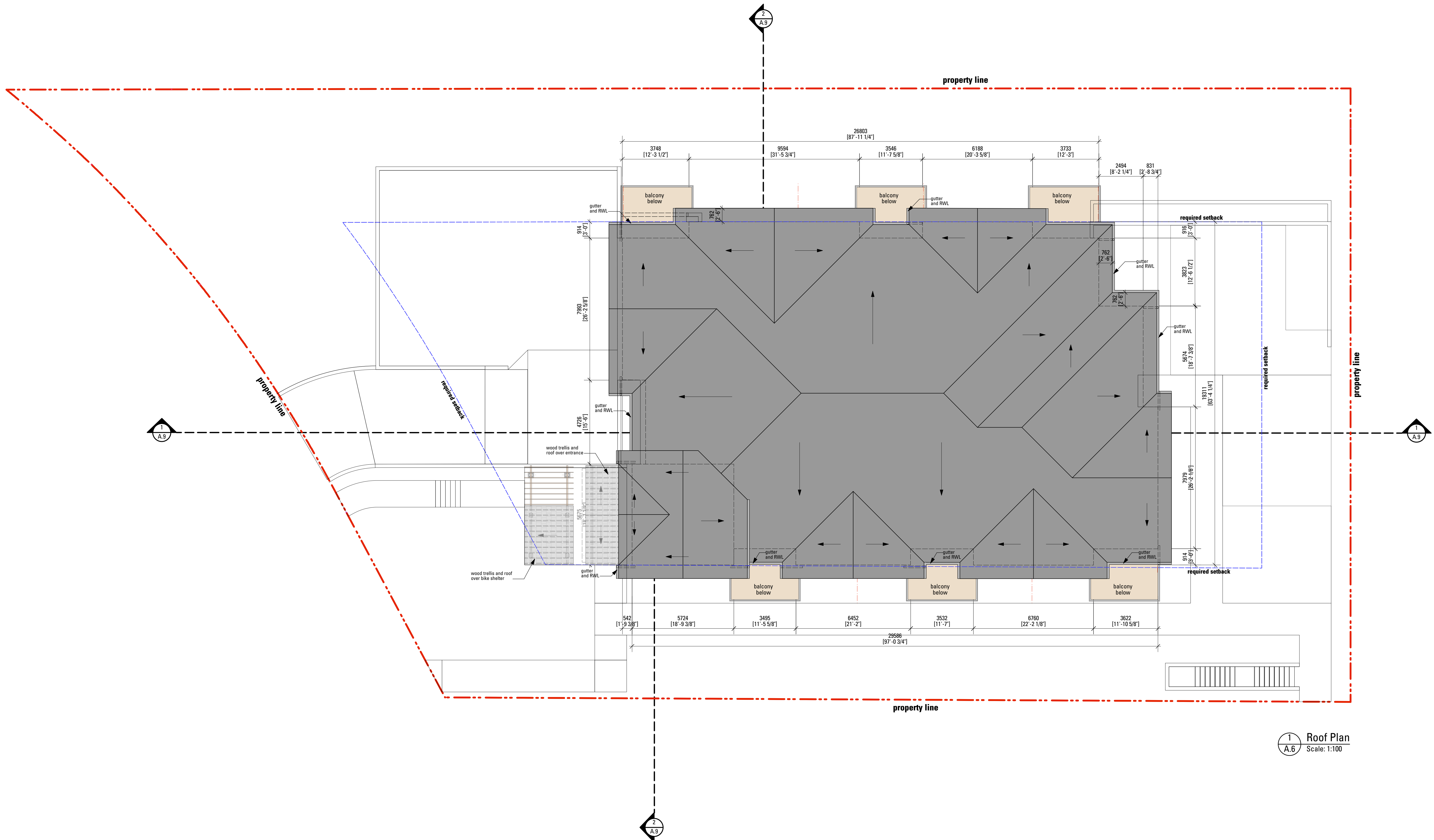




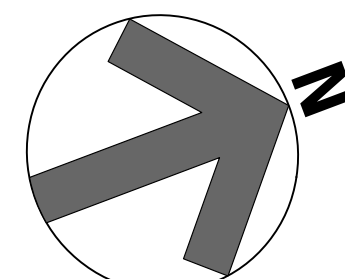
1 Typical 2nd, 3rd and 4th Floor Plans  
A.5 Scale: 1:100



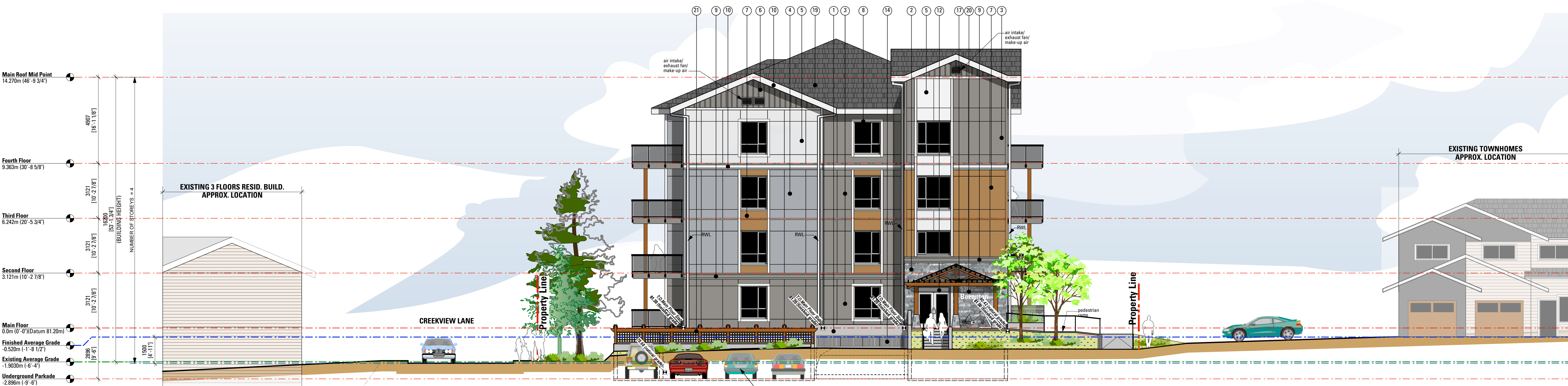




1  
A.6 Roof Plan  
Scale: 1:100







1 South Elevation (Bezanton Way)  
Scale: 1:100



2 East Elevation (Kaiser Lane)  
Scale: 1:100

Finish Schedule								
1 Exposed Concrete Wall	Sealed Finish	Clear	8 Window / Door Frames	Vinyl	White	15 Balcony Railings	Pre finished Aluminium rails and Frosted Glass Panels	Grey Metal / Gray Frosted Glass
2 Stone Cladding	Natural Stone Veneer	'Spring Valley' Ledge Stone Veneer K2	9 Wood Combed Fascia Trim	Painted	Dark Gray (BM CSP-15)	16 Balcony Posts	Cedar Wood	Stained
3 Fibre Cement Panel	Smooth Panel	Dark Gray (BM CSP-15)	10 Wood Roof Fascias / Wood Combed Fascia Trim	Painted	Light Gray (BM CSP-5)	17 Wood Entrance Canopy	Cedar Wood	Stained
4 Fibre Cement Panel	Smooth Panel	Medium Gray (BM 2121-30)	11 Wood Deck Fascias	Painted	Dark Gray (BM CSP-15)	18 Bike Canopy and Pergolas	Cedar Wood	Stained
5 Fibre Cement Panel	Smooth Panel	Light Gray (BM CSP-5)	12 Storefront Door	Thermally broken Aluminium Frames	Clear Anodized	19 Roof Shingles	Fiberglass	Dual Black
6 Board and Batten	Smooth Panel	Dark Gray (BM CSP-15)	13 Exit / Garbage Room Doors	Metal Doors and Frames	Painted	20 Signage	To Be Determined	
7 Fibre Cement Panel	Smooth Panel	Tawny (BM 2161-20)	14 Parkade Door	Aluminium Overhead Door	Clear Anodized	21 Wood Fence / Screen	Cedar Wood	Stained

570 Bezanton Way  
Colwood, BC

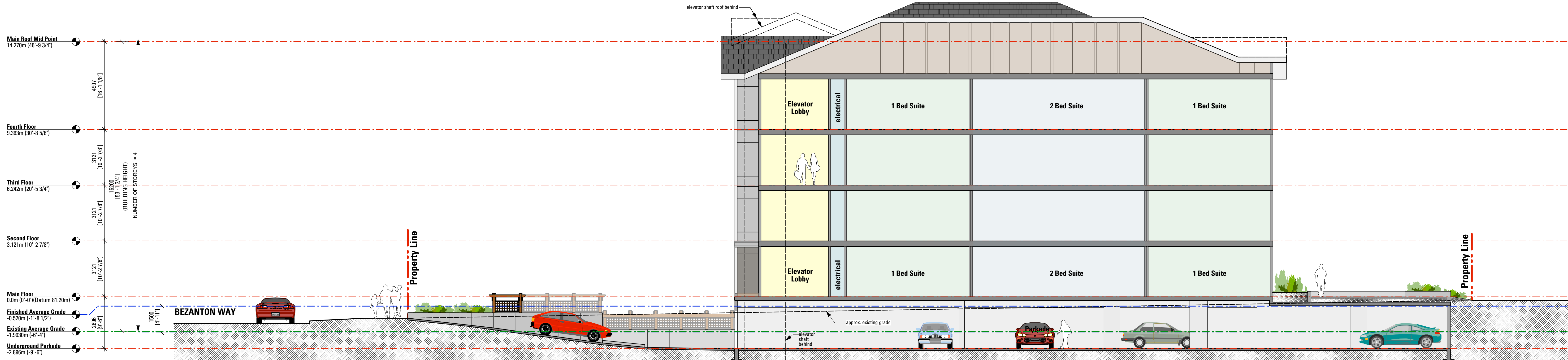
**PROPOSED RESIDENTIAL DEVELOPMENT**

Development Permit and Development Variance Permit Application - December, 2nd 2022

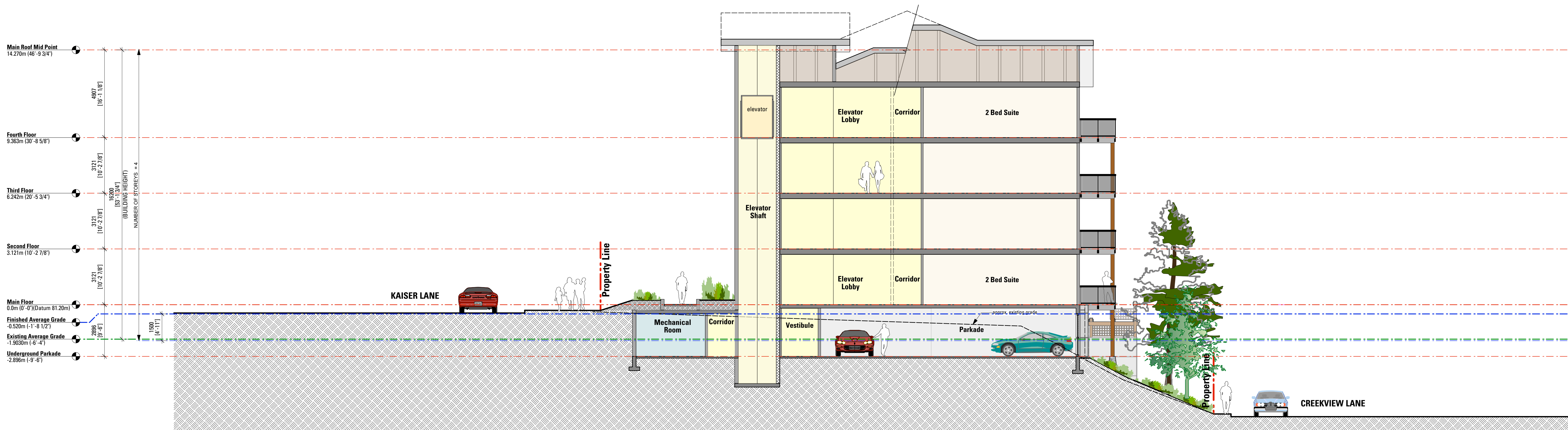








1 Building section  
Scale: 1:100



2 Building Section  
Scale: 1:100



**RECEIVED**  
By Kelsea Fielden at 11:04 am, Dec 02, 2022

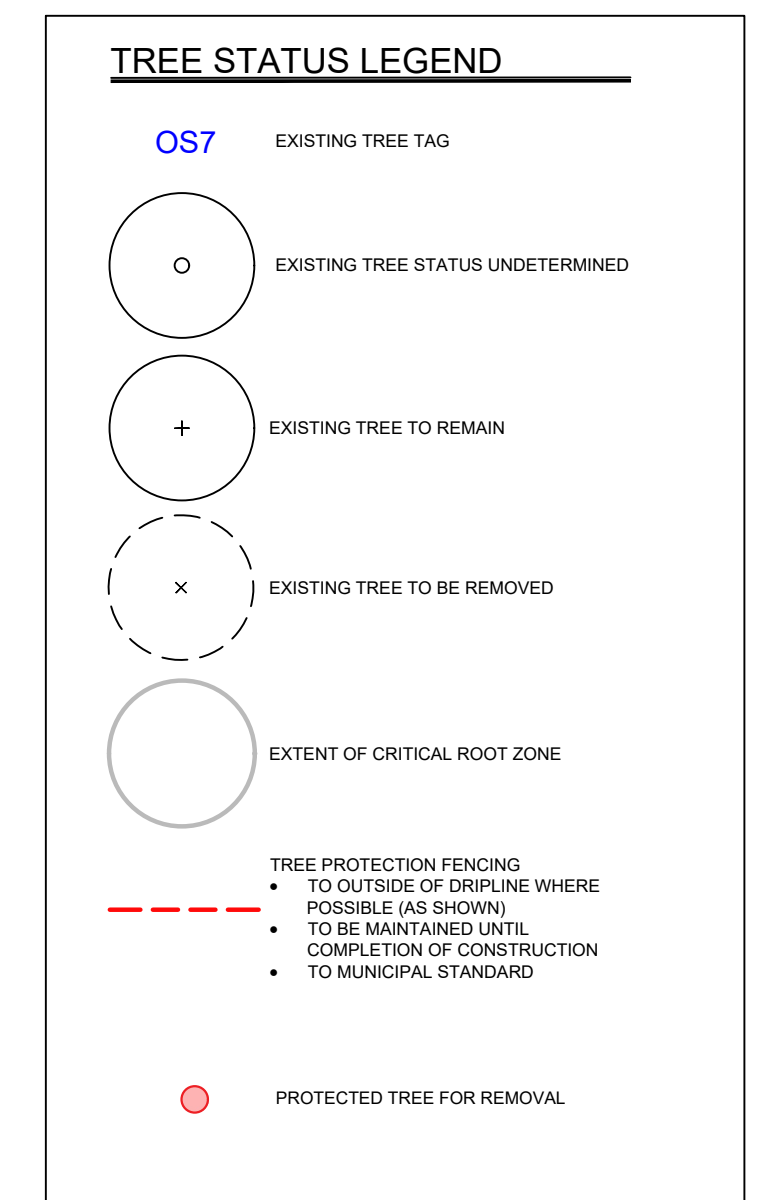
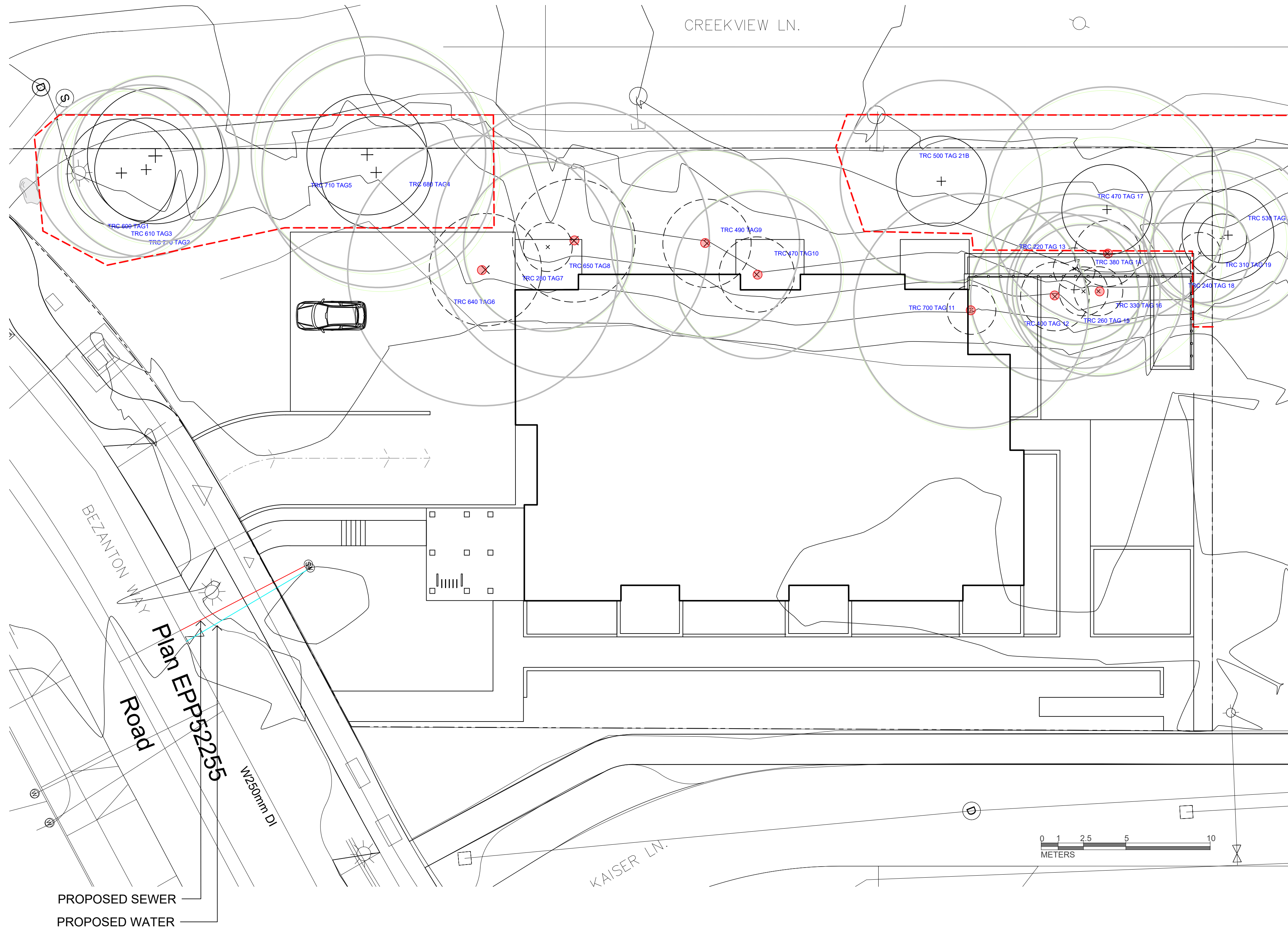
# Schedule 2



1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.ca 250 590 1156

PROJECT ADDRESS:  
**570 BEZANTON WAY  
COLWOOD, BC**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

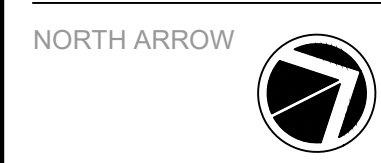


Tree (Tag) #	Type	Latin Name	Bylaw 1735 Protected	Consent Stem Dia (cm)	Stem Dia (cm)	Critical Root Zone	Symmetrical Crown Rad (m)	Construction Tolerance	Biological Health	Structural Condition	Notes
1	Western redcedar	<i>Thuja plicata</i>	Yes	60	60	5.0	4.0	poor	good	fair	fill at base, prev top broken/pruned @ 8m, multiple leaders, likely decay at break/cut, multiple weakly attached leaders
2	Western redcedar	<i>Thuja plicata</i>	Yes	77	77	5.0	4.0	poor	good	fair	fill at base, prev top broken/pruned @ 7m, multiple leaders, likely decay at break/cut, multiple weakly attached leaders
3	Western redcedar	<i>Thuja plicata</i>	Yes	61	61	5.0	4.0	poor	good	fair	fill at base, prev top broken/pruned @ 6m, multiple leaders, likely decay at break/cut, multiple weakly attached leaders
4	Western redcedar	<i>Thuja plicata</i>	Yes	68	68	7.0	6.0	poor	fair	good	fill at base, thinning canopy
5	Western redcedar	<i>Thuja plicata</i>	Yes	71	71	7.0	6.0	poor	fair	good	fill at base, thinning canopy
6	Western redcedar	<i>Thuja plicata</i>	Yes	64	64	8.0	7.0	poor	fair	good	fill at base, thinning canopy
7	Western redcedar	<i>Thuja plicata</i>	No	28	28	5.0	4.0	poor	good	good	fill at base, not bylaw protected
8	Western redcedar	<i>Thuja plicata</i>	Yes	65	65	8.0	7.0	poor	good	good	fill at base
9	Western redcedar	<i>Thuja plicata</i>	Yes	49	49	5.5	4.5	poor	good	good	fill at base
10	Western redcedar	<i>Thuja plicata</i>	Yes	47	47	5.0	4.0	poor	good	good	extreme fill at base
11	Western redcedar	<i>Thuja plicata</i>	Yes	70	70	7.0	6.0	poor	poor	poor	buried to 2.5m, estimated
12	Douglas-fir	<i>Pseudotsuga menziesii</i>	Yes	40	40	5.0	4.0	moderate	good	good	buried to 2m, estimated, wind pruned
13	Western redcedar	<i>Thuja plicata</i>	No	22	22	4.5	3.5	poor	good	good	fill at base, not bylaw protected
14	Western redcedar	<i>Thuja plicata</i>	Yes	38	38	7.0	6.0	poor	good	good	no fill at base
15	Western redcedar	<i>Thuja plicata</i>	No	26	26	4.0	3.0	poor	good	good	fill at base, not bylaw protected
16	Douglas-fir	<i>Pseudotsuga menziesii</i>	Yes	33	33	5.0	4.0	moderate	good	good	buried to dbh, estimated, wind pruned
17	Western redcedar	<i>Thuja plicata</i>	Yes	47	47	7.0	6	poor	fair	good	fill at base
18	Douglas-fir	<i>Pseudotsuga menziesii</i>	No	24	24	3.0	2	moderate	poor	poor	fill at base, not bylaw protected
19	Douglas-fir	<i>Pseudotsuga menziesii</i>	Yes	31	31	4.0	3	moderate	poor	poor	fill at base
20	Western redcedar	<i>Thuja plicata</i>	Yes	53	53	5.0	4	poor	good	good	fill at base
21	Western redcedar	<i>Thuja plicata</i>	Yes	50	50	6.0	5.0	poor	good	good	'21B' on tag, no fill at base

PROTECTED TREES TO BE REMOVED : 8  
REPLACEMENTS REQUIRED: 16

NO.	ISSUE	YYMMDD
1	ISSUED FOR DP& VARIANCE PERMIT	22/05/12
2	ISSUED FOR DP& VARIANCE PERMIT	22/11/07

SEAL



DRAWING TITLE:  
**TREE REMOVAL &  
PROTECTION PLAN**

DWG NO:

**L0**

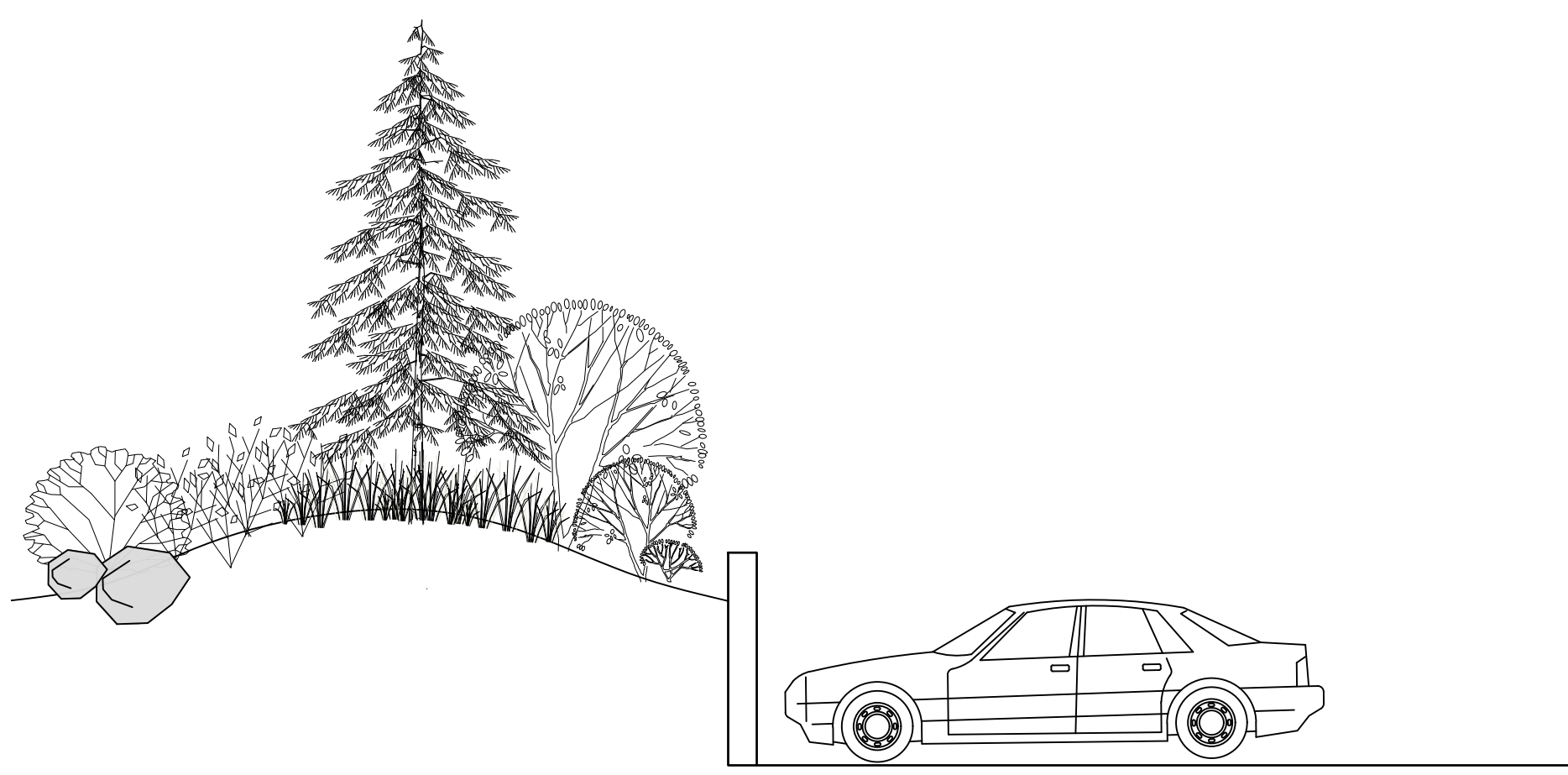
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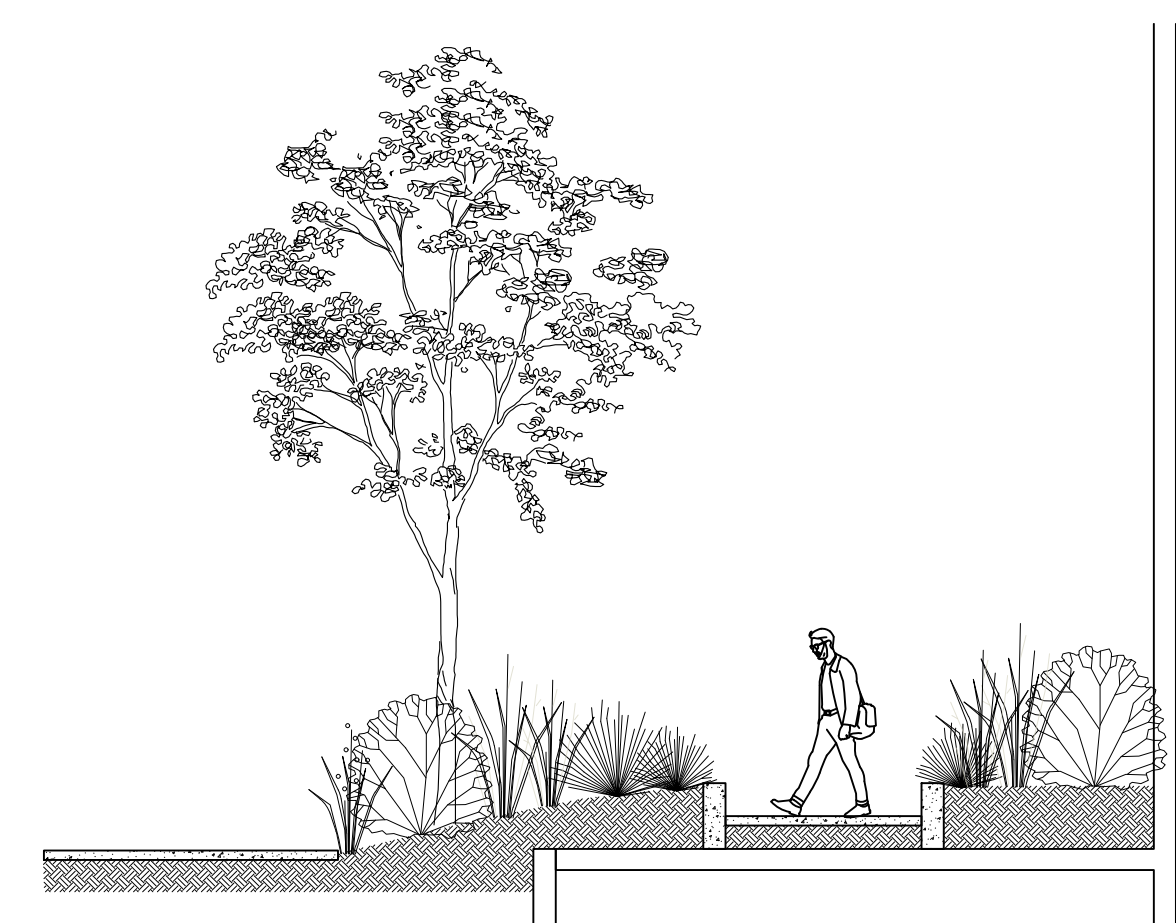


**LEGEND**

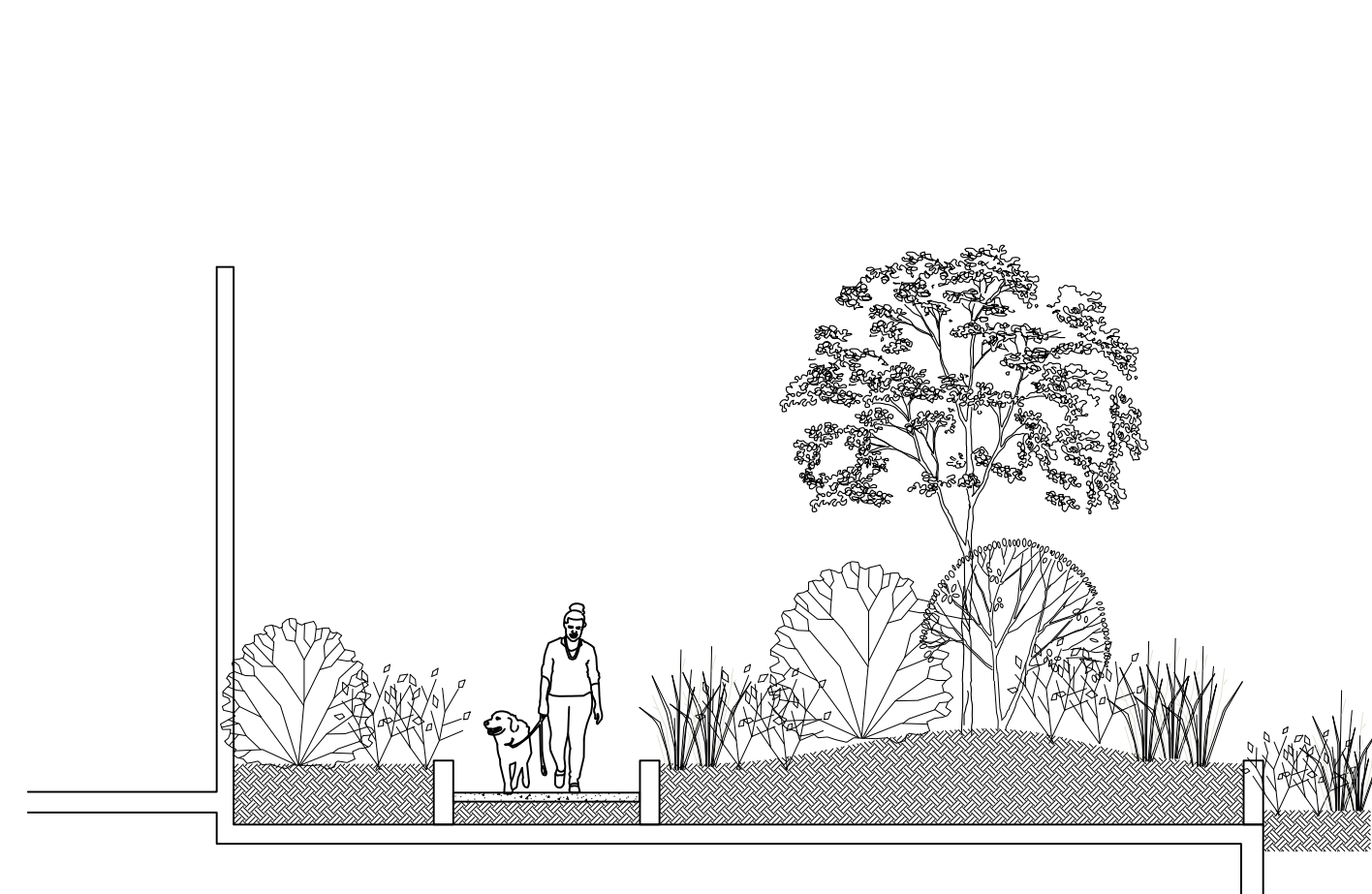
- PROPERTY LINE
- ROOF OVERHANG
- UNDERGROUND PARKING SLAB
- MEADOW PLANTING
  - COASTAL WILDFLOWER & GRASS MIX
  - AREA: X m<sup>2</sup>
  - 1 lb for 1000 m<sup>2</sup>; X lbs REQUIRED
- AT GRADE PLANTED AREA
  - 450 - 600 mm DEPTH 1L GROWING MEDIUM (BCL5)
  - 50 mm DEPTH MULCH
- ON SLAB PLANTED AREA
  - 450 mm DEPTH PLANTER
  - GROWING MEDIUM
  - 50 mm DEPTH MULCH
- LANDSCAPE BERM
  - 1000 mm DEPTH GROWING MEDIUM
- DRY RIVERBED
  - RIVERSTONE & PLANTS
- BIRDSEYE PEA GRAVEL
- ENHANCED PAVING
  - CONCRETE PAVERS
  - COLOR: MULTI GREY
- 2x2 PAVING STONES PATIO
- CIP CONCRETE WALKWAY
- BENCH
  - CONCRETE BASE WITH WOOD SEAT
  - COLOR: BLACK WOOD STAIN
- BIKE RACK
  - 3 X
  - SURFACE MOUNT ON EMBEDDED CONCRETE POST
- LOG STUMPS / STEPPERS
  - FROM LOCAL SOURCE
- LANDSCAPE BOULDERS
  - FROM LOCAL QUARRY
- LANDSCAPE LOG
  - FROM LOCAL SOURCE
- RETAINED EXISTING TREE
- PROPOSED TREES
  - SEE PLANTING PLAN
- 3 m SIGHT TRIANGLE
  - NO PLANTING OVER 0.6 m HT
- IRRIGATION SLEEVE
  - SEE IRRIGATION PLAN (TO BE SUBMITTED AT BP STAGE)
  - COORDINATE INSTALLATION WITH GENERAL CONTRACTOR



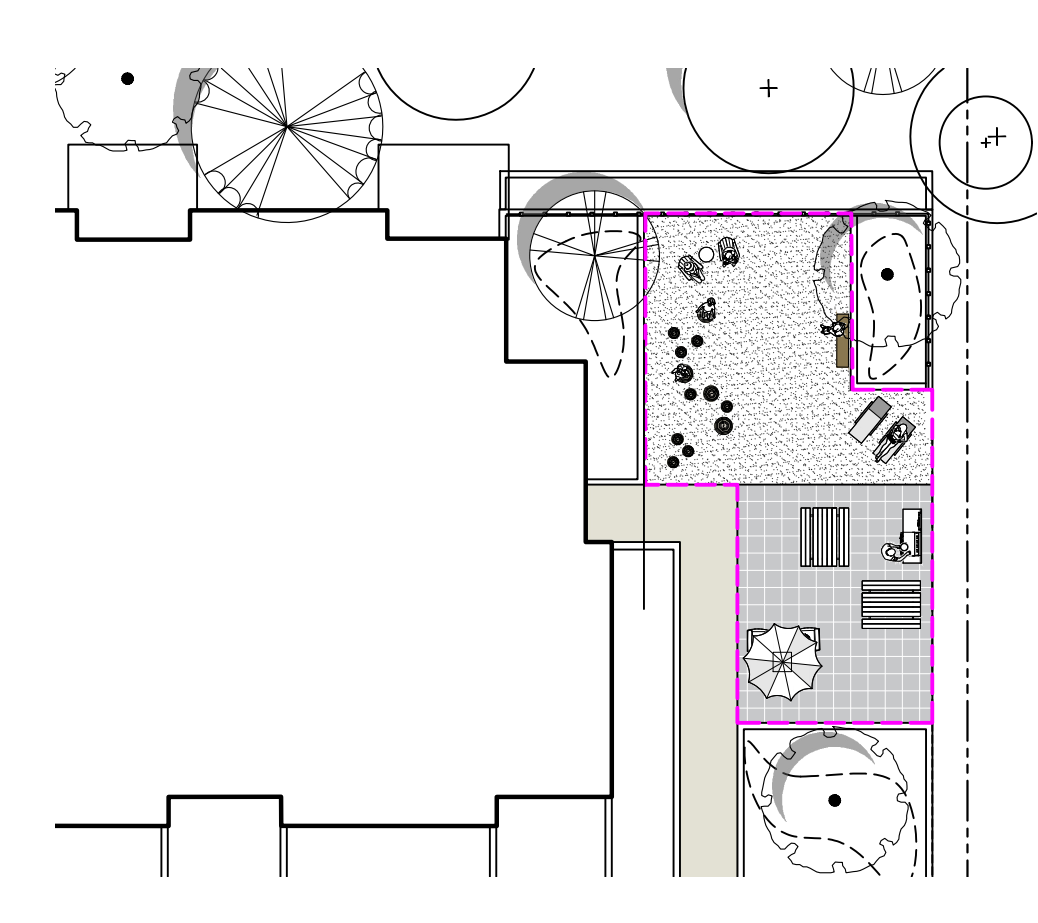
1 SECTION ONE  
L1 NTS



2 SECTION TWO  
L1 NTS



3 SECTION THREE  
L1 NTS



4 USABLE OPEN SPACE: 108m<sup>2</sup>  
L1 NTS



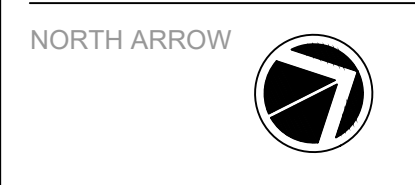
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophiliacollective.ca 250 590 1156

PROJECT ADDRESS:  
570 BEZANTON WAY  
COLWOOD, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KARIANNE HOWARTH

NO.	ISSUE	YYMMDD
1	ISSUED FOR DP& VARIANCE PERMIT	22/05/12
2	ISSUED FOR DP& VARIANCE PERMIT	22/11/07

SEAL



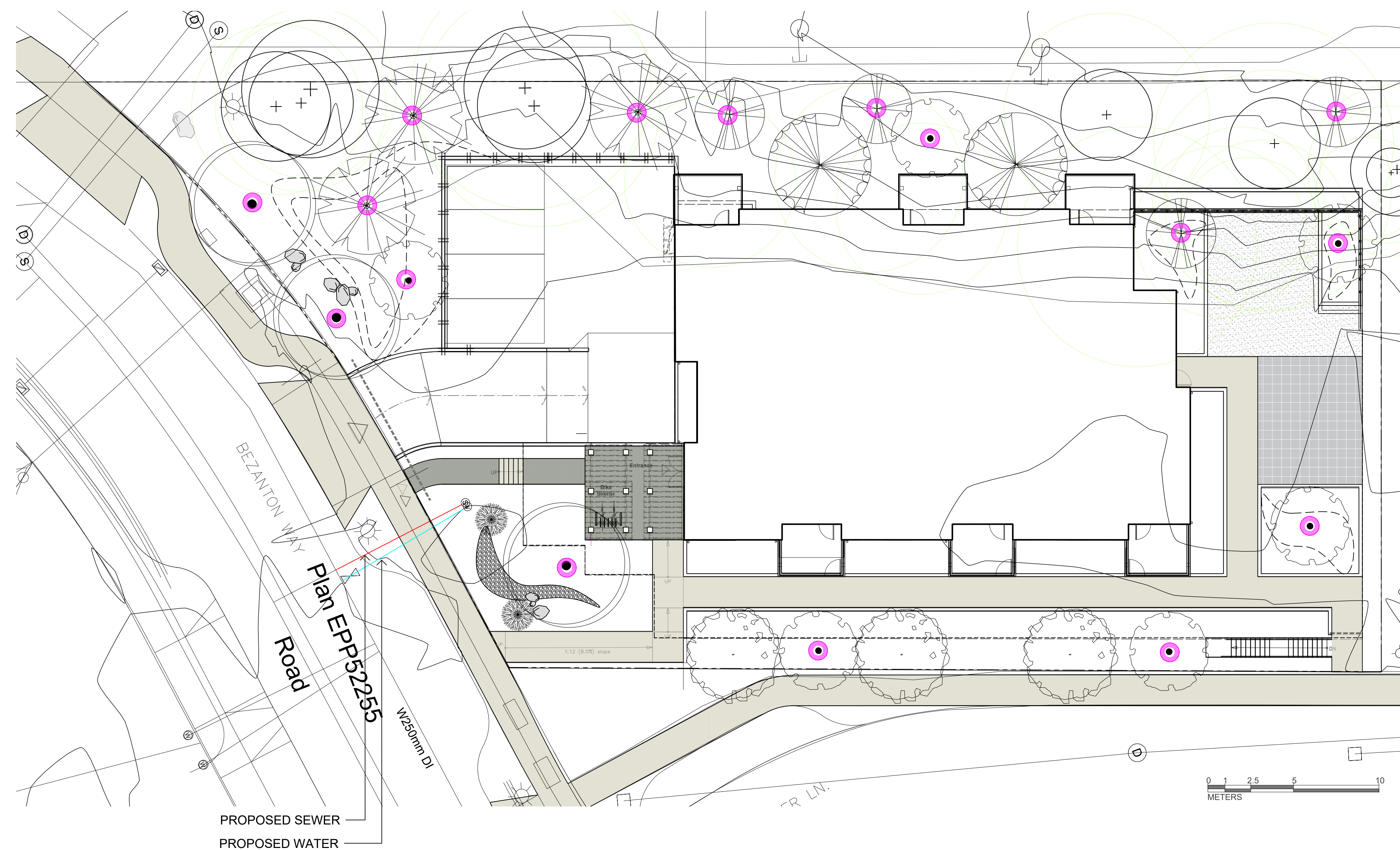
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LANDSCAPE SITE PLAN

DWG NO:


L1

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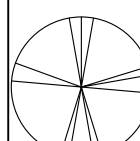
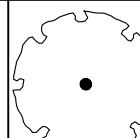

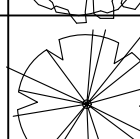
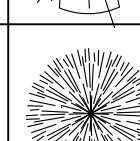
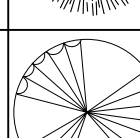
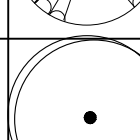


**LEGEND**

 DESIGNATED REPLACEMENT TREE

REPLACEMENT TREES PROPOSED: 16  
 TOTAL TREES PROPOSED (INCLUDING REPLACEMENT TREES): 23

**TREE SCHEDULE**

Quantity	Symbol	Latin Name	Common Name	Container	Caliper (cm)	Size (m)	Native	Remarks	Height at Maturity (m)	Spread at Maturity (m)
4		<i>Acer circinatum</i>	Vine Maple	B&B		>1.5	y	full/part sun	5-7	4-6
6		<i>Amelanchier canadensis</i>	serviceberry	B&B		>1.5	y	full/part sun	7-9	5-6
3		<i>Quercus palustris</i>	Pin Oak	B&B	6 cm	>1.5		full sun	10	10
3		<i>Pseudotsuga menziesii</i>	Douglas Fir	B&B		>1.5	y	part - full sun	15-50	7
2		<i>Picea omorika 'Bruns'</i>	Bruns Serbian spruce	B&B		>1.5		full/part sun	9	3
2		<i>Rhus typhina</i>	Staghorn sumac	#5				full sun/part shade	4.6	7
3		<i>Quercus Garryana</i>	Garry Oak	B&B		>1.5	y	full sun	20m	6-18m

NO.	ISSUE	YYMMDD
1	ISSUED FOR DP& VARIANCE PERMIT	22/05/12
2	ISSUED FOR DP& VARIANCE PERMIT	22/11/07

SEAL

NORTH ARROW



DRAWING TITLE:

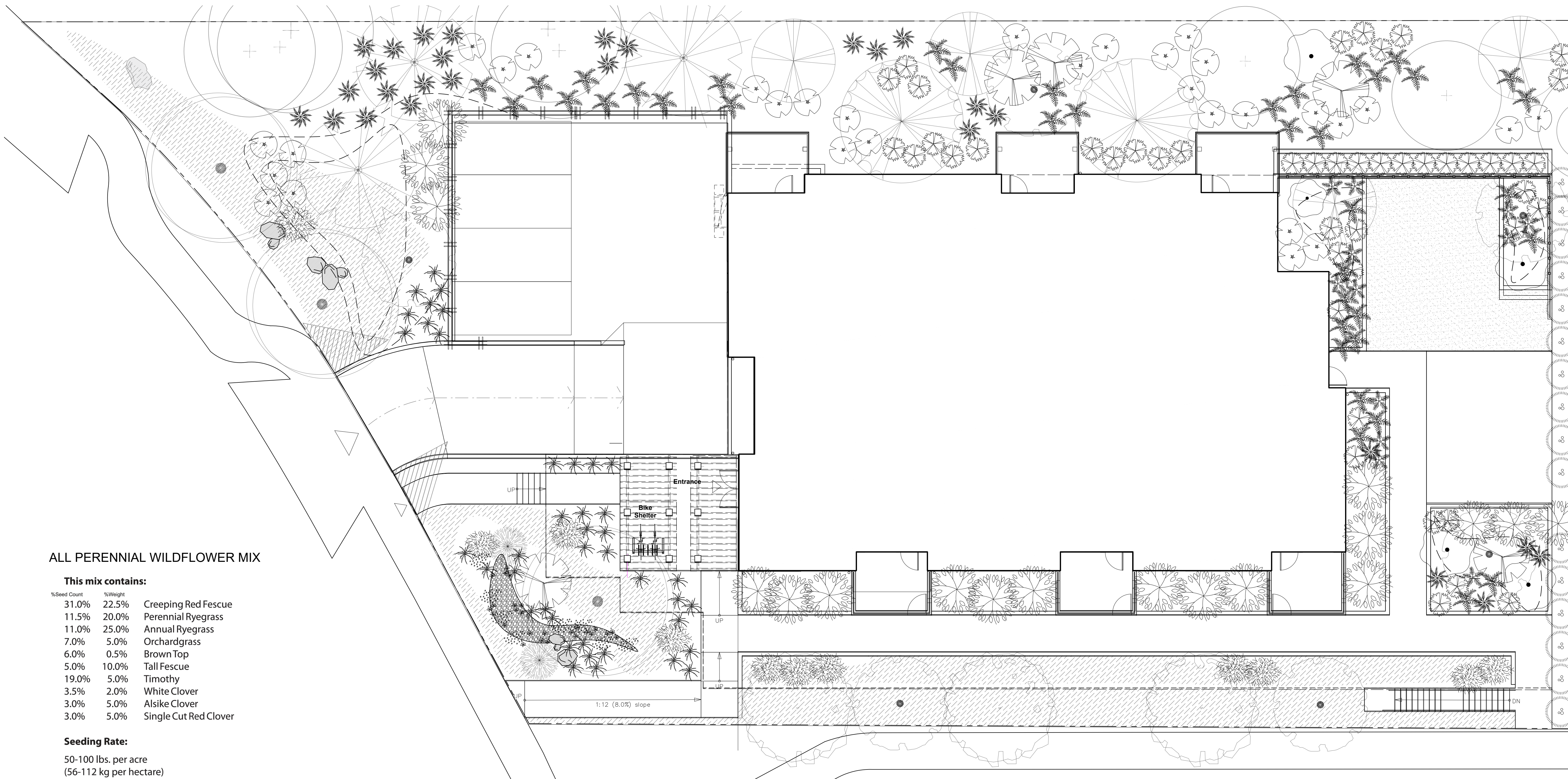
**TREE PLANTING PLAN**

DWG NO:

SCALE: 1:150

**L2**





**ALL PERENNIAL WILDFLOWER MIX**

**This mix contains:**

%Seed Count	%Weight	
31.0%	22.5%	Creeping Red Fescue
11.5%	20.0%	Perennial Ryegrass
11.0%	25.0%	Annual Ryegrass
7.0%	5.0%	Orchardgrass
6.0%	0.5%	Brown Top
5.0%	10.0%	Tall Fescue
19.0%	5.0%	Timothy
3.5%	2.0%	White Clover
3.0%	5.0%	Alsike Clover
3.0%	5.0%	Single Cut Red Clover

**Seeding Rate:**

50-100 lbs. per acre  
(56-112 kg per hectare)

**Bag Size:**

22.7 Kg (50 Lbs.)

**COASTAL REVEGETATION MIX**

Botanical Name	Common Name	%
Lupinus perennis	Perennial Lupine	15
Linum lewisii	Blue Flax	11
Coreopsis lanceolata	Lance Leaved Coreopsis	10
Dianthus barbatus	Sweet William	10
Cheiranthus allionii	Siberian Wallflower	9
Echinacea purpurea	Purple Coneflower	8
Gaillardia aristata	Blanketflower	8

None of the following kinds exceed 5% of the total mixture by weight:

Rudbeckia hirta	Black-Eyed Susan
Aquilegia caerulea	Columbine
Oenothera lamarckiana	Evening Primrose
Ratibida columnaris	Prairie Coneflower - Red
Ratibida columnaris	Prairie Coneflower - Yellow
Penstemon strictus	Rocky Mountain Penstemon
Chrysanthemum maximum	Shasta Daisy
Achillea millefolium	White Yarrow

**Seeding Rate: 5 - 8 Lb/ Acre (1 Lb. per 6,000 sq. ft.)**

If Hydroseeding, seeding rate should be doubled.  
Approximately 670,800 seeds per pound.

**PLANT SCHEDULE**

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
1		Armeria maritima 'Alba'	White-flowered Thrift	tray		y
21		Blechnum spicant	Deer Fern	#1	y	
38		Gaultheria shallon	Salal	#2	y	y
26		Lupinus nootkatensis	Nootka lupin	#1	y	y
27		Mahonia aquifolium	Oregon grape	#1	y	y
29		Miscanthus sinensis 'Morning Light'	Chinese silver grass Morning Light	#2		
16		Osmanthus x burkwoodii	Burkwood's sweet olive	#3		

7		Pinus mugo	Mugo Pine	#3		
7		Ribes sanguineum	Red-flowering currant	#2	y	y
31		Symphoricarpos albus	Snowberry	#1	y	y
45		Polystichum munitum	Western sword fern	#1	y	
15		Taxus baccata	English yew	#2		
5		Vaccinium ovatum	Evergreen huckleberry	#1	y	
		Hydro Seed Meadow Mix	All Perennial Wildflower Mix + Coastal Revegetation Mix	3 lb		

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

NO.	ISSUE	YYMMDD
1	ISSUED FOR DP& VARIANCE PERMIT	22/05/12
2	ISSUED FOR DP& VARIANCE PERMIT	22/11/07

SEAL

NORTH ARROW



DRAWING TITLE:  
**PLANTING PLAN**

DWG NO:

SCALE: 1:100

**L3**



Landscape Budget for Hard and Soft-Scape  
570 Bezanton Way, Colwood, BC

Attention: File Manager, City of Colwood  
November 15, 2022



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The following is the **ON SITE** landscape supply and installation budget for the above address:

- Supply and installation of bulk materials (soil & mulch), trees, and plants:  
\$82,720
- Supply and installation of all hardscape (not including driveway), including patios, pathways, gravel playground, site furniture (benches and bike racks):  
\$3,7440
- Installation of a 3 zone irrigation system, point of connection and back-flow device:  
\$6,000

Subtotal: \$ 126,160

Total including GST: \$ 132,468.21

Should you have any questions, please contact our team.

Respectfully,

A handwritten signature in black ink that reads "Bianca Bodley". The signature is written in a cursive, flowing style.

Bianca Bodley, Owner and Principal

