



## 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: DPA00005 - Temporary Amenity Area for Speedwash at 2353 Sooke Rd

### DEVELOPMENT PERMIT DPA00005

THIS PERMIT, issued **December 18, 2024** 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: 625515 BC LTD  
8407 KING GEORGE BLVD

SURREY BC V3W 7J7

(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 6, SECTION 68, ESQUIMALT LAND DISTRICT, PLAN VIP6346  
LOT A, SECTION 67, ESQUIMALT LAND DISTRICT, PLAN VIP76445  
2353 SOOKE RD  
2361 SOOKE RD

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements Development Permit no. DP-22-020 and the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character considerations for the development to construct a temporary amenity area and associated landscaping and site improvements are consistent with the design guidelines for areas designated as "Mixed Use Employment Centre" 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 the conditions of Development

Permit no. DP-22-020 and all the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented or varied by this Permit.

5. The Director 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 plans and specifications of the Schedules attached to Development Permit DP-22-020, except where supplemented or varied by the following plans and specifications, which are attached to and form as part of this permit:
  - Schedule 1 Architectural Plans prepared by JM Architecture Inc. dated November 21, 2024.
  - Schedule 2 Landscape Plans prepared by Donald V.S. Duncan BCLSA dated November 19, 2024.
  - Schedule 3 Landscape Cost Estimate prepared by Donald V.S. Duncan BCLSA dated November 12, 2024.
8. This Development Permit, in combination with Development Permit no. DP-22-020, authorizes the construction of a car wash and temporary amenity area along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

## GENERAL

- 8.1. The following permits issued on the Lands by the City of Colwood apply, remain valid and are in no way diminished by this Development Permit:
  - 8.1.1. All conditions of Development Permit no. DP-22-020, except where supplemented or varied by this Permit.
- 8.2. This Permit shall not be construed as relieving the Permittee from compliance with any of the requirements contained within the Section 219 covenants registered as "CB546669" and as amended.

## FORM AND CHARACTER CONDITIONS

### Building Features

- 8.3. The form and character of the temporary amenity area, including the mat cleaning building, shall conform to the Architectural Drawings prepared by JM Architecture Inc. (Schedule 1).
- 8.4. 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 Director of Development Services or their delegate.
- 8.5. 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 Director of Development Services or their delegate.

- 8.6. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

### **Signage**

- 8.7. Any proposed signage shall be in accordance with the details provided in the Signage Plan prepared by JM Architecture Inc. (Drawing A0-12 of Schedule 1).
- 8.8. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

### **Landscaping**

- 8.9. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Donald V.S. Duncan BCLSA (Schedule 2).
- 8.10. As a condition of this Permit, a security in the amount of \$135,924.89 has been collected based on 110% of the Landscape Cost Estimate prepared by Donald V.S. Duncan BCLSA (Schedule 3). This amount (or a portion thereof) shall be returned no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect to the satisfaction of the Director of Development Services.

## **ENVIRONMENTAL CONDITIONS**

### **General**

- 8.11. Where required, Federal and Provincial environmental approvals shall be obtained prior to any works occurring on the Lands.

### **Tree Management**

- 8.12. Trees located on the Lands shall be managed in accordance with the approved Tree Management Plan within Development Permit no. DP-22-020, except where varied by this Permit or with written consent from the Director of Development Services. This Development Permit authorizes the removal of two (2) bylaw protected trees, including Trees #22 and #23, which were previously identified as T.B.D in the Tree Management Plan.
- 8.12.1. Tree removal authorized by this Permit is valid for twelve (12) months from the date the Permit is issued.
- 8.12.2. The Permittee is required to clearly identify which tree(s) are to be cut with a flag, paint or survey tape prior to commencing the removal of the tree(s).
- 8.13. Protected trees are required to be replaced at a ratio of 1:1. Replacement trees shall be planted on the site in accordance with the Landscape Plan prepared by Donald V.S. Duncan BCLSA (Schedule 3).
- 8.13.1. Once the replacement trees have been planted, the Permittee shall provide the City with a photo of the planted trees. The date the photo is received by the City will become the default date of planting.

8.13.2. As a condition of this Development Permit, a refundable security deposit of \$500 (\$250 per required replacement tree) has been collected in accordance with the Colwood Urban Forest Bylaw (no. 1735). The Permittee may request a refund of this security deposit no sooner than 1 year from the default date of planting as described in Section 8.13.1 of this Permit.

8.13.3. If any replacement tree does not survive for two years, the Permittee shall, within 6 months, replace the tree with a replacement tree and shall thereafter maintain the replacement tree for a period of 1 year.

**Nesting and Migratory Birds**

8.14. It is the property owner's responsibility to ensure that physical works are compliant with the federal Migratory Birds Convention Act, 1994 and the provincial Wildlife Act with respect to bird nests. Both of these acts prohibit the disturbance or destruction of active nests and eggs.

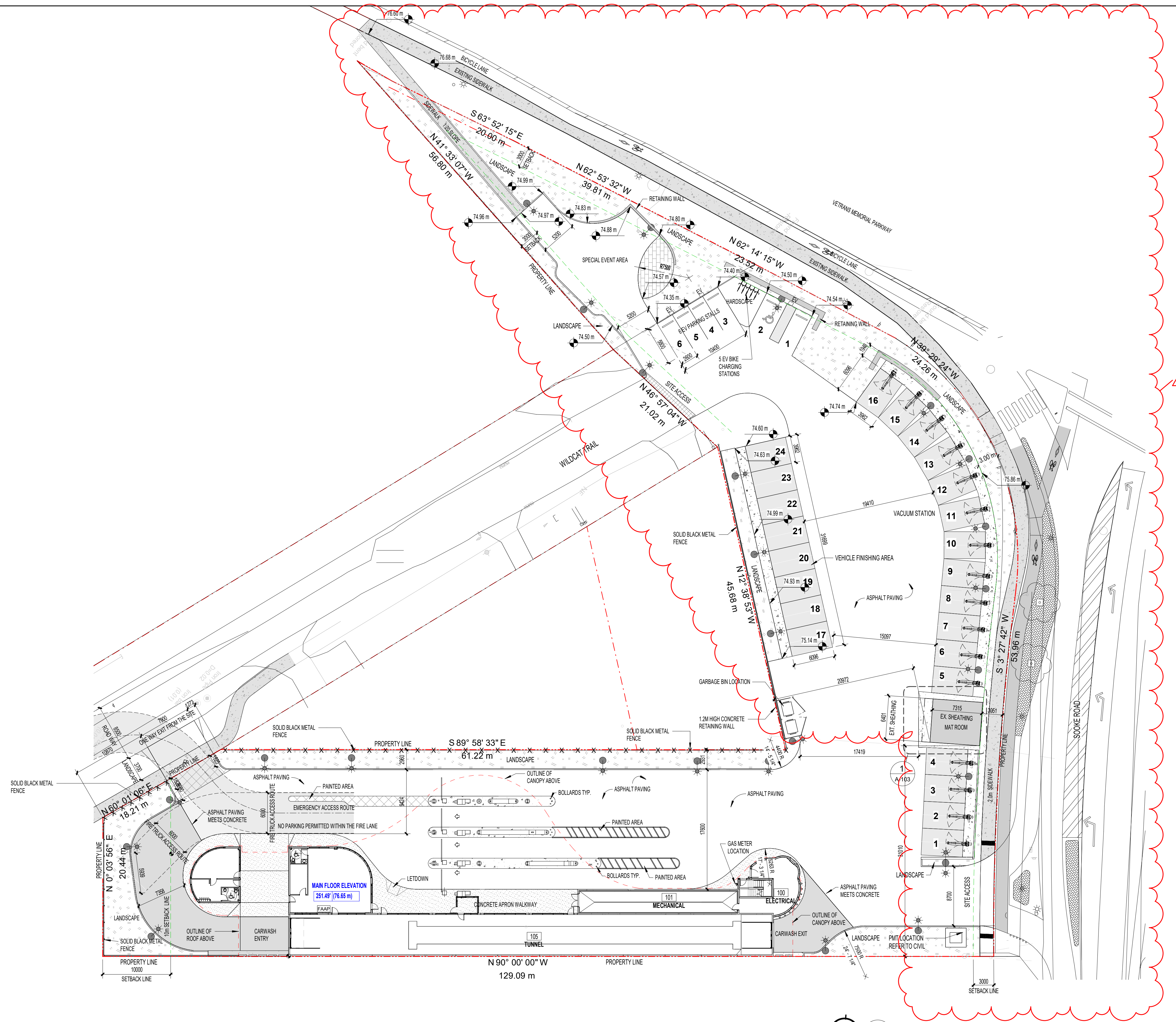
ISSUED ON THIS 18 DAY OF DECEMBER 2024.



JOHN ROSENBERG, A.Sc.T.

DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

# SCHEDULE 1



**1 OVERALL SITE PLAN**  
A-007 SCALE: 1 : 300

**SYMBOLS LEGEND**

- 244.46' (74.51 m) PROPOSED FINISHED GRADE
- +00.00 AVERAGE NATURAL GRADE
- 00.00 EXISTING GRADE
- ROAD DEDICATION
- PROPERTY LINE
- SETBACK
- HYDRO RW
- PROPOSED STREET LIGHT

**PARKING LEGEND**

STANDARD CAR: 8'-6.38" (2.60 m) x 19'-2.38" (5.84 m)

VACUUM BAY: 13'-0" (3.96 m) x 20'-0" (6.10 m)

ACCESSIBLE PARKING: 11'-1.78" (3.40 m) x 19'-0.38" (5.80 m)

ACCESSIBLE ID SIGN: 4'-11" (1.50 m) x 8'-6.38" (2.60 m)

**BICYCLE RACKS**

SURFACE MOUNT RACK: 711 (2'-4")

ELEVATION PLAN VIEW

REV	DATE	DESCRIPTION	BY
6	2024-11-19	RE-ISSUED FOR DP AMENDMENT	WH
5	2024-08-30	ISSUED FOR DP AMENDMENT	WH
4	2024-08-26	ISSUED FOR COORDINATION	WH
3	2024-05-01	ISSUED FOR OWNER FINAL REVIEW	WH
2	2024-04-19	ISSUED FOR OWNER FINAL REVIEW	WH
1	2024-04-18	ISSUED FOR OWNER REVIEW	WH

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**JM Architecture Inc.**  
DESIGNING THE WORLD AS IT SHOULD BE  
Principal - Joe M. Minten  
architect aaa, albc, mraic  
107-15055 54A Avenue  
Surrey, B.C. V3S 5X7  
604-853-2003-T  
joe@jmarchitecture.ca-E

Architects Seal & Signature

**SPEEDWASH COLWOOD**  
2357 Sooke Road  
Colwood B.C. V9B 1X8

8407 King George Blvd, Surrey,  
BC V3W 7J7

START DATE: 2024/10/11  
PROJECT No: 2021-14  
DR. WH CH. JMM  
SCALE: As indicated

**SITE PLAN - VACUUM STATION & PARKING**

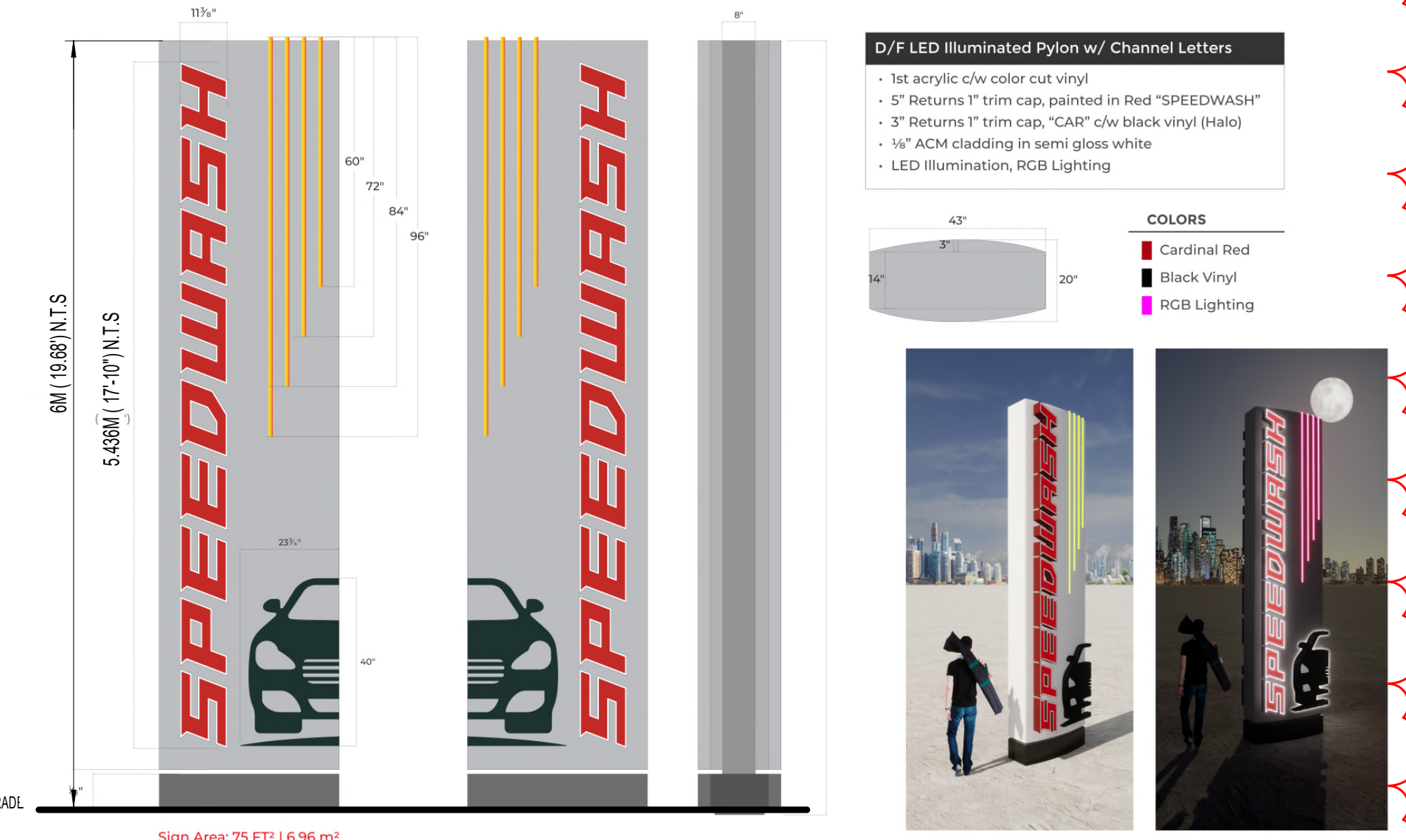
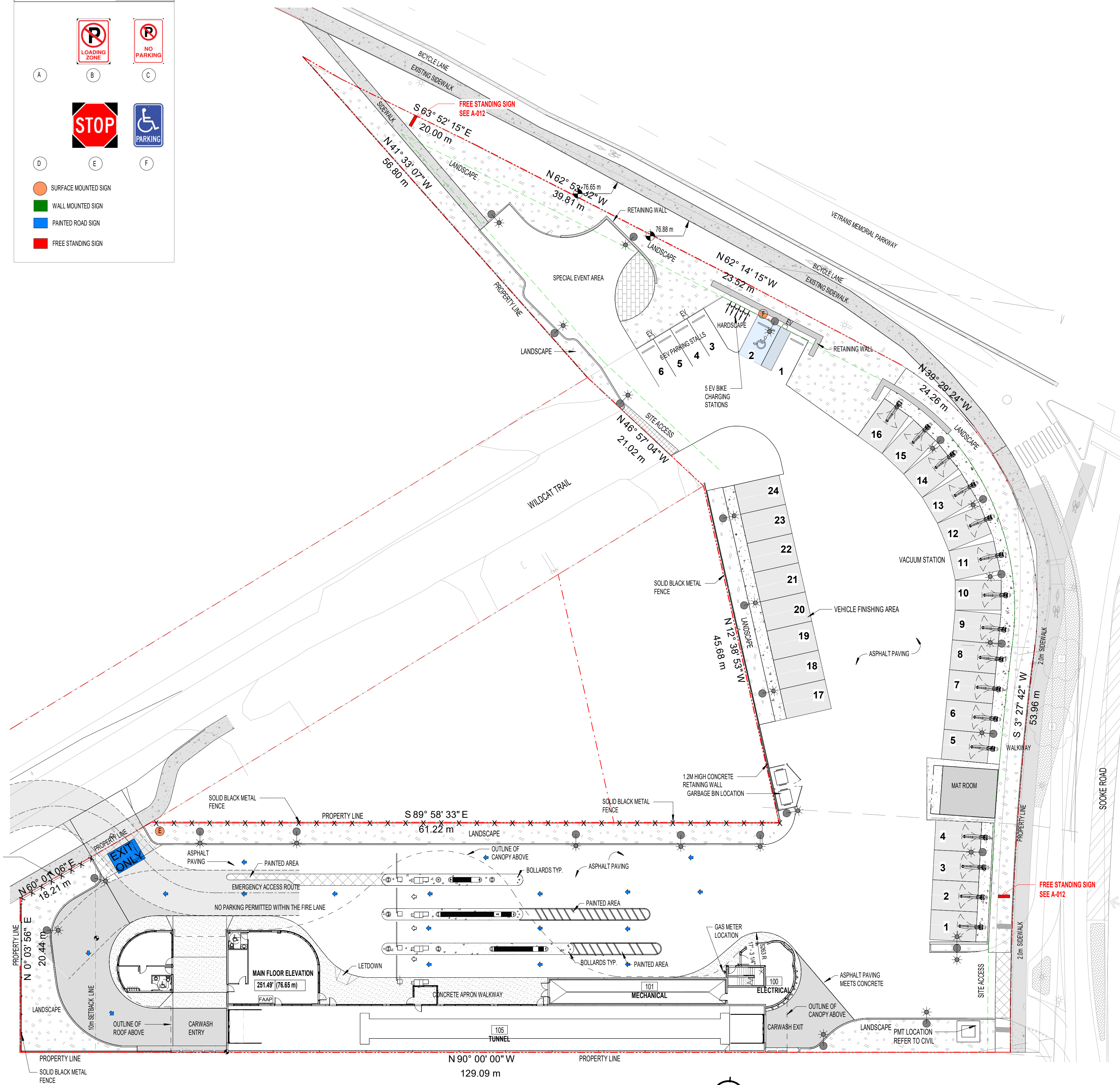
REV No: 6  
Project No: 2021-14  
A-007

DO NOT SCALE DRAWING

# SCHEDULE 1

**CIRCULATION SIGNAGE LEGEND**

A		B	
C		D	
E		F	
G		H	



REV	DATE	DESCRIPTION	BY
3	2024-11-19	RE-ISSUED FOR DP AMENDMENT	WH
2	2024-08-30	ISSUED FOR DP AMENDMENT	WH
1	2024-08-27	ISSUED FOR OWNER REVIEW	WH

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joe@jmarchitecture.ca

**DO NOT SCALE DRAWING**

Architects Seal & Signature

**SPEEDWASH COLWOOD**  
2357 Sooke Road  
Colwood B.C. V9B 1X8

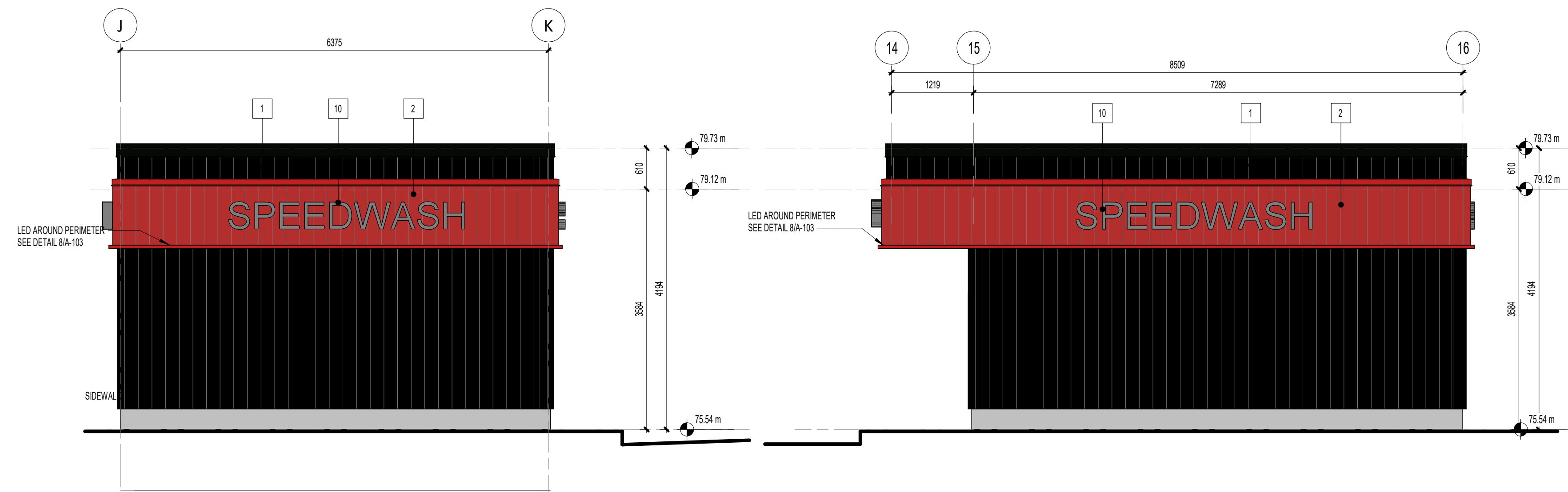
8407 King George Blvd, Surrey,  
BC V3W 7J7

START DATE	2024/10/11	SITE PLAN - SIGNAGE LOCATION
PROJECT No	2021-14	
DR.	WH CH. JMM	
SCALE	As indicated	

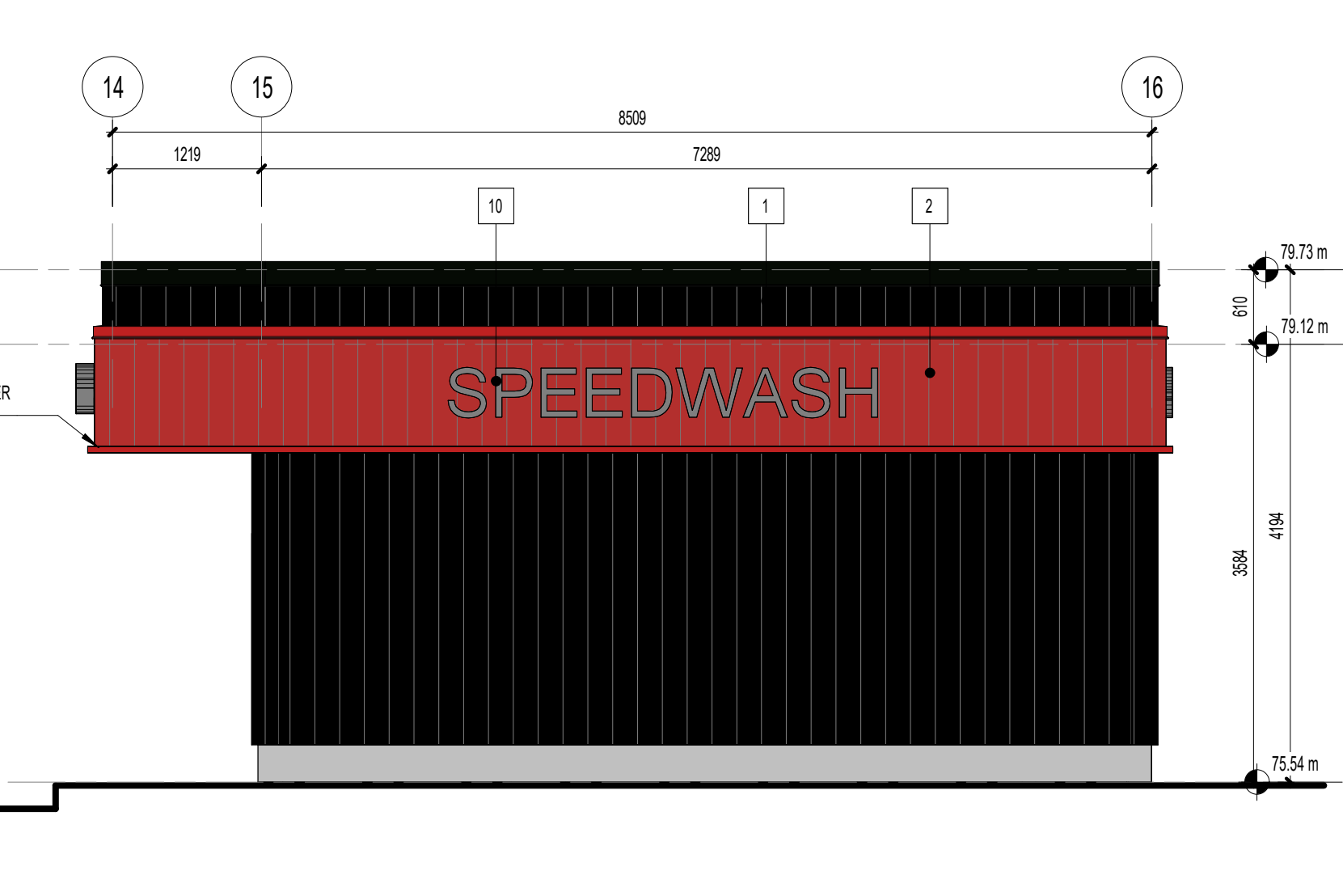
REV No: 3 Project No: 2021-14 A-012

# SCHEDULE 1

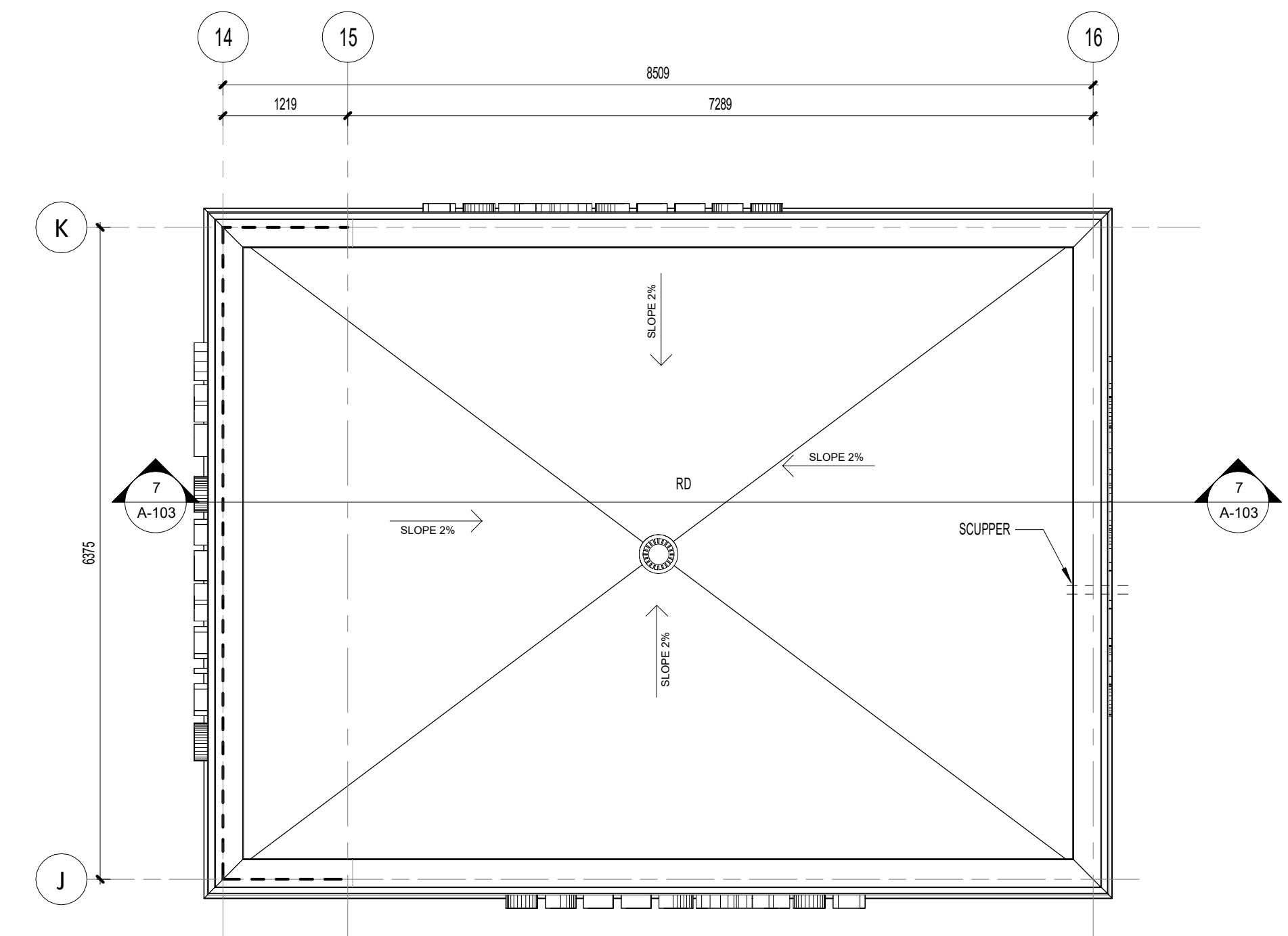
## EXTERIOR FINISH SCHEDULE



3 NORTH ELEVATION - MAT (SOOKE ROAD)  
A-103 SCALE: 1 : 50



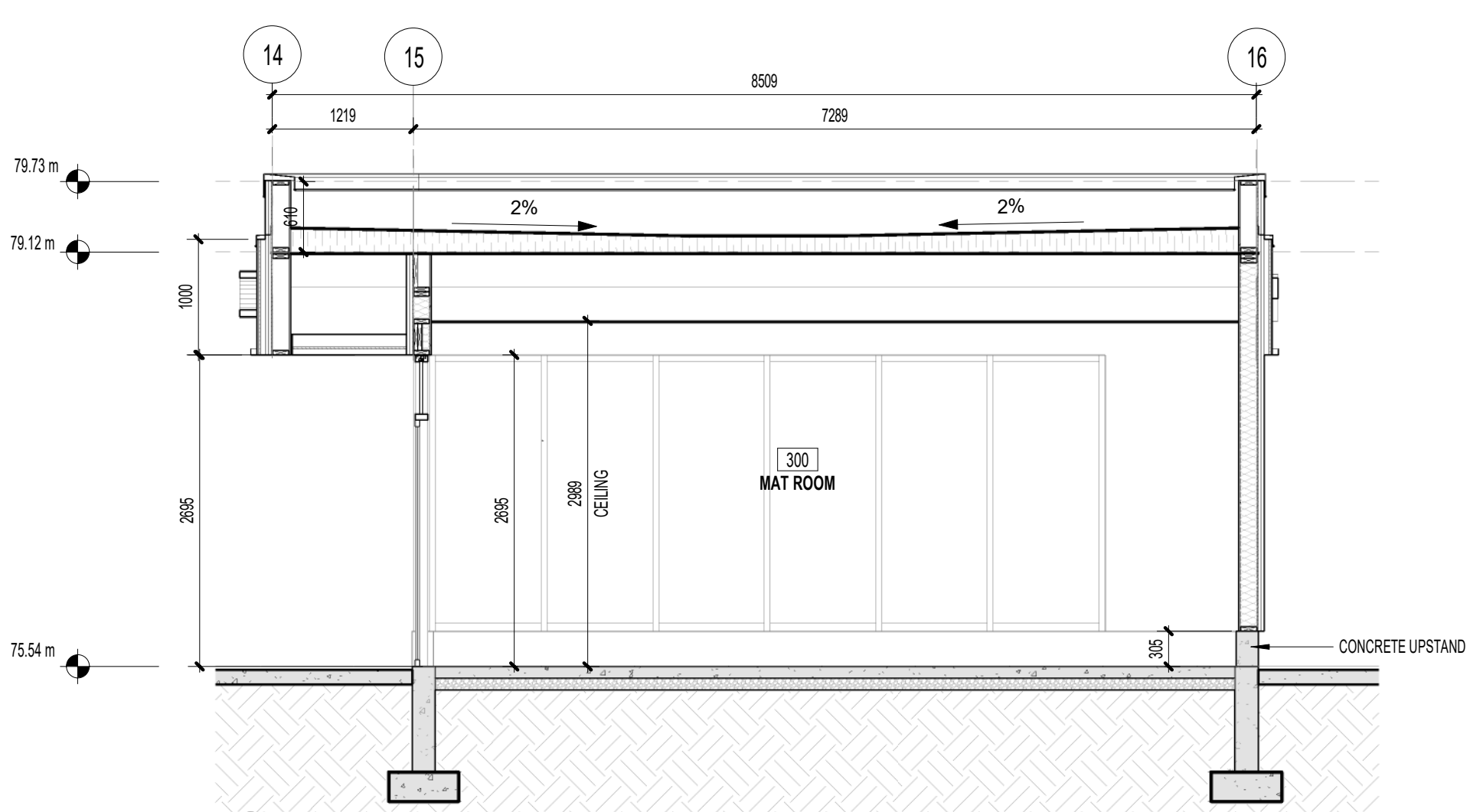
5 EAST ELEVATION- MAT CLEANING  
A-103 SCALE: 1 : 50



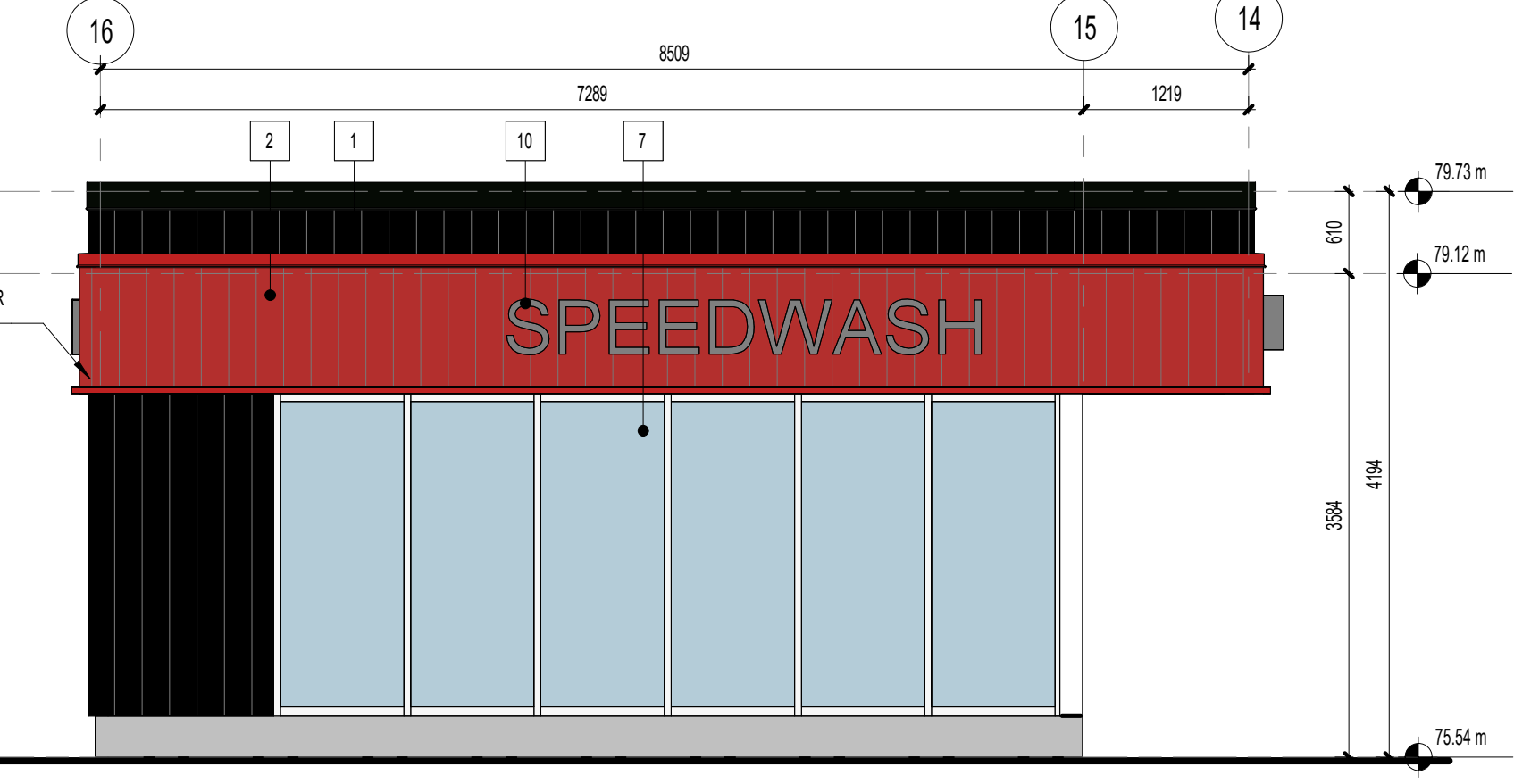
2 MAT CLEANING - ROOF PLAN  
A-103 SCALE: 1 : 50



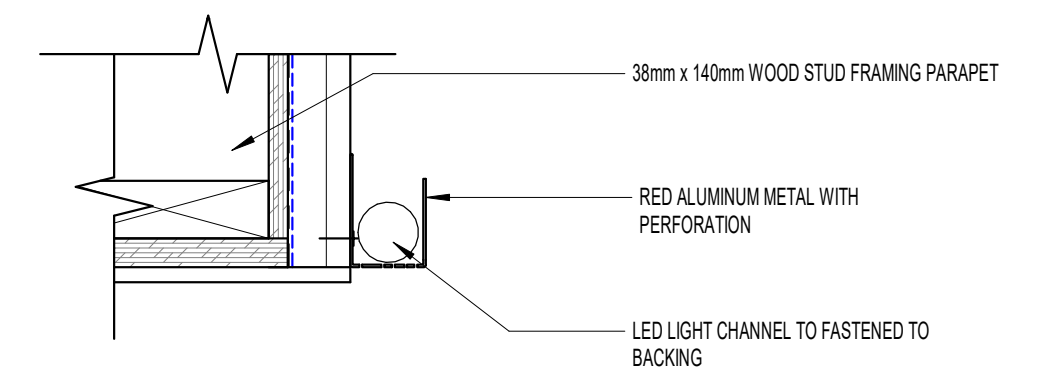
4 SOUTH ELEVATION- MAT CLEANING  
A-103 SCALE: 1 : 50



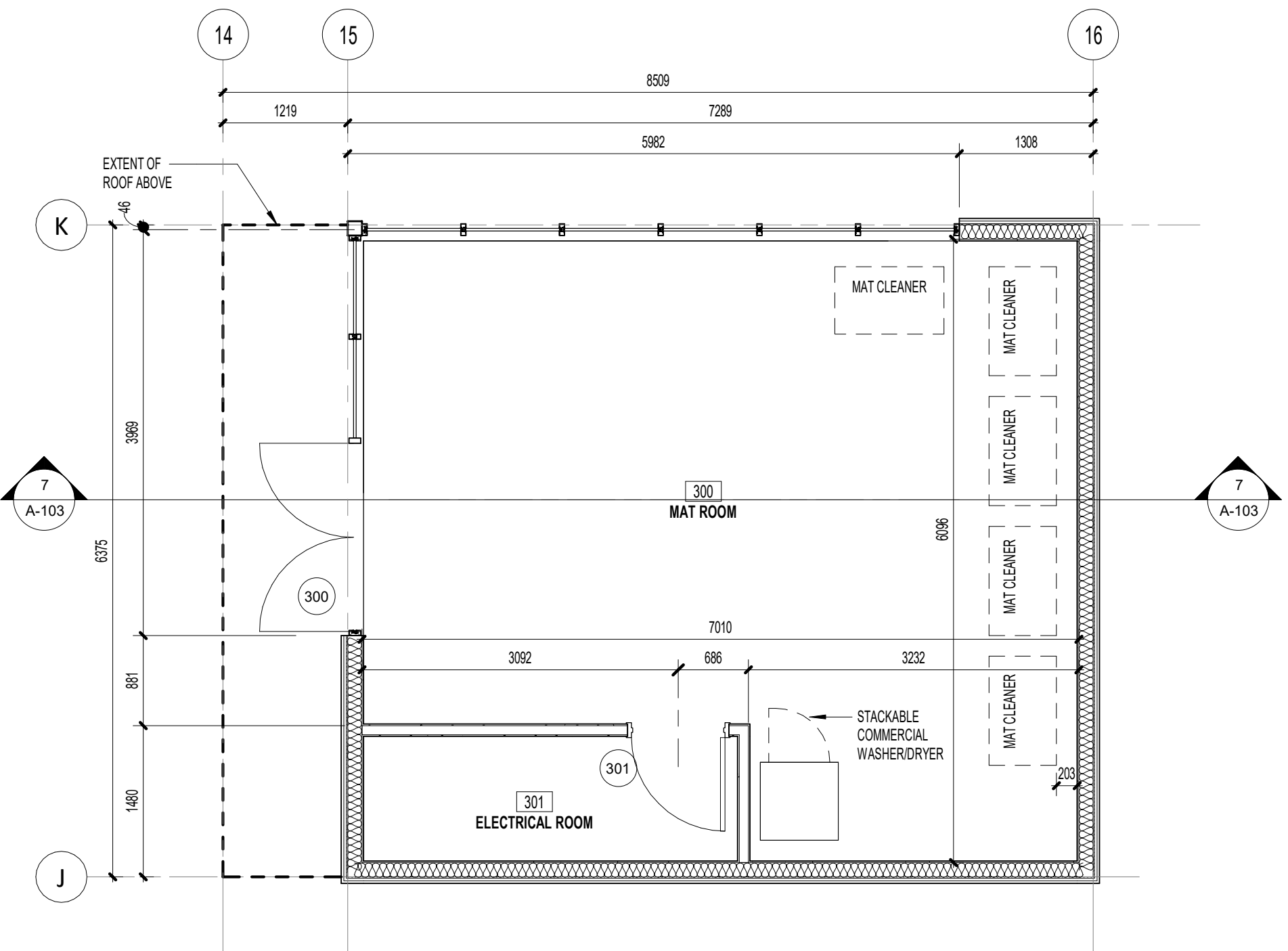
7 MAT CLEANING - CROSS SECTION  
A-103 SCALE: 1 : 50



6 WEST ELEVATION- MAT CLEANING  
A-103 SCALE: 1 : 50



8 RED BAND DETAIL  
A-103 SCALE: 1 : 5



1 MAT CLEANING  
A-103 SCALE: 1 : 50

- 1 ■ 203MM MINI REVEAL CLADDING (24G MIN.)  
- LAM METAL - COLOR BLACK  
QC262 - CASCADIA METALS
- 2 ■ 203MM MINI REVEAL CLADDING (24G MIN.)  
- LAM METAL - COLOR RED  
QC386 - CASCADIA METALS
- 3 ALUMINUM SEQUIN DECORATIVE PANEL MIRROR FINISH
- 4 ■ 203MM MINI REVEAL CLADDING (24G MIN.)  
- LAM METAL - COLOR POLAR WHITE  
QC1820 - CASCADIA METALS  
\*\* CANOPY SOFFIT - PREFORMED COMMERCIAL SOFFIT
- 5 ■ 203MM MINI REVEAL CLADDING (24G MIN.)  
- LAM METAL - COLOR LIGHT GREY  
QC317 - CASCADIA METALS
- 6 PAINTED CONCRETE TO MATCH WITH LIGHT GREY -  
QC317
- 7 ALUMINUM STOREFRONT FRAME - BLACK COLOR  
FINISHED MATCH WITH QC262
- 8 SIGNAGE
- 9 PREFINISHED METAL FLASHING- MATCH ADJACENT  
SURFACE
- 10 VINYL WINDOWS - BLACK COLOR FINISH MATCH WITH  
QC262

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8407 King George Blvd, Surrey,  
BC V3W 7J7

START DATE 2024/10/11  
PROJECT No 2021-14  
DR. WH CH. JMM  
SCALE As indicated

REV No. 2  
Project No. 2021-14  
A-103

REV	DATE	DESCRIPTION	BY
2	2024-11-19	RE-ISSUED FOR DP AMENDMENT	WH
1	2024-08-30	ISSUED FOR DP AMENDMENT	WH

DO NOT SCALE DRAWING

# SCHEDULE 2

DATE	ISSUED FOR	REV
2024-09-09	B.P.	A
2024-10-25	B.P.	B
2024-11-19	B.P.	C

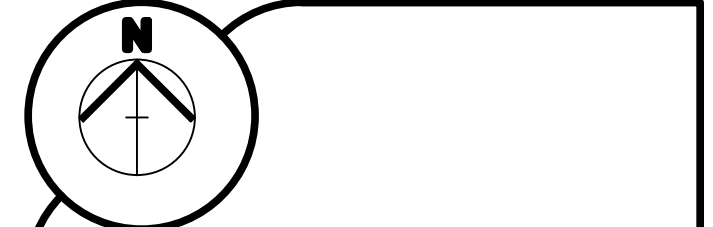
All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: JM Architecture Inc.  
 Arborist:  
 Civil:  
 Structural:  
 Mechanical:  
 Electrical:



**DV SD** Donald V. S. Duncan  
 DEVELOPMENT CONSULTANT  
 LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
 New Westminster BC  
 Canada V3M 6N9  
 778-791-4323  
 dvsduncan@gmail.com

Civic Project #  
 DPA00005

C	Project Leader	D.Duncan
	Drawn	D.Duncan

**SPEEDWASH ENERGY CTR**  
 2353 & 2361 Sooke Rd.

prepared for:  
**SPEEDWASH**  
 Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**ON-SITE RECREATION  
 & EVENTS AREA**

Check Scale (may be photo reduced)  
 0 1 inch 0 10mm

Project No. 22-0152 (JMA# 2021-14)

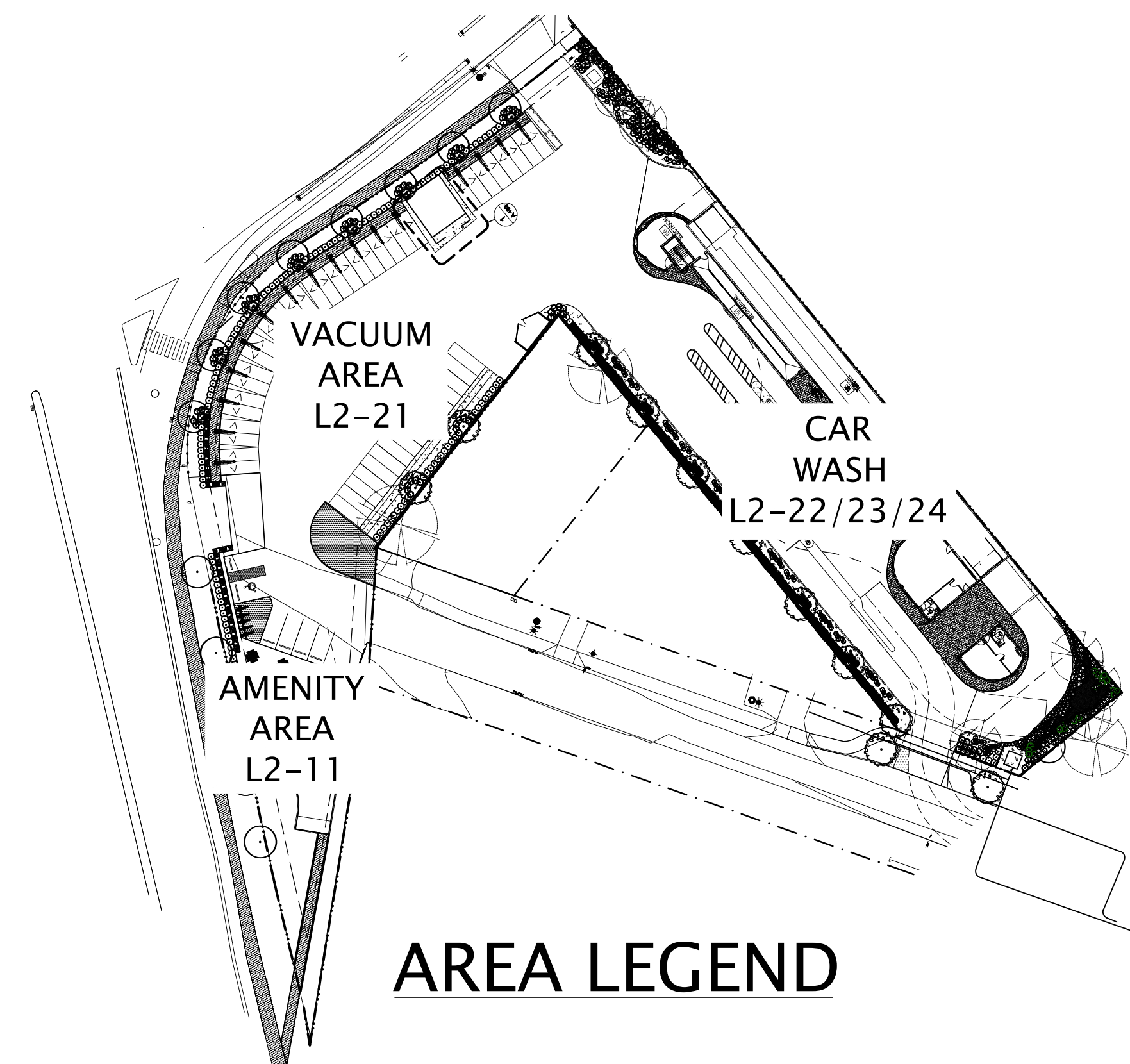
Drawing No. L1-01

## GENERAL NOTES

- COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL MUNICIPAL AUTHORITIES AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
  - COMPLIANCE, STANDARD - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
  - COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
  - EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.
  - COORDINATION - THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT, ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BOULEVARD WORKS. THESE DRAWINGS SHALL BE READ IN CONCERT WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN COORDINATION WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.
  - CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
  - CONCRETE, REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
  - GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:
 

PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	5%
  - GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:
 

GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	300 MM
TREES	600 MM
- N.B. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL AMEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.
- GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.
  - PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
  - PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
  - PLANT MATERIAL, HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.
  - MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEM/FIR BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.



## PLANT LIST - AMENITY AREA

TREES						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
AB	5	Acer 'Bowhall'	Bowhall Maple	6cm cal	150cm standard 8&8 min. 50cm root ball dia.	12m height 4.5m spread

BROADLEAF EVERGREEN SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
la	13	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	60cm height 75cm spread

DECIDUOUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
cs	36	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread

## PLANT LIST - CAR WASH / VACUUM AREA

TREES						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
AB	9	Acer 'Bowhall'	Bowhall Maple	6cm cal	150cm standard 8&8 min. 50cm root ball dia.	12m height 4.5m spread
CN	11	Cornus nattalilii	Pacific Dogwood	6cm cal	150cm standard 8&8 min. 50cm root ball dia.	10m height 8.0m spread
PN	1	Pinus nigra	Austrian Black Pine	2.0 m ht.	Dense Tight Habit 8&8 min. 50cm root ball dia.	15m height 2.4m spread

CONIFEROUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
mp	29	Pinus mugo mughus	Mugo Pine	#5 pot	min. 30cm spread min. 20cm height	300cm height 500cm spread

BROADLEAF EVERGREEN SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
gs	73	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread
la	75	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	60cm height 75cm spread
vo	34	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread

DECIDUOUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
cc	11	Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	min. 60cm height heavy	200cm height 150cm width
cs	77	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread
rs	20	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread

GRASSES						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
x	102	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	10cm pot		30cm height 45cm spread
pr	82	Pennisetum rubrum	Purple Fountain Grass	#1 pot		100cm height 60cm spread
ms	54	Miscanthus sinensis Gracillimus	Chinese Silver Grass	#2 pot		150cm height 100cm spread

PERENNIALS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
aj	119	Astilbe x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 25cm height	55cm height 60cm spread

GROUND COVERS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
rc	1336	Rubus calycinoides	Creeping Raspberry	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread
la		Lawn	Shade Tolerant Blend			30cm

PLOT DATE: November 19, 2024. TIME: 5:52 PM. FULL PATH AND FILENAME: D:\PROJECTS\02-0152-SPEEDWASH COLWOOD\200-DELIVERABLES\210-LAND-07-TEMP\TTLB\L1-01.DWG. PLOTSTYLE TABLE: ----



# SCHEDULE 2

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2024-10-25	B.P.	B
2024-11-19	B.P.	C

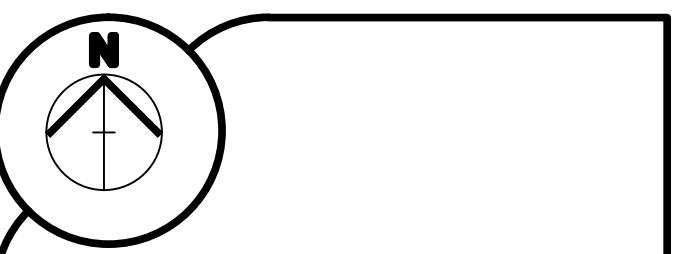
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Consultants

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 Arborist:  
 Civil:  
 Structural:  
 Mechanical:  
 Electrical:



**DV SD** Donald V. S. Duncan  
 DEVELOPMENT CONSULTANT  
 LANDSCAPE ARCHITECT

603 - 220 Eleventh Street  
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 Canada V3M 6N9  
 778-791-4323  
 dvsduncan@gmail.com

Civic Project #  
 DPA00005

C	Project Leader	D.Duncan
	Drawn	D.Duncan
Revision		

**SPEEDWASH ENERGY CTR**  
 2353 & 2361 Sooke Rd.

prepared for:  
**SPEEDWASH**

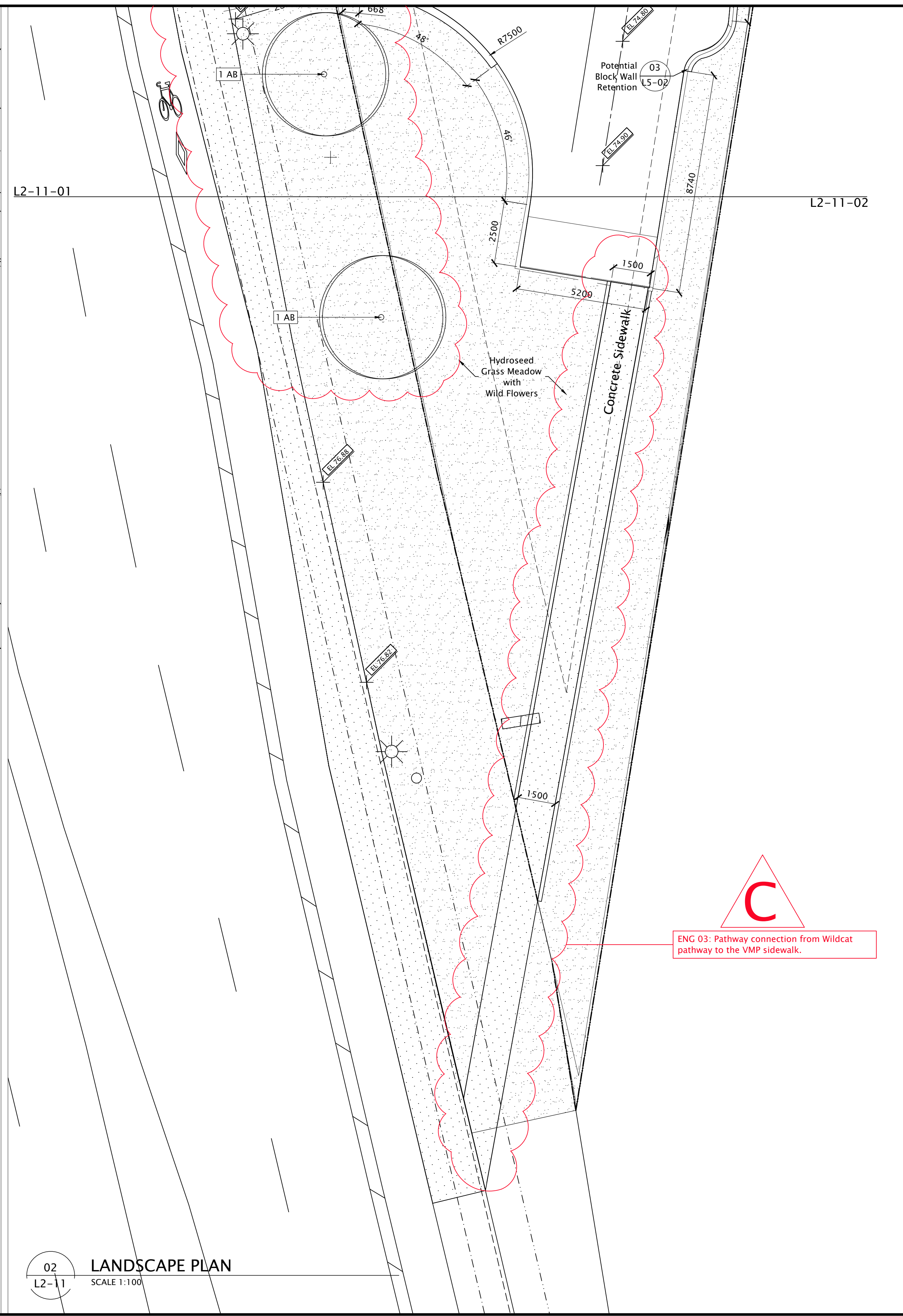
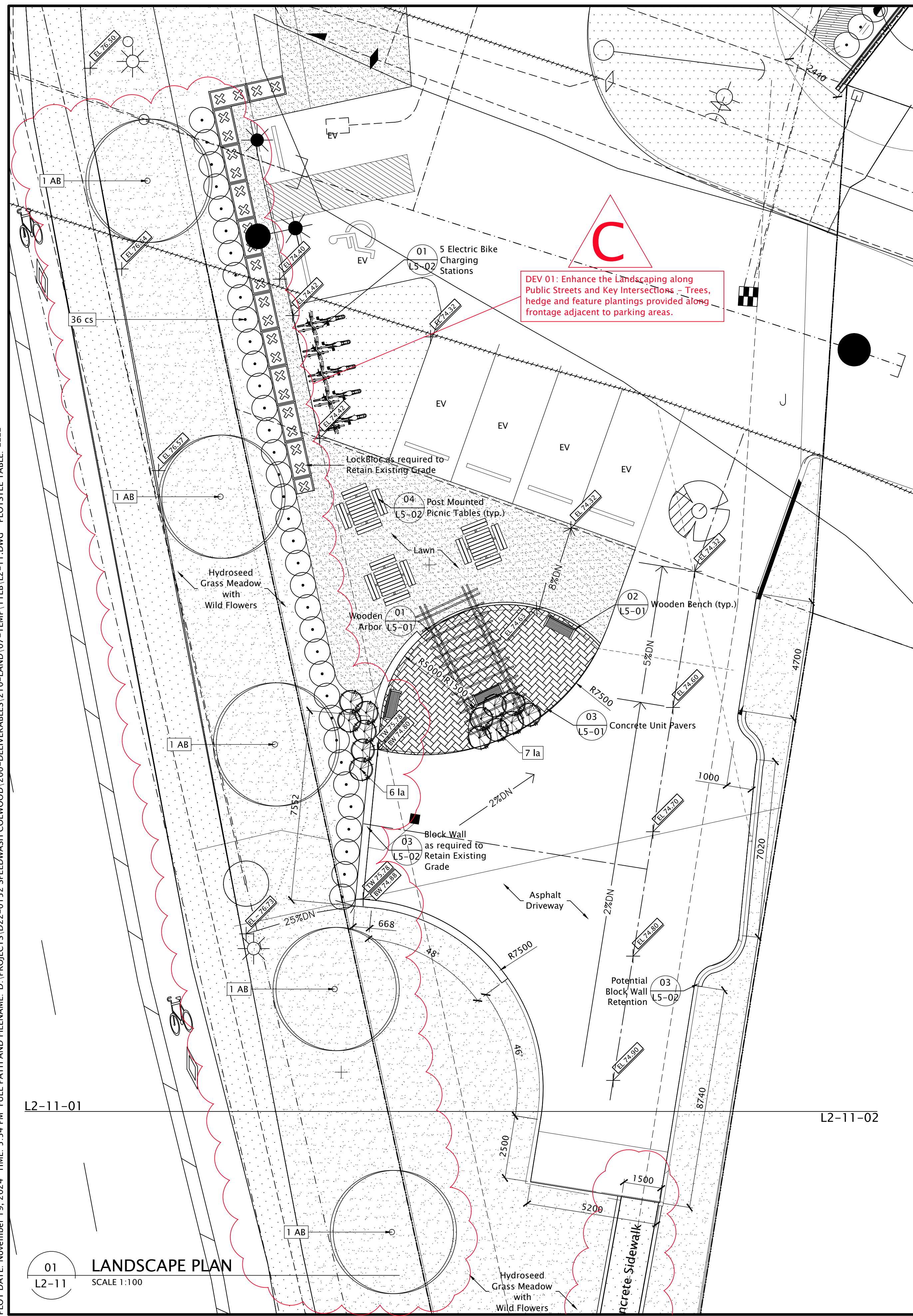
Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**ON-SITE RECREATION  
 & EVENTS AREA**

Check Scale (may be photo reduced)  
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Project No. 22-0152 (JMA# 2021-14)

Drawing No. **L2-11**



PLOT DATE: November 19, 2024. TIME: 5:54 PM. FULL PATH AND FILENAME: D:\PROJECTS\02-0152-SPEEDWASH COLWOOD\200-DELIVERABLES\210-LAND\07-TEMP\TTLB\L2-11.DWG PLOTSTYLE TABLE: -----

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2024-11-19	B.P.	C

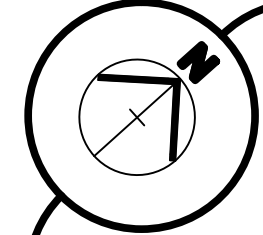
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 D.Duncan  
 Drawn  
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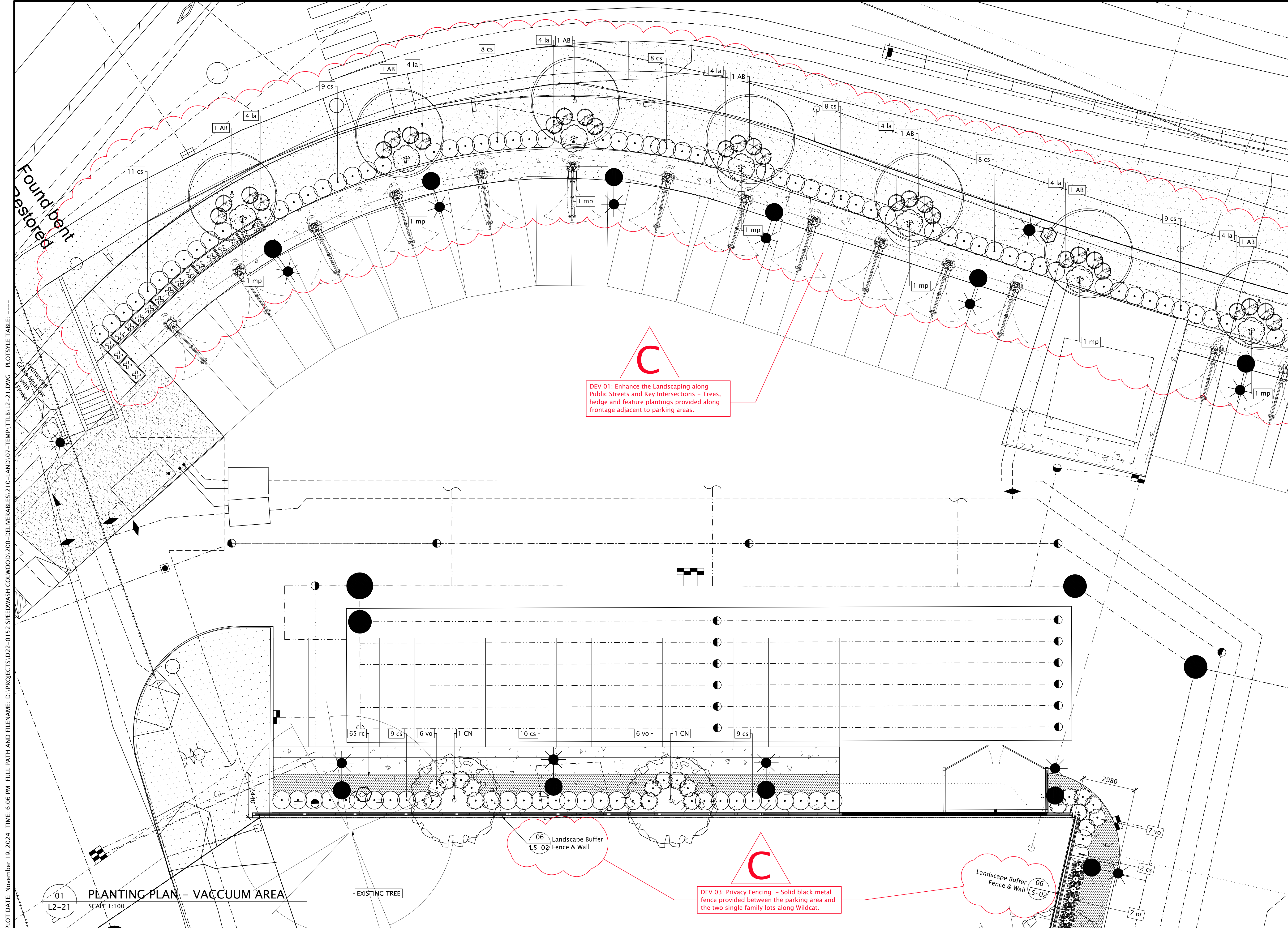
Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**CARWASH BUILDING  
 & VACCUM AREA**

Check Scale (may be photo reduced)  
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Project No. 22-0152 (JMA# 2021-14)

Drawing No.  
**L2-21**



**C**  
 DEV 01: Enhance the Landscaping along Public Streets and Key Intersections - Trees, hedge and feature plantings provided along frontage adjacent to parking areas.

**C**  
 DEV 03: Privacy Fencing - Solid black metal fence provided between the parking area and the two single family lots along Wildcat.

**06** Landscape Buffer  
 L5-02 Fence & Wall

Landscape Buffer  
**06**  
 Fence & Wall L5-02

**01** PLANTING PLAN - VACCUUM AREA  
 L2-21 SCALE 1:100

PLOT DATE: November 19, 2024. TIME: 6:06 PM. FULL PATH AND FILENAME: D:\PROJECTS\022-0152-SPEEDWASH COLWOOD\200-DELIVERABLES\210-LAND-07-TEMP\TTLB\L2-21.DWG. PLOTSYLE TABLE.

# SCHEDULE 2

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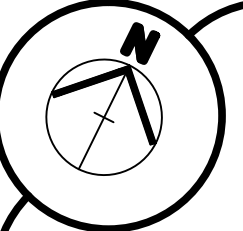
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Civic Project #  
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Revision	Project Leader	D.Duncan
	Drawn	D.Duncan

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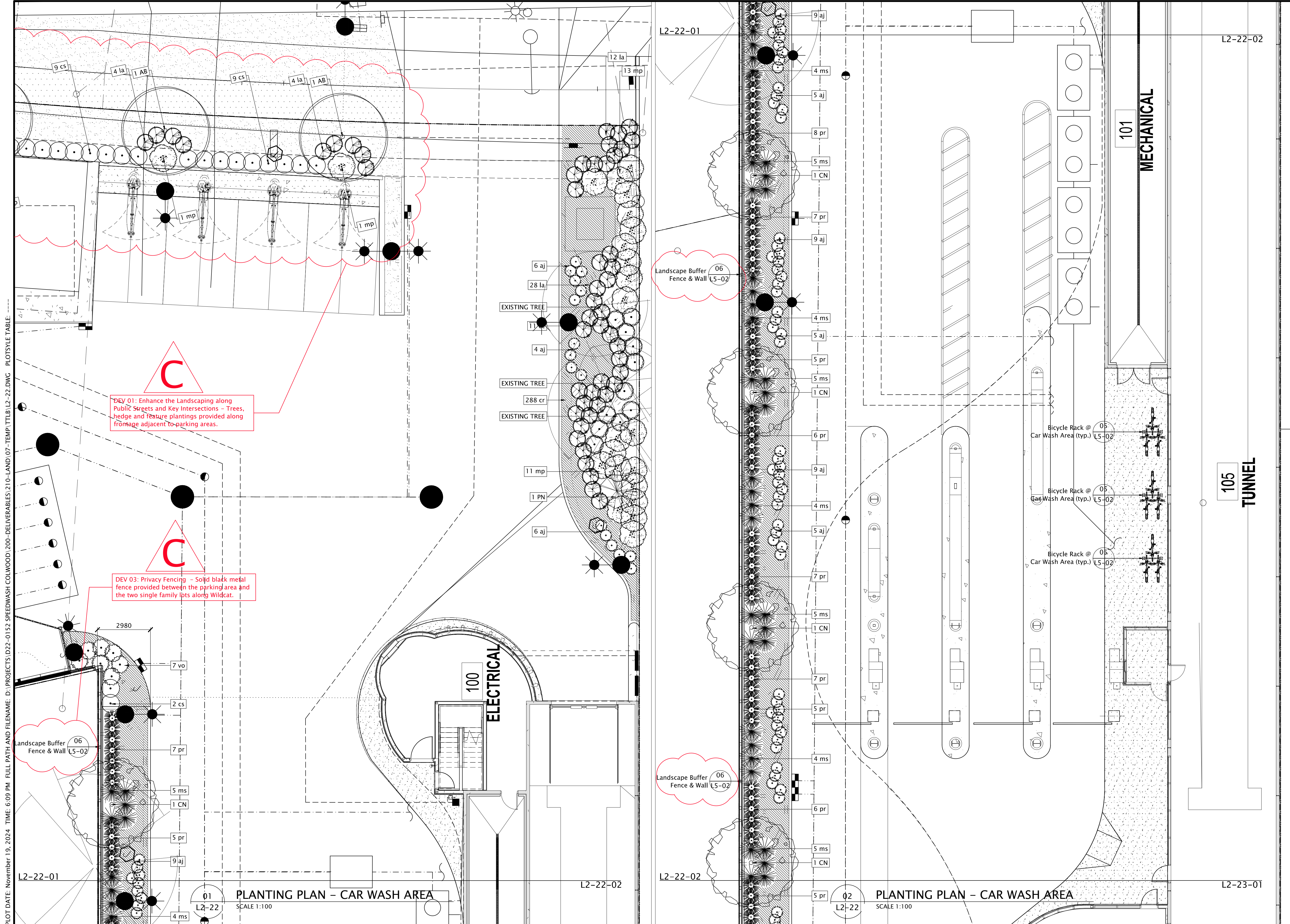
Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**CARWASH BUILDING  
 & VACCUM AREA**

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Project No. 22-0152 (JMA# 2021-14)

Drawing No.  
**L2-22**



PLOT DATE: November 19, 2024. TIME: 6:09 PM. FULL PATH AND FILENAME: D:\PROJECTS\022-0152-SPEEDWASH COLWOOD\200-DELIVERABLES\210-LAND-07-TEMP\TTBL\2-22.DWG. PLOTSTYLE TABLE: -----

# SCHEDULE 2

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2024-10-25	B.P.	B
2024-11-19	B.P.	C

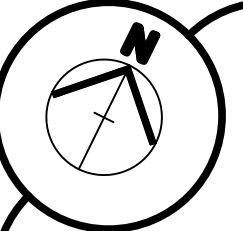
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Civic Project #  
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**C** Project Leader  
 D.Duncan  
 Drawn  
 D.Duncan

**SPEEDWASH ENERGY CTR**  
 2353 & 2361 Sooke Rd.

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**SPEEDWASH**

Mr. Raj Aadmi  
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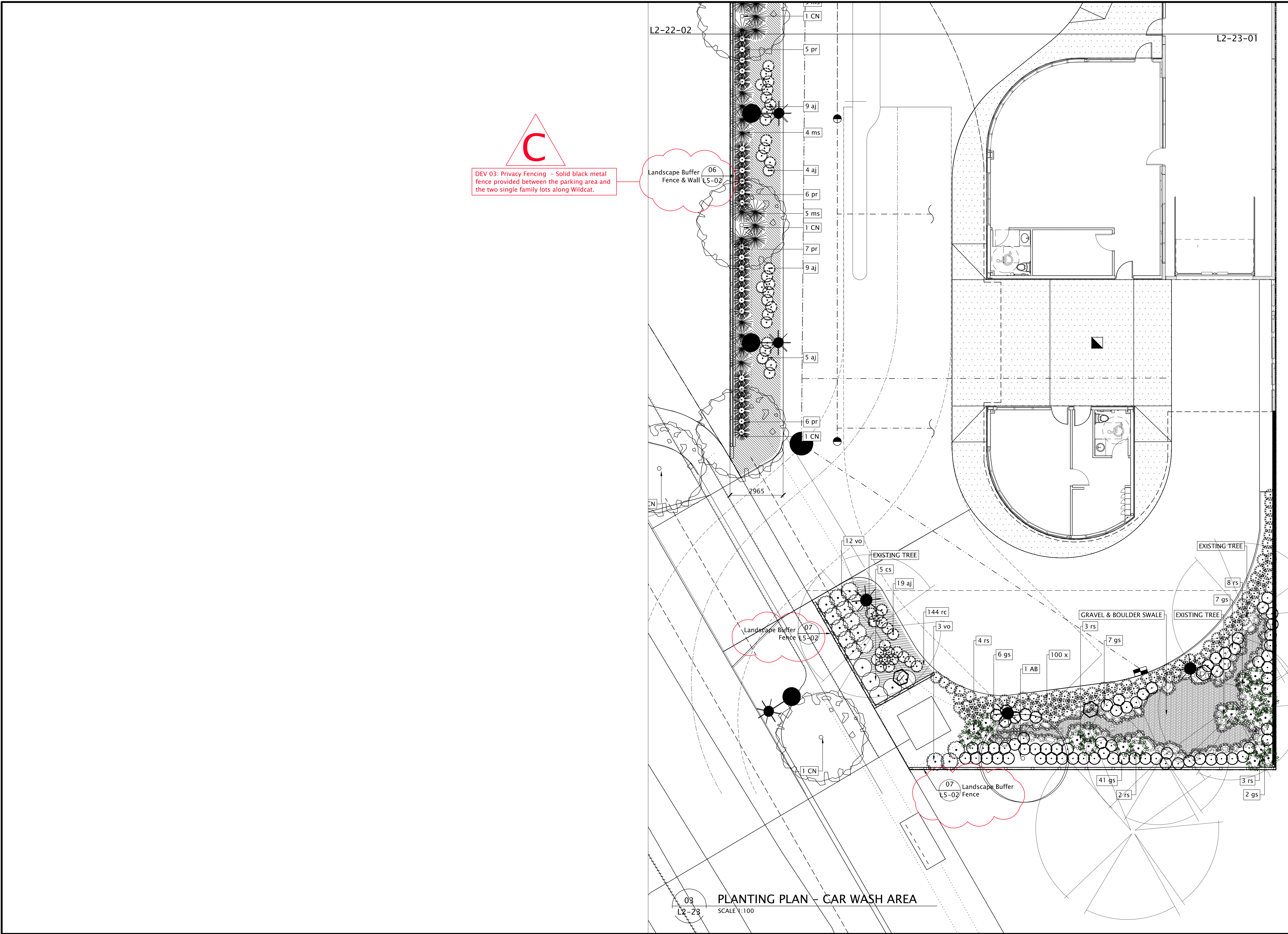
Drawing Title  
**CARWASH BUILDING**  
 & VACCUM AREA

Check Scale (may be photo reduced)  
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Project No. 22-0152 (JMA# 2021-14)

Drawing No.  
**L2-23**

PLOT DATE: November 19, 2024 TIME: 6:11 PM FULL PATH AND FILENAME: D:\PROJECTS\02-2-0152-SPEEDWASH COLWOOD\200-DELIVERABLES\210-LAND\07-TEMP\TTLB\L2-23.DWG PLOTSTYLE TABLE: ----



**03 PLANTING PLAN - CAR WASH AREA**  
 L2-23 SCALE: 1:100

# SCHEDULE 2

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Civic Project #  
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Project Leader  
 D.Duncan  
 Drawn  
 D.Duncan

**SPEEDWASH ENERGY CTR**  
 2353 & 2361 Sooke Rd.

prepared for:  
**SPEEDWASH**

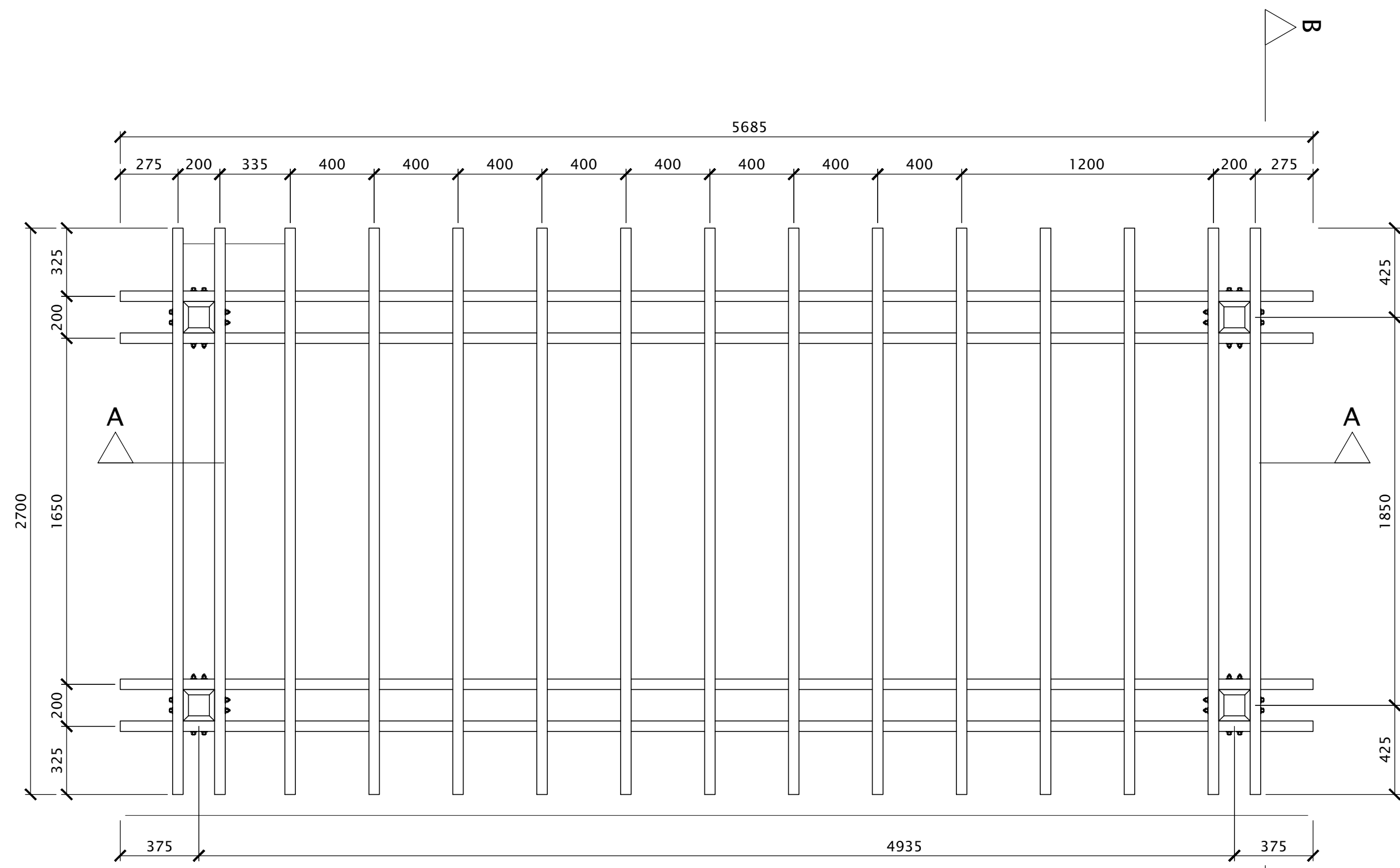
Mr. Raj Aadmi  
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Drawing Title  
**ON-SITE RECREATION  
 & EVENTS AREA**

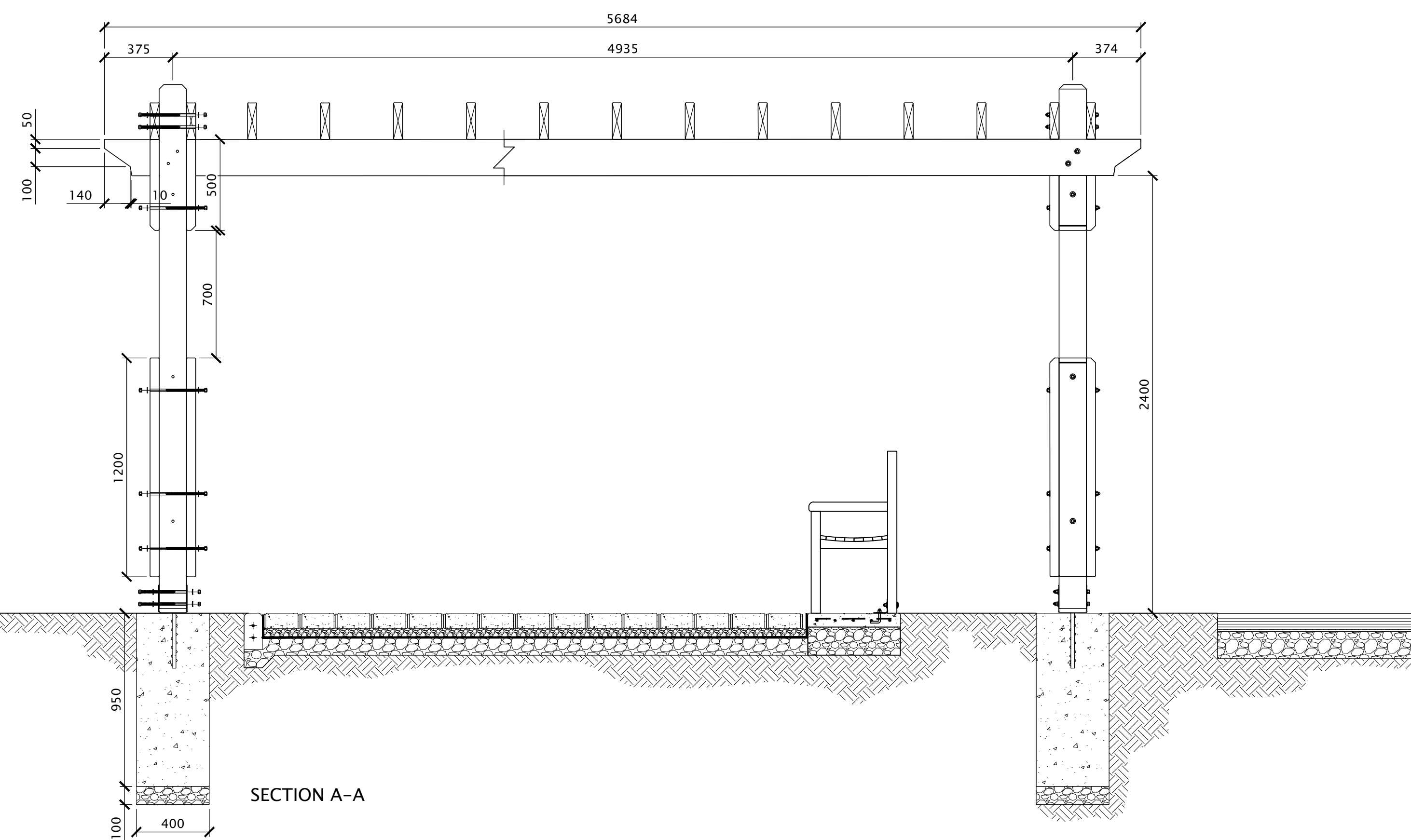
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Project No. 22-0152 (JMA# 2021-14)

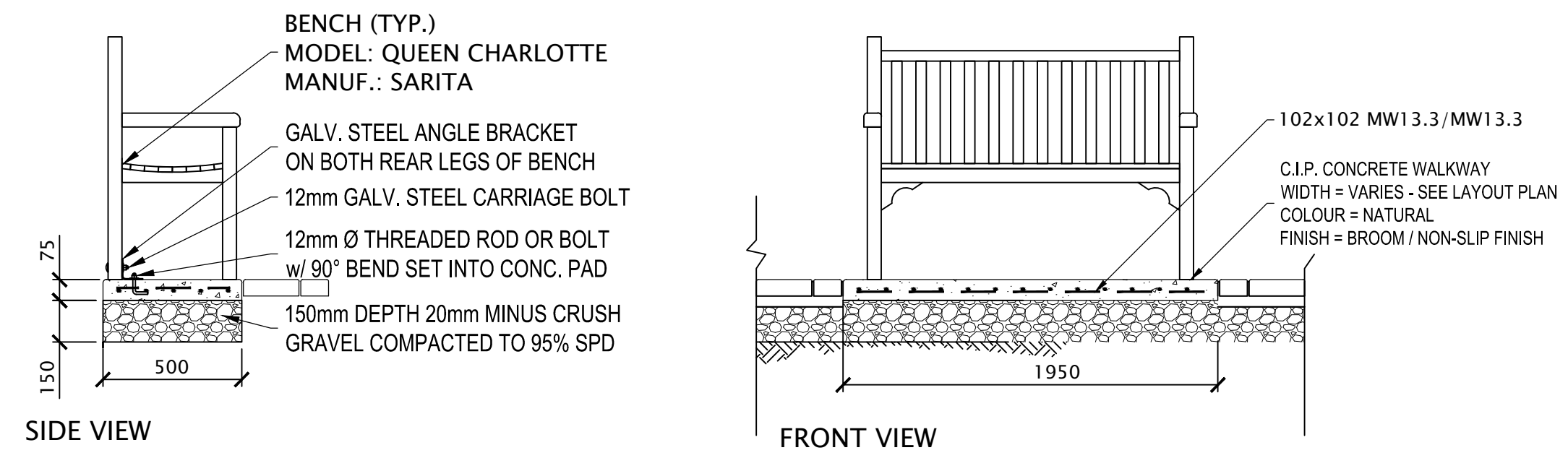
Drawing No.  
**L5-01**



PLAN VIEW



SECTION A-A

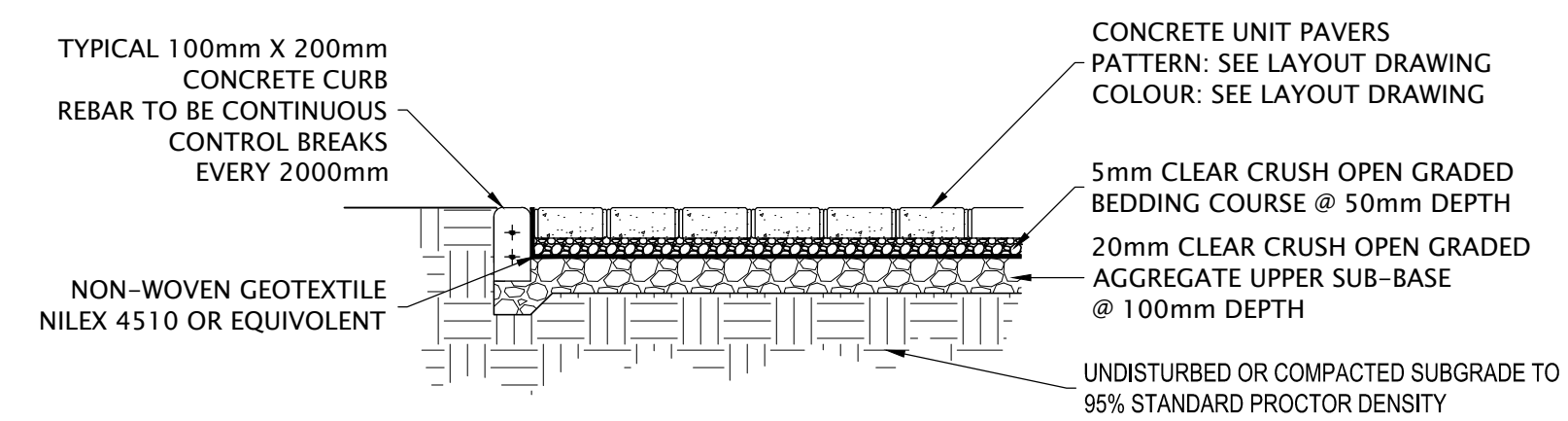


SIDE VIEW

FRONT VIEW

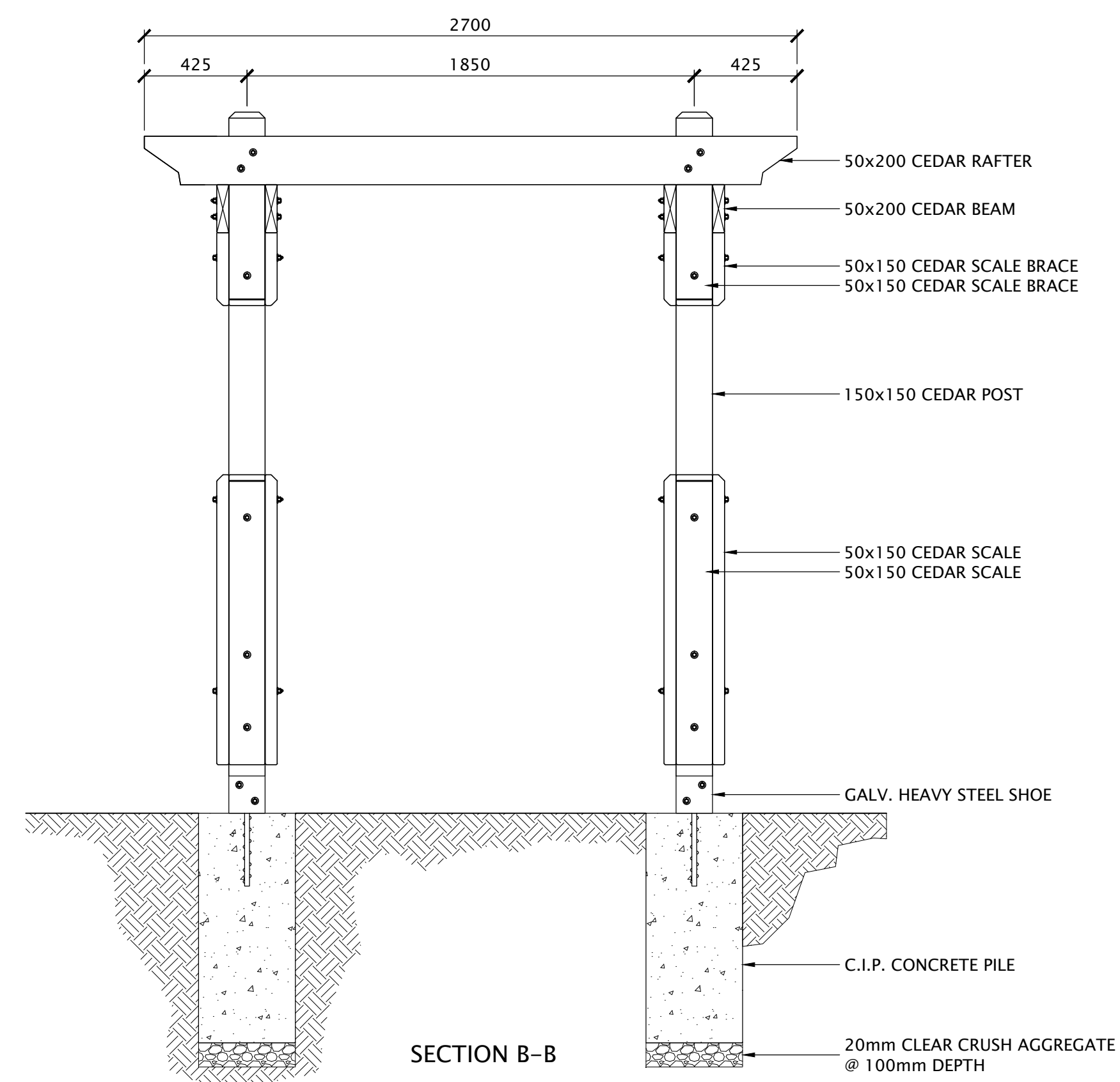
### 02 BENCH INSTALLATION

L5-01 SCALE 1:20



### 03 CONCRETE UNIT PAVER INSTALLATION

L5-01 SCALE 1:20



SECTION B-B

### 01 FEATURE ARBOUR

L5-01 SCALE 1:20

# SCHEDULE 2

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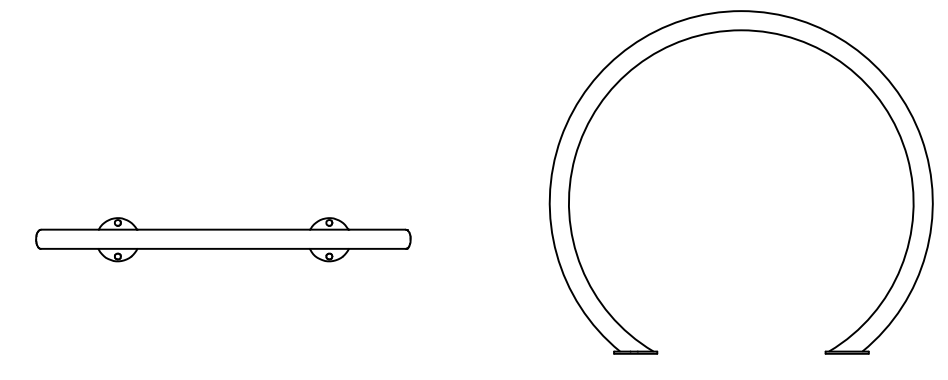
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 2353 & 2361 Sooke Rd.

prepared for:  
**SPEEDWASH**  
 Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**HARDLANDSCAPE DETAILS**

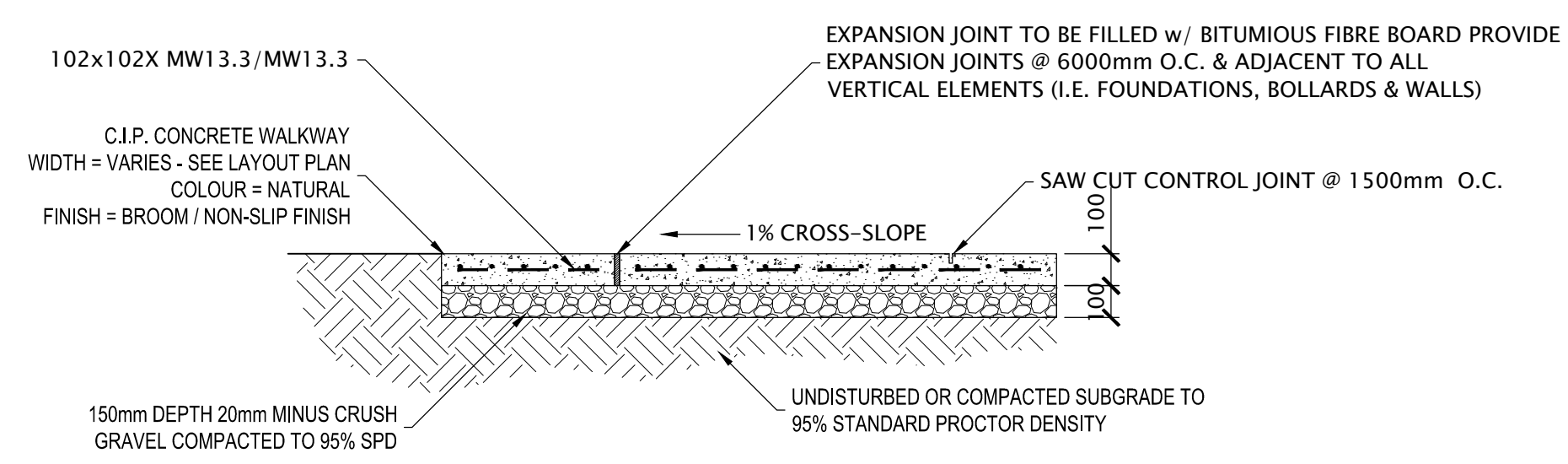
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Project No. 22-0152 (JMA# 2021-14)  
 Drawing No. L5-02

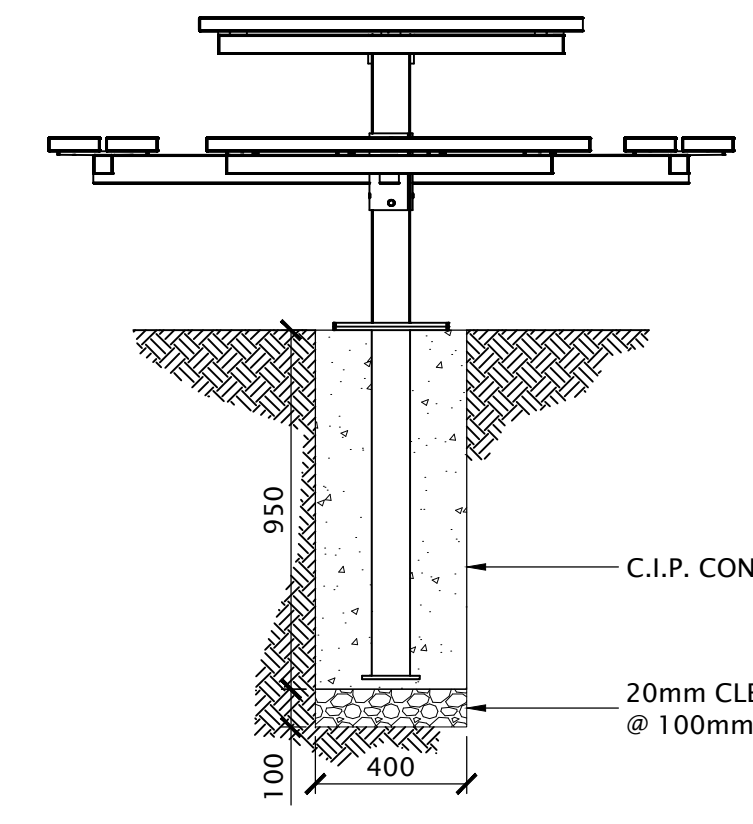
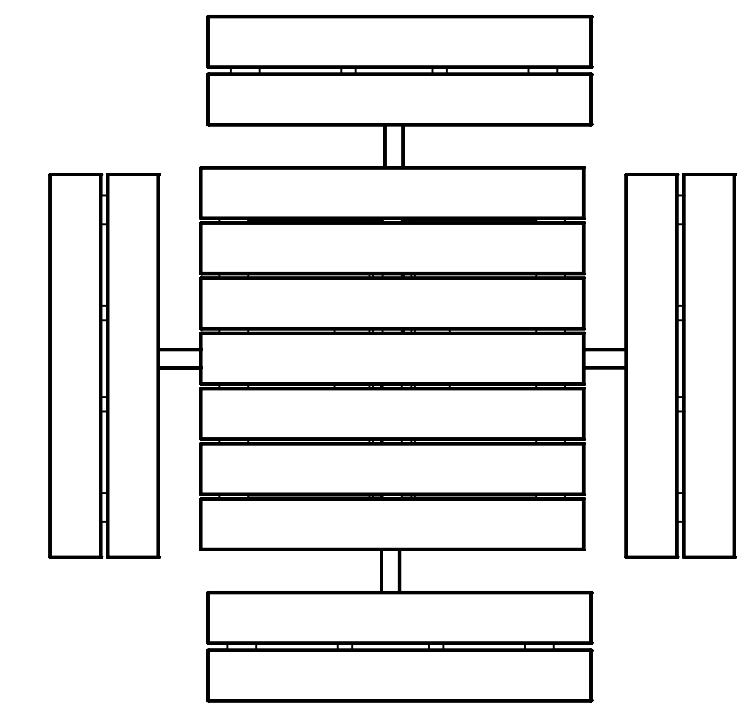


LOOP 2 BIKE RACK STAINLESS STEEL LBRG-1-SS  
 TO BE INSTALLED AS PER MANUFACTURER'S DETAIL

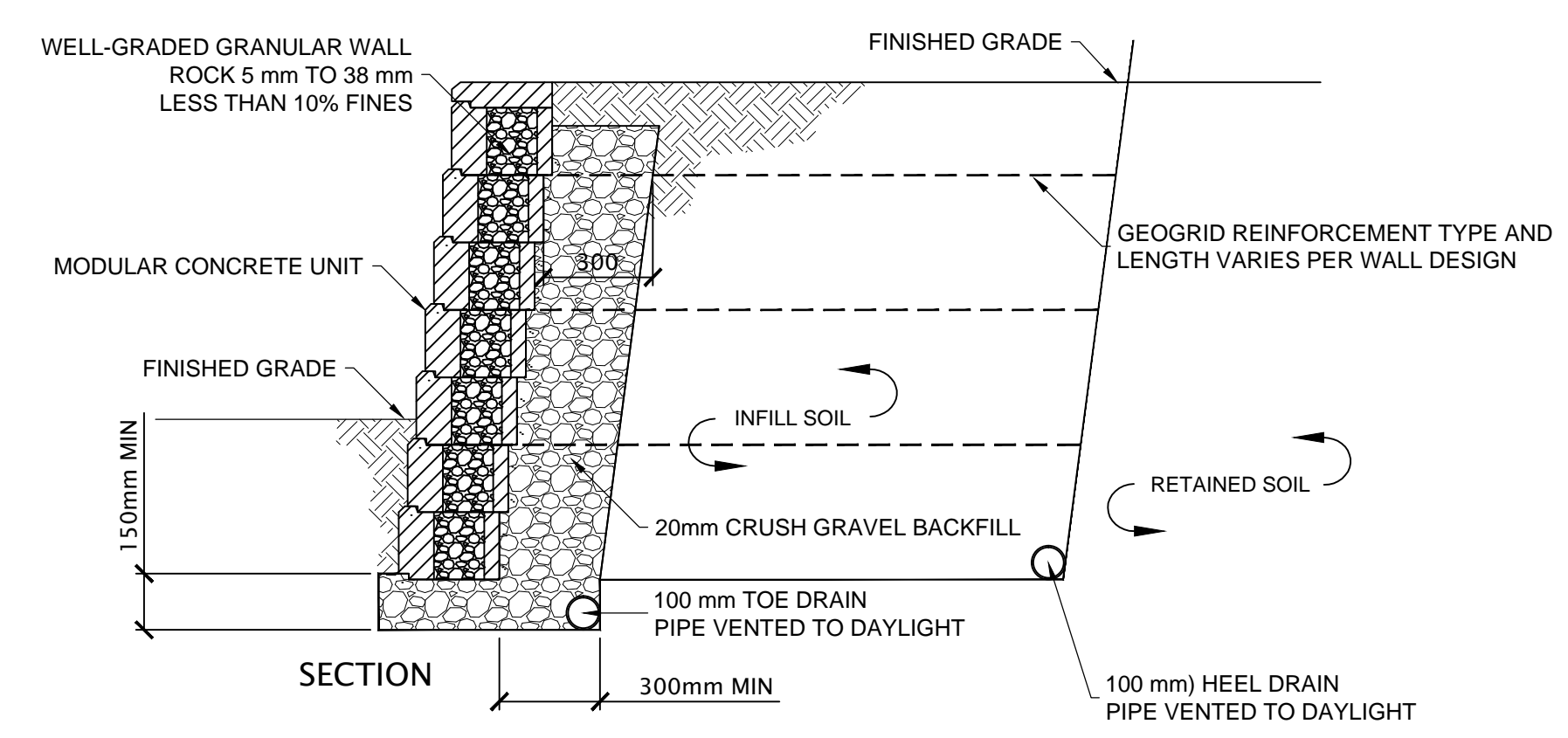
01 BICYCLE RACK @ AMENITY AREA  
 L5-02 SCALE 1:20



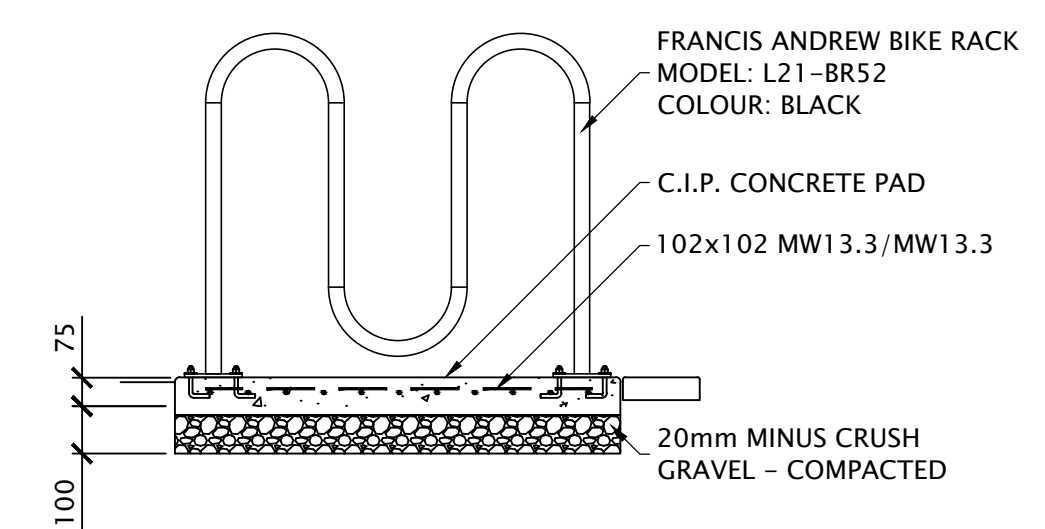
02 C.I.P. CONCRETE PAVING  
 L5-02 SCALE 1:20



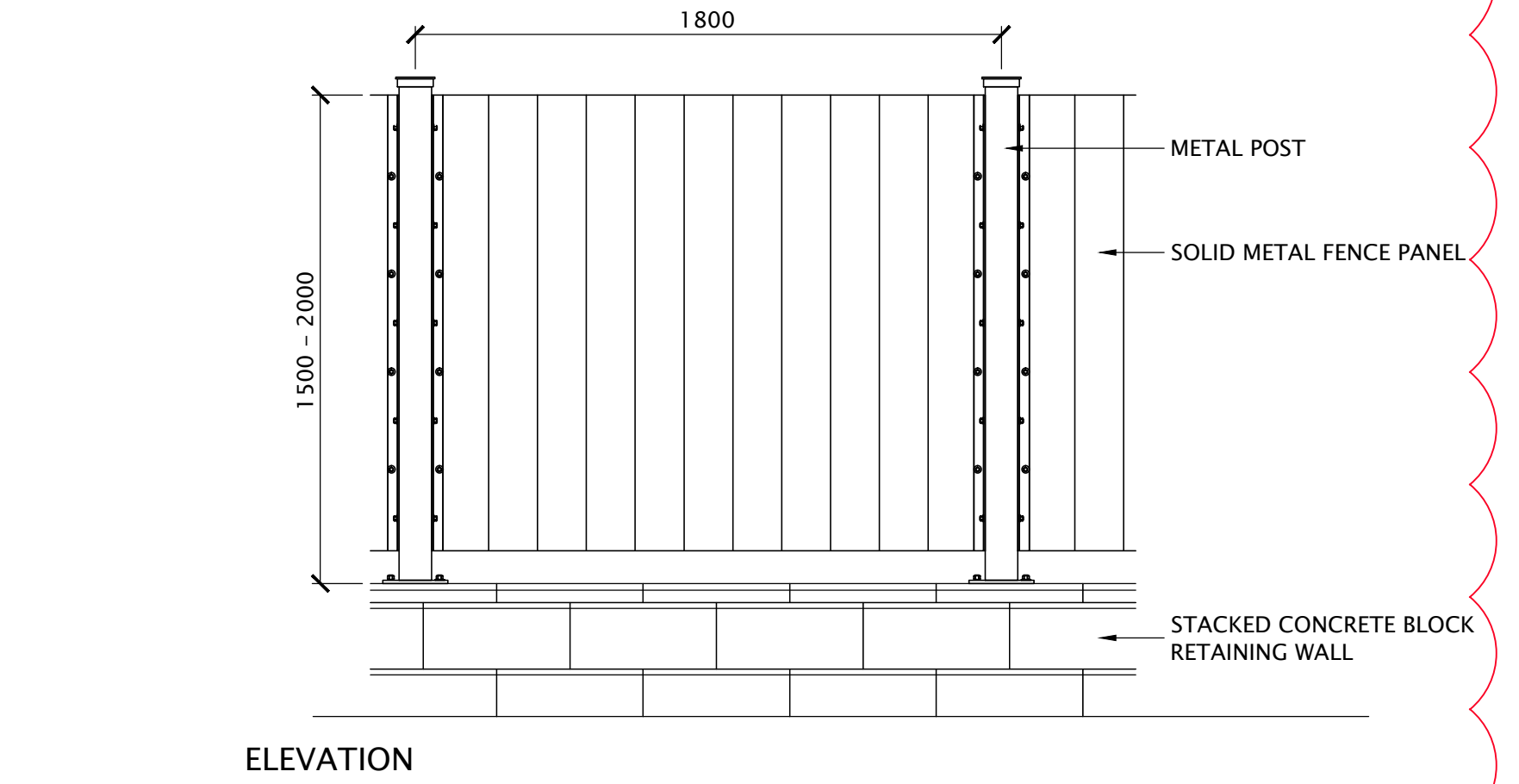
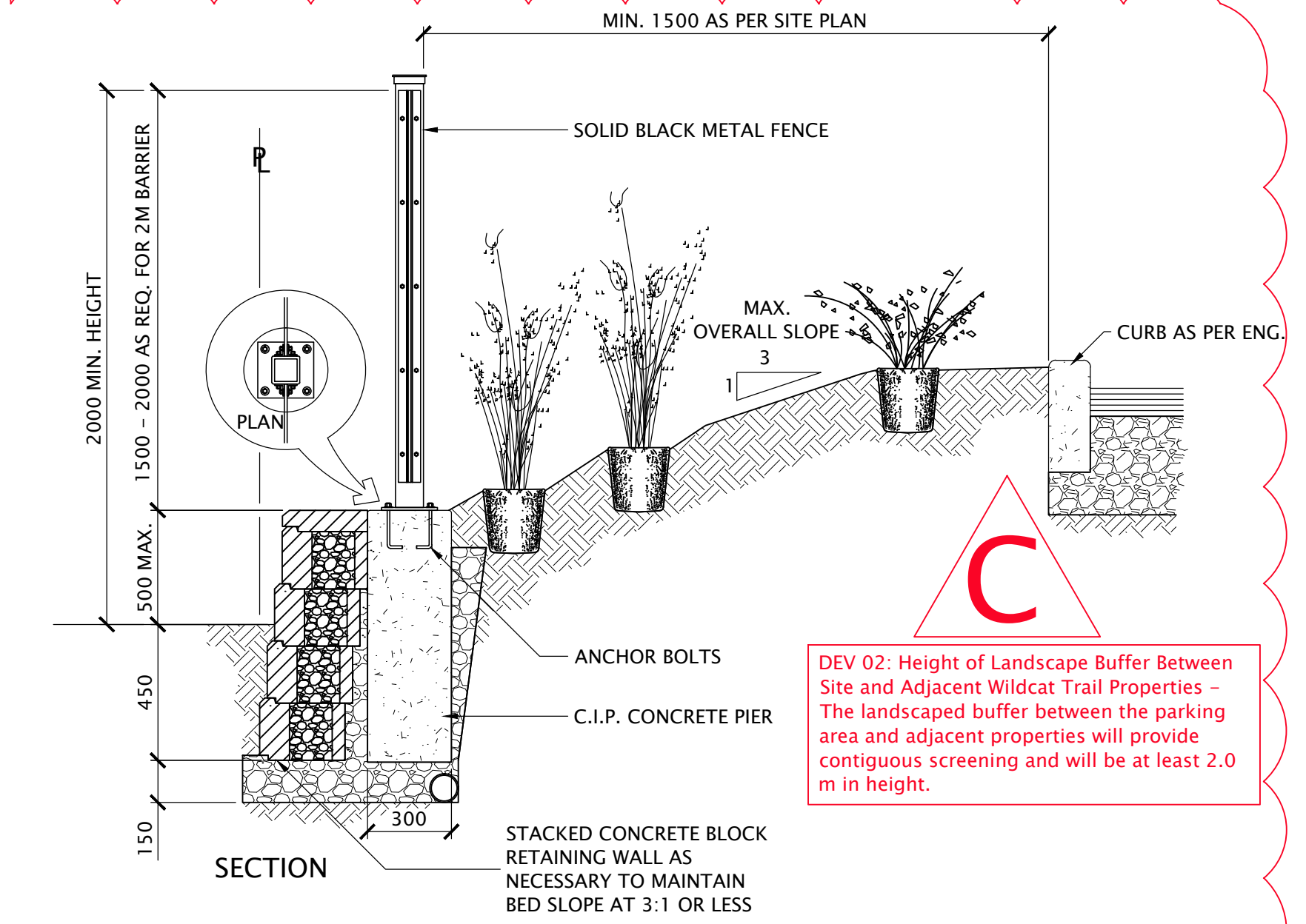
04 WISHBONE PICNIC TABLE  
 L5-02 SCALE 1:20



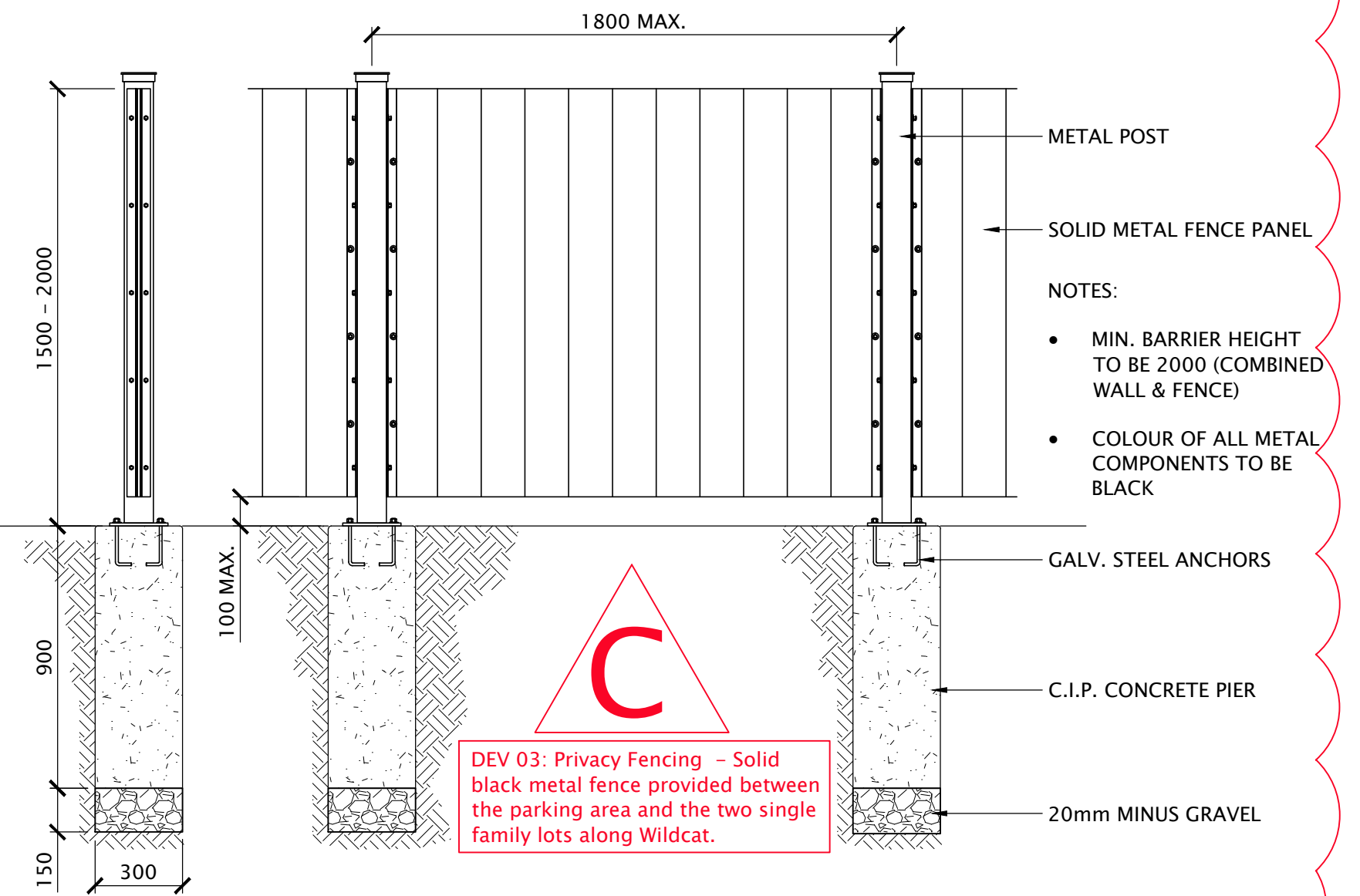
03 CONCRETE UNIT BLOCK WALL  
 L5-02 SCALE 1:20



05 BICYCLE RACK @ CAR WASH AREA  
 L5-02 SCALE 1:20



06 LANDSCAPE BUFFER - FENCE & WALL  
 L5-02 SCALE 1:20

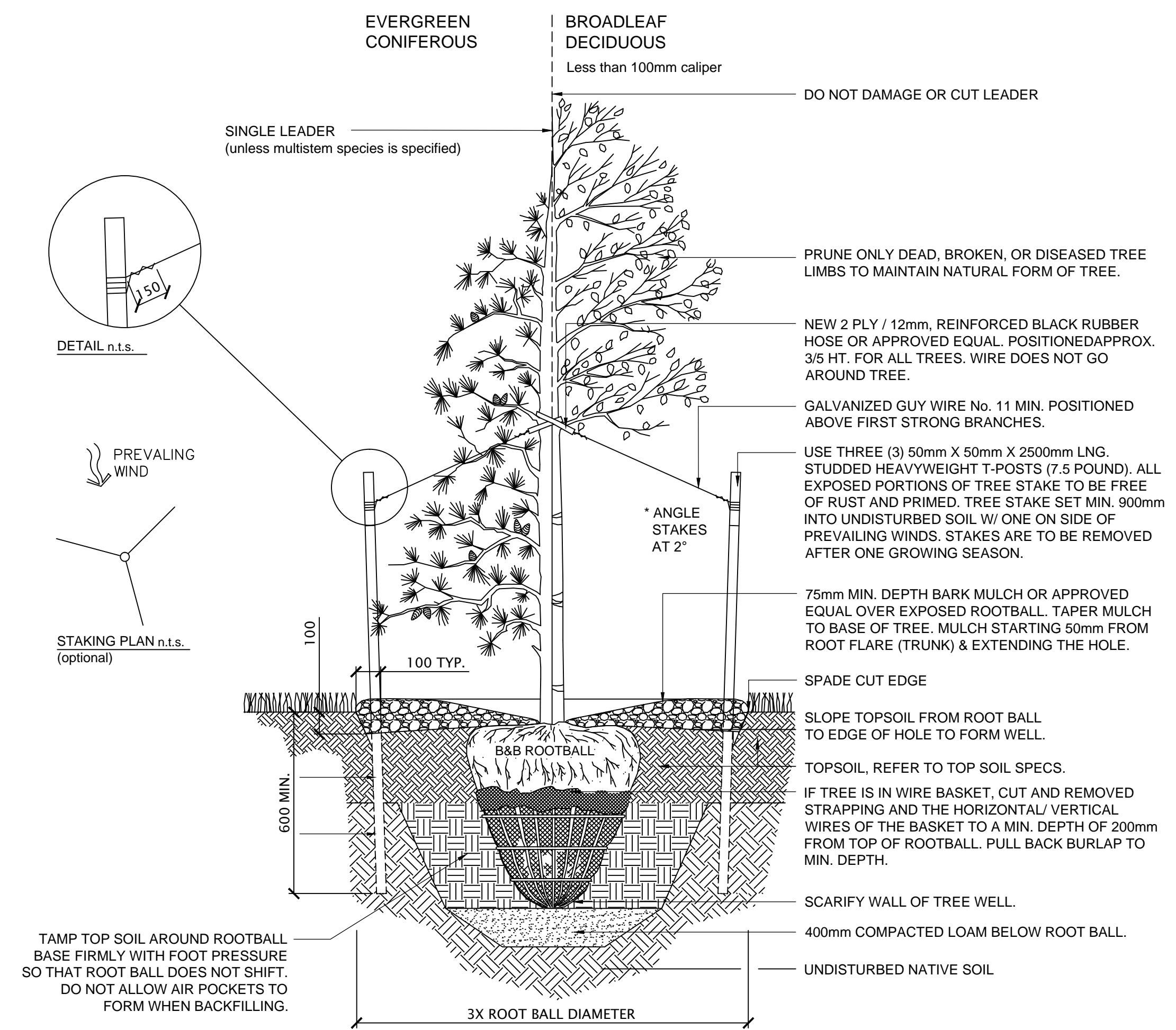


07 METAL BARRIER FENCE  
 L5-02 SCALE 1:20

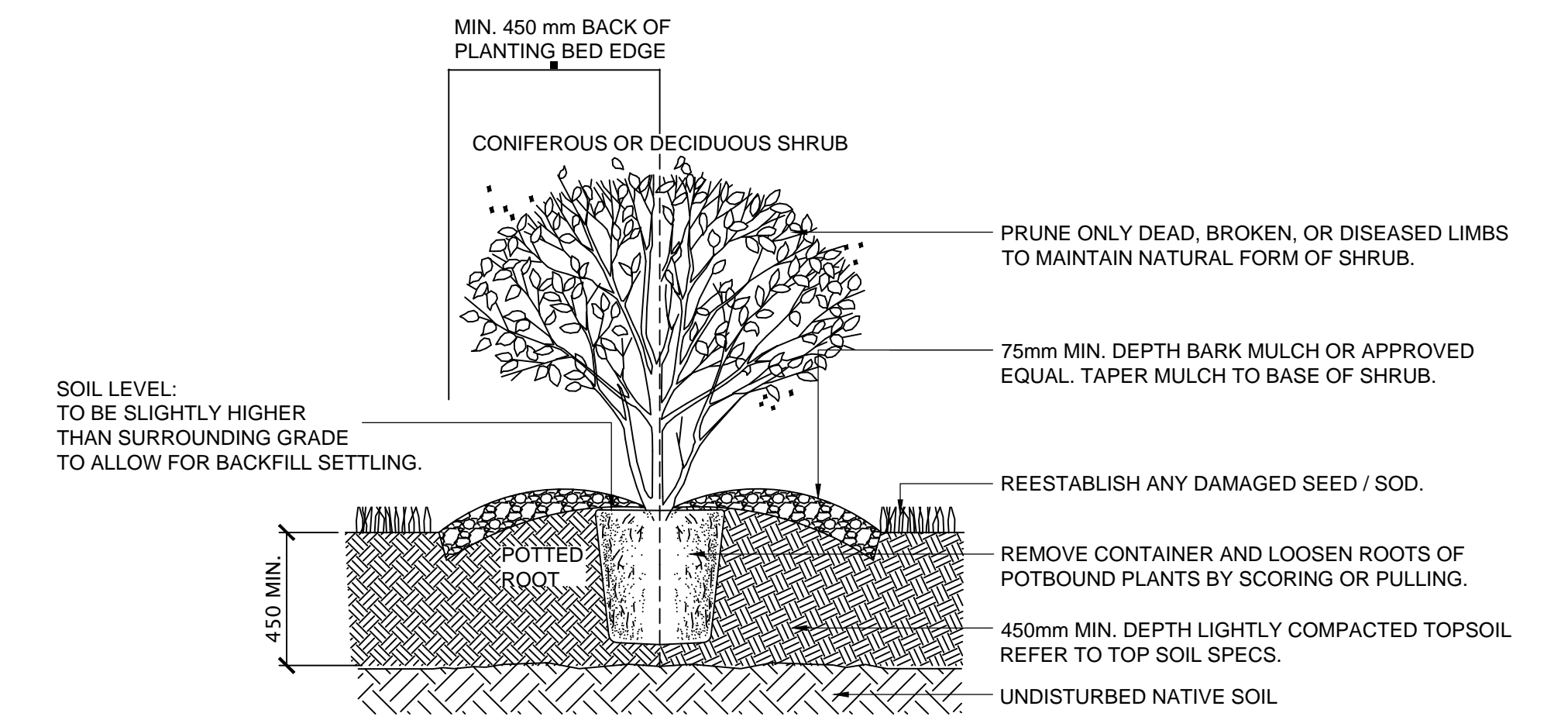
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# SCHEDULE 2

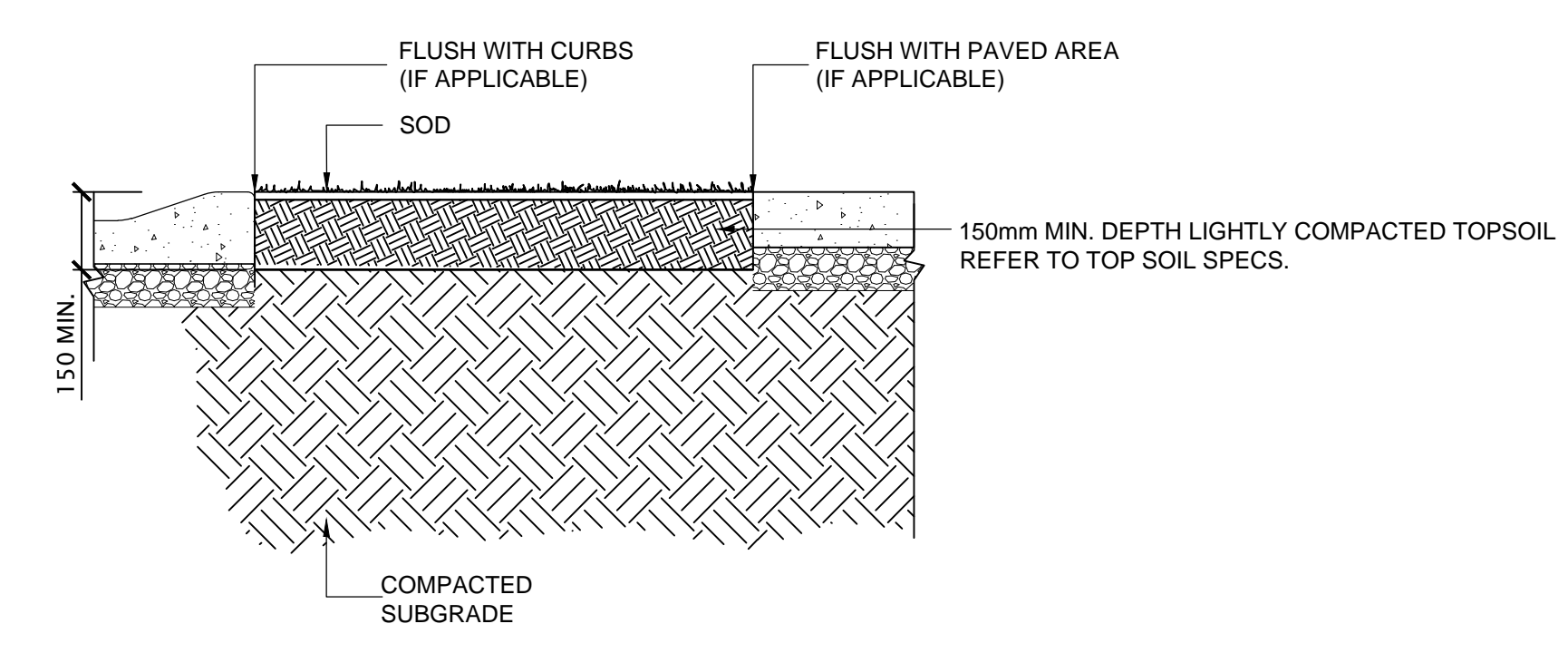
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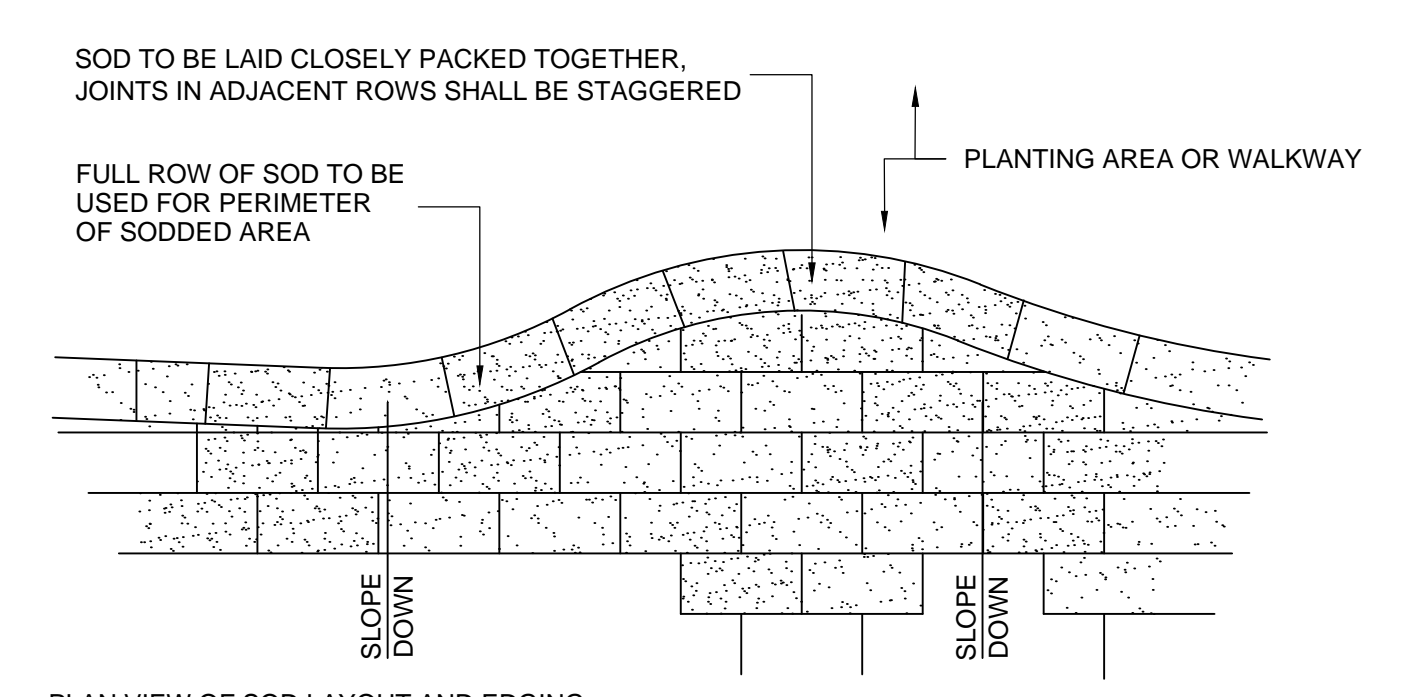
**01 TREE INSTALLATION**  
L5-03 SCALE 1:20



**06 SHRUB INSTALLATION**  
L5-03 SCALE 1:20



SECTION THROUGH SOD



PLAN VIEW OF SOD LAYOUT AND EDGING  
NOT TO SCALE

**07 LAWN INSTALLATION**  
L5-03 SCALE 1:20

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prepared for:  
**SPEEDWASH**  
 Mr. Raj Aadmi  
 604-818-9945

Drawing Title  
**SOFTLANDSCAPE DETAILS**

Check Scale (may be photo reduced)  
 0 1 inch 0 10mm

Project No. 22-0152 (JMA# 2021-14)  
 Drawing No. L5-03



**Donald V. S. Duncan**

BA BLA BCSLA CSLA

LANDSCAPE ARCHITECT

Suite 603 – 220 11<sup>st</sup> Street, New Westminster, BC V3M 6N9

778-791-4323 dvsduncan@gmail.com

12 November 2024

**Community Planning**

City of Colwood  
3300 Wishart Road  
Victoria BC V9C 1R1

**Re: DPA00005 - Collingwood Speedwash Landscape Cost Estimate**

The estimates below represent the expected cost of the landscape at the proposed Speedwash and temporary amenity area at 2353 and 2361 Sooke Road in Colwood. The estimate is divided between the Speedwash facility and the temporary amenity area, with a summary following:

**The cost estimate for the Carwash Building with associated vacuum area is as follows:**

**HARD LANDSCAPE**

DESCRIPTION OF ITEMS	QUANTITY	UNITS	UNIT PRICE	EXTENSIONS	TOTAL
Bicycle Rack	3	ea	\$500.00	\$1,500.00	
Boulders	25	ea	\$30.00	\$750.00	
Gravel Mulch	6	m3	\$60.00	\$360.00	
Modular Retaining Wall	39	m2	\$125.00	\$4,875.00	
Metal Fence	129	m	\$75.00	\$9,675.00	
<b>TOTAL HARD LANDSCAPE</b>				\$17,160.00	\$17,160.00

**SOFT LANDSCAPE**

DESCRIPTION OF ITEMS	QUANTITY	UNITS	UNIT PRICE	EXTENSIONS	TOTAL
Top Soil & Finished Grading					
Top Soil	234.56	m3	\$30.00	\$7,036.80	
Mulch	11.728	m3	\$10.00	\$117.28	
<b>Sub-total</b>				\$7,154.08	\$7,154.08



# SCHEDULE 3

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	UNIT PRICE	EXTENSION
<b>DECIDUOUS TREES</b>					
Acer 'Bowhall'	Bowhall Maple	6.0 cm cal.	9	\$500.00	\$4,500.00
Cornus nattallii	Pacific Dogwood	6.0 cm cal.	11	\$500.00	\$5,500.00
Pinus nigra	Austrian Black Pine	2.0 m ht.	1	\$350.00	\$350.00
total number of deciduous trees			21		
<b>CONIFEROUS SHRUBS</b>					
Pinus mugo 'mughus'	Mugo Pine	#5 pot	29	\$40.00	\$1,160.00
<b>BROADLEAF EVERGREEN SHRUBS</b>					
Gaultheria shallon	Salal	#1 pot	73	\$15.00	\$1,095.00
Lavandula angustifolia	English Lavender	#1 pot	75	\$15.00	\$1,125.00
Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	34	\$22.00	\$748.00
<b>BROADLEAF DECIDUOUS SHRUBS</b>					
Cornus stolonifera	Redtwig Dogwood	#1 pot	77	\$22.00	\$1,694.00
Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	11	\$40.00	\$440.00
Ribes. 'King Edward VII'	King Edward VII Currant	#1 pot	20	\$22.00	\$440.00
total number of shrubs			319		
<b>PERENNIALS</b>					
Astilbe x japonica 'Rheinland'	Reinland False Spirea	#1 pot	119	\$15.00	\$1,785.00
<b>GRASSES</b>					
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	10cm pot	102	\$12.00	\$1,224.00
Pennisetum rubrum	Purple Fountain Grass	#1 pot	82	\$15.00	\$1,230.00
Miscanthus sinensis "Gracilimus"	Chinese Silver Grass	#2 pot	54	\$22.00	\$1,188.00
<b>GROUND COVERS</b>					
Rubus calycinoides	Creeping Raspberry	10cm pot	1336	\$6.00	\$8,016.00
total number of perennials / ferns / ground cover			1693		
<b>GRASSES</b>					
Hydroseed Meadow	Meadow	m2	283	\$13.00	\$3,679.00

# SCHEDULE 3

TOTAL PLANT MATERIAL	\$34,174.00	\$34,174.00
<b>Sub-total</b>		<b>\$58,488.08</b>
<b>10% contingency</b>		<b>\$5,848.81</b>
<b>2% inflation allowance</b>		<b>\$343.20</b>
<b>7% GST</b>		<b>\$4,527.61</b>
<b>TOTAL</b>		<b>\$69,207.69</b>

The cost estimate for the Proposed Amenity Area to be located in the southwest corner of the site is as follows:

## HARD LANDSCAPE

DESCRIPTION OF ITEMS	QUANTITY	UNITS	UNIT PRICE	EXTENSIONS	TOTAL
Concrete Unit Pavers	84	m2	\$50.00	\$4,200.00	
Modular Retaining Wall	30	m2	\$75.00	\$2,250.00	
Bench	3	ea	\$800.00	\$2,400.00	
Picnic Table	3	ea	\$1,500.00	\$4,500.00	
Bike Rack	5	ea	\$500.00	\$2,500.00	
Lock Blox Wall	30	m3	\$55.00	\$1,650.00	
Arbor	1	ea	\$3,000.00	\$3,000.00	
Concrete Paving	81	m2	\$80.00	\$6,480.00	
<b>TOTAL HARD LANDSCAPE</b>				<b>\$26,980.00</b>	<b>\$26,980.00</b>

## SOFT LANDSCAPE

DESCRIPTION OF ITEMS	QUANTITY	UNITS	UNIT PRICE	EXTENSIONS	TOTAL
Top Soil & Finished Grading					
Top Soil	122.9	m3	\$30.00	\$3,687.00	
<b>Sub-total</b>				<b>\$3,687.00</b>	<b>\$3,687.00</b>

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	UNIT PRICE	EXTENSION
<b>DECIDUOUS TREES</b>					
Acer 'Bowhall'	Bowhall Maple	6.0 cm cal.	5	\$500.00	\$2,500.00

# SCHEDULE 3

**BROADLEAD EVERGREEN SHRUBS**

Lavandula angustifolia	English Lavender	#1 pot	13	\$15.00	\$195.00
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**DECIDUOUS SHRUBS**

Cornus stolonifera	Redtwig Dogwood	#1 pot	36	\$22.00	\$792.00
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**GRASSES**

Formal Lawn	Lawn	m2	145	\$18.00	\$2,610.00
Hydroseed Meadow	Meadow	m2	687	\$13.00	\$8,931.00

<b>TOTAL PLANT MATERIAL</b>					\$15,028.00	\$15,028.00
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<b>Sub-total</b>						<b>\$45,695.00</b>
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<b>10% contingency</b>						<b>\$4,569.50</b>
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<b>2% inflation allowance</b>						<b>\$539.60</b>
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<b>7% GST</b>						<b>\$3,556.29</b>
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<b>TOTAL</b>						<b>\$54,360.39</b>
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The combined cost estimate is as follows:

Speedwash Building	<b>\$ 69,207.69</b>
Temporary Amenity Area	<b>\$ 54,360.39</b>

<b>TOTAL</b>	<b>\$ 123,568.08</b>
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The separate cost estimates are provided to facilitate separate landscape bonds for the three phases of work. I trust this material will meet your requirements. Should further be required, please do not hesitate to contact the sender.

Yours sincerely,

**Donald V. S. Duncan**  
Landscape Architect