



TOWN OF VIEW ROYAL

DEVELOPMENT PERMIT No. 2021/13

THIS DEVELOPMENT PERMIT MADE IN TRIPLICATE

This permit is issued pursuant to Division 7 of the *Local Government Act* and the Town of View Royal Official Community Plan. **It is not a building permit.** If the development authorized by the permit requires a building permit, the holder of the development permit must obtain a building permit from the Town prior to commencing construction. **This permit does NOT relieve the owner from complying with all Bylaws of the Town of View Royal, except as specifically varied or supplemented by this permit.**

Registered Owner: BC Transportation Financing Authority

Subject Properties: That part of Section 6 Lake District (lying partly in Esquimalt District) included within Plan VIP71333, except that part in Plan VIP88964 (PID: 024-850-225)

That part of Section 6 Lake District included within the area shown coloured red on plan deposited under DD 153771 (PID: 001-659-766)

Zoning: P-3: Parks and Recreation

DP Area: Official Community Plan Bylaw No. 811, 2011

- “Natural Watercourse and Shoreline Areas”

1. The owner of the land described above is authorized to develop the land in accordance with this permit, the attached Terms and Conditions, and any plans, specifications, or other material referred to in the permit or the Terms and Conditions whether or not they are attached to the permit.
2. This permit allows for the realignment and enhancement of watercourses and riparian areas on the land to facilitate the construction of a transit facility.
3. If the holder of this permit does not substantially start the construction authorized by the permit within **24 months** of the date the permit was approved, this permit lapses.
4. This permit includes the following **TERMS AND CONDITIONS:**
 - a. Tree and Soil Deposit/Removal Permits are required.
 - b. The stream realignment and the work within the development permit area must be conducted and monitored in accordance with the following reports and plans:
 - i. “Riparian Areas Protection Regulation Assessment Report” - Michelle Penner, R.P. Bio., July 6, 2021
 - ii. “Victoria handyDART Transit Centre Construction Environmental Management Plan” - Stantec Consulting Ltd., June 2, 2021
 - iii. Stormwater Management Plan – Morrison Hershfield Limited, July 29, 2021
 - iv. Rain Garden Maintenance Plan – Murdoch de Greeff Inc. Landscape Architects
 - v. Geotechnical Assessment – Golder Associates Ltd, February 4, 2021

- vi. Site Plan, July 29, 2021
 - vii. Servicing Plan, July 29, 2021
 - viii. Landscape Plan (Excluding Watercourse Realignment), July 16, 2022
 - ix. Watercourse Realignment Design (Including Landscape), July 16, 2022
 - x. SPEA Tree Risk Assessment and Tree Protection Plan – Bartlett Tree Experts, June 2020
 - xi. Tree Inventory and Tree Protection Plan – Talbot Mackenzie & Associates, June 18, 2021
 - xii. Change order 005 (tree plan modification) – Morrison Hershfield, January 28, 2022
- c. A security deposit of \$889,137.00 shall be provided for soft and hard landscaping.
- i. The amount of \$816,837.00 for the stream realignment may be fully or partially returned after the Town has received the following:
 - 1. letter of completion from the landscape architect
 - 2. report from a geotechnical engineer confirming the new stream channel banks will be safe for the use intended in terms of seismic and slope stability
 - 3. post-construction report from the Qualified Environmental Professional responsible for environmental monitoring
 - ii. The amount of \$72,300.00 for other landscaping may be fully or partially returned after the Town has received a letter of completion from the landscape architect
 - iii. Notwithstanding conditions (a) and (b), 20% of the security deposits for plantings will be retained for a three-year maintenance warranty period.
5. The realignment and enhancement of watercourses and riparian areas on the land and the work within the development permit area must be in substantial compliance with the following schedules:

1	Site Plan, July 29, 2021
2	Servicing Plan, July 29, 2021
3A	Landscape Plan (Excluding Watercourse Realignment), July 16, 2022 (9 pages)
3B	Watercourse Realignment Design (Including Landscape), July 16, 2022 (16 pages)
4	Context Street Elevation, July 27, 2021 (2 pages)
5	High Level Floor Plans & Layout, July 27, 2021 (3 pages)
6A	SPEA Tree Risk Assessment and Tree Protection Plan – Bartlett Tree Experts, June 2020 (17 pages)
6B	Tree Inventory and Tree Protection Plan – Talbot Mackenzie & Associates, June 18, 2021 (30 pages) (amends Schedule 6A)
6C	Change order 005 (tree plan modification) – Morrison Hershfield, January 28, 2022 (3 pages) (amends Schedule 6C)
7A	Phase I Environmental Site Assessment - WSP, September 14, 2017 (64 pages) <i>*not for public distribution*</i>
7B	Phase II Environmental Site Assessment – Stantec, May 23, 2018 (83 pages)
7C	Additional Phase II Environmental Site Assessment – Stantec, October 11, 2018 (15 pages)
8	Archaeological Impact Assessment 2018-0010 – Stantec, April 13, 2018 (42 pages) <i>*not for public distribution*</i>
9A	Stormwater Management Plan – Morrison Hershfield Limited July 29, 2021 (77 pages)
9B	Rain Garden Maintenance Plan – Murdoch de Greeff Inc. Landscape Architects

10	Habitat Assessment – Stantec, January 19, 2021 (36 pages)
11	Geotechnical Assessment – Golder Associates Ltd, February 4, 2021 (145 pages)
12	Riparian Areas Assessment Report - Stantec, July 6, 2021 (278 pages)
13	Construction Environmental Management Plan – Stantec, June 2, 2021 (54 pages)
14	Landscape cost estimate - Murdoch de Greeff Inc. Landscape Architects, October 21, 2021 (2 pages)

Approved by the Chief Administrative Officer on the 2nd day of March 2022 in accordance with Section 3(g) of Delegation Bylaw No. 872, 2015.

THE CORPORATE SEAL OF THE
TOWN OF VIEW ROYAL was hereunto
affixed in the presence of:



Corporate Officer

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on the 3rd day of March 2022