

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT PERMIT**

**NO. DP000244**

**Owner:** Nelson Esquimalt Developments Ltd., Inc.No. BC1308317  
PO Box 75065 Westhills  
Calgary, AB  
T3H 3M1

**Lands:** PID 004-930-941  
Lot B, Suburban Lot 37, Esquimalt District, Plan 11993  
PID 005-398-860  
Lot 1, Suburban Lot 45, Esquimalt District, Plan 9871  
PID 005-398-991  
Lot 2, Suburban Lots 37 and 45, Esquimalt District, Plan 9871,  
Except Part in Plan 16394  
PID 027-555-356  
Lot A, Suburban Lot 45, Esquimalt District, Plan VIP85251  
PID 006-375-031  
Lot 42, Suburban Lot 45, Esquimalt District, Plan 2854  
PID 006-375-057  
Lot 43, Suburban Lot 45, Esquimalt District, Plan 2854  
PID 000-774-961  
Lot 44, Suburban Lot 45, Esquimalt District, Plan 2854  
PID 000-774-987  
Lot 45, Suburban Lot 45, Esquimalt District, Plan 2854  
PID 000-122-513  
Lot 48, Suburban Lot 45, Esquimalt District, Plan 2854  
PID 000-122-521  
Lot 49, Suburban Lot 45, Esquimalt District, Plan 2854

**Address:** 602 Nelson Street, Esquimalt, BC  
608 Nelson Street, Esquimalt, BC  
612 Nelson Street, Esquimalt, BC  
618 Nelson Street, Esquimalt, BC  
1319 Sussex Street, Esquimalt, BC  
1331 Sussex Street, Esquimalt, BC  
1347 Sussex Street, Esquimalt, BC

**Conditions:**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, for the purpose of:
  - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
  - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 4: Commercial;
  - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 6: Multi-Family Residential;
  - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
  - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit is issued in accordance with the architectural plans provided by Formed Alliance Architecture Studio and landscape plan provided by Scatliff+Miller+Murray Landscape Architects, attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Scatliff+Miller+Murray Landscape Architects, attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$194,534.00 = \$233,440.80) must be deposited with the Township of Esquimalt before this permit can be issued.
4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Development Permit is not a Building Permit.
7. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

- | COVER  | SITE INFORMATION             |
|--------|------------------------------|
| DP-101 | COVER                        |
| DP-102 | SITE PLAN                    |
| DP-103 | PARKING PLAN (P2)            |
| DP-104 | PARKING PLAN (P1)            |
| DP-105 | MAIN FLOOR PLAN              |
| DP-106 | SECOND FLOOR PLAN            |
| DP-107 | THIRD FLOOR PLAN             |
| DP-108 | FOURTH FLOOR PLAN            |
| DP-109 | FIFTH FLOOR PLAN             |
| DP-110 | SIXTH FLOOR PLAN             |
| DP-111 | ROOF PLAN                    |
| DP-112 | UNIT PLANS                   |
| DP-113 | SECTION 1                    |
| DP-201 | SOUTH ELEVATION              |
| DP-202 | EAST ELEVATION               |
| DP-203 | NORTH ELEVATION              |
| DP-204 | WEST ELEVATION               |
| DP-301 | SECTION 2                    |
| DP-302 | SECTION 3                    |
| DP-303 | SITE SECTION                 |
| DP-401 | INTERIOR STUDY               |
| DP-402 | WATERBOARD                   |
| DP-403 | NEIGH VIEW                   |
| DP-500 | ENTRY VIEW                   |
| DP-1   | LANDSCAPE PLAN               |
| DP-1.1 | LANDSCAPE PLAN DETAILS       |
| C101   | CIVL - COVER SHEET           |
| C102   | CIVL - SURFACE AND GRADING   |
| C103   | CIVL - STORMWATER MANAGEMENT |
| C104   | CIVL - SITE PLAN             |
| C105   | CIVL - SERVING PROFILE       |
| C201   | CIVL - OFFSITE PLAN PROFILE  |
| C202   |                              |

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P2	20 778 963	-073 % 00000000
P1	24 787 963	-073 % 00000000
LEVEL 4 (MAY)	24 787 963	-073 % 00000000
MAIN LEVEL	23 792 963	-073 % 00000000
LEVEL 2	20 800 963	-073 % 00000000
LEVEL 3	20 800 963	-073 % 00000000
LEVEL 4	20 800 963	-073 % 00000000
LEVEL 5	20 800 963	-073 % 00000000
LEVEL 6	23 804 963	-073 % 00000000
Total	210 777 448	

SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000244  
  
\_\_\_\_\_  
CORPORATE OFFICER

FAS

FORMED ALLIANCE ARCHITECTURE STUDIO

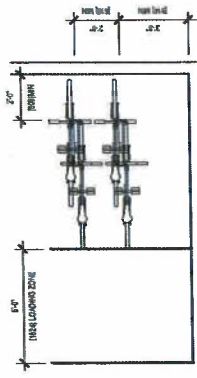
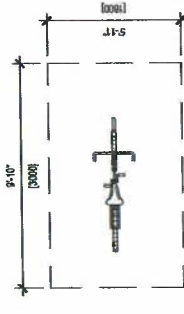
ARTISTIC RENDER - FOR REFERENCE ONLY

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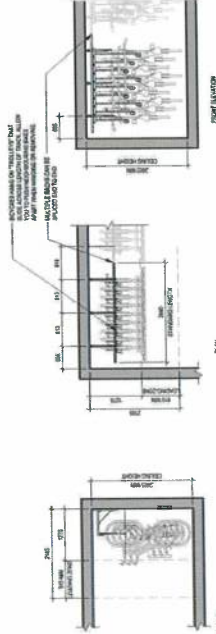
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DP.001

2007-2008  
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DERO  
HOOP RACK

**LARGE CARGO / OVERSIZED BIKE STORAGE**



DATE EVALUATION  
DENO  
RACE FILE

5 BIKE STALL SPECS  
\$9,000.00

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP0000244  
  
CORPORATE OFFICER



2 NORTH VIEW  
BP, 001 INT



4 WESTVIEW  
DB 001 673



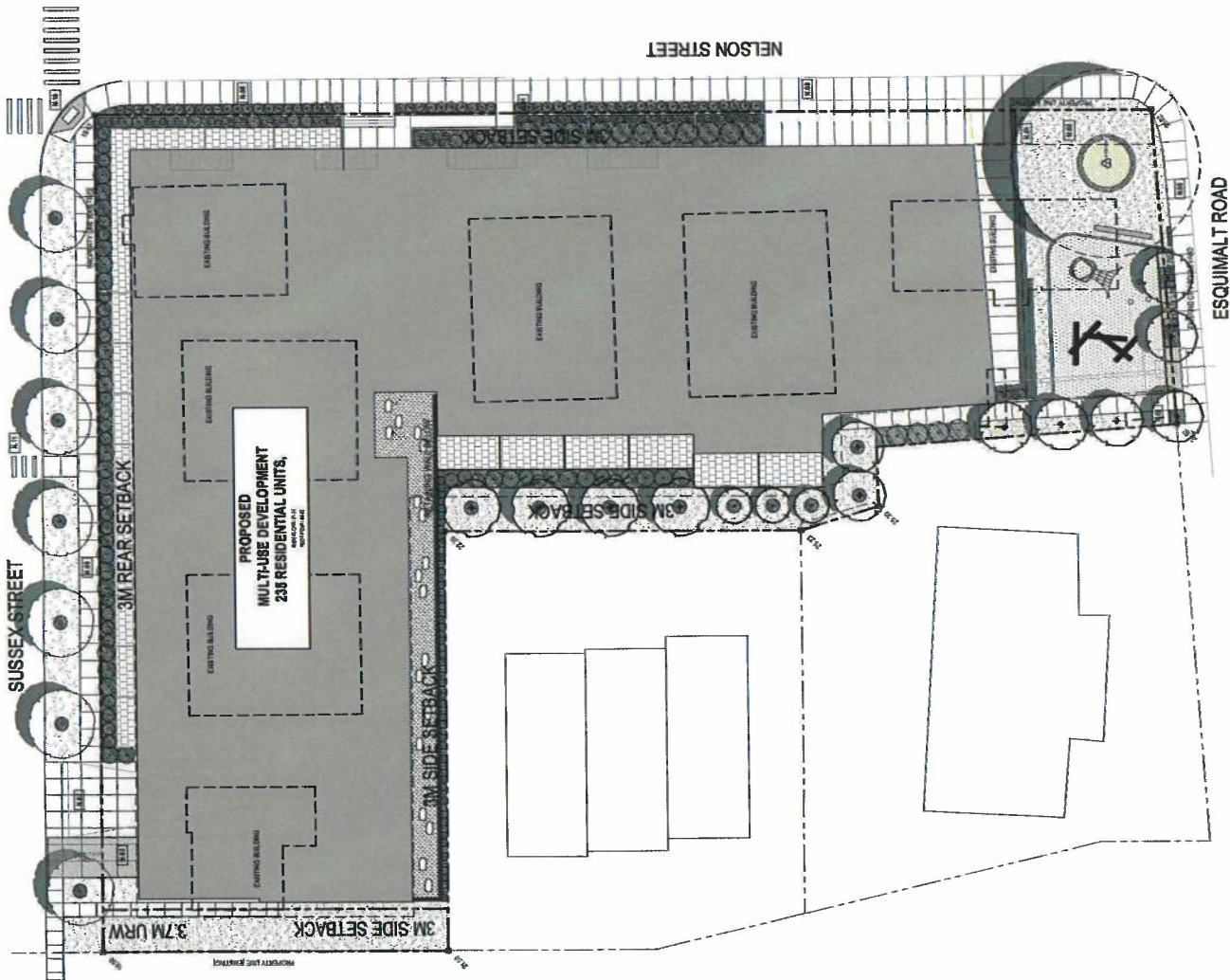
1 EAST VIEW  
DP.001 NT8



**SOUTH VIEW**  
DP 001 NTS



- SHEET NOTES**
- 1.1.1 PROPOSED LATERAL INFILTRATION
  - 1.1.2 PROPOSED CLAY TUBE RINGS
  - 1.1.3 LOCATIONS SHALL BE REVEALED BY THE WAY TO BE FILLED AND SLOPED TO COLLECTION
  - 1.1.4 LOCATION OF SANITARY CONNECTION
  - 1.1.5 PROPOSED SANITARY RINGS AND SPONGE CONNECTION
  - 1.1.6 PRIVATE RAMP ACCESS
  - 1.1.7 PRIVATE RAMP ACCESS
  - 1.1.8 24 HOUR WALK
  - 1.1.9 1.8M SIDEWALK
  - 1.1.10 ONCE SIDEWALK AND LET DOWN
  - 1.1.11 SIDEWALK SHALL BE DETERMINED BY THE WAY TO BE FILLED AND SLOPED TO COLLECTION
  - 1.1.12 SIDEWALK - LOCATIONS TO BE DETERMINED BY THE WAY TO BE FILLED AND SLOPED TO COLLECTION
  - 1.1.13 BRITISH GEODETIC ELEVATION
- GENERAL NOTES**
- A. ALL EXISTING UTILITIES BETWEEN WELLS AND COLLECTION POINTS SHALL BE REVEALED AND DEVELOPMENT PERMIT.
  - B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERMIT.
  - C. ALL INTERFERENCES OF SIDEWALKS AND CONC. APPROX. ADJACENT LANE ARE TO BE COMPLETED AT THE CONCRETE CONTRACTOR'S RISK.
  - D. TRAFFIC AND ROADWAYS TO BE COLLECTED TRUCKS ARE BY PRIVATE PICKUP.
  - E. ALL TRUCKS CARRIED MATERIALS TO BE BROCK FARMED CONCRETE.

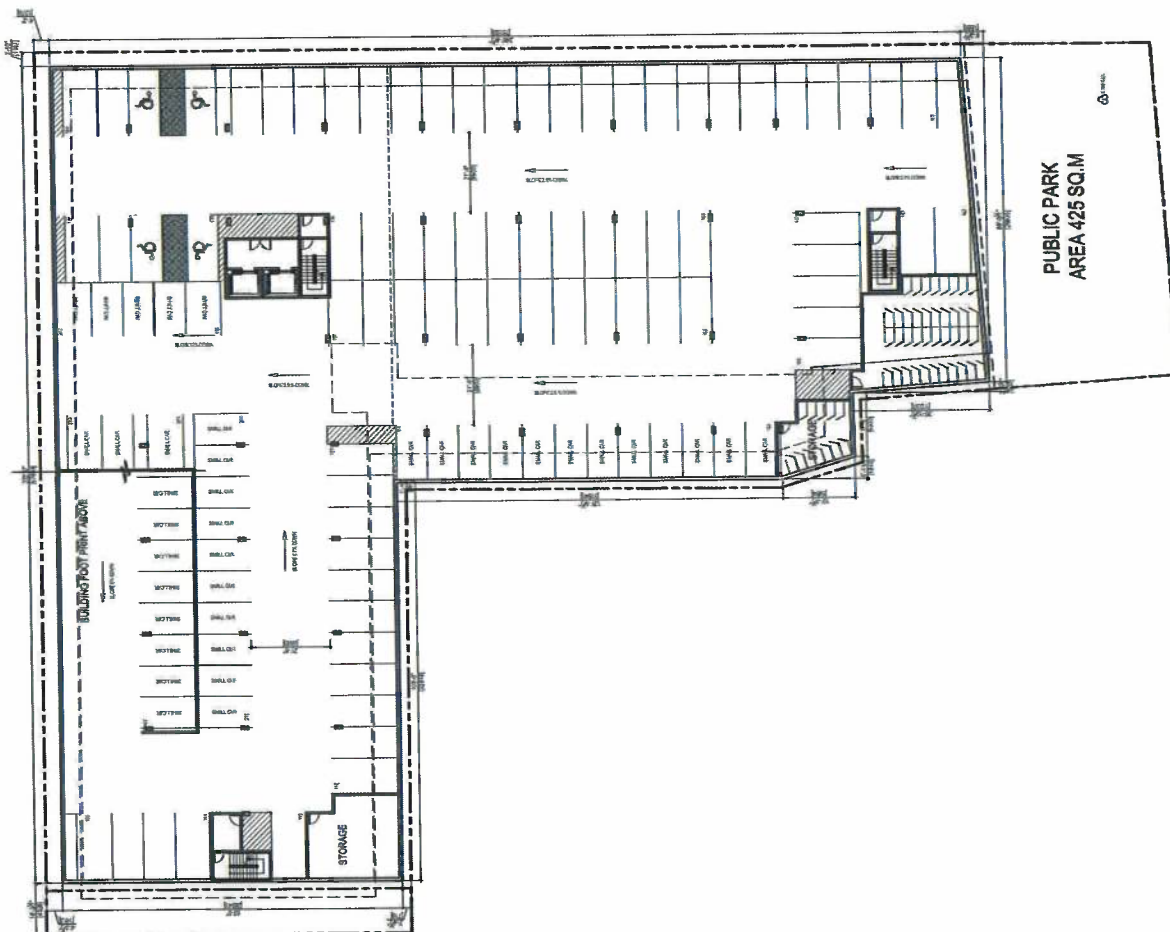


SCHEDULE 'A' OF  
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CORPORATE OFFICER

SCHEDULE 'A' OF  
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**PROJECT NOTES**

- |       |  |
|-------|--|
| 0.001 | LOBBY  |
| 0.002 | MMS. ROOM  |
| 0.003 | LOADING STALLS W/HR. ST. AGNO                          |
| 0.004 | CLASS 1 BICYCLE  |
| 0.005 | ELECTRICAL OUTLET TO PROVIDE CHARGING FOR 50% OF SKEET |
| 0.006 |  |

### RECYCLE CALCULATIONS

22416 1 BICYCLE PARISHES 1 STALL PER UNIT PROVIDED  
REQUIRED = 225

RELEASES

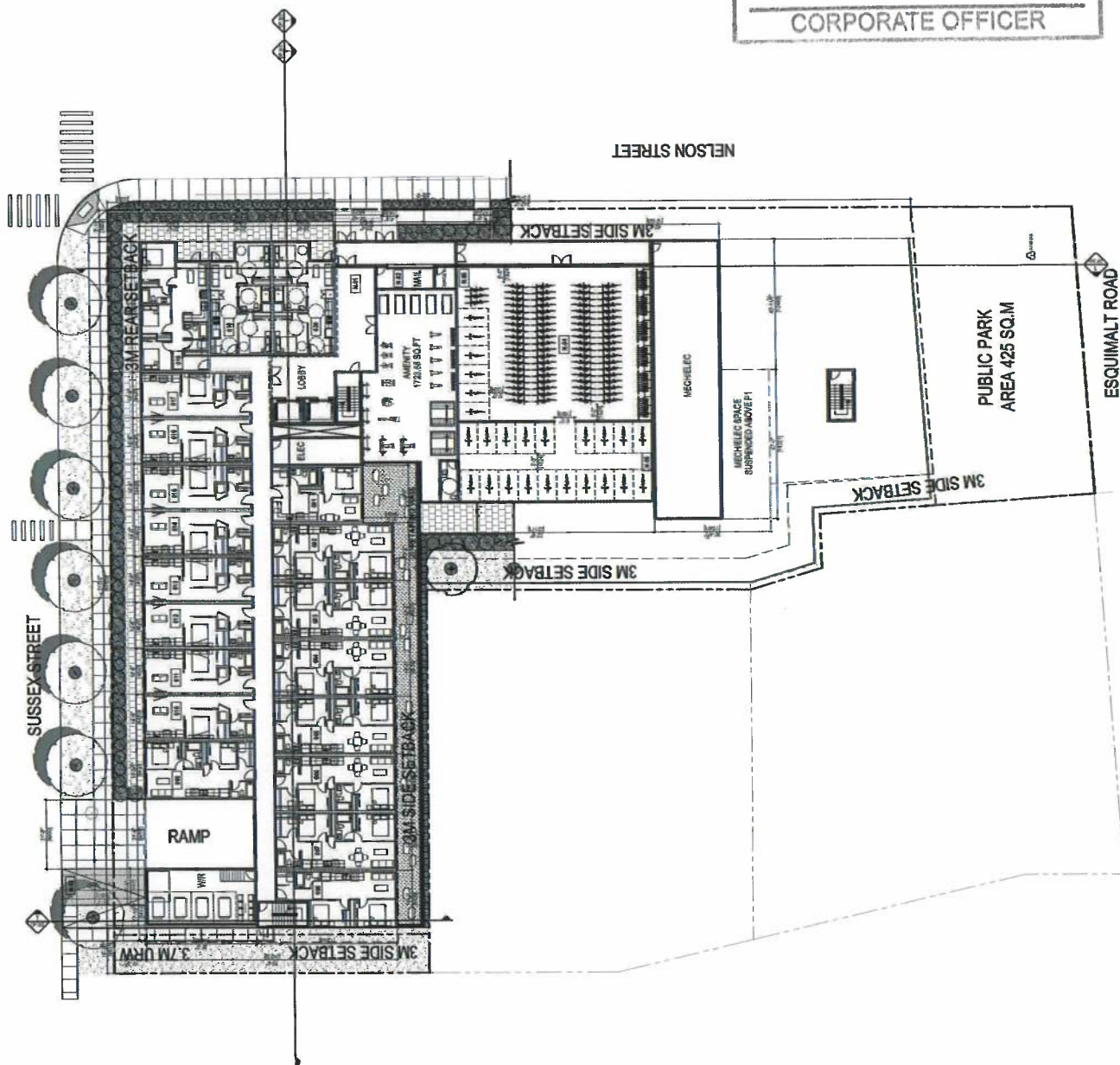
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## ESQUIMA T-MULTI

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SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER



SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER

FOR CONSIDERATION

UNITED STATES OF AMERICA

FEDERAL BUREAU OF INVESTIGATION

DEPARTMENT OF JUSTICE

WASHINGTON, D.C. 20535

PUBLIC PARK  
AREA 416 80 M

14574 05 7 1254

1

SUSSEX-STREET

3.7MURV

3M SIDE SETBACK

0-2M SIDE SETBACK

8M SIDE SET BACK

NELSON STREET

COMMERCIAL  
PROVIDED 360.43 SQ.FT  
REQUIRED 3767.37 SQ.FT

IM SIDE-SETBACK

PUBLIC PARK  
AREA 425 SOM

**ESQUIMALT ROAD**

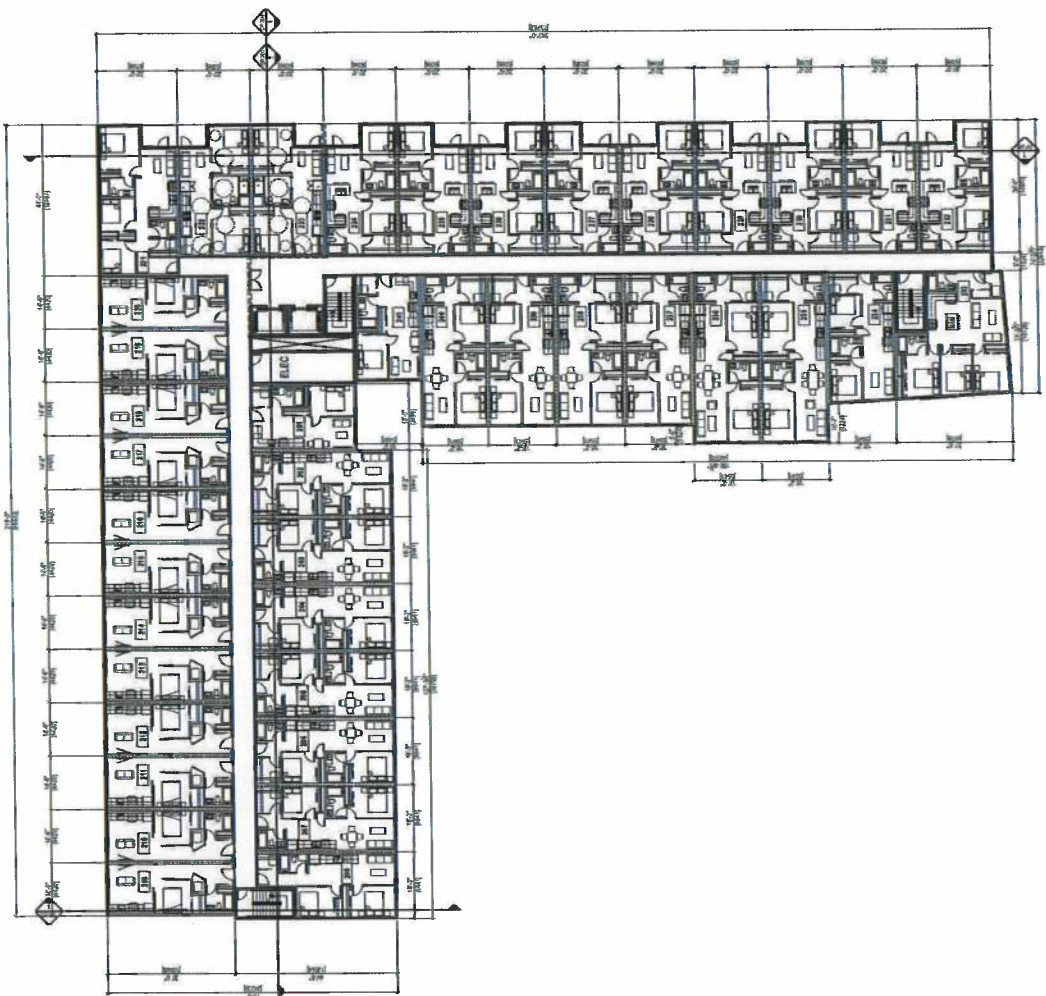
1	MAIN FLOOR PLAN
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SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER



RELEASES

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## ESSOIMULT-MULTI

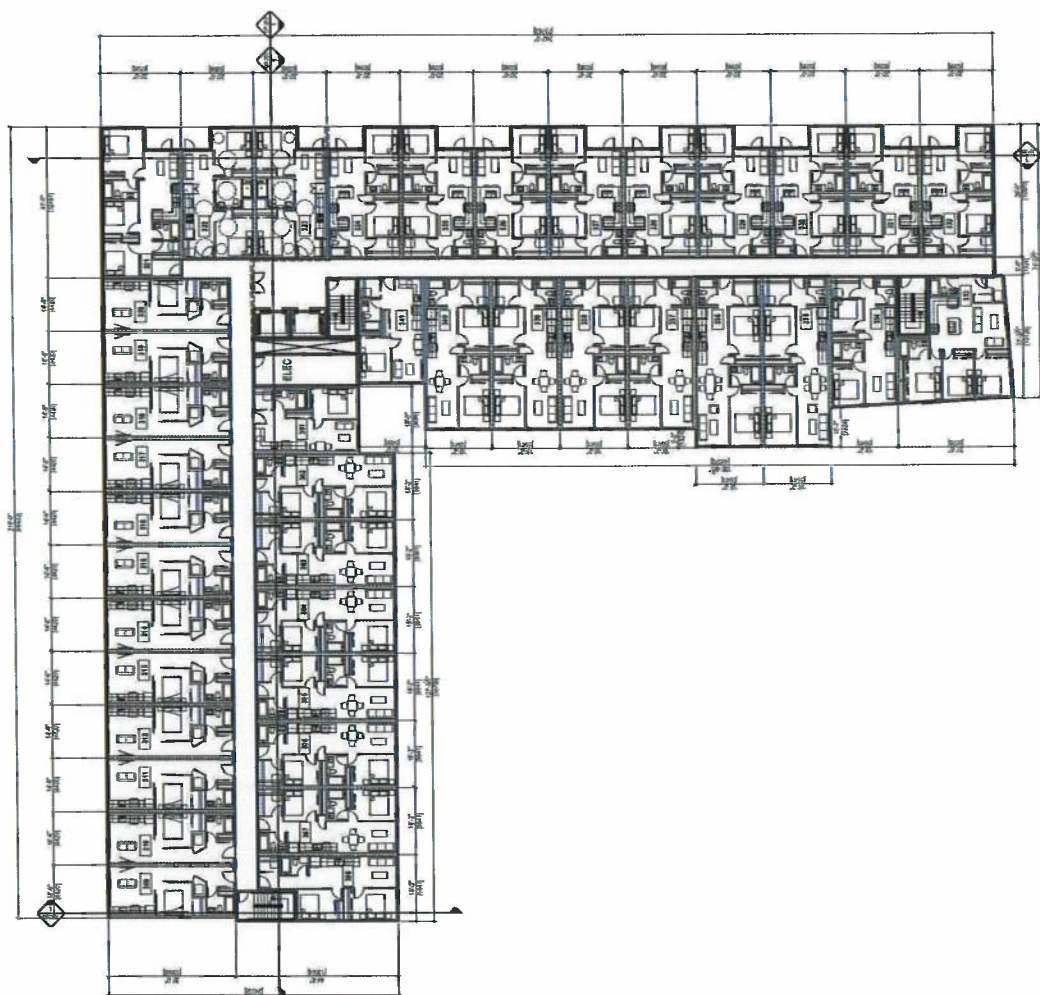
3RD FLOOR PLAN														
Sheet 1 of 2														
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NO.	REV.	DATE	BY	REASON										
1		10/20/2014	SS	ADDED										
<table><tr><td>NAME</td><td>ROOM</td><td>LOC.</td></tr><tr><td></td><td></td><td></td></tr></table>					NAME	ROOM	LOC.							
NAME	ROOM	LOC.												

NOTES

DP.107

**NEW! Revised and Updated July 17, 2018**

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244  
  
CORPORATE OFFICER



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ESQ/MAN T-UNIT

[illegible]

Mr. BUCK

14022010

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101

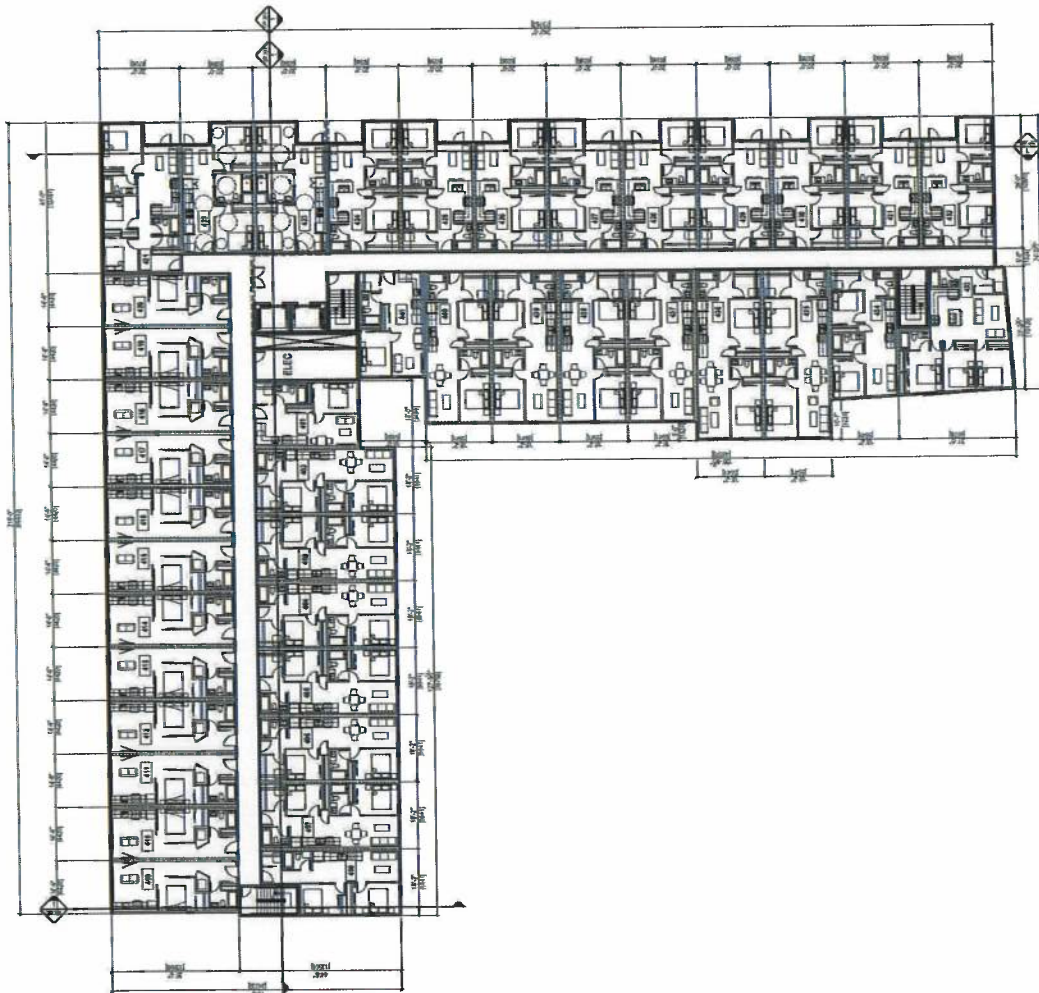
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**DP.108**

Information is not given from these data on the effect of a 100% increase in the number of employees on the number of employees per 1000 population.

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER





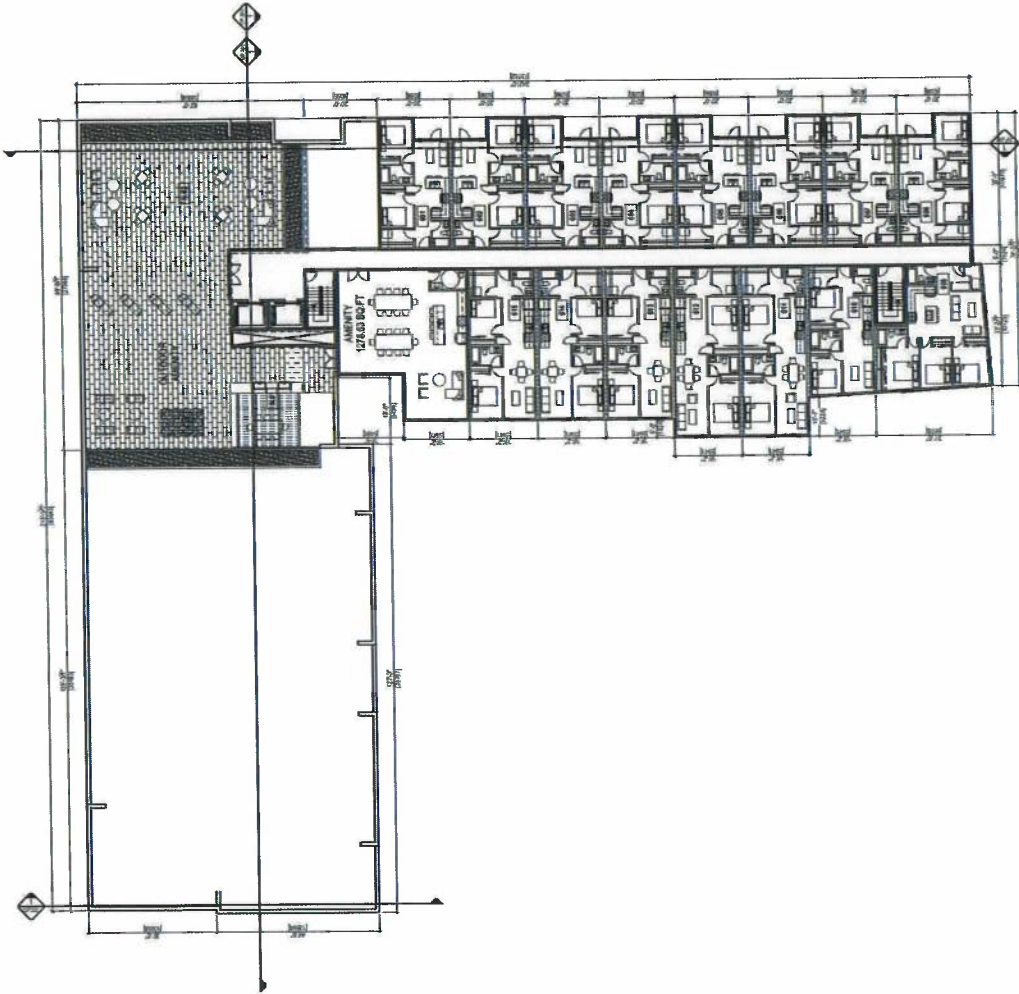


GENERAL NOTES

1. REFER TO ALL PLANS FOR INTERIOR FINISHES.

SHEET NOTES

- 101 BLDG AREA
- 102 DECKING AREA
- 103 BALCONY



RELEASES

NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMIT
2	10/1/2018	ISSUED FOR PERMIT
3	10/1/2018	ISSUED FOR PERMIT
4	10/1/2018	ISSUED FOR PERMIT
5	10/1/2018	ISSUED FOR PERMIT
6	10/1/2018	ISSUED FOR PERMIT
7	10/1/2018	ISSUED FOR PERMIT
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10	10/1/2018	ISSUED FOR PERMIT
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12	10/1/2018	ISSUED FOR PERMIT
13	10/1/2018	ISSUED FOR PERMIT
14	10/1/2018	ISSUED FOR PERMIT
15	10/1/2018	ISSUED FOR PERMIT
16	10/1/2018	ISSUED FOR PERMIT
17	10/1/2018	ISSUED FOR PERMIT
18	10/1/2018	ISSUED FOR PERMIT
19	10/1/2018	ISSUED FOR PERMIT
20	10/1/2018	ISSUED FOR PERMIT

ESCOMMIT - MULTI

PERMITTING AGENCY / JURISDICTION

DATE

PROJECT NAME

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT CONTACT

PROJECT TITLE

PROJECT DESCRIPTION

PROJECT STATUS

PROJECT PHASE

PROJECT BUDGET

PROJECT SCHEDULE

PROJECT RISK

PROJECT COMPLIANCE

PROJECT LEGAL

PROJECT FINANCIAL

PROJECT OPERATIONAL

PROJECT MAINTENANCE

PROJECT REPAIRS

PROJECT REPLACEMENTS

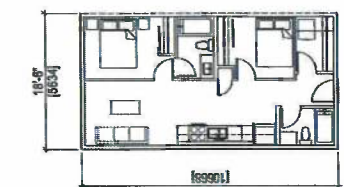
PROJECT UPGRADES

PROJECT MODIFICATIONS

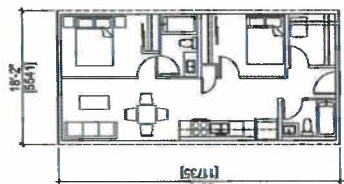
SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244  
CORPORATE OFFICER

DP.110

CORPORATE OFFICER



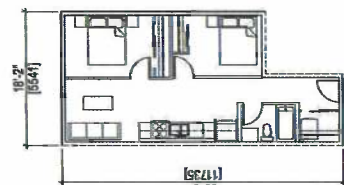
2 BED JR  
647 SQ.FT  
1 UNIT (0.43%)



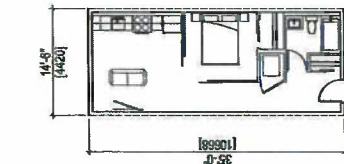
2 BED JR  
699 SQ.FT  
36 UNITS (15.32%)



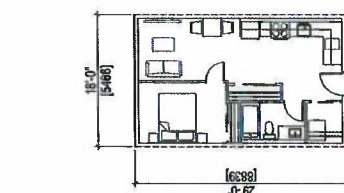
2 BED JR  
643 SQ.FT  
5 UNITS (2.13%)



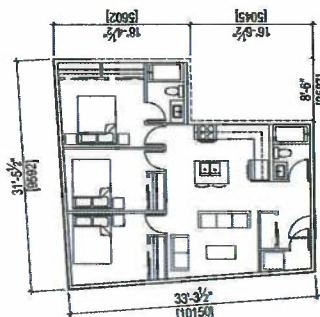
2 BED  
610 SQ.FT  
8 UNITS (2.55%)



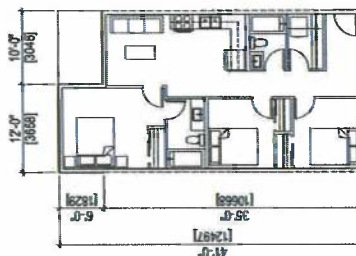
1 BED  
507 SQ.FT  
668 UNITS (28.94%)



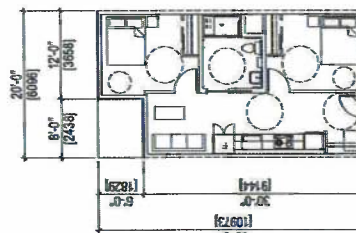
1 BED  
522 SQ.FT  
11 UNITS (4.68%)



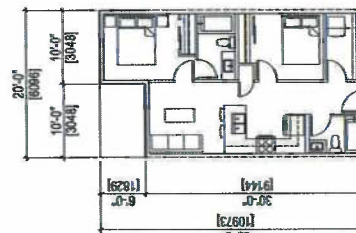
3 BED  
891 SQ.FT  
5 UNITS (2.13%)



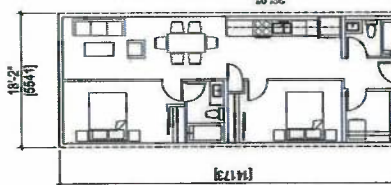
3 BED  
842 SQ.FT  
6 UNITS (2.55%)



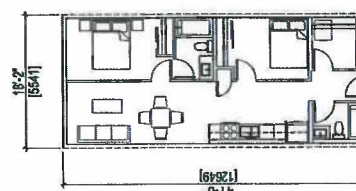
2 BED JR (ACCESSIBLE)  
672 SQ.FT  
12 UNITS (5.11%)



2 BED JR  
660 SQ.FT  
50 UNITS (21.28%)



2 BED JR  
845 SQ.FT  
101 UNITS (4.26%)



2 BED JR  
754 SQ.FT  
25 UNITS (10.64%)



### FEAR CALCULATION

UNIT AREA	AREA
AMENITY	150337 SQ.FT
COMMERCIAL	2003.31 SQ.FT
SERVICE	3820.43 SQ.FT
TOTAL AREA	2250 SQ.FT
	159451
PARCEL AREA	41735.82 SQ.FT
FAR	3.80

UNIT AREA BREAKDOWN

UNIT	AREA	BED	SQ FT	COUNT	%	%
1B-A	1B-A	1 BED	522.00 SQ FT	11	4.8%	34.8%
1B-B	1B-B	1 BED	507.50 SQ FT	10	28.84%	
2B-A	2B-A	2 BED	610.29 SQ FT	5	2.85%	
2B-B	2B-B	2 BED	643.08 SQ FT	5	2.33%	
3B-C	3B-C	JR 2 BED	689.83 SQ FT	10	10.33%	
3B-D	3B-D	JR 2 BED	846.91 SQ FT	1	0.4%	81.70%
3B-E	3B-E	JR 2 BED	754.36 SQ FT	25	19.64%	
3B-F	3B-F	JR 2 BED	845.25 SQ FT	10	4.38%	
3B-G	3B-G	JR 2 BED	690.00 SQ FT	50	21.38%	
3B-H	3B-H	JR 2 BED	672.00 SQ FT	13	5.11%	
3B-I	3B-I	3 BED	842.00 SQ FT	5	3.55%	6.6%
3B-J	3B-J	3 BED	891.47 SQ FT	5	2.1%	
TOTAL				235		

### DEFINITION OF LIMIT AREAS

MAIN FLOOR	Unit #	TYPE	AREA (sq ft)
	1	1BA	520.00
	2	2B-C	696.83
	3	3B-C	696.83
	4	2B-C	696.83
	5	2B-C	696.83
	6	2B-C	696.83
	7	2B-C	696.83
	8	2BA	810.20
	9	2B-C	646.81
	10	2B-C	507.50
	11	1B-C	527.50
	12	1B-C	607.60
	13	1B-C	507.50
	14	1B-C	507.50
	15	1B-C	507.50
	16	1B-C	507.50
	17	1B-C	607.50
	18	2BA	607.60
	19	2BA	670.00
	20	2B-C	672.50
	28		11702

[illegible]

UNIT #	TYPE	AREA (FT <sup>2</sup> )
201	18-A	522.00
202	20-C	698.83
203	20-C	698.83
204	20-C	698.83
205	20-C	698.83
206	20-C	698.83
207	20-C	698.83
208	20-A	610.20
209	18-B	507.50
210	18-B	507.50
211	18-A	607.50
212	18-B	607.50
213	18-A	607.50
214	18-B	507.50
215	18-B	507.50
216	18-B	507.50
217	18-B	607.50
218	18-B	607.50
219	18-B	507.50
220	18-B	507.50
221	18-A	542.00
222	20-B	672.00
223	20-B	672.00
224	20-A	666.00
225	20-A	666.00
226	20-A	666.00
227	20-A	666.00
228	20-A	666.00
229	20-A	666.00
230	20-A	666.00
231	20-A	666.00
232	20-A	666.00
233	20-B	666.00
234	20-B	666.00
235	20-B	666.00
236	20-B	666.00
237	20-B	666.00
238	20-B	666.00
239	20-B	666.00
240	20-B	666.00
241	18-A	522.00

1. **Product Name:** [Product Name]

UNIT#	TYPE	AREA (FT <sup>2</sup> )
261	18A-C	522.00
262	18A-C	698.93
263	18A-C	698.93
264	18A-C	698.93
265	18A-C	698.93
266	18A-C	698.93
267	18A-C	698.93
268	18A-C	698.93
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274	18A-C	698.93
275	18A-C	698.93
276	18A-C	698.93
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279	18A-C	698.93
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281	18A-C	698.93
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284	18A-C	698.93
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286	18A-C	698.93
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635	18A-C	698.93
636	18A-C	698.93
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638	18A-C	698.93
639	18A-C	698.93
640	18A-C	698.93
641	18A-C	698.93
642	18A-C	698.93
643	18A-C	698.93
644	18A-C	698.93
645	18A-C	698.93
646	18A-C	698.93

**JAMES M. HARRIS**

UCL	TYPE	AREA (IN <sup>2</sup> )
401	18A-C	5220
402	18A	6563
403	18C	6993
404	18A-C	6993
405	18A-C	6993
406	18A-C	6993
407	18A-C	6993
408	18A	9129
409	18A	5765
410	18A	5075
411	18A	6075
412	18A	6275
413	18A	5075
414	18A	5765
415	18A	6075
416	18A	5075
417	18A	6075
418	18A	6075
419	18A	5075
420	18A	5075
421	18A	9420
422	25A	5720
423	25A	6720
424	18A	6000
425	25A	6000
426	18A	6600
427	25A	6600
428	18A	6600
429	18A	6600
430	18A	6600
431	18A	6600
432	25A	6600
433	25A	8814
434	18A	6458
435	25A	14625
436	25A	8423
437	25A	7433
438	18A	7543
439	18A	7543
440	25A	7543
441	18A	5220
442	18A	6115

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

FLORIDA - BUILDING A	TYPE	AREA (FT <sup>2</sup> )
681	18-A	6220
682	18-C	6863
683	18-C	6863
684	18-C	6863
685	18-C	6863
686	18-C	6863
687	18-C	6863
688	18-A	61020
689	18-B	60750
690	18-B	60750
691	18-B	60750
692	18-B	60750
693	18-B	60750
694	18-B	60750
695	18-B	60750
696	18-B	60750
697	18-B	60750
698	18-B	60750
699	18-B	60750
700	18-B	60750
701	18-A	84200
702	18-A	84200
703	18-A	84200
704	18-A	84200
705	18-A	84200
706	18-A	84200
707	18-A	84200
708	18-A	84200
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712	18-A	84200
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714	18-A	84200
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724	18-A	84200
725	18-A	84200
726	18-A	84200
727	18-A	84200
728	18-A	84200
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FLORIN - BUILDING A	UNIT #	TYPE	AREA (FT <sup>2</sup> )
	601	3B-E	660.00
	602	3B-E	680.00
	603	3B-E	680.00
	604	3B-E	660.00
	605	3B-E	660.00
	606	3B-E	660.00
	607	3B-E	660.00
	608	3B-E	660.00
	609	3B-E	660.00
	610	3B-E	891.41
	611	3B-E	843.58
	612	3B-E	845.25
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	614	3B-E	754.30
	615	3B-E	754.30
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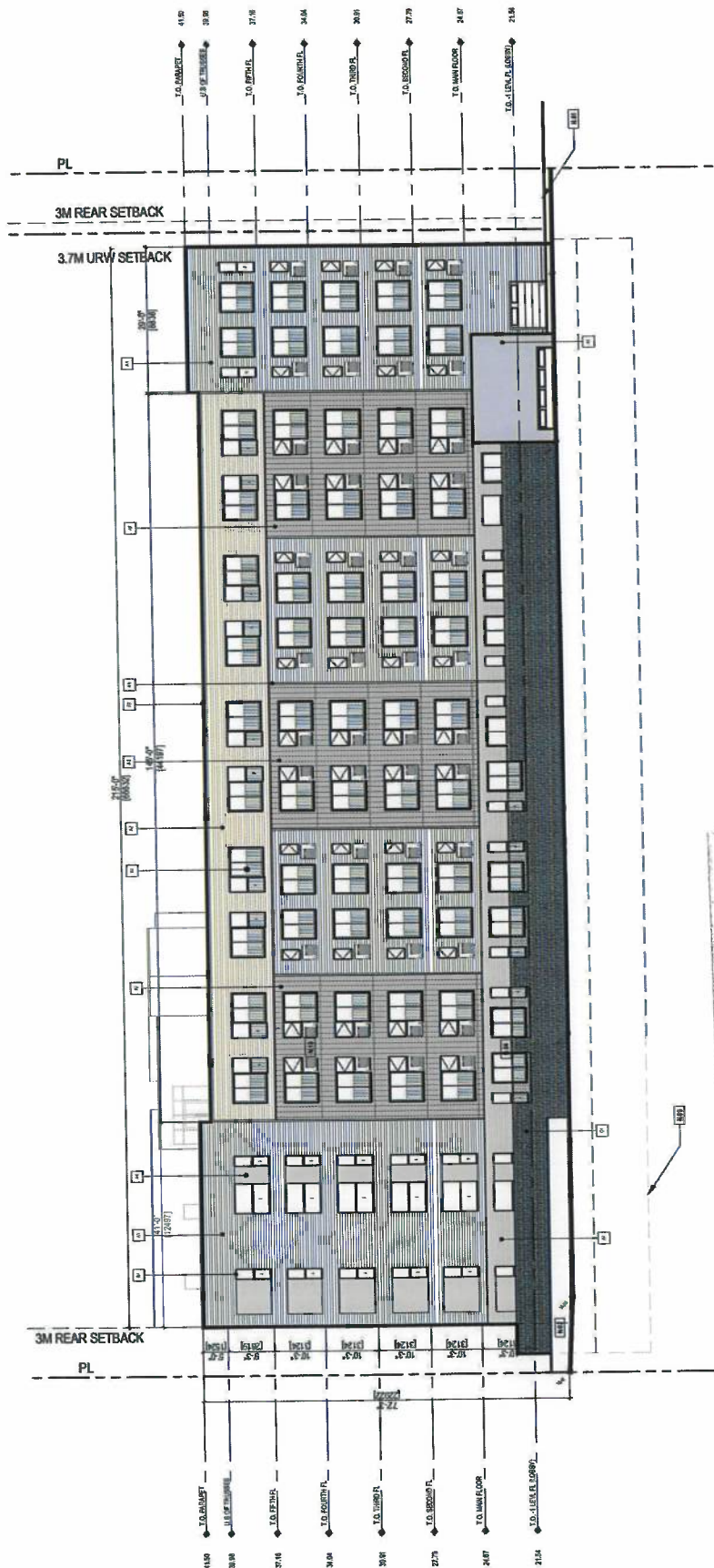
SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER









**QUESTIONS**

GRADE AT PROPERTY LINE	7.01
PLANTERS	7.08
PUBLIC PLAZA	7.09
PRIVATE PATIO	7.04
PROTECTED TREE	7.05
LOBBY	7.07
PARKADE ENTRANCE	7.20
PARKADE STRUCTURE	7.20
WALL MOUNTED AIR COND.	7.19

NO.	EXISTING GEODETIC ELEVATION	PROPOSED GEODETIC ELEVATION
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
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98	10.00	10.00
99	10.00	10.00
100	10.00	10.00

☐ G1 **C - MASONRY**  
 BRICK VANEER  
 COLOUR: DARK GREY  
☐ G2 **3 - CONCRETE**  
 PARKING  
 CONCRETE  
 E-GLAZING  
☐ G3 **CURTAIN WALL**

**3 - METAL**

**METAL WINDOW FRAME:**  
COLOUR: ANODIZED FINISH

**PREFINISH METAL CAP FLASHING:**  
COLOUR: LIGHT GREY

**METAL GUARDRAIL:**  
COLOUR: LIGHT GREY

**SEMI-TRANSPARENT BOARD**  
HORIZONTAL FIBER CEMENT LAPING;  
COLOUR: ANCTIC WHITE

**VERTICAL FIBER CEMENT BOARD AND BATTEN AT 15°**  
COLOUR: DARK GREY

**FIBER CEMENT PANEL**  
COLOUR: BOOTHBY BLUE

**FIBER CEMENT PANEL**  
COLOUR: BLACK

**FTTM BOARD**  
COLOUR: ANCTIC WHITE

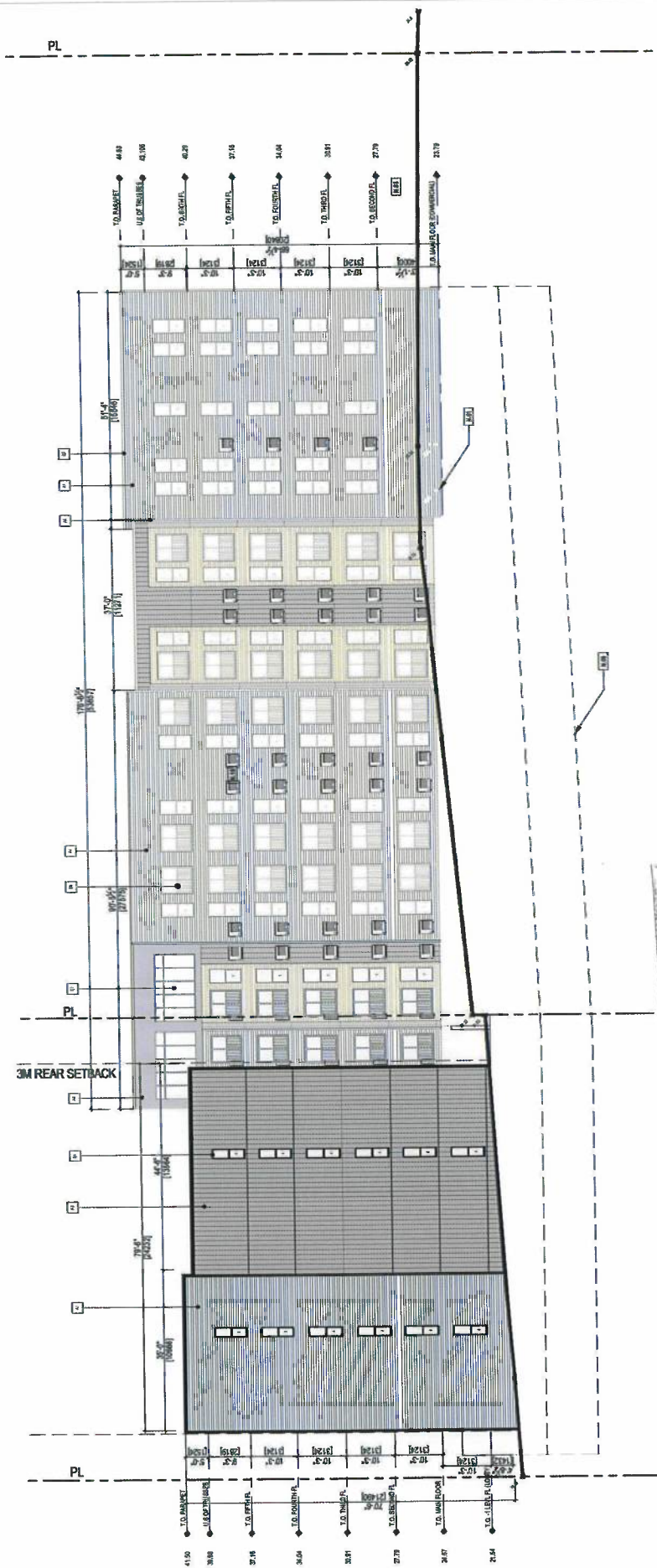
**HORIZONTAL FIBER CEMENT LAPING;**  
COLOUR: MONTAG BLACK

**HORIZONTAL FIBER CEMENT C/L LAPING**  
COLOUR: WOODMAN

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244  
  
CORPORATE OFFICER

1	NORTH ELEVATION
OP 202	3'0" x 1'0"





**SALON LEAH**

GRADE AT PROPERTY LINE	PLANTERS	PUBLIC PLAZA	PRIVATE PATIO	PROTECTED TREE	LOBBY	PARKADE ENTRANCE	PARKADE STRUCTURE	WALL MOUNTED AC CONDENSER
N-01	N-02	N-03	N-04	N-05	N-06	N-07	N-08	N-09

## C. MASONRY

☐ BRICK VANEER  
COLOUR: DARK GREY  
☐ D - CONCRETE  
☐ PARING  
☐ CONCRETE  
☐ E-GLAZING  
☐ CURTAIN WALL

**IV. SUMMARY**

**METAL WINDOW FRAME:**  
COLOUR: ANODIZED #1618

**PREFINISH METAL CAP FLASHING:**  
COLOUR: LIGHT GREY

**METAL QUADRANT:**  
COLOUR: GREY

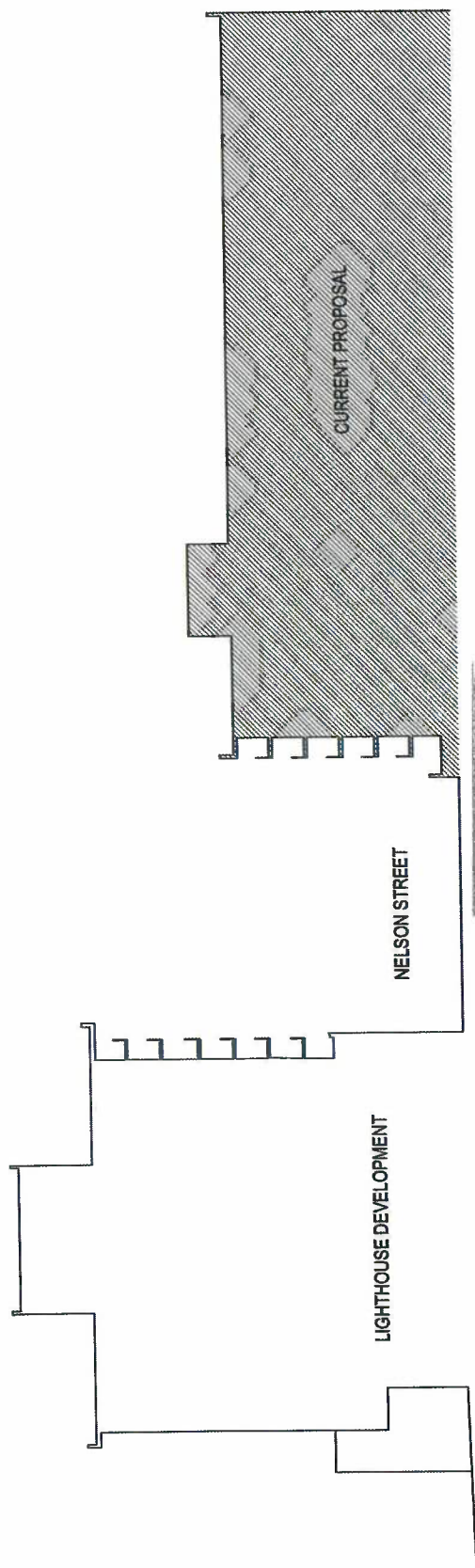
### EXTERIOR FINISHES LEGEND

• CEMENTATION BOARD	
1	HORIZONTAL FIBRE CEMENT LAPBOARD; COLOUR: ARCTIC WHITE
2	VERTICAL FIBRE CEMENT BOARD AND JANT; COLOUR: DARK GREY
3	FIBRE CEMENT PANEL; COLOUR: BOTTENHAY BLUE
4	FIBRE CEMENT PANEL; COLOUR: BLACK
4TMM BOARD	
5	COLOUR: ARCTIC WHITE
6	HORIZONTAL FIBRE CEMENT LAPBOARD; COLOUR: BRIGHT BLACK
7	HORIZONTAL FIBRE CEMENT 4" LAPBOARD COLOUR: WOODGRAIN

EXISTING GEODETIC ELEVATION

1	WEST ELEVATION
00 203	1012' - 140'

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244  
CORPORATE OFFICER



SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER



**ESQUIMALT ROAD**

1	STREET SECTION
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2 STREET SCAPES







[illegible]

## EQUIMULTI-MULTI

[illegible]

100

12

1

0340

NE-SE VIEWS

**Author**

**DP.500**

THE UNIVERSITY OF CHICAGO PRESS

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000244  
CORPORATE OFFICER



ARTISTIC RENDER - FOR REFERENCE ONLY

1 SE CORNER VIEW



STATISTIC BRANCH - FOR REFERENCE ONLY

2	NE CORNER VIEW
DP 500	NT3



[illegible]

ESOUIMALT - MULTI

[illegible]

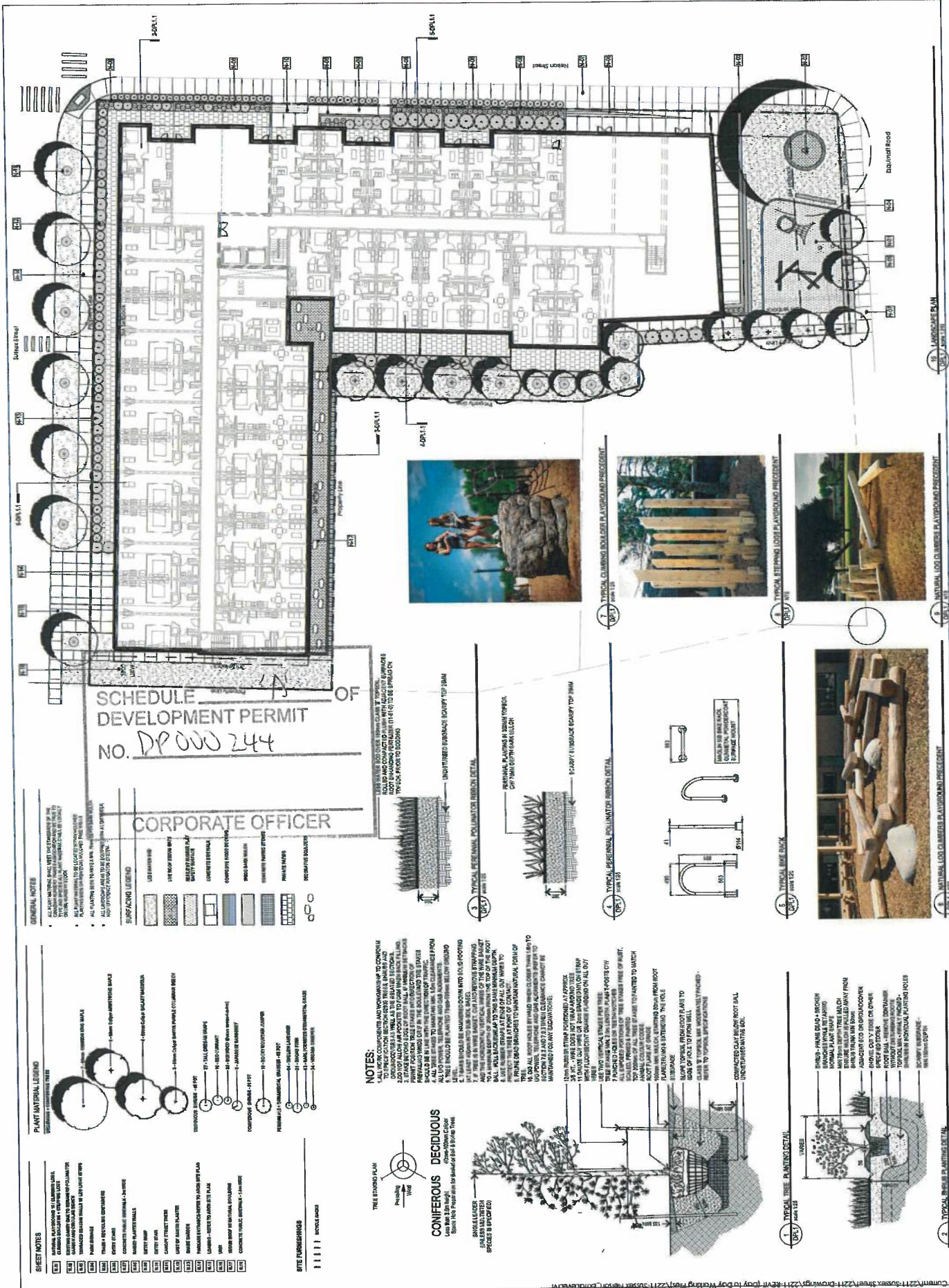
DP.501

APRIL 1994 • VOLUME 10 • NUMBER 4



ARTISTIC RENDER - FOR REFERENCE ONLY







[SMM]



RELEASES

NO.	DATE	DESCRIPTION
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2	10/1/2018	ISSUED FOR PERMIT
3	10/1/2018	ISSUED FOR PERMIT
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ESCALANT INREUSE

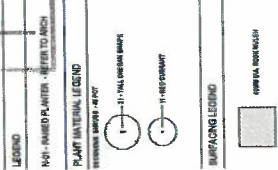
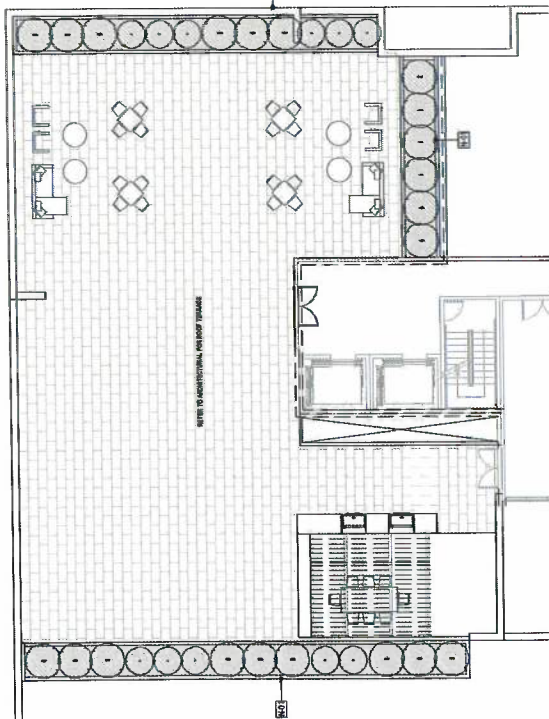
USE & LANDSCAPE  
PLAN DETAILS

DPL1.1

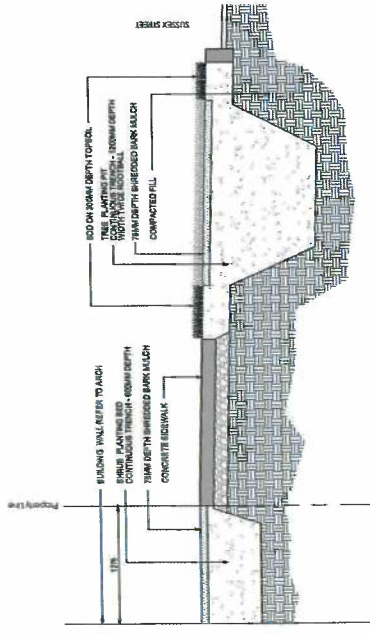
10/1/2018

SCHEDULE 'A'  
DEVELOPMENT PERMIT  
NO. DP000244

CORPORATE OFFICER



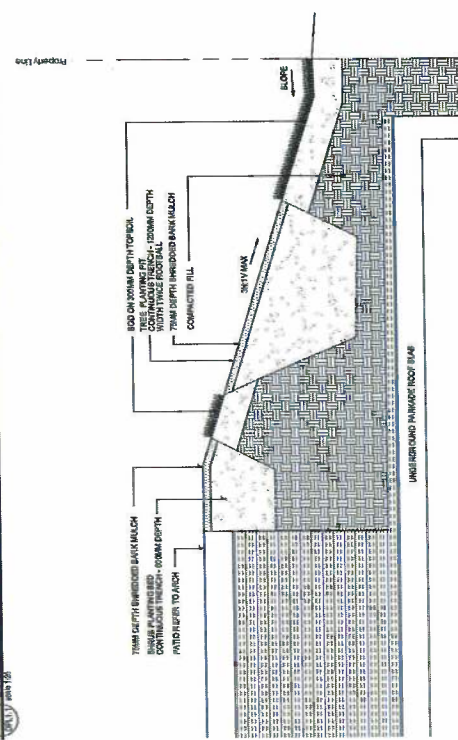
1 SITE LEVEL LANDSCAPE PLAN



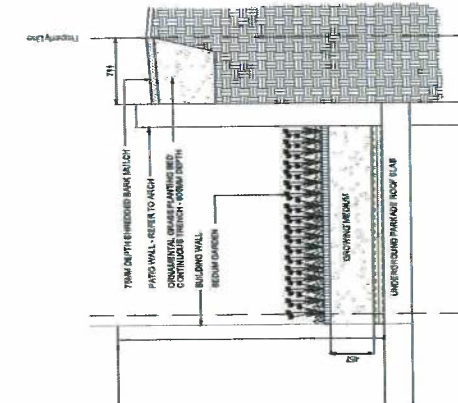
5 TYPICAL SECTION THROUGH RAISED PLANTING AREA



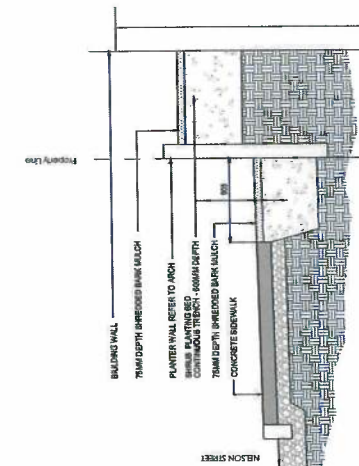
6 TYPICAL SECTION THROUGH RAISED PLANTING AREA - TYPE 2



7 TYPICAL SECTION THROUGH RAISED PLANTING AREA - TYPE 3



8 TYPICAL SECTION THROUGH RAISED PLANTING AREA - TYPE 4



9 TYPICAL SECTION THROUGH RAISED PLANTING AREA - TYPE 5

# [ SMM ]

SCHEDULE <u>B</u> OF DEVELOPMENT PERMIT NO. <u>DP000244</u>  CORPORATE OFFICER
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## Esquimalt Mixed Use | Budget Cost Estimate: Landscape Works

Date: May 8, 2025

Project Name: Esquimalt Mixed Use – 604 Nelson Street, Esquimalt BC

Prepared by: Scatliff+ Miller+ Murray inc. [SMM]

### 1.0 Softscape | On Site Works

Item	Description	Qty	Unit	Unit Cost	Total Estimated Cost
1.1	Deciduous Trees - 60mm caliper	22	ea	\$600.00	\$13200.00
1.2	Deciduous Shrubs - #5	113	ea	\$35.00	\$3955.00
1.3	Coniferous Shrubs - #5	15	ea	\$45.00	\$675.00
1.4	Perennials	201	ea	\$5.00	\$1005.00
1.5	Sedum Mats	105	m2	\$35.00	\$3675.00
1.6	Sod	596	m2	\$6.50	\$3874.00
1.7	Shredded Bark Mulch	301	m2	\$10.00	\$3010.00
1.8	Topsoil + Fine Grading	863	m2	\$10.00	\$8630.00
1.9	Irrigation	1	ls	\$12500.00	\$12500.00

Softscape Sub-total:

**\$49,404.00**

### 2.0 Hardscape | On Site Works

2.1	Concrete Walkways	448	m2	\$50.00	\$22,400.00
2.2	Play surfacing	130	m2	\$250.00	\$32,500.00
2.3	Play Equipment	1	ls	\$60,000.00	\$60,000.00
2.4	Boulders	19	ea	\$150.00	\$2850.00
2.5	Rock Mulch	56	m2	\$30.00	\$1680.00
2.6	Benches	1	ea	\$2500.00	\$2500.00
2.7	Seat Walls	54	lm	\$400.00	\$21,600.00
2.8	Bike Racks	2	ea	\$800.00	\$1600.00

Hardscape Sub-total:

**\$145,130.00**

**GRAND TOTAL ON SITE LANDSCAPE WORKS:**

**\$194,534.00**

We trust you will find the above in order.

Sincerely,

SCATLIFF+MILLER+MURRAY landscape architects



Deron Miller Principal BES MLArch CSLA BCALA AALA