

SUSSEX RESIDENCES

ESQUIMALT, B.C.

REZONING RESUBMISSION

RESPONSE TO CITY COMMENTS - APRIL 21, 2025

CIVIC ADDRESS: 1340 SUSSEX & 1337 SAUNDERS ST, ESQUIMALT, B.C.

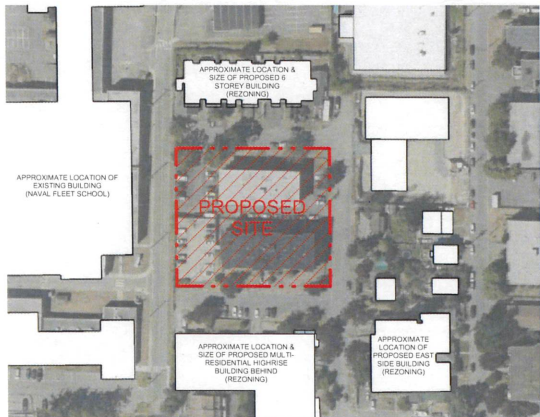
LEGAL ADDRESS: LOT 34, LOT 35, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, PLAN VIP2854, SUBURBAN LOT 37&45, ESQUIMALT LAND DISTRICT & LOT 1, LOT 3, LOT 2, PLAN VIP16681, SUBURBAN LOT 45, ESQUIMALT LAND DISTRICT.



1 RENDERING
A000 SCALE: NTS



2 KEYPLAN
A000 SCALE: NTS



3 CONTEXT PLAN
A000 SCALE: NTS

PROJECT STATS

Sussex Mixed-Use
Project No: 23058

REVISION NO.	SCHEME 14	DATE:	11-Jun-24
SITE INFORMATION			
LEGAL DESCRIPTION	LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, PLAN VIP2854, SUBSIDY LOT 37&45, ESQUIMALT LAND DISTRICT & LOT 1, LOT 3, LOT 2, PLAN VIP16681, SUBSIDY LOT 37&45, ESQUIMALT LAND DISTRICT.		
CIVIC ADDRESS	1340 SUSSEX & 1337 SAUNDERS ST, V9A 4Z9 Township of Esquimalt		
AREA 1		EXISTING (m ²)	EXISTING (sq ft)
SITE AREA (R ²)		4,402.40 m ²	48,011.39 R ²
		PROPOSED	
ZONING			
FAR	Current zone RBM		
	FAR Residential	Proposed Maximum	4.00 FAR
	FAR Commercial	Proposed Maximum	0.05 FAR
	FAR Total	Proposed Maximum	4.05 FAR
FAR CALCULATION			
PLATE	FLOOR AREA	EXCLUDED IN FAR	
	RESIDENTIAL AREA	AUXILIARY AREAS ABOVE GROUND (NAVAL OFFICES/ VEC & LOCKER ROOMS/ COMM. GARAGES)	INDOOR AMENITY
	COMMERCIAL AREA		CORRIDORS & VERTICAL TRANSPORTATION (STAIRS & ELEV.)
			PARKADE
			UNDERGROUND
			AUXILIARY AREAS, ENCLOSED BIKE ROOMS
			STORMWATER TREATMENT
PARKADE 3	0.0 R ²	0.0 R ²	0.0 R ²
PARKADE 2	0.0 R ²	0.0 R ²	0.0 R ²
LEVEL 1/L1 PARKADE	3,132.0 R ²	2,583.0 R ²	2,142.0 R ²
LEVEL TWO	5,316.0 R ²	0.0 R ²	0.0 R ²
LEVEL THREE	6,000.0 R ²	0.0 R ²	0.0 R ²
LEVEL FOUR	11,310.0 R ²	0.0 R ²	0.0 R ²
LEVEL FIVE	8,774.0 R ²	0.0 R ²	0.0 R ²
LEVEL SIX TO TWENTY ONE	152,496.0 R ²	0.0 R ²	0.0 R ²
TOTAL	188,611.0 R ²	2,583.0 R ²	2,142.0 R ²
TOTAL FLOOR AREA	188,611.0 R ²		157,847.0 R ²
TOTAL FLOOR AREA FOR FAR Calculation	192,000.0 R ²		2,583.0 R ²
GROSS FLOOR AREAS PER PLATE			
PARKADE 3		3,596 m ²	38,711 R ²
PARKADE 2		3,596 m ²	38,711 R ²
LEVEL 1/L1 PARKADE		3,414 m ²	36,748 R ²
LEVEL TWO		1,056 m ²	11,370 R ²
LEVEL THREE		755 m ²	8,126 R ²
LEVEL FOUR		1,230 m ²	13,238 R ²
LEVEL FIVE		1,048 m ²	11,288 R ²
LEVEL SIX TO TWENTY ONE		16,812 m ²	180,960 R ²
TOTAL GROSS FLOOR AREA		31,508 m ²	339,150 R ²
TOTAL GROSS FLOOR AREA ABOVE GRADE INCLUDING CRU SPACE (L1 TO L21 GBA EXCLUDING PARKADE L1 AND UNDERGROUND AREAS)		21,946 m ²	236,224 R ²
PARKING LEVELS GROSS AREA		3,349 m ²	34,967 R ²
INCLUDING ONLY areas within parking stalls, excluding CRU, bike storage, res. storage, elevator, corridors, mech room, lobby, stairs and residential areas		2,728 m ²	29,263 R ²
		2,039 m ²	21,943 R ²
		8,911 m ²	96,255 R ²
PROJECT DATA			
BY-LAW REFERENCE		REQUIRED	PROPOSED
LOT COVERAGE			with 100% parkade
PARKADE COVERAGE ABOVE GRADE			with 100% parkade
COMMERCIAL AREA		CRU	46%
AMENITY AREA		INDOOR AMENITY	
OPEN USABLE AREA		OUTDOOR AMENITY (INCLUDING PUBLIC PARK AREA)	
BUILDING HEIGHT			
SETBACKS (PLEASE NOTE THE AREA TO THE ENVIRONMENT)			
BUILDING DATA			
UNIT TYPES	DESCRIPTION	SIZE	# OF UNITS
UNIT A1	STUDIO	36 m ²	391 R ²
UNIT A2	JR. 1 BED	39 m ²	419 R ²
UNIT B1	1 BED	48 m ²	524 R ²
UNIT B2	1 BED	48 m ²	493 R ²
UNIT C1	JR. 2 BED + 1 BATH	61 m ²	549 R ²
UNIT C2	2 BED + 2 BATH	74 m ²	797 R ²
UNIT C3	2 BED + 2 BATH	70 m ²	755 R ²
UNIT G4	2 BED	62 m ²	672 R ²
UNIT D1	2 BED + 2 BATH	67 m ²	721 R ²
UNIT E1	JR. 3 BED + 2 BATH	90 m ²	971 R ²
UNIT E2	3 BED + 2 BATH	97 m ²	1,040 R ²
UNIT E3	3 BED + 2 BATH	82 m ²	887 R ²
UNIT E4	JR. 3 BED + 2 BATH	75 m ²	808 R ²
UNIT E5	JR. 3 BED + 2 BATH	85 m ²	912 R ²
TOTAL UNITS		(Bateable Area)	535
UNIT MIX			
UNIT MIX	DESCRIPTION	TARGET PERCENTAGE	PROPOSED PERCENTAGE
UNIT A	STUDIO + JR. 1-BED	30%	30%
UNIT B	1-BED	30%	17%
UNIT C	2 BED	20%	23%
UNIT D	2 BED + 2 BATH	10%	19%
UNIT E	3-BED	10%	7%
TOTAL UNIT MIX		100%	100%

REQUIRED OFF-STREET PARKING AS PER DRAFT PARKING BY-LAW, 2024 NO.3089							
PARKING TYPE	REFERENCE	REQUIRED	REQUIRED RATIO	REQUIRED	PROPOSED		
OFF-SITE VEHICLE PARKING SUPPLY	Part 4.11 Table 1 (Dwelling Multi-family)	USE	DENSITY				
		Studio	42	0.5	21		
		1 bedroom	141	0.6	65		
		2/3 bedroom	152	0.8	121		
OFF-SITE VEHICLE PARKING TDM REDUCTION	Part 4.11 Table 1 (Retail store)	visitor	335	0.1	34		
		Commercial	240 SCGM	1.40	8		
		SUPPLY TOTAL		267 stalls	242 stalls		
		REDUCTION TOTAL		-27 stalls			
OFF-SITE VEHICLE PARKING TDM REDUCTION	PART 4.16	Shared commercial visitors spaces reduction	Included one required visitor parking spaces may be assigned to commercial use but shall not be more than 50% of required commercial spaces.	-3 stalls			
		car share vehicle	1 car at 5%	-13			
		car share membership	2.2% of total required parking supply"	-6			
		Shared bicycle parking facility	3% of total required parking supply"	-8			
REDUCTION TOTAL				-27 stalls			
TOTAL				240 stalls	242 stalls		
SMALL CAR	PART 4.14	max 50% of required spaces	50%	120 max	5 stalls		
		ACCESSIBLE STALL	PART 4.15 Table 4	5 stalls	5 stalls		
		LOADING IN COMMERCIAL	PART 5.23 Table 6	2 stalls	2 stalls		
				0 stalls	0 stalls		
BICYCLE & MOBILITY SCOOTER PARKING REQUIREMENT							
Bicycle stalls-Residential	REFERENCE	DENSITY	RATIO	STALLS	REQUIRED	PROPOSED	
		Long term class A	Studio -183	1	183	411 stalls	413 stalls
		Short term class B	2/3 bedroom -152	1.5	228	8	8
		mobility scooter	N/A	0	0	0	0
				RESIDENTIAL BIKE PARKING TOTAL	417 stalls	419 stalls	
Bicycle stalls-Commercial	REFERENCE	DENSITY	RATIO	STALLS	REQUIRED	PROPOSED	
		Long term class A	240 sqm	150	1.5998	2	2
		Short term class B	6 spaces per public building entrance	6 stalls	6 stalls	6	
		mobility scooter	1 space per building	1	1	1	
				COMMERCIAL BIKE PARKING TOTAL	9 stalls	9 stalls	

Notes:
* EV required - Part 4.12 table 2 - 100% residential and 20% commercial

ARCADIS PROJECT # 143037

ARCHITECTURAL DRAWINGS LIST	CONSULTANTS LIST
Rezoning 0.00 General A000 COVER PAGE A001 EXISTING SURVEY A002 STREETS CAPES A060 SHADOW STUDY 1.00 Plans A100 SITE PLAN A101 SITE SECTIONS A200 PARKADE 3 FLOOR PLAN A201 PARKADE 2 FLOOR PLAN A202 LEVEL 1 FLOOR PLAN A203 LEVEL 2 FLOOR PLAN A204 LEVEL 3 FLOOR PLAN A205 LEVEL 4 FLOOR PLAN A206 LEVEL 5 FLOOR PLAN A207 LEVEL 6-21 FLOOR PLAN A208 ROOF PLAN 3.00 Elevations A300 BUILDING ELEVATIONS A301 BUILDING ELEVATIONS A302 BUILDING ELEVATIONS A303 BUILDING ELEVATIONS A350 MATERIAL BOARD 4.00 Sections A400 BUILDING SECTION A402 BUILDING SECTION A401 BUILDING SECTION A403 BUILDING SECTION 5.00 Unit Plans A500 UNIT PLANS A501 UNIT PLANS 9.00 FAR A900 FAR & OVERLAY PLANS A901 FAR & OVERLAY PLANS A902 FAR & OVERLAY PLANS	CLIENT BELMONT PROPERTIES MANAGED BY INTRACORP PROJECTS LTD 600-550 BURRARD ST VANCOUVER, BC V6C 2B5 TEL: 604-801-7032 CONT: MATT KOLEC ARCHITECT ARCADIS 1353 ELIUS ST SUITE 202, KELOWNA, BC V1Y 1Z9 TEL: 503-785-9308 LANDSCAPE LANDR #3-864 QUEENSAVE, VICTORIA, BC, V8T 1M5 TEL: 250-598-0105 CONT: CHRISTOPHER WINDJACK CIVIL ENGINEER JE ANDERSON 4212 GLANFORD AVE, VICTORIA, BC V8Z 4B7 TEL: 250-727-2214 CONT: ROSS TUCK SURVEYOR BENNETT LAND 275 FELLAVE, NORTH VANCOUVER, BC V7P 3R5 TEL: 778-227-7683 CONT: DANU VANDERMARK ARBORIST TALBOT MACKENZIE & ASSOCIATES BOX 48153 RPO UPTOWN, VICTORIA, BC, V8Z 7H6 TEL: 250-479-8733 CONT: NOAH TALBOT TRAFFIC BUNT & ASSOCIATES SUITE 530-645 FORT STREET, VICTORIA, BC V8W 1G2 TEL: 250-592-6122 CONT: KYLE BRANDSTAETTER GEOTECH GEOPOUGH CONSULTANTS LTD 3351 DOUGLAS ST, VICTORIA, BC, V8Z 3L4 TEL: 604-439-0922 CONT: JAMES CARSON BUILDING ENVELOPE/ENERGY JRS 300-4595 CANADA WAY, BURNABY, BC, V5G 1J9 TEL: 604-320-1999 CONT: JOEL SCHWARTZ ADAM JAROLIM

CIVIL DRAWING LIST

34661	PRELIMINARY GRADING - IFDP
34661	PRELIMINARY SERVICING - IFDP

LANDSCAPE DRAWING LIST

L1	LANDSCAPE PLANS (SITE)
L1	LANDSCAPE PLANS (ROOF LEVELS)



CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street,
Vancouver, BC V6C 2B5

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ARCADIS Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT

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www.arcadis.com

PROJECT

ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

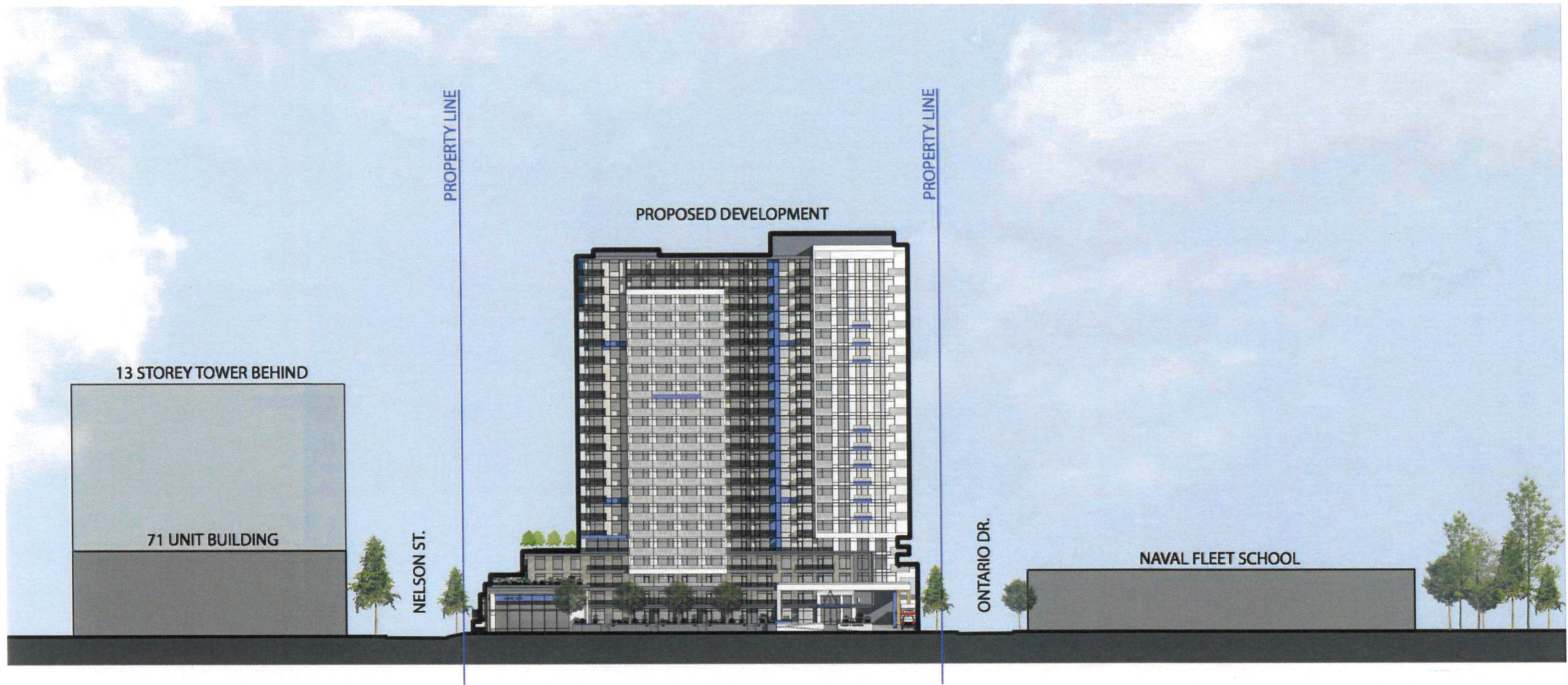
PROJECT MGR:
ME

APPROVED BY:
LM

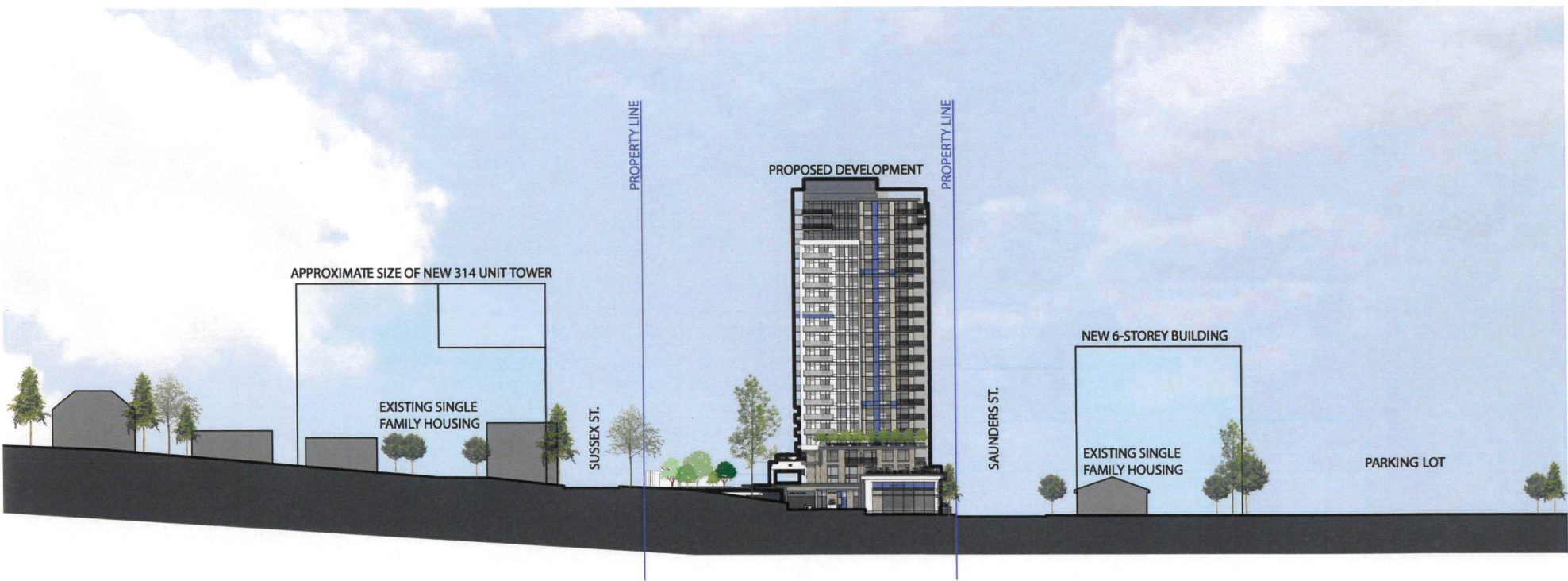
SHEET TITLE
COVER PAGE

SHEET NUMBER
A000

ISSUE
B



2
A002
STREETSCAPE @ SAUNDERS
SCALE: NTS



1
A002
STREETSCAPE @ NELSON
SCALE: NTS

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PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

STREETSCAPES

SHEET NUMBER

A002

ISSUE

B



1 SPRING EQUINOX - MARCH 20 AT 8AM
A060 Scale: NTS



2 SPRING EQUINOX - MARCH 20 AT 12PM
A060 Scale: NTS



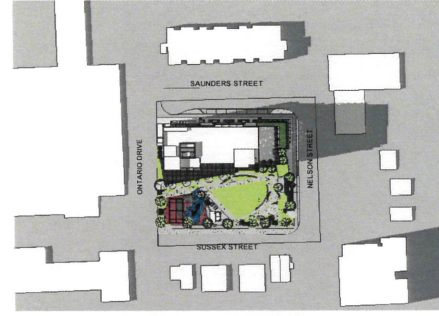
3 SPRING EQUINOX - MARCH 20 AT 4PM
A060 Scale: NTS



4 SUMMER SOLSTICE - JUNE 20 AT 8AM
A060 Scale: NTS



5 SUMMER SOLSTICE - JUNE 20 AT 12PM
A060 Scale: NTS



6 SUMMER SOLSTICE - JUNE 20 AT 4PM
A060 Scale: NTS



7 FALL EQUINOX - SEPT 22 AT 8 AM
A060 Scale: NTS



9 FALL EQUINOX - SEPT 22 AT 12 PM
A060 Scale: NTS



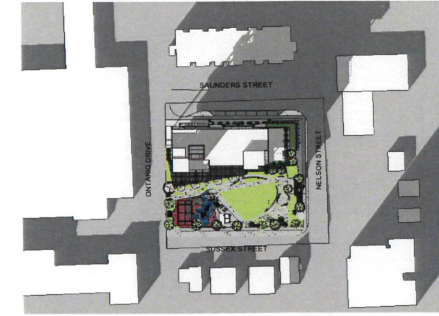
8 FALL EQUINOX - SEPT 22 AT 4PM
A060 Scale: NTS



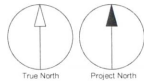
10 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



11 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



12 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



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B	REZONING RESUBMISSION	2025-04-21

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REGISTERED ARCHITECT

AUREN MACAULAY

BRITISH COLUMBIA

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO: ACA00143037	
DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE

SHADOW STUDY

SHEET NUMBER	ISSUE
A060	B

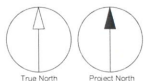
Autodesk Docs/ACA-00143037-Esquimalt/ACA00143037_ESQUIMALT_A_R022.rvt

10mm

SCALE CHECK



1 SITE PLAN
A100 SCALE: 1/16" = 1'-0"



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PROJECT

ESQUIMALT

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V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

SITE PLAN

SHEET NUMBER

A100

ISSUE

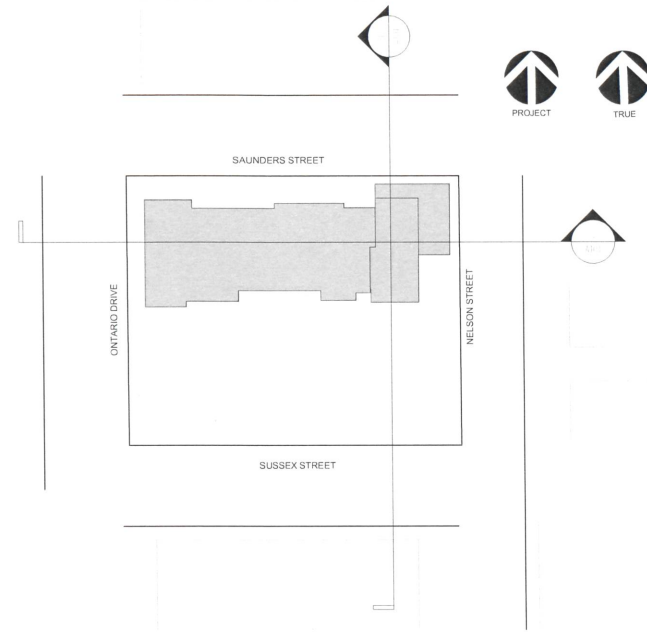
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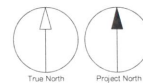
1 SITE SECTION 1
A101 SCALE: 1/32" = 1'-0"



3 Key Plan
A101 SCALE: 1/64" = 1'-0"



2 SITE SECTION 2
A101 SCALE: 1/32" = 1'-0"



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PROJECT

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Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

SITE SECTIONS

SHEET NUMBER	ISSUE
A101	B

Autodesk Docs://ACA-00143037/Esquimalt/ACA00143037_ESQUIMALT_A_R202.dwg 1/1

ONTARIO DRIVE

SAUNDERS STREET

PROPERTY LINE 73.21 M (240.99')

PROPERTY LINE 73.15 M (239.99')

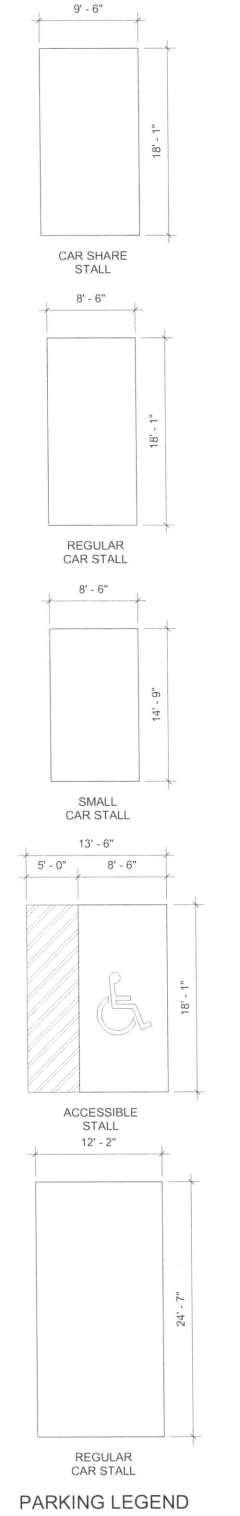
PROPERTY LINE 60.34 (199.83')

NELSON STREET

SUSSEX STREET

Parking Schedule - P3	
Family and Type	Count
Parking Space I: Accessible Stall	1
Parking Space I: Accessible Stall w/ Clear	1
Parking Space: Regular Stall	94
Parking Space: Small Stall	8
Grand total:	104

PARKING TAG	
USER GROUP	STALL TYPE
XXX XXX 0000	STALL NUMBER
USER GROUP	
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	
ABBREVIATION	
EVCS	ELECTRIC VEHICLE CHARGING STATION



LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area

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PROJECT NO:
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DRAWN BY:
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CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

PARKADE 3 FLOOR PLAN

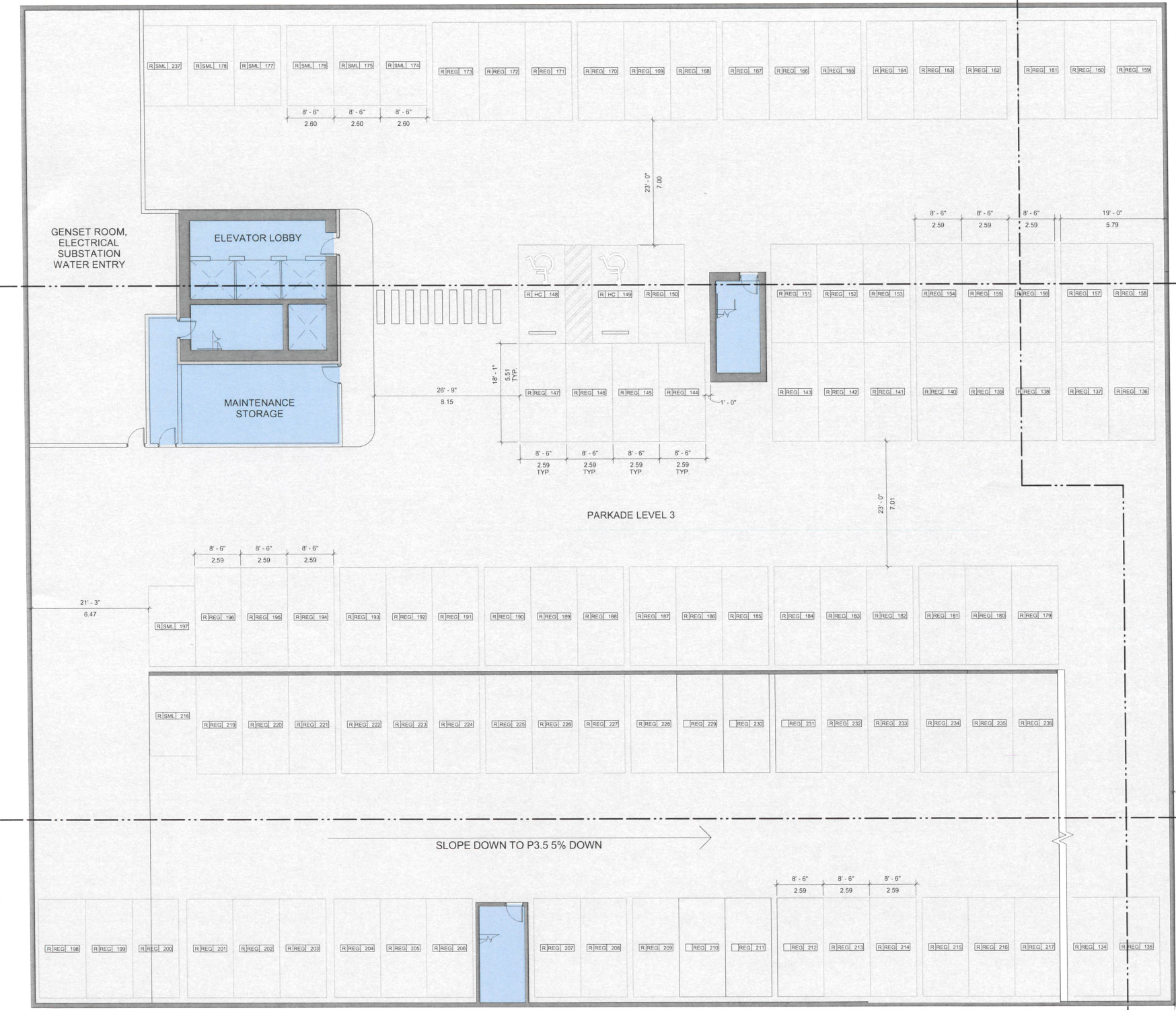
SHEET NUMBER

A200

ISSUE

B

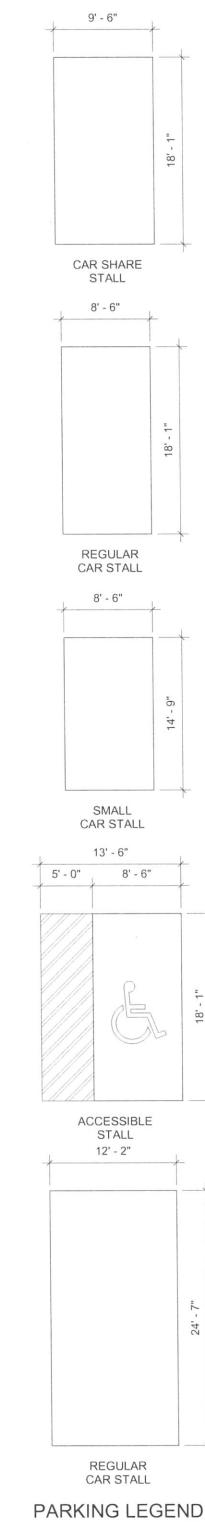
1 LEVEL P3
A200 SCALE: 3/32" = 1'-0"



SUSSEX STREET



Parking Schedule - P2	
Family and Type	Count
Parking Space I: Accessible Stall	1
Parking Space I: Accessible Stall w/ Clear	2
Parking Space: Regular Stall	70
Parking Space: Small Stall	2
75	
Grand total: 75	



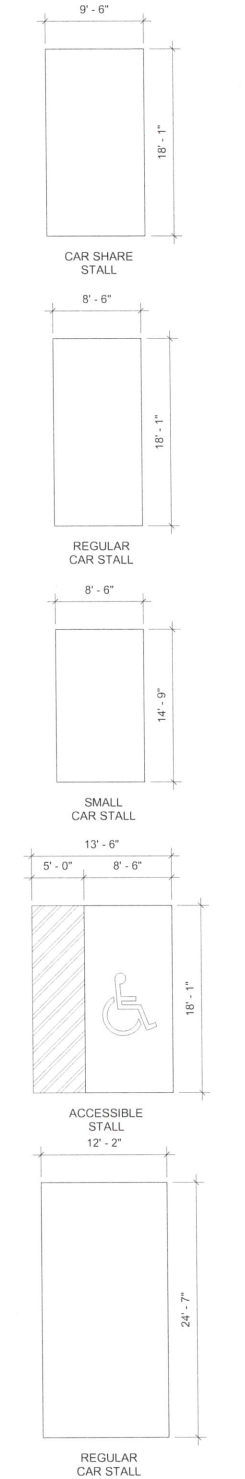
PARKING LEGEND

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ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-27
CONSULTANTS		
SEAL		
		
PRIME CONSULTANT		
 ARCADIS 1285 West Pender Street - Suite 100 Vancouver BC V6E 4B1 Canada tel 604 683 8797 www.arcadis.com		
PROJECT		
ESQUIMALT 1340 SUSSEX ST, 1337 SANDERS ST Victoria, BC V9A 4Z9		
PROJECT NO: ACA00143037		
DRAWN BY: VR	CHECKED BY: ME	
PROJECT MGR: ME	APPROVED BY: LM	
SHEET TITLE		
PARKADE 2 FLOOR PLAN		
SHEET NUMBER		ISSUE
A201		B



Parking Schedule - P1	
Family and Type	Count
Parking Space: Regular	23
Stall - MOD0 CAR	1
Parking Space: Regular	38
Stall - Visitor	2
Parking Space: Small	2
Stall - Visitor	64
Grand total: 64	

PARKING TAG	
USER GROUP	STALL TYPE
XXX 0000	
USER GROUP	
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	
ABBREVIATION	
EVCS	ELECTRIC VEHICLE CHARGING STATION



LEGEND	
[Color Box]	Area
[Color Box]	Core
[Color Box]	Parkade
[Color Box]	Studio
[Color Box]	1 BED
[Color Box]	2 BED
[Color Box]	3 BED
[Color Box]	Commercial
[Color Box]	Patio
[Color Box]	Garbage Area

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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT

AUREN MACAULAY

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

LEVEL 1 FLOOR PLAN

SHEET NUMBER

A202

ISSUE

B

2025-04-15 5:58:29 PM

1 LEVEL P1&01
A202 SCALE: 3/32" = 1'-0"

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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT

AUREN MACAULAY

A. Macaulay

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NUMBER

A203

ISSUE

B

LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area

1 LEVEL 02
A203 SCALE: 3/32" = 1'-0"

2025-04-15 5:58:44 PM

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SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')



ONTARIO DRIVE

NELSON STREET

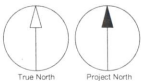
SUSSEX STREET



PROPERTY LINE 73.15 M (239.99')

1 A204 LEVEL 03
SCALE: 3/32" = 1'-0"

LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area



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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE

LEVEL 3 FLOOR PLAN

SHEET NUMBER	ISSUE
A204	B

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1 of 1

SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')



ONTARIO DRIVE

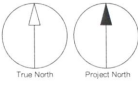
NELSON STREET

SUSSEX STREET



1 LEVEL 04
A205 SCALE: 3/32" = 1'-0"

LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area



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ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO: ACA00143037	CHECKED BY: ME
DRAWN BY: VR	APPROVED BY: LM
PROJECT MGR: ME	

SHEET TITLE

LEVEL 4 FLOOR PLAN

SHEET NUMBER	ISSUE
A205	B

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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

Lauren Macaulay

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

LEVEL 5 FLOOR PLAN

SHEET NUMBER

A206

ISSUE

B

LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area

1
A206
LEVEL 05
SCALE: 3/32" = 1'-0"

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1 of 1

SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')



PROPERTY LINE 73.15 M (239.99')



SUSSEX STREET



NELSON STREET

ONTARIO DRIVE

PL TO ENVELOPE

1 LEVEL 06
A207 SCALE: 3/32" = 1'-0"

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No.	DESCRIPTION	DATE
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B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

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PROJECT

ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

LEVEL 6-21 FLOOR PLAN

SHEET NUMBER

A207

ISSUE

B

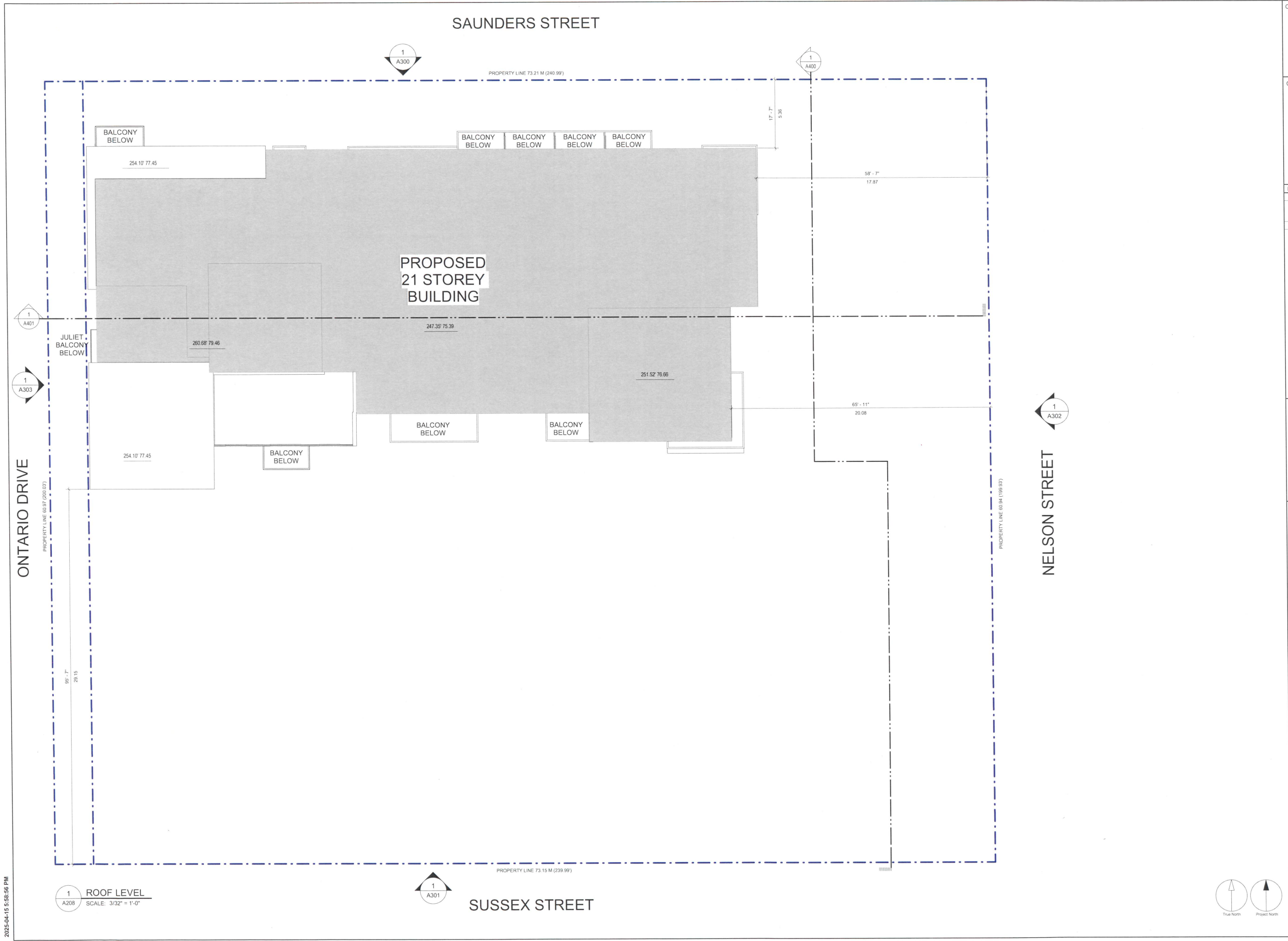


LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area

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No.	DESCRIPTION	DATE
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B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT

AUREN MACAULAY

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PROJECT

ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A208

ISSUE

B

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ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL



PRIME CONSULTANT



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www.arcadis.com

PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VRPROJECT MGR
ME

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A300

ISSUE

B



ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS



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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

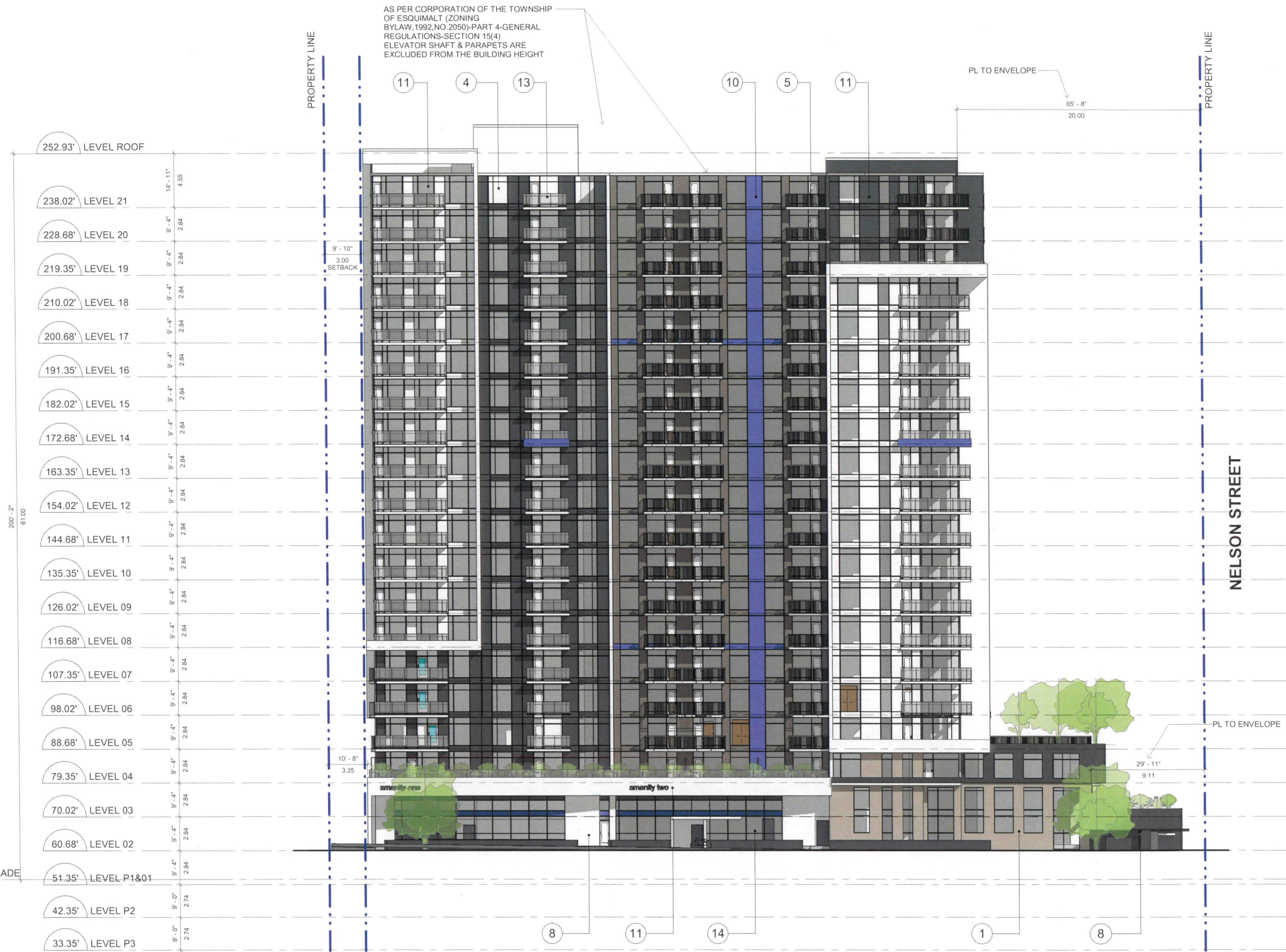
SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER	ISSUE
A301	B

LEGEND OF FINISHES

- BRICK VENEER CLADDING - BEIGE
- BRICK VENEER CLADDING - WHITE
- STEEL CANOPY GLAZED
- ALUMINUM WINDOW - DARK GRAY
- ALUMINUM GUARDRAIL - PICKET RAILING
- FROSTED GLASS PRIVACY SCREEN
- CONCRETE - ARCHITECTURAL FINISHED
- CONCRETE - PAINTED PLANTER
- METAL FINISH - DARK GRAY
- METAL FINISH - BLUE
- WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- WOOD LOOKING SOFFIT
- EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- ALUMINUM STOREFRONT



1 SOUTH ELEVATION
A301
SCALE: 1/16" = 1'-0"

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

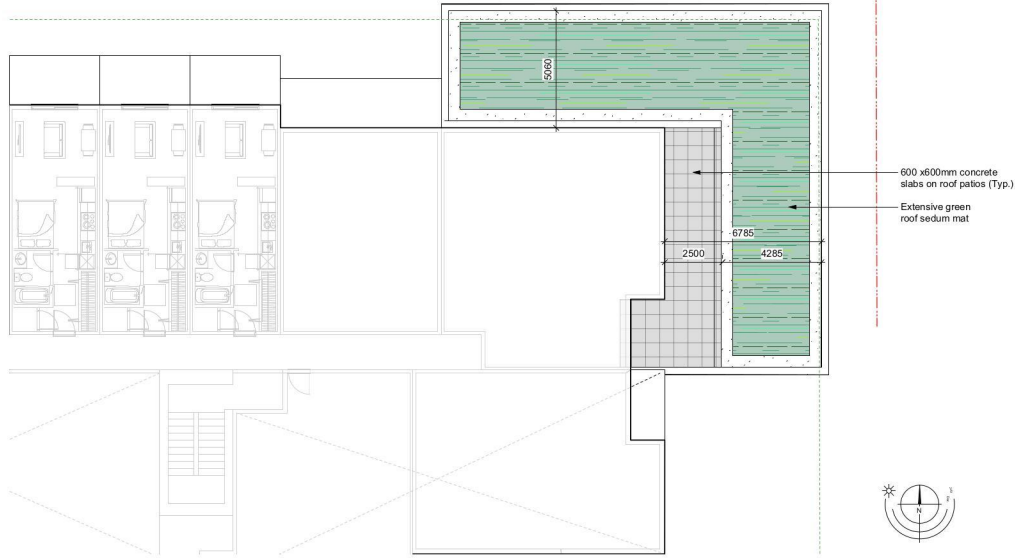
PROJECT MGR: ME	APPROVED BY: LM
--------------------	--------------------

SHEET NUMBER	ISSUE
A302	B

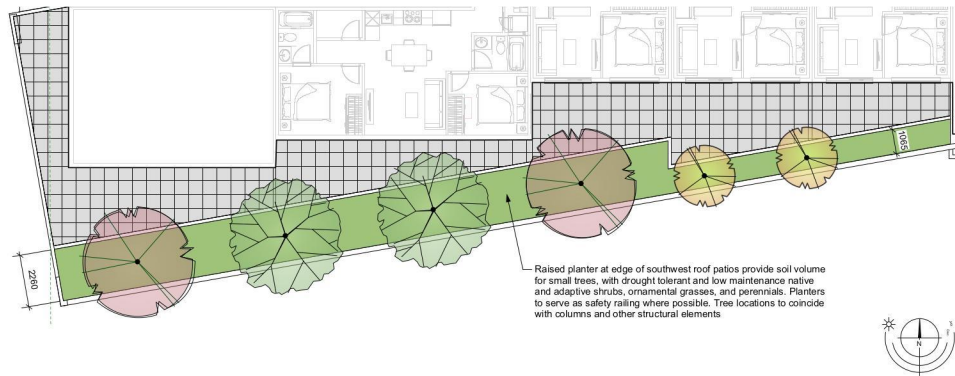


- 1 BRICK VENEER CLADDING - BEIGE
- 2 BRICK VENEER CLADDING - WHITE
- 3 STEEL CANOPY GLAZED
- 4 ALUMINUM WINDOW - DARK GRAY
- 5 ALUMINUM GUARDRAIL - PICKET RAILING
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 CONCRETE - ARCHITECTURAL FINISHED
- 8 CONCRETE - PAINTED PLANTER
- 9 METAL FINISH - DARK GRAY
- 10 METAL FINISH - BLUE
- 11 WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- 12 WOOD LOOKING SOFFIT
- 13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- 14 ALUMINUM STOREFRONT

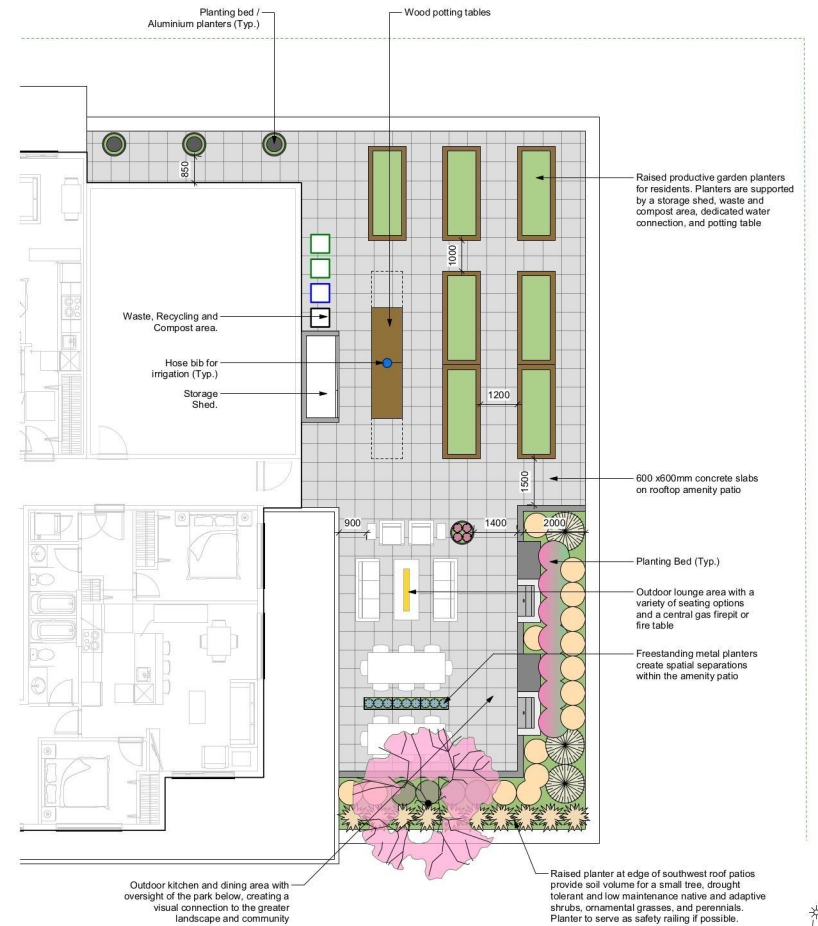
1 EAST ELEVATION
A302 SCALE: 1/16" = 1'-0"



ROOFTOP PLANTING - LEVEL 3



ROOFTOP PLANTING - LEVEL 4



ROOFTOP PLANTING - LEVEL 5

Sussex & Saunders | L3 - L5 Roof Concept Plans