

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT PERMIT**

**NO. DP000189**

**Owner:** 1326732 B.C. Ltd., Inc. No. BC1326732  
7150-D West Saanich Road  
Victoria, BC  
V8M 1P7

**Lands:** PID 031-744-800  
Parcel B (Being a Consolidation of Lots 18, 19 & 20, See  
CA9939860) Section 11 Esquimalt District Plan 265

**Address:** 819, 821, and 823 Esquimalt Road, Esquimalt, BC

**Conditions:**

1. This Development Permit is issued subject to compliance with all 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;
  - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction;
  - water conservation, as governed by Development Permit Area No. 8: Water Conservation; and
  - authorizing form and character of the proposed development, as governed by Development Permit Area No. 11, West Bay Design Guidelines.
2. Approval of this Development Permit is issued in accordance with the architectural plans provided by Zeidler Architecture, stamped "Received July 6, 2022", and landscape plan provided by, 4 Site Landscape Architecture, stamped "Received July 6, 2022", attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by 4 Site Landscape Architecture, stamped "Received \_\_\_\_\_, 2022", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of

\$ \_\_\_\_\_ = \_\_\_\_\_) 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 20<sup>th</sup> DAY OF SEPTEMBER 2022.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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



**zeidler**

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NSR

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AVENIR SENIOR LIVING

HYTHE POINTE  
 819-821-823 ESQUIMALT ROAD  
 219-141

**HYTHE POINTE**

DEVELOPMENT PERMIT  
 2022-04-05

COVER SHEET

scale:	NTS
drawn by:	Author
checked by:	Checker
project no:	219-141
date issued:	2022-04-05

revision no:  DP0.00

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**MUNICIPAL ADDRESS:** 819-821-823 ESCQUIMALT ROAD, VICTORIA B.C.

**LEGAL DESCRIPTION:** LOTS 18-20, SECTION 11, ESCQUIMALT DISTRICT, PLAN 265

**TOTAL SITE AREA:** 2,831 m<sup>2</sup> (21,862 ft<sup>2</sup>) (0.640 Acres) (1.0-2013 ha)

**ZONING LAND USE BYLAW:** COMPREHENSIVE DISTRICT NO. 138  
TOWNSHIP OF ESCQUIMALT ZONING BYLAW, 1992, NO. 2000  
TOWNSHIP OF ESCQUIMALT PARKING BYLAW, 1992, NO. 2011

**ZONING:** COMPREHENSIVE DISTRICT NO. 138

**MAXIMUM BUILDING HEIGHT:** 38.0m  
**MAX. NO. OF STOREYS:** 8  
**MAX. RESIDENTIAL F.A.R.:** 3.00  
**MAX. COMBINED MIXED USED F.A.R.:** 3.00  
**MAX. NO. OF RESIDENTIAL UNITS:** 92  
**MAX. NO. OF COMMERCIAL UNITS:** 1  
**MAX. SITE COVERAGE:** 56%

**PROJECT DATA AS PER CURRENT DESIGN**

	RESIDENTIAL NO. OF UNITS	RESIDENTIAL AREA	COMMERCIAL AREA	INDOOR AMENITY	CIRCULATION & SERVICE AREA	BUILDING FLOOR AREA	OUTDOOR AMENITY
ROOF LEVEL						812.0 m <sup>2</sup>	234.6 m <sup>2</sup>
LEVEL 6	12	712.4 m <sup>2</sup>				500.5 m <sup>2</sup>	832.3 m <sup>2</sup>
LEVEL 5	12	712.4 m <sup>2</sup>				500.5 m <sup>2</sup>	832.3 m <sup>2</sup>
LEVEL 4	12	712.4 m <sup>2</sup>				500.5 m <sup>2</sup>	832.3 m <sup>2</sup>
LEVEL 3	14	817.3 m <sup>2</sup>				518.9 m <sup>2</sup>	862.2 m <sup>2</sup>
LEVEL 2	14	817.3 m <sup>2</sup>				518.9 m <sup>2</sup>	862.2 m <sup>2</sup>
LEVEL 1	2	114.4 m <sup>2</sup>	100.5 m <sup>2</sup>	405.0 m <sup>2</sup>		342.1 m <sup>2</sup>	794.8 m <sup>2</sup>
<b>TOTAL:</b>	<b>92</b>	<b>3,066.8 m<sup>2</sup></b>	<b>100.5 m<sup>2</sup></b>	<b>405.0 m<sup>2</sup></b>		<b>3,078.4 m<sup>2</sup></b>	<b>3,786.4 m<sup>2</sup></b>

**SITE AREA** (1,000 AREA RATIO (RESIDENTIAL AREA + COMMERCIAL AREA)) 2,831.0 m<sup>2</sup>  
**SITE COVERAGE** 42.4%

**REQUIRED OFF-STREET PARKING SPACES:** - 0 STALLS / DWELLING UNIT (SENIOR CITIZENS APARTMENTS)  
+ 0.5 x 82 DWELLING UNITS = 46 REQUIRED  
+ 8 COMMERCIAL SPACES REQUIRED (COVENANT AGREEMENT)  
+ 44 PARKING SPACES REQUIRED (COVENANT AGREEMENT)  
+ 44 PARKING SPACES PROVIDED IN UNDERGROUND PARKING

**UNDERGROUND PARKING AREA** 1,878m<sup>2</sup> / 62.5% OF SITE AREA

**BUILDING SETBACKS:** FRONT: 6.0m (0.0m ABOVE LEVEL 4)  
SIDE: 1.5m (0.0m ABOVE LEVEL 4)  
REAR: 7.0m  
BALCONIES MAY PROJECT 2.0m INTO FRONT AND SIDE YARD SETBACKS

**USABLE OPEN SPACE:** + 35m<sup>2</sup> (BEAR YARD PATIO)  
+ 16.4% OF SITE AREA

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819-821-823 ESCQUIMALT ROAD  
219-141  
DATE: 2022-05-30

- ARCHITECTURAL**
- DP10: COVER SHEET
  - DP11: DRAWING LIST & PROJECT INFORMATION
  - DP12: EXISTING SURVEY PLAN
  - DP13: SITE PLAN
  - DP14: LEVEL 1 FLOOR PLAN
  - DP15: LEVEL 2 FLOOR PLAN
  - DP16: LEVEL 3 FLOOR PLAN
  - DP17: LEVEL 4 FLOOR PLAN
  - DP18: LEVEL 5 FLOOR PLAN
  - DP19: LEVEL 6 FLOOR PLAN
  - DP20: ROOF PLAN
  - DP21: NORTH ELEVATION
  - DP22: SOUTH ELEVATION
  - DP23: EAST ELEVATION
  - DP24: WEST ELEVATION
  - DP25: WEST EAST SITE BUILDING SECTION
  - DP26: NORTH-SOUTH SITE & BUILDING SECTION
  - DP27: WEST-EAST SECTION
  - DP28: 30 VIEW - NORTHWEST
  - DP29: 30 VIEW - NORTHWEST
  - DP30: RECTIONS AND STREETSCAPE
  - DP31: SHADOW PROFILES - MARCH
  - DP32: SHADOW PROFILES - JUNE
  - DP33: SHADOW PROFILES - SEPTEMBER
  - DP34: SHADOW PROFILES - DECEMBER
- LANDSCAPE**
- L1: LANDSCAPE CONCEPT PLAN
- ENV**
- E1: 819-823 Esquimalt Road, Development Permit

**4★SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250 508 7893

**DRAWING LIST & PROJECT INFORMATION**

scale:	Author
drawn by:	Checker
checked by:	219-141
project no:	2022-05-30
date issued:	
revision no:	sheet no:
	<b>DP0.01</b>

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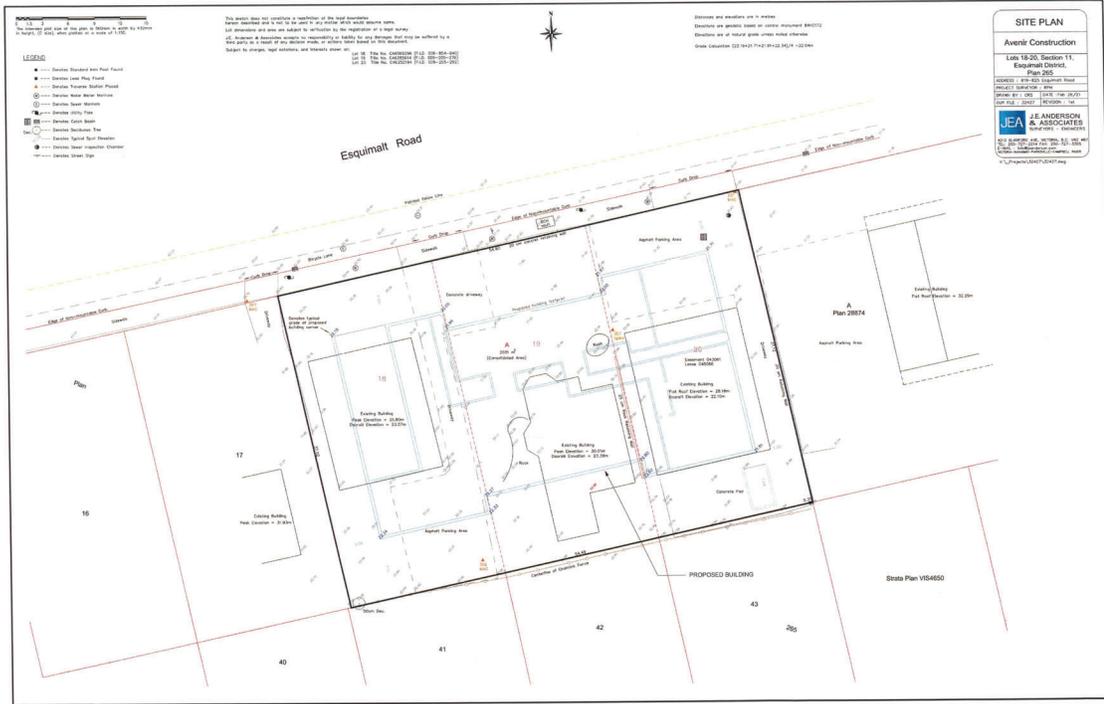


project title  
**HYTHE POINT**  
 819-823 ESQUIMALT ROAD  
 VICTORIA, BC V8A 3M5

drawing title  
**EXISTING SURVEY PLAN**

scale:	1 : 200
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05
re-issue no.:	Sheet no.

**1 DP1.01**



**SITE PLAN**  
 Avenir Construction  
 Lots 16, 20, Section 11  
 Esquimalt District  
 Plan 285

REGISTERED PROFESSIONAL ENGINEER  
 J.E. ANDERSON & ASSOCIATES  
 No. 1000, B.C. Reg. No. 1000, 1000

**NOTES**  
 GREEN LINE DENOTES PROPOSED BUILDING  
 ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY J.E. ANDERSON & ASSOCIATES SURVEYING ENGINEERS, INC. IS FOR REFERENCE ONLY. ZEIDLER ARCHITECTURE HAS NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN.





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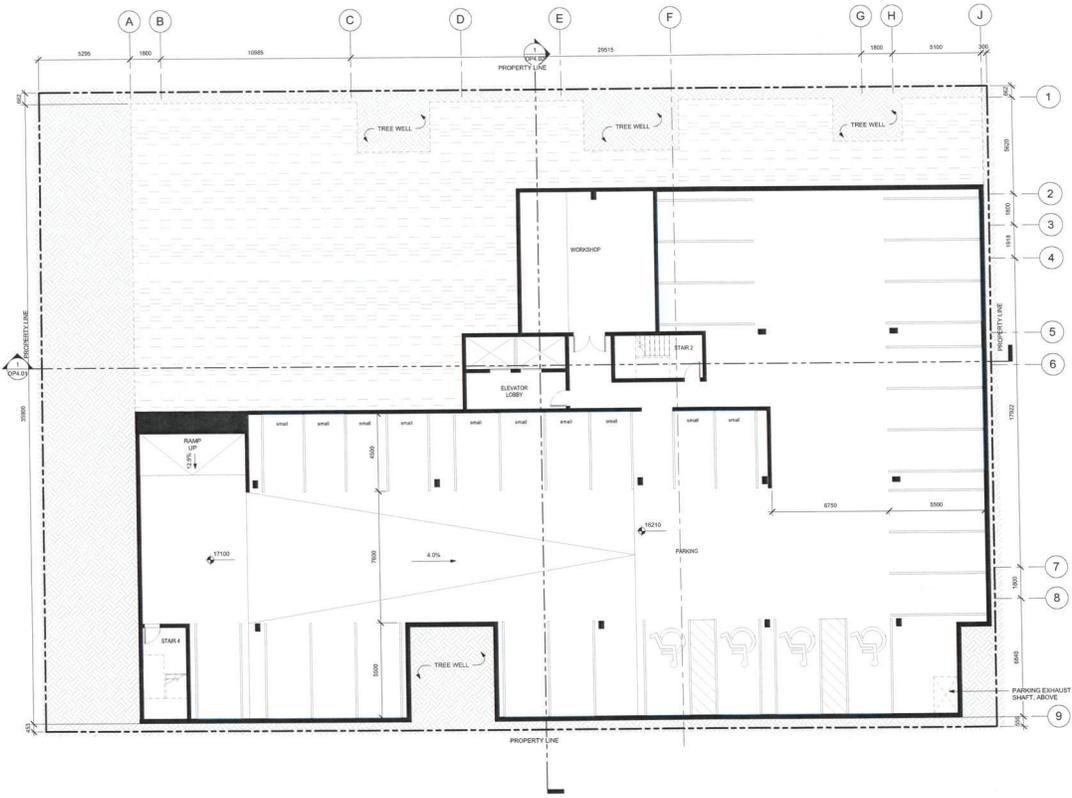


PROJECT TITLE  
HYTHE POINTE  
819-823 ESQUIMALT ROAD  
VICTORIA, BC V9A 3M5

DRAWING TITLE  
LEVEL P2 FLOOR PLAN

SCALE:	1 : 100
DRAWN BY:	AUTHOR
CREATED BY:	CHECKER
PROJECT NO.:	219-141
DATE ISSUED:	2022-04-05
NO. ISSUED:	SHEET NO.

1 DP.01





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1	2022-04-05	DESIGN/ISSUE PERMIT



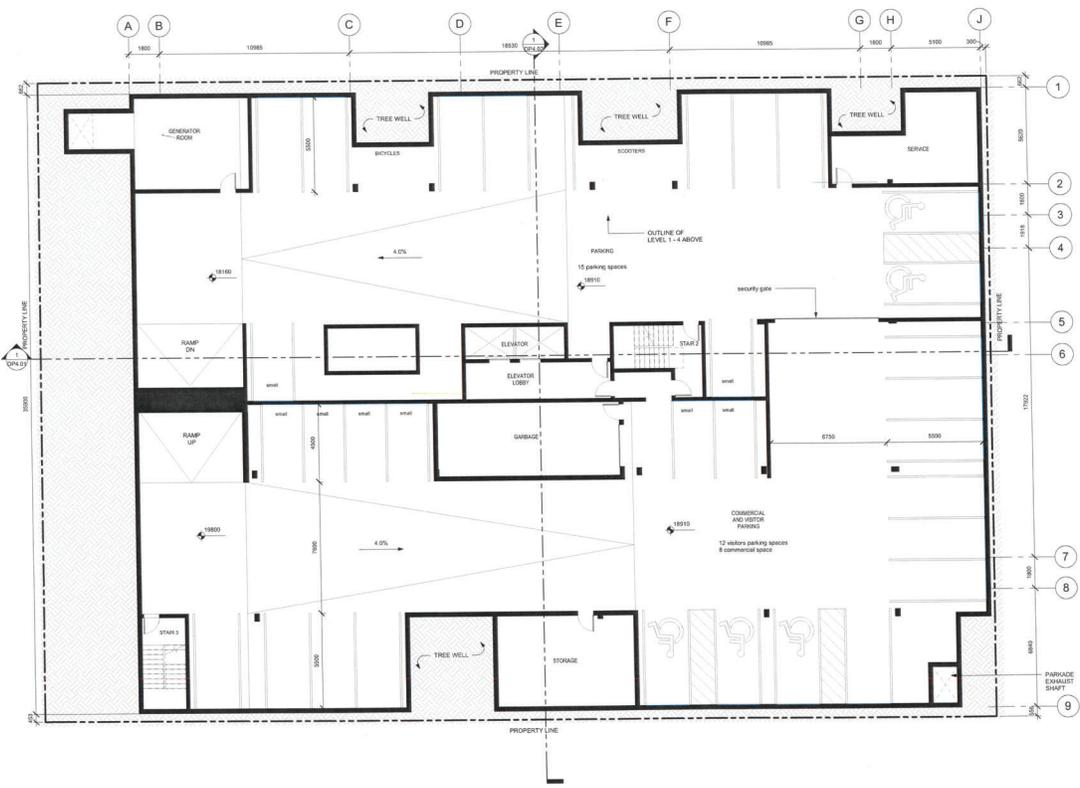
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drawing title  
**LEVEL P1 FLOOR PLAN**

scale: 1 : 100  
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 checked by: Checker  
 project no.: 219-141  
 date issued: 2022-04-05

no. issue title  
**1 DP.02**



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Issue No.	Date	Description
1	2022-05-30	DEVELOPMENT PERMIT
2	2022-06-30	DP Revision #1



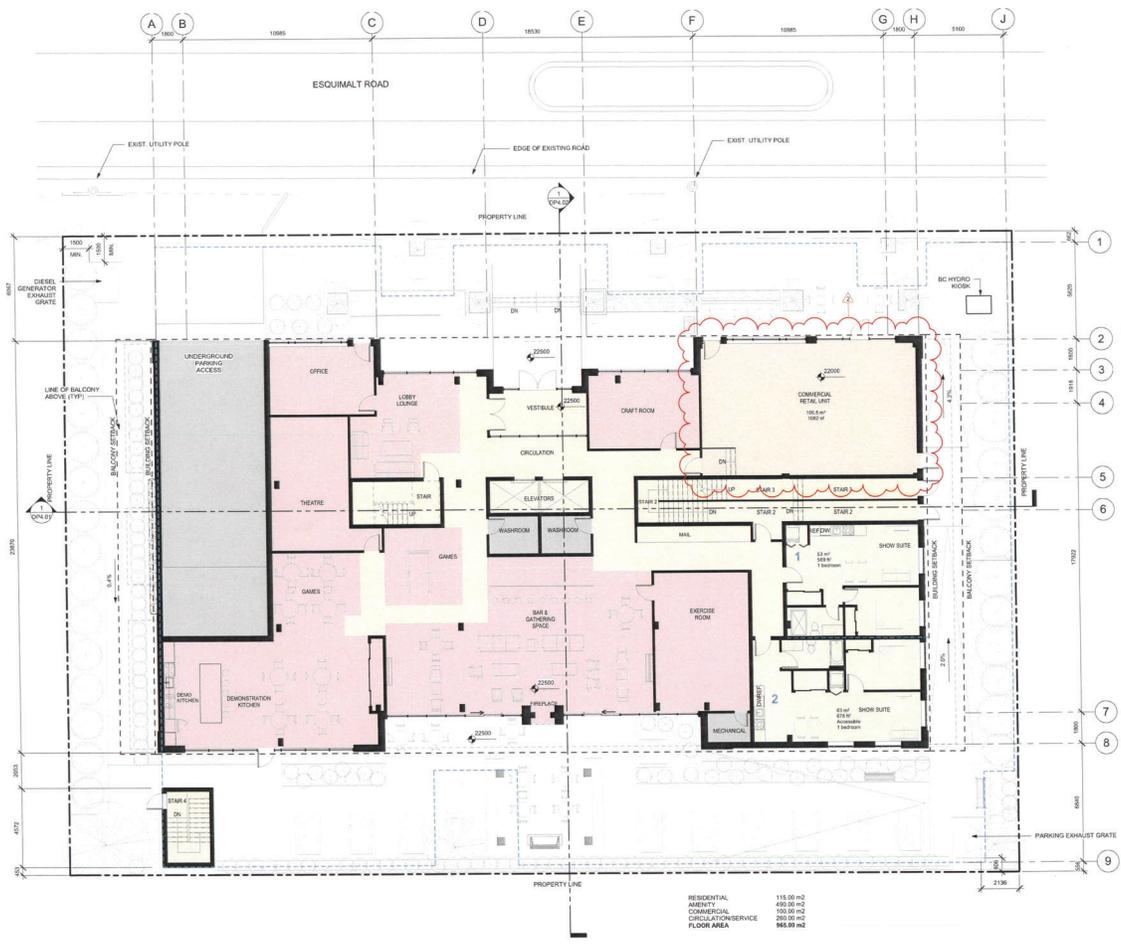
project title  
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drawing title  
**LEVEL 1 FLOOR PLAN**

scale: 1 : 100  
 drawn by: Author  
 checked by: Checker  
 project no.: 219-141  
 date issued: 2022-05-30

revision no.: 2  
**DP.2.03**



RESIDENTIAL	115.00 m <sup>2</sup>
AMENITY	450.00 m <sup>2</sup>
COMMERCIAL	100.00 m <sup>2</sup>
CIRCULATION/SERVICE	280.00 m <sup>2</sup>
<b>FLOOR AREA</b>	<b>945.00 m<sup>2</sup></b>



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1	2022-05-25	DEVELOPMENT PERMIT

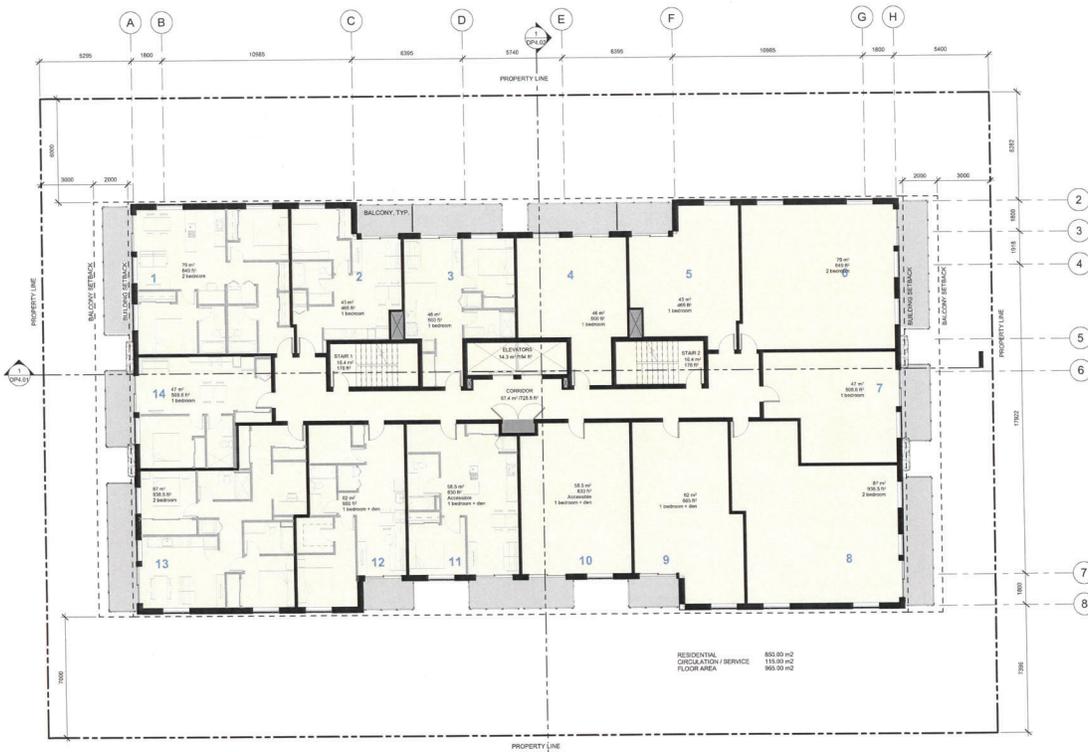


project title  
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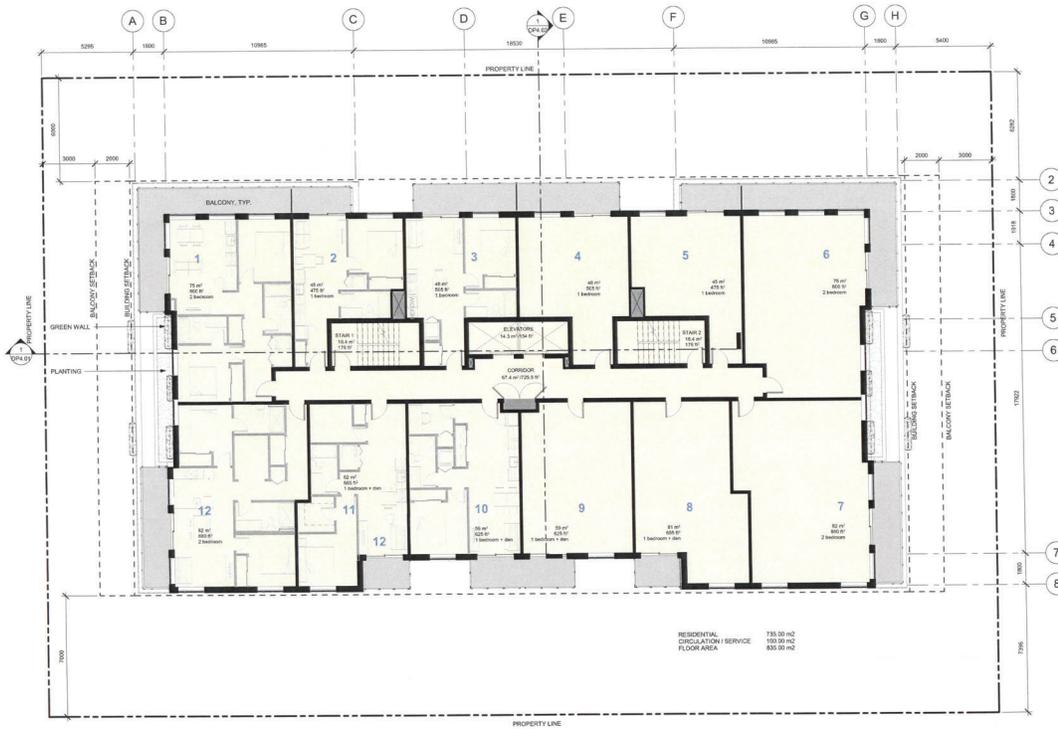
drawing title  
**LEVEL 2-4 FLOOR PLAN**

scale:	1 : 100
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05
revision no.:	sheet no.
<b>1 DP2.04</b>	

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ESQUIMALT ROAD



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Sheet No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT



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drawing title  
**LEVEL 5-8 FLOOR PLAN**

scale:	1 : 100
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05
revision no.:	sheet no.



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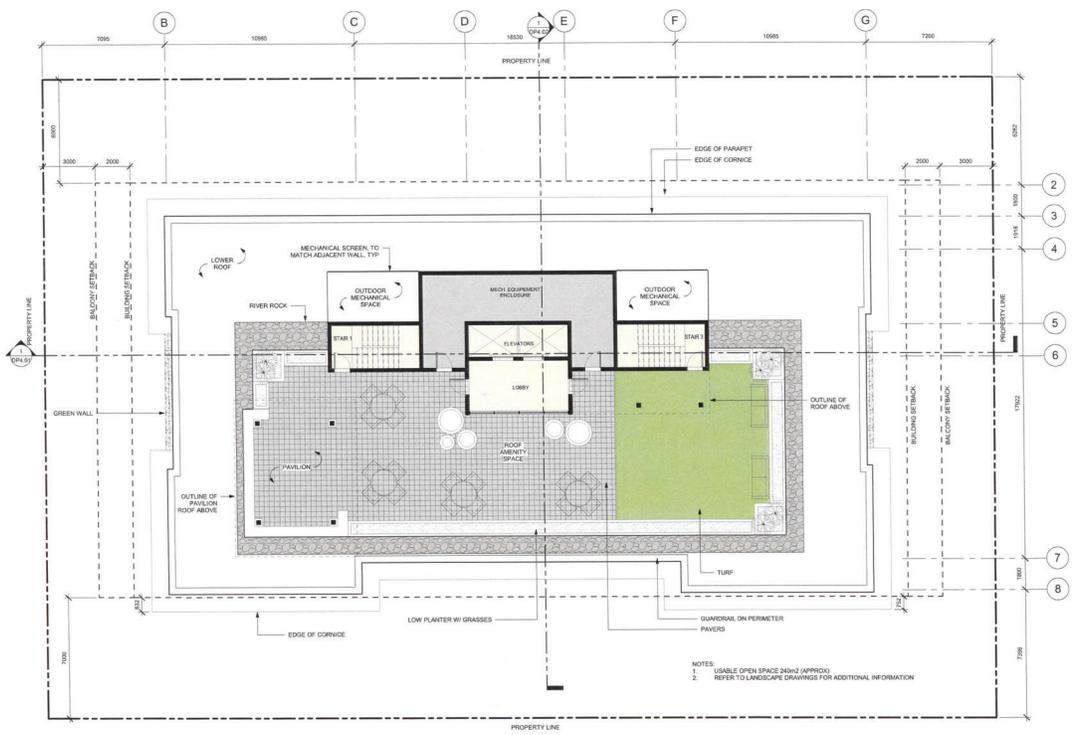


project site  
**HYTHE POINT**  
 819-823 ESQUIMALT ROAD  
 VICTORIA, BC V8A 3M5

drawing title  
**ROOF PLAN**

scale	1:100
drawn by	Author
checked by	Checker
project no.	219-141
date issued	2022-04-05

revision no. **DP2.06**







- ELEVATION MATERIALS**
- 1a - PREFINISHED METAL PANEL - LIGHT FIR
  - 1b - PREFINISHED METAL PANELS - ANTHRACITE GREY
  - 2 - FIBER CEMENT PANELS - PEARL GRAY
  - 3 - BRICK - BLACK GRAY & BROWN
  - 4 - CURTAIN WALL SYSTEM
  - 5 - VINYL WINDOWS - BLACK
  - 6 - BALCONY - BLACK METAL WITH WOOD TOP RAIL
  - 6a - BALCONY PARTITION - METAL FRAMING WITH FROSTED GLASS
  - 7 - PREFINISHED METAL FLASHING - BLACK
  - 8 - GLAZED METAL DOOR - BLACK
  - 9 - PAINTED METAL DOOR - BLACK



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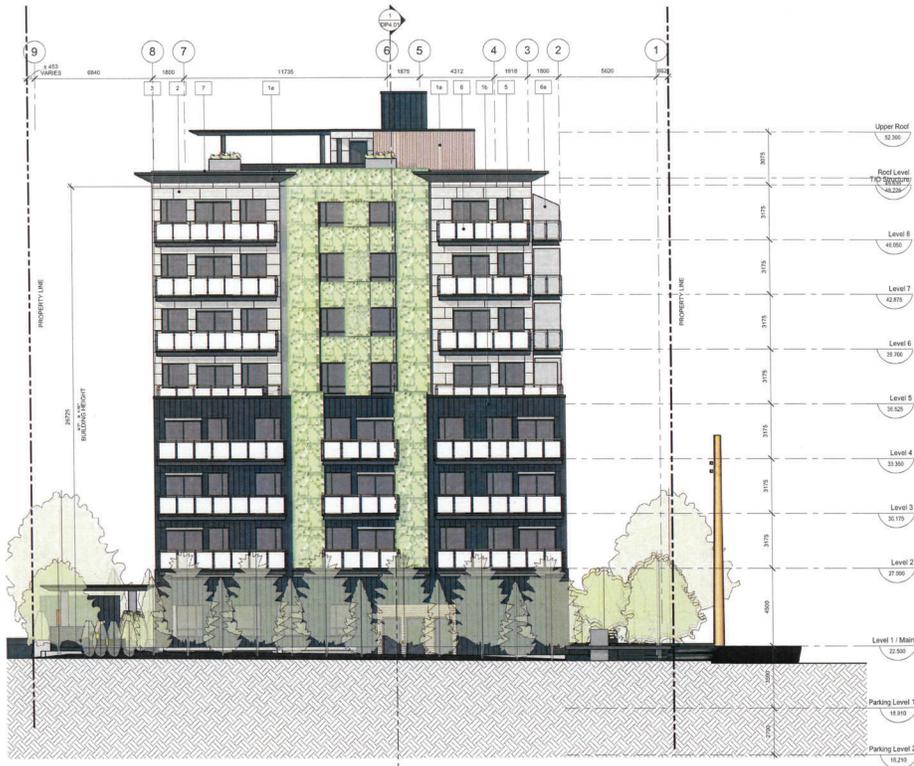


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**SOUTH ELEVATION**

scale:	As indicated
drawn by:	Autor
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05

1 DP3.02



**ELEVATION MATERIALS**

- 1a - PREFINISHED METAL PANEL - LIGHT FIR
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- 2 - FIBER CEMENT PANELS - PEARL GRAY
- 3 - BRICK - BLACK, GRAY & BROWN
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1	2022-06-22	DEVELOPMENT PERMIT



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drawing title  
**EAST ELEVATION**

scale:	As indicated
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05

revision no. 1 **DP3.03**





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Date	By	Description
2022-04-05	1	ISSUED FOR DEVELOPMENT SERVICES

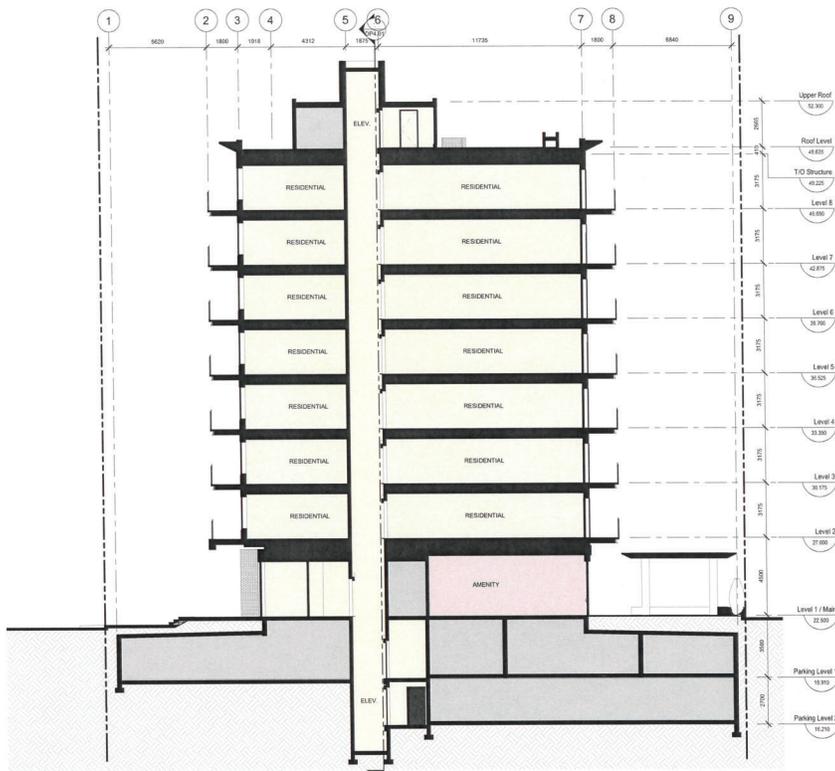


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**WEST-EAST SITE & BUILDING SECTION**

scale: 1 : 100  
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 checked by: Checker  
 project no.: 218-141  
 date issued: 2022-04-05

revision no. 1  
 sheet no. **DP4.01**



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No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT



project title  
**HYTHE POINTE**  
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drawing title  
**NORTH-SOUTH SITE & BUILDING SECTION**

scale: 1 : 100  
drawn by: Author  
checked by: Checker  
project no: 219-141  
date issued: 2022-04-05

release no: 1  
sheet no: DP4.02

GREENSCREEN  
(PLEASE SEE A0.10 FOR DETAILS)



**ELEVATION MATERIALS**

- 1a - PREFINISHED METAL PANEL - LIGHT FIR
- 1b - PREFINISHED METAL PANELS - ANTHRACITE GREY
- 2 - FIBER CEMENT PANELS - PEARL GRAY
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Item No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT



project title  
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drawing title  
**MATERIALS BOARD**

scale:	As indicated
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project no.:	219-141
date issued:	2022-04-05
revision no.:	sheet no.:

1 DP9.01



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1	2022-04-05	DEVELOPMENT PERMIT



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3D VIEW - NORTHEAST

scale:	1 : 1
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05







1 STREETScape  
 DP9.04 SCALE: 1:1



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Sheet No.	Date	Designer
1		RESIDENTIAL DEVELOPMENT PROJECT



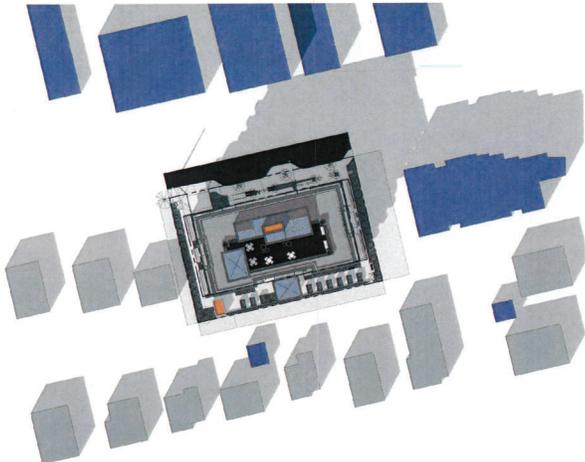
project title  
**HYTHE POINTE**  
 819-823 ESQUIMALT ROAD  
 VICTORIA, BC V9A 3M5

drawing title  
**SECTIONS AND  
 STREETScape**

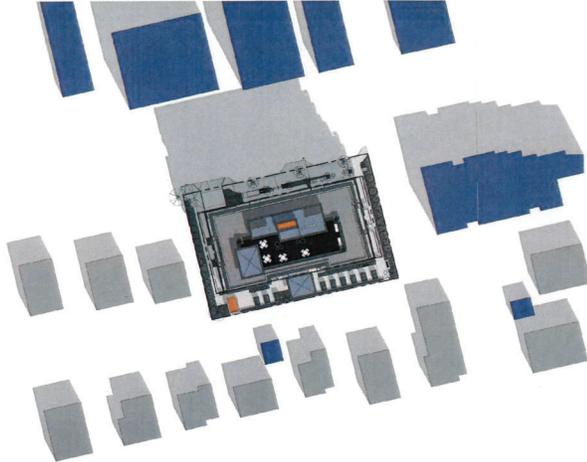
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 checked by: JB  
 project no.: 219-141  
 date issued: 2022-04-05

no. issue no. sheet no.  
 1 DP9.04

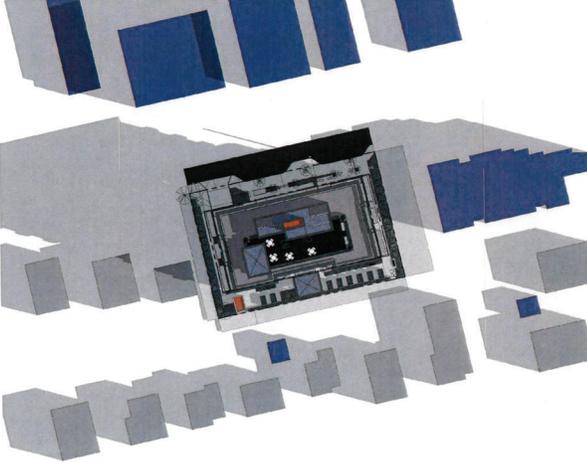




3 Shadow Studies March 21 03PM  
SCALE: 1:500



2 Shadow Studies March 21 12PM  
SCALE: 1:500



1 Shadow Studies March 21 09AM  
SCALE: 1:500



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Date	Description
1	2022-04-05 DEVELOPMENT PERMIT



project site  
**HYTHE POINTE**  
819-823 ESQUIMALT ROAD  
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drawing title  
**SHADOW STUDIES - MARCH**

scale: 1:500  
drawn by: MP  
checked by: JS  
project no: 219-141  
date issued: 2022-04-05

sheet no: **1 DP9.10**

© 2022 Project 219-141 Esquimalt Road, 822, 2022-04-05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



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The contractor shall verify the location, depth, and dimensions of all underground utilities before and throughout construction. The contractor shall be responsible for any damage to or disruption of any underground utilities. The contractor shall be responsible for any damage to or disruption of any underground utilities. The contractor shall be responsible for any damage to or disruption of any underground utilities.



Issue No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT



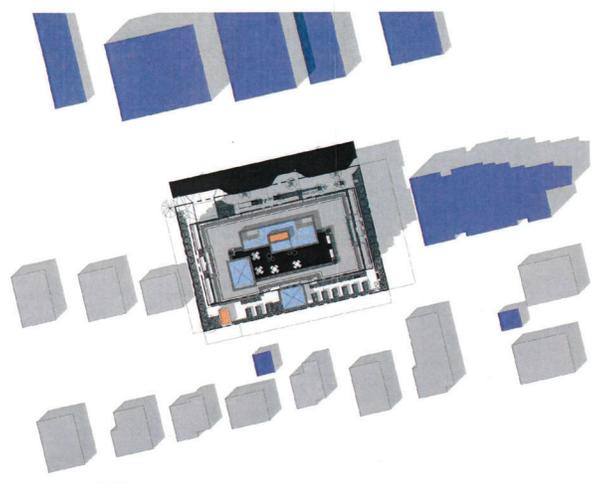
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project title  
**HYTHE POINTE**

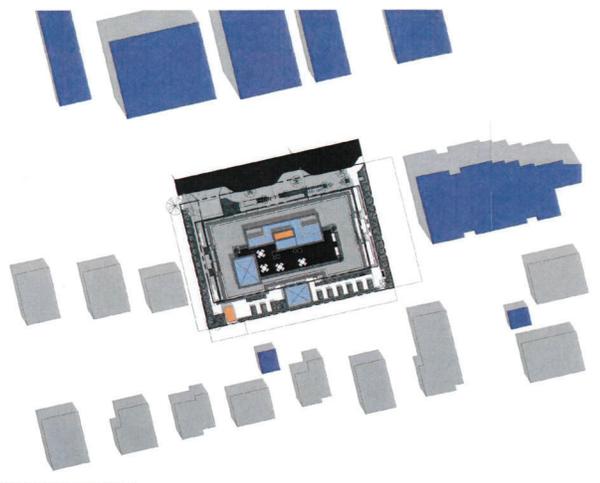
819-823 ESQUIMALT ROAD  
 VICTORIA, BC V9A 3M5

drawing title  
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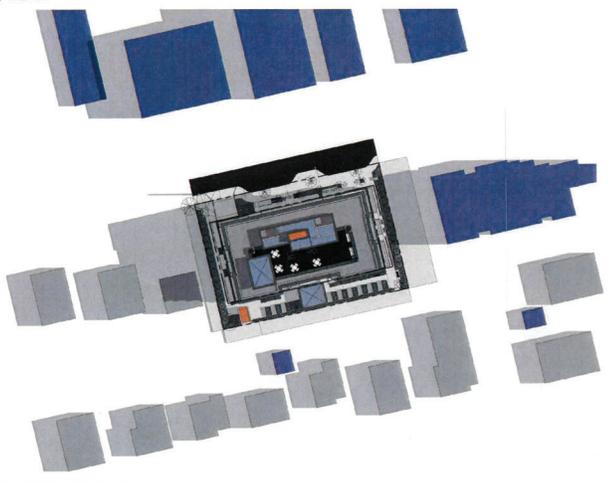
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checked by:	JR
project no.:	219-141
date issued:	2022-04-05



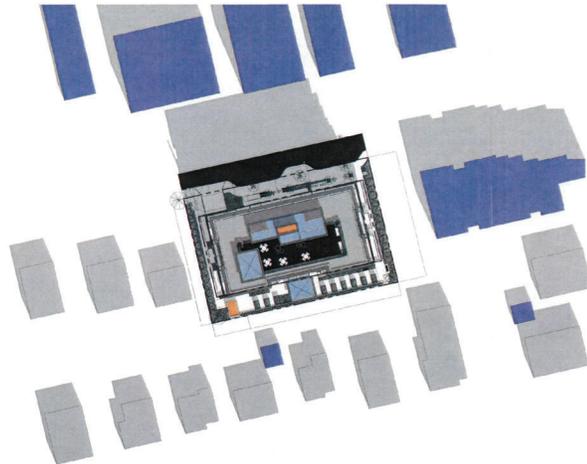
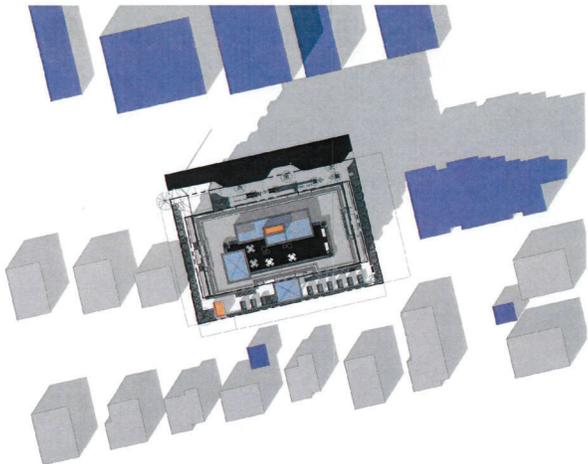
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2 Shadow Studies June 21 12PM  
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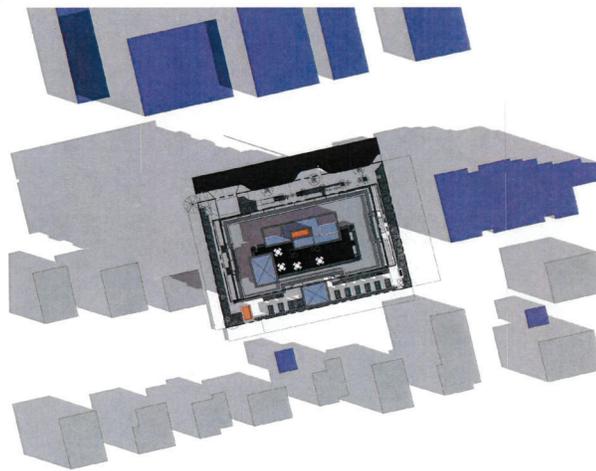


1 Shadow Studies June 21 09AM  
 SCALE: 1:500



3 Shadow Studies September 21 03PM  
DP9.12 SCALE: 1:500

2 Shadow Studies September 21 12PM  
DP9.12 SCALE: 1:500



1 Shadow Studies September 21 09AM  
DP9.12 SCALE: 1:500



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Rev	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT

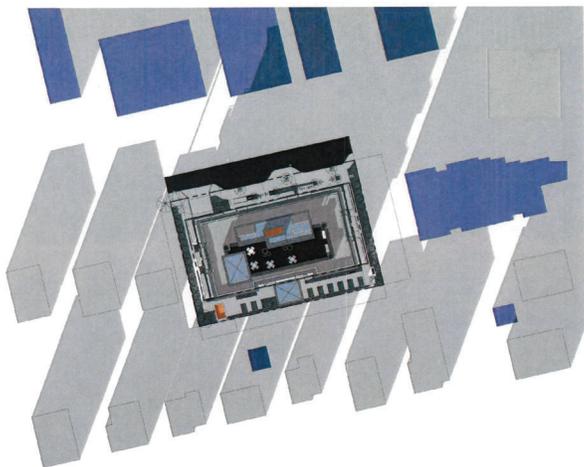


project file  
**HYTHE POINTE**  
819-823 ESQUIMALT ROAD  
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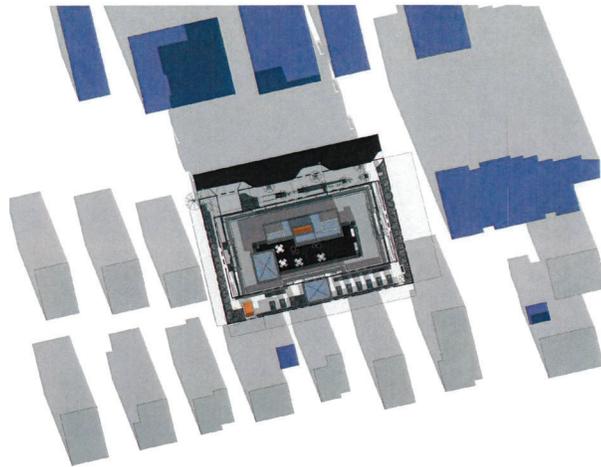
drawing title  
**SHADOW STUDIES - SEPTEMBER**

scale:	1:500
drawn by:	Author
checked by:	Checker
project no.:	219-141
date issued:	2022-04-05

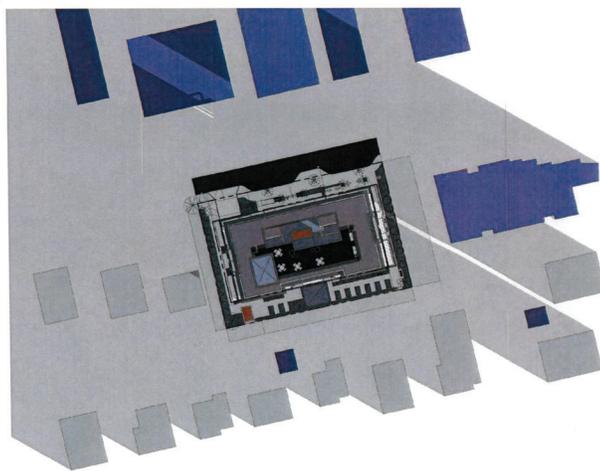
revision no. **DP9.12**



3 Shadow Studies December 21 03PM  
 DP9.13 SCALE: 1:500



2 Shadow Studies December 21 12PM  
 DP9.13 SCALE: 1:500



1 Shadow Studies December 21 09AM  
 DP9.13 SCALE: 1:500



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Issue No.	Date	Description
1	2022-04-05	DEVELOPMENT PERMIT



project title  
**HYTHE POINT**  
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drawing title  
**SHADOW STUDIES -  
 DECEMBER**

scale:	1:500
drawn by:	Author
checked by:	Checker
project no.:	218-141
date issued:	2022-04-05

revision no. 1 **DP9.13**

