

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000172

Owner: West Bay Terrace Corp.

Lands: PID 005-090-202, Lot 7, Section 11, Esquimalt District, Plan 11515
PID 000-074-659, Lot 6, Section 11, Esquimalt District, Plan 11515
PID 000-074-594, Lot 5, Section 11, Esquimalt District, Plan 11515
PID 005-090-181, Lot 2, Section 11, Esquimalt District, Plan 11515.
PID 000-074-683, Lot 1, Section 11, Esquimalt District, Plan 11515.

Address: 530 West Bay Terrace, Esquimalt, BC
534 West Bay Terrace, Esquimalt, BC
538 West Bay Terrace, Esquimalt, BC
877 Dunsmuir Road, Esquimalt, BC
879 Dunsmuir Road, 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. 6: Multi-Family Residential;
 - 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
 - objectives within West Bay, as governed by Development Permit Area No. 11: West Bay.

2. Approval of this Development Permit is issued in accordance with the architectural plans provided by dHKarchitects Inc., the landscape plan by LADR Landscape Architects, and sited in accordance with the surveyor's

site plan provided by Polaris Land Surveying, Inc., all stamped "Received March 25, 2022", attached hereto as Schedule 'A'.

3. This Development Permit is issued in accordance with the landscaping estimate provided by LADR Landscape Architects, stamped "Received April 19, 2022", attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$102,559.20= \$123,071.04) 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 _____, 2022.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2022.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



PROJECT DIRECTORY
PROJECT OWNER:
CONSULTANT:
GENERAL CONTRACTOR:
ARCHITECTURAL CONSULTANT:
STRUCTURAL CONSULTANT:
MECHANICAL/ELECTRICAL/PLUMBING CONSULTANT:
LANDSCAPE ARCHITECT:
CIVIL CONSULTANT:
CITY CONSULTANT:
SCAFFOLD CONSULTANT:



PROJECT DESCRIPTION
CONTRACT NO.:
SUBJECT:
PROJECT LOCATION:
PROJECT VALUE:
PROJECT STATUS:
PROJECT START DATE:
PROJECT END DATE:

LIST OF DRAWINGS
ARCHITECTURAL:
A000 Cover Sheet
A100 Site Survey
A101 Site Plan Study
A110 Structural and Mechanical
A111 Aerial Rendering
A112 Primary Rendering
A113
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LANDSCAPE
L001 Landscape Concept Plan
L002 Tree Preservation Plan
CIVIL
C100 Civil Works
C200 Site Services Plan
C300 Grading Plan



PRIMARY ELEVATION - WEST BAY TERRACE

ABBREVIATIONS LEGEND
SECTION: ROOM NAME & NUMBER
WALL: WALL TYPE
FLOOR: FLOOR TYPE
CEILING: CEILING TYPE
DOOR: DOOR TYPE
WINDOW: WINDOW TYPE
GLASS: GLASS TYPE
ROOF: ROOF TYPE
FOUNDATION: FOUNDATION TYPE
ELEVATION: ELEVATION TYPE
FINISH: FINISH TYPE
MATERIAL: MATERIAL TYPE
HEIGHT: HEIGHT TYPE
DIMENSION: DIMENSION TYPE

LIST OF ABBREVIATIONS
A: AREA
B: BALCONY
C: CLOSET
D: DECK
E: ENTRY
F: FINISH
G: GARAGE
H: HALL
I: INTERIOR
J: JOINT
K: KITCHEN
L: LIVING
M: MECHANICAL
N: NORTH
O: OFFICE
P: PORCH
Q: QUARTERS
R: RAMP
S: STAIR
T: TERRACE
U: UNDERGROUND
V: VENTILATION
W: WINDOW
X: EXTERIOR
Y: YARD
Z: ZONE

SCHEDULE 1A OF DEVELOPMENT PERMIT NO. DP000172
CORPORATE OFFICER



Site Context

530 West Bay Terrace
Cover Sheet

A000

Richard Krupar
Registered Architect
British Columbia
12.09.25

Corporation of Esquimalt
Development Services
1800 Esplanade West
Esquimalt, BC V8L 2K1
Tel: 250-860-3333
Fax: 250-860-3334
www.esquimalt.ca

General Notes

1. Refer to all drawings for all dimensions, elevations, notes, and marking.
2. Dimensions are in meters.
3. Dimensions are in meters.



Project No. 220325
 Date of Issue: 2022-03-25
 Issued for: Building Permit
 Issued for: Building Permit
 Issued for: Building Permit

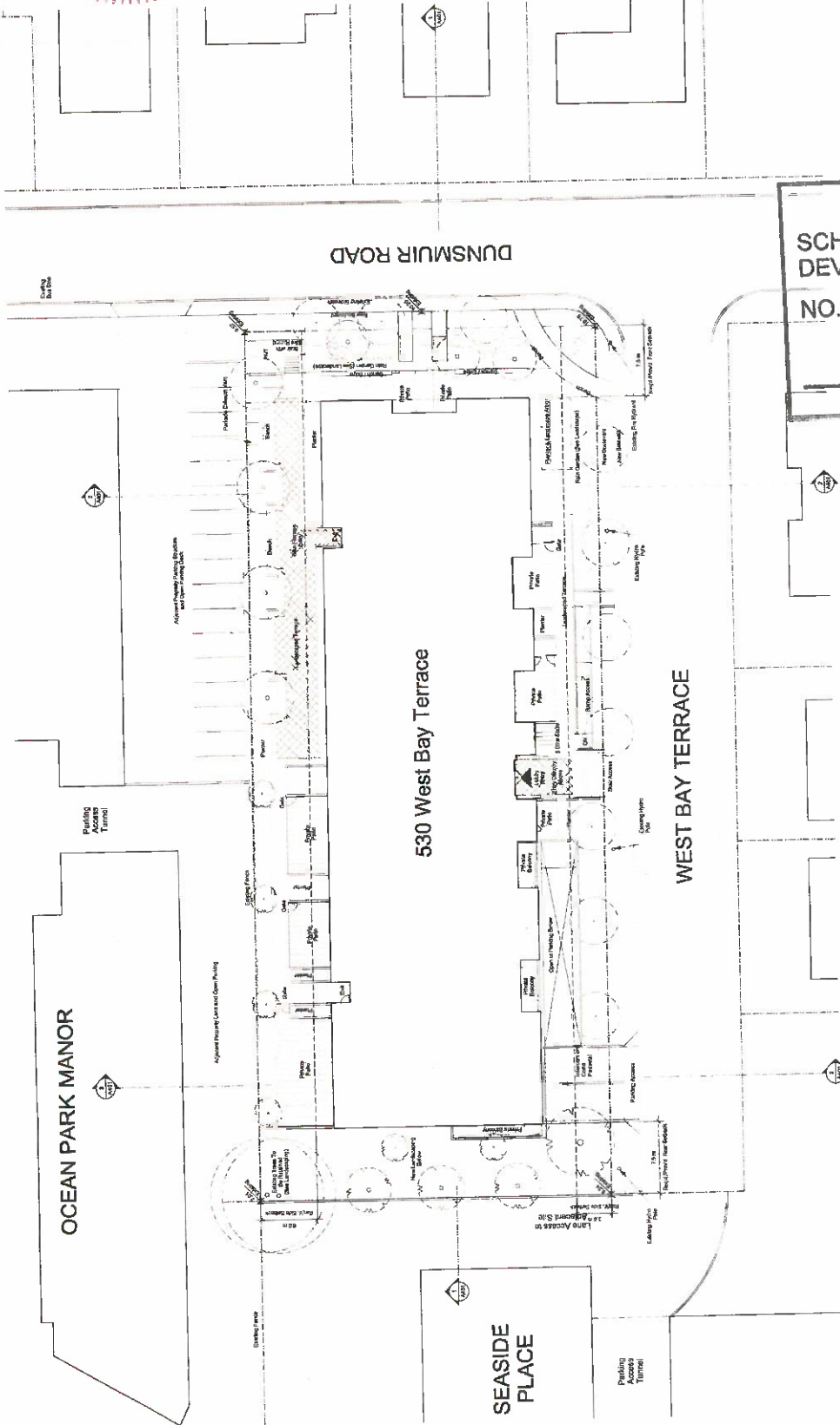
Project No. 220325
 Date of Issue: 2022-03-25
 Issued for: Building Permit
 Issued for: Building Permit
 Issued for: Building Permit

530 West Bay Terrace

Site Plan

A101

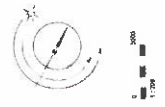
Esquimalt
 2177 St. James
 Esquimalt, BC V8L 2L1
 Tel: 250-860-2337
 Fax: 250-860-2338
 Email: info@esquimalt.ca



SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000172
 CORPORATE OFFICER

Site Coverage Summary

Total Site Area	3545 m ²
Building Coverage	2659.8 m ² (80%)
Unexcavated / Open Site	685.2 m ² (20%)





SCHEDULE 'A'
 DEVELOPMENT PERMIT
 NO. DP000172
 CORPORATE OFFICER

530 West Bay Terrace

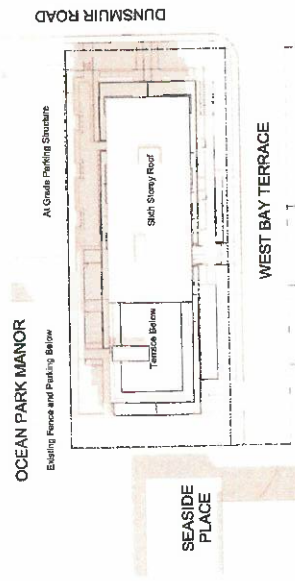
Shadow Study



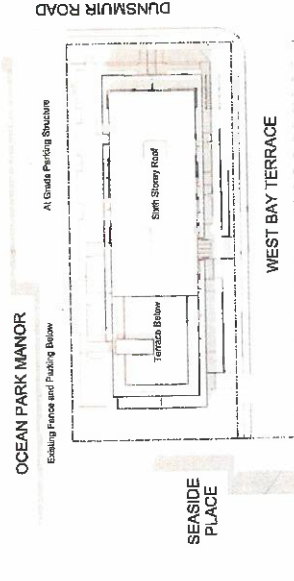
A102

4850 West Street
 West Esquimalt, BC V8L 2K5
 Tel: 250-666-6670
 Fax: 250-666-6671

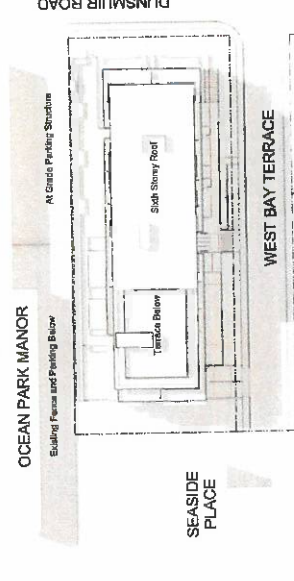
Summer Solstice @ 10:00AM



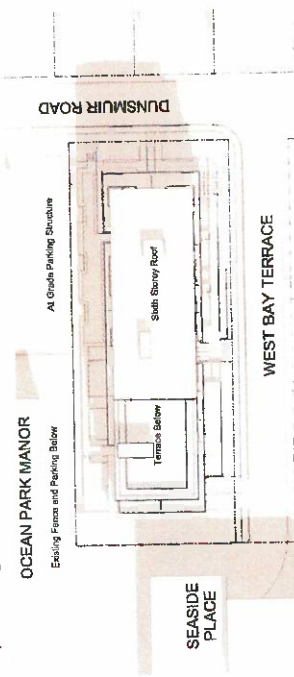
Summer Solstice @ 12:00PM



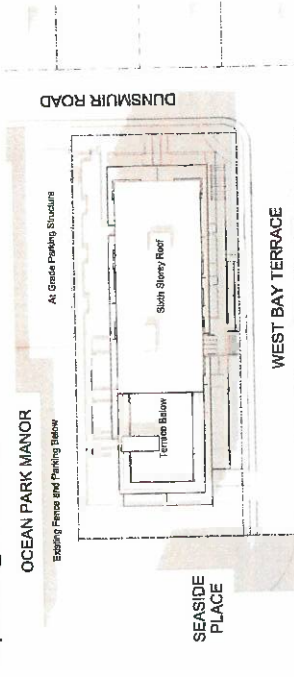
Summer Solstice @ 4:00PM



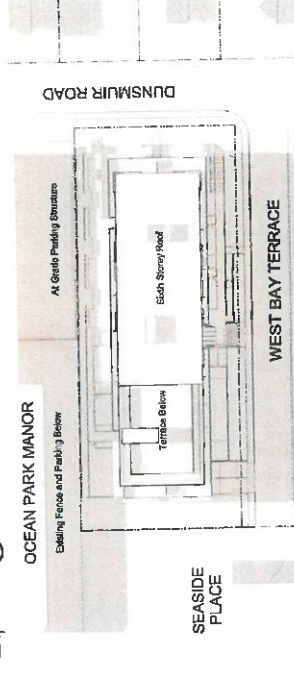
Equinox @ 10:00AM

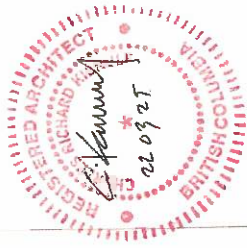


Equinox @ 12:00PM



Equinox @ 4:00PM





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MAR 25 2022
CORP OF MUNICIPAL DEVELOPMENT

SCHEDULE 'A'
DEVELOPMENT PERMIT
NO. DP000172
CORPORATE OFFICER

530 West Bay Terrace

Renderings and Materials

A110

ARCHITECTS
VIV PRO T 1-604-888-2387
371 7th Street
Vancouver, BC V6C 2K6
105-100 Oakway, V1T 5K2 T 1-250-535-5418
www.vivpro.com



White Cementitious Panel, Arctic Ice



Prefinished Wood Toned Soffit Panels, 6' Tongue and Groove Pattern



Low-E Rated High Performance Windows



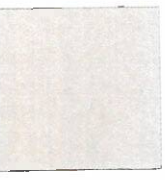
Glass Guardrail w/ Charcoal Anodized Aluminum Cap Rail and Stiles, Typ.



Prefinished Metal Planters at Roof Deck area



Gray Cementitious Panel, Pearl Gray



Charcoal Brick Veneer (L1 & L2)



Architectural Exposed Concrete Planters at Grate



Prefinished Wood Toned Door w/ View Lite



Cementitious Rain Screen System





20090225
20090225
20090225
20090225
20090225

Project: 530 West Bay Terrace
Client: [illegible]
Date: [illegible]

530 West Bay Terrace

Aerial Rendering

A111

6800
7777
7777
7777
7777



AERIAL VIEW OVER DUNSMUIR ROAD AND WEST BAY TERRACE

SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DPO00172
CORPORATE OFFICER



MAIN ENTRY - WEST BAY TERRACE



LANDSCAPING AT SOUTH END - WEST BAY TERRACE

Entry Canopy - Cedar Struct w/
Gleazed canopy



Project No. 220325
 Project Name: Cedar Canopy
 Project Location: 530 West Bay Terrace
 Project Status: In Progress

Project No. 220325
 Project Name: Cedar Canopy
 Project Location: 530 West Bay Terrace
 Project Status: In Progress

530 West Bay Terrace

Renderings

A113

City of Esquimalt
 1000 Esquimalt Ave.
 Esquimalt, BC V8L 2H1
 Tel: 250-860-4337
 Fax: 250-860-4338
 Website: www.esquimalt.ca

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000172
 CORPORATE OFFICER



530 West Bay
Terrace

Renderings

A114

BRITISH COLUMBIA
REGISTERED ARCHITECT
C. KENNEDY
02.09.22

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DPO00172
CORPORATE OFFICER



COURTYARD - DUNSMUIR AND WEST BAY TERRACE



BIKE ENTRY & REAR TERRACE - DUNSMUIR

DESIGN LEGEND

1. All dimensions are in meters and shown in millimeters.
2. All dimensions are shown in millimeters.
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THE SURVEYOR LEGEND

1. All dimensions are shown in millimeters.
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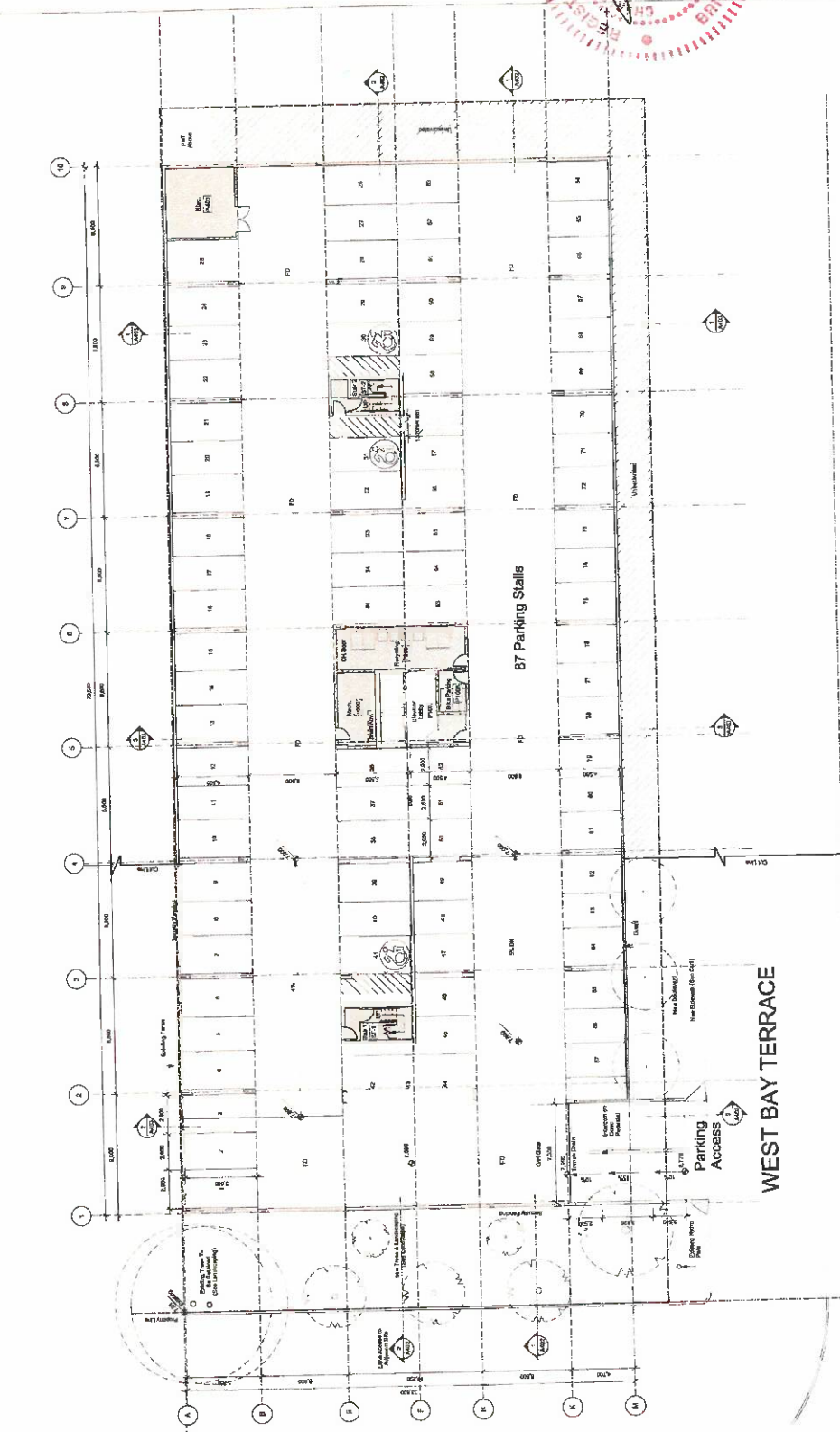
Project No. A201
 Date: 2023
 Scale: 1:500

530 West Bay Terrace

P1 Overall Plan

A201

CONTRACTOR:
 100-1000-0000
 100-1000-0000
 100-1000-0000
 100-1000-0000



SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000172
 CORPORATE OFFICER

Site Coverage Summary

Total Site Area	3345 m ²
Building Coverage	2669.8 m ² (80%)
Unexcavated / Open Site	685.2 m ² (20%)

Parking Summary

Total Parking*	87 Stalls (EV Ready)
Parking Ratio	0.8 / Unit

* includes 7 visitor and 3 accessible



GENERAL NOTES

1. All dimensions are in metric units unless otherwise specified.
2. All dimensions are to be finished, unless otherwise specified.
3. All dimensions are to be taken from the centerline of the building.
4. All dimensions are to be taken from the centerline of the building.
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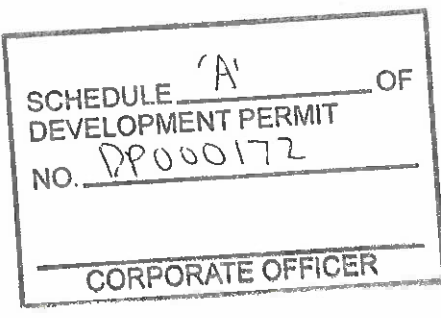
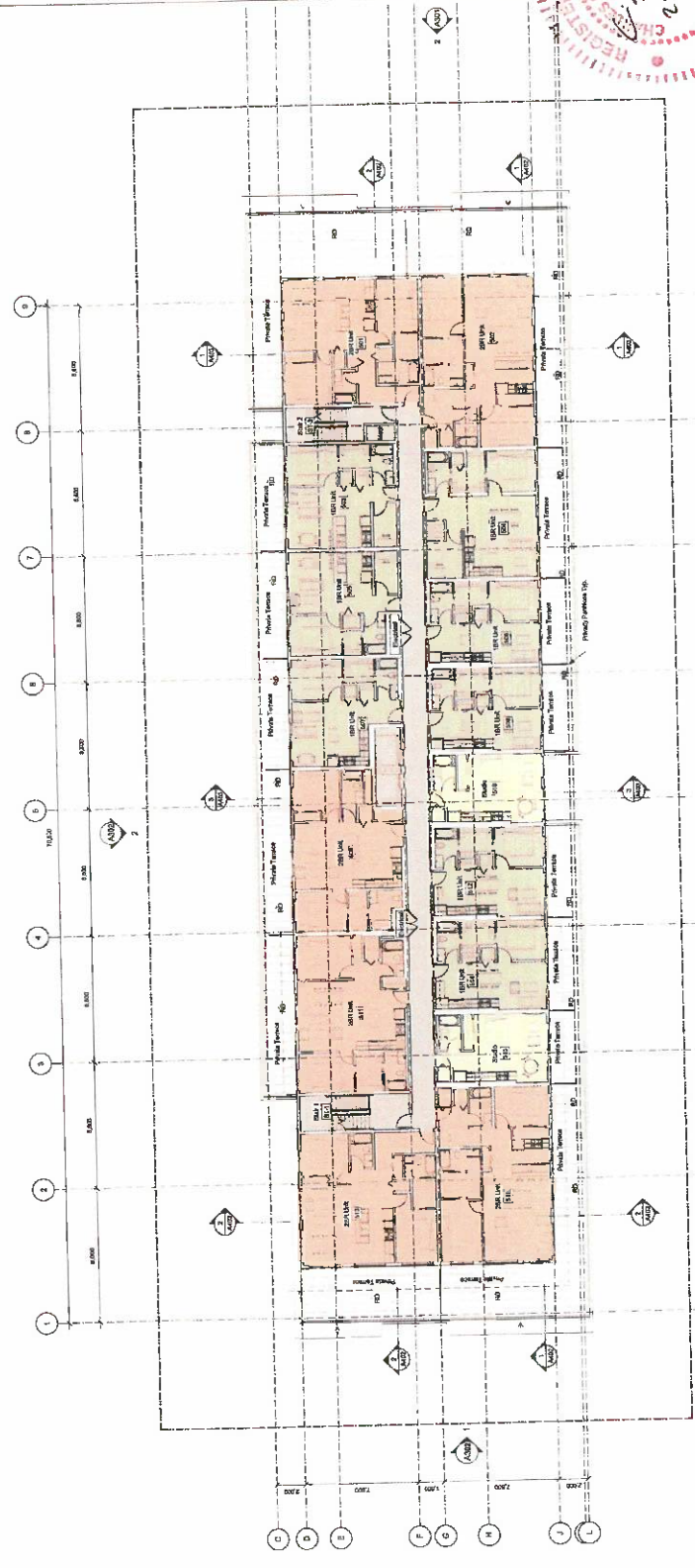
FLOOR FINISHES

1. Concrete	2.00
2. Sand	0.05
3. Gravel	0.10
4. Asphalt	0.10
5. Carpet	0.10
6. Ceramic	0.10
7. Wood	0.10
8. Paint	0.00
9. Plaster	0.00
10. Gypsum	0.00
11. Brick	0.00
12. Stone	0.00
13. Glass	0.00
14. Metal	0.00
15. Other	0.00



Light Transmittance

1. Glass	0.80
2. Polycarbonate	0.80
3. Acrylic	0.80
4. Fiberglass	0.80
5. Other	0.80



530 West Bay Terrace
L5 Overall Plan

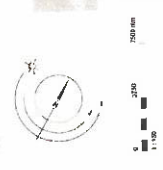
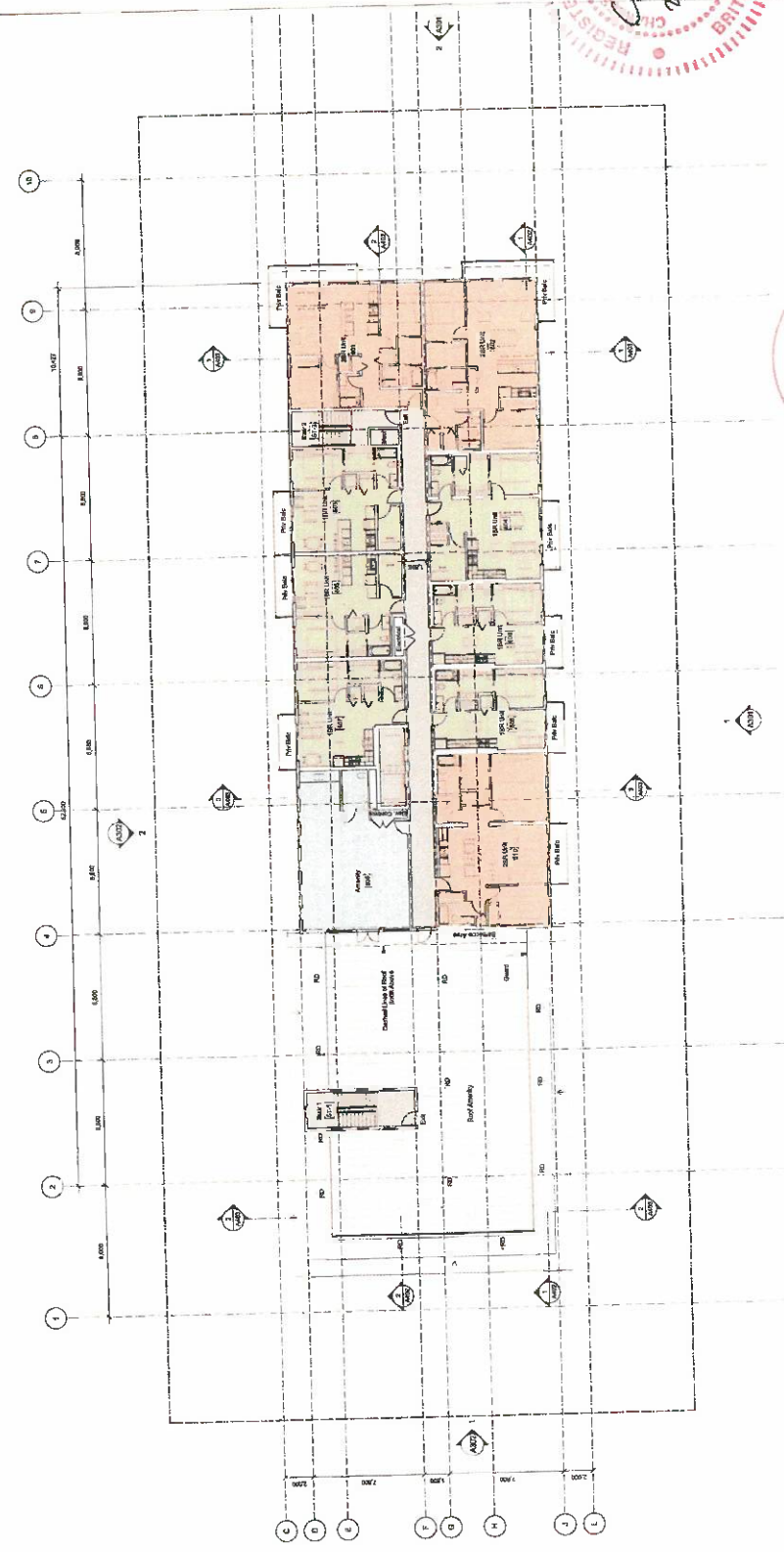
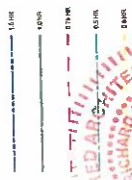
A206

City of Esquimalt
117 West Street
Esquimalt, BC V8Y 1A2
Tel: 250-860-5200

General Notes

1. All dimensions are in metric and imperial.
2. All dimensions are to face, unless otherwise indicated.
3. All dimensions are to be taken from the centerline of the main structure.
4. All dimensions are to be taken from the centerline of the main structure.
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File Specifications Legend



RECEIVED
MAR 25 2022
CORP OF TOWNSHIP OF ESQUIMAULT
DEVELOPMENT SERVICES

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000172
CORPORATE OFFICER

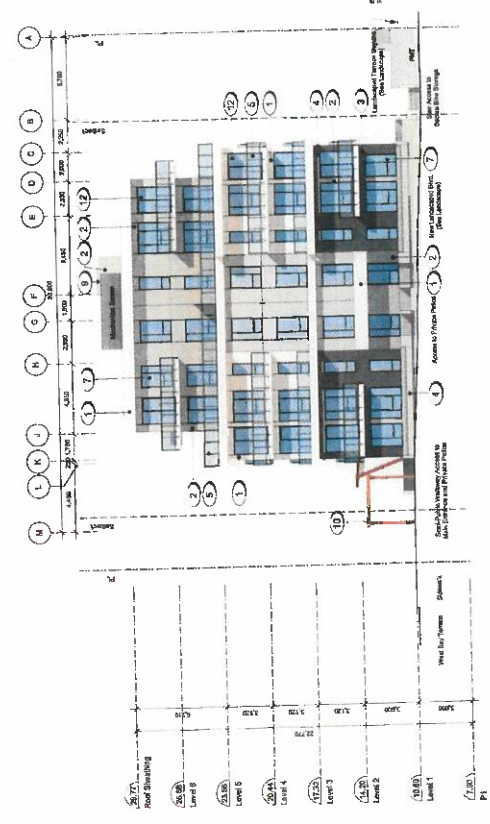


530 West Bay Terrace
L6 Overall Plan
A207
Project No. 120325
Date: 2022-03-25
Scale: 1:100
Author: C. Kamal
Checked: C. Kamal
Approved: C. Kamal
Professional Engineer
British Columbia
No. 120325

Official Record
City of Esquimalt
100-5750 Douglas Way, 4th Floor
Esquimalt, BC V8L 2L2
Tel: 250-860-2222
Fax: 250-860-2223
www.esquimalt.ca

Material Schedule

1. Steel Concrete Panel - White
2. Heavy Concrete Panel - Light Grey
3. Brick Masonry - Clay Red
4. Architectural Window Covers
5. Aluminum Tinted Glass - Architectural Grade
6. Window Sill
7. Window - Painted Upper Glass - Clear
8. Window - Painted Lower Glass - Clear
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NO. DPO00172
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Project No. 2021-0118
Client: 530 West Bay Terrace
Date: 2021-01-18
Scale: 1:150
Sheet: 1 of 1

530 West Bay Terrace
Building Elevations

Building Elevations

AKS A301
AKS ARCHITECTS
177 West Street
V8V 2G3
Tel: 250-688-3337
Fax: 250-688-3338
www.aksarchitects.com

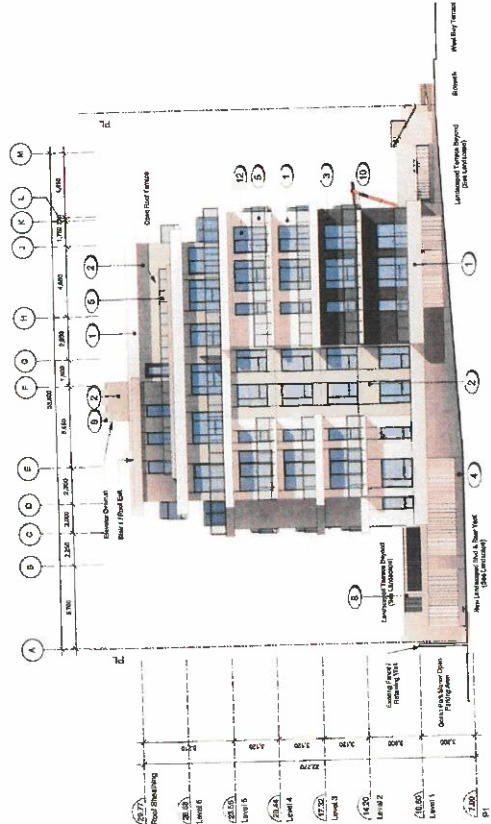


MEMORANDUM

1. City Council Approval
2. City Council Approval
3. City Council Approval
4. City Council Approval
5. City Council Approval
6. City Council Approval
7. City Council Approval
8. City Council Approval
9. City Council Approval
10. City Council Approval
11. City Council Approval
12. City Council Approval

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OF ESQUIMAULT
DEVELOPMENT SERVICES

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000172
CORPORATE OFFICER



1 South Elevation
ASBZ SCALE: 1:100



2 West Elevation
ASBZ SCALE: 1:100



Richard J. Kinnear
Registered Architect
British Columbia
20220325

Project No. 2021-001
Client: ASBZ
Address: 530 West Bay Terrace
City: Victoria
Province: BC

530 West Bay Terrace
Building Elevations

A302

ASBZ Inc.
11111 111th Street, Unit 101
Victoria, BC V8V 1K1
Tel: 250-383-8333
Fax: 250-383-8334





Project No: 2021014
Client: 530 West Bay Terrace
Date: 2021014
Scale: 1:200
Author: C. Kammur
Checked: C. Kammur
Date: 2021014

530 West Bay Terrace

Contextual Building Sections

A401

Scale: 1:200
North Arrow
Graphic Scale: 0, 1000, 2000, 3000, 4000 mm



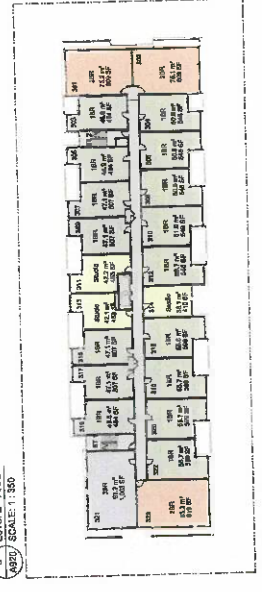
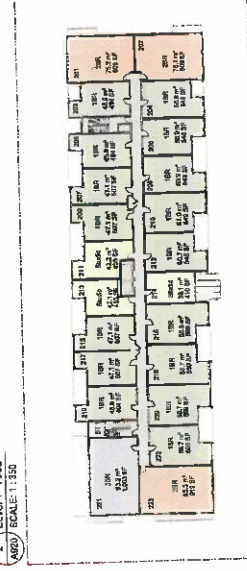
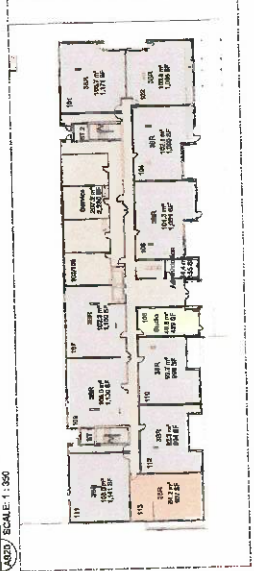
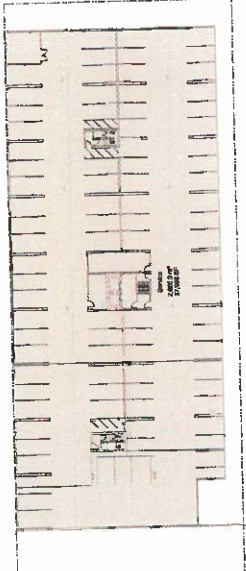
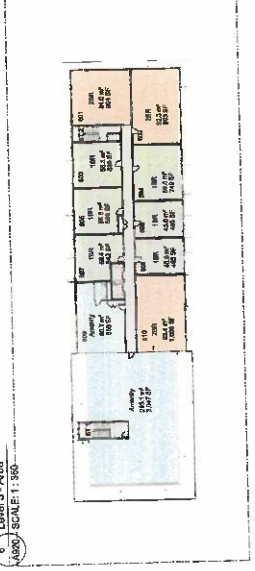
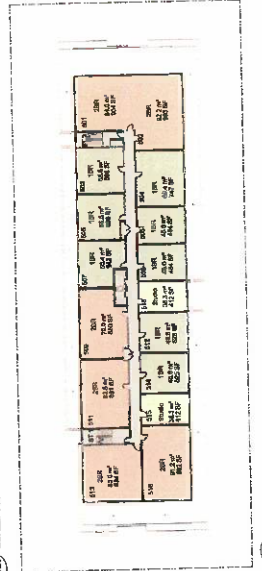
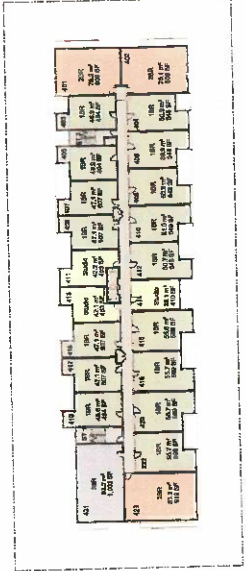
1 Contextual Longitudinal Building Section through Units
SCALE: 1:200

2 Contextual Section at Typical Unit Balconies
SCALE: 1:200

3 Contextual Section at South Units
SCALE: 1:200

Area Legend

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120



Areas Contributing to FAR

Area	Area (sq ft)	FAR	Contribution
100	100,000	1.0	100,000
101	100,000	1.0	100,000
102	100,000	1.0	100,000
103	100,000	1.0	100,000
104	100,000	1.0	100,000
105	100,000	1.0	100,000
106	100,000	1.0	100,000
107	100,000	1.0	100,000
108	100,000	1.0	100,000
109	100,000	1.0	100,000
110	100,000	1.0	100,000
111	100,000	1.0	100,000
112	100,000	1.0	100,000
113	100,000	1.0	100,000
114	100,000	1.0	100,000
115	100,000	1.0	100,000
116	100,000	1.0	100,000
117	100,000	1.0	100,000
118	100,000	1.0	100,000
119	100,000	1.0	100,000
120	100,000	1.0	100,000

Unit Counts

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120

Map Area: 100,000 sq ft
Total Area: 100,000 sq ft

100,000 sq ft
100,000 sq ft
100,000 sq ft



100,000 sq ft
100,000 sq ft
100,000 sq ft

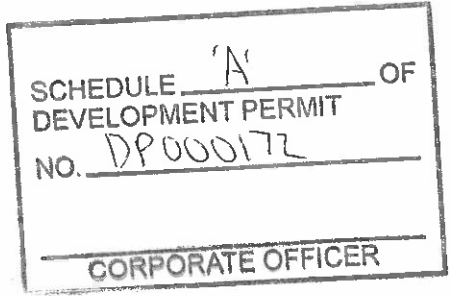
100,000 sq ft
100,000 sq ft
100,000 sq ft

530 West Bay Terrace

Area Plans

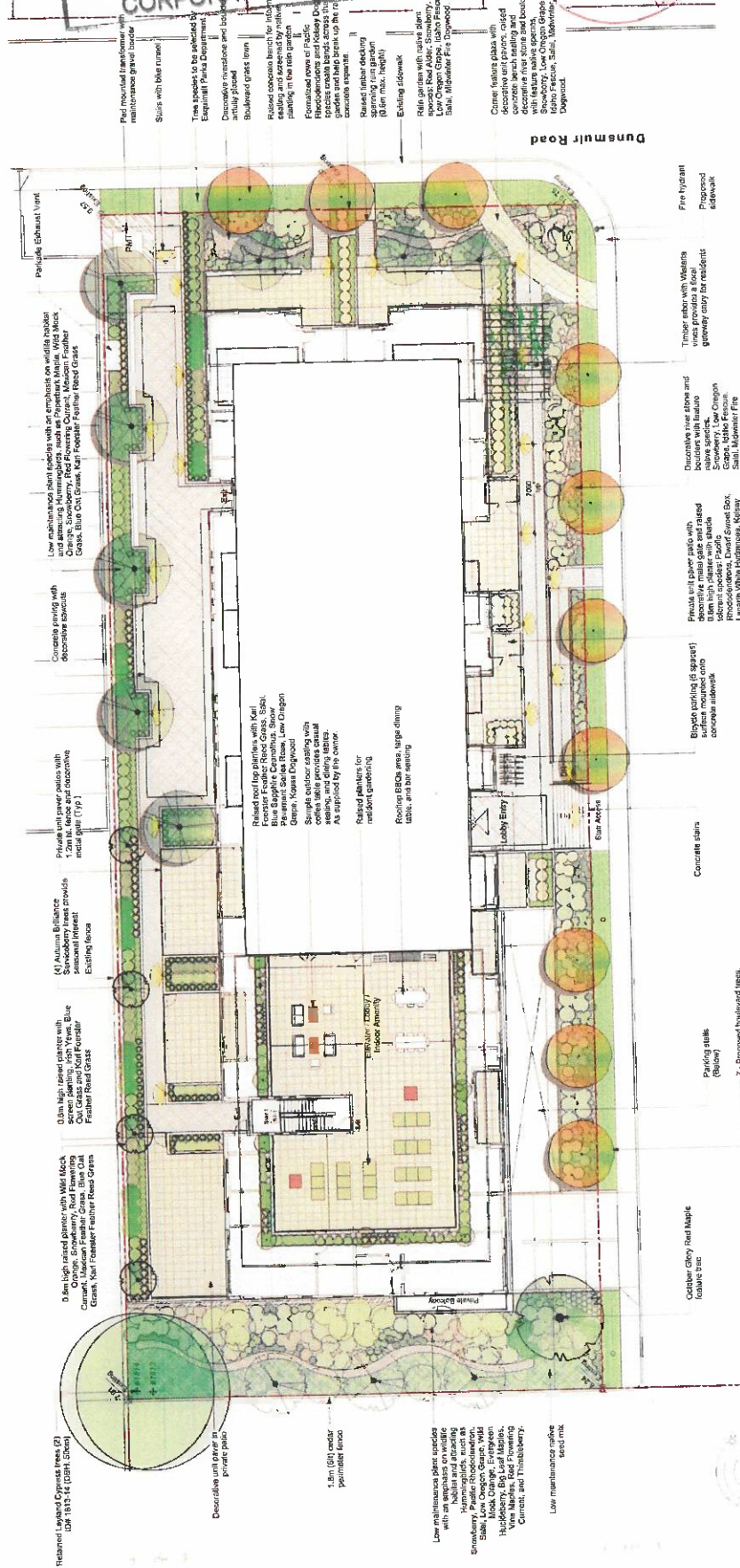
A920

100,000 sq ft
100,000 sq ft
100,000 sq ft

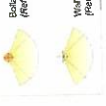


SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DP000172

CORPORATE OFFICER



LIGHTING LEGEND



Revised: E: Mar 23, 2022
 Revision: D: Nov 16, 2021
 Revision: C: July 26, 2021
 Revision: B: Dec 16, 2020
 Revision: A: Dec 16, 2020



Project No. 2008 4 Dec 2020
 45-551 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 588-0145

West Bay Terrace

Species Name	Size	Quantity
Small Shrubs		
Blackberry	#1 pot	100
Blueberry	#1 pot	100
Cherry	#1 pot	100
... (other shrub species)		
Parentals, Annuals and Perennials		
... (various plant species)		
Vines		
... (vine species)		

LANDSCAPE CONCEPT PLAN - 530 WEST BAY TERRACE

Notes:
 1. All plantings to be completed to current CSLA Landscaping Standards
 2. All soil landscapes to be irrigated with an automatic irrigation system

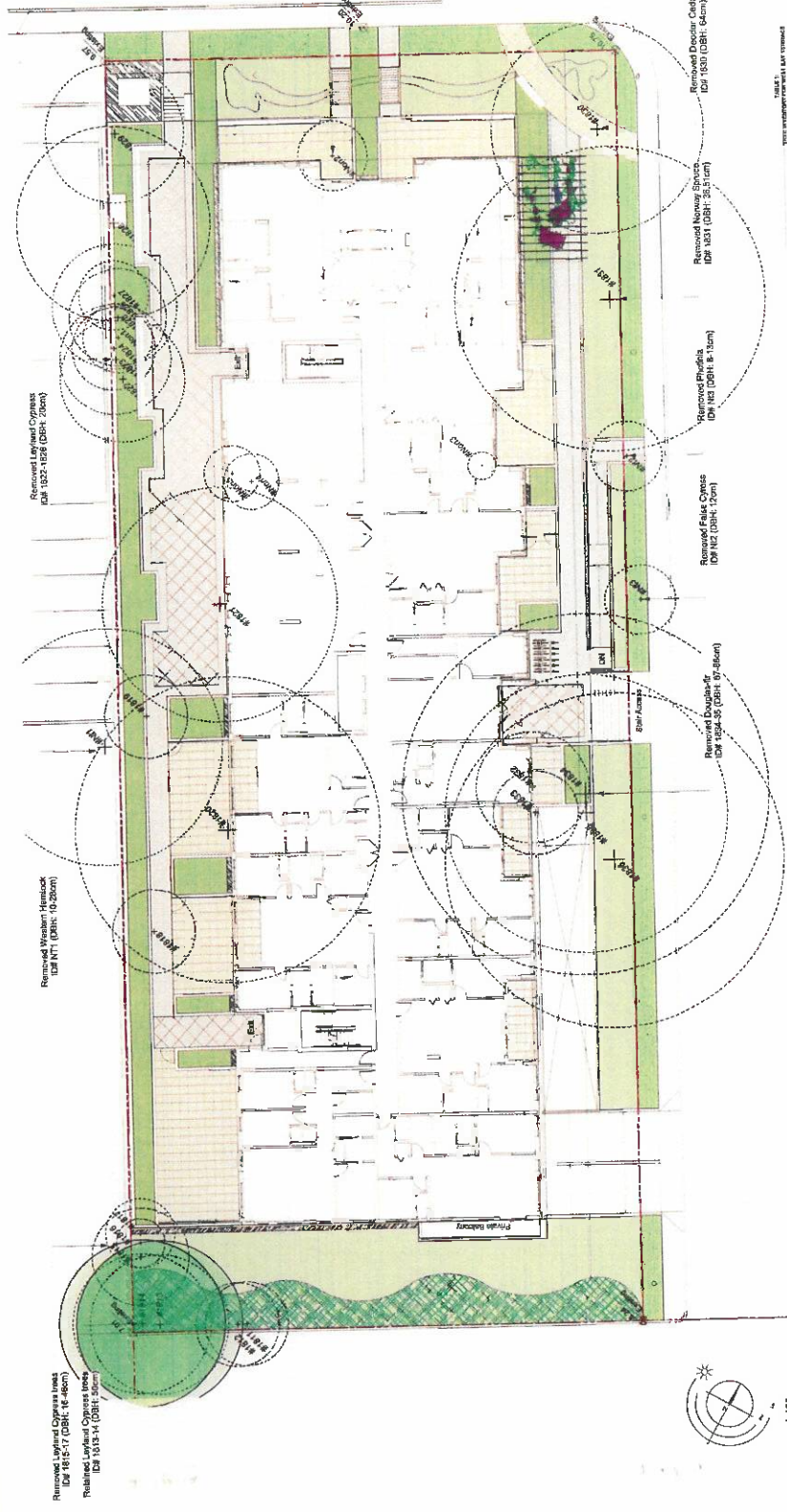
1:150
 Trees: Total: 32
 Large Shrubs: Total: 77
 Medium Shrubs: Total: 252

Existing Trees Legend:



Tree Summary
 Removed Trees: 32
 Retained Trees: 2
 New Trees: 32

Removed Swamp Cypress
 (DP 1002) (DBH: 8, 10cm)



Inventory of Existing Trees

ID	Species	DBH (cm)	Height (m)	Health	Notes
1001	Live Oak	8	10	Good	Removed
1002	Live Oak	10	12	Good	Removed
1003	Live Oak	12	15	Good	Removed
1004	Live Oak	15	20	Good	Removed
1005	Live Oak	18	25	Good	Removed
1006	Live Oak	20	30	Good	Removed
1007	Live Oak	25	35	Good	Removed
1008	Live Oak	30	40	Good	Removed
1009	Live Oak	35	45	Good	Removed
1010	Live Oak	40	50	Good	Removed
1011	Live Oak	45	55	Good	Removed
1012	Live Oak	50	60	Good	Removed
1013	Live Oak	55	65	Good	Removed
1014	Live Oak	60	70	Good	Removed
1015	Live Oak	65	75	Good	Removed
1016	Live Oak	70	80	Good	Removed
1017	Live Oak	75	85	Good	Removed
1018	Live Oak	80	90	Good	Removed
1019	Live Oak	85	95	Good	Removed
1020	Live Oak	90	100	Good	Removed
1021	Live Oak	95	105	Good	Removed
1022	Live Oak	100	110	Good	Removed
1023	Live Oak	105	115	Good	Removed
1024	Live Oak	110	120	Good	Removed
1025	Live Oak	115	125	Good	Removed
1026	Live Oak	120	130	Good	Removed
1027	Live Oak	125	135	Good	Removed
1028	Live Oak	130	140	Good	Removed
1029	Live Oak	135	145	Good	Removed
1030	Live Oak	140	150	Good	Removed
1031	Live Oak	145	155	Good	Removed
1032	Live Oak	150	160	Good	Removed
1033	Live Oak	155	165	Good	Removed
1034	Live Oak	160	170	Good	Removed
1035	Live Oak	165	175	Good	Removed
1036	Live Oak	170	180	Good	Removed
1037	Live Oak	175	185	Good	Removed
1038	Live Oak	180	190	Good	Removed
1039	Live Oak	185	195	Good	Removed
1040	Live Oak	190	200	Good	Removed
1041	Live Oak	195	205	Good	Removed
1042	Live Oak	200	210	Good	Removed
1043	Live Oak	205	215	Good	Removed
1044	Live Oak	210	220	Good	Removed
1045	Live Oak	215	225	Good	Removed
1046	Live Oak	220	230	Good	Removed
1047	Live Oak	225	235	Good	Removed
1048	Live Oak	230	240	Good	Removed
1049	Live Oak	235	245	Good	Removed
1050	Live Oak	240	250	Good	Removed
1051	Live Oak	245	255	Good	Removed
1052	Live Oak	250	260	Good	Removed
1053	Live Oak	255	265	Good	Removed
1054	Live Oak	260	270	Good	Removed
1055	Live Oak	265	275	Good	Removed
1056	Live Oak	270	280	Good	Removed
1057	Live Oak	275	285	Good	Removed
1058	Live Oak	280	290	Good	Removed
1059	Live Oak	285	295	Good	Removed
1060	Live Oak	290	300	Good	Removed
1061	Live Oak	295	305	Good	Removed
1062	Live Oak	300	310	Good	Removed
1063	Live Oak	305	315	Good	Removed
1064	Live Oak	310	320	Good	Removed
1065	Live Oak	315	325	Good	Removed
1066	Live Oak	320	330	Good	Removed
1067	Live Oak	325	335	Good	Removed
1068	Live Oak	330	340	Good	Removed
1069	Live Oak	335	345	Good	Removed
1070	Live Oak	340	350	Good	Removed
1071	Live Oak	345	355	Good	Removed
1072	Live Oak	350	360	Good	Removed
1073	Live Oak	355	365	Good	Removed
1074	Live Oak	360	370	Good	Removed
1075	Live Oak	365	375	Good	Removed
1076	Live Oak	370	380	Good	Removed
1077	Live Oak	375	385	Good	Removed
1078	Live Oak	380	390	Good	Removed
1079	Live Oak	385	395	Good	Removed
1080	Live Oak	390	400	Good	Removed
1081	Live Oak	395	405	Good	Removed
1082	Live Oak	400	410	Good	Removed
1083	Live Oak	405	415	Good	Removed
1084	Live Oak	410	420	Good	Removed
1085	Live Oak	415	425	Good	Removed
1086	Live Oak	420	430	Good	Removed
1087	Live Oak	425	435	Good	Removed
1088	Live Oak	430	440	Good	Removed
1089	Live Oak	435	445	Good	Removed
1090	Live Oak	440	450	Good	Removed
1091	Live Oak	445	455	Good	Removed
1092	Live Oak	450	460	Good	Removed
1093	Live Oak	455	465	Good	Removed
1094	Live Oak	460	470	Good	Removed
1095	Live Oak	465	475	Good	Removed
1096	Live Oak	470	480	Good	Removed
1097	Live Oak	475	485	Good	Removed
1098	Live Oak	480	490	Good	Removed
1099	Live Oak	485	495	Good	Removed
1100	Live Oak	490	500	Good	Removed

SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DP000172

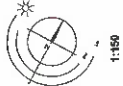
RECEIVED MAR 25 2022

CORPORATE OFFICER

L2 Tree Preservation Plan - 530 West Bay Terrace



Project No: 204 4 Dec 2020
 4388 S. University Blvd., Suite 100, C.C. Witt, MS
 Phoenix, AZ 85024-3812
 Revision 6: Apr. 23, 2022
 Revision 5: Nov. 16, 2021
 Revision 4: July 28, 2021
 Revision 3: Apr. 22, 2021
 Revision 2: Dec. 11, 2020





LADR LANDSCAPE ARCHITECTS

SCHEDULE 'B' OF
 DEVELOPMENT PERMIT
 NO. PPO000172
 #3-864 QUEENS AVE
 VICTORIA, BC
 V8T 1M5
 CORPORATE OFFICER

P. 250.598.0105
 ADMIN@LADR.LA.CA
 WWW.LADR.LA.CA



West Bay Terrace Budget Estimate

A. SOFT LANDSCAPE	Quantity	Units	Price	Total
1. PLANTS				
Trees (6 cm caliper)	14	each	\$525.00	\$7,350.00
Trees (5cm caliper)	5	each	\$405.00	\$2,025.00
Trees (4cm caliper)	7	each	\$350.00	\$2,450.00
Trees (2m ht)	6	each	\$255.00	\$1,530.00
Shrubs (1.2m ht)	16	each	\$150.00	\$2,400.00
Shrubs (#7 pot)	8	each	\$135.00	\$1,080.00
Shrubs (#5 pot)	315	each	\$75.00	\$23,625.00
Shrubs (#3 pot)	9	each	\$57.00	\$513.00
Shrubs and Perennials (#2 pot)	27	each	\$36.00	\$972.00
Shrubs, Groundcovers and Perennials (#1 pot)	962	each	\$16.50	\$15,873.00
Shrubs, Groundcovers and Perennials (#SP3 pot)	27	each	\$5.00	\$135.00
SUB-TOTAL PLANTS				\$57,953.00
2. GRASS				
Sod	165	m.sq.	\$14.50	\$2,392.50
Restoration seed mix	107	m.sq.	\$2.00	\$214.00
3. SOIL (SUPPLY ONLY)				
Soil (Large Shrubs & Trees) 600mm depth	444	m.cu.	\$32.00	\$14,208.00
Soil (Sod / Seed) 300mm depth	75	m.cu.	\$32.00	\$2,400.00
Mulch (All Beds) 100mm depth	74	m.cu.	\$40.55	\$3,000.70
SUBTOTAL SOFT LANDSCAPE				\$80,168.20
B. HARD LANDSCAPE				
1. IRRIGATION ALLOWANCE				
				\$5,000.00
2. SITE FURNISHINGS (SUPPLY ONLY)				
Bicycle Racks (Accommodates 6 Bikes)	1	each	\$485.00	\$485.00
Benches	2	each	\$1,100.00	\$2,200.00
3. STONE AND ROCK				
River Rock 155mm depth	10	m.cu.	\$33.00	\$330.00
2' Square Hydrapressed Pavers	590	each	\$16.00	\$9,440.00
4. FENCING (SUPPLY ONLY)				
1200mm Aluminum Privacy Fence (Vertical Slats)	24	l.m.	\$164.00	\$3,936.00
Timber Bridges Allowance				\$1,000.00
SUBTOTAL HARD LANDSCAPE				\$22,391.00
TOTAL LANDSCAPE BUDGET ESTIMATE				\$102,559.20
				Exclusive of GST

Prepared by LADR Landscape Architects 19-Apr-22
 For bonding purposes only (this is not a construction estimate)