

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000064

Owner: Magenta Enterprises Ltd., Inc. No. BC0296034
Attn: Mark Eraut
6440 West Saanich Rd
Saanichton BC V8M 1W8

Lands: PID 006-075-495, Lot 2, Section 11, Esquimalt District, Plan 4225

Address: 826 Esquimalt Road, Esquimalt, B.C.

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 authorizing the form and character of a six storey, thirty unit, multiple family residential development within Development Permit Area No. 1 – Multi-Unit Residential.
2. Approval of this Development Permit is issued in accordance with the architectural drawings prepared by Praxis Architects Inc. stamped “Received May 6, 2016”, attached hereto as Schedule ‘A’.
3. Approval of this Development Permit is issued in accordance with the landscape plan prepared by Lombard North Group Inc., stamped “Received March 29, 2016”, attached hereto as Schedule ‘B’.
4. Approval of this Development Permit is issued in accordance with building siting as detailed on the BC Land Surveyors Site Plan prepared by J.E. Anderson and Associates, stamped “Received March 29, 2016”, attached hereto as Schedule ‘C’.
5. Approval of this Development Permit is issued in accordance with the landscaping estimate provided by Lombard North Group Inc., stamped “Received June 7, 2016”, attached hereto as Schedule ‘D’. Security, in an amount representing 120% of the estimate (120% of \$14,944.00 = \$17,932.80) must be deposited with the Township of Esquimalt before this permit can be issued.

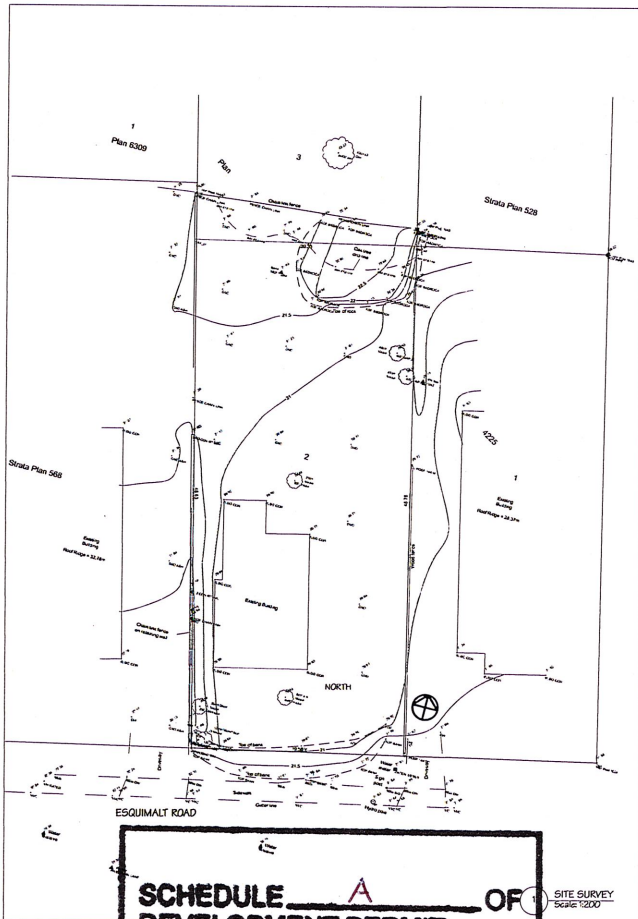
6. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
7. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
8. This Development Permit is not a Building Permit.
9. 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.
10. 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 _____, 2016

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE ____ DAY OF _____, 2016.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



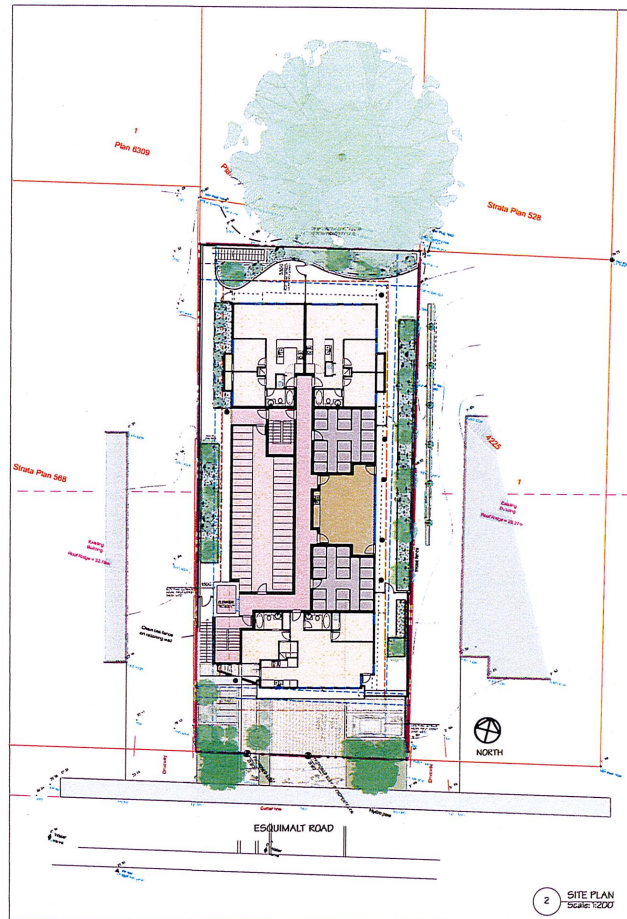
SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000064

CORPORATE OFFICER



PRAXIS
 architects inc.

VERDE CONDOMINIUMS
 826 ESQUIMALT ROAD
 VICTORIA B.C.



PROJECT DATA

STREET ADDRESS: 826 ESQUIMALT ROAD
 LEGAL DESCRIPTION: LOT 2, SECTION 11;
 ESQUIMALT DISTRICT VIP 4225;
 PID 006075495
 ZONE: CD NO. 96
 (COMPREHENSIVE DEVELOPMENT DISTRICT NO. 96)
 PERMITTED USES: MULTIPLE FAMILY RESIDENTIAL
 HOME OCCUPATION
 SITE AREA: 929.887 M2
 FLOOR AREA:
 LEVEL ONE M2
 LEVEL TWO 370.66
 LEVEL THREE 417.299
 LEVEL FOUR 417.299
 LEVEL FIVE 417.299
 LEVEL SIX 379.93
 TOTAL FLOOR AREA: 2002.487 M2
 FLOOR AREA RATIO: $2002.487 \text{ M}^2 / 929.887 \text{ M}^2 = 2.15$
 LOT COVERAGE: 88% LEVEL ONE
 60% FLOOR LEVELS 3-4-5 (ABOVE FIRST STOREY.)
 SETBACKS:
 FRONT: 5 METRES (FIRST STOREY)
 6 METRES (ABOVE FIRST STOREY)
 3.9 METRES (@ EAVE / ROOF)
 REAR: 0 (FIRST STOREY)
 3.3 METRES (ABOVE FIRST STOREY)
 SIDES: 0 (FIRST STOREY)
 WEST 1.5 METRES (ABOVE FIRST STOREY)
 EAST 2.1 METRES (ABOVE FIRST STOREY)

	2 BED	1+DEN	1 BED	#/FLOOR
LEVEL 1	0	0	0	0
LEVEL 2	3	0	0	3
LEVEL 3	3	2	2	7
LEVEL 4	3	2	2	7
LEVEL 5	3	2	2	7
LEVEL 6	4	2	0	6
TOTALS :	16	8	6	30

TOTAL DWELLING UNITS: 30
 PARKING PROVIDED: 19 RESIDENT STALLS (BEHIND GATE)
 4 VISITOR STALLS
 1 'CAR SHARE VEHICLE' STALL
 TOTAL STALLS: 24 (.8 PER DWELLING UNIT)
 6 SPACE BIKE PROVIDED FOR VISITORS IN FRONT YARD.
 BUILDING HEIGHT: 18 METRES
 AVERAGE GRADE: $21.546 = (21.6 + 21.3 + 21.358 + 21.9) / 4$
 AMENITIES PROVIDED: 45 BICYCLE STORAGE UNITS.
 30 SECURE STORAGE UNITS.
 1 AMENITY ROOM W/ DIRECT GARDEN TERRACE ACCESS.

RECEIVED

MAY 06 2016

CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

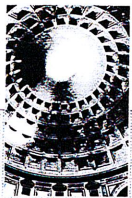
A-1

DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016

SITE SURVEY SITE PLAN
 DATA SHEET

NO. DP 000 0 64

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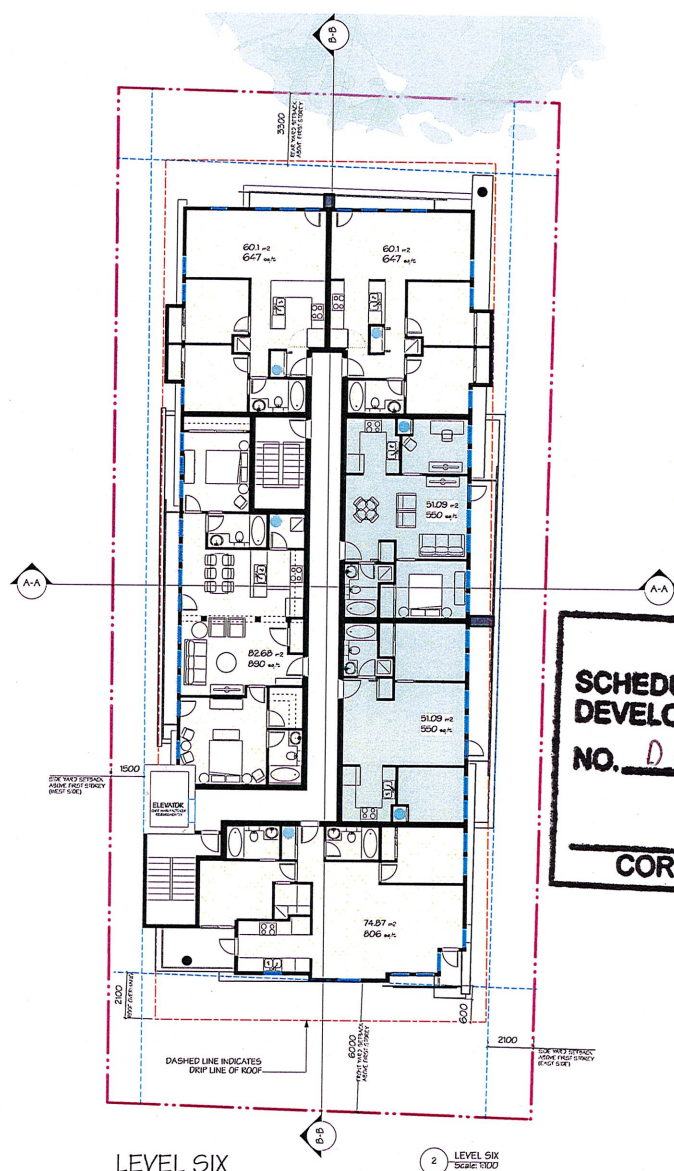
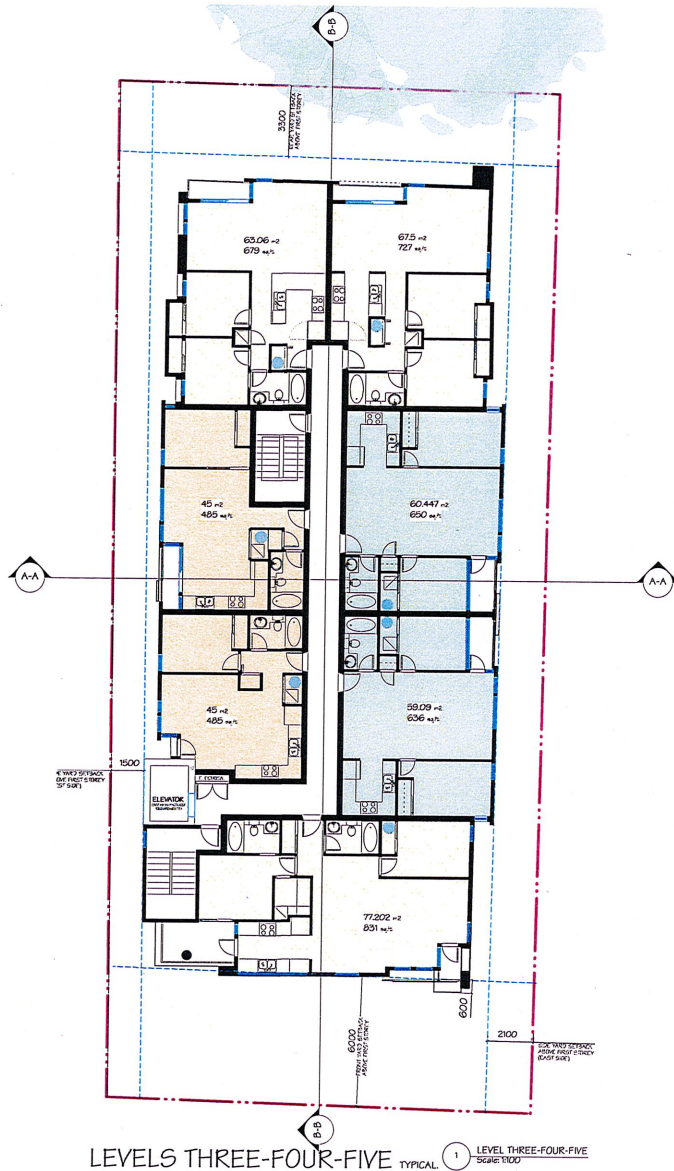
DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
PLANS : LEVEL ONE AND TWO

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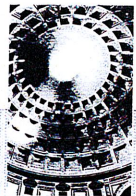
MAY 06 2016

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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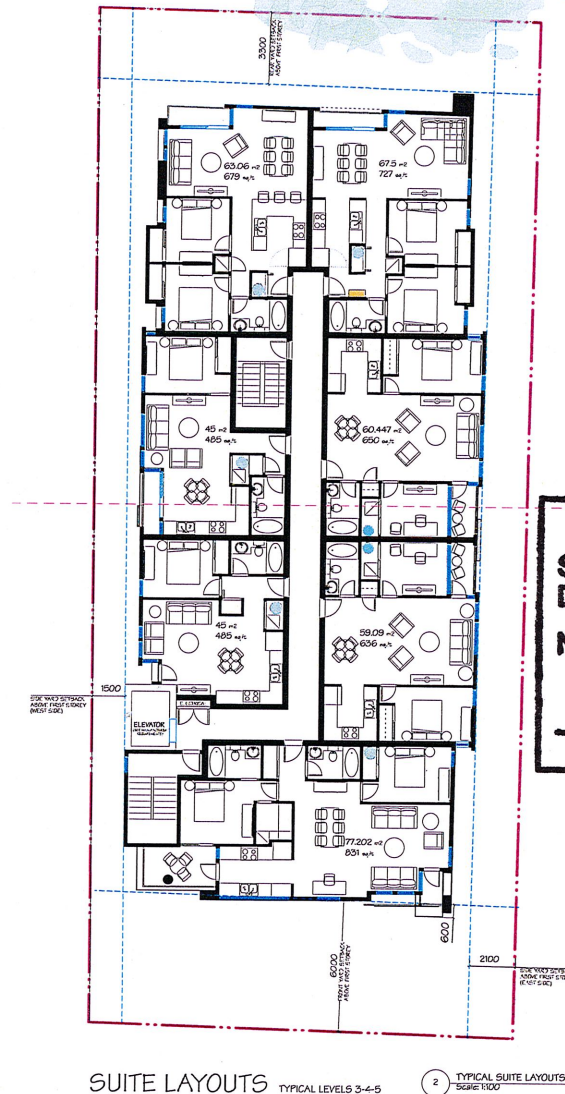
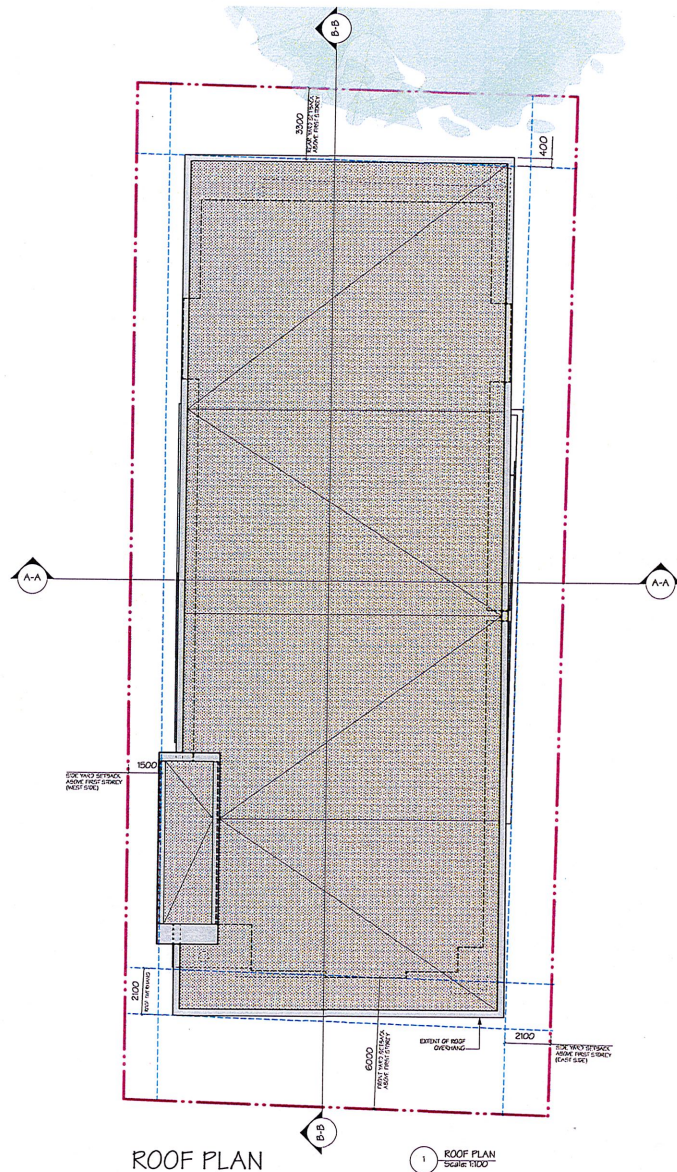


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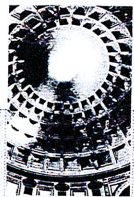
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DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
PLANS : TYPICAL LEVELS 3-4-5 &
LEVEL SIX

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DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
PLANS : ROOF PLAN &
SUITE LAYOUT PLAN FOR TYPICAL FLOORS 3-4-5

A-4

MATERIALS

1. CONCRETE, CM VERTICAL + HORIZONTAL REVEAL JOINTS + FORM TIE ARTICULATION
FRESH PAINTED CONCRETE
2. FIRE-REINFORCED CEMENT BOARD, SMOOTH PANEL
COLOR: JAMES HARDIE COLOR PLUS "TANTRIED LASSO"
3. FIRE-REINFORCED CEMENT BOARD, SMOOTH PANEL
COLOR: JAMES HARDIE COLOR PLUS "TUSCAN GOLD"
4. STUCCO - FINE TEXTURE
COLOR: "HORIZON" BENJAMIN MOORE (BMOC-55)
5. PRE-FINISHED METAL FLASHING
COLOR: "LUNDALL CHARCOAL" BENJAMIN MOORE (BM HC-106)
COLOR: "HORIZON" BENJAMIN MOORE (BMOC-55)
6. SOFT WOOD
COLOR: NATURAL STAIN
7. PRE-FINISHED PINK COLOR MATCHED "TIE RESOLUT"
COLOR MATCHED TO PANEL COLORS
8. ACCENT PANELS: FIRE-REINFORCED CEMENT BOARD, SMOOTH PANEL
COLOR: "CONCRETE BLUE" BENJAMIN MOORE (BM HC-134)
"STUNNY GOLD" BENJAMIN MOORE (BM HC-101)
"GORGEOUS BRICK" BENJAMIN MOORE (BM HC-90)
9. WINDOWS: VINYL
STANDARD COLOR: WHITE
10. GUARDS: ANODIZED ALUMINUM
MOVIE WIRE SCREEN WITH METAL EDGING
COLOR: NATURAL ALUMINUM FINISH
ACCENT PANELS ON GUARDS: SHEET METAL TO MATCH ACCENT COLORS
11. RAILINGS: 2" DIAMETER PIPE RAIL
STANDARD COLOR: "CHARCOAL"
12. ACCENT GLAZING: COLORED OPQUE GLASS TO MATCH ACCENT PANEL COLORS
13. PRE-FINISHED METAL COLUMN CASING
COLOR: "CHARCOAL"
14. FLEXIBLE PAVING: "BELGARD ECO-DURANT" OR EQUIVALENT
COLOR: "CHARCOAL"

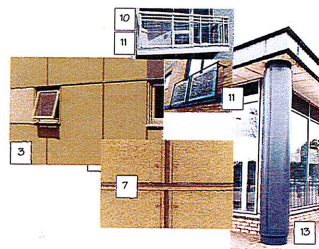
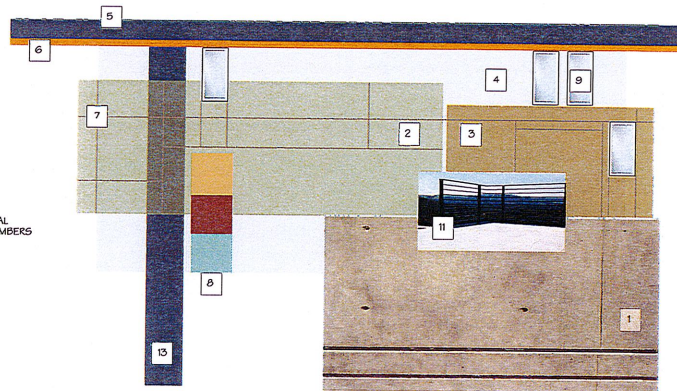
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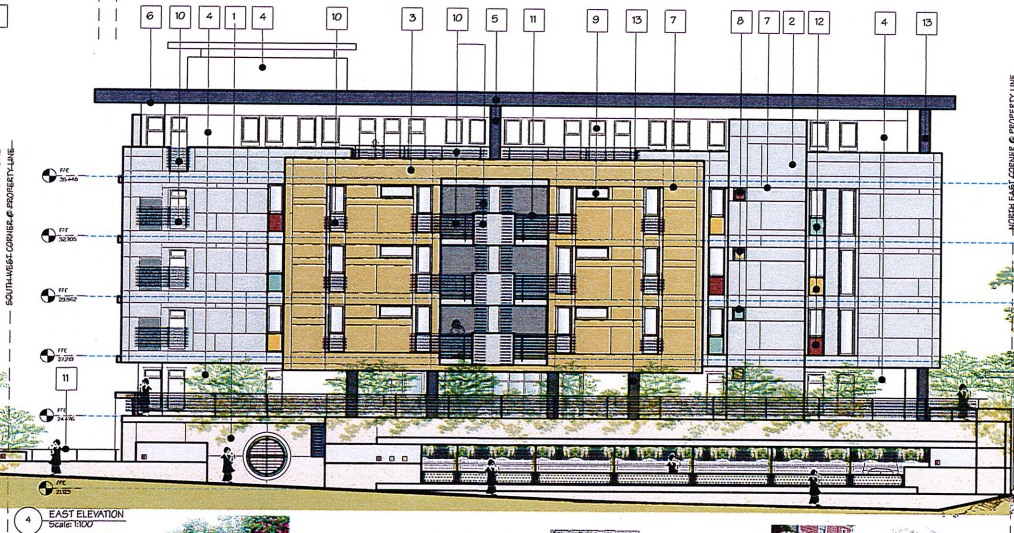
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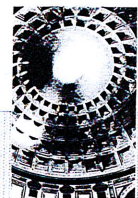
3 SOUTH ELEVATION @ ESQUIMALT ROAD
SCALE: 1/8\"/>



SOUTHEAST CORNER & PROPERTY LINE
SOUTHWEST CORNER & PROPERTY LINE



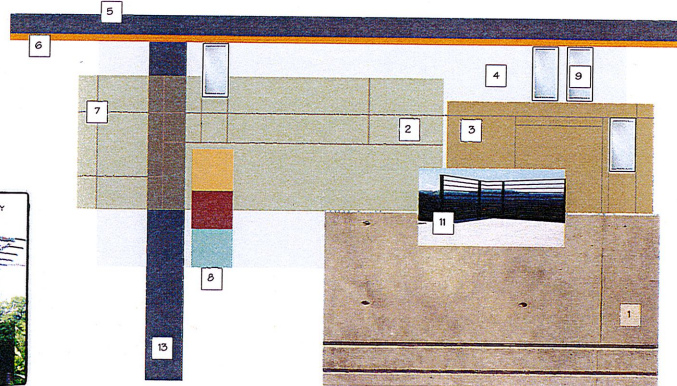
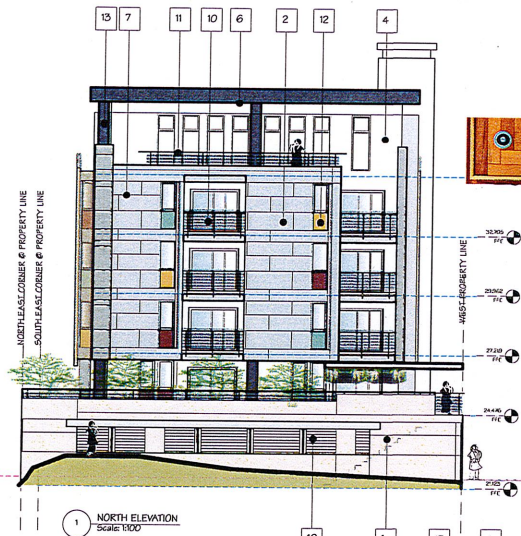
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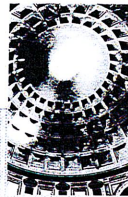
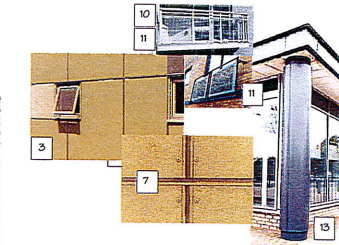
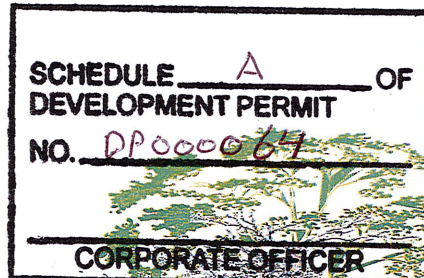
VERDE CONDOMINIUMS
826 ESQUIMALT ROAD
VICTORIA B.C.

DEVELOPMENT PERMIT APPLICATION: MARCH 29TH 2016
ELEVATIONS: SOUTH AND EAST



MATERIALS

1. CONCRETE, C&V VERTICAL + HORIZONTAL REVEAL JOINTS + FORM TIE ARTICULATION. FINISH PAINTED CONCRETE.
2. FIBRE REINFORCED CEMENT BOKED SMOOTH PANEL. COLOR: JAMES HANDE COLOR PLUS "HEATHERED MOSS".
3. FIBRE REINFORCED CEMENT BOKED SMOOTH PANEL. COLOR: JAMES HANDE COLOR PLUS "TUSCAN GOLD".
4. STUCCO, FINE TEXTURE. COLOR: "HORIZON" BENJAMIN MOORE (BM-00-03).
5. PRE-FINISHED METAL FLASHING. COLOR: "FERNAL CHANCE" BENJAMIN MOORE (BM-HC-100). COLOR: "HORIZON" BENJAMIN MOORE (BM-00-03).
6. SOPHIE WOOD. COLOR: NATURAL STAIN.
7. PRE-FINISHED-POMED-COLOR-MATCHED "TRY REGLET". COLOR: MATCHED TO PANEL COLORS.
8. ACCENT PANELS: FIBRE-REINFORCED CEMENT BOKED SMOOTH PANEL. "CONTOUR BLUE" BENJAMIN MOORE (BM-HC-100). "STREET GOLD" BENJAMIN MOORE (BM-HC-10). "TUSCAN GOLD" BENJAMIN MOORE (BM-HC-10).
9. WINDOWS: WHITE. STAINLESS STEEL: WHITE.
10. GUARDS AND/OR SCREEN. WOVEN WIRE SCREEN WITH METAL EDGING. COLOR: MATERIAL ALUMINUM FINISH. ACCENT PANELS ON GUARDS: SHEET METAL TO MATCH ACCENT COLORS.
11. RAILINGS: 2" DIAMETER PIPE RAIL. STAINLESS STEEL: "CHARCOAL".
12. ACCENT GLAZING: COLORED OPAQUE GLASS TO MATCH ACCENT PANEL COLORS. COLOR: "CHARCOAL".
13. PRE-FINISHED METAL COLUMN CASING. COLOR: "CHARCOAL".
14. PERMEABLE PAVING: "BELGARD ECO-DRAIN" OR EQUIVALENT. COLOR: "CHARCOAL".



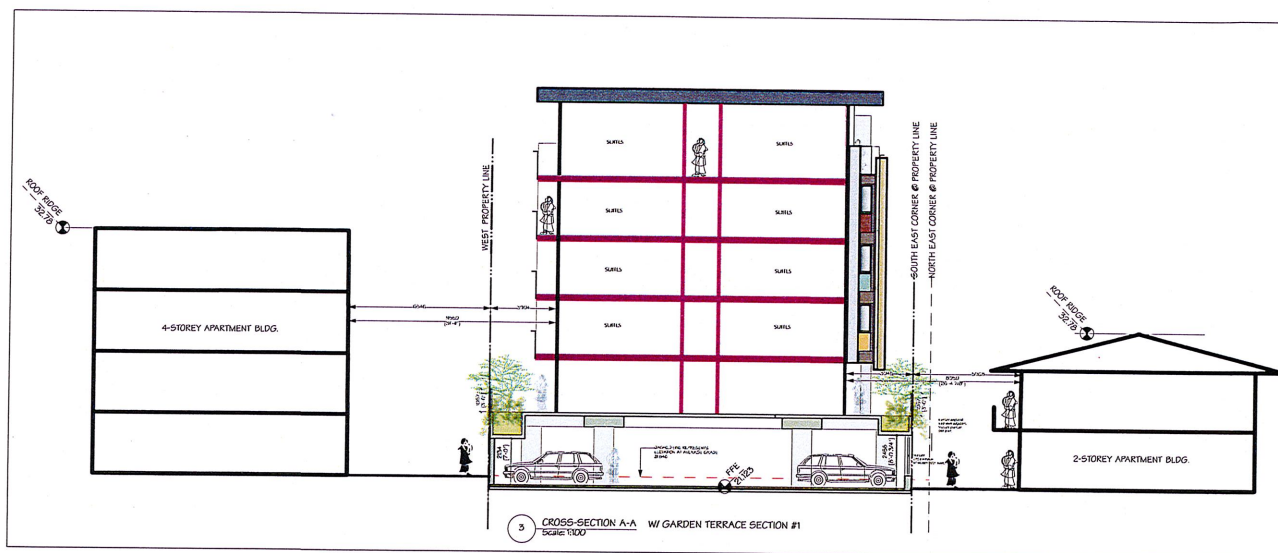
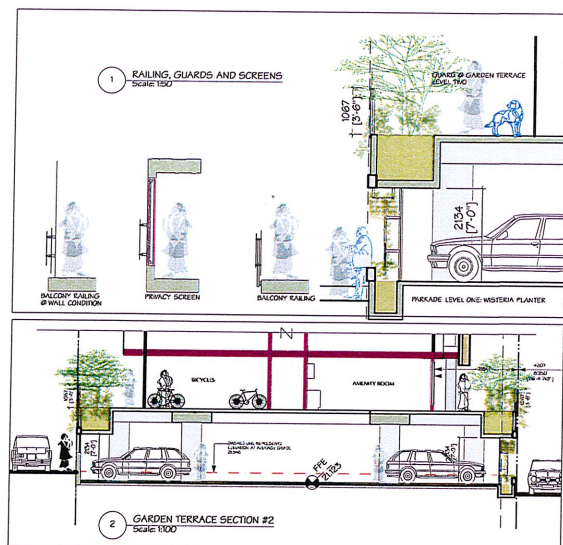
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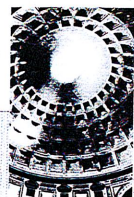
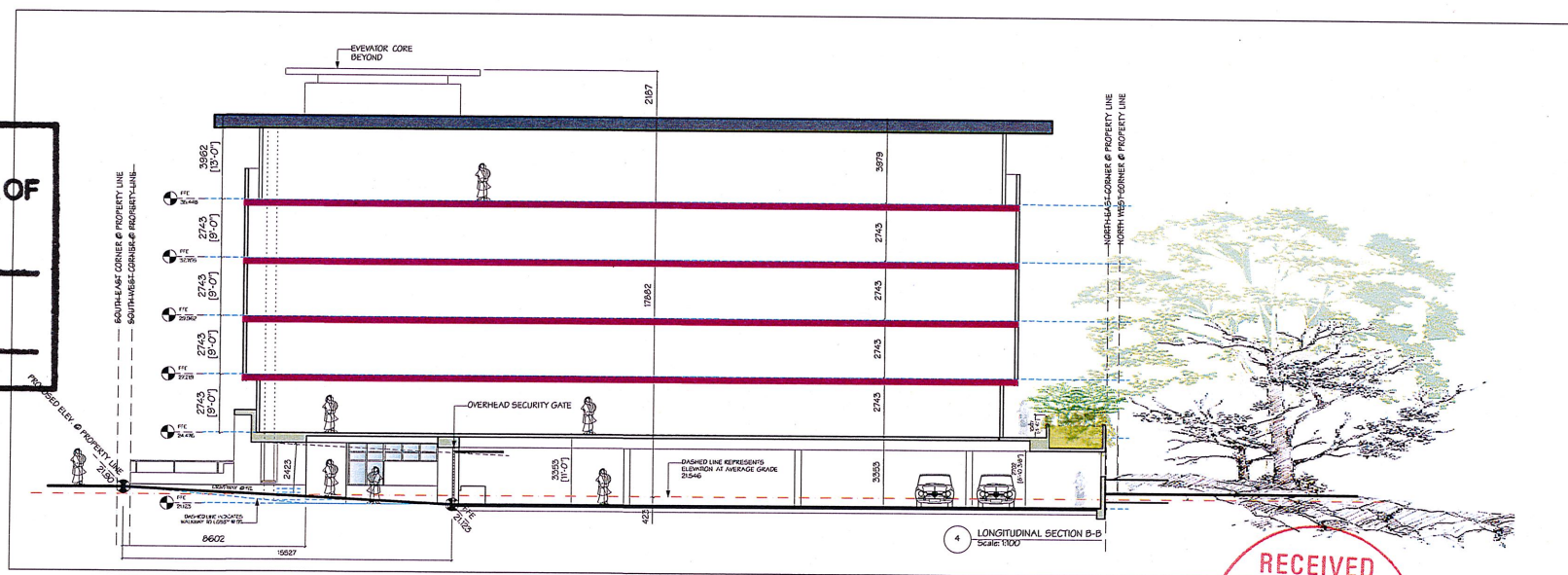
DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
ELEVATIONS: NORTH AND WEST



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SCHEDULE A OF
DEVELOPMENT PERMIT
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CORPORATE OFFICER



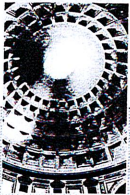
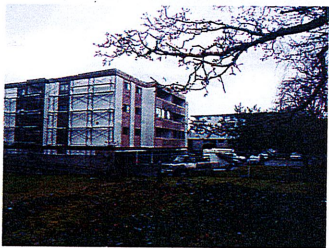
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VERDE CONDOMINIUMS
826 ESQUIMALT ROAD
VICTORIA B.C.

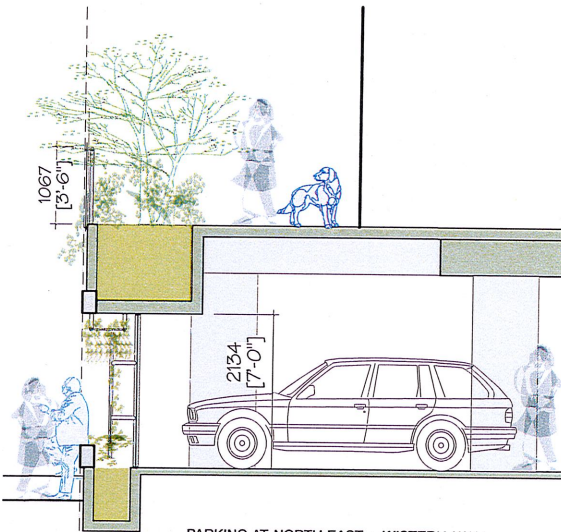
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SECTIONS



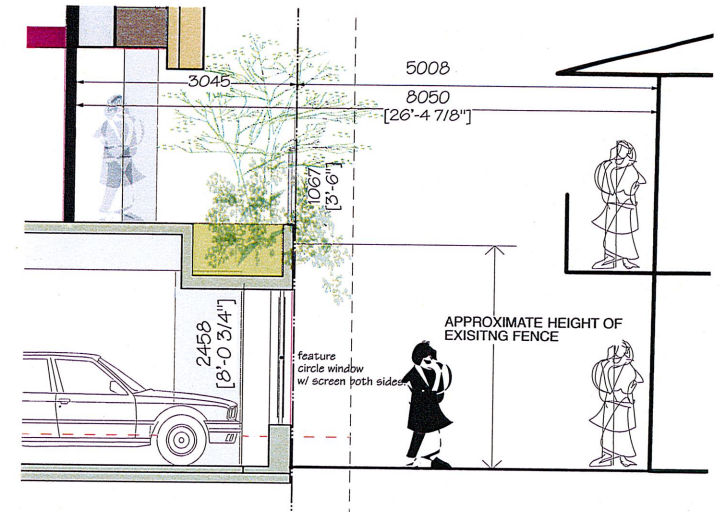
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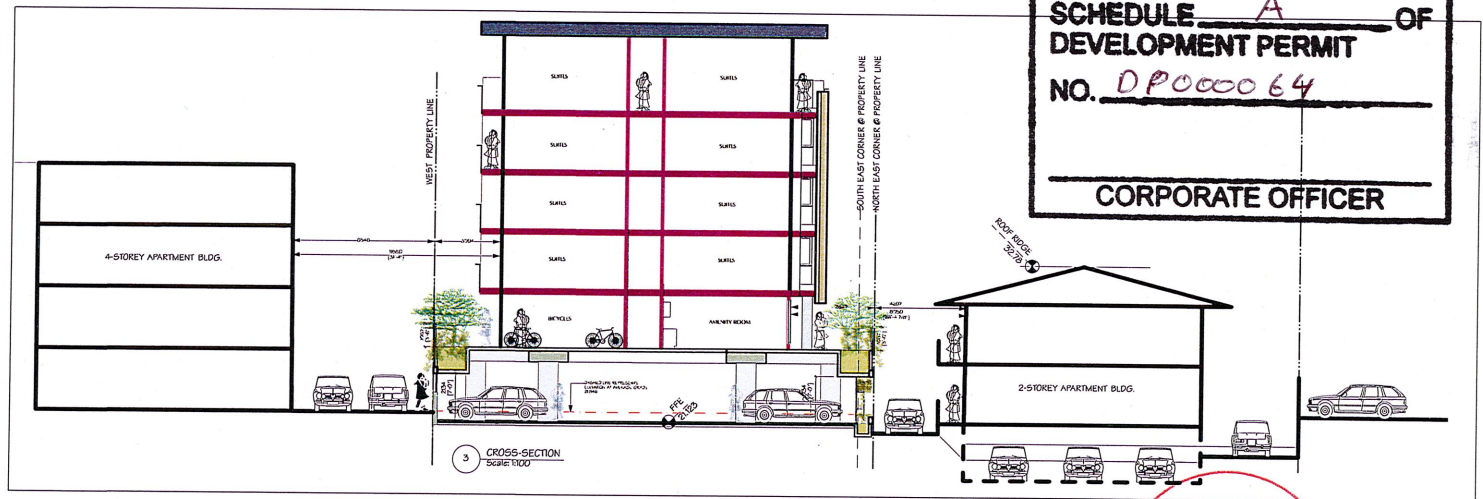
PRAXIS
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PARKING AT NORTH-EAST : WISTERIA WALL

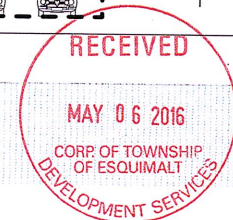


PARKING AT SOUTH-EAST : FEATURE CIRCLE WINDOW

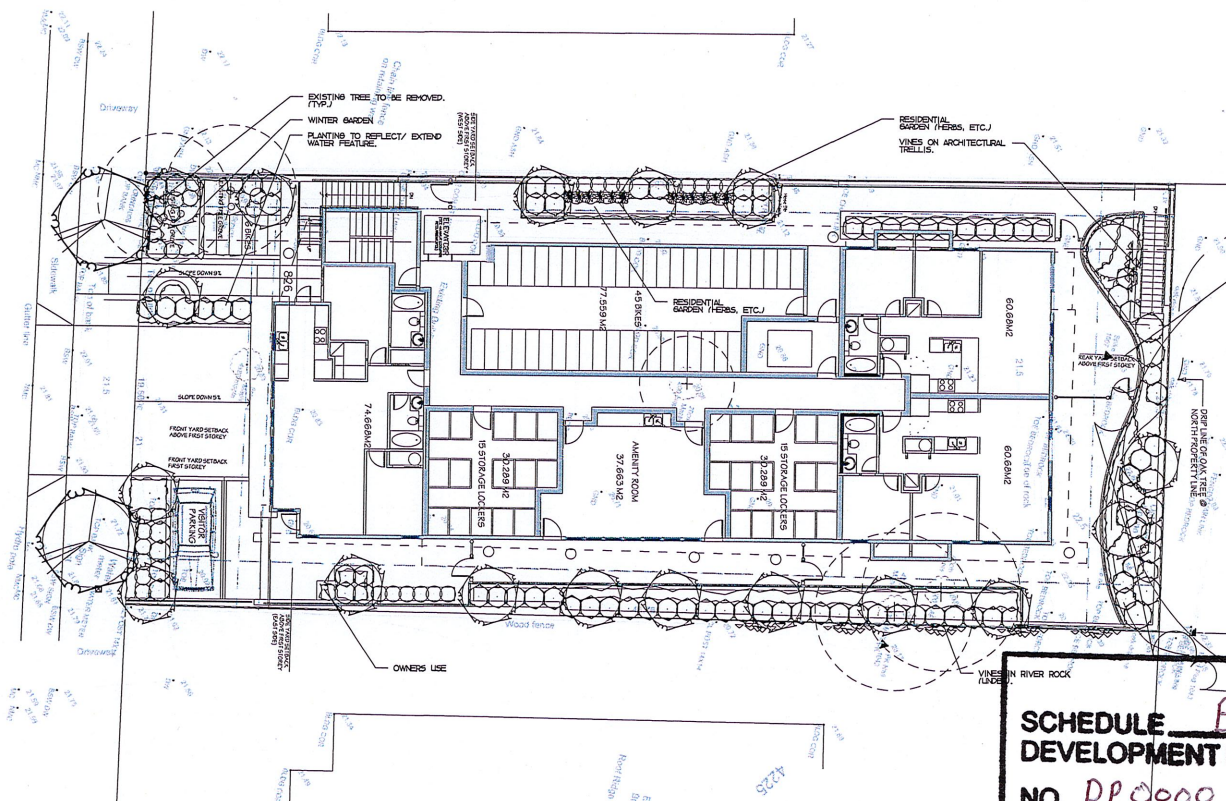


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826 ESQUIMALT ROAD
VICTORIA B.C.

DEVELOPMENT PERMIT APPLICATION MARCH 29TH, 2016
ADJACENT RELATIONSHIPS



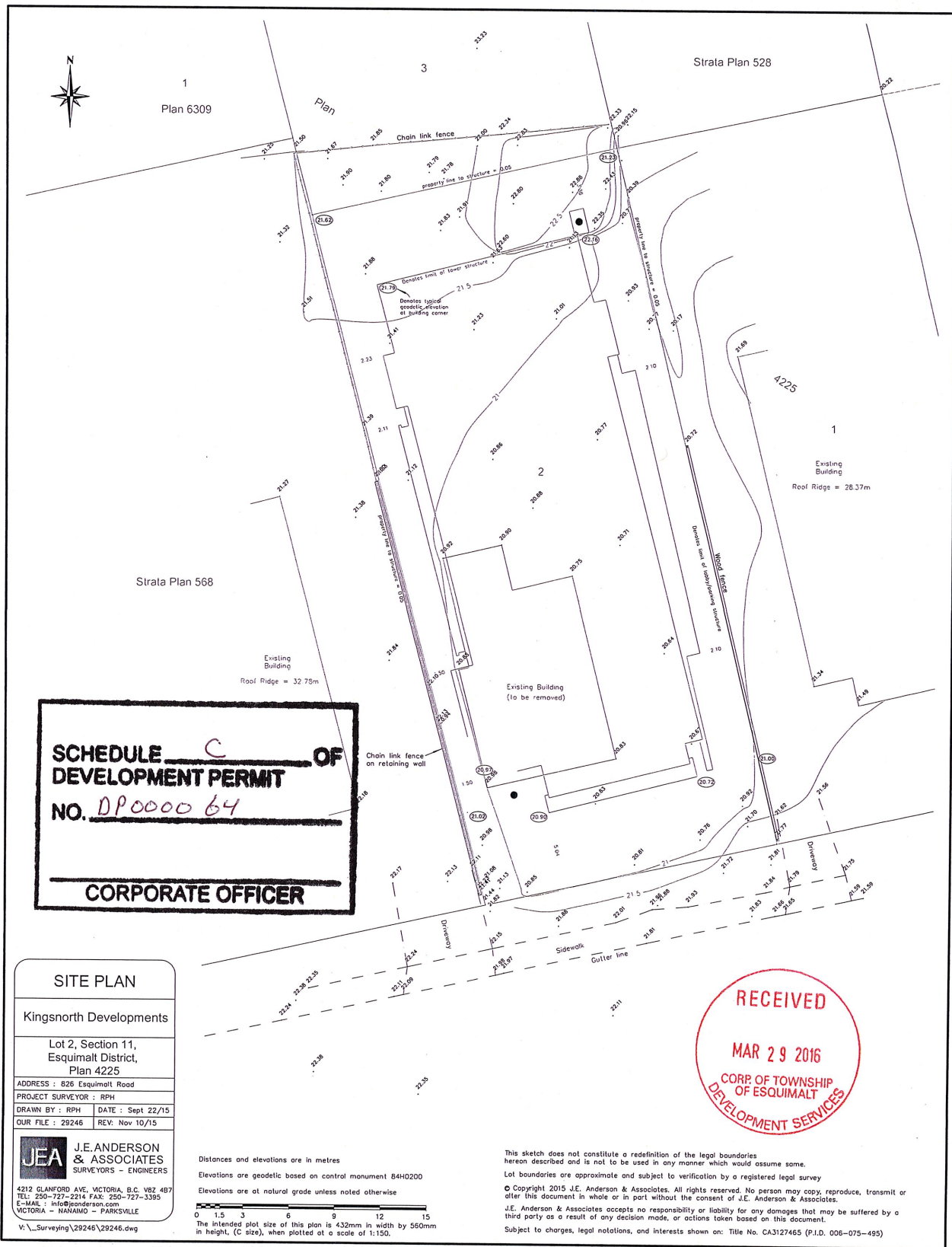
A-8

[illegible]

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

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LANDSCAPE PLAN | P1



826 Esquimalt Road

Cost Estimate - June 07, 2016

826E - P1R1.dwg

Landscape

Soft Landscape Items

	Quantity	Unit	Unit Price	Total
Ornamental Tree (5.0 cm. Cal.)	2	ea	\$ 475.00	\$ 950.00
Multi-Stem (2 m. ht.)	18	ea.	\$ 125.00	\$ 2,250.00
Shrubs (27 cm. pot)	7	ea	\$ 35.00	\$ 245.00
Shrubs (21 cm. pot)	88	ea	\$ 22.00	\$ 1,936.00
Shrubs (15 cm. pot)	32	ea	\$ 13.00	\$ 416.00
Groundcover (15 cm. pot)	155	ea	\$ 13.00	\$ 2,015.00
Vines (21 cm. pot)	6	ea	\$ 22.00	\$ 132.00
Topsoil - Planting Beds	70	cu.m.	\$ 50.00	\$ 3,500.00
Irrigation		allow	\$ 3,500.00	\$ 3,500.00
Total				\$ 14,944.00

Note: The Above Includes all labor and material costs.

SCHEDULE <u>D</u> OF DEVELOPMENT PERMIT NO. <u>DP000064</u> CORPORATE OFFICER
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**Lombard
North
Group**