

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.

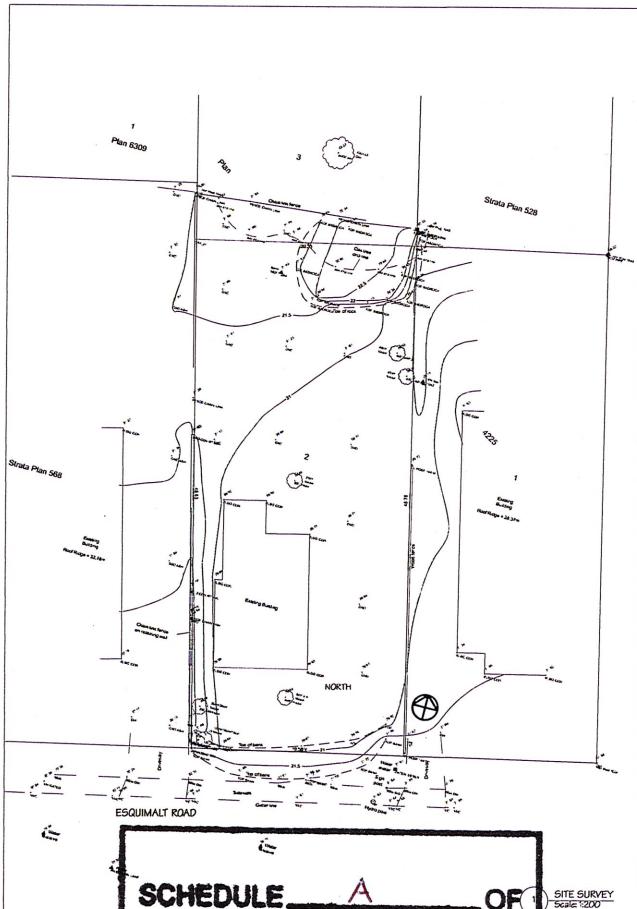
6. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
7. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may 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.

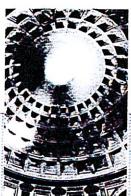
Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



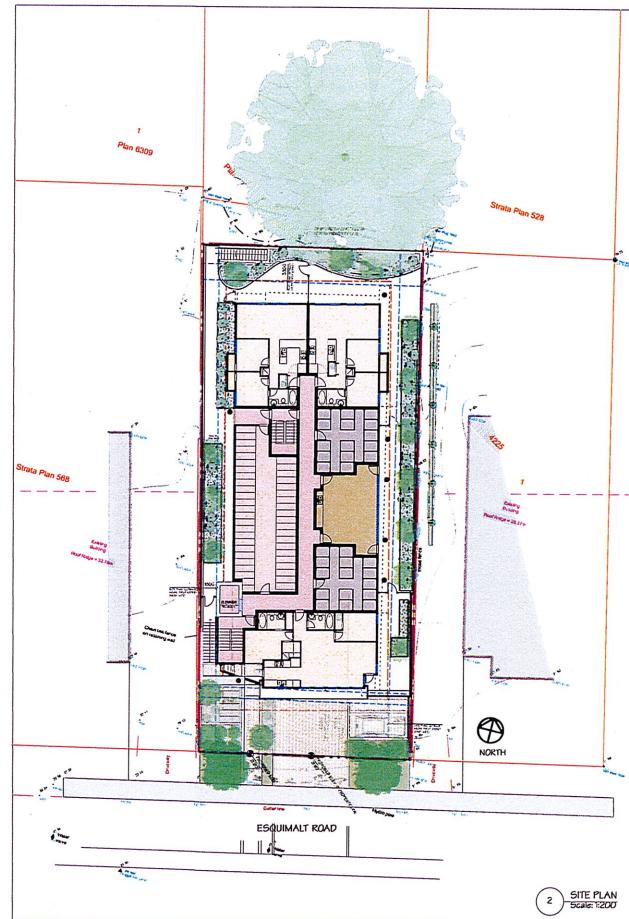
SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP 0000 64

CORPORATE OFFICER



PRAXIS
architects inc.

VERDE CONDOMINIUMS
826 ESQUIMALT ROAD
VICTORIA B.C.



DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
SITE SURVEY SITE PLAN
DATA SHEET

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:	M2
LEVEL ONE	0
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 M² / 929.887 M² = 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 METRES (FIRST STOREY)
3.3 METRES (ABOVE FIRST STOREY)

SIDES: WEST 0 METRES (FIRST STOREY)
EAST 1.5 METRES (ABOVE FIRST STOREY)
1.2 METRES (ABOVE FIRST STOREY)

	2BED	1+DEN	1BED	#/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 RACK PROVIDED FOR VISITORS IN FRONT YARD.

BUILDING HEIGHT: 18 METRES

AVERAGE GRADE: 21.546 =
(21.6 + 21.3 + 21.358 + 21.9 = 86.185 / 4)

AMENITIES PROVIDED: 45 BICYCLE STORAGE UNITS,
30 SECURE STORAGE UNITS,
1 AMENITY ROOM W/ DIRECT GARDEN TERRACE ACCESS.



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**SCHEDULE A OF
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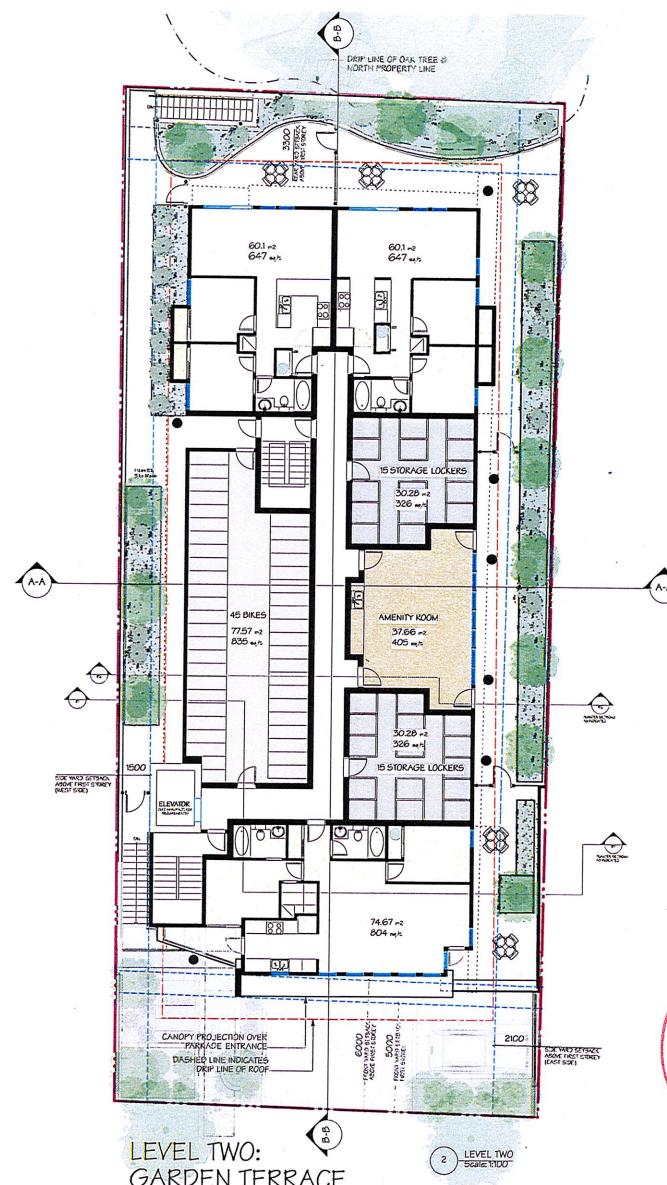
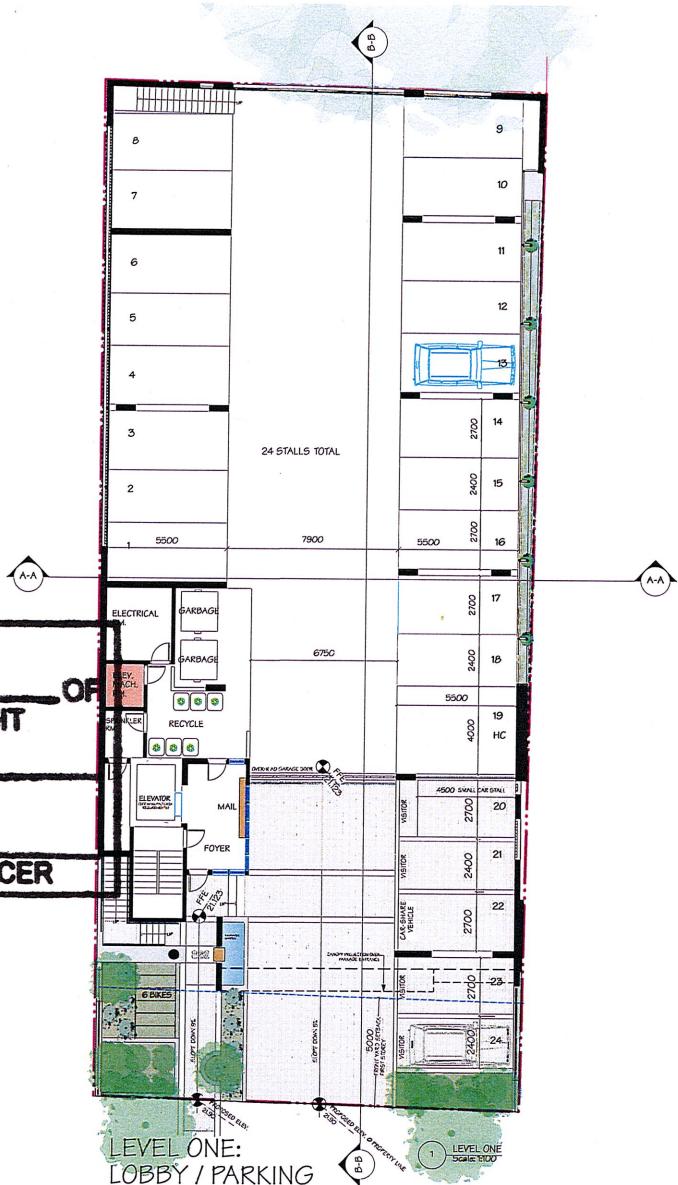
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LEVEL ONE: LOBBY / PARKING

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

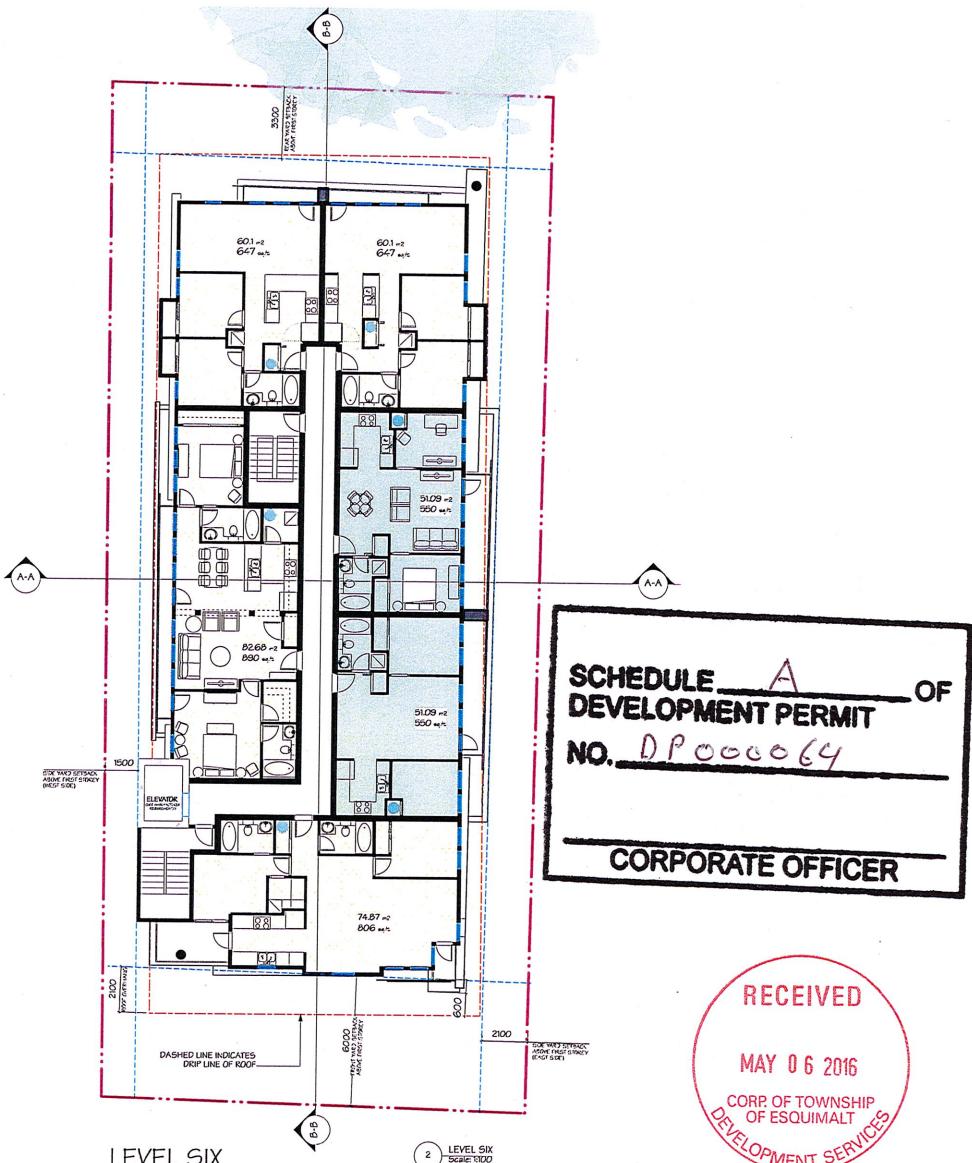
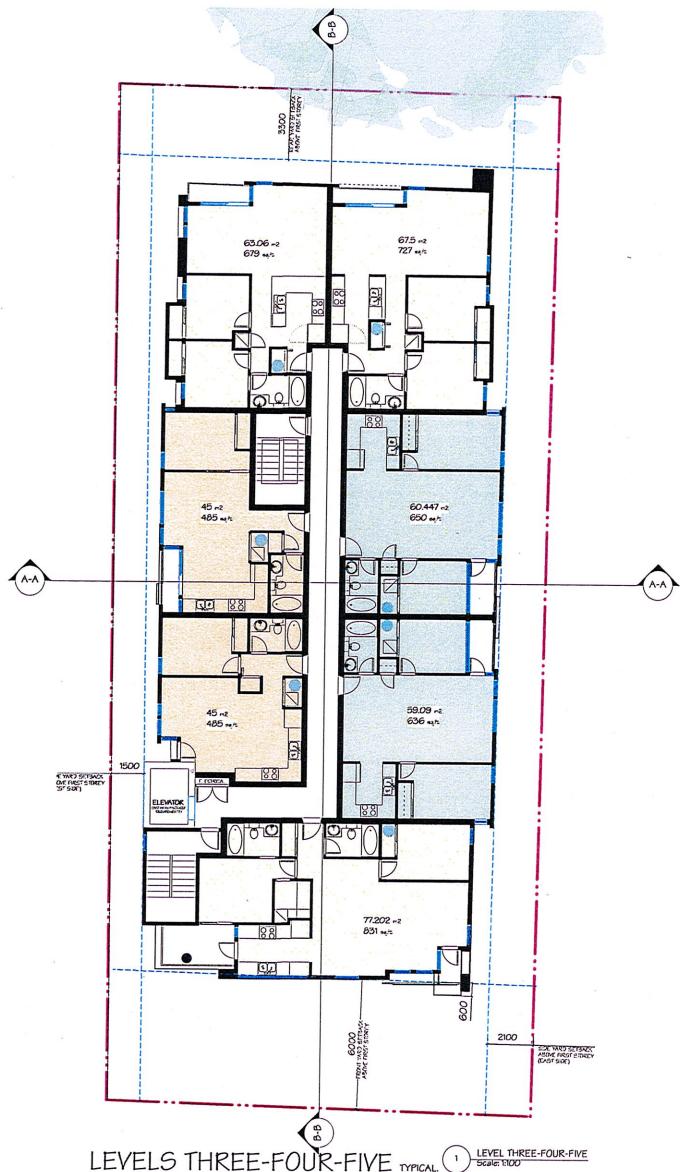


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VICTORIA B.C.**

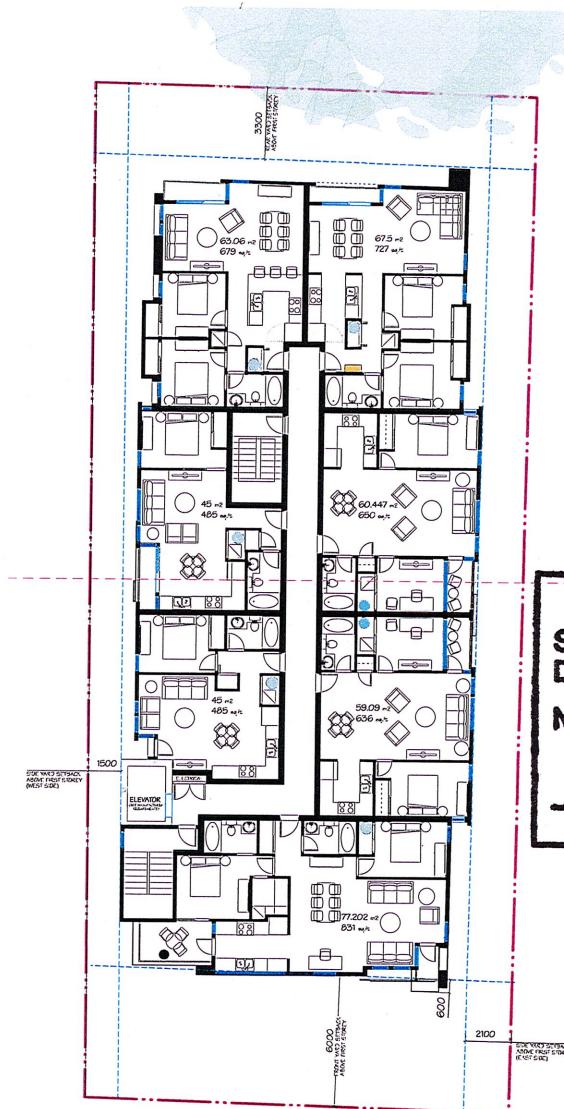
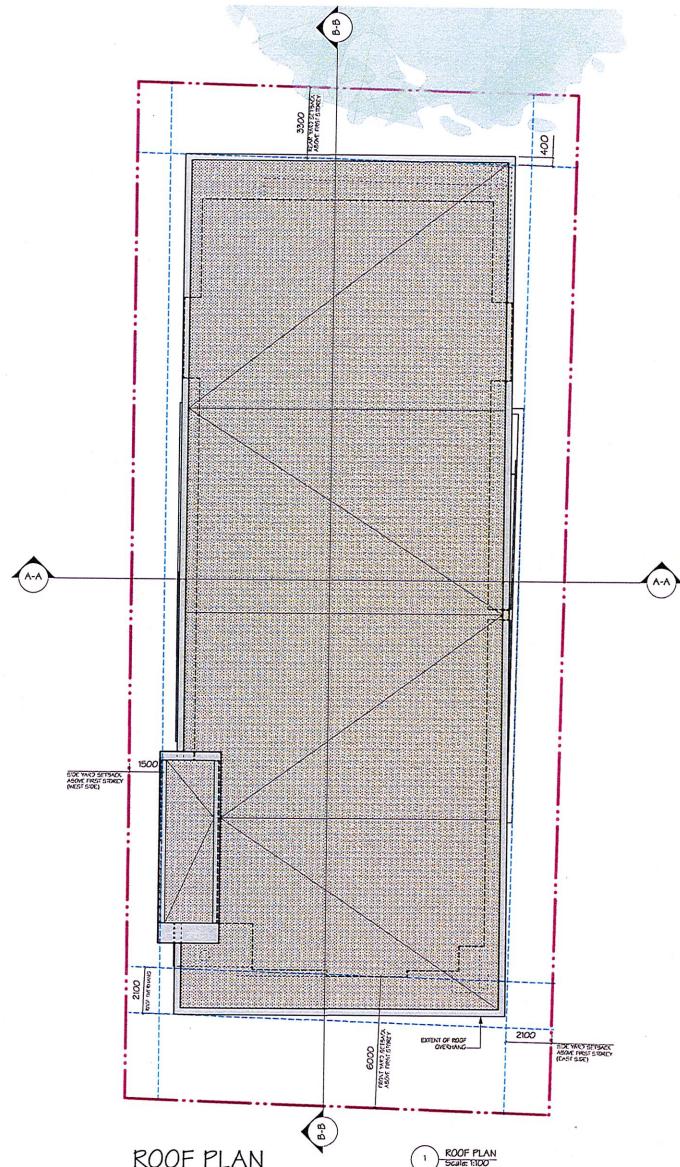


SCHEDULE A OF
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DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
**PLANS : TYPICAL LEVELS 3-4-5 &
LEVEL SIX**

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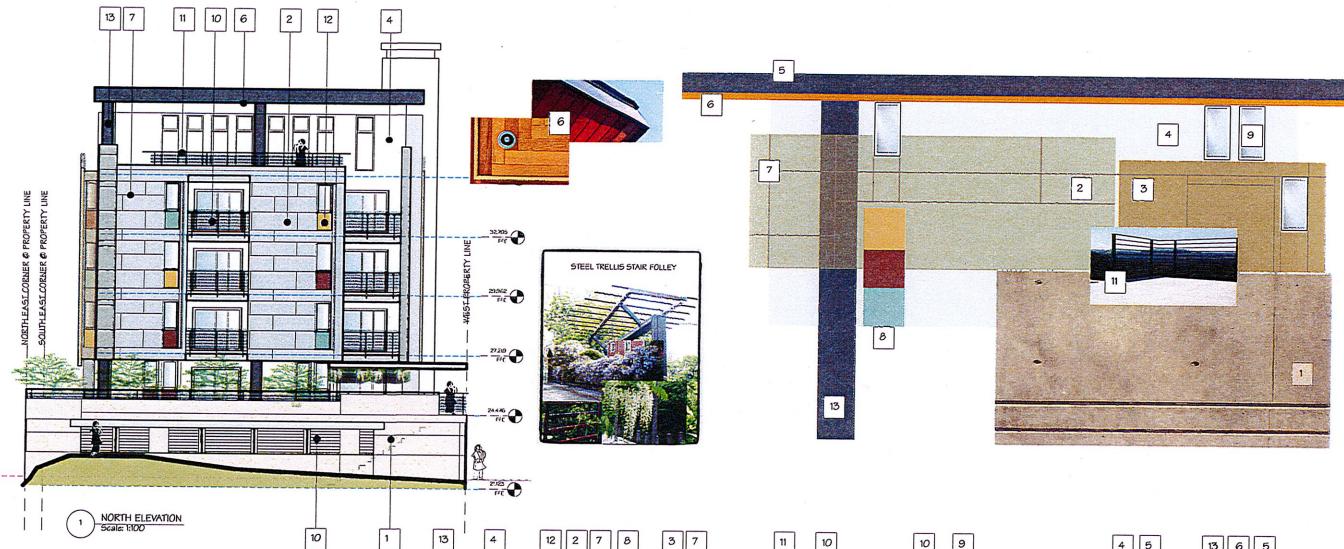
DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016

PLANS : ROOF PLAN &

SUITE LAYOUT PLAN FOR TYPICAL FLOORS 3-4-5

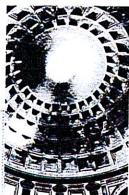
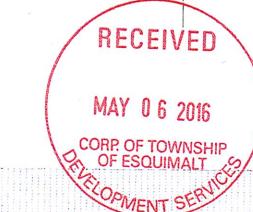
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MATERIALS

1. CONCRETE: CAVIERTICAL + HORIZONTAL REVEAL JOINTS + FORM TIE ARTICULATION. FINISH: PRINTED CONCRETE.
2. FIBRE-REINFORCED CEMENT BOARD: SMOOTH PANEL COLOR: JAMES HARDIE COLOR-PLUS™ "HEATHERED MOSS"
3. FIBRE-REINFORCED CEMENT BOARD: SMOOTH PANEL COLOR: JAMES HARDIE COLOR-PLUS™ "TUSCAN GOLD"
4. STAINLESS STEEL: COLOR: "HORIZON" BENJAMIN MOORE (B400C-S5)
5. PRE-FINISHED METAL FLASHING COLOR: "KENDALL CHICAGO" BENJAMIN MOORE (HC-166) COLOR: "CHARCOAL" BENJAMIN MOORE (B400C-S5)
6. SOFFIT WOOD COLOR: NATURAL STAIN
7. PRE-FINISHED-PAINTED-COLOR-MATCHED "TRY REGLET" COLOR: "STAINED" DURACOAT 1200 BENJAMIN MOORE (B400C-S5)
8. ACCENT PANELS: FIBRE-REINFORCED CEMENT BOARDS: SMOOTH PANEL COLOR: "CONVENTION BLUE" BENJAMIN MOORE (B44 HC-138) "STUART GOLD" BENJAMIN MOORE (B44 HC-101) "GORGONIA SHOCK" BENJAMIN MOORE (B44 HC-102)
9. WINDOWS: VINYL STANDARD COLOR: WHITE
10. GLAZED METAL SCREEN: WOVEN WIRE SCREEN WITH METAL EDGING COLOR: NATURAL ALUMINUM FINISH - ACCENT GLAZED METAL SCREEN WITH METAL TO MATCH ACCENT COLORS.
11. RAILINGS: 2" DIAMETER PIPE RAIL STANDARD COLOR: "CHARCOAL"
12. ACCENT GLAZING: COLORED OPAQUE GLASS TO MATCH ACCENT PANEL COLORS
13. PRE-FINISHED METAL COLUMN CASING COLOR: "CHARCOAL"
14. PERMEABLE PAVING: "BELGARD ECO-DUBLIN OR EQUIVALENT, COLOR: "CHARCOAL"

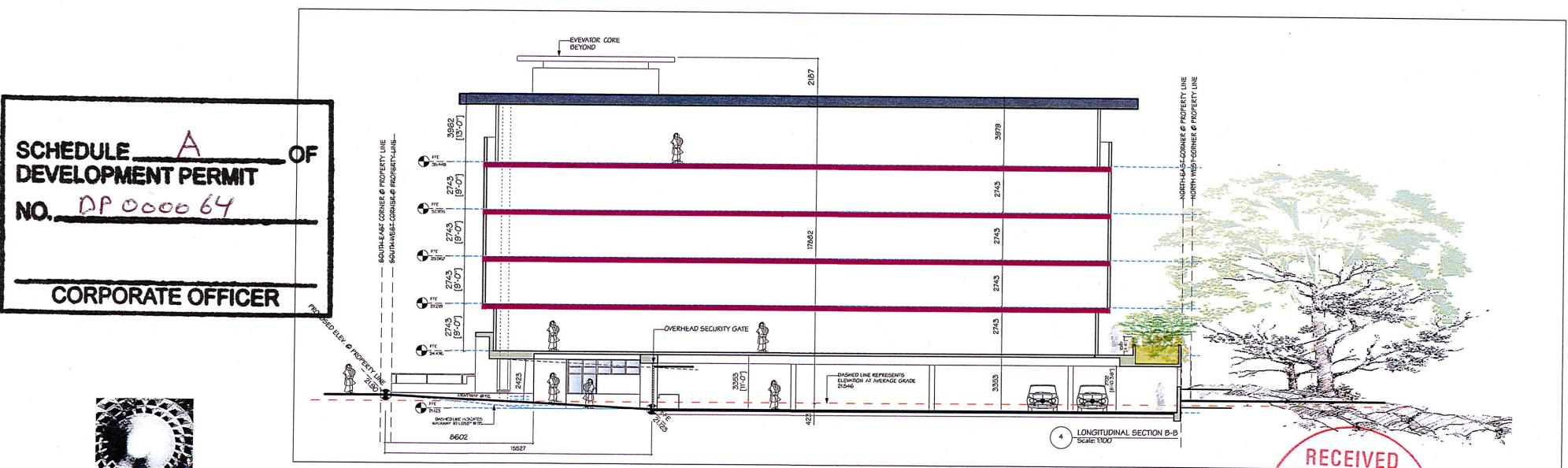
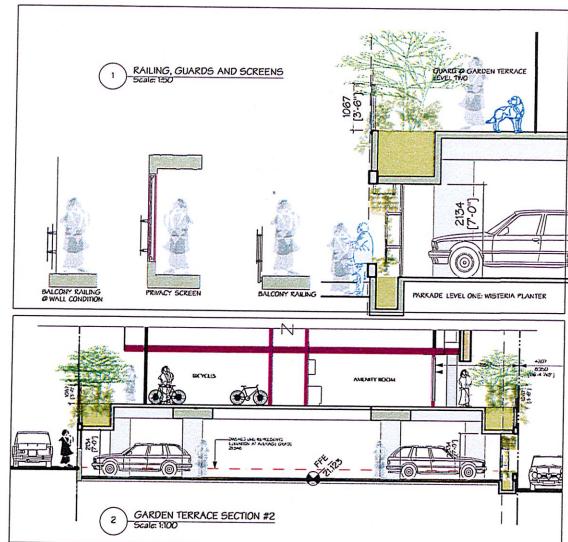


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DEVELOPMENT PERMIT APPLICATION MARCH 29TH 2016
ELEVATIONS: NORTH AND WEST

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DEVELOPMENT PERMIT APPLICATION MARCH 29TH, 2016 SECTIONS



MAY 06 2016

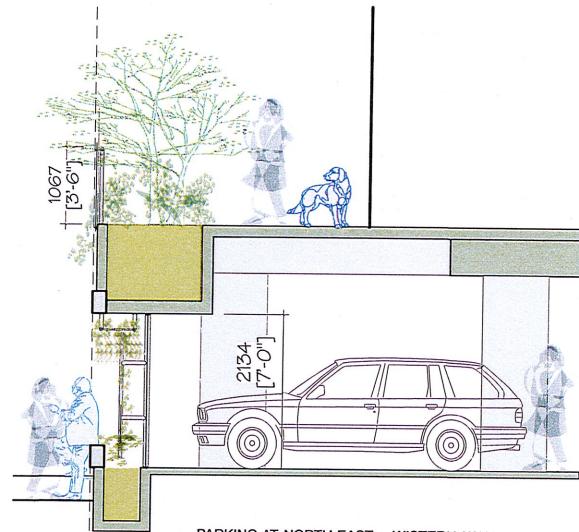
A circular red stamp with the text "MAY 6 2016" at the top and "CORP. OF TOWNSHIP OF ESQUIMALT" in the center. On the left side, the word "DEPT" is handwritten in black ink.

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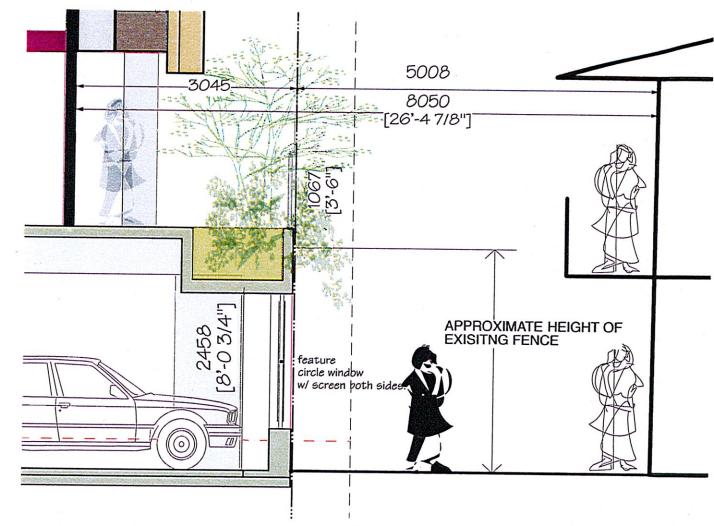


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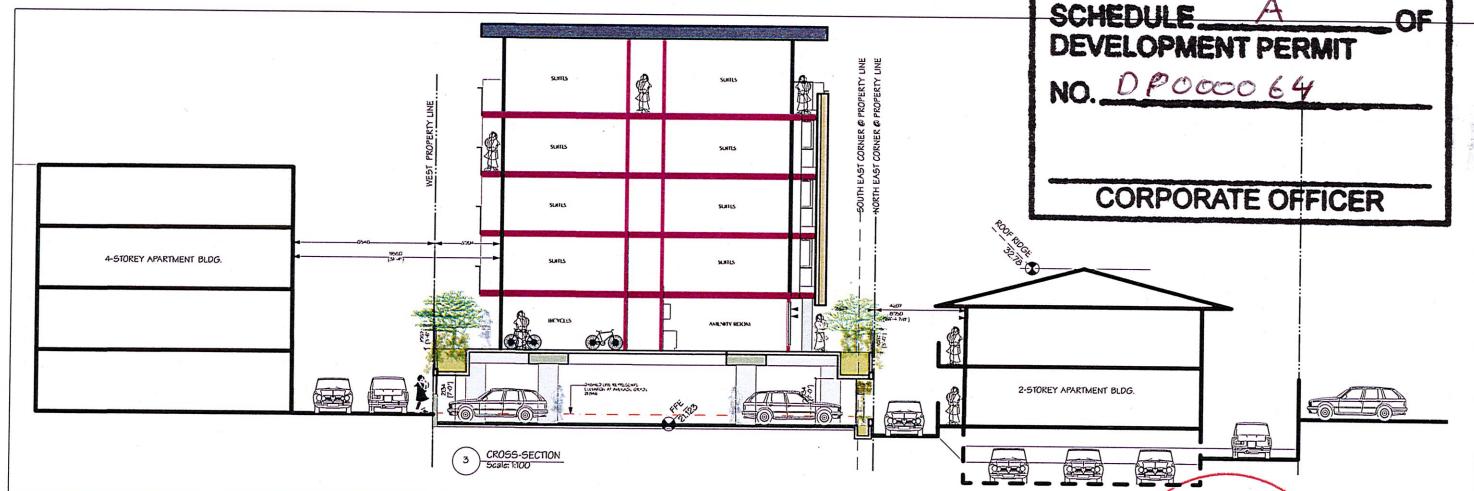
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VICTORIA B.C.



PARKING AT NORTH-EAST : WISTERIA WALL



PARKING AT SOUTH-EAST : FEATURE CIRCLE WINDOW



DEVELOPMENT PERMIT APPLICATION MARCH 29TH, 2016
ADJACENT RELATIONSHIPS

RECEIVED
MAY 06 2016
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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RECEIVED

MAR 29 2016

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

LEGEND

ORNAMENTAL DECIDUOUS TREE TO BE
MAHOGANY VARIETY TO 1.5 M. O.C. APPROXIMATE NO. - 02
SIZE 5.0 CM CAL. APPROXIMATE NO. - 02

MULITSTEM TO BE A SELECTION OF:
STRAWBERRY TREE (BLU), CALIFORNIA LILAC (BLU),
PINK LAVENDER (BLU), COTONEASTER (BLU), RHODODENDRON (BLU),
SIZE 1.2 M HT., 40L APPROXIMATE NO. - 18

LARGE SHRUB TO BE A SELECTION OF:
LOCOTRA ROSE (DEC), GLOOMY ASH (REC), PIERIS (BLU), RHODODENDRON (BLU),
COTONEASTER (BLU), PORTUGUESE LAUREL (REC),
SIZE 2.1 M HT., 40L APPROXIMATE NO. - 07

MEDIUM SHRUB TO BE A SELECTION OF:
WILDFLOWERS (REC), WILDFLOWERS (REC), WILDFLOWERS (REC),
WILDFLOWERS (REC), SWORD FERN (BLU),
POPPY (REC), COTONEASTER (BLU), PINK
ESCALLONIA (BLU), OREGON GRAPE (BLU), CALIFORNIA LILAC (BLU),
SIZE 2.7 CM POT, APPROXIMATE NO. - 68

SMALL SHRUB TO BE A SELECTION OF:
MULITSTEM (REC), MULITSTEM (REC), MULITSTEM (REC),
ANGELIA (BLU), LAVENDER (BLU), GOLDFLAME SPREAD (REC),
ROSE (REC), DEEP FERN (REC), HEIDELAND WHITE (REC),
SIZE 2.1 CM POT, APPROXIMATE NO. - 32

VINES TO BE A SELECTION OF:
CLIMBING HYDRANGEA (DEC),
SIZE 2.7 CM POT, APPROXIMATE NO. - 4
BOSTON IVY (DEC),
SIZE 1.5 CM POT, PLANT 45 CM O.C.

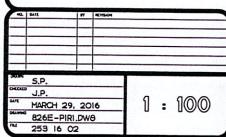
GROUNDCOVER TO BE A SELECTION OF:
KINNICKINICK (BLU), WINTERGREEN (REC),
CREEPING ROSEMARY (BLU), DUSTY MILLER (PI),
CAREY'S (REC),
SIZE 1.5 CM POT, PLANT 45 CM O.C.

NOTES

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.

SCHEDULE B OF
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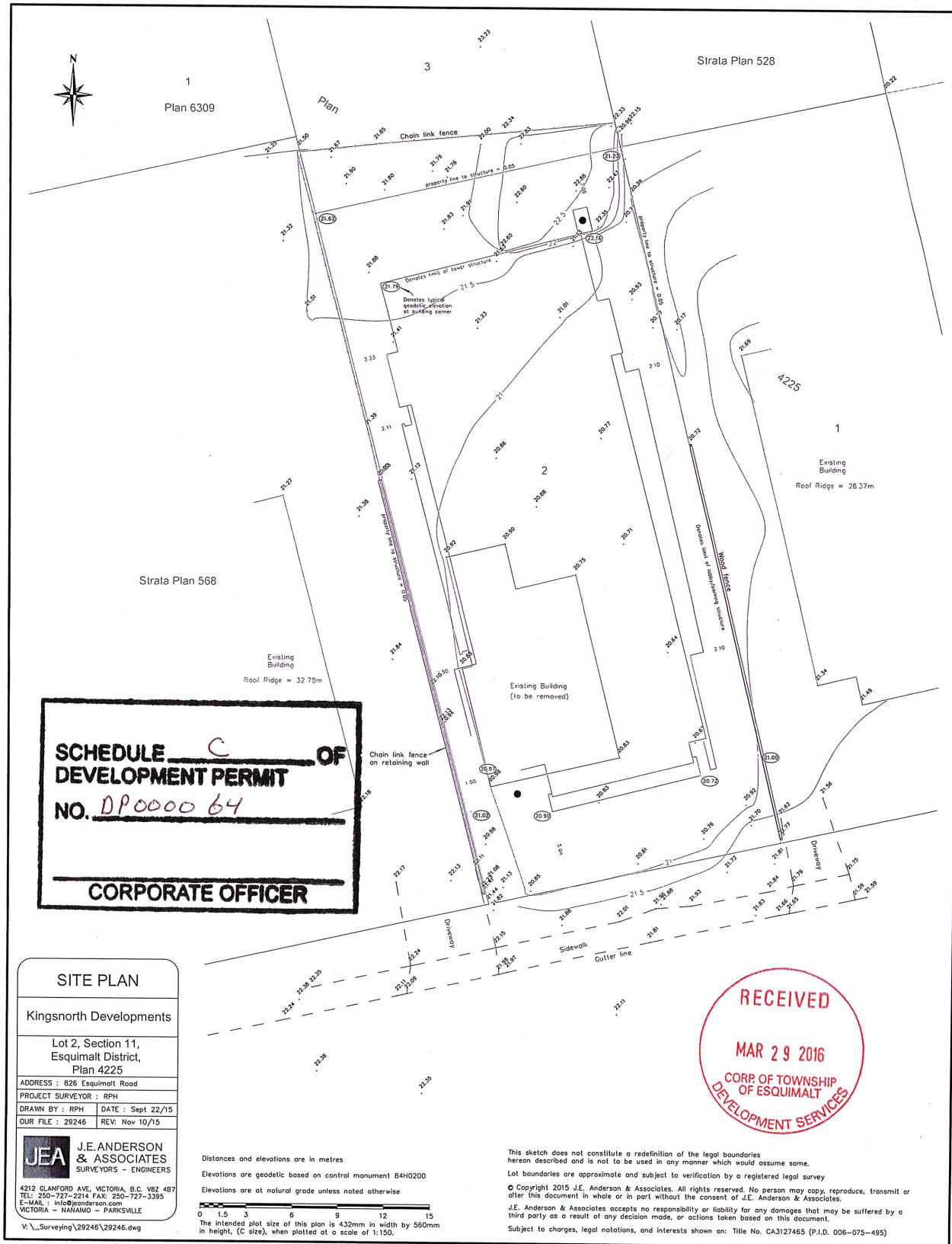
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826 ESQUIMALT ROAD
ESQUIMALT, B.C.



LANDSCAPE PLAN P1



826 Esquimalt Road

Cost Estimate - June 07, 2016

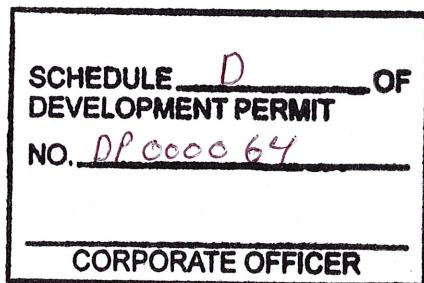
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Landscape	Quantity	Unit	Unit Price	Total
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Soft Landscape Items

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.



**Lombard
North
Group**