

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000222

Owner: 1006 Craigflower Road Ltd., Inc. No. BC1361418
1620-1185 West Georgia Street
Vancouver, BC
V6E 4E6

Lands: PID 003-877-329
Lot 4, Section 10, Esquimalt District, Plan 13018
PID 004-830-237
Lot B, (DD399878I), Section 10, Esquimalt District, Plan 13018

Address: 1006 Craigflower Road, Esquimalt, BC
1008 Craigflower 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. 4: Commercial;
 - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
 - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit is issued in accordance with the architectural plans provided by Integra Architecture Inc. and landscape plan provided by LADR Landscape Architects, attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by LADR Landscape Architects, attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate (120% of \$160,238.00 = \$192,285.60) 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.

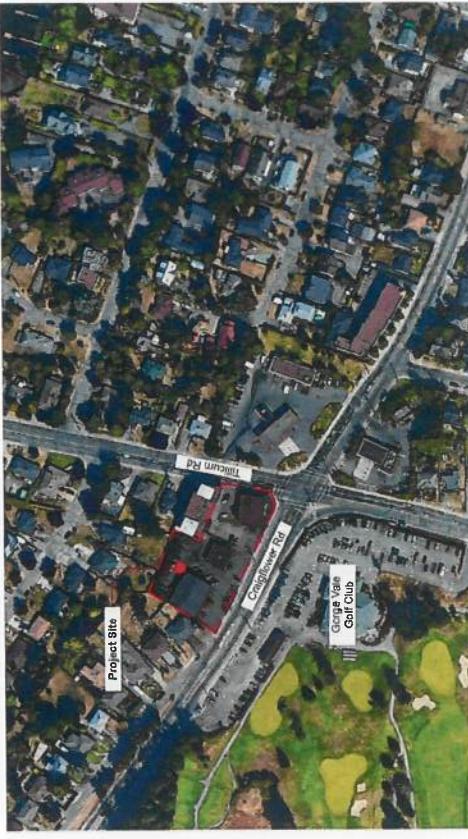
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE _____
DAY OF _____, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS _____
DAY OF _____, 2024.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

ARCHITECTURAL DRAWINGS LIST

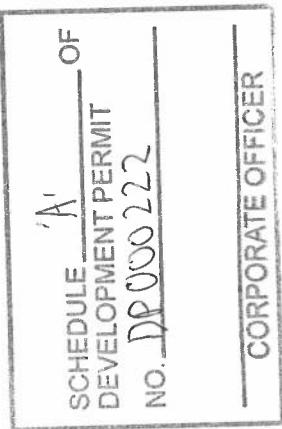


Existing Address: 1006, 1008/1010 Craigflower Rd,
Esquimalt, BC



		Perimeter Overlay (N)	
		3D Photo-Realistic [N]	3D Photo-Realistic [2]
		Mobile Overlay	Layered Overlay
A-0.0101	Cover	A-0.013	A-0.013
A-0.0102	Data	A-0.014	A-0.014
A-0.0103	Survey Plan	A-0.015	A-0.015
A-0.0104	First Story Calculations	A-0.016	A-0.016
A-0.0105	Average Finished 2nd (B2BC)	A-0.017	A-0.017
A-1.1001	Site Context - Zoning Analysis	A-0.018	A-0.018
A-1.1002	Site Context - Streets View Photos	A-0.020	A-0.020
A-1.1003	Site Plan	A-0.021	A-0.021
A-1.1004	Measuring Study		
A-1.1005	Site Map		
A-1.1006	One-Site Detailed Plan		

CONTACT LIST



A-0.001



Integrazione

ARCHITECTURE INC.
2820 27th Avenue, Victoria, BC V8C 1S4
www.info@arch.com
Telephone: 250-412-6888, 1-800-668-4220





Integra

ARCHITECTURE INC.

2103-2101 Granville Street
Vancouver, BC, V6C 1S4
www.integrapharch.com
Telephone: 604 688 1220



DENCITI

Development Corp.



Development Permit

EDWARD

BUTTERTON

Permit No. 1441

1441

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

2024

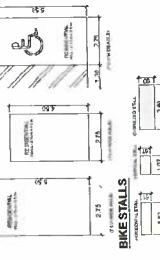
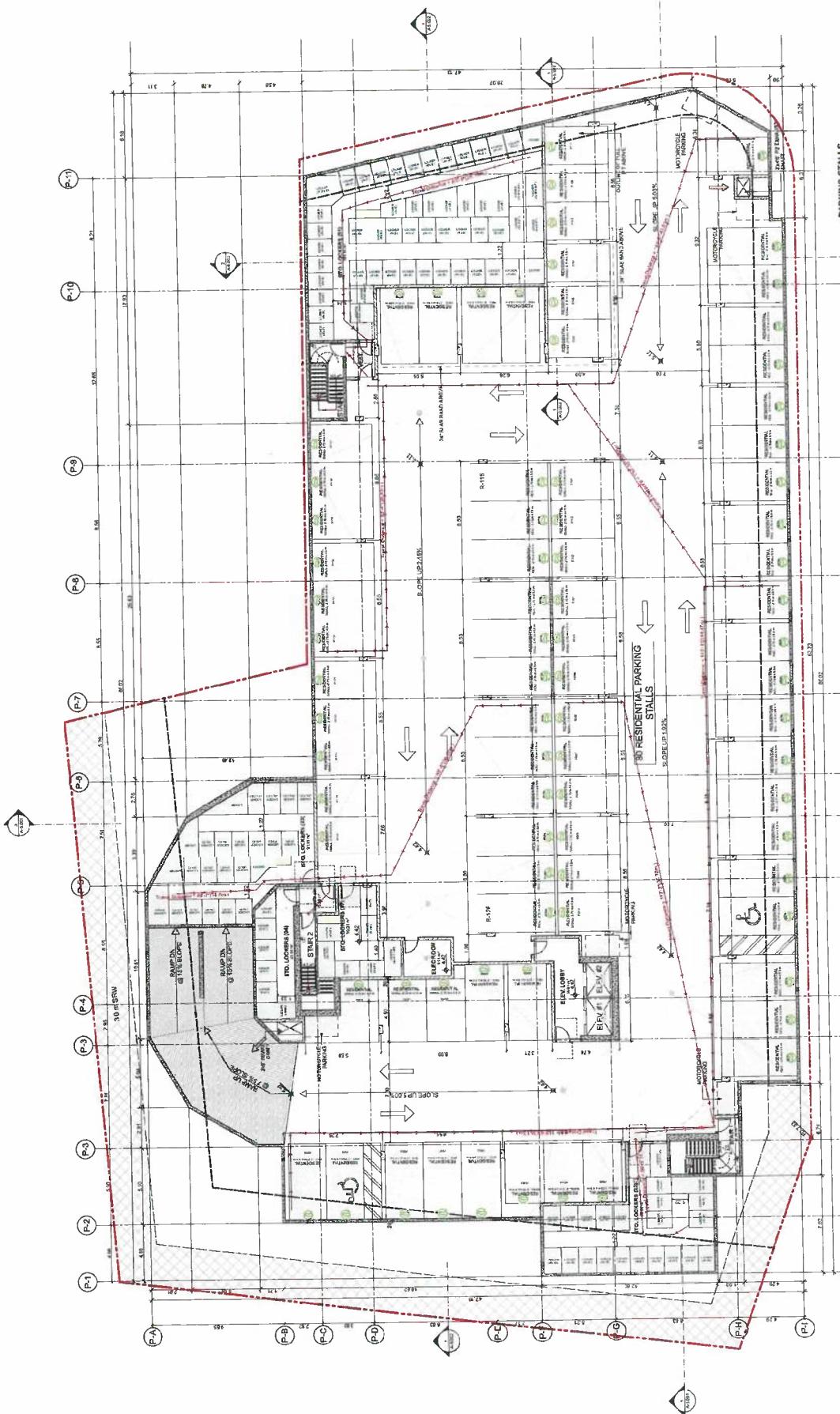
2024

2024

2024

2024

2024



PARKING STALLS

1:100



BIKE STALLS

1:100

Level P2 Parking Plan

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100

1:100



Integra

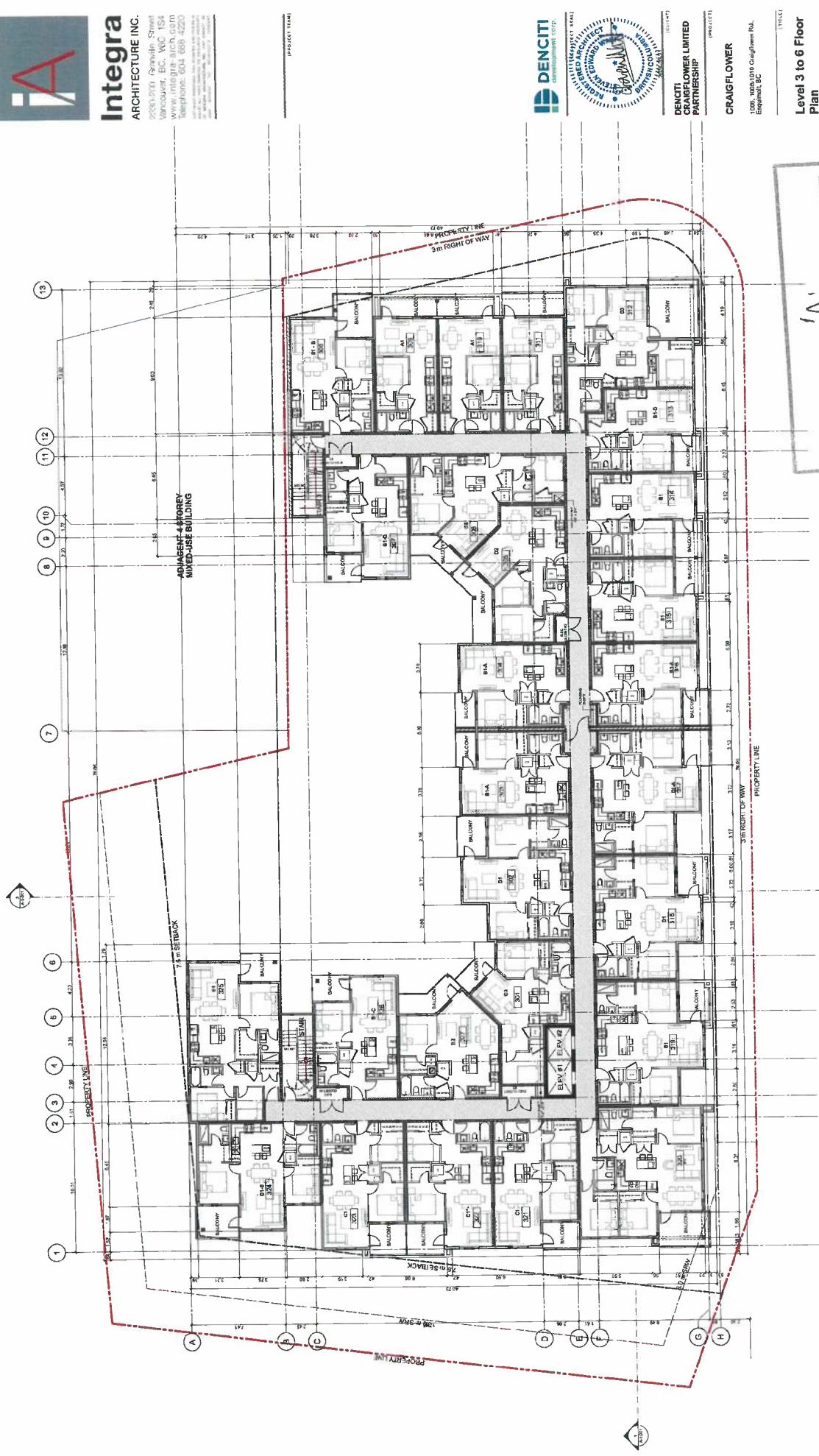
ARCHITECTURE INC.
21530-201 Franklin Street
Vancouver, BC, V6C 1S4
www.1616arch.com
Telephone: 604 688 4220





Integra

ARCHITECTURE INC.
12881 201 Street, Burnaby, BC, V5C 1S4
Telephone: 604 688 4220
Web: www.integrat-arch.com



Level 3 Floor Plan

<u>SCHEDULE</u>	
<u>DEVELOPMENT PERMIT</u>	
<u>NO. DP 000222</u>	

A-2.005



Integra

ARCHITECTURE INC.

200-200 Granville Street
Vancouver, BC, V6C 1S4
www.integraarch.com
604.688.4220

10/10/2013

DENCITI
Developing a better world.
PROJECT TEAM
PROJECT ARCHITECT
EDWARD CRAIGFLOWER

PROJECT TEAM
PROJECT ARCHITECT
EDWARD CRAIGFLOWER

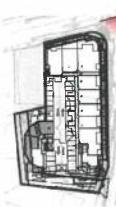
PROJECT TEAM
PROJECT ARCHITECT
EDWARD CRAIGFLOWER

Perspective
Render (1)

22405
108-100 Craigflower Rd.
Esquimalt, BC
DR - 2.0
Thursday, March 21, 2013
10:10:13

A-8.005

KEY PLAN



VIEW A	OF
SCHEDULE OF DEVELOPMENT PERMIT	
NO. DR 0000222	
CORPORATE OFFICER	



2 View Along Craigflower & Tillicum Road



Integra

ARCHITECTURE INC.

2288 20th Avenue Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 888 4220

PROJECT TEAM

DENCITI
development corp.



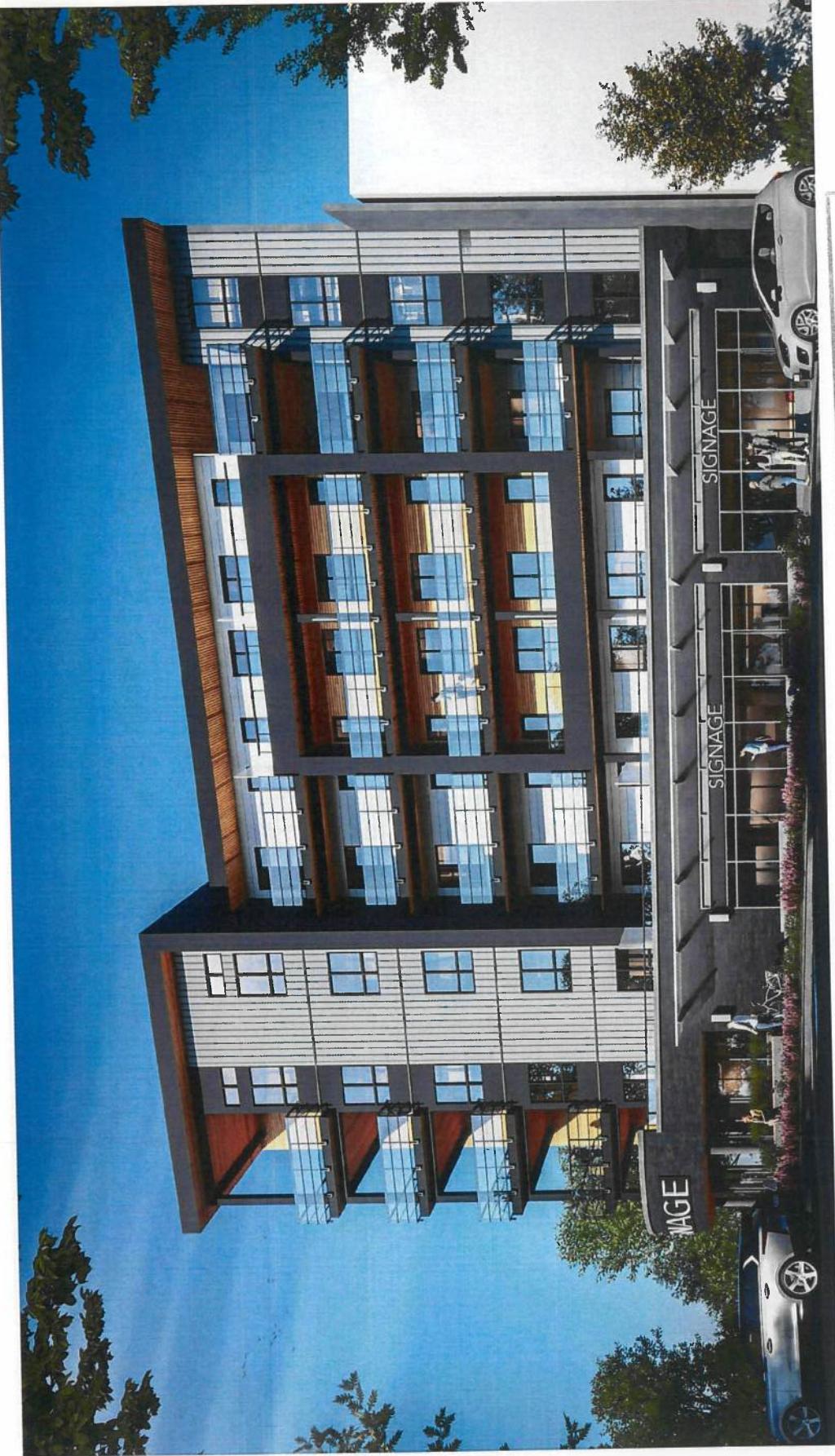
DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP
PROJECT

CRAIGFLOWER
108-10850 1210 Cragflower Rd.,
Egmont, BC

Perspective
Render (2)

KEY PLAN
1
22885
1:500
Thursday, March 1, 2024
DP - 2.0
108-10850 1210 Cragflower Rd.,
Egmont, BC

A-8.006



1 View Along Tillicum Road

'A'
SCHEDULE
OF
DEVELOPMENT PERMIT
NO. DP000222

CORPORATE OFFICER

**Integra**

ARCHITECTURE INC.

2030-201 Fairview Street
Vancouver, BC, V6C 1S4
www.integraphiarch.com
Telephone: 604 688 4220

PROJECT TEAM

DENCUT
INC.

REGISTERED ARCHITECT

PROFESSIONAL CORPORATION

PROJECT TEAM

DENCUT
CHANGFLOWER LIMITED
PARTNERSHIP

(REG. NO. C)

CRAIGFLOWER

100-102500 Craigflower Rd.

Esquimalt, BC

V8T 1S1

PROJECT TEAM

Perspective

Render (3)

PROJECT TEAM

2005

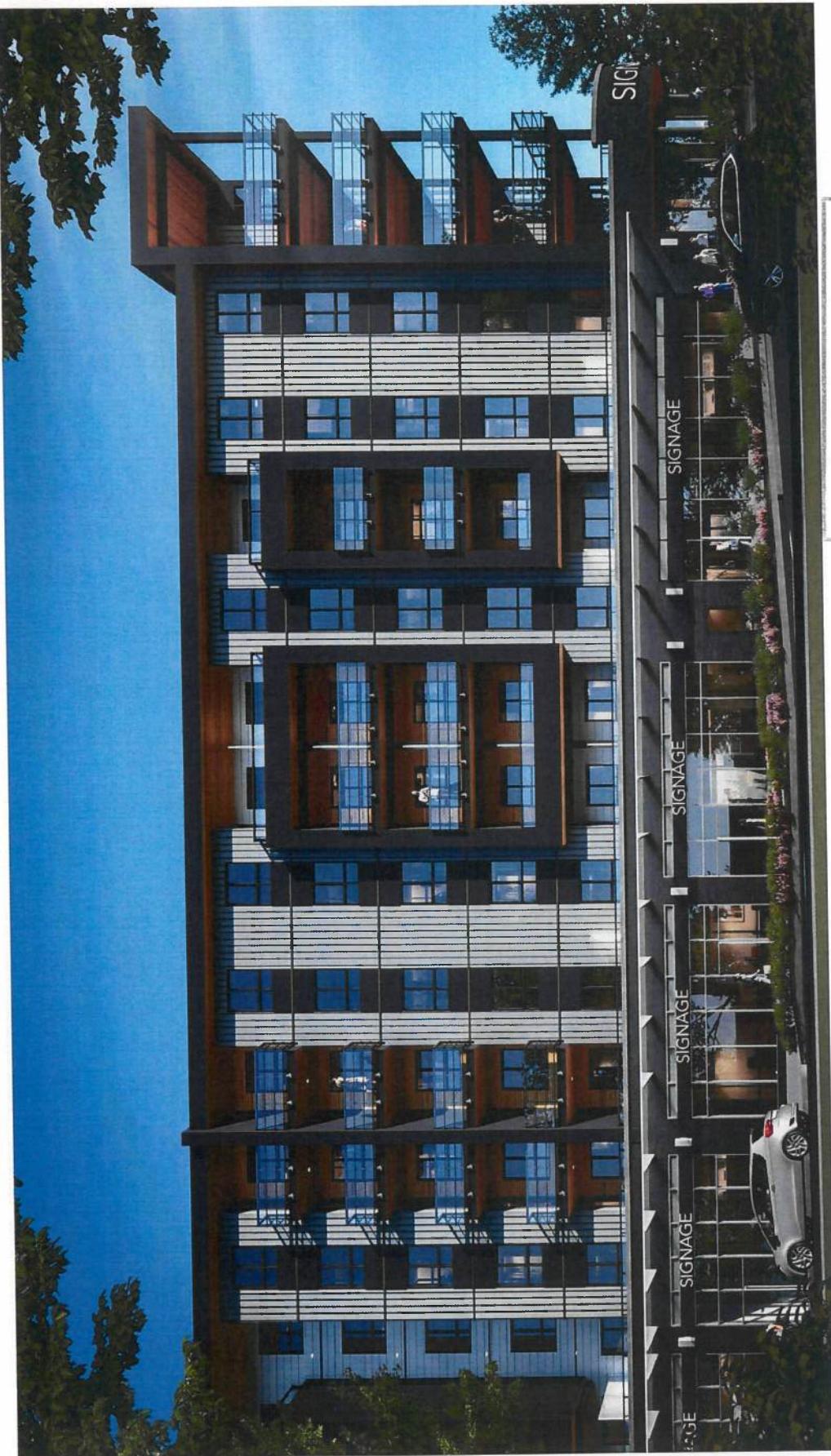
ISSUED

DATE

Thursday, March 21, 2024

TIME

10:16:41

A-8.007

1 View Along Craigflower Road

SCHEDULE OF
DEVELOPMENT PERMIT
NO. DPO000222

CORPORATE OFFICER



Integra

ARCHITECTURE INC.
1250-1200 Granville Street
Vancouver, BC V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

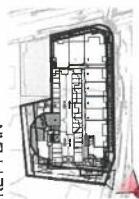
PROJECT TEAM



CRAIGFLOWER
1008, 100B, 1010, 1010 Craigflower Rd.,
Esquimalt, BC V8T 5B2

Perspective
Render (5)

22805	PROJECT #	12345	SCALE
Thursday, March 21, 2024		DATE	ISSUE BY
DP - 2.0		DRAWING NO.	



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. D9000222

CORPORATE OFFICER





Integra

ARCHITECTURE INC.

2238 20th Avenue Street
Vancouver, BC, V6C 1S4
www.integra.arch.com
Telephone: 604 688-4220

(PROJECT TEAM)

DENCITI
ENVIRONMENTAL OFFICE



(PROJECT TEAM)

DENITI
CRAIGFLOWER LIMITED
PARTNERSHIP

(PROJECT TEAM)

CRAIGFLOWER

1926, 1928 & 1930 Craigflower Rd.
Esquimalt, BC
Telephone: 250 412 1111

(PROJECT TEAM)

**Perspective
Render (6)**

PROJECT
22615
RELEASE
Thursday, March 21, 2024
REV1
DR - 2.0
Comments: (none)

A-8.010

KEY PLAN



SCHEDULE A
OF
DEVELOPMENT PERMIT
NO. DP0000222

CORPORATE OFFICER



1 View of Residential Lobby



Integra

ARCHITECTURE INC.

2030-2001 Granville Street
Vancouver, BC, V6C 1S4
www.integras-arch.com
Telephone: 604 888 4220

PROJECT TEAM

DENCITI
development corp.



PROJECT TEAM

DENCITI
CRAIGFLOWER LIMITED
PARTNERSHIP

PROJECT TEAM

CRAIGFLOWER
1008-1025 10th Ave
Vancouver, BC

PROJECT TEAM

Perspective
Render (7)



A-8.011

KEY PLAN

'A'
SCHEDULE OF
DEVELOPMENT PERMIT
NO. DP000222

CORPORATE OFFICER

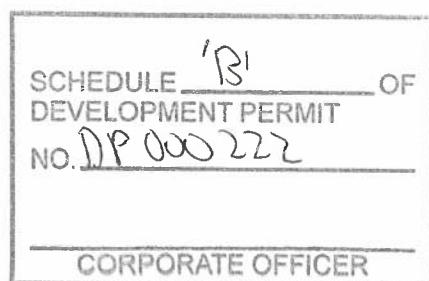


1 View from Craigflower Rd



Craigflower Road Landscape Budget Estimate

A. SOFT LANDSCAPE - ON SITE		Quantity	Units	Price	Extension
1. PLANTS					
Trees (6 cm caliper)		7	each	\$525.00	\$3,675.00
Trees (4cm caliper)		1	each	\$350.00	\$350.00
Trees (#15 pot)		2	each	\$330.00	\$660.00
Trees (2m ht)		8	each	\$255.00	\$2,040.00
Shrubs (#5 pot)		24	each	\$75.00	\$1,800.00
Shrubs (#3 pot)		164	each	\$57.00	\$9,348.00
Shrubs and Perennials (#2 pot)		35	each	\$36.00	\$1,260.00
Shrubs, Groundcovers and Perennials (#1 pot)		368	each	\$16.50	\$6,072.00
SUB-TOTAL PLANTS					\$25,205.00
2. SOIL					
Soil (600mm depth) - Ground Level		240	m.cu.	\$32.00	\$7,680.00
Soil (450mm depth) - Ground Level		10	m.cu.	\$32.00	\$320.00
Soil (300mm depth) - Ground Level		15	m.cu.	\$32.00	\$480.00
Mulch (100mm depth) - Ground Level		25	m.cu.	\$40.00	\$1,000.00
Soil (600mm depth) - Level 2		25	m.cu.	\$32.00	\$800.00
Soil (450mm depth) - Level 2		14	m.cu.	\$32.00	\$448.00
Mulch (100mm depth) - Level 2		7	m.cu.	\$40.00	\$280.00
SUBTOTAL SOFT LANDSCAPE - ON SITE					\$36,213.00



B. HARD LANDSCAPE - ON SITE		Quantity	Units	Price	Extension
1. IRRIGATION ALLOWANCE					
					\$6,000.00
2. STONE AND ROCK					
River Rock 155mm depth - Ground Level		7	m.cu.	\$98.00	\$686.00
Boulders 300mm diameter - Ground Level		17	each	\$60.00	\$1,020.00
3. SURFACING					
Decorative Concrete Pavers - Ground Level		81	m.sq.	\$135.00	\$10,935.00
Artificial Turf - Level 2		186	m.sq.	\$100.00	\$18,600.00
Concrete Slabs - Level 2		146	m.sq.	\$33.50	\$4,891.00
Concrete Slab Checkboard - Level 2		13	m.sq.	\$135.00	\$1,755.00
Decorative Concrete Pavers - Level 2		147	m.sq.	\$135.00	\$19,845.00
4. SITE FURNISHINGS					
Bicycle Racks (Accommodates 6 Bikes) - Ground Level		1	each	\$800.00	\$800.00
Picnic Tables - Level 2		2	each	\$1,500.00	\$3,000.00
Benches - Level 2		5	each	\$1,300.00	\$6,500.00
5. FENCING					
1800mm Timber Perimeter Fence - Ground Level		95	l.m.	\$137.00	\$13,015.00
1200mm Aluminum Gates - Level 2		9	l.m.	\$190.00	\$1,710.00
Metal and Glass Privacy Screens - Level 2		17	l.m.	\$250.00	\$4,250.00
Timber Pergola Allowance - Level 2		1		\$8,000.00	\$8,000.00
SUBTOTAL HARD LANDSCAPE - ON SITE					\$101,007.00

A. SOFT LANDSCAPE - OFF SITE		Quantity	Units	Price	Extension
1. PLANTS					
Shrubs (#3 pot)		164	each	\$57.00	\$9,348.00
Shrubs and Perennials (#2 pot)		38	each	\$36.00	\$1,368.00
Shrubs, Groundcovers and Perennials (#1 pot)		348	each	\$16.50	\$5,742.00
SUB-TOTAL PLANTS					\$16,458.00
2. SOIL					
Soil (600mm depth)		105	m.cu.	\$32.00	\$3,360.00
Mulch (100mm depth)		18	m.cu.	\$40.00	\$700.00
3. IRRIGATION ALLOWANCE					\$2,500.00
SUBTOTAL SOFT LANDSCAPE - OFF SITE					\$23,018.00

TOTAL LANDSCAPE BUDGET ESTIMATE **\$160,238.00**
Exclusive of GST
Prices include labour and materials. For bonding purposes only; this is not a construction estimate.
Prepared by LADR Landscape Architects

29-Jun-23