

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000264

Owner: 1340 Sussex Street Holdings (Esquimalt) Ltd., Inc.No. BC1178608
1810 – 1111 West Georgia Street
Vancouver, BC
V6E 4M3

Lands: PID 000-009-351
Lot 34, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-369
Lot 35, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-377
Lot 36, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-385
Lot 37, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-393
Lot 38, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-407
Lot 39, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 000-009-415
Lot 40, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 000-009-423
Lot 41, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 004-019-903
Lot 1, Suburban Lot 45, Esquimalt District, Plan 16681
PID 004-019-890
Lot 2, Suburban Lot 45, Esquimalt District, Plan 16681
PID 004-019-911
Lot 3, Suburban Lot 45, Esquimalt District, Plan 16681
PID 005-398-860

Address: 1340 Sussex Street, Esquimalt, BC
1337 Saunders Street, 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;
 - 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; 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 Arcadis Architects 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 \$395,589.00 = \$474,706.80) 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.

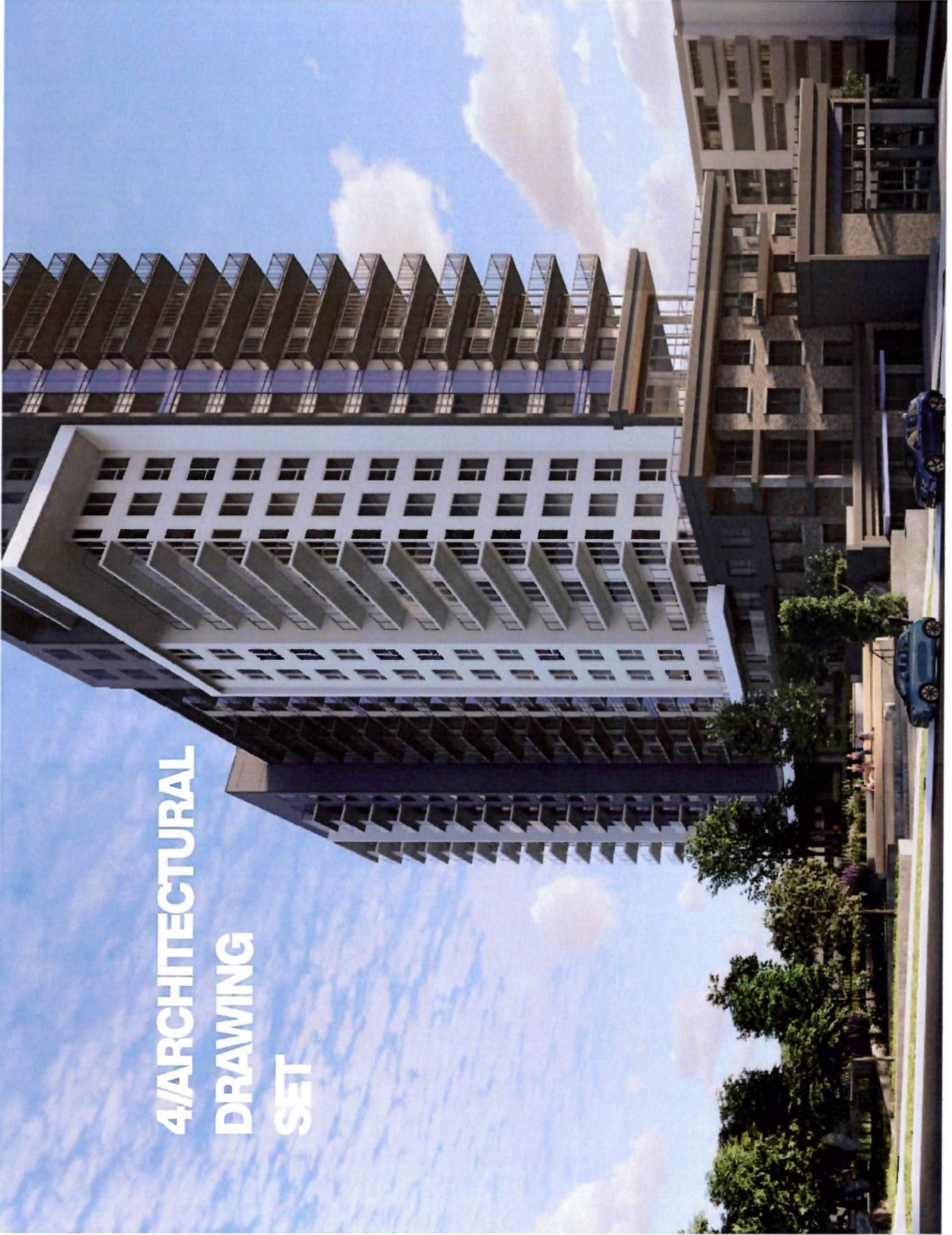
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2026.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2026.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

4/ARCHITECTURAL DRAWING SET




ARCADIS
 ARCADIS ARCHITECTS (CANADA) INC.
 10000 146th Avenue, Suite 100
 Edmonton, Alberta T5A 1C6 Canada
 780.443.3322
 www.arcadis.com

DATE: 2020-03-31

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |



2020-03-31
 CLIENT
INTRACORP
 10000 146th Avenue, Suite 100
 Edmonton, Alberta T5A 1C6 Canada

SCHEDULE 'A' OF DP000-00
 DEVELOPMENT PERMIT NO. DP000 264
 SUSSEX & SAUNDERS
 PROJECT NO. 10000 146th Avenue, Suite 100, Edmonton, Alberta T5A 1C6 Canada
 PROJECT NAME: [REDACTED]
 PROJECT LOCATION: [REDACTED]
 PROJECT TYPE: [REDACTED]
 PROJECT VALUE: [REDACTED]
 PROJECT START DATE: [REDACTED]
 PROJECT END DATE: [REDACTED]
 PROJECT STATUS: [REDACTED]
 PROJECT OFFICER: [REDACTED]

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| NO. | DESCRIPTION | DATE |
|-----|--|------------|
| 1 | PRELIMINARY ARCHITECTURAL RESPONSE (3) | 2019-03-11 |
| 2 | PRELIMINARY ARCHITECTURAL RESPONSE (2) | 2019-03-11 |
| 3 | PRELIMINARY ARCHITECTURAL RESPONSE (1) | 2019-03-11 |

100



2020-03-31

INTRACORP
 1000
 1000
 1000

Site No.: 2019-03-11, Volume: 1000-03-11

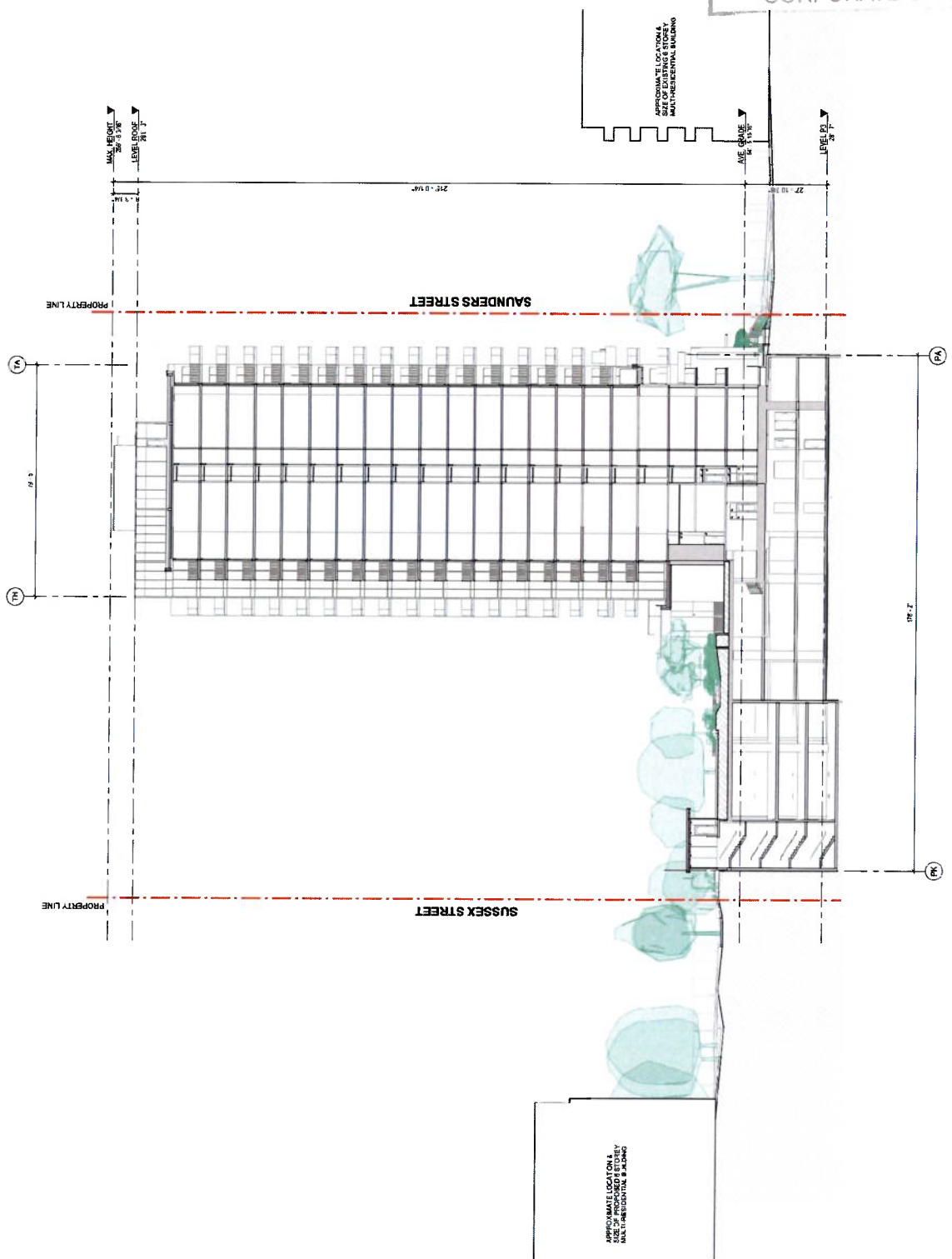
PROJECT TITLE
SUSSEX & SAUNDERS
 1000 BURNHAMTHORPE ST. W. UNIT 1000
 SCARBOROUGH, ONT. M1T 3Z5

SITE SECTIONS
 SHEET NO.: 1000-03-11-01

| | |
|-------------|-----------------|
| SCALE | DATE |
| DATE | SCALE |
| DESIGNED BY | CHECKED BY |
| DRAWN BY | PROJECT MANAGER |
| DATE | DATE |
| PROJECT NO. | PROJECT NAME |
| PROJECT NO. | PROJECT NAME |

C DP10.02

SCHEDULE A OF
 DEVELOPMENT PERMIT
 NO. DPOUG 264
 CORPORATE OFFICER



CONTRACT
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| NO. | REVISIONS | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMITTING | 2024-03-31 |
| 2 | ISSUED FOR PERMITTING | 2024-03-31 |
| 3 | ISSUED FOR PERMITTING | 2024-03-31 |

1/4"



2024-03-31

CAD

INTRACORP

500 Bloor Street West, Toronto, ON M5W 1K5

SUSSEX & SAUNDERS

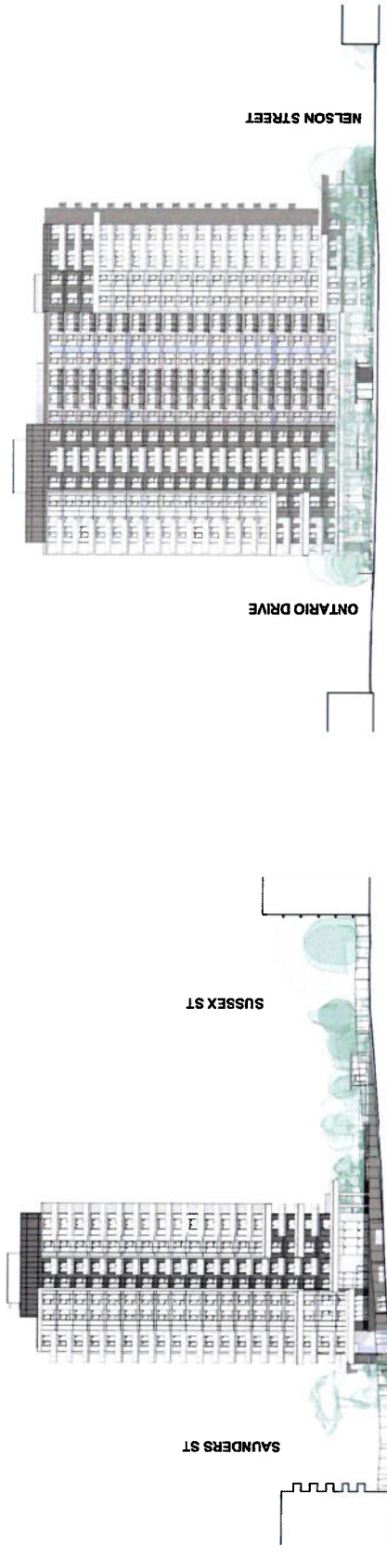
140 Bloor Street West, Toronto, ON M5W 1K5

140 BLOOR STREET WEST, TORONTO, ON M5W 1K5

STREETSCAPES

| NO. | REVISIONS | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMITTING | 2024-03-31 |
| 2 | ISSUED FOR PERMITTING | 2024-03-31 |
| 3 | ISSUED FOR PERMITTING | 2024-03-31 |

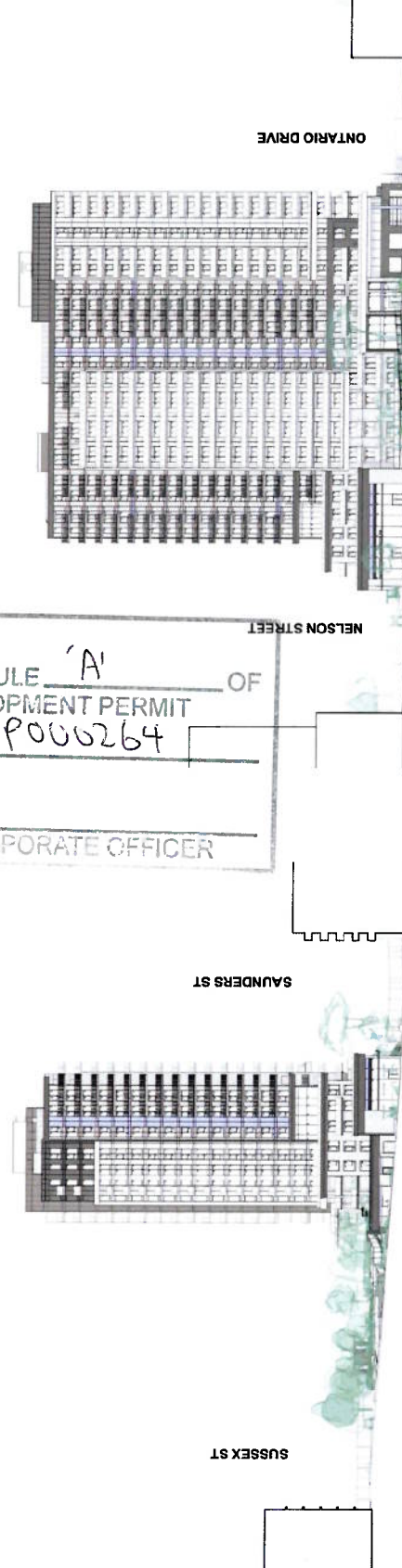
C DP10.05



6 SUSSEX STREETSCAPE
SCALE 1" = 30'

5 ONTARIO STREETSCAPE
SCALE 1" = 30'

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000264
CORPORATE OFFICER



4 SAUNDERS STREETSCAPE
SCALE 1" = 30'

3 NELSON STREETSCAPE
SCALE 1" = 30'

DATE: 2020-03-31
 DRAWING NO: 2020-03-31
 PROJECT NAME: 130 ELM STREET
 SHEET NO: 06

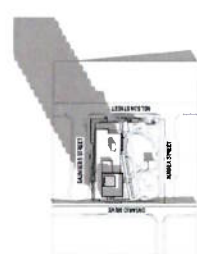
| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |
| 4 | ISSUED FOR PERMIT | 2020-03-31 |



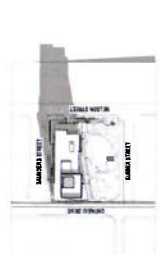
PROJECT TITLE: SUSSEX & SAUNDERS
 DRAWING SET TITLE: SHADOW STUDY DIAGRAMS

SCALE: 1" = 10'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: [Number]
 SHEET NUMBER: 06 OF 06

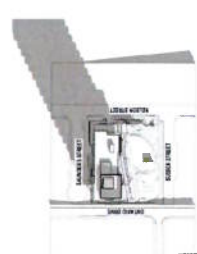
| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
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| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |
| 4 | ISSUED FOR PERMIT | 2020-03-31 |



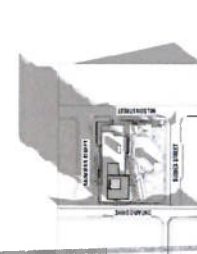
4 SPRING EQUINOX - MARCH 20 AT 4 PM
 DP10.09 Scale: 1" = 10'-0"



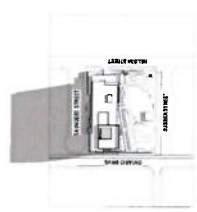
7 SUMMER SOLSTICE - JUNE 20 AT 4 PM
 DP10.09 Scale: 1" = 10'-0"



1 FALL EQUINOX - SEPT 22 AT 4 PM
 DP10.09 Scale: 1" = 10'-0"



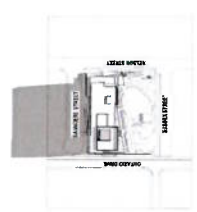
10 WINTER SOLSTICE - DEC 21 AT 3 PM
 DP10.09 Scale: 1" = 10'-0"



6 SPRING EQUINOX - MARCH 20 AT 12 PM
 DP10.09 Scale: 1" = 10'-0"



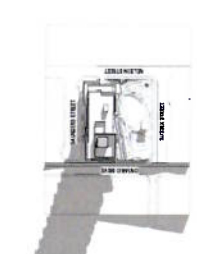
9 SUMMER SOLSTICE - JUNE 20 AT 12 PM
 DP10.09 Scale: 1" = 10'-0"



3 FALL EQUINOX - SEPT 22 AT 12 PM
 DP10.09 Scale: 1" = 10'-0"



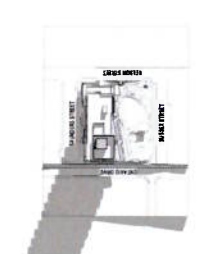
12 WINTER SOLSTICE - DEC 21 AT 12 PM
 DP10.09 Scale: 1" = 10'-0"



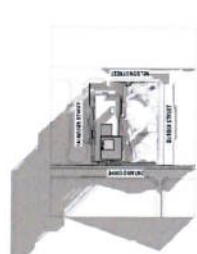
5 SPRING EQUINOX - MARCH 20 AT 8 AM
 DP10.09 Scale: 1" = 10'-0"



8 SUMMER SOLSTICE - JUNE 20 AT 8 AM
 DP10.09 Scale: 1" = 10'-0"

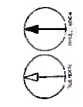


2 FALL EQUINOX - SEPT 22 AT 8 AM
 DP10.09 Scale: 1" = 10'-0"



11 WINTER SOLSTICE - DEC 21 AT 9 AM
 DP10.09 Scale: 1" = 10'-0"

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000264
 CORPORATE OFFICER



DATE: 2009-03-31
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2009-03-31 |
| 2 | ISSUED FOR PERMIT | 2009-03-31 |
| 3 | ISSUED FOR PERMIT | 2009-03-31 |



2009-03-31

INTRACORP

500 King Street West, Suite 200, Toronto, ON M5X 1C5

PROJECT TITLE
 SUSSEX & SAUNDERS

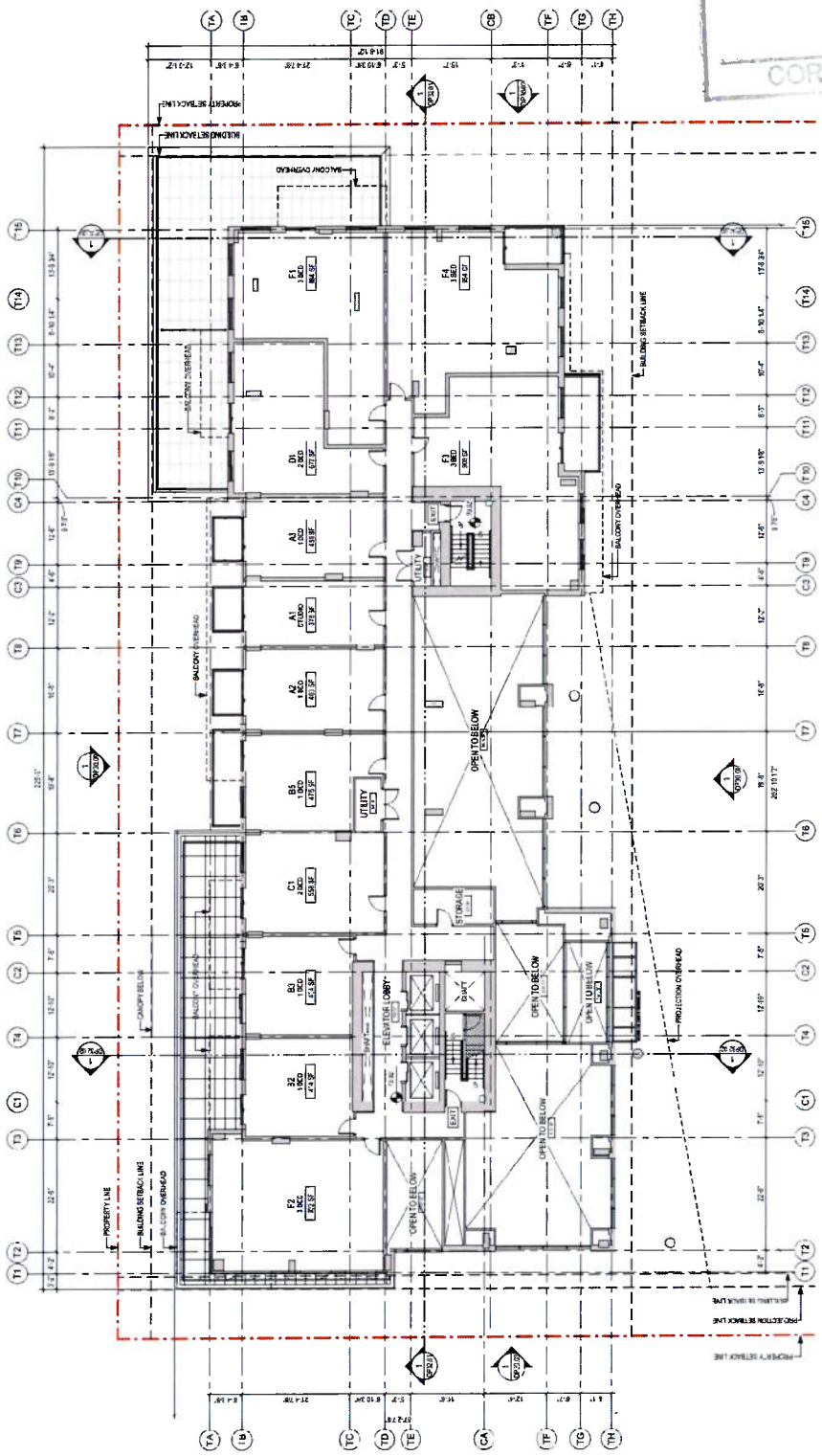
100 BLOOR ST. TORONTO ONT M5W 1K5
 416-593-1234

LEVEL 3 FLOOR PLAN

| SCALE | DATE |
|---------------|------------|
| 3/16" = 1'-0" | 2009-03-31 |
| 1/8" = 1'-0" | 2009-03-31 |
| 1/4" = 1'-0" | 2009-03-31 |
| 1/2" = 1'-0" | 2009-03-31 |
| 3/4" = 1'-0" | 2009-03-31 |
| 1" = 1'-0" | 2009-03-31 |

FILE NO. DP20.04

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DPO00264
 CORPORATE OFFICER



DATE: 2009-05-31
 DRAWN BY: [Name]
 CHECKED BY: [Name]

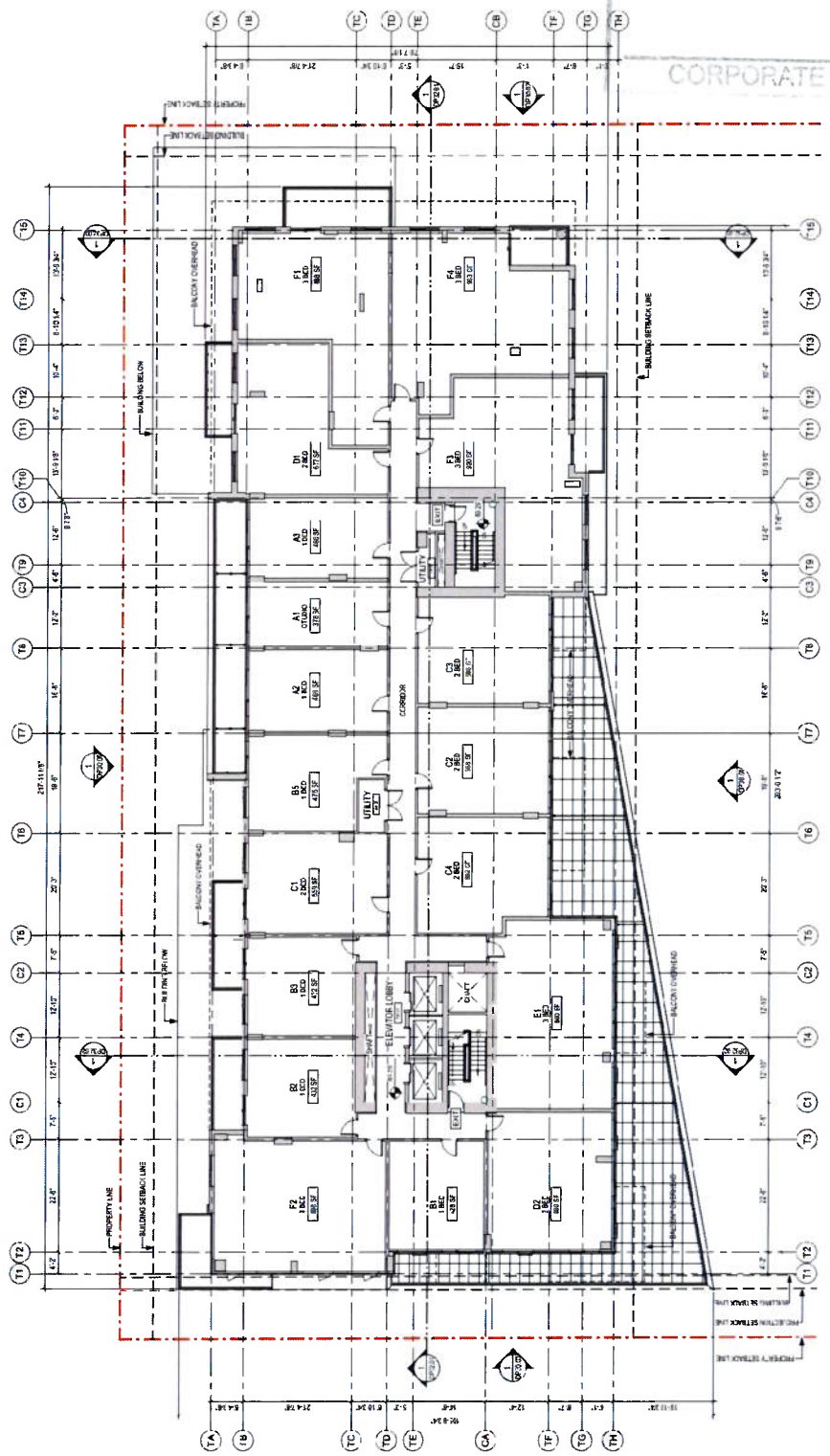
| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2009-05-31 |
| 2 | ISSUED FOR PERMIT | 2009-05-31 |
| 3 | ISSUED FOR PERMIT | 2009-05-31 |
| 4 | ISSUED FOR PERMIT | 2009-05-31 |



2009-05-31

500-1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7

| SCALE | DATE | BY | CHECKED |
|----------------|--------------|------------------|----------------|
| 1/8" = 1'-0" | 2009-05-31 | [Name] | [Name] |
| PROJECT NUMBER | PROJECT NAME | PROJECT LOCATION | PROJECT CLIENT |
| 100-000-000 | 100-000-000 | 100-000-000 | 100-000-000 |



SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000264
 CORPORATE OFFICER



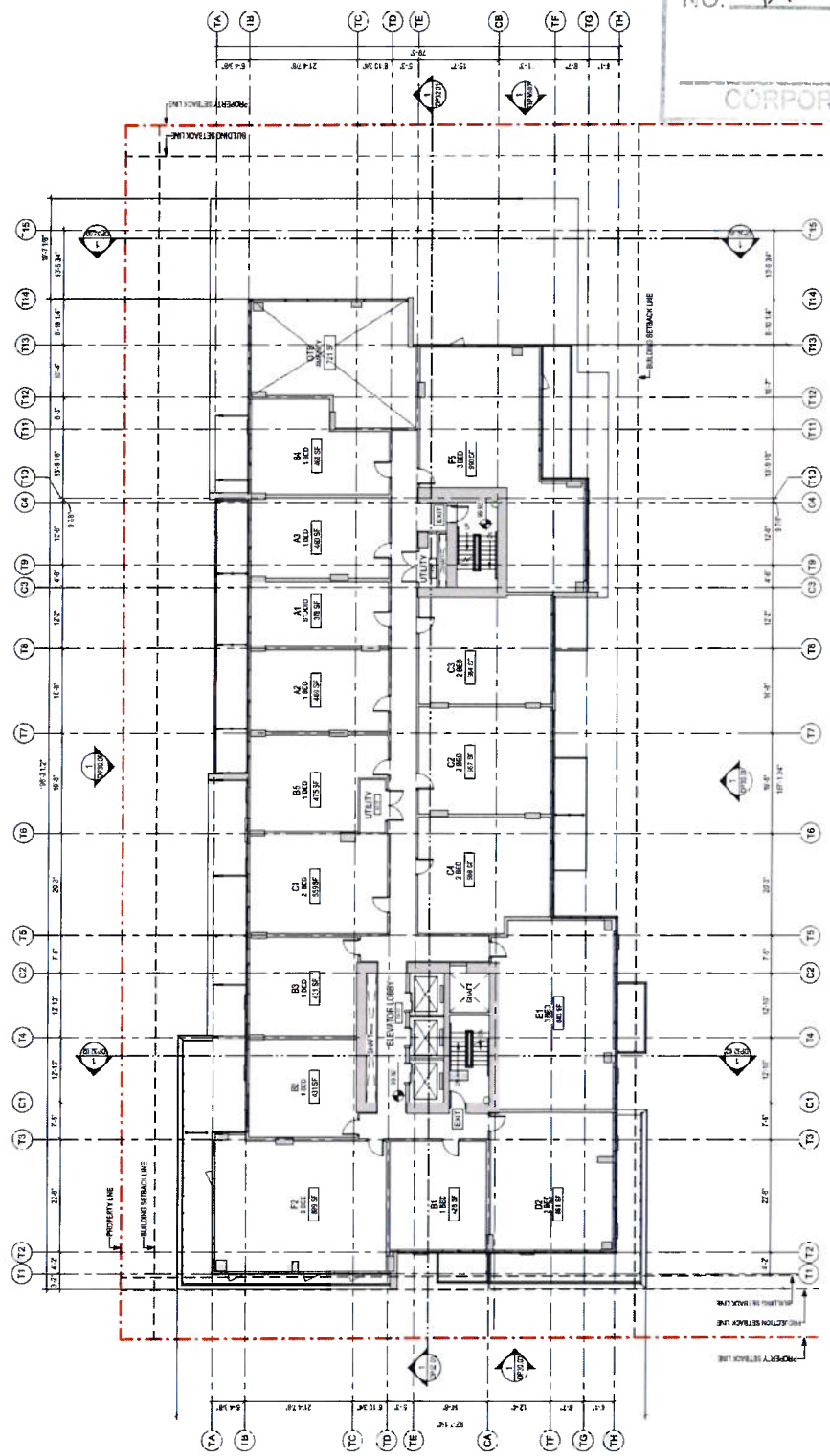
CONTRACT NO. 2020-03-31
 PROJECT NO. 2020-03-31
 SHEET NO. C DP20.07

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |



| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000264
 CORPORATE OFFICER



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| NO. | DESCRIPTION | DATE |
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| 1 | ISSUED FOR PERMIT | 2020-05-31 |
| 2 | ISSUED FOR PERMIT | 2020-05-31 |
| 3 | ISSUED FOR PERMIT | 2020-05-31 |



2020-05-31

1/8" = 1'-0"

INTRACORP

3400 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 4T7

PROJECT TITLE
SUSSEX & SAUNDERS

1305 BAYVIEW AVE. SUITE 200, SCARBOROUGH, ONTARIO M1B 4Y7

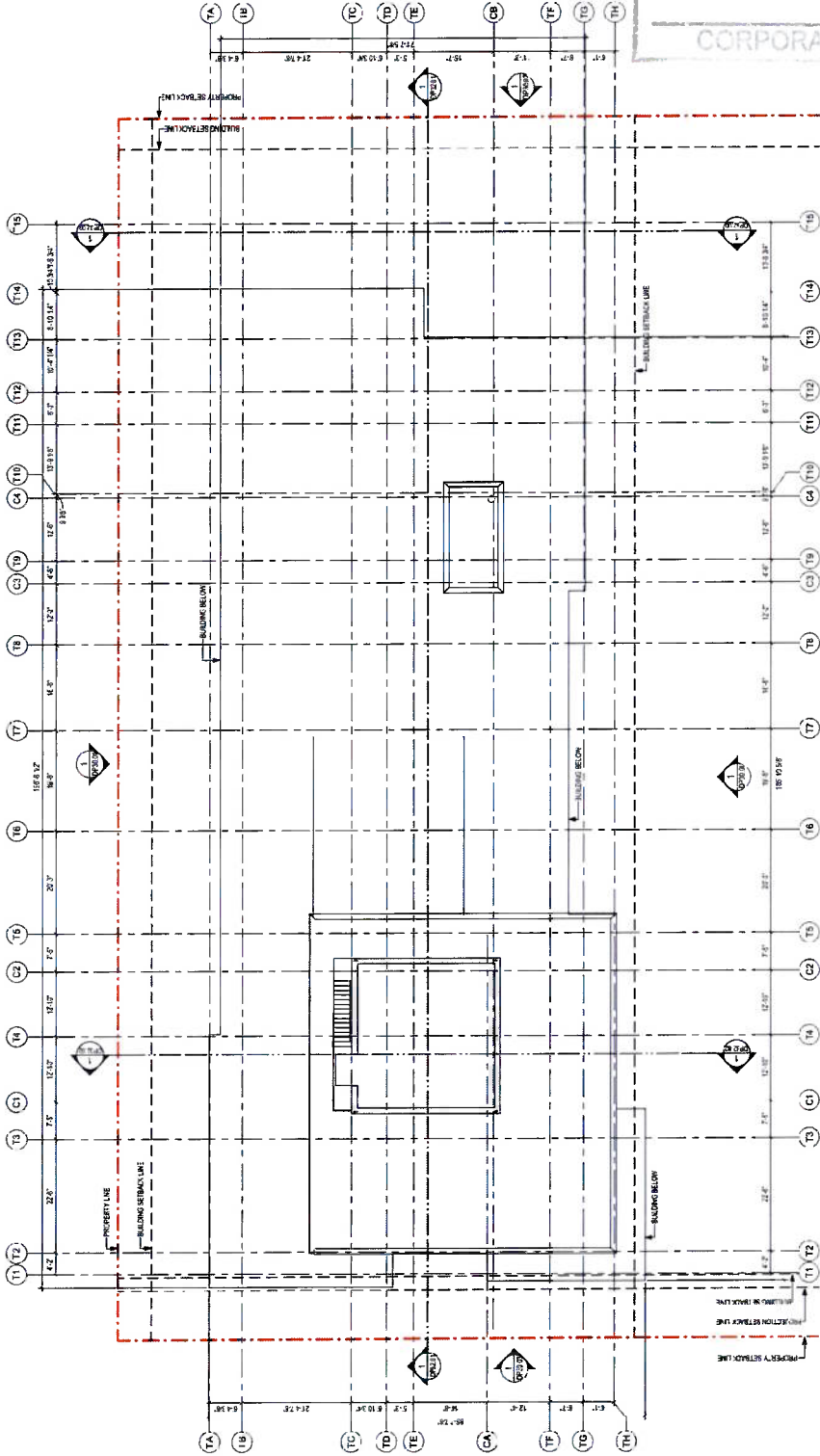
ROOF PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-05-31 |
| 2 | ISSUED FOR PERMIT | 2020-05-31 |
| 3 | ISSUED FOR PERMIT | 2020-05-31 |

C DP20.10

SCHEDULE 'A'
DEVELOPMENT PERMIT
NO. DP000264

CORPORATE OFFICER



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| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |
| 3 | ISSUED FOR PERMIT | 2020-03-31 |



2020-03-31

DATE

INTRACORP

Site: 100-1000 Street, Mississauga, ON L4W 1G2

PROJECT TITLE
SUSSEX & SAUNDERS

100 BLOOR ST. 100 SAUNDERS ST.
 MISSISSAUGA, ON L4W 1G2

OWNER: J. ...

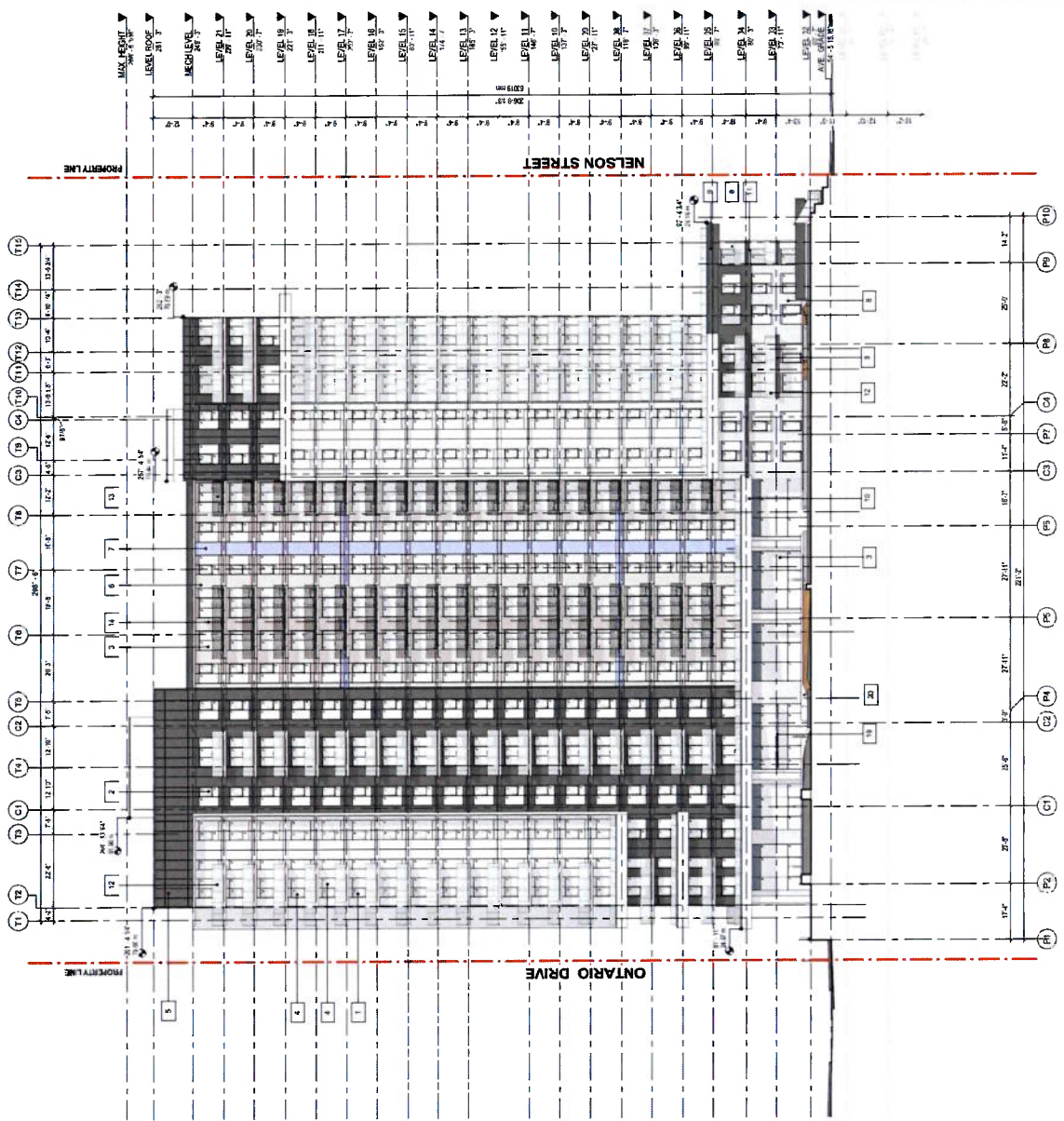
SOUTH ELEVATION

| NO. | DESCRIPTION |
|-----|---------------|
| 1 | DATE OF ISSUE |
| 2 | DATE OF ISSUE |
| 3 | DATE OF ISSUE |
| 4 | DATE OF ISSUE |
| 5 | DATE OF ISSUE |
| 6 | DATE OF ISSUE |
| 7 | DATE OF ISSUE |
| 8 | DATE OF ISSUE |
| 9 | DATE OF ISSUE |
| 10 | DATE OF ISSUE |
| 11 | DATE OF ISSUE |
| 12 | DATE OF ISSUE |
| 13 | DATE OF ISSUE |
| 14 | DATE OF ISSUE |
| 15 | DATE OF ISSUE |
| 16 | DATE OF ISSUE |
| 17 | DATE OF ISSUE |
| 18 | DATE OF ISSUE |
| 19 | DATE OF ISSUE |
| 20 | DATE OF ISSUE |

C DP30.01

| Key Value | Material / Finish |
|-----------|------------------------------------|
| 1 | Window Wall When Glass - Navy Blue |
| 2 | Window Wall When Glass - Navy Blue |
| 3 | Window Wall When Glass - Navy Blue |
| 4 | Window Wall When Glass - Navy Blue |
| 5 | Window Wall When Glass - Navy Blue |
| 6 | Window Wall When Glass - Navy Blue |
| 7 | Window Wall When Glass - Navy Blue |
| 8 | Window Wall When Glass - Navy Blue |
| 9 | Window Wall When Glass - Navy Blue |
| 10 | Window Wall When Glass - Navy Blue |
| 11 | Window Wall When Glass - Navy Blue |
| 12 | Window Wall When Glass - Navy Blue |
| 13 | Window Wall When Glass - Navy Blue |
| 14 | Window Wall When Glass - Navy Blue |
| 15 | Window Wall When Glass - Navy Blue |
| 16 | Window Wall When Glass - Navy Blue |
| 17 | Window Wall When Glass - Navy Blue |
| 18 | Window Wall When Glass - Navy Blue |
| 19 | Window Wall When Glass - Navy Blue |
| 20 | Window Wall When Glass - Navy Blue |

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000264
 CORPORATE OFFICER



CONTRACT
 The Architect's services are provided by the Architect under the terms of the contract documents. The Architect's liability is limited to the contract documents. The Architect is not responsible for the design or construction of the building or for any other work not shown on the drawings. The Architect is not responsible for the design or construction of the building or for any other work not shown on the drawings. The Architect is not responsible for the design or construction of the building or for any other work not shown on the drawings.

| | | |
|----|-------------------|-------------------|
| 1 | WOODWORK | WOODWORK |
| 2 | PAINTS | PAINTS |
| 3 | GLASS | GLASS |
| 4 | ROOFING | ROOFING |
| 5 | MECHANICAL | MECHANICAL |
| 6 | ELECTRICAL | ELECTRICAL |
| 7 | PLUMBING | PLUMBING |
| 8 | HEATING | HEATING |
| 9 | Cooling | Cooling |
| 10 | Structural | Structural |
| 11 | Concrete | Concrete |
| 12 | Steel | Steel |
| 13 | Foundation | Foundation |
| 14 | Site Work | Site Work |
| 15 | Landscaping | Landscaping |
| 16 | Other | Other |
| 17 | Professional Fees | Professional Fees |
| 18 | Permits | Permits |
| 19 | Contingency | Contingency |
| 20 | Taxes | Taxes |
| 21 | Insurance | Insurance |
| 22 | Other | Other |



2025-05-31

INTRACORP

344 BAYVIEW AVE, SUITE 202, TORONTO, ONTARIO M5G 1B7

SUSSEX & SAUNDERS

1303 ELM STREET, SUITE 202, TORONTO, ONTARIO M5G 1B7

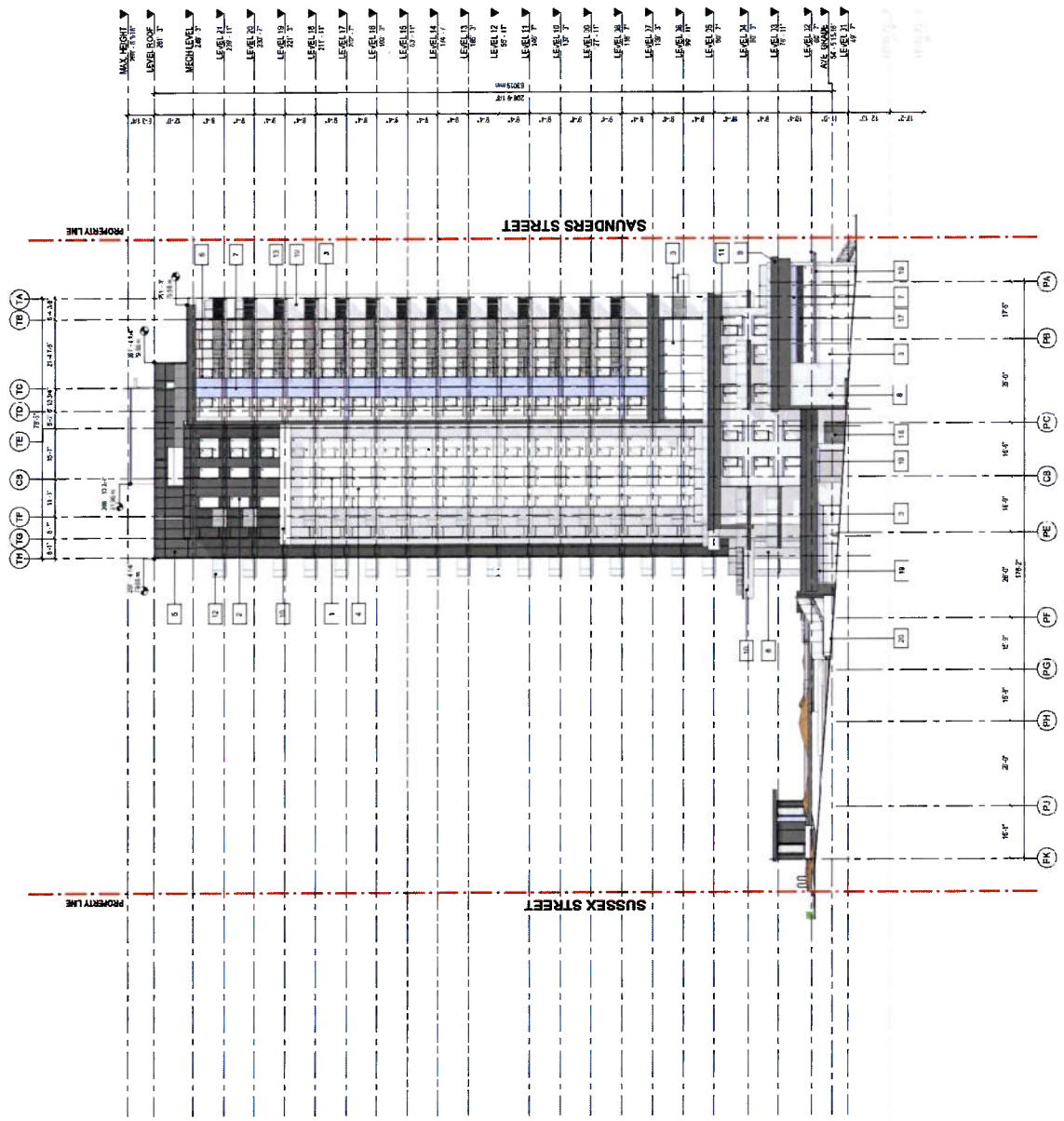
EAST ELEVATION

| | |
|----------------|--------------|
| SCALE | 1/4" = 1'-0" |
| DRAWN BY | MM |
| CHECKED BY | MM |
| PROJECT NUMBER | 100000000 |
| DATE | 2025-05-31 |
| PROJECT NAME | 100000000 |
| CLIENT | INTRACORP |

C DP30.02

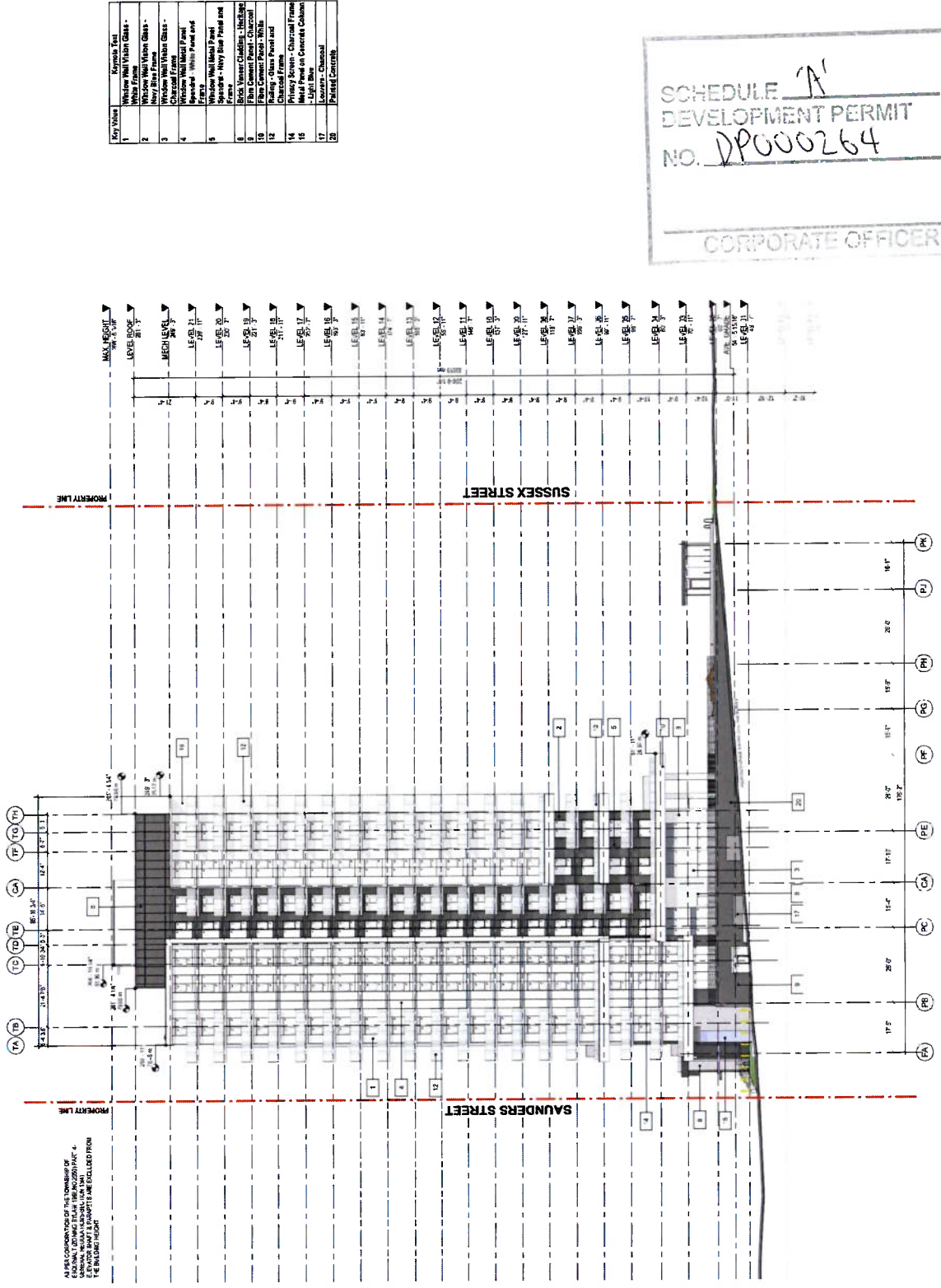
| Key Value | Material Text |
|-----------|----------------------------|
| 1 | Window Wall Vision Glass - |
| 2 | Window Wall Vision Glass - |
| 3 | Window Wall Vision Glass - |
| 4 | Window Wall Vision Glass - |
| 5 | Window Wall Vision Glass - |
| 6 | Window Wall Vision Glass - |
| 7 | Window Wall Vision Glass - |
| 8 | Window Wall Vision Glass - |
| 9 | Window Wall Vision Glass - |
| 10 | Window Wall Vision Glass - |
| 11 | Window Wall Vision Glass - |
| 12 | Window Wall Vision Glass - |
| 13 | Window Wall Vision Glass - |
| 14 | Window Wall Vision Glass - |
| 15 | Window Wall Vision Glass - |
| 16 | Window Wall Vision Glass - |
| 17 | Window Wall Vision Glass - |
| 18 | Window Wall Vision Glass - |
| 19 | Window Wall Vision Glass - |
| 20 | Window Wall Vision Glass - |

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DPO00264
 CORPORATE OFFICER



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| | | |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2008-03-31 |
| 2 | ISSUED FOR PERMIT | 2008-03-31 |
| 3 | ISSUED FOR PERMIT | 2008-03-31 |
| 4 | ISSUED FOR PERMIT | 2008-03-31 |
| 5 | ISSUED FOR PERMIT | 2008-03-31 |
| 6 | ISSUED FOR PERMIT | 2008-03-31 |
| 7 | ISSUED FOR PERMIT | 2008-03-31 |
| 8 | ISSUED FOR PERMIT | 2008-03-31 |
| 9 | ISSUED FOR PERMIT | 2008-03-31 |
| 10 | ISSUED FOR PERMIT | 2008-03-31 |
| 11 | ISSUED FOR PERMIT | 2008-03-31 |
| 12 | ISSUED FOR PERMIT | 2008-03-31 |
| 13 | ISSUED FOR PERMIT | 2008-03-31 |
| 14 | ISSUED FOR PERMIT | 2008-03-31 |
| 15 | ISSUED FOR PERMIT | 2008-03-31 |
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| 100 | ISSUED FOR PERMIT | 2008-03-31 |



SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000264
 CORPORATE OFFICER

AS PER CONDITIONS OF THE TOWNSHIP OF
 BRANTFORD ZONING BY-LAW (2002) PART 4
 IF SAUNDERS STREET IS EXCLUDED FROM
 THE BUILDING HEIGHT

PROJECT NO. 2025-05-S1
DATE: 02/24/25
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

SCALE

| | | |
|-----|--------------------|----------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMIT | 02/24/25 |
| 2 | REVISED PER [Name] | 02/24/25 |
| 3 | REVISED PER [Name] | 02/24/25 |
| 4 | REVISED PER [Name] | 02/24/25 |
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| 100 | REVISED PER [Name] | 02/24/25 |

SCALE



2025-05-31

SCALE

INTRACORP

500 - 500 Street, Toronto, ON M5C 2E5

SUSSEX & SAUNDERS

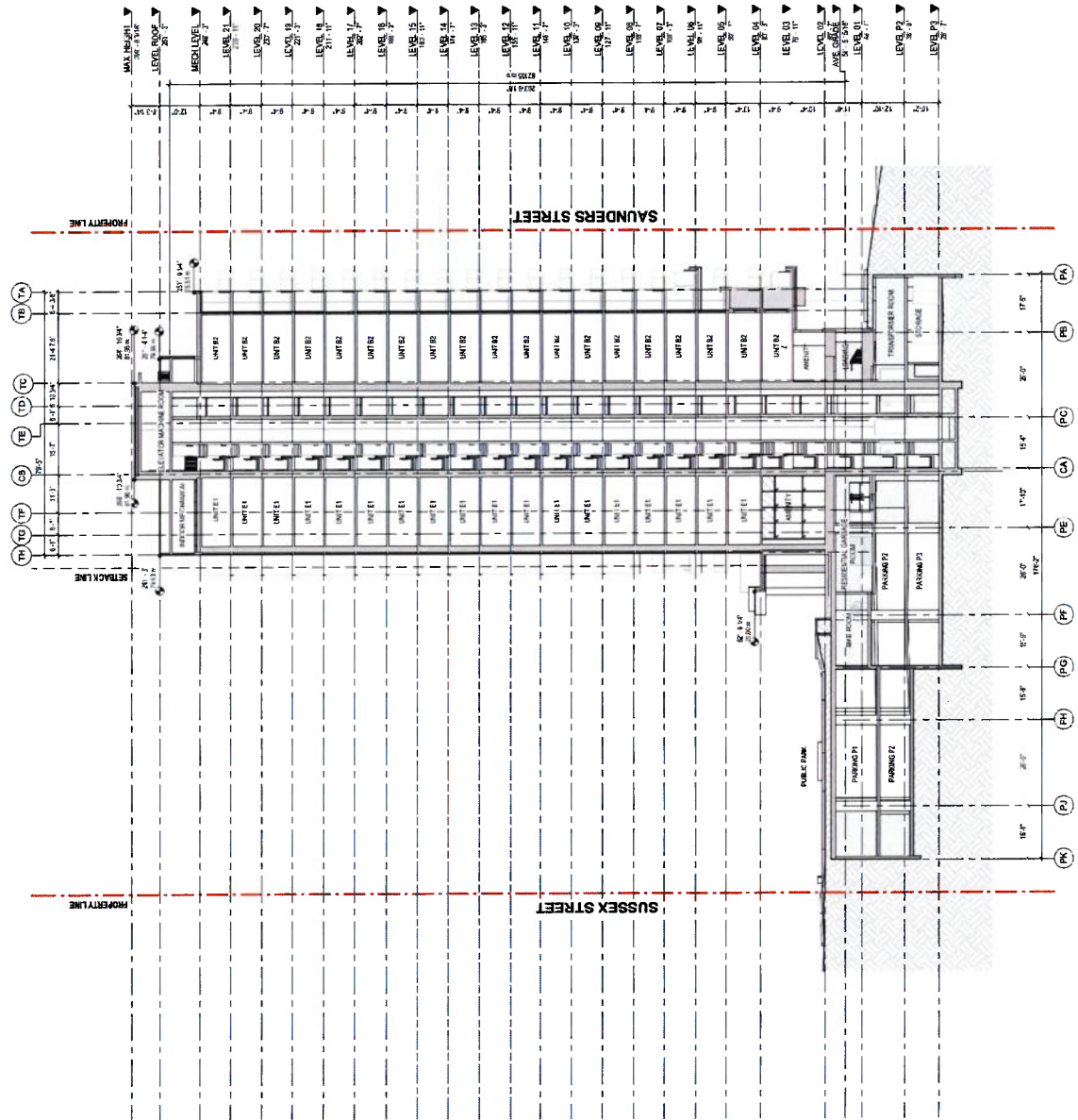
148 SUSSEX ST, TORONTO, ON M5C 2E5

BUILDING SECTION

PROJECT NO. 2025-05-S1
DATE: 02/24/25
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

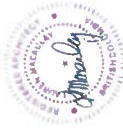
C DP32.02

SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DPO00264
CORPORATE OFFICER



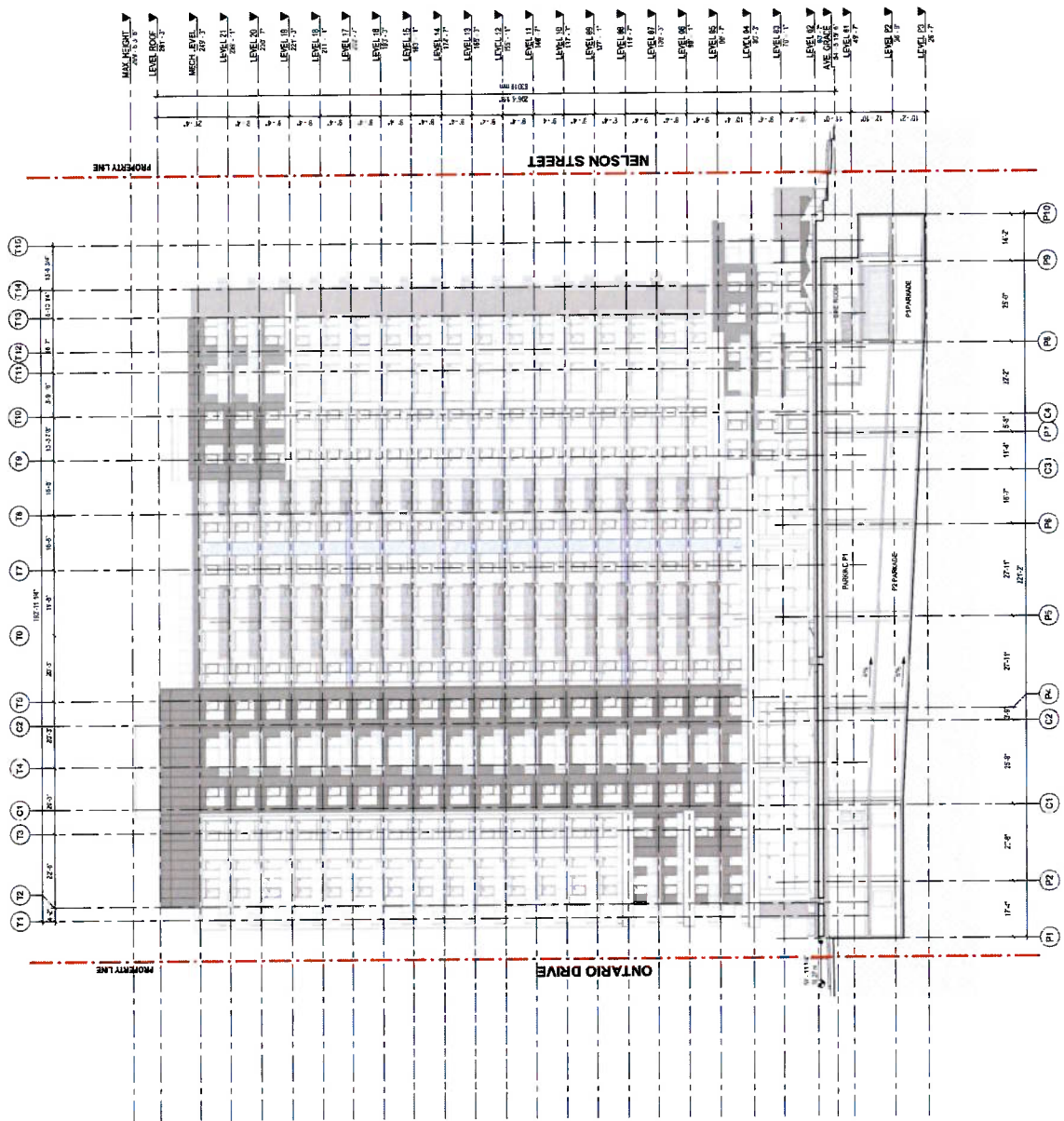
This drawing has been prepared by the undersigned for the use of the client and is not to be used for any other purpose without the written consent of the undersigned. The undersigned is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The undersigned is not responsible for any delays or interruptions in the progress of the project or for any costs incurred by the client as a result of such delays or interruptions.

| NO. | DESCRIPTION | DATE |
|-----|--------------------------------|------------|
| 1 | PRELIMINARY DEVELOPMENT PERMIT | 2020-03-31 |
| 2 | FINAL DEVELOPMENT PERMIT | 2020-03-31 |
| 3 | CONSTRUCTION PERMIT | 2020-03-31 |



| NO. | DESCRIPTION | DATE |
|-----|--------------------------------|------------|
| 1 | PRELIMINARY DEVELOPMENT PERMIT | 2020-03-31 |
| 2 | FINAL DEVELOPMENT PERMIT | 2020-03-31 |
| 3 | CONSTRUCTION PERMIT | 2020-03-31 |

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000264
CORPORATE OFFICER



COMMENTS:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

| NO. | REVISIONS | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-03-31 |
| 2 | ISSUED FOR PERMIT | 2020-03-31 |



2020-03-31

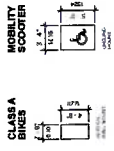
INTRACORP
CORPORATE OFFICER

SUSSEX & SAUNDERS

ENLARGED PLAN - BIKE ROOMS

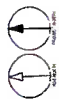
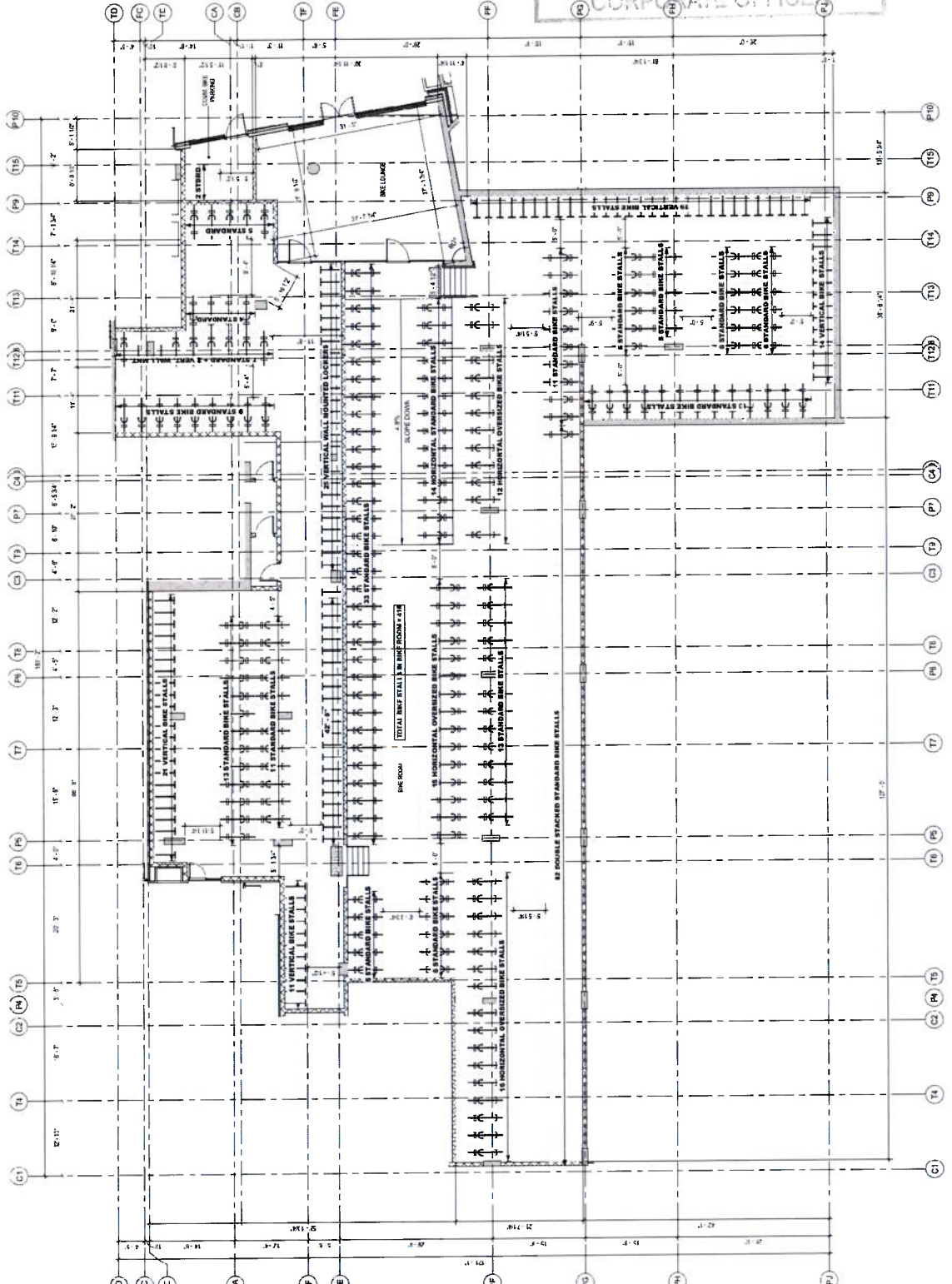
SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DP000264

BIKE LOCKER LEGEND



DP RESIDENTIAL BIKE PARKING PLAN

| TYPE | STALLS | COUNT | PERCENT |
|------------------|--------|-------|---------|
| Standard Class A | 10 | 10 | 10% |
| Standard Class B | 10 | 10 | 10% |
| Standard Class C | 10 | 10 | 10% |
| Standard Class D | 10 | 10 | 10% |
| Standard Class E | 10 | 10 | 10% |
| Standard Class F | 10 | 10 | 10% |
| Standard Class G | 10 | 10 | 10% |
| Standard Class H | 10 | 10 | 10% |
| Standard Class I | 10 | 10 | 10% |
| Standard Class J | 10 | 10 | 10% |
| Standard Class K | 10 | 10 | 10% |
| Standard Class L | 10 | 10 | 10% |
| Standard Class M | 10 | 10 | 10% |
| Standard Class N | 10 | 10 | 10% |
| Standard Class O | 10 | 10 | 10% |
| Standard Class P | 10 | 10 | 10% |
| Standard Class Q | 10 | 10 | 10% |
| Standard Class R | 10 | 10 | 10% |
| Standard Class S | 10 | 10 | 10% |
| Standard Class T | 10 | 10 | 10% |
| Standard Class U | 10 | 10 | 10% |
| Standard Class V | 10 | 10 | 10% |
| Standard Class W | 10 | 10 | 10% |
| Standard Class X | 10 | 10 | 10% |
| Standard Class Y | 10 | 10 | 10% |
| Standard Class Z | 10 | 10 | 10% |



BIKE PARKING PLAN

DATE: 2020-03-31

C DP40.00

CONTRACT
 The Project's success is our primary concern. We will work closely with you to ensure that the project is completed on time, within budget and to your satisfaction. We will provide you with regular updates and reports on the progress of the project. We will also ensure that all work is done in accordance with the applicable laws and regulations. We will be happy to provide you with any information you may need.

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 2020-05-31 |
| 2 | ISSUED FOR PERMIT | 2020-05-31 |
| 3 | ISSUED FOR PERMIT | 2020-05-31 |



2020-05-31

INTRACORP
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 416.291.1111

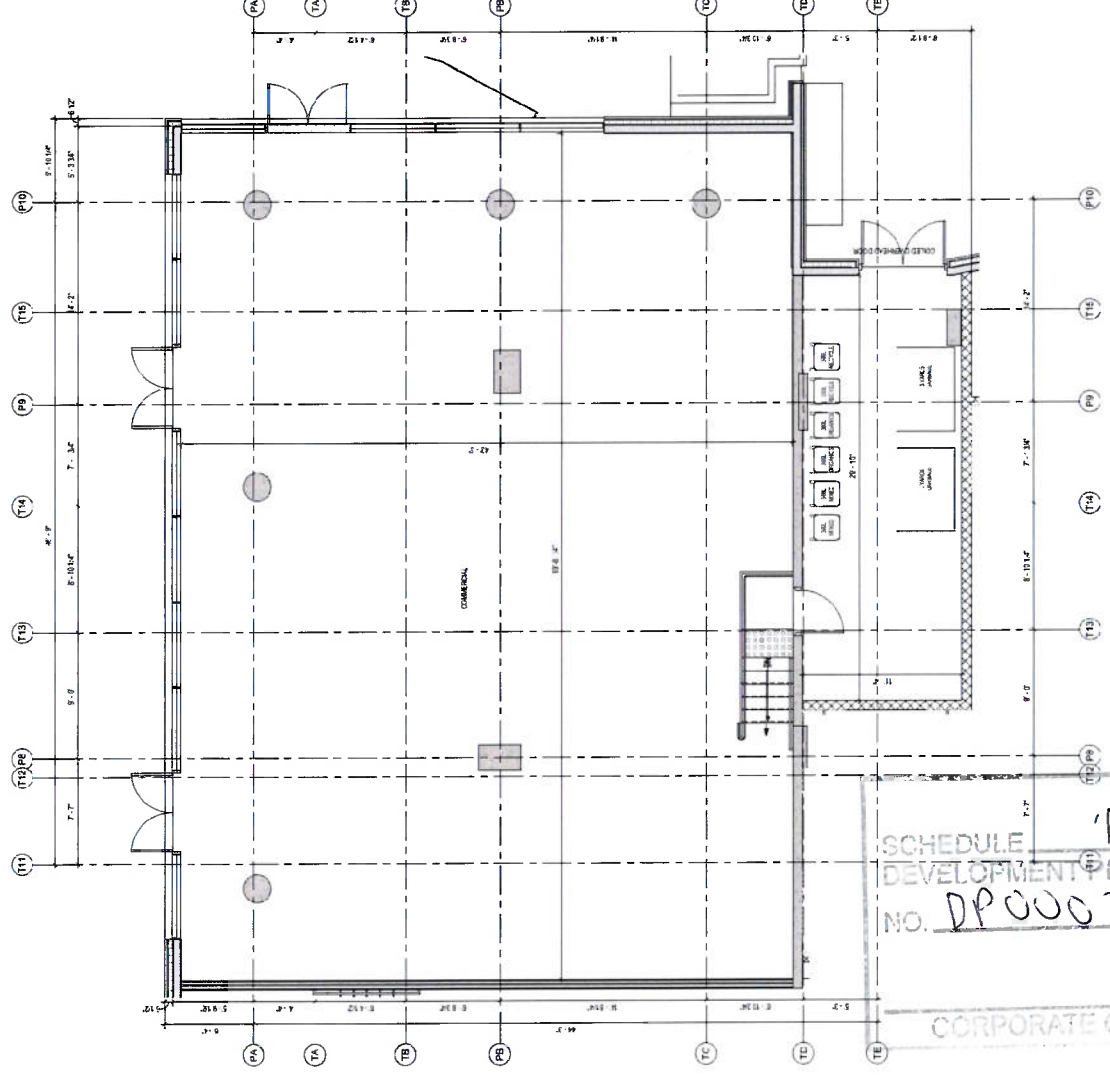
Site: 100 SHEPPARD AVENUE EAST, SCARBOROUGH, ONTARIO M1S 1T7

SUSSEX & SAUNDERS
 PROJECT TITLE
 100 SHEPPARD AVENUE EAST, SCARBOROUGH, ONTARIO M1S 1T7

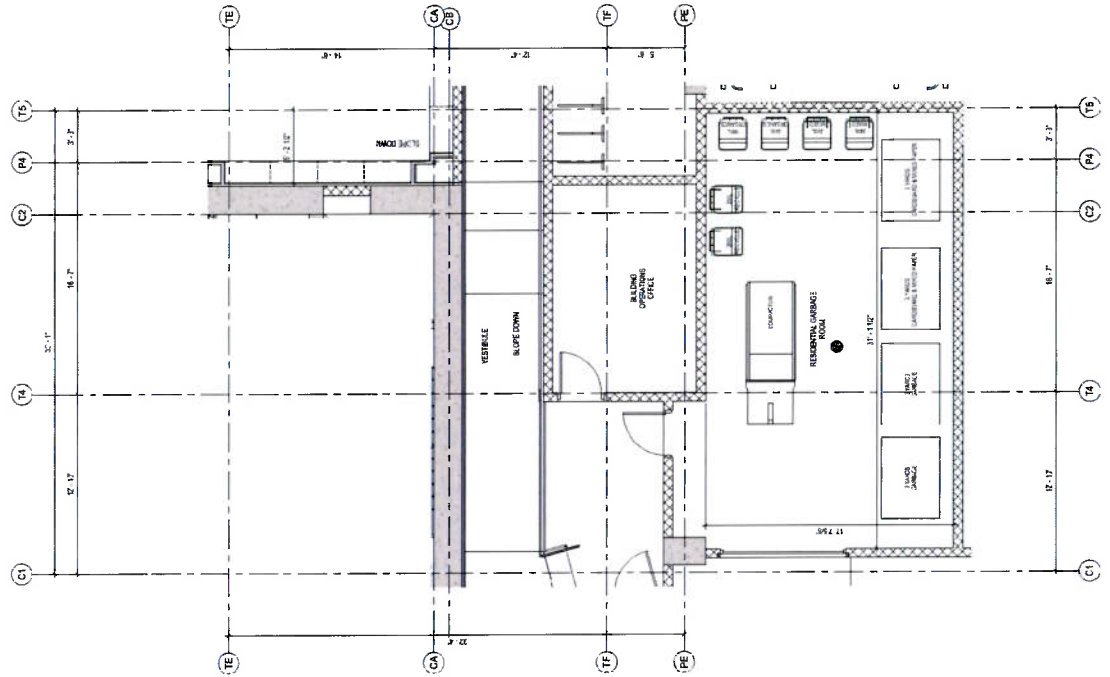
**ENLARGED PLANS -
 GARBAGE ROOMS**

DATE: 05/31/20
 DRAWN BY: J. SAUNDERS
 CHECKED BY: J. SAUNDERS
 PROJECT NUMBER: 100 SHEPPARD AVENUE EAST, SCARBOROUGH, ONTARIO M1S 1T7
 PROJECT NAME: 100 SHEPPARD AVENUE EAST, SCARBOROUGH, ONTARIO M1S 1T7
 SHEET: C

C DP40.01



1. ENLARGED PLAN - COMMERCIAL AND COMMERCIAL GARBAGE ROOM
 SCALE: 1/8" = 1'-0"



2. ENLARGED PLAN - RESIDENTIAL GARBAGE ROOM
 SCALE: 1/8" = 1'-0"

TREE INVENTORY

| ID | Tree | Species | DBH | Height | Health | Notes |
|----|--------------|-------------------|-----|--------|--------|-------|
| 01 | Maple | Acer sp. | 12 | 15 | Good | ... |
| 02 | Oak | Quercus sp. | 18 | 22 | Good | ... |
| 03 | Red Maple | Acer rubrum | 10 | 12 | Fair | ... |
| 04 | White Birch | Betula papyrifera | 8 | 10 | Good | ... |
| 05 | Box Elder | Achras glabra | 15 | 18 | Fair | ... |
| 06 | Red Pine | Pinus strobus | 10 | 12 | Good | ... |
| 07 | White Pine | Pinus strobus | 12 | 15 | Good | ... |
| 08 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 09 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 10 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 11 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 12 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 13 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 14 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 15 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 16 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 17 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 18 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 19 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 20 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 21 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 22 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 23 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 24 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 25 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 26 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 27 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 28 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 29 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 30 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 31 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 32 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 33 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 34 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 35 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 36 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 37 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 38 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 39 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 40 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 41 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 42 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 43 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 44 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 45 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |
| 46 | Red Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 47 | White Fir | Abies balsamea | 12 | 15 | Good | ... |
| 48 | Black Spruce | Picea mariana | 8 | 10 | Good | ... |
| 49 | White Spruce | Picea canadensis | 10 | 12 | Good | ... |
| 50 | Blue Spruce | Picea canadensis | 12 | 15 | Good | ... |

TREE REPLACEMENT CHART

| Quantity of Existing | # of Trees to be Replaced | Replacement Tree Size | Replacement Tree Species |
|----------------------|---------------------------|-----------------------|--------------------------|
| 0 | 0 | 10" | 1 Tree @ 2.1 |
| 0 | 0 | 15" | 2 Trees @ 3.1 |
| 0 | 0 | 20" | 1 Tree @ 5.1 |
| 0 | 0 | 25" | 2 Trees @ 5.1 |
| 0 | 0 | 30" | 1 Tree @ 5.1 |
| 0 | 0 | 35" | 2 Trees @ 5.1 |
| 0 | 0 | 40" | 1 Tree @ 5.1 |
| 0 | 0 | 45" | 2 Trees @ 5.1 |
| 0 | 0 | 50" | 1 Tree @ 5.1 |
| 0 | 0 | 55" | 2 Trees @ 5.1 |
| 0 | 0 | 60" | 1 Tree @ 5.1 |
| 0 | 0 | 65" | 2 Trees @ 5.1 |
| 0 | 0 | 70" | 1 Tree @ 5.1 |
| 0 | 0 | 75" | 2 Trees @ 5.1 |
| 0 | 0 | 80" | 1 Tree @ 5.1 |
| 0 | 0 | 85" | 2 Trees @ 5.1 |
| 0 | 0 | 90" | 1 Tree @ 5.1 |
| 0 | 0 | 95" | 2 Trees @ 5.1 |
| 0 | 0 | 100" | 1 Tree @ 5.1 |
| 0 | 0 | 105" | 2 Trees @ 5.1 |
| 0 | 0 | 110" | 1 Tree @ 5.1 |
| 0 | 0 | 115" | 2 Trees @ 5.1 |
| 0 | 0 | 120" | 1 Tree @ 5.1 |
| 0 | 0 | 125" | 2 Trees @ 5.1 |
| 0 | 0 | 130" | 1 Tree @ 5.1 |
| 0 | 0 | 135" | 2 Trees @ 5.1 |
| 0 | 0 | 140" | 1 Tree @ 5.1 |
| 0 | 0 | 145" | 2 Trees @ 5.1 |
| 0 | 0 | 150" | 1 Tree @ 5.1 |
| 0 | 0 | 155" | 2 Trees @ 5.1 |
| 0 | 0 | 160" | 1 Tree @ 5.1 |
| 0 | 0 | 165" | 2 Trees @ 5.1 |
| 0 | 0 | 170" | 1 Tree @ 5.1 |
| 0 | 0 | 175" | 2 Trees @ 5.1 |
| 0 | 0 | 180" | 1 Tree @ 5.1 |
| 0 | 0 | 185" | 2 Trees @ 5.1 |
| 0 | 0 | 190" | 1 Tree @ 5.1 |
| 0 | 0 | 195" | 2 Trees @ 5.1 |
| 0 | 0 | 200" | 1 Tree @ 5.1 |
| 0 | 0 | 205" | 2 Trees @ 5.1 |
| 0 | 0 | 210" | 1 Tree @ 5.1 |
| 0 | 0 | 215" | 2 Trees @ 5.1 |
| 0 | 0 | 220" | 1 Tree @ 5.1 |
| 0 | 0 | 225" | 2 Trees @ 5.1 |
| 0 | 0 | 230" | 1 Tree @ 5.1 |
| 0 | 0 | 235" | 2 Trees @ 5.1 |
| 0 | 0 | 240" | 1 Tree @ 5.1 |
| 0 | 0 | 245" | 2 Trees @ 5.1 |
| 0 | 0 | 250" | 1 Tree @ 5.1 |
| 0 | 0 | 255" | 2 Trees @ 5.1 |
| 0 | 0 | 260" | 1 Tree @ 5.1 |
| 0 | 0 | 265" | 2 Trees @ 5.1 |
| 0 | 0 | 270" | 1 Tree @ 5.1 |
| 0 | 0 | 275" | 2 Trees @ 5.1 |
| 0 | 0 | 280" | 1 Tree @ 5.1 |
| 0 | 0 | 285" | 2 Trees @ 5.1 |
| 0 | 0 | 290" | 1 Tree @ 5.1 |
| 0 | 0 | 295" | 2 Trees @ 5.1 |
| 0 | 0 | 300" | 1 Tree @ 5.1 |

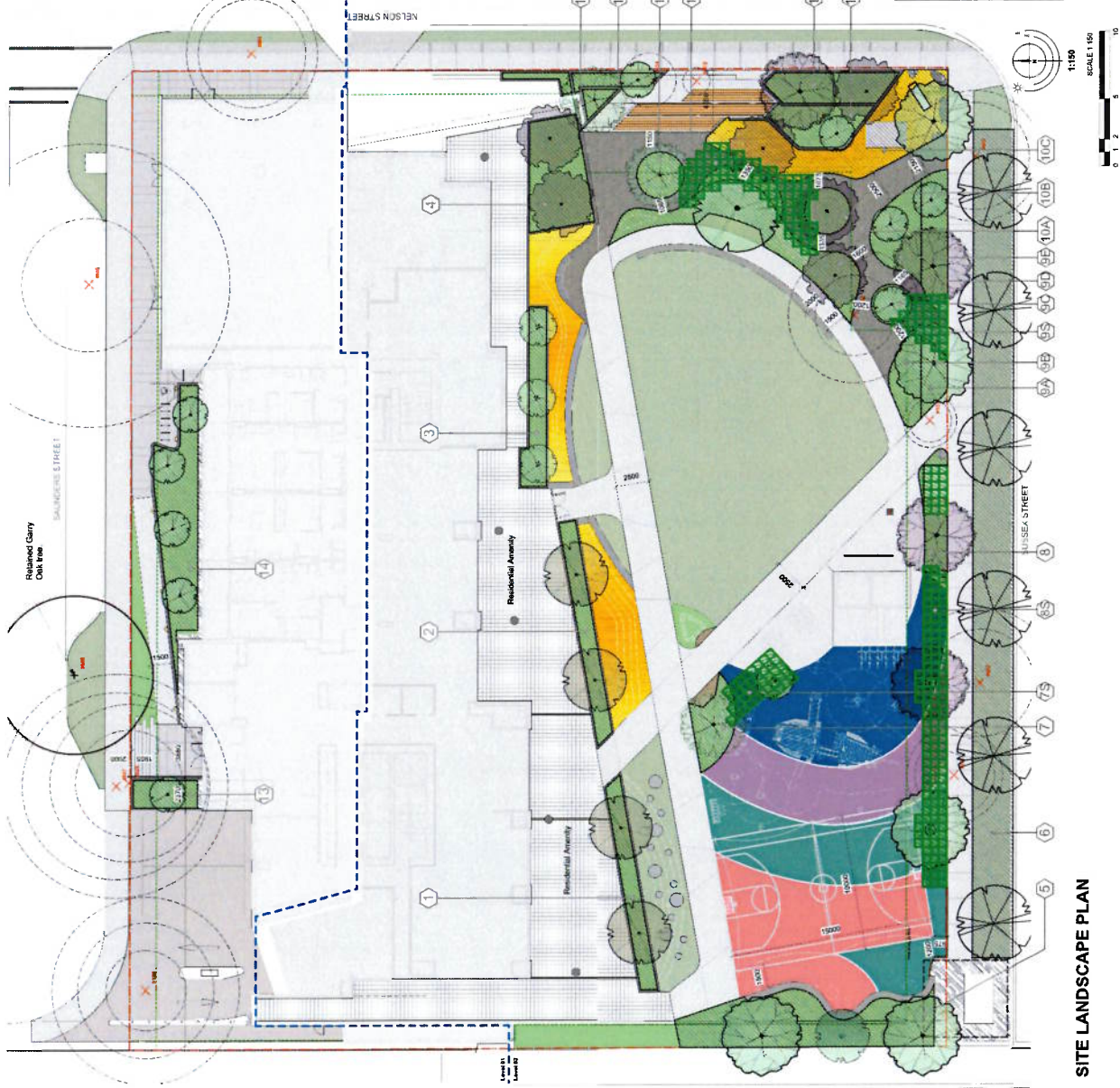
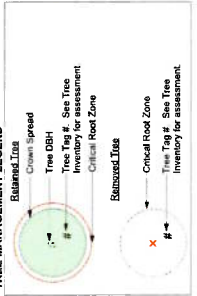
SOIL VOLUME CHART

| Planting Area # | Area (sqm) | Soil Volume (m³) | Soil Volume (cu yd) |
|-----------------|------------|------------------|---------------------|
| 1 | 10.41 | 104.1 | 13.6 |
| 2 | 20.82 | 208.2 | 27.2 |
| 3 | 31.23 | 312.3 | 40.8 |
| 4 | 41.64 | 416.4 | 54.4 |
| 5 | 52.05 | 520.5 | 68.0 |
| 6 | 62.46 | 624.6 | 81.6 |
| 7 | 72.87 | 728.7 | 95.2 |
| 8 | 83.28 | 832.8 | 108.8 |
| 9 | 93.69 | 936.9 | 122.4 |
| 10 | 104.10 | 1041.0 | 136.0 |
| 11 | 114.51 | 1145.1 | 149.6 |
| 12 | 124.92 | 1249.2 | 163.2 |
| 13 | 135.33 | 1353.3 | 176.8 |
| 14 | 145.74 | 1457.4 | 190.4 |
| 15 | 156.15 | 1561.5 | 204.0 |
| 16 | 166.56 | 1665.6 | 217.6 |
| 17 | 176.97 | 1769.7 | 231.2 |
| 18 | 187.38 | 1873.8 | 244.8 |
| 19 | 197.79 | 1977.9 | 258.4 |
| 20 | 208.20 | 2082.0 | 272.0 |
| 21 | 218.61 | 2186.1 | 285.6 |
| 22 | 229.02 | 2290.2 | 299.2 |
| 23 | 239.43 | 2394.3 | 312.8 |
| 24 | 249.84 | 2498.4 | 326.4 |
| 25 | 260.25 | 2602.5 | 340.0 |
| 26 | 270.66 | 2706.6 | 353.6 |
| 27 | 281.07 | 2810.7 | 367.2 |
| 28 | 291.48 | 2914.8 | 380.8 |
| 29 | 301.89 | 3018.9 | 394.4 |
| 30 | 312.30 | 3123.0 | 408.0 |
| 31 | 322.71 | 3227.1 | 421.6 |
| 32 | 333.12 | 3331.2 | 435.2 |
| 33 | 343.53 | 3435.3 | 448.8 |
| 34 | 353.94 | 3539.4 | 462.4 |
| 35 | 364.35 | 3643.5 | 476.0 |
| 36 | 374.76 | 3747.6 | 489.6 |
| 37 | 385.17 | 3851.7 | 503.2 |
| 38 | 395.58 | 3955.8 | 516.8 |
| 39 | 405.99 | 4059.9 | 530.4 |
| 40 | 416.40 | 4164.0 | 544.0 |
| 41 | 426.81 | 4268.1 | 557.6 |
| 42 | 437.22 | 4372.2 | 571.2 |
| 43 | 447.63 | 4476.3 | 584.8 |
| 44 | 458.04 | 4580.4 | 598.4 |
| 45 | 468.45 | 4684.5 | 612.0 |
| 46 | 478.86 | 4788.6 | 625.6 |
| 47 | 489.27 | 4892.7 | 639.2 |
| 48 | 499.68 | 4996.8 | 652.8 |
| 49 | 510.09 | 5100.9 | 666.4 |
| 50 | 520.50 | 5205.0 | 680.0 |
| 51 | 530.91 | 5309.1 | 693.6 |
| 52 | 541.32 | 5413.2 | 707.2 |
| 53 | 551.73 | 5517.3 | 720.8 |
| 54 | 562.14 | 5621.4 | 734.4 |
| 55 | 572.55 | 5725.5 | 748.0 |
| 56 | 582.96 | 5829.6 | 761.6 |
| 57 | 593.37 | 5933.7 | 775.2 |
| 58 | 603.78 | 6037.8 | 788.8 |
| 59 | 614.19 | 6141.9 | 802.4 |
| 60 | 624.60 | 6246.0 | 816.0 |
| 61 | 635.01 | 6350.1 | 829.6 |
| 62 | 645.42 | 6454.2 | 843.2 |
| 63 | 655.83 | 6558.3 | 856.8 |
| 64 | 666.24 | 6662.4 | 870.4 |
| 65 | 676.65 | 6766.5 | 884.0 |
| 66 | 687.06 | 6870.6 | 897.6 |
| 67 | 697.47 | 6974.7 | 911.2 |
| 68 | 707.88 | 7078.8 | 924.8 |
| 69 | 718.29 | 7182.9 | 938.4 |
| 70 | 728.70 | 7287.0 | 952.0 |
| 71 | 739.11 | 7391.1 | 965.6 |
| 72 | 749.52 | 7495.2 | 979.2 |
| 73 | 759.93 | 7599.3 | 992.8 |
| 74 | 770.34 | 7703.4 | 1006.4 |
| 75 | 780.75 | 7807.5 | 1020.0 |
| 76 | 791.16 | 7911.6 | 1033.6 |
| 77 | 801.57 | 8015.7 | 1047.2 |
| 78 | 811.98 | 8119.8 | 1060.8 |
| 79 | 822.39 | 8223.9 | 1074.4 |
| 80 | 832.80 | 8328.0 | 1088.0 |
| 81 | 843.21 | 8432.1 | 1101.6 |
| 82 | 853.62 | 8536.2 | 1115.2 |
| 83 | 864.03 | 8640.3 | 1128.8 |
| 84 | 874.44 | 8744.4 | 1142.4 |
| 85 | 884.85 | 8848.5 | 1156.0 |
| 86 | 895.26 | 8952.6 | 1169.6 |
| 87 | 905.67 | 9056.7 | 1183.2 |
| 88 | 916.08 | 9160.8 | 1196.8 |
| 89 | 926.49 | 9264.9 | 1210.4 |
| 90 | 936.90 | 9369.0 | 1224.0 |
| 91 | 947.31 | 9473.1 | 1237.6 |
| 92 | 957.72 | 9577.2 | 1251.2 |
| 93 | 968.13 | 9681.3 | 1264.8 |
| 94 | 978.54 | 9785.4 | 1278.4 |
| 95 | 988.95 | 9889.5 | 1292.0 |
| 96 | 999.36 | 9993.6 | 1305.6 |
| 97 | 1009.77 | 10097.7 | 1319.2 |
| 98 | 1020.18 | 10201.8 | 1332.8 |
| 99 | 1030.59 | 10305.9 | 1346.4 |
| 100 | 1041.00 | 10410.0 | 1360.0 |

SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DP 000 264

CORPORATE OFFICER

- ### MATERIALS LEGEND
- Property Line
 - Limit of underground parking
 - Soil Volume area
 - Soil Volume area - Soil Cells
 - Planting beds
 - Sod
 - Seed blend - Coastal
 - Primary - Pavement
 - Maintenance access strips - Aggregate
 - Pathways - Concrete
 - Pathways - Concrete
 - Poured Rubber playground surfacing
 - Proposed landscape borders
 - Proposed blue ring (2 pieces ea.)
 - Soil Volume Area Tag



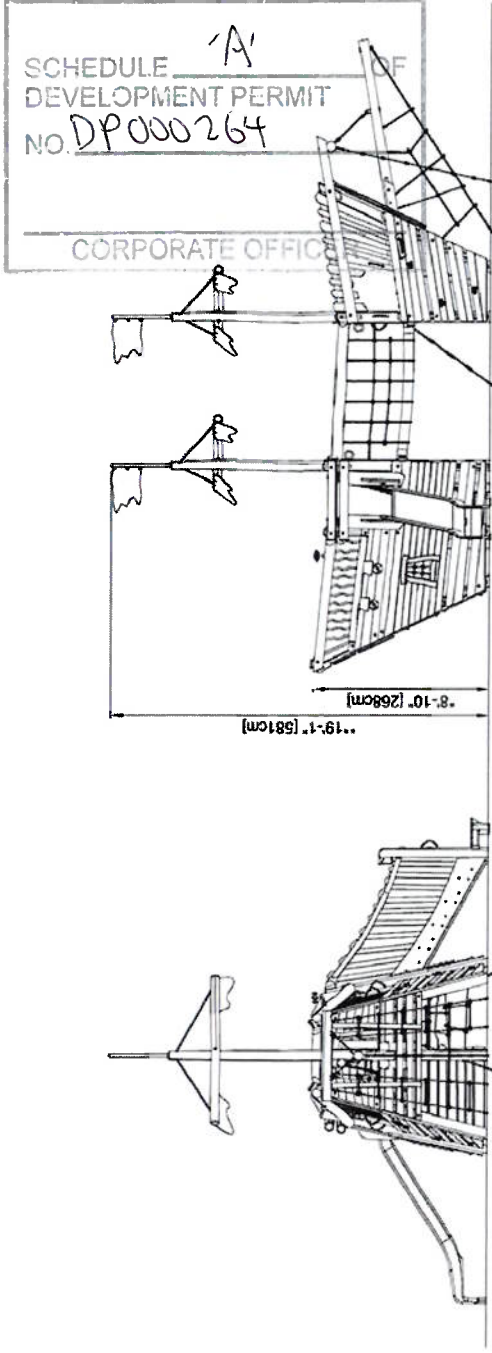
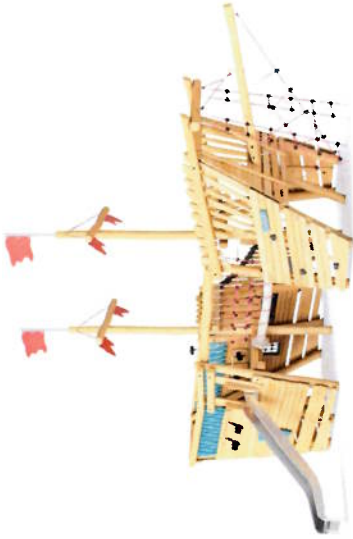
1:150 SCALE 1/50

1340 Sussex & 1337 Saunders | Tree Management Plan

SITE LANDSCAPE PLAN

L2/5

EXPLORER SHIP, MEDIUM - BY KOMPAN



NRO543

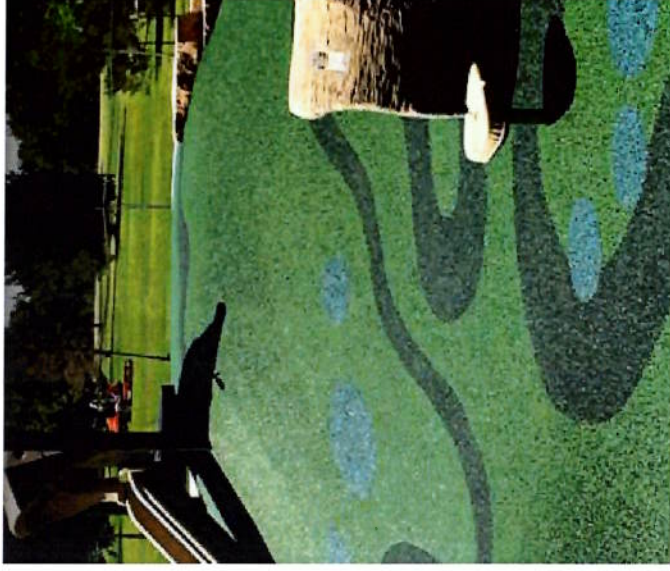
FREESTANDING WATER MISTER



CONCRETE SEATWALL



POURED RUBBER PLAYGROUND SURFACE



REV. B - Revised the Development of Materials for Safety, April 01, 2015
REV. A - Revised April 07, 2015

L5/5



LADR LANDSCAPE ARCHITECTS

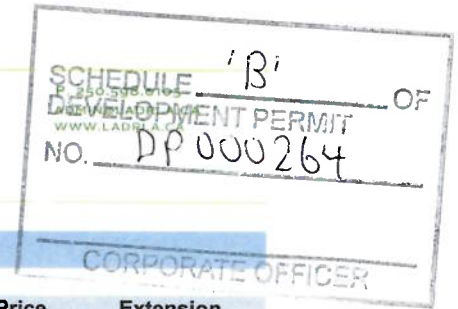
Project No: 1348 MAR2015-24 42-364 Queens Ave. Victoria, B.C. V8T 1M5

1340 Sussex & 1337 Saunders | Site Features



LADR LANDSCAPE ARCHITECTS

#3-864 QUEENS AVE
VICTORIA, BC
V8T 1M5



1340 Sussex & 1337 Saunders

| A. SOFT LANDSCAPE | Quantity | Units | Price | Extension |
|--|-----------------|--------------|--------------|-------------------------|
| 1. PLANTS | | | | |
| Trees (6 cm caliper) | 39 | each | \$600.00 | \$23,400.00 |
| Shrubs (#7 pot) | 27 | each | \$100.00 | \$2,700.00 |
| Shrubs (#5 pot) | 79 | each | \$70.00 | \$5,530.00 |
| Shrubs and Perennials (#3 pot) | 14 | each | \$55.00 | \$770.00 |
| Shrubs, Groundcovers and Perennials (#1 pot) | 841 | each | \$20.00 | \$16,820.00 |
| SUB-TOTAL PLANTS | | | | \$49,220.00 |
| 2. GRASS | | | | |
| Sod (Lawn) | 452 | m.sq. | \$31.00 | \$14,012.00 |
| Native Meadow Seed Mix | 77 | m.sq. | \$2.00 | \$154.00 |
| SUB-TOTAL GRASS | | | | \$14,166.00 |
| 3. SOIL | | | | |
| Soil (Trees & Large Shrubs) 600mm depth | 368 | m.cu. | \$32.00 | \$11,776.00 |
| Soil (Lawn) 225mm depth | 76 | m.cu. | \$10.00 | \$760.00 |
| Soil (Lawn - Structure) 150mm depth | 68 | m.cu. | \$10.00 | \$680.00 |
| Mulch (All Beds) 100mm depth | 54 | m.cu. | \$40.00 | \$2,160.00 |
| SUB-TOTAL SOIL | | | | \$15,376.00 |
| SUBTOTAL SOFT LANDSCAPE | | | | \$78,762.00 |
| B. HARD LANDSCAPE | | | | |
| 1. IRRIGATION ALLOWANCE | | | | \$20,000.00 |
| 2. STONE AND ROCK | | | | |
| River Rock 200mm depth | 28 | m.cu. | \$85.00 | \$2,380.00 |
| Boulders 300mm diameter | 37 | each | \$100.00 | \$3,700.00 |
| 3. SURFACING (SUPPLY AND INSTALL) | | | | |
| Hydrapressed Concrete Slabs | 642 | m.sq. | \$33.50 | \$21,507.00 |
| Broom Finish Concrete | 820 | m.sq. | \$100.00 | \$82,000.00 |
| Poured in Place Rubber Safety Surface (with site prep) | 417 | m.sq. | \$100.00 | \$41,700.00 |
| 4. SITE FURNISHINGS (SUPPLY AND INSTALL) | | | | |
| Inverted 'U' Bicycle Racks | 7 | each | \$500.00 | \$3,500.00 |
| Concrete Rounds | 14 | each | \$85.00 | \$1,190.00 |
| Concrete Seatwall | 19 | m.sq. | \$100.00 | \$1,850.00 |
| 5. SITE FURNISHINGS (SUPPLY ONLY) | | | | |
| Benches | 4 | each | \$2,000.00 | \$8,000.00 |
| Curved Benches | 2 | each | \$3,000.00 | \$6,000.00 |
| Picnic Table | 2 | each | \$2,500.00 | \$5,000.00 |
| Play Elements (Allowance) | | | | \$120,000.00 |
| SUBTOTAL HARD LANDSCAPE | | | | \$316,827.00 |
| TOTAL LANDSCAPE BUDGET ESTIMATE | | | | \$395,589.00 |
| | | | | Exclusive of GST |
| Prices include labour and materials. For bonding purposes only; this is not a construction estimate. | | | | |
| Prepared by LADR Landscape Architects | | | | 22-Sep-25 |