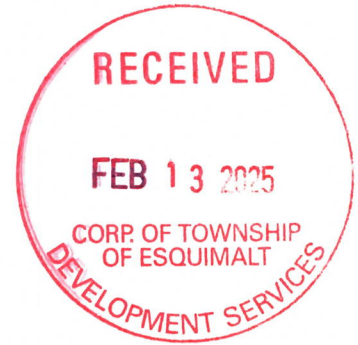


February 5, 2025

Mr. James Davison
Manager, Development Services
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC, V9A 3P1



Re: Aragon (Lampson) Properties Ltd
427 Lampson Road-BP13939
Sales Office and Display Suite Requirements

Dear James:

The owner of the above referenced project is proposing to provide four (4) display suites and one (1) sales office for viewing to potential buyers starting March 15, 2025.

The project is a residential development with four (4) residential structures, including three separate condominium buildings and a townhouse section. The three (3) residential buildings share a common underground parkade. The underground parkade has a separate address noted as 421 Lampson Street and achieved partial occupancy under BP-013942 on December 23, 2024.

The proposed sales office and display suites will be located in Building 1 East on Level one (1) and five (5) of the condominium building and will only be available under staff supervision during the day, from approximately 12:00pm to 5:00 pm for the remainder of construction (approximately 10 months). Outside of the sales office and the display suites, the remainder of the project will be in the interior finishing stages (outside of the townhomes which have just commenced excavation). Hoarding and physical protection will be used to separate areas under construction referenced in *Appendix A*. The sales office and display will remain open after final occupancy is achieved on the project at the owner's discretion.

The owner has coordinated the safety provisions and advised the contractor to implement and enforce the necessary safety procedures. As the building is currently under construction, not all the fire and life safety systems will be completed, however, the following safety principles and features will be provided:

- The sprinkler and standpipe system will be active starting March 15, 2025 and for the remainder of the construction.
- Safe access to and egress from the proposed sales office and display suite will be provided and maintained (refer to Appendix A).
- Staff will always accompany occupants, i.e., occupants will not be able to wander the site, outside the completed areas.

- If access is required by persons with disabilities, the sales office and display suites will be accessible via the completed Parkade Entry Lobby. The BC safety authority has issued a Section 5 on the elevator which will be available for persons with disabilities to access the Level 5 display suite.
- Hoarding or similar physical protection to access the sales office and display suites, and to separate and secure the sales office and display suites from the construction zones (refer to Appendix A) will be provided. A physical barrier will be provided to prevent occupants from accessing any areas under construction.
- “Construction Zone- Do Not Enter” signage will be provided to separate the sales office and the display suites from the construction zones.
- Emergency lighting using battery pack units and exit signage will be provide for the common principal routes.
- Overhead protection will not be required as no construction activities are taking place adjacent or overhead. This work will be complete prior to the sales office and display suites being available for public viewing. If overhead work is proposed, protection will be provided.
- As the project is still under construction, a designated person will be responsible for the following.
 - Patrol the area to ensure that the means of egress are kept clear and that requirements of the Fire Safety Plan are enforced.
 - If a fire is detected in any area of, the project site, the designated person would be responsible for.”
 - Immediately contacting the Fire department and,
 - Notifying occupants of the sales office and display suite to leave the premise immediately.

The project CSO, who has been retained by the contractor, will be responsible for performing these requirements during the times that construction is ongoing. During non-construction hours (i.e., Weekends and after hours) there will be an existing security company who has been retained by the contractor.

Should you have any questions or comments regarding the proposed safety provisions noted above, please contact our office.

Prepared by,
ARAGON PROPERTIES LTD



Peter Censorio