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Development Table

Development Statistics	Site Area	15797 sqft
Road Widening Ded.	South (Side)	1m (3'3 3/8") sqft
	West (Front)	2.5m (8'2 3/8") sqft
Net Site Area		14343 sqft (9.1% Reduction of Site Area)

Areas	Req'd / Allowed	Proposed	Notes
Floor Space Area		28684.25	
Floor Space ratio (FSR)	2.00	2.00	
Average Grade		22.24m (72'11 3/8")	
South (Esquimalt Rd)		21.8m (71'6 1/4")	Ave. Grade to Roof Parapet (not incl. Elevator Overrun)
Building Height			
Setbacks			
North		3.8m (12'5 5/8")	1'6" (Balcony) Protrusion into Setback
East		3.3m (10'9 7/8")	
South (Esquimalt Rd.)		3.5m (11'5 3/4")	3'6" (Balcony) Protrusion into Setback
West (Farnhill Rd.)		3.8m (12'5 5/8")	3'8" (Canopy) Protrusion into Setback
Site Coverage			See Sheet A5.4
Level 1			% Of Net Site Area
Building		6661 sqft	46%
Level 2			
Building		7658 sqft	53%
Balconies		841 sqft	6%
Canopies		84 sqft	1%
Total Level 2		8583 sqft	60%
Usable Open Space	1076 sf min	1121 sqft	7.8% (6.4% uncovered, 1.4% covered. See Sheet A5.4)

Unit Count / Mix

Unit Type	Quantity	Distribution	Notes
1 Bed	7	21%	
2 Bed	13	38%	
2 Bed (AD)	5	15%	
2 Bed + Den	4	12%	
3 Bed + Den (AD)	5	15%	
Total Dwelling Units	34	100%	
Total adaptable	10	29%	

Vehicle Parking

Vehicles	Type	Count	Notes
Required	Residential	29.2	Unit Mix: 7 1-Bedroom Units, 27 >1-Bedroom Units 4.T1) Apartment: 0.6 Stall / 1-BR, 0.8 Stall / >1-BR 0.7 x 7 = 4.9 stalls 0.9 x 27 = 24.3 stalls
	Visitor	3.4	4.T1) 0.1 Stall / Unit
	Loader	1.0	19.T6) 1 Stall/10-100 Units
	Total	33.6	
	Discount	- 6.7	20% 12.T3) 5% for on-site car share w/ parking stall 12.T3) 10% for car-share memberships to all units 12.T3) 5% for 20% of all long term stalls to be oversized
	Total	26.9	
Provided	Standard	16.0	
	Small	7.0	
	Accessible	2.0	14.T4: 2 stalls min.
	Loader	1.0	
	Car Share	1.0	
	Total	27.0	

Bicycle Parking

Bikes	Type	Count	Notes
Required	Residential	48	6.T7) 1 Stall/s1 Bedroom, 1.5 Stalls/s2 Bedroom 1 x 7 = 7 stalls 1.5 x 27 = 40.5 stalls
	Standard Stacked / Vertical		Part 6) 22): max 50% 23.75 max
	Oversized		Part 6) 23): min 10% 4.75 min
	Vertical		Part 6) 22): max 30% 14.25 max
	Short Term	6	6.T7) 6 Stalls/Building
	Total	54	
Provided	Standard	14	
	Stacked	24	
	Vertical	0	
	Oversized	10	
	Class B Rack	6	
	Total	54	* one as oversized

Project Team

Architect	Cornerstone Architecture	Scott Kennedy	Principal	(604) 720 3570	skennedy@cornerarch.com
Architect	Cornerstone Architecture	Gesa Zellermann	Managing Director	604 253 8800_309	gzellermann@cornerarch.com
Civil Engineering	Gwall Engineering	Corey Brown	Principal, Managing Director	250-886-0049	cbrown@gwalleng.com
Construction	Campbell Construction	Sean Cringle	Project Manager / Estimator	250-885-0031	sean@campbellconstruction.ca
Construction	Campbell Construction	Lukas Farey	Senior Estimator/Project Manager	(250) 889 3491	lukas@campbellconstruction.ca
Electrical Engineer	Parallel Engineering	Steve Cooke	Principal	250.514.9259	steve@parallelengineering.ca
Geotechnical Engineering	Ryzuk Geotechnical	Scott Currie	Geotechnical Engineer	250-475-3131	scott@ryzuk.com
Geotechnical Engineering	Ryzuk Geotechnical	Nicholas Colp	Junior Engineer	250-475-3131	ncolp@ryzuk.com
Landscape Architecture	LADR	Chris Windjack	Principal, Landscape Architect	250 598 0105	cwindjack@ladra.ca
Landscape Architecture	LADR	Jacob Bethell	Landscape Designer		jbethell@ladra.ca
Owners Representation	Township	Alastair Townsend	Principal	(206) 393-7329	alastair@township.build
Structural Engineering	Skyline Engineering	Cameron Marshall	Principal	250-867-2869	cmarshall@seng.ca
Surveyor	J.E. Anderson & Associates	Ryan Hounston	Surveyor	(250) 727-2214	rhounston@eanderson.com

Architectural Drawing List:

- A0.0 Cover Sheet and Development Table
- A1.0 Site Plan
- A2.0 Parkade P1
- A2.1 Level 1
- A2.2 Level 2
- A2.3 Level 3 - 5
- A2.4 Level 6
- A2.5 Roof
- A3.0 Elevations: South / West
- A3.1 Elevations: North / East
- A4.0 Section A
- A5.0 Views / Streetscape Esquimalt Road
- A5.1 Views / Streetscape Farnhill Road
- A5.2 Shadow Analysis
- A5.3 Declaration of FAR and Overlays
- A5.4 Site Coverage / Usable Open Space
- A5.5 Architectural Concept
- A5.6 Materials A
- A5.7 Materials B

Num.	YY	MM	DD	ISSUE / REVISION
3	2026	04	03	APC
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1	2025	10	20	Revised



PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE BCBC: Township Of Esquimalt
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DRAWING

Cover Sheet and Development Table

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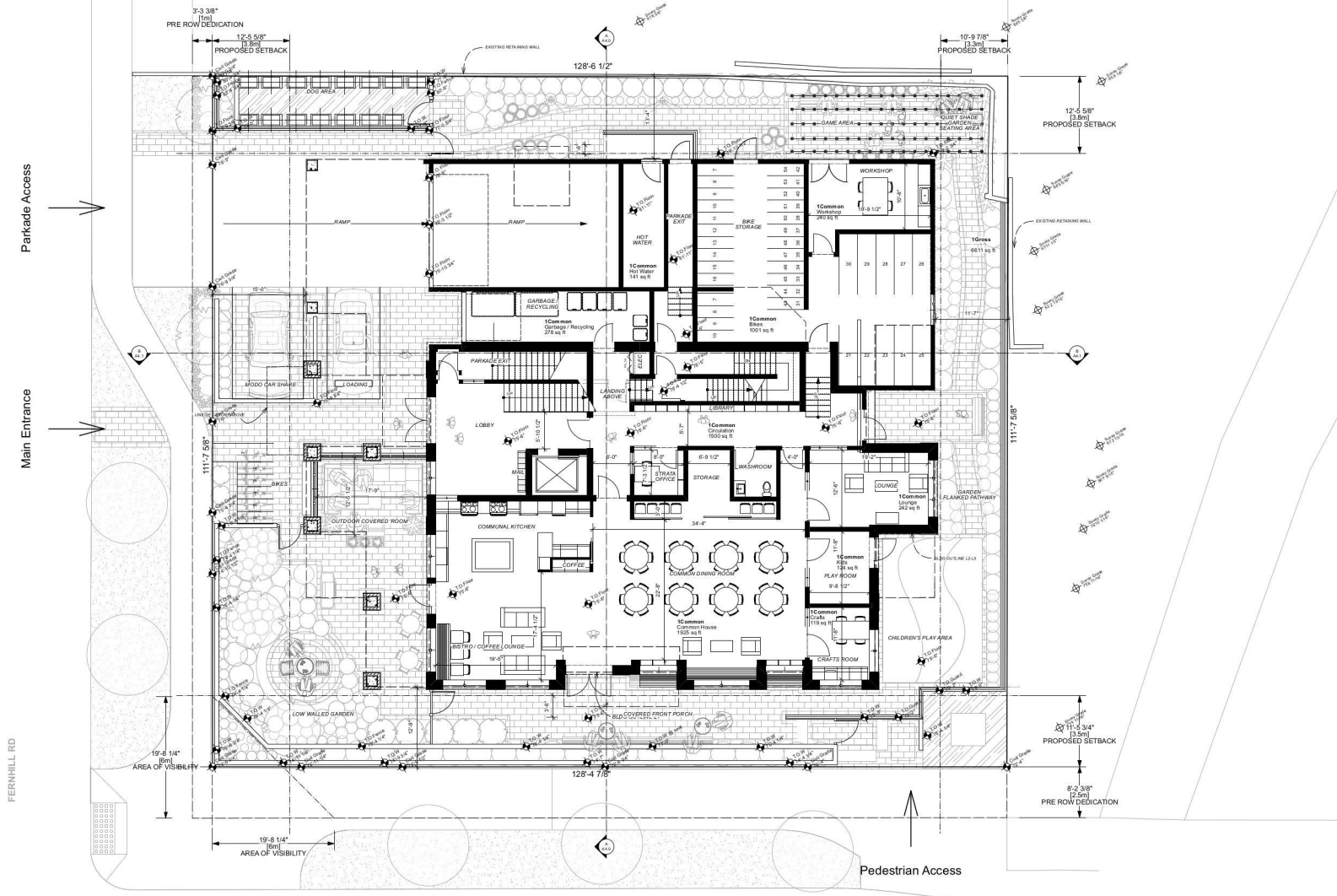
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-03-02

PROJECT NO. 2512 **DRAWING NO.** A0.0

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1	2025-10-20	Revised



PROJECT
1140 - 1145 Esquimalt Road

Esquimalt Village Cohousing

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Level 1

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PLOT DATE 2026-03-02

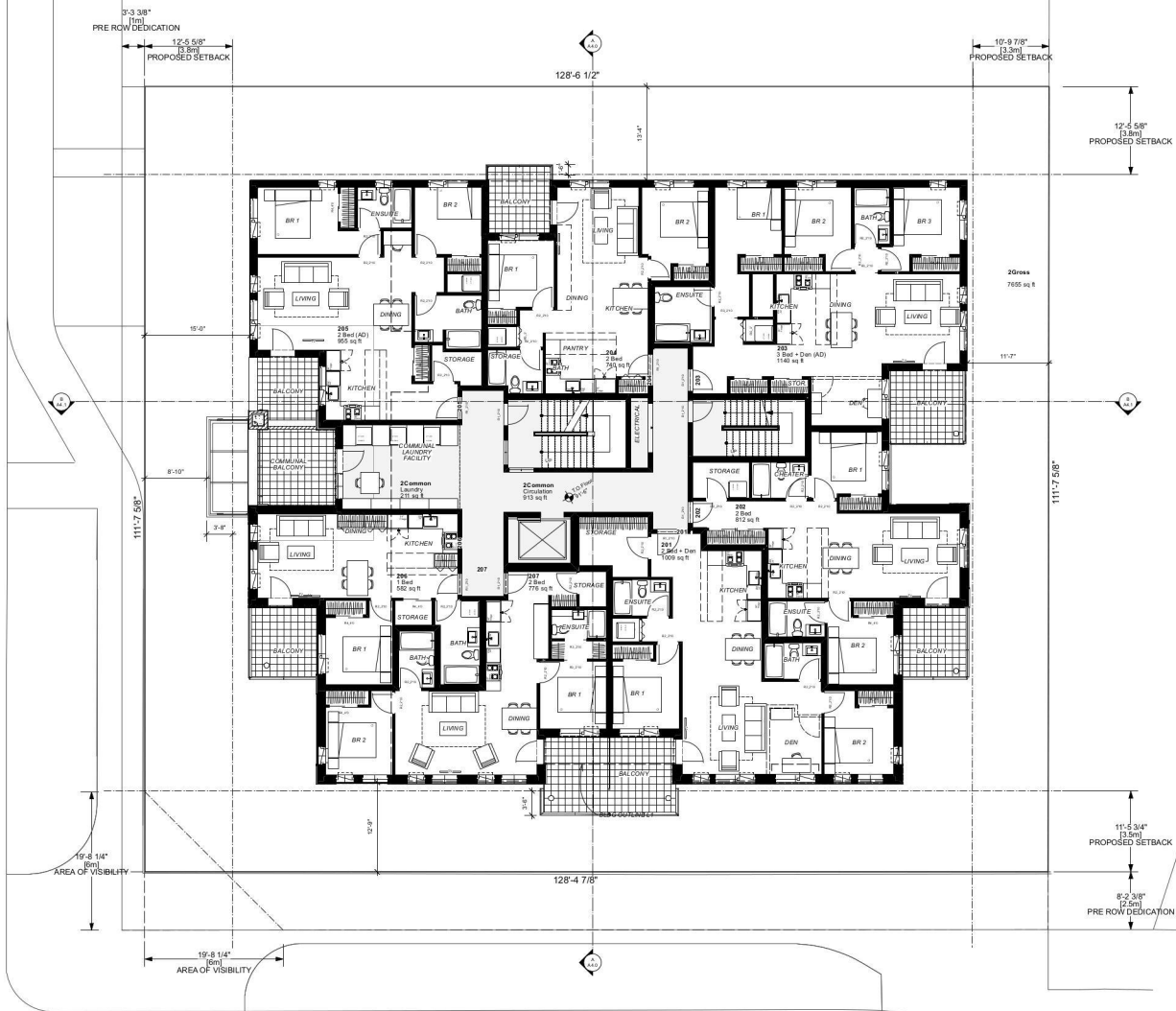
PROJECT NO. **2512** DRAWING NO. **A2.1**



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Esquimalt Village Cohousing
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DRAWING

Level 2
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PLOT DATE 2026-03-02

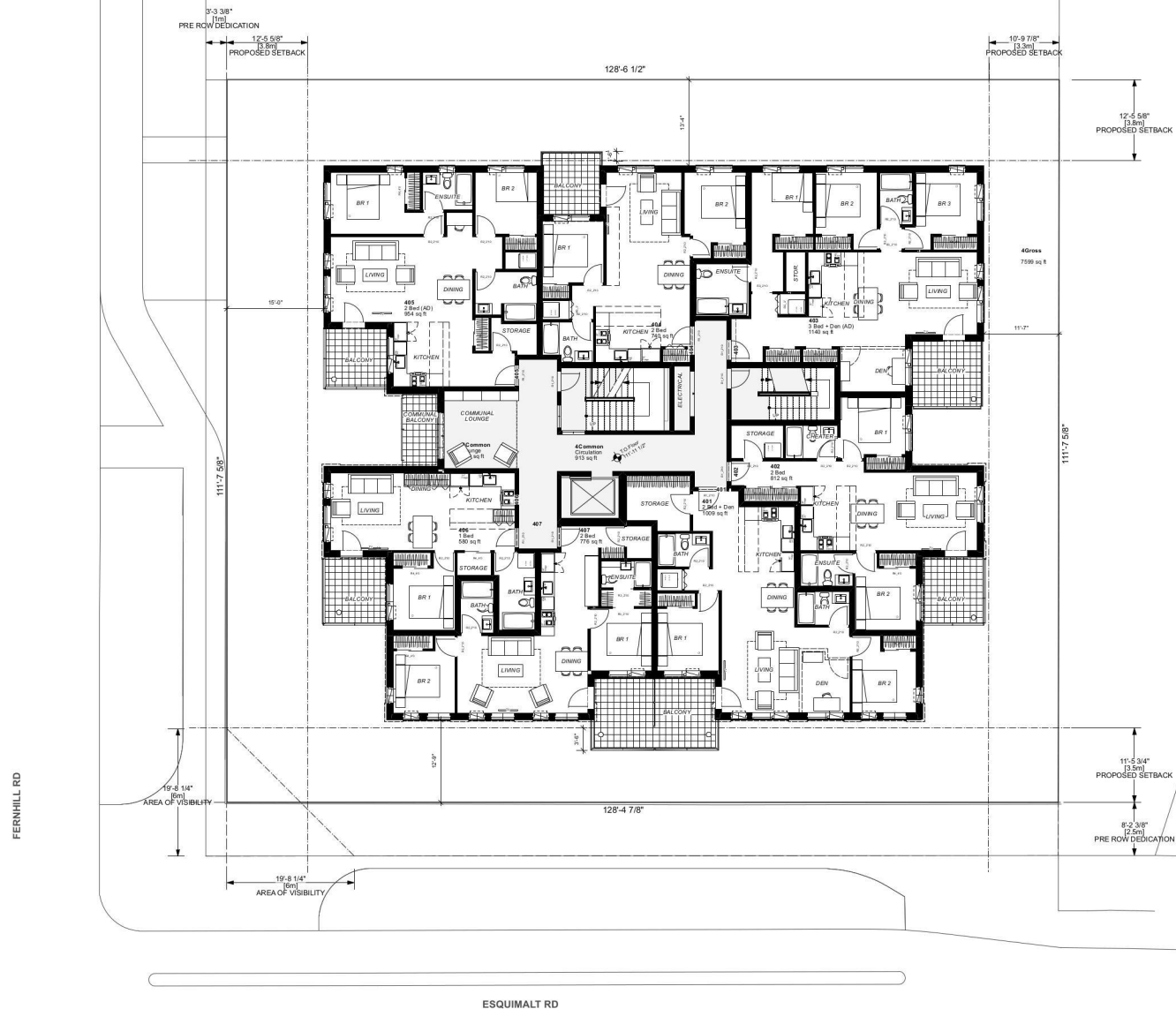
PROJECT NO. 2512 **DRAWING NO.** A2.2



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Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

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DEVELOPMENT PERMIT #
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Level 3 - 5

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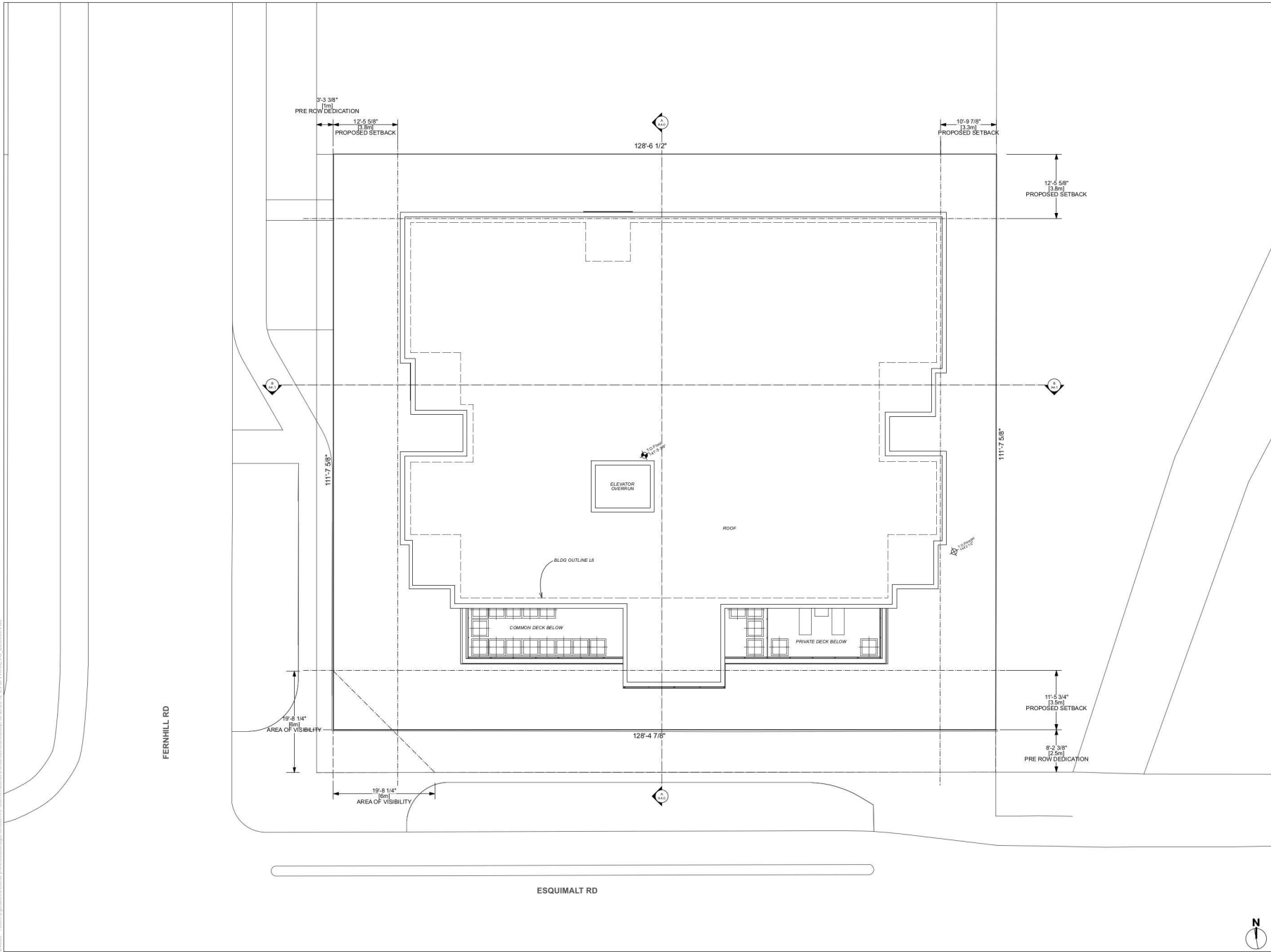
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PROJECT NO. 2512 **DRAWING NO.** A2.3



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PROJECT
Esquimalt Village Cohousing
1140 - 1145 Esquimalt Road

BUILDING CODE: BCBC: Township Of Esquimalt
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BUILDING PERMIT #:
DRAWING:

Roof
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PLOT DATE: 2026-03-02

PROJECT NO. 2512 **DRAWING NO. A2.5**



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WEST

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1	2025-10-20	Revised



PROJECT

Esquimat Village Cohousing
1140 - 1148 Esquimat Road

BUILDING CODE: BCBC: Township Of Esquimat
ZONING:
DEVELOPMENT PERMIT #
BUILDING PERMIT #

Elevations: South / West

Scale: 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE: 2026-03-02

PROJECT NO. **2512** DRAWING NO. **A3.0**

- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING
- 3 COLOUR A
- 4 FIBER CEMENT SIDING
- 5 COLOUR B
- 6 FIBER CEMENT SIDING TO MATCH WINDOW FRAME
- 7 WINDOW FRAME
- 8 VINYL
- 9 GUARDRAILS
- 10 METAL W/ CLEAR AND FRITTED GLASS
- 11 CANOPY
- 12 METAL W/ FRITTED GLASS
- 13 DOOR
- 14 METAL
- 15 GLAZED DOOR
- 16 METAL W/ GLASS
- 17 PRIVACY SCREEN
- 18 METAL W/ FRITTED GLASS
- 19 RETAINING WALL
- 20 MASONRY PRODUCT

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PROJECT

Esquimat Village Cohousing

1140 - 1148 Esquimat Road

BUILDING CODE: BCBC: Township Of Esquimat
ZONING:
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING

Elevations: North / East

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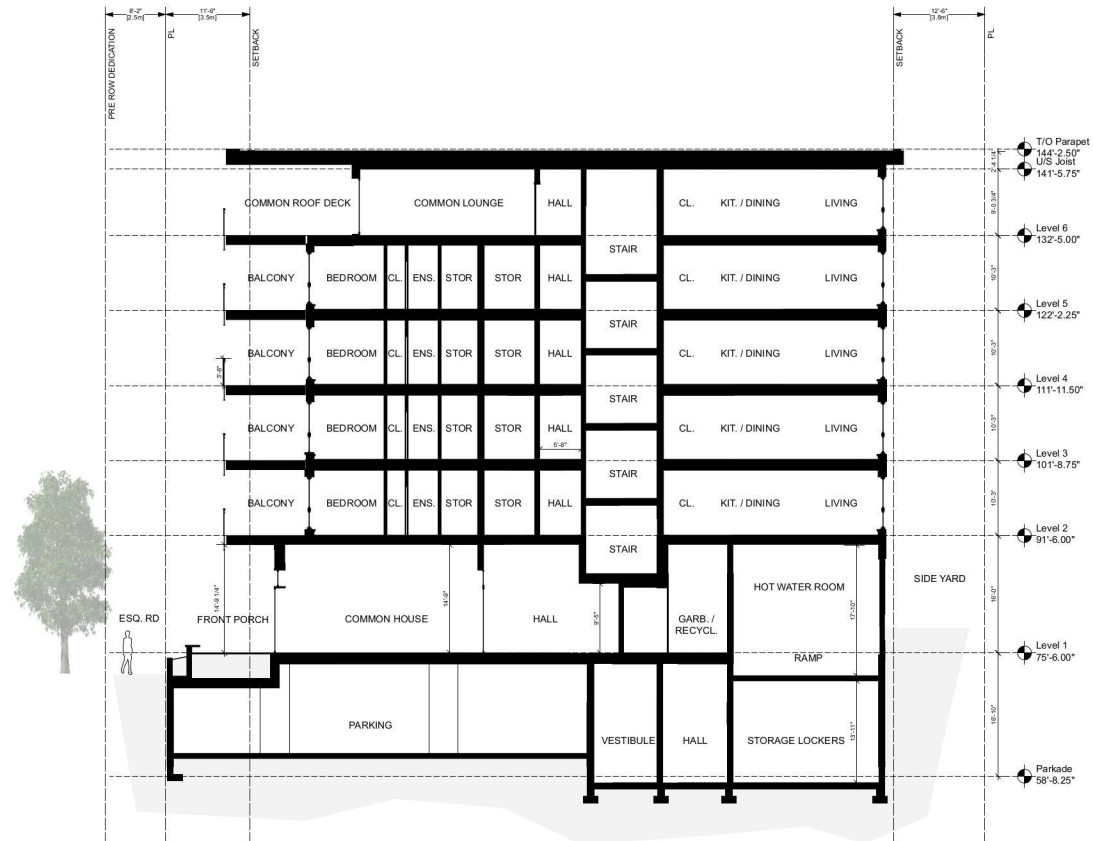
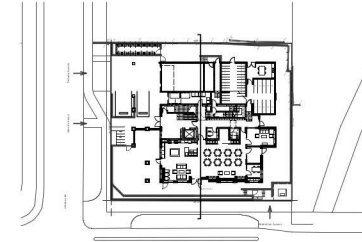
PLOT DATE: 2026-03-02

PROJECT NO. **2512** DRAWING NO. **A3.1**

- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING COLOUR A
- 3 FIBER CEMENT SIDING COLOUR B
- 4 FIBER CEMENT SIDING TO MATCH WINDOW FRAME
- 5 WINDOW FRAME
- 6 VINYL GUARDRAILS
- 7 METAL W/ CLEAR AND FRITTED GLASS CANOPY
- 8 METAL W/ FRITTED GLASS DOOR
- 9 METAL GLAZED DOOR
- 10 METAL W/ GLASS PRIVACY SCREEN
- 11 METAL W/ FRITTED GLASS RETAINING WALL
- 12 MASONRY PRODUCT

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Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

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Section A

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PLOT DATE 2026-03-02

PROJECT NO. 2512 **DRAWING NO.** A4.0

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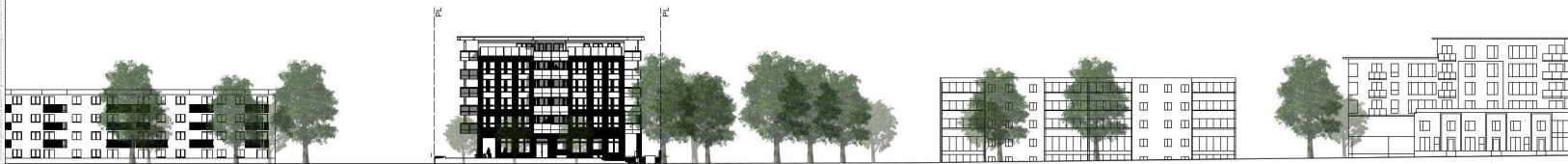
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VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH EAST
NTS



STREET SCAPE ESQUIMALT ROAD

3	2026-04-03	APC
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PROJECT

Esquimalt Village Cohousing
1140 - 1148 Esquimalt Road

BUILDING CODE: BCBC: Township Of Esquimalt
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DEVELOPMENT PERMIT #:
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DRAWING

**Views / Streetscape
Esquimalt Road**

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PLOT DATE: 2026-03-02

PROJECT NO. **2512** DRAWING NO. **A5.0**



VIEW FROM SOUTH EAST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM SOUTH WEST
NTS



VIEW FROM NORTH EAST
NTS



STREET SCAPE FERNHILL ROAD

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PROJECT

Esquimat Village Cohousing
1140 - 1148 Esquimat Road

BUILDING CODE: BCBC: Township Of Esquimat
ZONING: DEVELOPMENT PERMIT #
BUILDING PERMIT #

DRAWING

Views / Streetscape Fernhill Road

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PLOT DATE: 2026-03-02

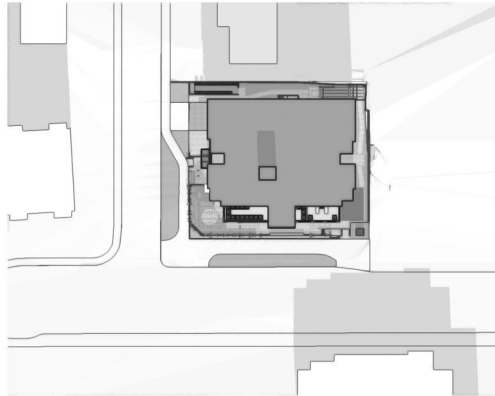
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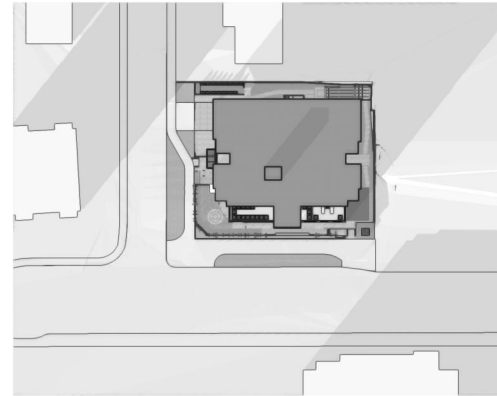
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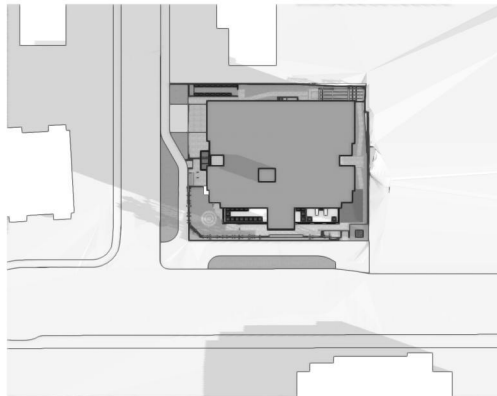
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1:500



WINTER SOLSTICE - 12:00
1:500



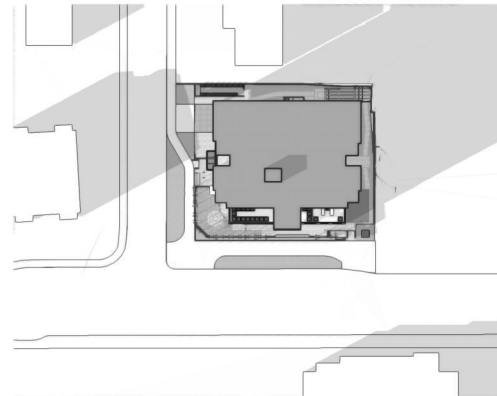
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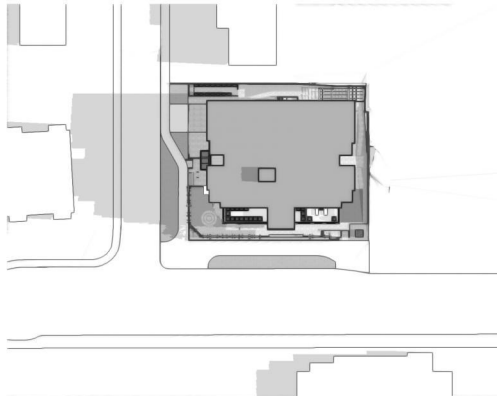
EQUINOX (MAR 20) - 08:00
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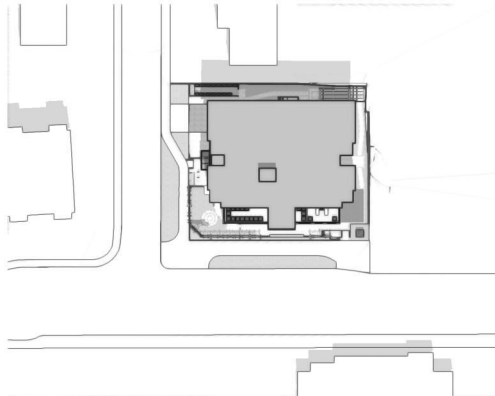
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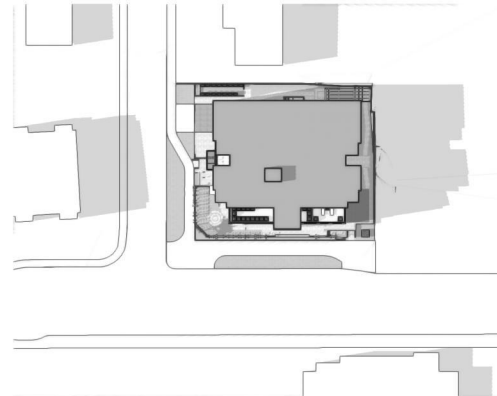
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SUMMER SOLSTICE (JUN 20) - 08:00
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SUMMER SOLSTICE - 12:00
1:500



SUMMER SOLSTICE - 16:00
1:500

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PROJECT

Esquimat Village Cohousing
1140 - 1145 Esquimat Road

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BUILDING PERMIT #
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Shadow Analysis

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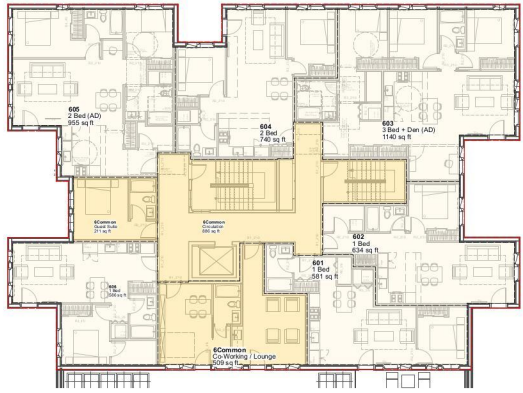
SCALE: 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE: 2026-03-02

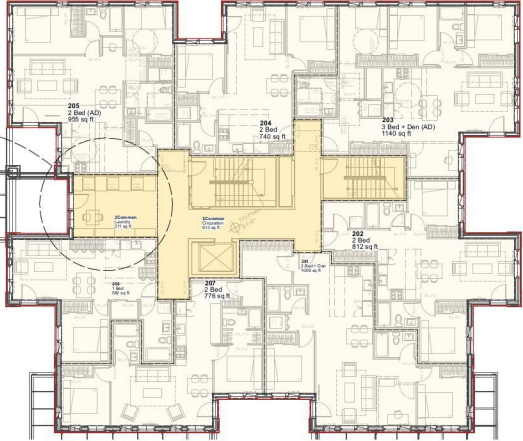
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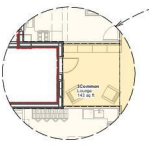
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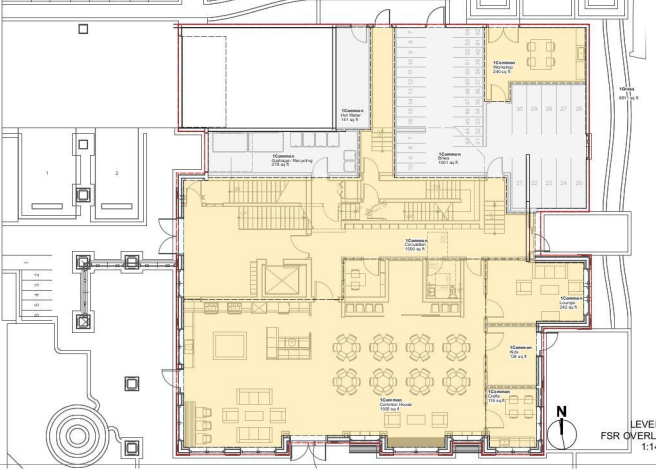
LEVEL 6
FSR OVERLAY
1:140



LEVEL 2
FSR OVERLAY
1:140



LEVEL 3, 4, 5
FSR OVERLAY
1:140



LEVEL 1
FSR OVERLAY
1:140

Development Statistics

Site Area	15797 sqft
Road Widening Ded. South (Side)	1m (3' 3/8") sqft
West (Front)	2.5m (82' 3/8") sqft
Net Site Area	14343 sqft (9.1% Reduction of Site Area)

Areas

Areas	Req'd / Allowed	Proposed	Notes
Floor Space Area		28684.25	
Floor Space ratio (FSR)	2.00	2.00	

Unit Count / Mix

Unit Type	Quantity	Distribution	Notes
1 Bed	13	21%	
2 Bed	13	38%	
2 Bed (AD)	5	15%	
2 Bed + Den	4	12%	
3 Bed + Den (AD)	5	15%	
Total Dwelling Units	34	100%	
Total adaptable	10	29%	

Total	Gross Area (sf)	FSR Area (sf)	Common Area (sf)
Area (sqft)	43726.17	28684.25	11466.61
% of gross	100.0%	65.6%	26.2%

Floor Areas

Level	Unit type	Gross Area (sf)	FSR Area (sf)	Common Area (sf)
Level 1	Common	Kids		124
	Common	Crate		119
	Common	Garbage / Recycling		278
	Common	Hot Water		141
	Common	Bikes		1001
	Common	Workshop		240
	Common	Common House		1325
	Common	Lounge		242
	Common	Circulation		1500
	Gross		6611	
	Level 2	2 01	2 Bed + Den	1009
2 02		2 Bed	812	
2 03		2 Bed + Den (AD)	1140	
2 04		2 Bed	740	
2 05		2 Bed (AD)	955	
2 06		1 Bed	592	
2 07		2 Bed	776	
2 Common				913
2 Common		Laundry		211
2 Gross			7655	
Level 3		3 01	2 Bed + Den	1009
	3 02	2 Bed	812	
	3 03	3 Bed + Den (AD)	1140	
	3 04	2 Bed	740	
	3 05	2 Bed (AD)	954	
	3 06	1 Bed	580	
	3 07	2 Bed	776	
	3 Common			913
	3 Common	Lounge		143
	3 Gross		7599	
	Level 4	4 01	2 Bed + Den	1009
4 02		2 Bed	812	
4 03		3 Bed + Den (AD)	1140	
4 04		2 Bed	740	
4 05		2 Bed (AD)	954	
4 06		1 Bed	580	
4 07		2 Bed	776	
4 Common				143
4 Common		Lounge		913
4 Gross			7599	
Level 5		5 01	2 Bed + Den	1009
	5 02	2 Bed	812	
	5 03	3 Bed + Den (AD)	1140	
	5 04	2 Bed	740	
	5 05	2 Bed (AD)	954	
	5 06	1 Bed	590	
	5 07	2 Bed	776	
	5 Common			143
	5 Common	Lounge		913
	5 Gross		7599	
	Level 6	6 01	1 Bed	581
6 02		1 Bed	634	
6 03		3 Bed + Den (AD)	1140	
6 04		2 Bed	740	
6 05		2 Bed (AD)	955	
6 06		1 Bed	586	
6 Common				509
6 Common		Guest Suite		211
6 Common		Circulation		886
6 Gross			6655	

FLOOR AREA DECLARATION

Num.	YY	MM	DD	ISSUE / REVISION
3	2026	04	03	APC
2	2026	02	03	DRG
1	2025	10	20	Revising



PROJECT

Esquimat Village Cohousing
1140 - 1148 Esquimat Road

BUILDING CODE: BCBC: Township Of Esquimat
ZONING:
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING

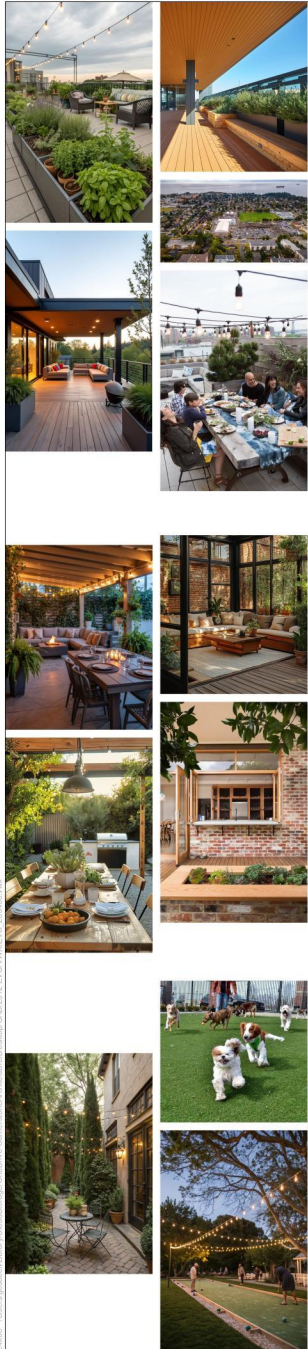
Declaration of FAR and Overlays

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SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2026-03-02

PROJECT NO. **2512** DRAWING NO. **A5.3**



ROOFTOP PATIO

OUTDOOR LIVING ROOM

SECRET GARDEN, BOULE, DOG RUN



VIEW FROM SOUTH WEST

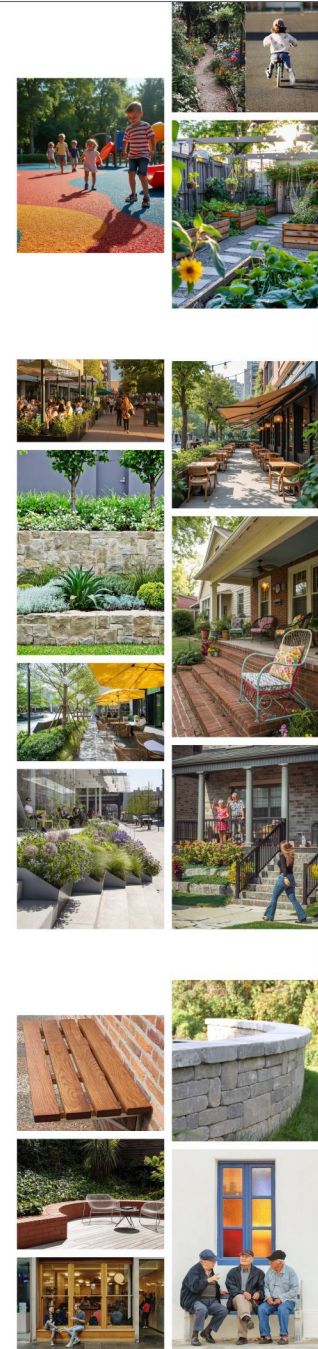


VIEW FROM NORTH WEST

VEGGIE TRACK

FRONT PORCH

WALL SEAT



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Num.	YY MM DD	ISSUE / REVISION
3	2026-04-03	APC
2	2026-02-03	DRG
1	2025-10-20	Revised



PROJECT
Esquimat Village Cohousing
1140 - 1148 Esquimat Road

BUILDING CODE BCBC: Township Of Esquimat
ZONING
DEVELOPMENT PERMIT #
BUILDING PERMIT #
DRAWING

Architectural Concept
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PLOT DATE 2026-03-02
PROJECT NO. 2512
DRAWING NO. A5.5

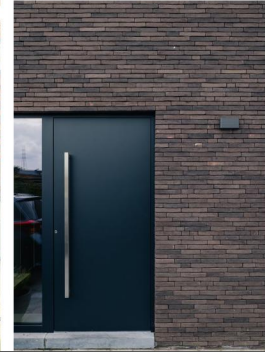
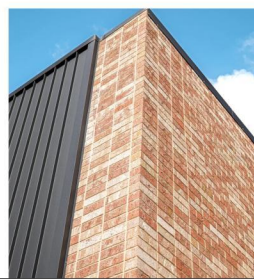
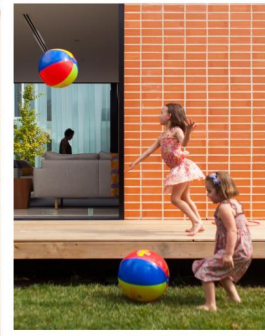
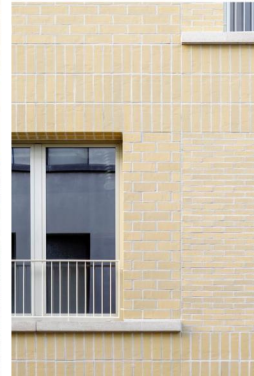
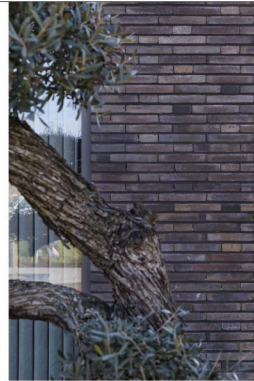
- 1 MASONRY PRODUCT
- 2 FIBER CEMENT SIDING
- 3 COLOUR A
- 4 FIBER CEMENT SIDING
- 5 COLOUR S
- 6 FIBER CEMENT SIDING TO MATCH WINDOW FRAME
- 7 WINDOW FRAME
- 8 VINYL
- 9 GUARDRAILS
- 10 METAL W/ CLEAR AND FRITTED GLASS
- 11 CANOPY
- 12 METAL W/ FRITTED GLASS
- 13 DOOR
- 14 METAL
- 15 GLAZED DOOR
- 16 METAL W/ GLASS
- 17 PRIVACY SCREEN
- 18 METAL W/ FRITTED GLASS
- 19 RETAINING WALL
- 20 MASONRY PRODUCT



MASONRY PRODUCT

CANOPY

MASONRY PRODUCT



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DRAWING

Materials A

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PLOT DATE 2026-03-02

PROJECT NO. 2512 **DRAWING NO.** A5.6

