

SUSSEX RESIDENCES

ESQUIMALT, B.C.

REZONING RESUBMISSION

RESPONSE TO CITY COMMENTS - APRIL 21, 2025

CIVIC ADDRESS: 1340 SUSSEX & 1337 SAUNDERS ST, ESQUIMALT, B.C.

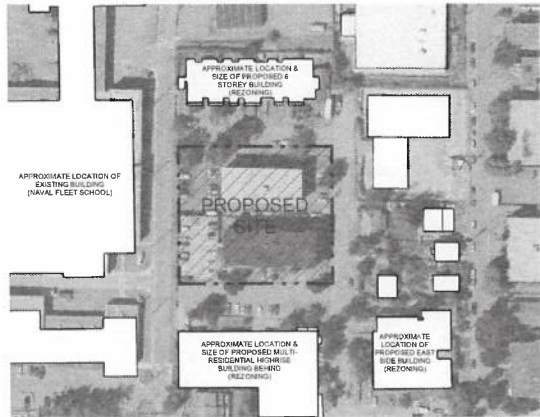
LEGAL ADDRESS: LOT 34, LOT 35, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, PLAN VIP2854, SUBURBAN LOT 37&45, ESQUIMALT LAND DISTRICT & LOT 1, LOT 3, LOT 2, PLAN VIP16681, SUBURBAN LOT 45, ESQUIMALT LAND DISTRICT.



1 RENDERING
A000 SCALE: NTS

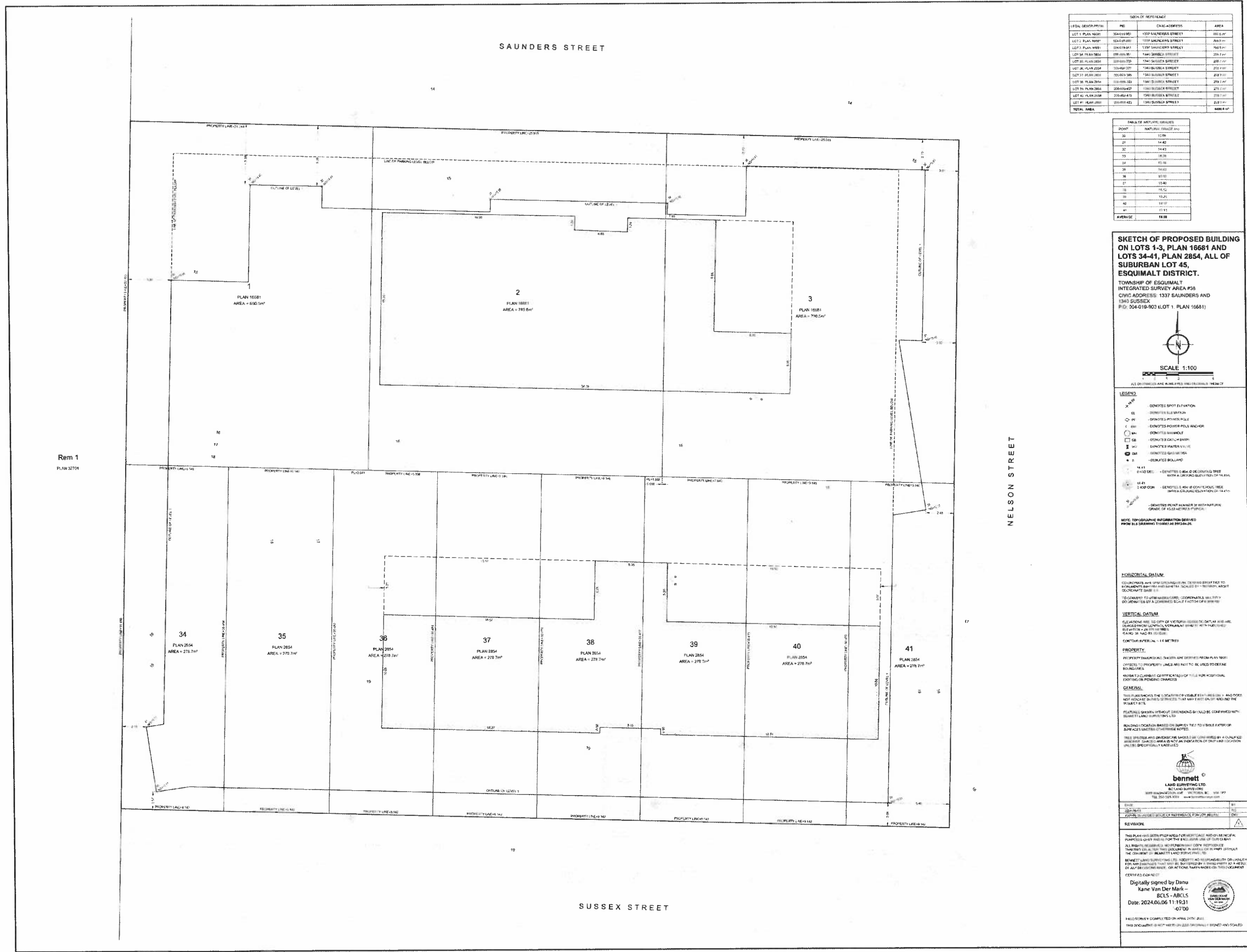


2 KEYPLAN
A000 SCALE: NTS



3 CONTEXT PLAN
A000 SCALE: NTS

PROJECT STATS									
Sussex Mixed-Use Project No. 23058									
SCHEME 14					DATE: 11-Jan-24				
REVISION INFORMATION									
LEGAL DESCRIPTION					[LOT 35, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, PLAN VIP2854, SUBURBAN LOT 37&45, ESQUIMALT LAND DISTRICT & LOT 1, LOT 3, LOT 2, PLAN VIP16681, SUBURBAN LOT 37&45, ESQUIMALT LAND DISTRICT]				
CIVIC ADDRESS					1340 Sussex & 1337 Saunders St, V8A 4Z9 (See map of Esquimalt)				
AREA 1					EXISTING (m ²)				
SITE AREA (m ²)					PROPOSED				
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Arcadis Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

PRIME CONSULTANT



1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:

VR

PROJECT MGR:

ME

SHEET TITLE
EXIST

EXIS

1000

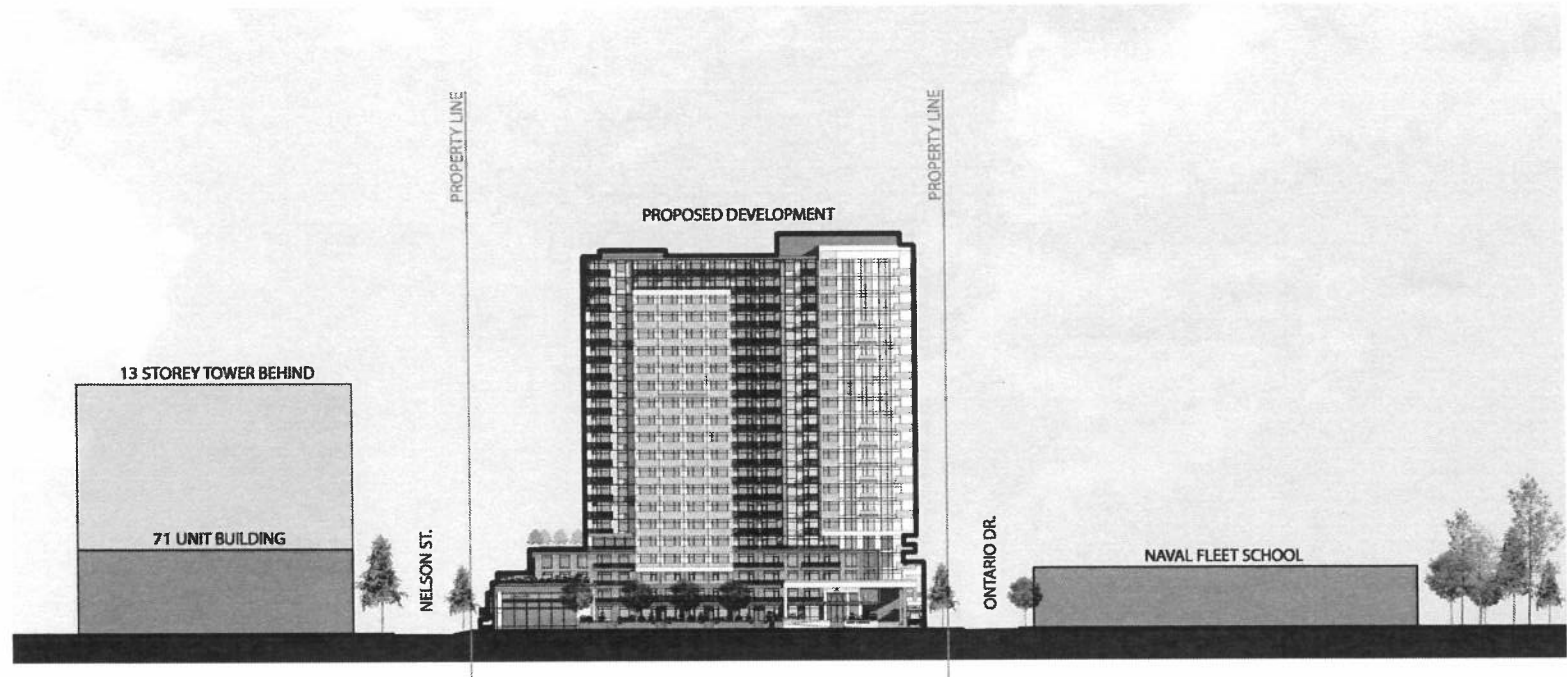
SHEET NUMBER

SHEET NUMBER
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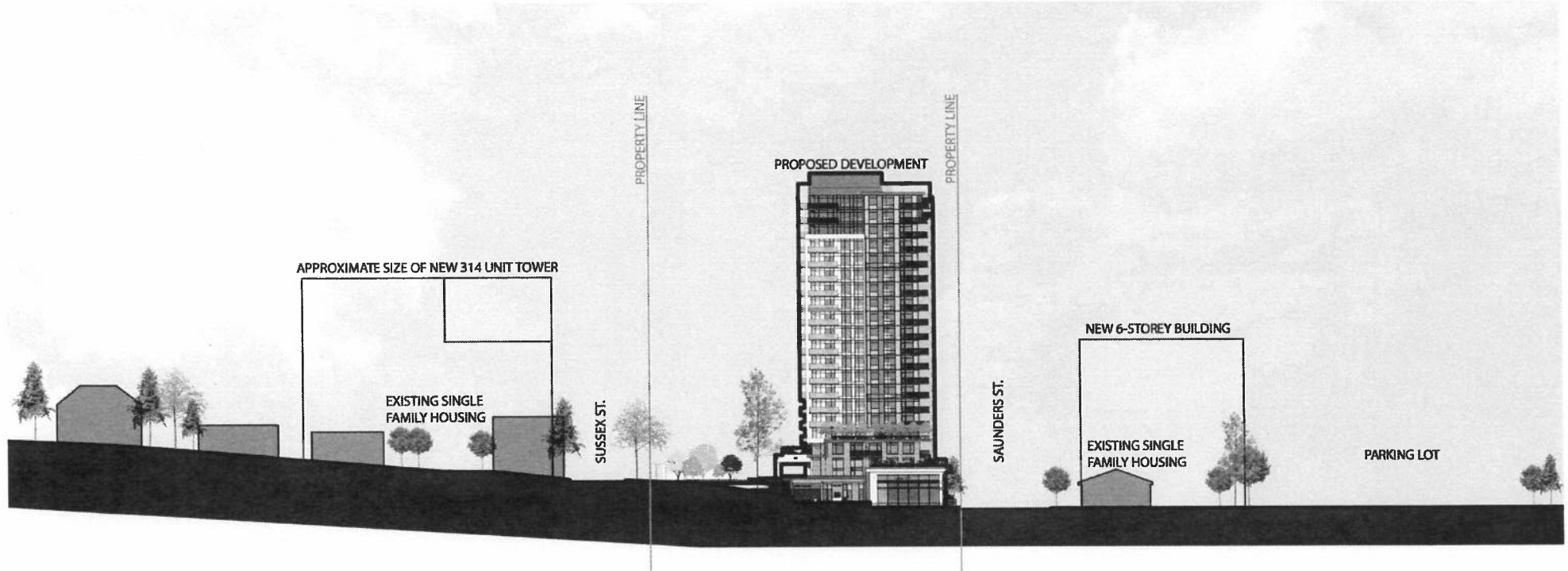
AC

0 10 20 30 40 50 60 70 80 90 100

ISSUE
B



2 STREETScape @ SAUNDERS
A002 SCALE: NTS



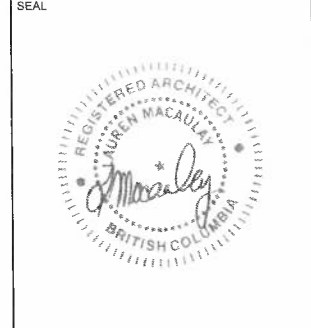
1 STREETScape @ NELSON
A002 SCALE: NTS

CLIENT
INTRACORP
Building the Extraordinary
Suite 600 - 550 Burrard Street,
Vancouver, BC V6C 2B5

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CONSULTANTS



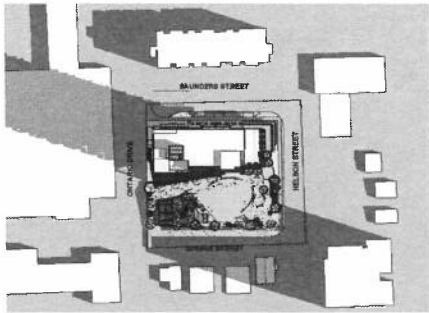
PRIME CONSULTANT
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1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT
ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

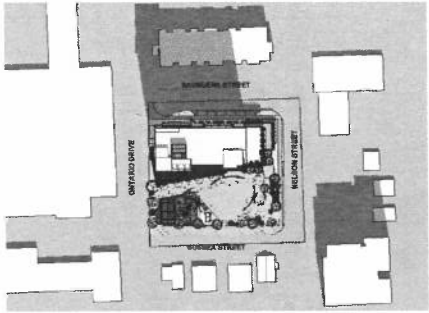
PROJECT NO:
ACA00143037
DRAWN BY:
VR
PROJECT MGR:
ME
CHECKED BY:
ME
APPROVED BY:
LM

SHEET TITLE
STREETSCAPES

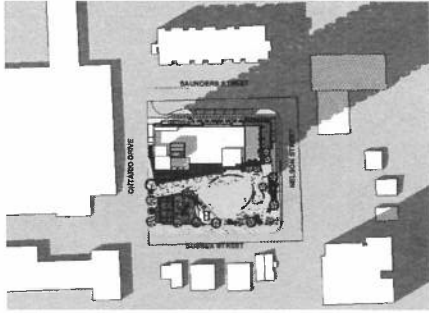
SHEET NUMBER A002	ISSUE B
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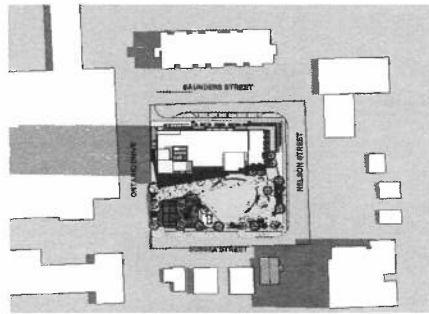
1 SPRING EQUINOX - MARCH 20 AT 8AM
A060 Scale: NTS



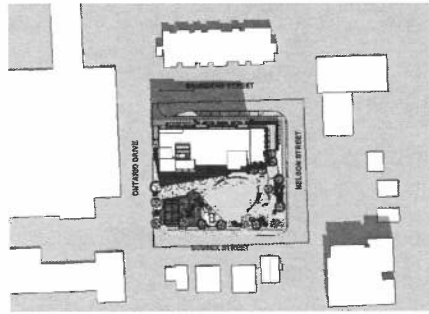
2 SPRING EQUINOX - MARCH 20 AT 12PM
A060 Scale: NTS



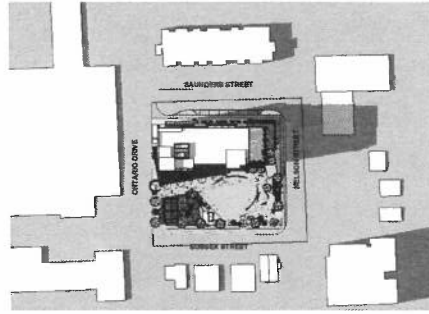
3 SPRING EQUINOX - MARCH 20 AT 4PM
A060 Scale: NTS



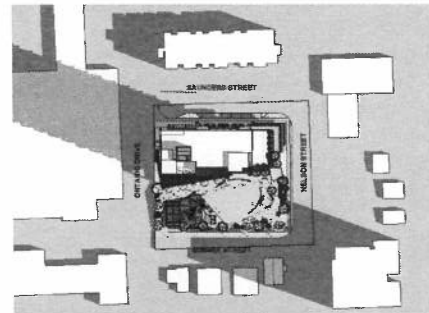
4 SUMMER SOLSTICE - JUNE 20 AT 8AM
A060 Scale: NTS



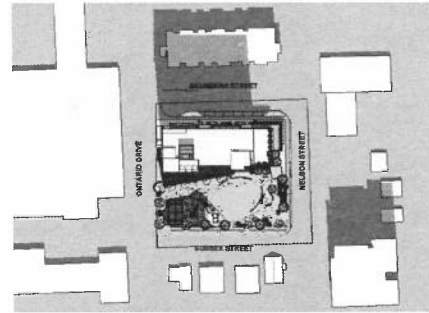
5 SUMMER SOLSTICE - JUNE 20 AT 12PM
A060 Scale: NTS



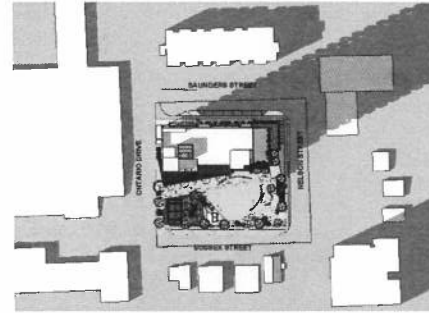
6 SUMMER SOLSTICE - JUNE 20 AT 4PM
A060 Scale: NTS



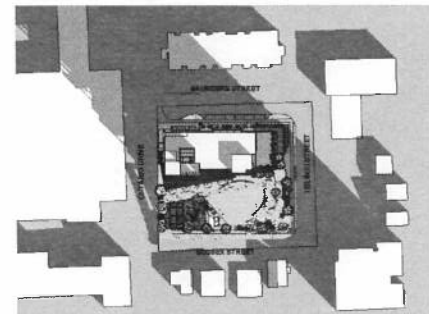
7 FALL EQUINOX - SEPT 22 AT 8 AM
A060 Scale: NTS



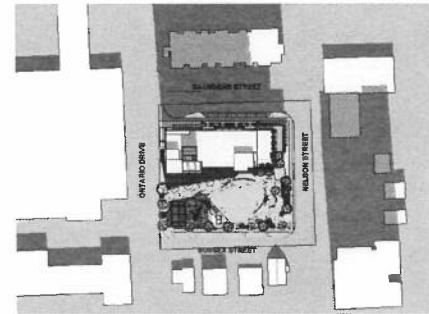
8 FALL EQUINOX - SEPT 22 AT 12 PM
A060 Scale: NTS



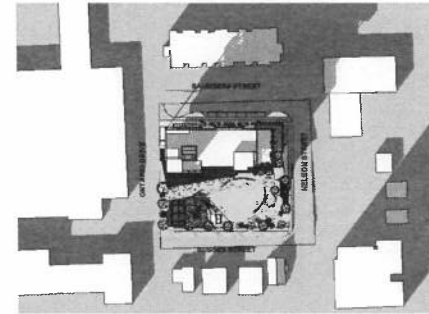
9 FALL EQUINOX - SEPT 22 AT 4PM
A060 Scale: NTS



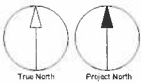
10 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



11 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



12 WINTER SOLSTICE - DEC 21 AT 9 AM
A060 Scale: NTS



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A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT

AUREN MACAULEY

BRITISH COLUMBIA

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

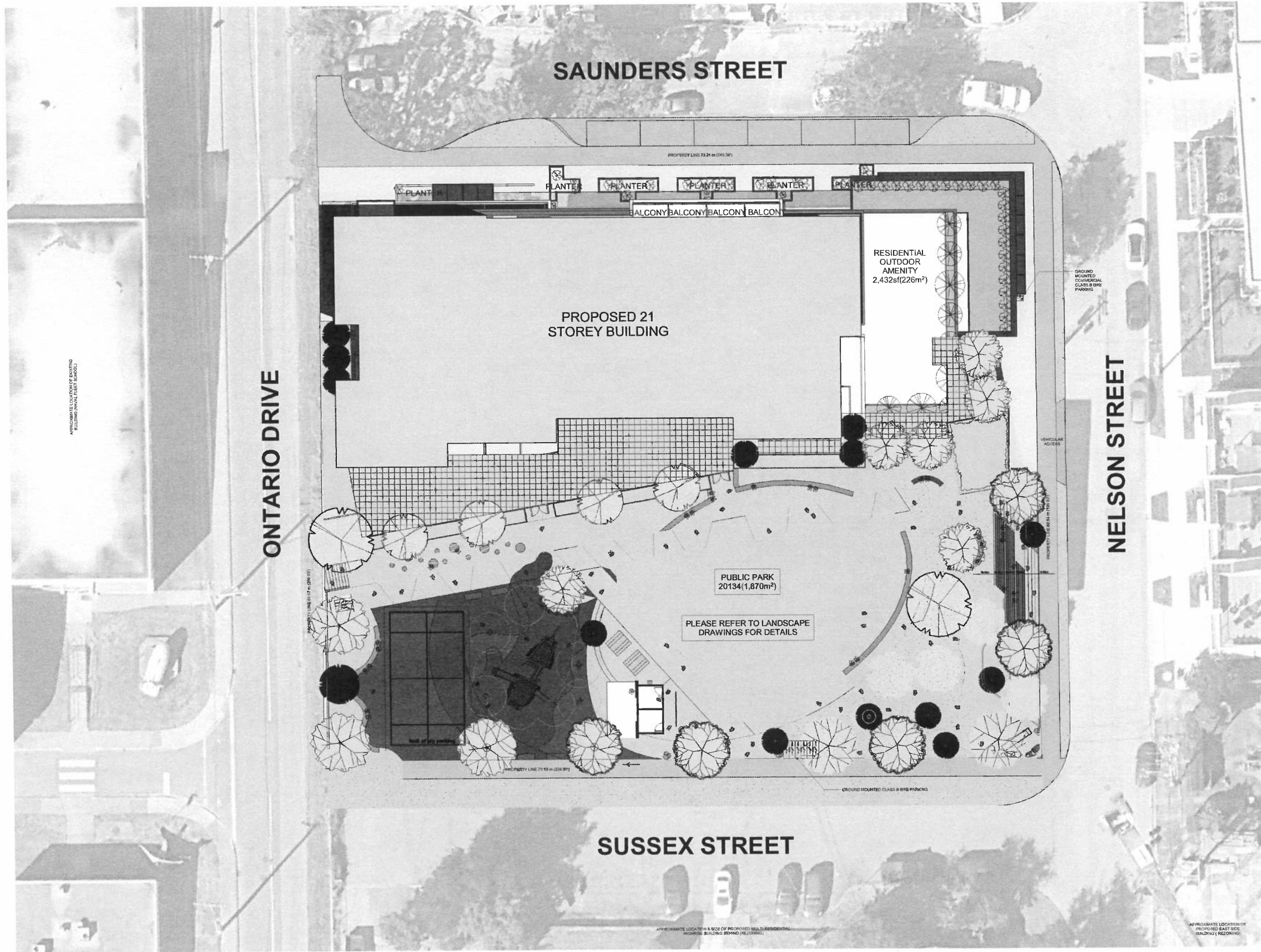
SHADOW STUDY

SHEET NUMBER

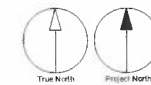
A060

ISSUE

B



1 SITE PLAN
A100 SCALE: 1/16" = 1'-0"



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INTRACORP Building the Extraordinary Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5		
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B	REZONING RESUBMISSION	2025-04-21
CONSULTANTS		
SEAL		
PRIME CONSULTANT		
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PROJECT		
ESQUIMALT 1340 SUSSEX ST, 1337 SANDERS ST, Victoria, BC V9A 4Z9		
PROJECT NO: ACA00143037		
DRAWN BY: VR	CHECKED BY: ME	
PROJECT MGR: ME	APPROVED BY: LM	
SHEET TITLE		
SITE PLAN		
SHEET NUMBER		ISSUE
A100		B

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Building the Extraordinary

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CONSULTANTS



PRIME CONSULTANT

ARCADIS

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PROJECT

ESQUIMALT

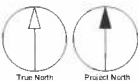
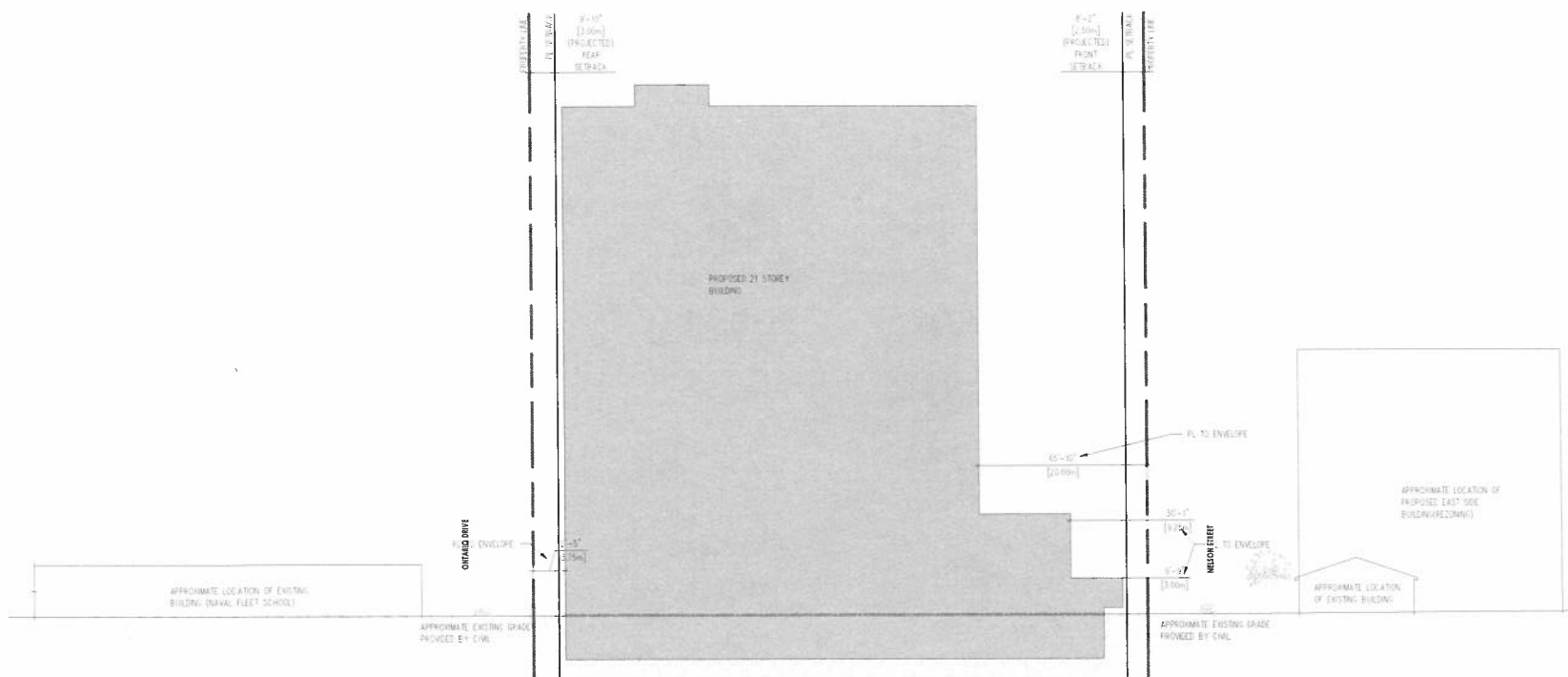
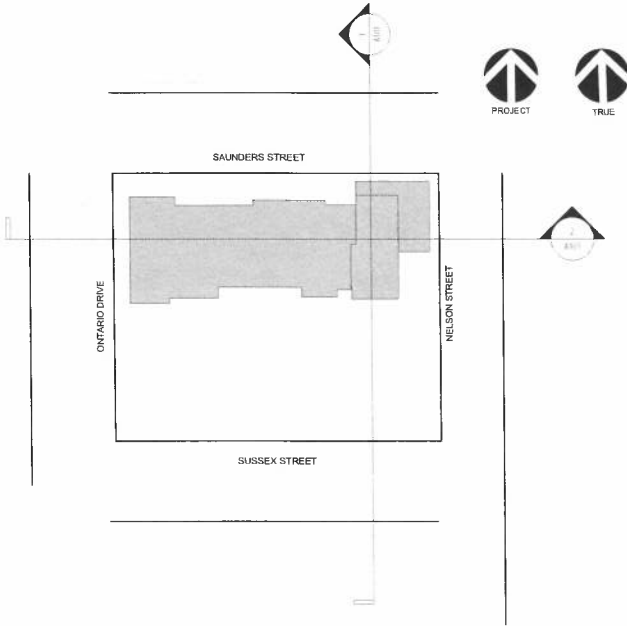
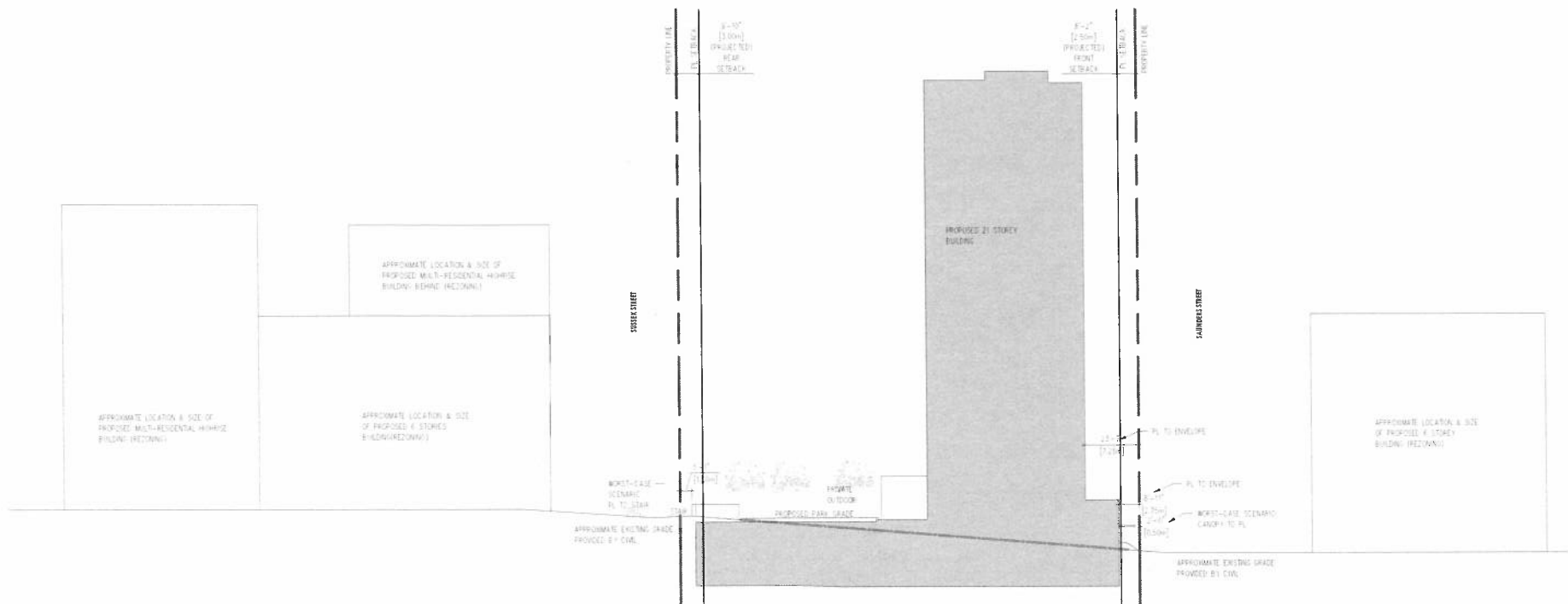
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO: ACA00143037	
DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE

SITE SECTIONS

SHEET NUMBER	ISSUE
A101	B



SAUNDERS STREET

PROPERTY LINE 73.21 M (240.99')

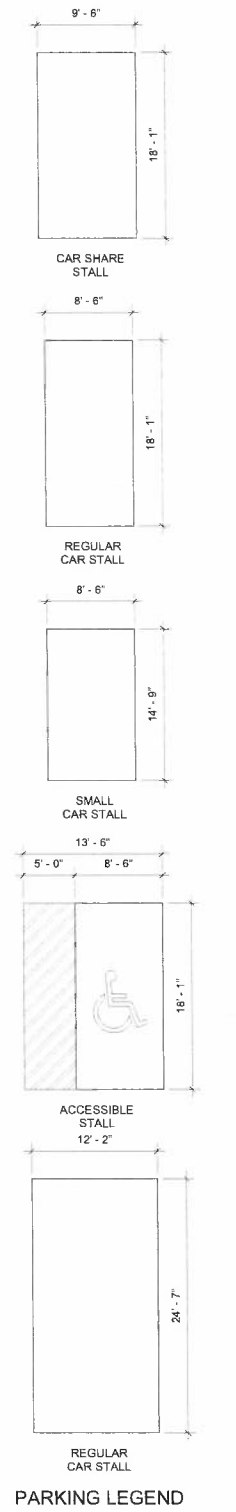
PARKADE LEVEL 3

SLOPE DOWN TO P3.5 5% DOWN

SUSSEX STREET

Parking Schedule - P3	
Family and Type	Count
Parking Space 1: Accessible Stall	1
Parking Space 1: Accessible Stall w/ Clear Stall	1
Parking Space: Regular Stall	94
Parking Space: Small Stall	8
104	
Grand total: 104	

PARKING TAG	
USER GROUP STALL TYPE STALL NUMBER	X XXX 0000
USER GROUP	
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	
ABBREVIATION	
EVCS	ELECTRIC VEHICLE CHARGING STATION



NELSON STREET

LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area

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Building the Extraordinary

Suite 800 - 550 Burrard Street,
Vancouver, BC V6C 2B5

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ISSUES

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B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

PRIME CONSULTANT

ARCADIS

1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

PROJECT

ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

PROJECT MGR:
ME

CHECKED BY:
ME

APPROVED BY:
LM

SHEET TITLE

PARKADE 3 FLOOR PLAN

SHEET NUMBER

A200

ISSUE

B

ONTARIO DRIVE

1
A200
LEVEL P3
SCALE: 3/32" = 1'-0"

1
A301

1
A400

1
A302

PROPERTY LINE 60.94 M (199.82')

PROPERTY LINE 73.15 M (239.99')

PROPERTY LINE 60.97 (200.03')

2025-04-16 11:53:49 AM

Parking Schedule - P2	
Family and Type	Count
Parking Space I: Accessible Stall	1
Parking Space I: Accessible Stall w/ Clear	2
Parking Space: Regular	70
Parking Space: Small	2
75	
Grand total: 75	

PARKING TAG	
USER GROUP	STALL TYPE
STALL NUMBER	
X XXX 0000	
USER GROUP	
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	
ABBREVIATION	
EVCS	ELECTRIC VEHICLE CHARGING STATION

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Building the Extraordinary

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ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO: ACA00143037

DRAWN BY: VR
PROJECT MGR: ME

CHECKED BY: ME
APPROVED BY: LM

SHEET TITLE

PARKADE 2 FLOOR PLAN

SHEET NUMBER

A201

ISSUE

B

PARKING LEGEND

8' - 6" x 18' - 1"

CAR SHARE STALL

8' - 6" x 18' - 1"

REGULAR CAR STALL

8' - 6" x 14' - 9"

SMALL CAR STALL

13' - 6" x 8' - 6"

5' - 0" x 8' - 6"

18' - 1"

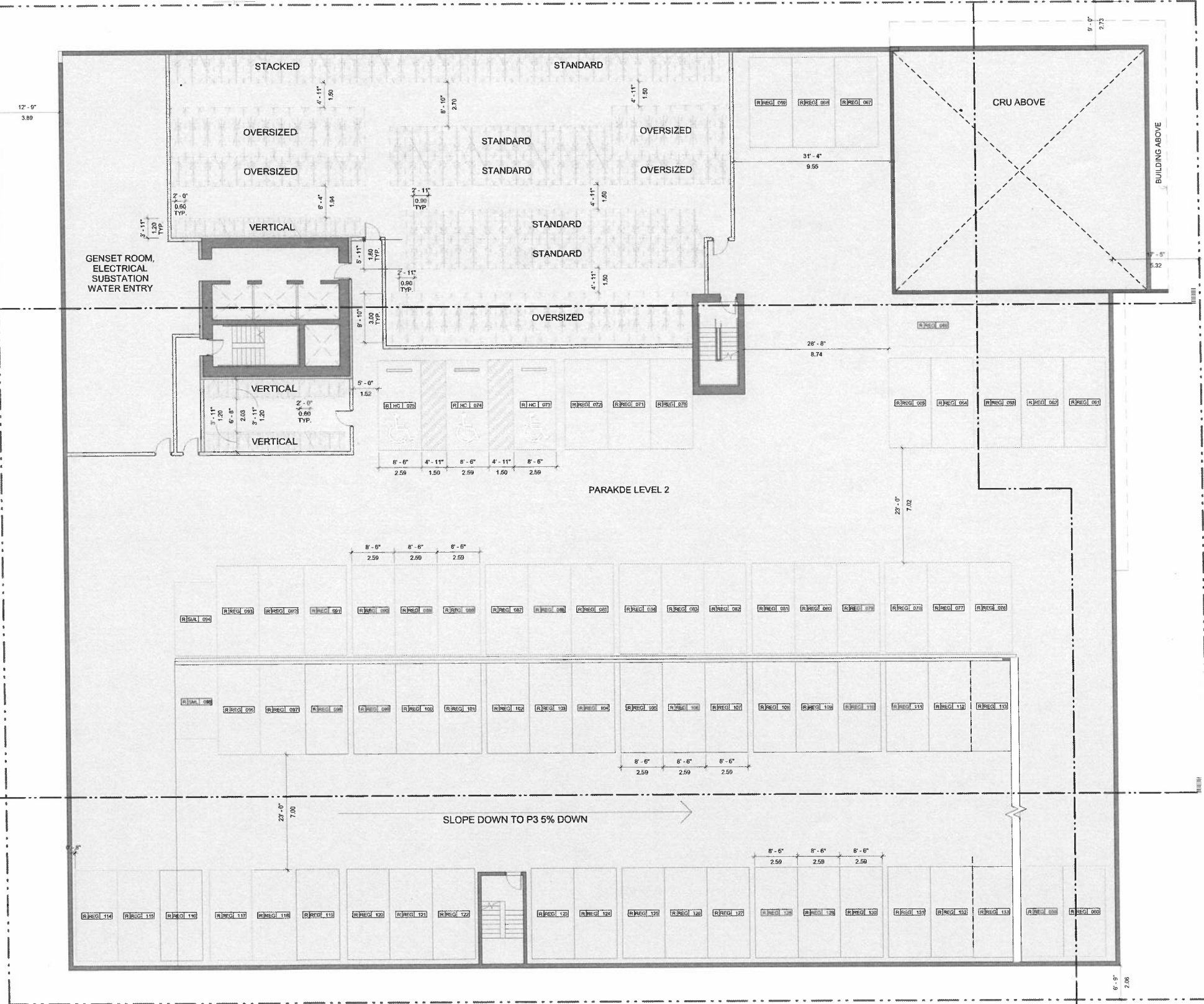
ACCESSIBLE STALL 12' - 2"

24' - 7"

REGULAR CAR STALL

LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area



1 LEVEL P2
A201 SCALE: 3/32" = 1'-0"

1 A301

1 A400

1 A302

1 A401

1 A303

1 A403

ONTARIO DRIVE

SAUNDERS STREET

SUSSEX STREET

NELSON STREET

Parking Schedule - P1

Family and Type	Count
Parking Space: Regular Stall	23
Parking Space: Regular Stall - MODU CAR	1
Parking Space: Regular Stall - Visitor	36
Parking Space: Small Stall - Visitor	2
Grand total: 64	

PARKING TAG

USER GROUP
STALL TYPE
STALL NUMBER

USER GROUP	STALL TYPE
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	

ABBREVIATION
EVCS ELECTRIC VEHICLE CHARGING STATION

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1340 SUSSEX ST, 1337 SANDERS ST,
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PROJECT NO:
ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

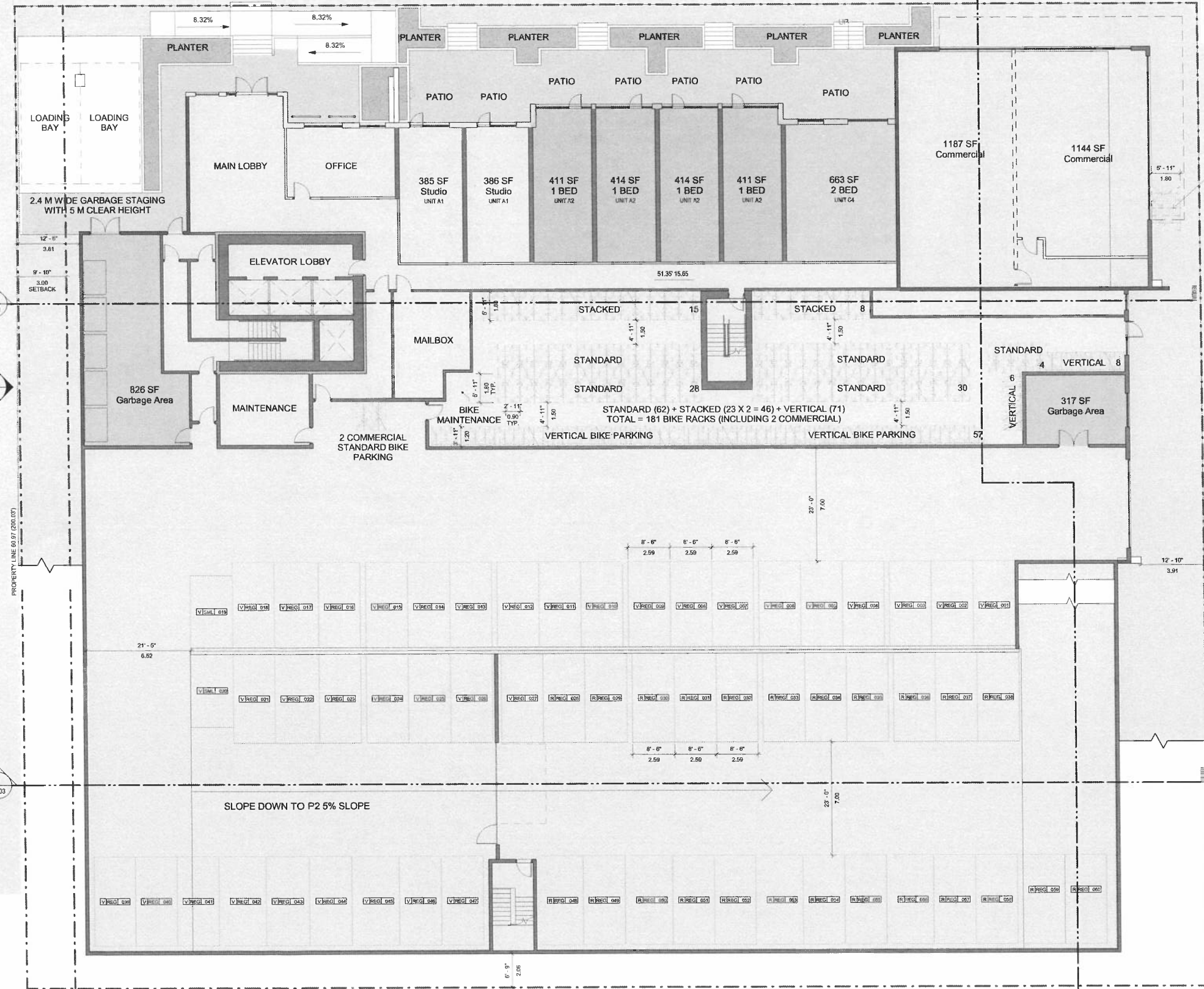
LEVEL 1 FLOOR PLAN

SHEET NUMBER

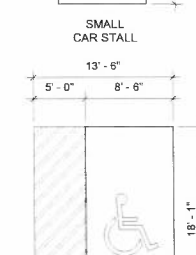
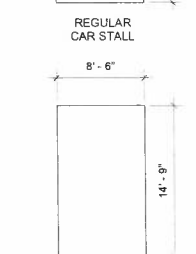
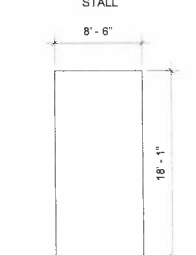
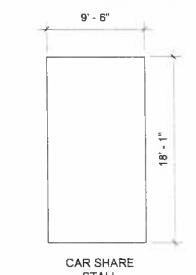
A202

ISSUE

B



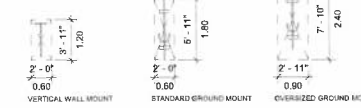
1 LEVEL P1&01
A202 SCALE: 3/32" = 1'-0"



PARKING LEGEND

LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area



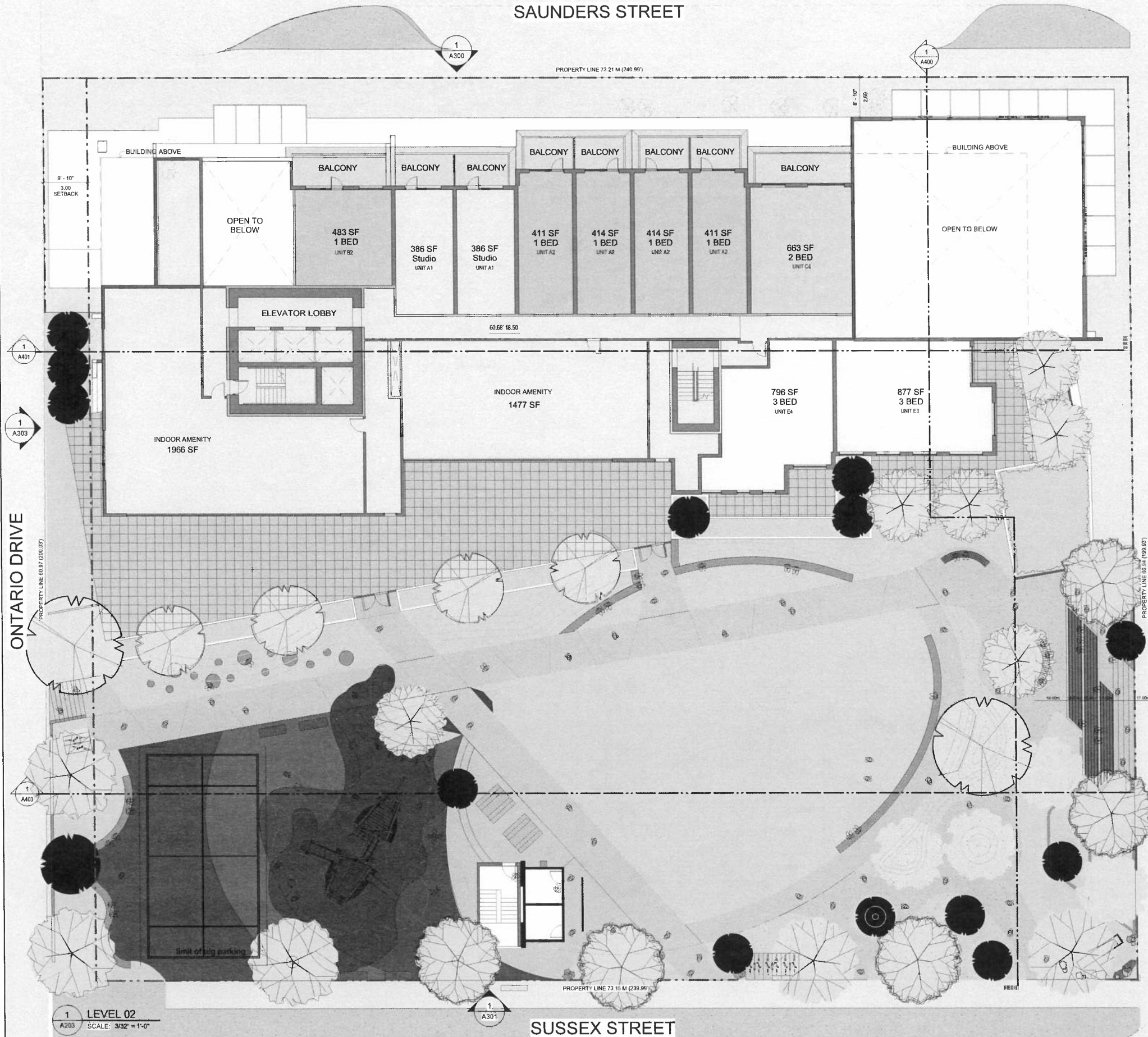
2025-04-15 5:58:44 PM

ONTARIO DRIVE

NELSON STREET

SAUNDERS STREET

SUSSEX STREET



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B	REZONING RESUBMISSION	2025-04-21

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REGISTERED ARCHITECT
AUREN MACAULEY
BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

ESQUIMALT

1340 SUSSEX ST, 1337 SANDERS ST.
Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

LEVEL 2 FLOOR PLAN

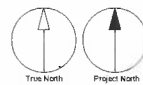
SHEET NUMBER

A203

ISSUE

B

LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area

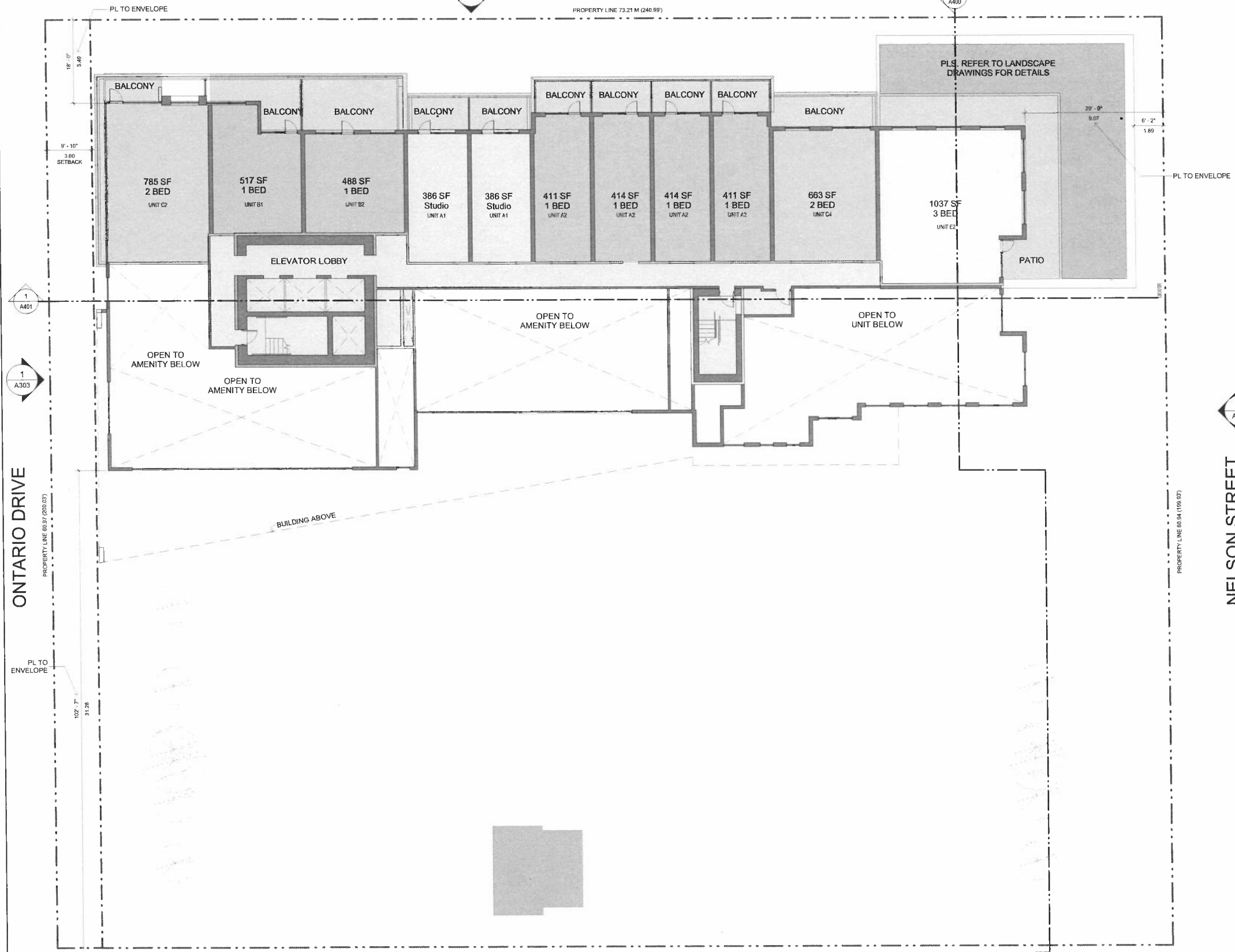


Autodesk Doc: I:\ACA-00143037_Esquimalt\ACA00143037_ESQUIMALT_A_R02.dwg

SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')



ONTARIO DRIVE

NELSON STREET

SUSSEX STREET

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PROJECT

ESQUIMALT

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PROJECT NO:

ACA00143037

DRAWN BY:

VR

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ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

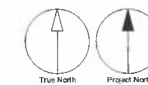
LEVEL 3 FLOOR PLAN

SHEET NUMBER

A204

ISSUE

B



LEGEND

- Area
- Core
- Parkade
- Studio
- 1 BED
- 2 BED
- 3 BED
- Commercial
- Patio
- Garbage Area

1 LEVEL 03
A204 SCALE: 3/32" = 1'-0"



2025-04-15 5:58:47 PM

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SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')

PL TO ENVELOPE

29' - 9"

9.07

NELSON STREET



PROPERTY LINE 73.15 M (239.99')



SUSSEX STREET

ONTARIO DRIVE



PROPERTY LINE 60.97' (18.63)

10' - 3"

3.12

PL TO ENVELOPE

82' - 9"

25.22

1

LEVEL 04

SCALE: 3/32" = 1'-0"

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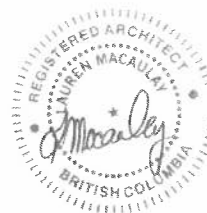
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No.	DESCRIPTION	DATE
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PROJECT NO:

ACA00143037

DRAWN BY:

VR

PROJECT MGR:

ME

CHECKED BY:

ME

APPROVED BY:

LM

SHEET TITLE

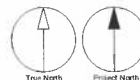
LEVEL 4 FLOOR PLAN

SHEET NUMBER

A205

ISSUE

B



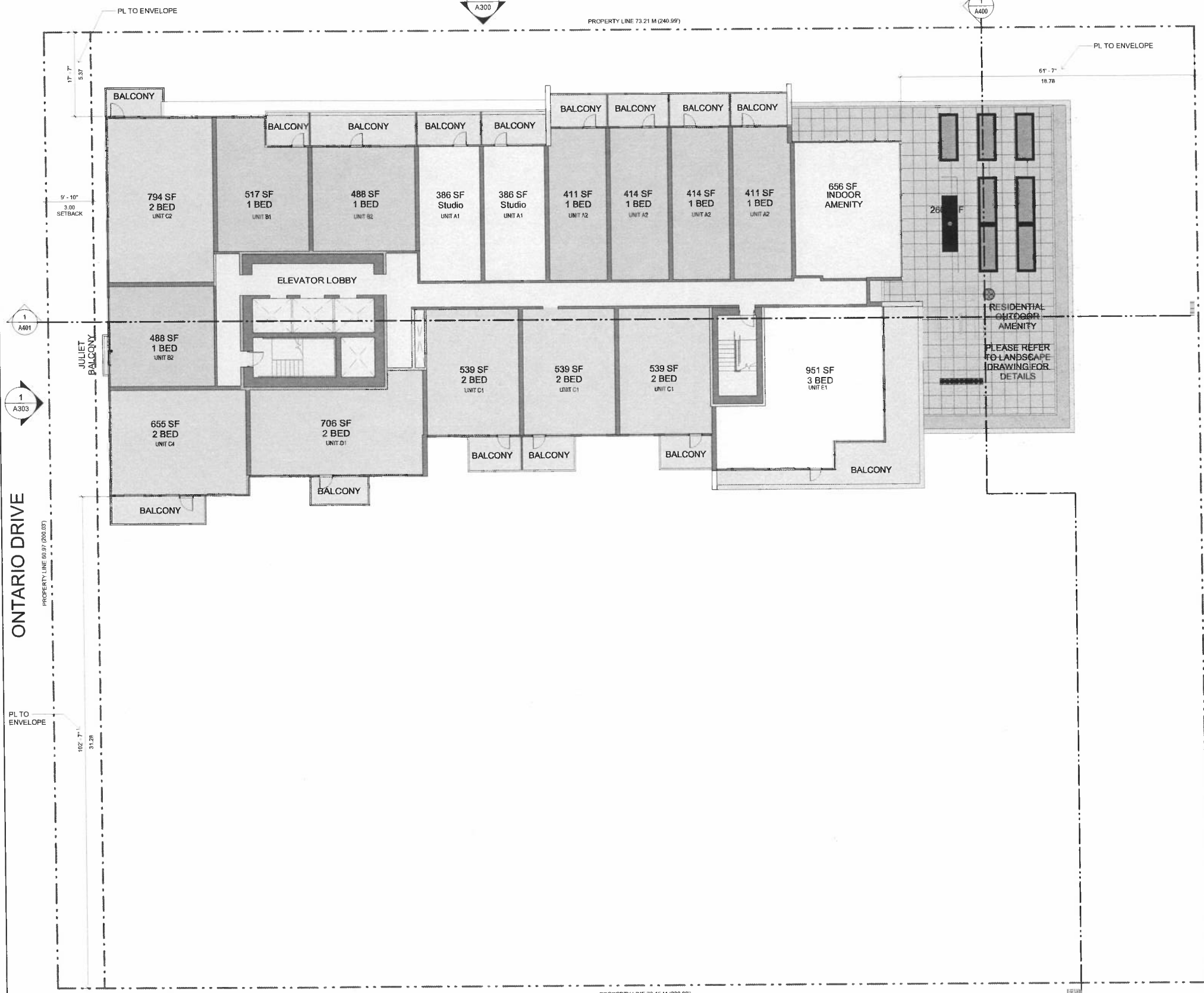
LEGEND	
Area	
Core	
Parkade	
Studio	
1 BED	
2 BED	
3 BED	
Commercial	
Patio	
Garbage Area	

Autodesk DocuSign ACA00143037-Esqumalt-ACA00143037_ESQUIMALT_A_RZ02.rvt

SAUNDERS STREET



PROPERTY LINE 73.21 M (240.99')



ONTARIO DRIVE

NELSON STREET



SUSSEX STREET

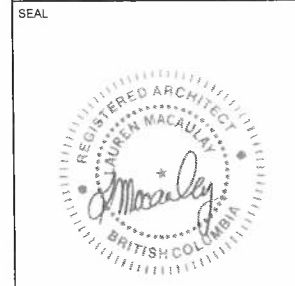
1 LEVEL 05
A206 SCALE: 3/32" = 1'-0"

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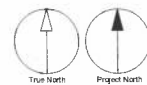
PROJECT
ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
Victoria, BC
V9A 4Z9

PROJECT NO.
ACA00143037
DRAWN BY: VR
CHECKED BY: ME
PROJECT MGR: ME
APPROVED BY: LM

SHEET TITLE
LEVEL 5 FLOOR PLAN

SHEET NUMBER
A206
ISSUE
B

LEGEND	
[Pattern]	Area
[Pattern]	Core
[Pattern]	Parkade
[Pattern]	Studio
[Pattern]	1 BED
[Pattern]	2 BED
[Pattern]	3 BED
[Pattern]	Commercial
[Pattern]	Patio
[Pattern]	Garbage Area



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Autodesk Docs:ACA-00143037-Esquamalt_A206_ISSUE_B.rvt

SAUNDERS STREET



PROPERTY LINE 73.21 M (240.09')

17'-7"
5.36

58'-7"
17.87

65'-11"
20.06

PROPERTY LINE 60.34 (198.03')



PROPERTY LINE 73.15 M (239.99')

SUSSEX STREET



NELSON STREET

ONTARIO DRIVE

PROPERTY LINE 60.37 (200.03')

85'-7"
26.15

1 ROOF LEVEL
A208 SCALE: 3/32" = 1'-0"

BALCONY BELOW

BALCONY BELOW

BALCONY BELOW

BALCONY BELOW

BALCONY BELOW

JULIET BALCONY BELOW

BALCONY BELOW

BALCONY BELOW

BALCONY BELOW

PROPOSED
21 STOREY
BUILDING

CLIENT

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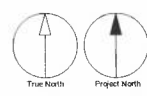
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PROJECT
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V9A 4Z9

PROJECT NO:
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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A208
ISSUE
B



2025-04-15 5:58:56 PM

LEGEND OF FINISHES

- 1 BRICK VENEER CLADDING - BEIGE
- 2 BRICK VENEER CLADDING - WHITE
- 3 STEEL CANOPY GLAZED
- 4 ALUMINUM WINDOW - DARK GRAY
- 5 ALUMINUM GUARDRAIL - PICKET RAILING
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 CONCRETE - ARCHITECTURAL FINISHED
- 8 CONCRETE - PAINTED PLANTER
- 9 METAL FINISH - DARK GRAY
- 10 METAL FINISH - BLUE
- 11 WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- 12 WOOD LOOKING SOFFIT
- 13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- 14 ALUMINUM STOREFRONT

1 NORTH ELEVATION
A300 SCALE: 1/16" = 1'-0"



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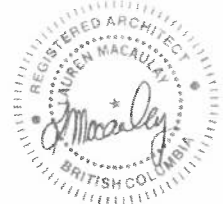
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Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER A300	ISSUE B
-----------------------------	-------------------

LEGEND OF FINISHES

- 1 BRICK VENEER CLADDING - BEIGE
- 2 BRICK VENEER CLADDING - WHITE
- 3 STEEL CANOPY GLAZED
- 4 ALUMINUM WINDOW - DARK GRAY
- 5 ALUMINUM GUARDRAIL - PICKET RAILING
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 CONCRETE - ARCHITECTURAL FINISHED
- 8 CONCRETE - PAINTED PLANTER
- 9 METAL FINISH - DARK GRAY
- 10 METAL FINISH - BLUE
- 11 WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- 12 WOOD LOOKING SOFFIT
- 13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- 14 ALUMINUM STOREFRONT



1 SOUTH ELEVATION
A301 SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

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Victoria, BC
V9A 4Z9

PROJECT NO: ACA00143037	
DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER	ISSUE
A301	B

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1 in

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PROJECT

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Victoria, BC
V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY	
ME	

PROJECT MGR:	ME
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APPROVED BY
LM

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A302

ISSUE

B



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B	REZONING RESUBMISSION	2025-04-21

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PROJECT

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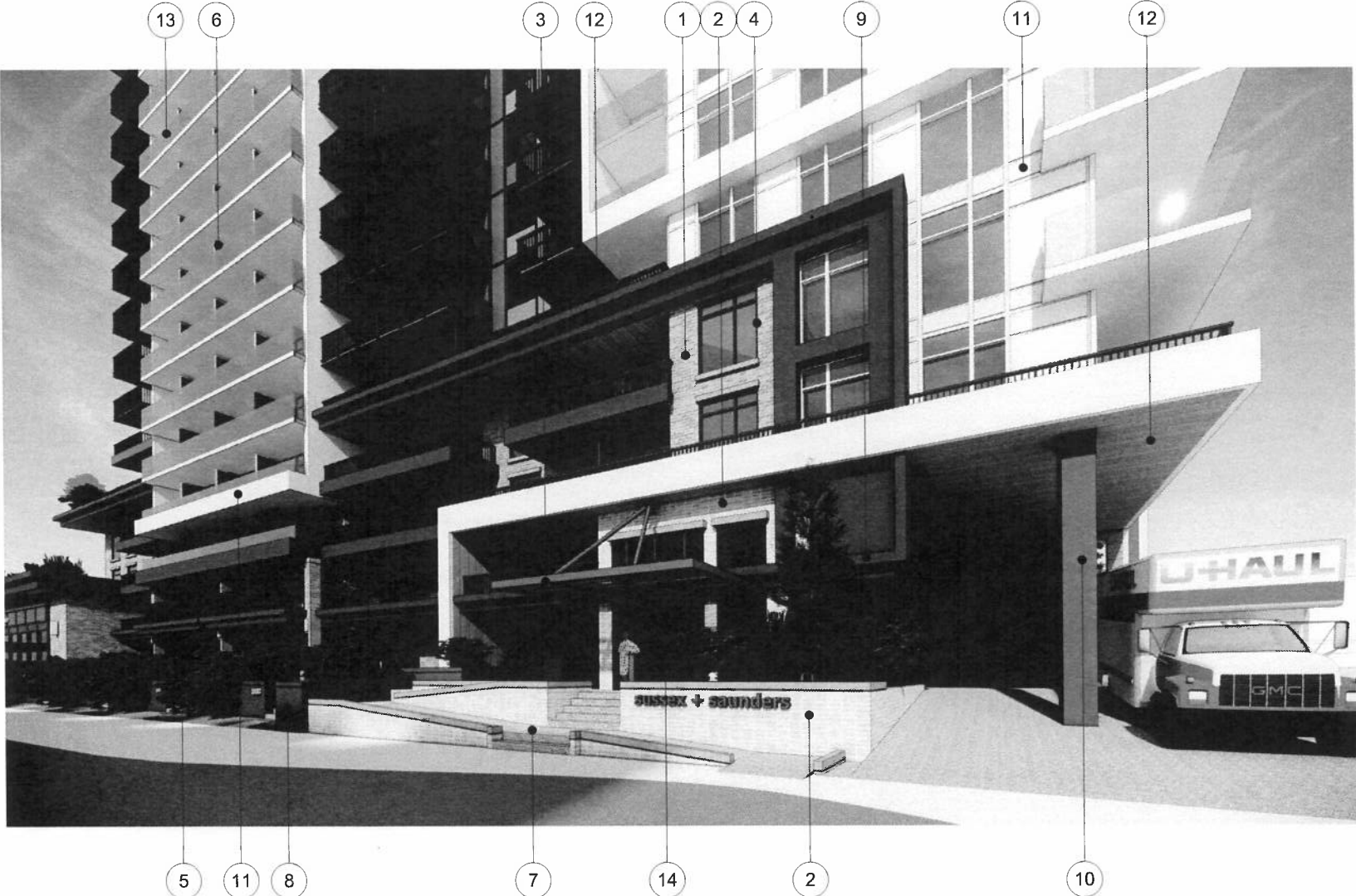
1340 SUSSEX ST, 1337 SANDERS ST,
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V9A 4Z9

PROJECT NO: ACA00143037	CHECKED BY: ME
DRAWN BY: VR	APPROVED BY: LM
PROJECT MGR: ME	

SHEET TITLE

MATERIAL BOARD

SHEET NUMBER	ISSUE
A350	B



LEGEND OF FINISHES

- 1 BRICK VENEER CLADDING - BEIGE
- 2 BRICK VENEER CLADDING - WHITE
- 3 STEEL CANOPY GLAZED
- 4 ALUMINUM WINDOW - DARK GRAY
- 5 ALUMINUM GUARDRAIL - PICKET RAILING
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 CONCRETE - ARCHITECTURAL FINISHED
- 8 CONCRETE - PAINTED PLANTER
- 9 METAL FINISH - DARK GRAY
- 10 METAL FINISH - BLUE
- 11 WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- 12 WOOD LOOKING SOFFIT
- 13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- 14 ALUMINUM STOREFRONT

RENDERING MAIN ENTRANCE

SCALE: 1:50

1 BRICK VENEER CLADDING - BEIGE

2 BRICK VENEER CLADDING - WHITE

3 STEEL CANOPY - GLAZED

4 ALUMINUM WINDOW - DARK GRAY

5 ALUMINUM GUARDRAIL PICKET RAILING

6 FROSTED GLASS PRIVACY SCREEN

7 CONCRETE ARCHITECTURAL FINISHED

8 CONCRETE PAINTED PLANTER

9 METAL FINISH DARK GRAY

10 METAL FINISH BLUE

11 WINDOW WALL - WHITE GLOSSY/GRAY MATE/BEIGE

12 WOOD LOOKING SOFFIT

13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING

14 ALUMINUM STOREFRONT

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ISSUES		
No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

SEAL



PRIME CONSULTANT



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tel 604 683 8797
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PROJECT

ESQUIMALT

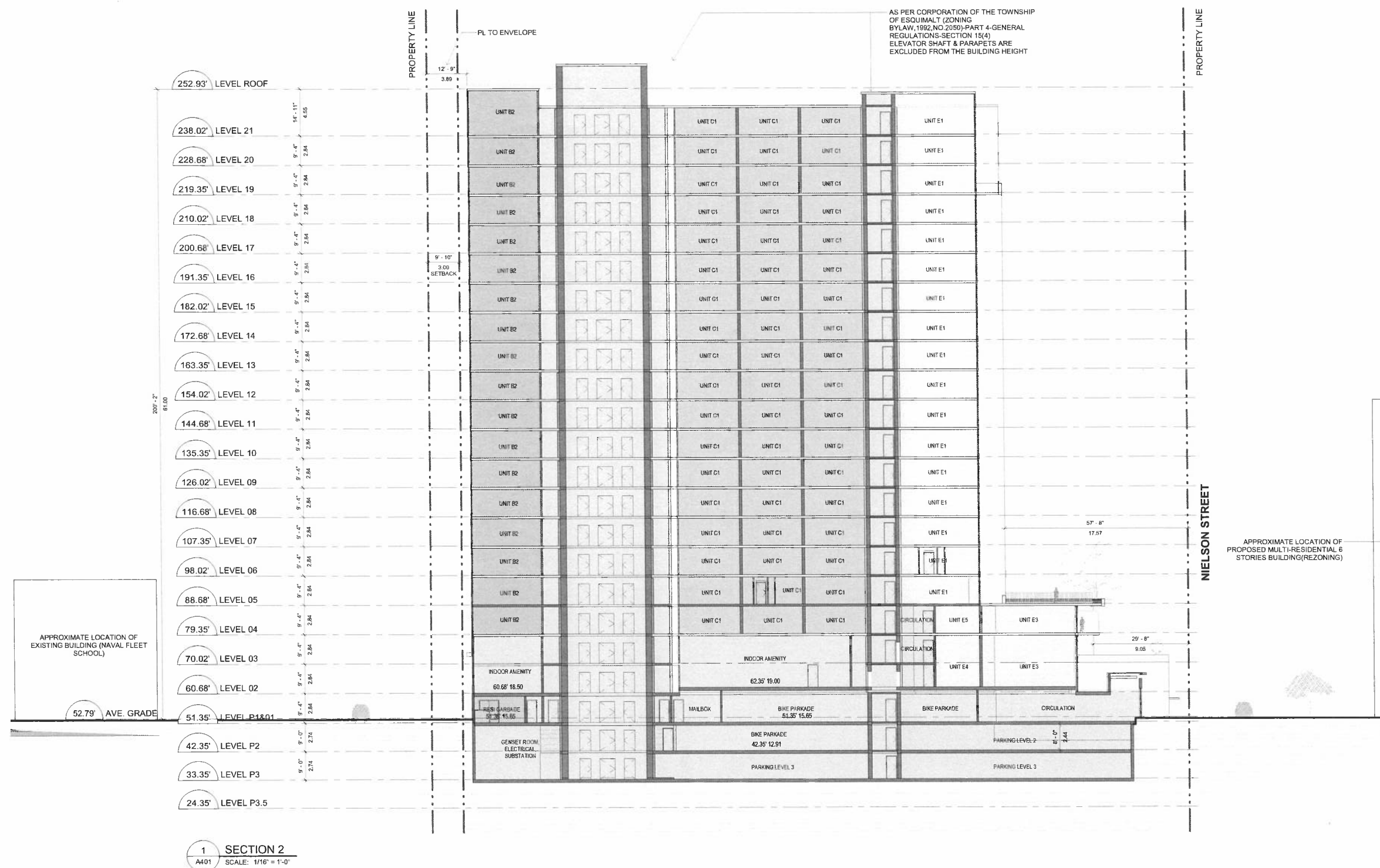
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Victoria, BC
V9A 4Z9

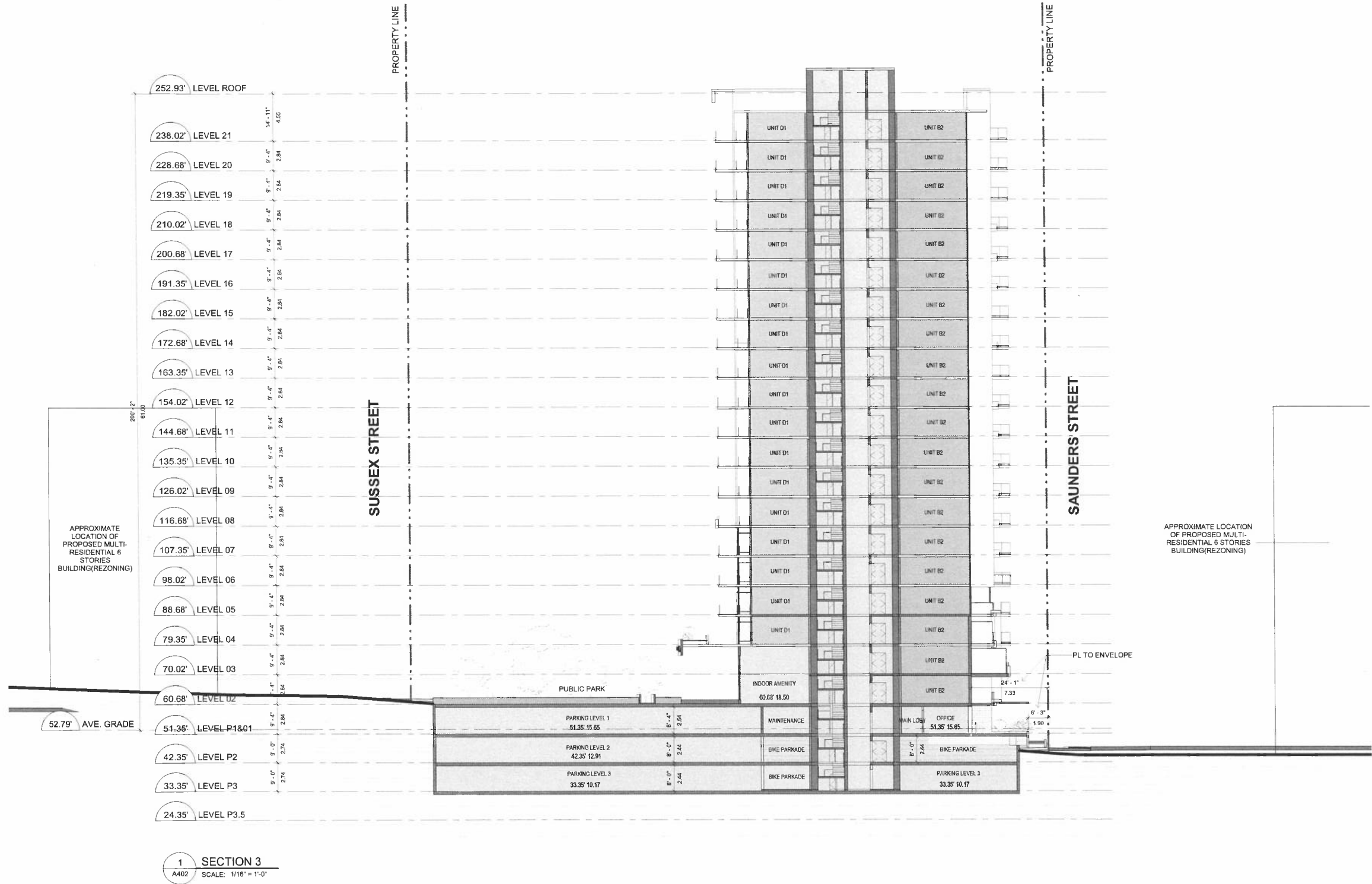
PROJECT NO:	ACA00143037
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DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

DATE	REV
SHEET TITLE	
BUILDING SECTION	

SHEET NUMBER
A401

ISSUE
B



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Building the Extraordinary

Suite 600 - 550 Burrard Street,
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CONSULTANTS

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REGISTERED ARCHITECT
LAUREN MACAULEY
BRITISH COLUMBIA

PRIME CONSULTANT

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V9A 4Z9

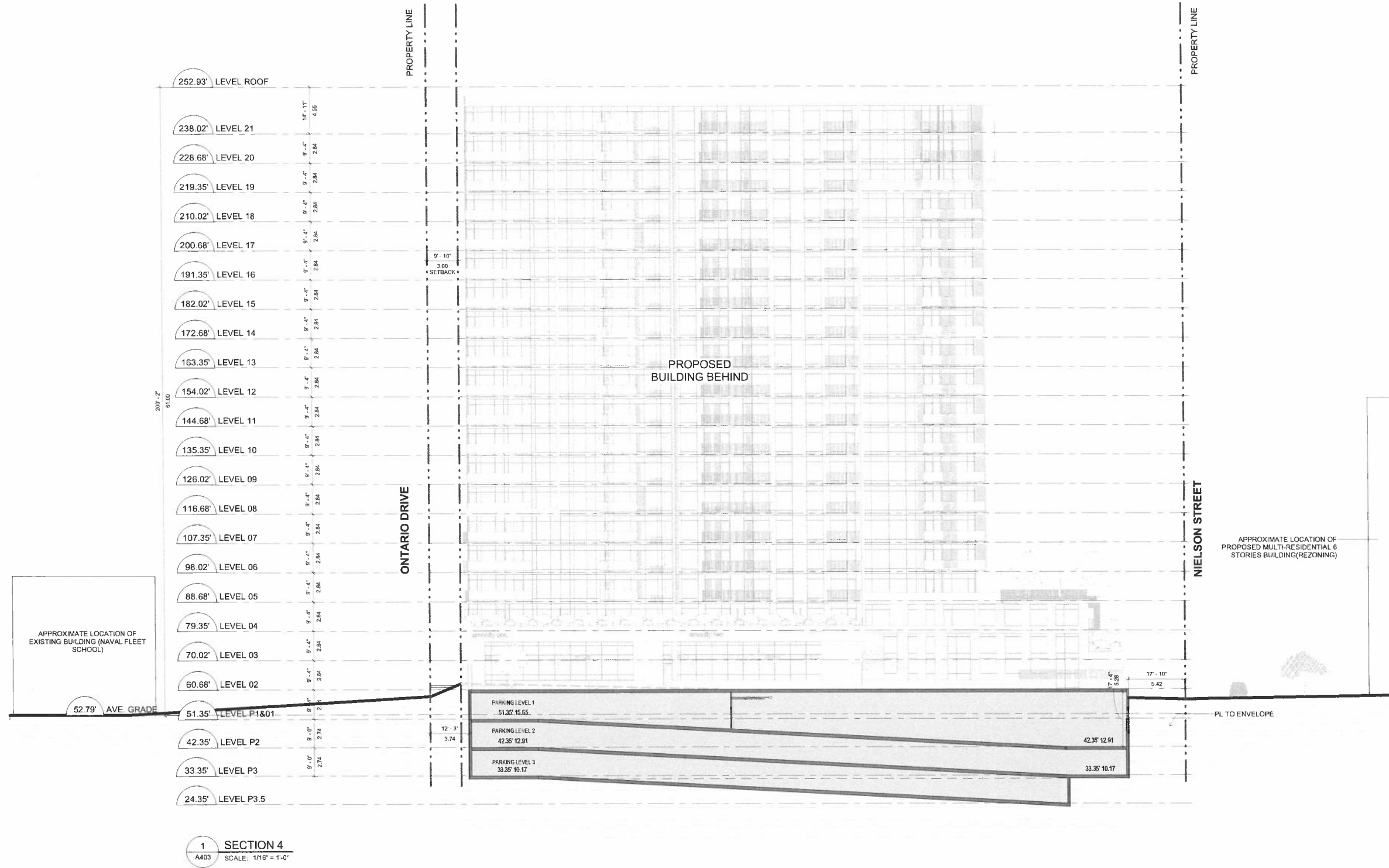
PROJECT NO:
ACA00143037

DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE

BUILDING SECTION

SHEET NUMBER	ISSUE
A402	B



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B	REZONING RESUBMISSION	2025-04-21

CONSULTANTS

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REGISTERED ARCHITECT

ANGEL MACAULAY

BRITISH COLUMBIA

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PROJECT

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V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

BUILDING SECTION

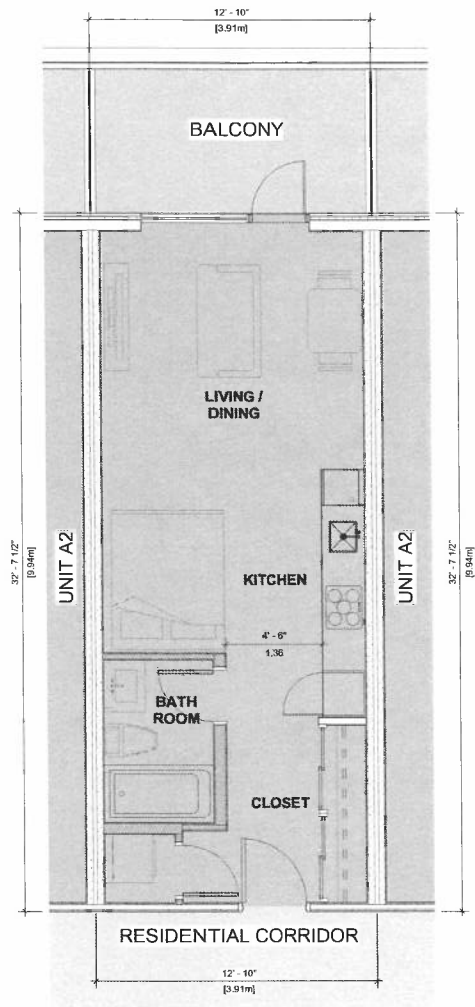
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A403

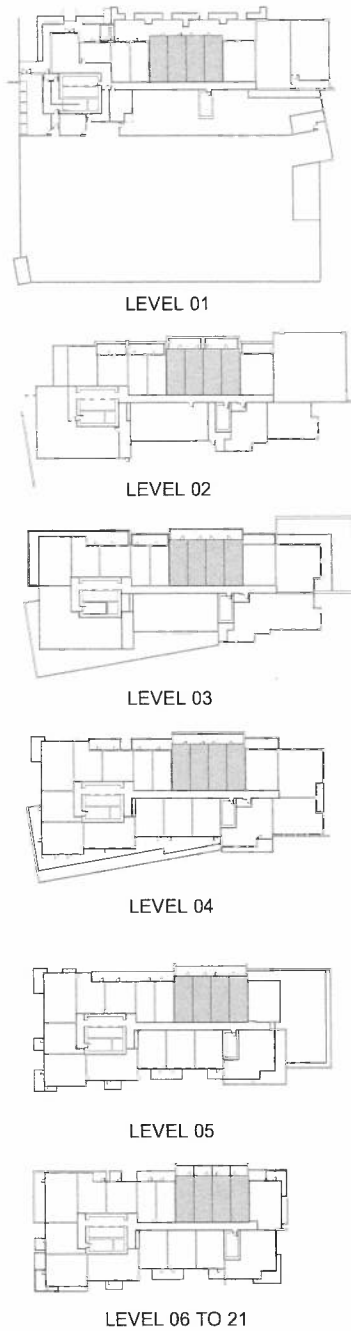
ISSUE

B

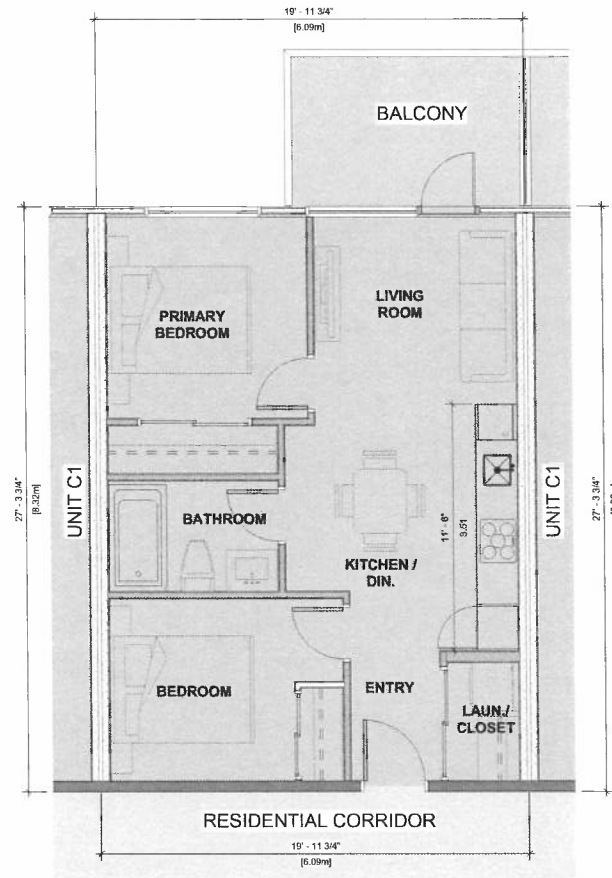
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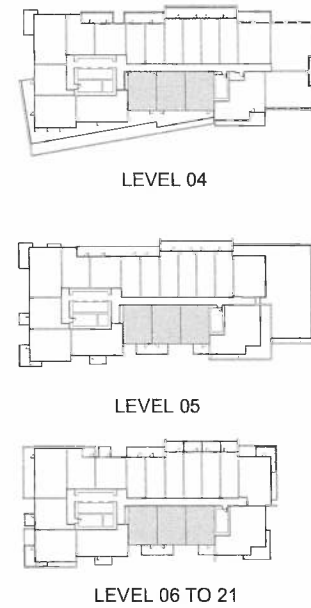
1 TYPICAL 1 BEDROOM
A500 SCALE: 1/4" = 1'-0"
84 OF 335 UNITS



2 UNIT A2 - KEYPLAN
A500 SCALE: 1" = 60'-0"



3 TYPICAL 2 BEDROOM
A500 SCALE: 1/4" = 1'-0"
54 OF 335 UNITS



4 UNIT C1 - KEYPLAN
A500 SCALE: 1" = 60'-0"

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ISSUES

No.	DESCRIPTION	DATE
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B	REZONING RESUBMISSION	2025-04-21

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PROJECT

ESQUIMALT
1340 SUSSEX ST, 1337 SANDERS ST,
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V9A 4Z9

PROJECT NO:
ACA00143037

DRAWN BY:
VR

CHECKED BY:
ME

PROJECT MGR:
ME

APPROVED BY:
LM

SHEET TITLE

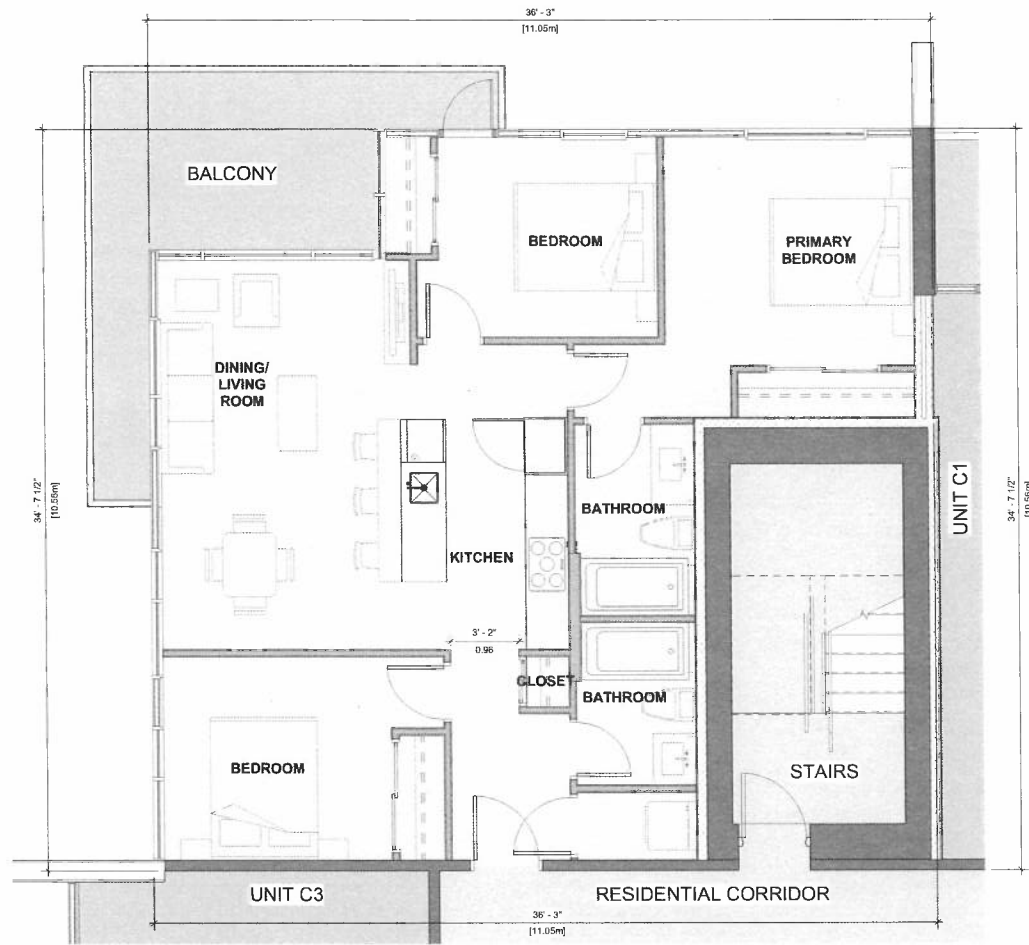
UNIT PLANS

SHEET NUMBER

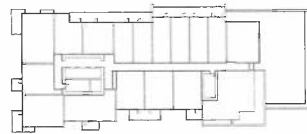
A500

ISSUE

B



1 TYPICAL 3 BEDROOM
A501 SCALE: 1/4" = 1'-0"
17 OF 335 UNITS

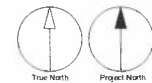


LEVEL 05



LEVEL 06 TO 21

3 UNIT E1 - KEYPLAN
A501 SCALE: 1" = 60'-0"



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CONSULTANTS

SEAL

REGISTERED ARCHITECT

AUREN MACAULEY

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT NO.

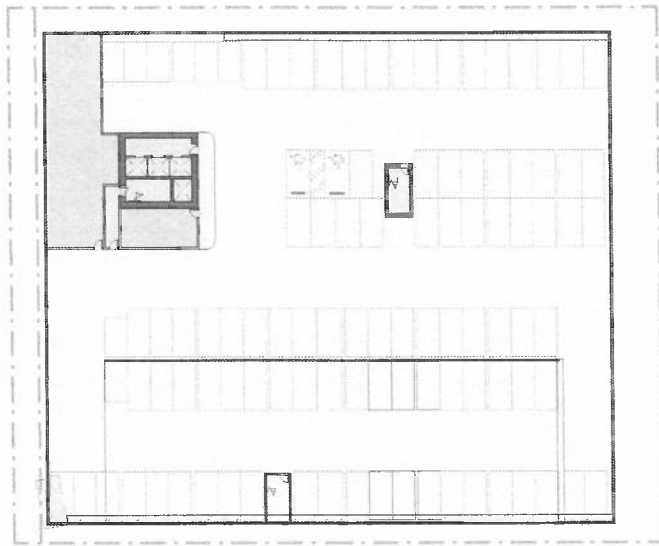
ACA00143037

DRAWN BY:	CHECKED BY:
VR	ME
PROJECT MGR:	APPROVED BY:
ME	LM

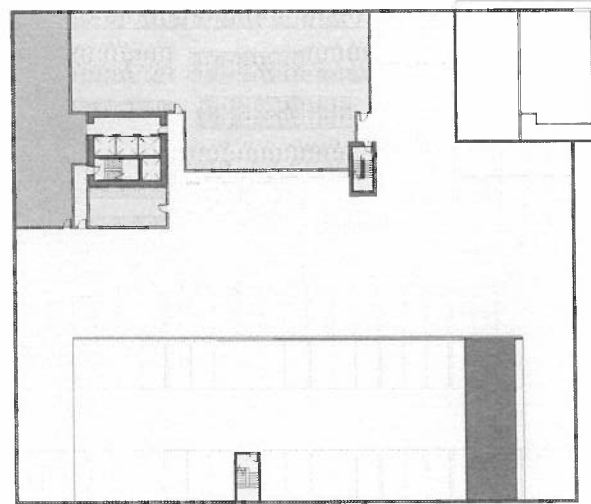
SHEET TITLE

UNIT PLANS

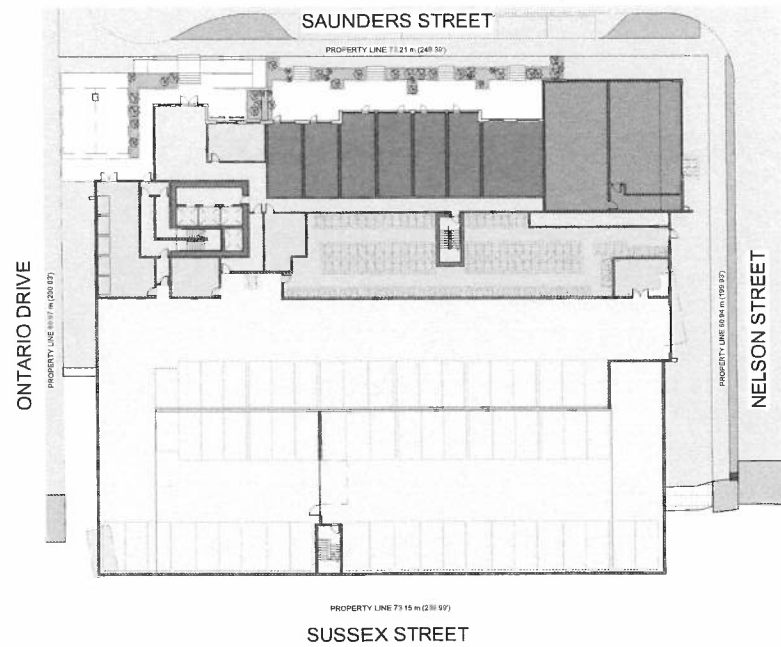
SHEET NUMBER	ISSUE
A501	B



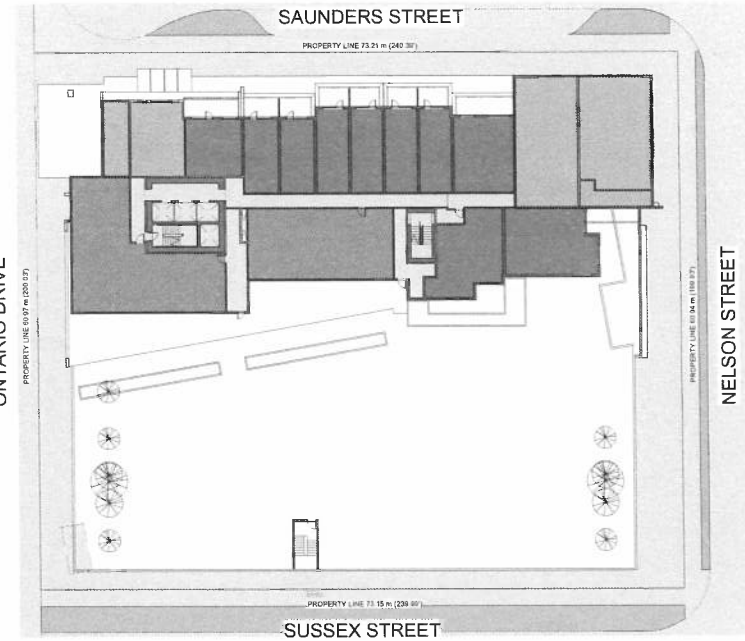
1 FAR - PARKADE 3
A900 SCALE: 1/32" = 1'-0"



2 FAR - PARKADE 2
A900 SCALE: 1/32" = 1'-0"



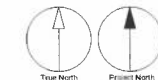
3 FAR - LEVEL 1
A900 SCALE: 1/32" = 1'-0"



4 FAR - LEVEL 2
A900 SCALE: 1/32" = 1'-0"

LEGEND

- Residential
- Commercial
- Circulation
- Parkade
- Bike Parking
- Storage/Garbage Area/Offices
- Indoor Amenity
- Open To Below
- Landscape



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Building the Extraordinary

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CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULEY

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

ESQUIMALT

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V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

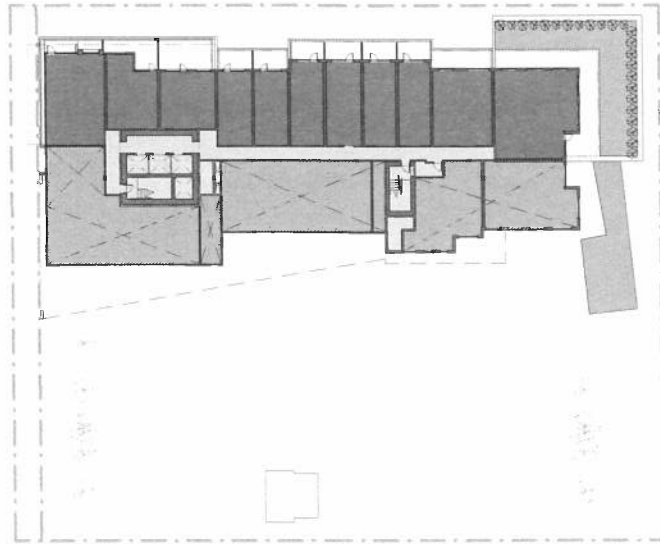
FAR & OVERLAY PLANS

SHEET NUMBER

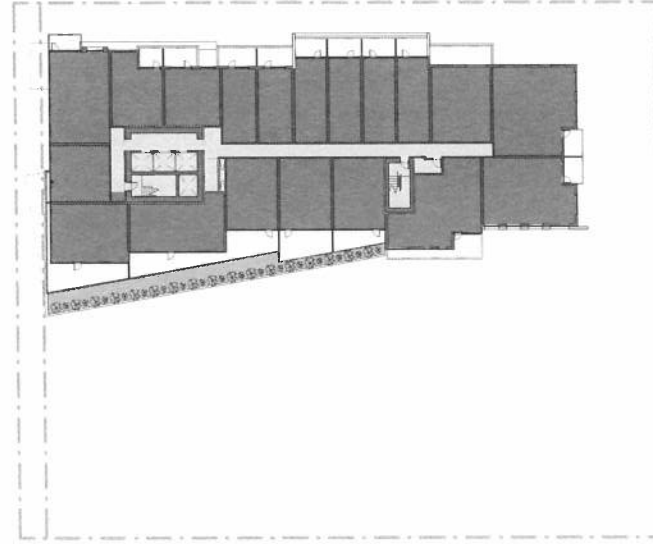
A900

ISSUE

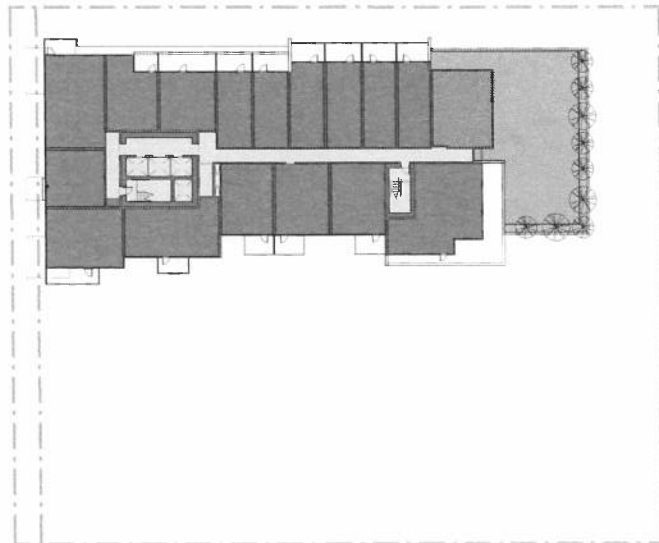
B



1 FAR - LEVEL 3
A901 SCALE: 1/32" = 1'-0"



2 FAR - LEVEL 4
A901 SCALE: 1/32" = 1'-0"



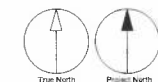
3 FAR - LEVEL 5
A901 SCALE: 1/32" = 1'-0"



4 FAR - LEVEL 6-21
A901 SCALE: 1/32" = 1'-0"

LEGEND

- Residential
- Commercial
- Circulation
- Parkade
- Bike Parking
- Storage/Garbage Area/Offices
- Indoor Amenity
- Open To Below
- Landscape



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CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULEY

BRITISH COLUMBIA

PRIME CONSULTANT

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PROJECT

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V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

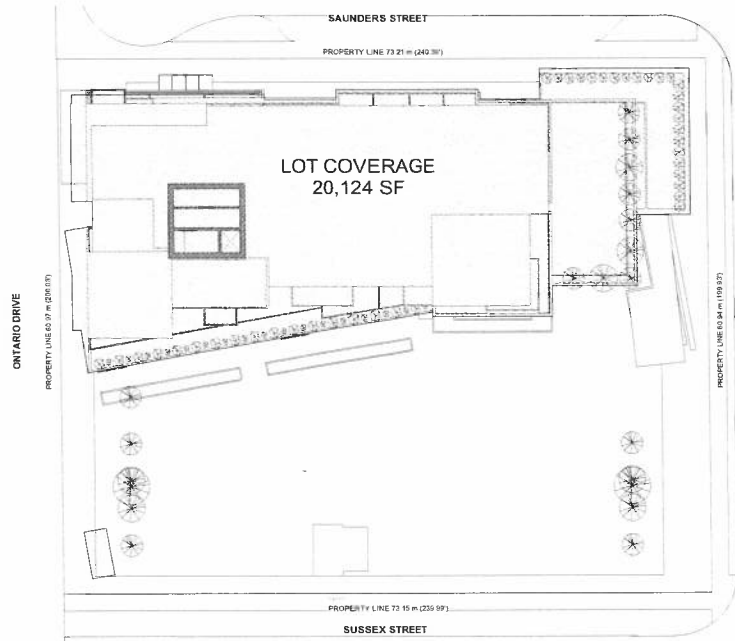
FAR & OVERLAY PLANS

SHEET NUMBER

A901

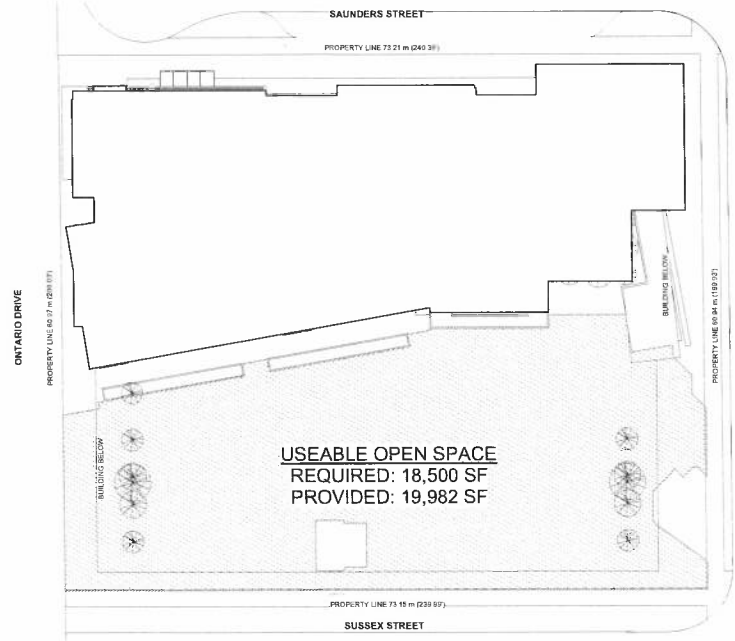
ISSUE

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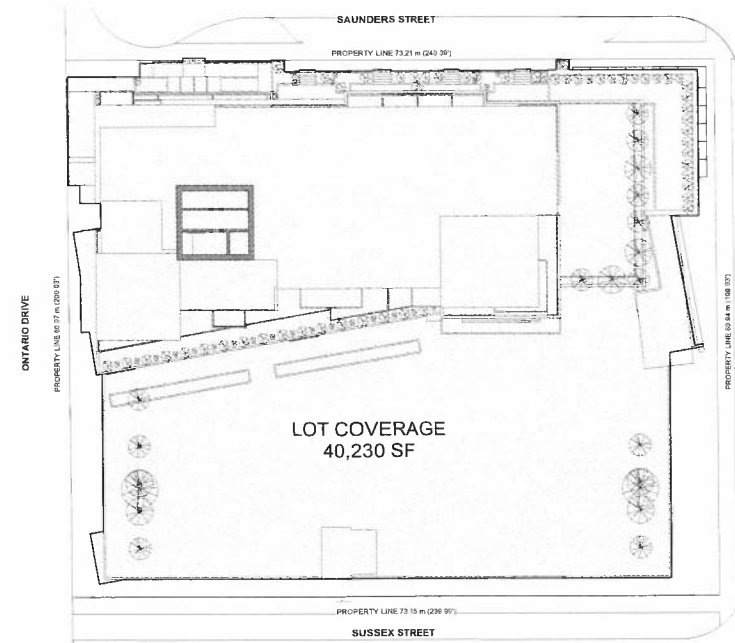
LOT COVERAGE w/o parkade:
20,277 sf / 48,011.35 sf = 42.2%

1 LOT COVERAGE W/O PARKADE
A902 SCALE: 1/32" = 1'-0"



USEABLE OPEN SPACE
REQUIRED: 18,500 SF
PROVIDED: 19,982 SF

3 USEABLE OPEN SPACE
A902 SCALE: 1/32" = 1'-0"



LOT COVERAGE w/ parkade:
40,230 sf / 48,011.35 sf = 83.8%

2 LOT COVERAGE W/ PARKADE
A902 SCALE: 1/32" = 1'-0"

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PROJECT

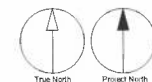
ESQUIMALT
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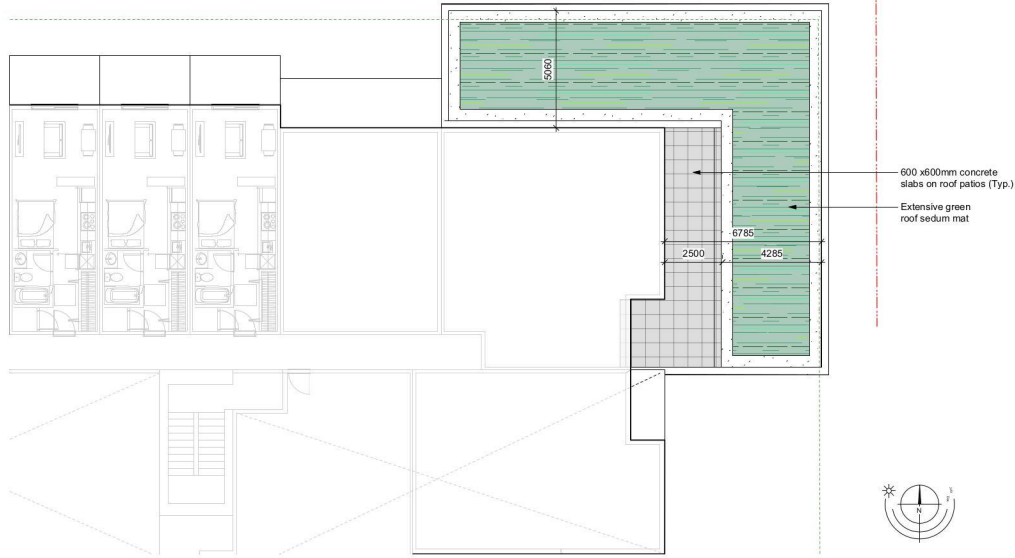
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ACA00143037

DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

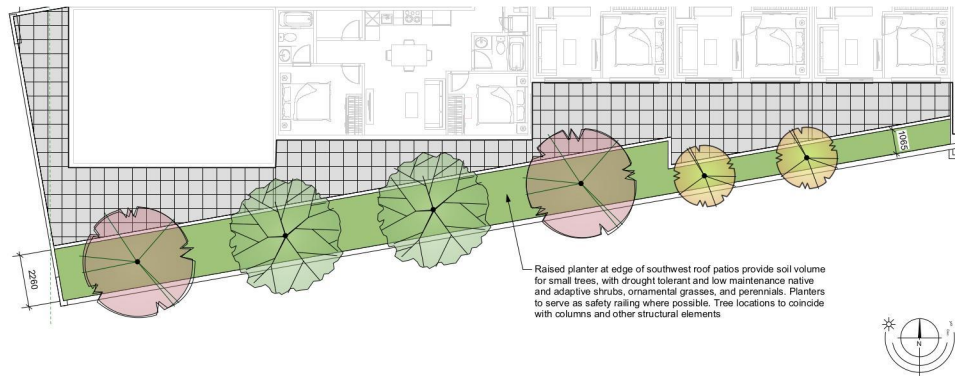
SHEET TITLE
FAR & OVERLAY PLANS

SHEET NUMBER A902	ISSUE B
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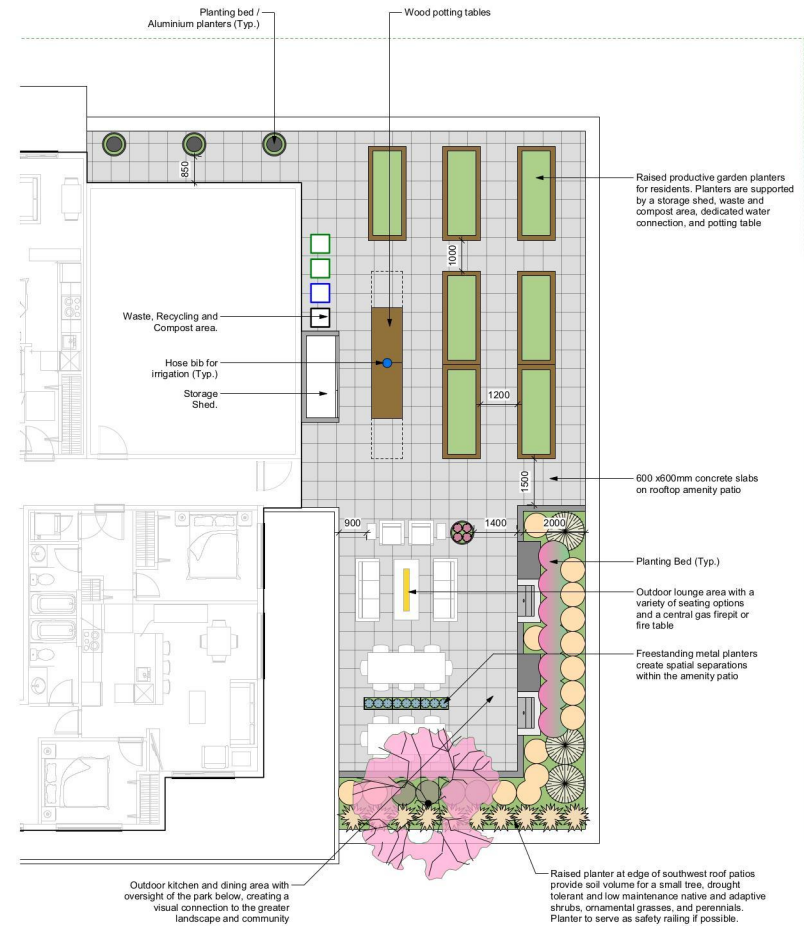




ROOFTOP PLANTING - LEVEL 3



ROOFTOP PLANTING - LEVEL 4



ROOFTOP PLANTING - LEVEL 5

Sussex & Saunders | L3 - L5 Roof Concept Plans