



Boardwalk REIT

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October 7, 2025

Planning Department
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Attention: Development Services Department

Re: Development Permit Extension Request – DP000210 (1221 Carlisle Avenue)

Dear James Davison,

On behalf of Boardwalk REIT, we are requesting a 12-month extension to Development Permit DP000210 for The Marin, a proposed multi-family residential development located at 1221 Carlisle Avenue, Esquimalt, BC. We are very excited to get started and look forward to advancing this development for future residents.

While strong progress has been made, and the development is nearly shovel ready, construction delays at our Aspire development in View Royal have required adjustments to our overall project sequencing, which in turn has pushed the anticipated mobilization window for 1221 Carlisle Avenue (The Marin). Developing this project in sequence with our other initiatives allows Boardwalk to deploy construction management resources, trades, and oversight teams efficiently, ensuring the development is delivered at the highest quality possible. This approach maintains consistent supervision, preserves design and construction standards, and allows for careful coordination of all site activities. The requested 12-month extension will provide the necessary timeframe to align project mobilization with our broader development schedule while continuing to uphold the excellence and reliability that Boardwalk brings to every community.

Boardwalk is fully committed to moving forward with this exciting project and has invested considerable time and resources to ensure it is ready for a successful construction start. The Marin is a key part of Boardwalk's broader, carefully planned housing delivery program, following the nearly complete Aspire project in View Royal and now progressing into late-stage pre-construction in Esquimalt. We are thrilled by the opportunity to deliver high-quality, thoughtfully designed rental housing to the Esquimalt community and bring this vibrant new development to life.

Progress to date following the approval of the Development Permit include:

- Complete demolition of existing buildings and site structures, preparing the property for full redevelopment.
- Completion of site servicing and infrastructure design coordination.

- Execution of site preparation and grading activities to maintain readiness and minimize future mobilization requirements.
- Advancement of detailed design development, value-engineering, and cost alignment with our consultant and construction management partners.
- Active engagement with local construction management providers to ensure readiness for mobilization upon permit renewal.
- Ongoing collaboration with Township staff and external agencies to ensure compliance with all applicable bylaws, design standards, and environmental requirements.
- Installation of permanent chain link perimeter fencing.
- Updated site fence signage and website (coming soon).

We also acknowledge the Township's prior attention to on-site maintenance and environmental controls. The site continues to be actively monitored, and all necessary measures have been implemented regarding weed growth through fully licensed third-party contractors to ensure full compliance with municipal requirements.

To maintain the site at the high standard of cleanliness it deserves, the following maintenance program will be executed during the 12-month permit extension:

The Marin - Site Maintenance Schedule															
Milestone description	2025		Jan	Feb	Mar	Apr	May	Jun	2026	Jul	Aug	Sep	Oct	Nov	Dec
	Nov	Dec							Jul						
Site Maintenance Program															
Update Site Signage															
Recurring Site Signage Maintenance															
Update Tree Protection															
Recurring Tree Protection Maintenance															
Strip site vegetation and overgrowth															
Recurring perimeter and boulevard landscape															

Figure 1: Site Maintenance Program.

Boardwalk is thrilled to continue our partnership with the Township of Esquimalt and greatly appreciates your consideration of this 12-month extension request. We are eager to move forward with The Marin, advancing to construction within the extended timeline and delivering a vibrant, high-quality rental community that will contribute to the growth and vitality of Esquimalt.

Sincerely,



Ryan Stannard
Development Manager
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