

# ESQUIMALT MIXED-USE



ARTISTIC RENDER - FOR REFERENCE ONLY

## DEVELOPMENT PERMIT - REVISION

MAY 01, 2026

### DRAWING LIST:

DP.000	COVER
DP.001	SITE INFORMATION
DP.100	SITE PLAN
DP.102	PARKADE PLAN (P2)
DP.103	PARKADE PLAN (P1)
DP.104	-1 LEVEL PLAN
DP.105	MAIN FLOOR PLAN
DP.106	SECOND FLOOR PLAN
DP.107	THIRD FLOOR PLAN
DP.108	FOURTH FLOOR PLAN
DP.109	FIFTH FLOOR PLAN
DP.110	SIXTH FLOOR PLAN
DP.111	ROOF PLAN
DP.112	UNIT PLANS
DP.113	UNIT MATRIX
DP.200	SOUTH ELEVATION
DP.201	EAST ELEVATION
DP.202	NORTH ELEVATION
DP.203	WEST ELEVATION
DP.300	SECTION 1
DP.301	SECTION 2
DP.302	SECTION 3
DP.303	SITE SECTION
DP.400	SHADOW STUDY
DP.401	MATERIAL BOARD
DP.500	NOISE VIEW
DP.500	ENTRY VIEW
DPL1	LANDSCAPE PLAN
DPL1.1	LEVEL 6 LANDSCAPE PLAN + DETAILS

### PROJECT INFORMATION

#### PARCEL ADDRESS:

LEGAL: LOT 1, SUBURBAN LOT 45, PLAN 8871  
LOT 2, SUBURBAN LOT 37 + 45, PLAN 8871  
EXCEPT PART W. PLAN 10384, AND LOT 8,  
SUBURBAN LOT 37, PLAN 11950

MUNICIPAL: 2211 SUSSEX STREET, ESQUIMALT, BC

ZONING: CD, 164

#### DENSITY:

TOTAL PARCEL AREA: 4,302.33 9M<sup>2</sup> (41, 310 SF)  
PARK DEDICATION AREA: 425 9M<sup>2</sup>

PARCEL AREA EXCLUDING PARK DEDICATION: 3,877.33 9M<sup>2</sup> (41, 735 SF)

PROPOSED F.A.R. FOR PARCEL AREA EXCLUDING PARK DEDICATION: 3.88

TOTAL PROPOSED UNITS: 235 DWELLING UNITS

#### BUILDING HEIGHT:

MAXIMUM ALLOWABLE: 45 METERS  
PROPOSED: 22 METERS

#### LOT COVERAGE:

MAX ALLOWED WITH PARKING STRUCTURE: 88%  
PROPOSED: 36,705.91 SQ FT (87.9%)

MAX ALLOWED AT OR ABOVE FIRST STOREY: 74%  
PROPOSED: 29,792.80 SQ FT (71.4%)

#### SETBACKS:

	PERMITTED	PROPOSED
NORTH (SUSSEX ST.)	3M	3M
EAST (NELSON ST.)	3M	3M
SOUTH (ESQUIMALT RD.)	0M	6M
WEST (NEIGHBOR)	3M	3M

#### VEHICULAR PARKING:

##### VEHICLE PARKING REQUIREMENT:

ACCESSIBLE PARKING 1 PER 50 REQUIRED  
PROVIDED: = 8 STALLS

RECREATIONAL 0.85 VEHICLE STALLS / UNIT  
VISITOR = 186 STALLS

COMMERCIAL STALLS 14 SHARED WITH VISITOR  
= 27 STALLS

TOTAL REQUIRED STALLS = 219 STALLS

TOTAL VEHICULAR STALLS PROVIDED = 215 STALLS PROPOSED

#### BICYCLE PARKING:

##### BICYCLE PARKING REQUIREMENT:

CLASS 1: 1 STALL PER UNIT = 235 STALLS

TOTAL BICYCLE STALLS PROVIDED: = 237 STALLS (CLASS 1)

CLASS 2 PROVIDED: = 6 STALLS

#### GROSS AREA:

P2	= 36,555 sq ft
P1	= 36,555 sq ft - (85.9% COVERAGE)
LEVEL -1 (LOBBY)	= 24,617 sq ft
MARKET LEVEL	= 29,792 sq ft - (71.8% COVERAGE)
LEVEL 2	= 29,098 sq ft
LEVEL 3	= 29,098 sq ft
LEVEL 4	= 29,098 sq ft
LEVEL 5	= 29,098 sq ft
LEVEL 6	= 13,834 sq ft
Total	= 259,477 sq ft



FORMED ALLIANCE ARCHITECTURE STUDIO





















































