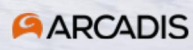


1340 Sussex & 1337 Saunders

Development Permit | Township of Esquimalt, BC



Public Benefits

Rental Homes

327 air-conditioned, pet-friendly homes

- 21 - Studios
- 136 - 1 Bedroom
- 108 - 2 Bedroom
- 62 - 3 Bedroom

Neighborhood Serving

Retail

2,500 SF of retail space

- 1-2 individual retailers
- Dedicated Garbage and Bike Facilities

Building Amenities

4000 SF dedicated amenity spaces

2000 SF integrated lobby/lounge spaces

- Fitness Centre
- Co-working spaces
- Community Spaces
- Children's play room
- Recreational lounge

Public Park

18,500 SF Public Park

Programmed in consultation with Parks and stakeholder feedback

- Pirate ship play structure
- Open lawn
- Sport court
- Learning garden
- Water Mister

Multi-modal Living

Aligned with the Township Parking Bylaw

- Enhanced bicycle parking
- Robust transportation demand management package
- New sidewalks and street furnishing
- Contribution to traffic and transportation improvements on Esquimalt and Nelson

Economic Output

Generating long-term economic and social benefits

- 395 Full time Jobs from new resident spending
- \$28M annual retail spending from new residents
- \$660K in annual property tax



Project Update

Project Timeline

JUN 2025	First & Second Reading
JUL 2025	Third Reading
SEPT 2025	Fourth Reading (Adoption)
MAR 2026	Design Review Committee
APR 2026	Development Permit Issuance
FALL 2026	Existing Buildings Removal
EARLY 2027	Construction Start
MID 2029	Occupancy

Project Summary

Development Permit aligns with the rezoning approval Comprehensive Development District No. 167

Metric	Rezoning Submission (June 2024)	Development Permit (December 2025)
Height	79.7m (21 Storeys)	79.7m (21 Storeys)
Density (FAR)	4.05 FAR	4.05 FAR
Number of Units	335 Units	327 Units
Unit Mix	Studio, 1 BR, 2 BR, 3 BR mix	Studio, 1 BR, 2 BR, 3 BR mix
Commercial Area	2,583 sf	2,583 sf
Public Park Area	~20,300 sf (gross)	~18,500 sf usable (1,718 m2 POPA)
Parking Stalls	242 Stalls	240 Stalls
Bicycle Parking	419 Residential, 9 commercial	413 stalls (detailed program)

Entitlement Summary

- Jun 09, 2025 - First and Second Reading
- July 07, 2025 - Third Reading
- Sept 29, 2025 - Fourth Reading
- Mar 11, 2026 - Design Review Committee

Tenant Engagement Updates

We are committed to meeting the requirements of Esquimalt's Tenant Assistance Policy to ensure tenants are supported throughout the redevelopment process.

JUN 2024	Notification Letter
JUL 2024	Invitation Letter to Information Session
JUL 2024	Tenant Information Session
JUL 2024	Follow-up Tenant Information Package
JUL 2024	1 on 1 Tenant Engagement (ongoing)
DEC 2024	Tenant Update Letter
MAR 2025	Tenant Update Letter
JUL 2025	Tenant Update Letter
NOV 2025	Tenant Update Letter
FEB 2026	Tenant Update Letter

Tenant Engagement & Support

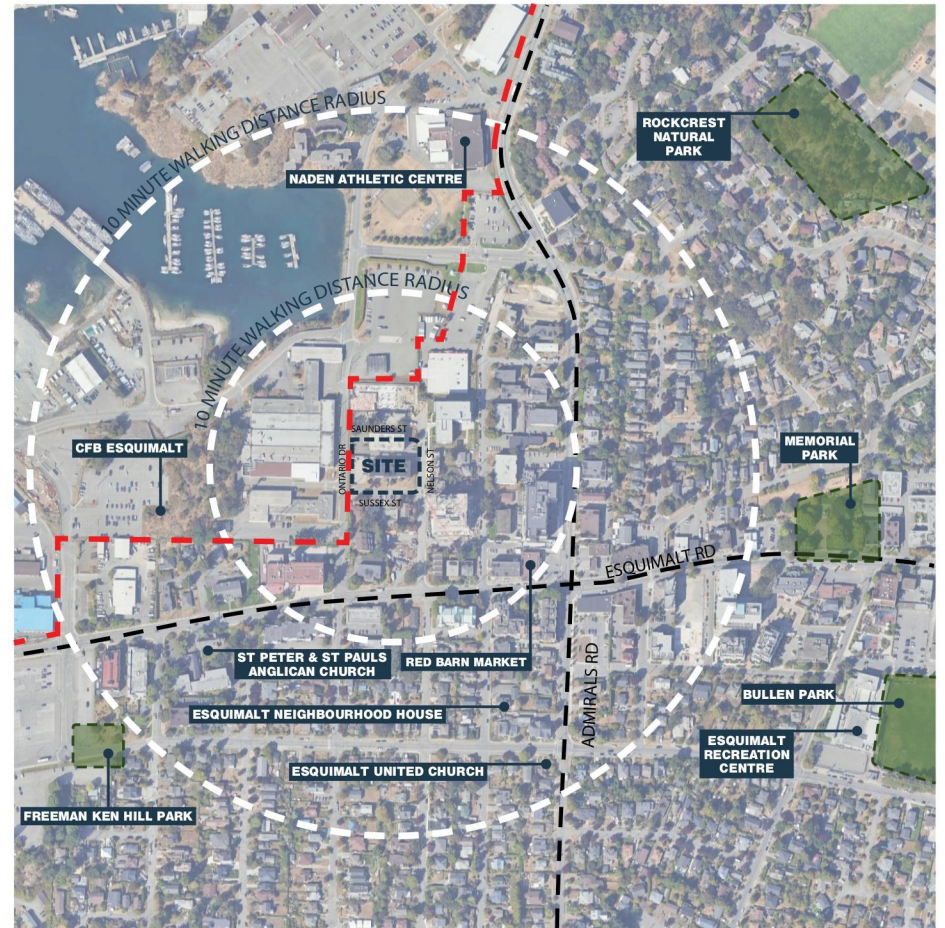
- Tenant support and Engagement has been ongoing since June 2024
- Financial Rental Compensation based on length of tenancy (from move in to rezoning application date).
- Moving Compensation - flat rate based on unit size.
- Relocation Support - based on housing needs and relocation timing
- Additional Support - upon assessment
- 4 Months Written Notice to End Tenancy - once all permits are in place.
- Right of First Refusal - Returning tenants will be offered rents at below 20% below starting market rents for the new units.

April 2026 Update

To Date, 40 Eligible Tenants have been successfully relocated

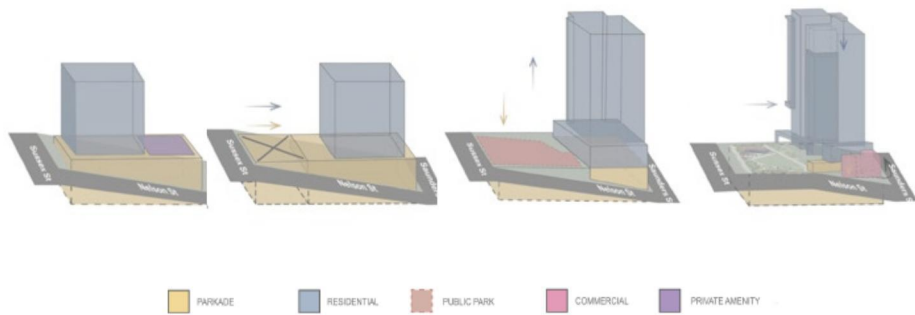
- Dedicated Tenant Support Team available
- Unique assistance tailored to individual tenant needs.
- 40/64 eligible tenants (63%) voluntarily relocated to date
 - 7 units relocated to non-market subsidized housing
 - 4 units relocated to low-end of market housing
 - 29 units relocated to market rental housing
 - All units relocated within Esquimalt/Victoria
- Continued engagement in conversations with most of all remaining tenants.
- Remaining tenants have indicated that they wish to stay until 4 Months to End Tenancy

Neighborhood Context



Map showing project site and surrounding community amenities.

Making Room For Community



Community Park

18,500 sf Public Park Space

Programmed in consultation with Parks and stakeholder feedback

Ongoing Maintenance paid for by Belmont

Features:

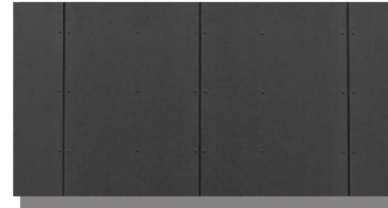
- Pirate ship play structure
- Multi-purpose sports-court
- Open lawn
- Learning garden
- Bathroom & Water Fountain
- Picnic Tables, seating, terracing
- Water mister

View of the playground and multi-sport court in the proposed public park

Form, Character & Materials

Designing the Building for the Neighborhood

- Brick Podium Frames Park
- Brick gives nod to local history
- Ground oriented units reference neighbouring buildings
- Focus on green-space
- Stepping white boxes create distinct architectural zones on tower
- Varied materials and projections create a skyline aesthetic



Fiber-cement Panels



Concrete Planters, Lintels, and Sills



Window-wall



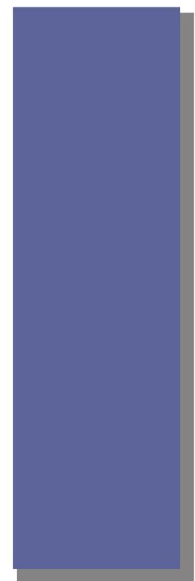
Steel & Glass Canopy



Heritage Brick Veneer Cladding



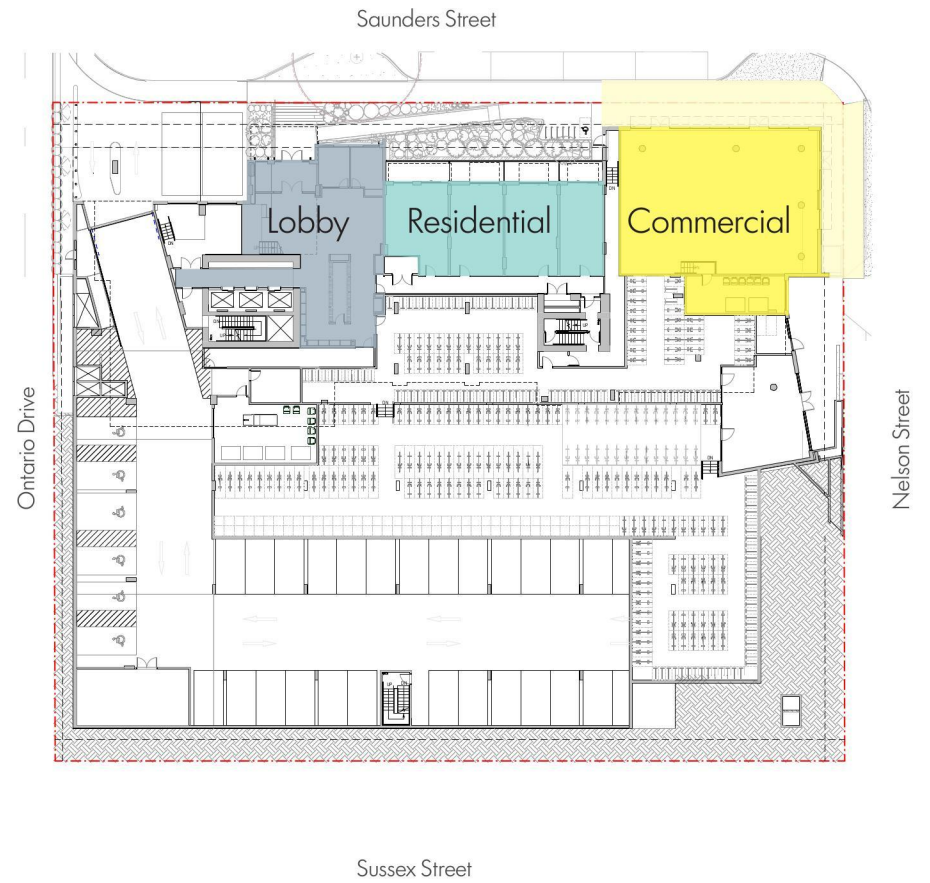
Wood-look Soffit



Window-wall Metal Panel Spandrel

Material Palette

Neighborhood-Serving Retail & Street-scape



LEVEL 01 FLOOR PLAN SHOWING USES ALONG SAUNDERS





View of the residential lobby steps with private residential patios to the left.

Multi-Modal Living & Enhanced Bicycle Facilities

Featuring

Aligned With the Township Parking Bylaw

- 240 Parking Stalls
- 413 Bicycle Stalls

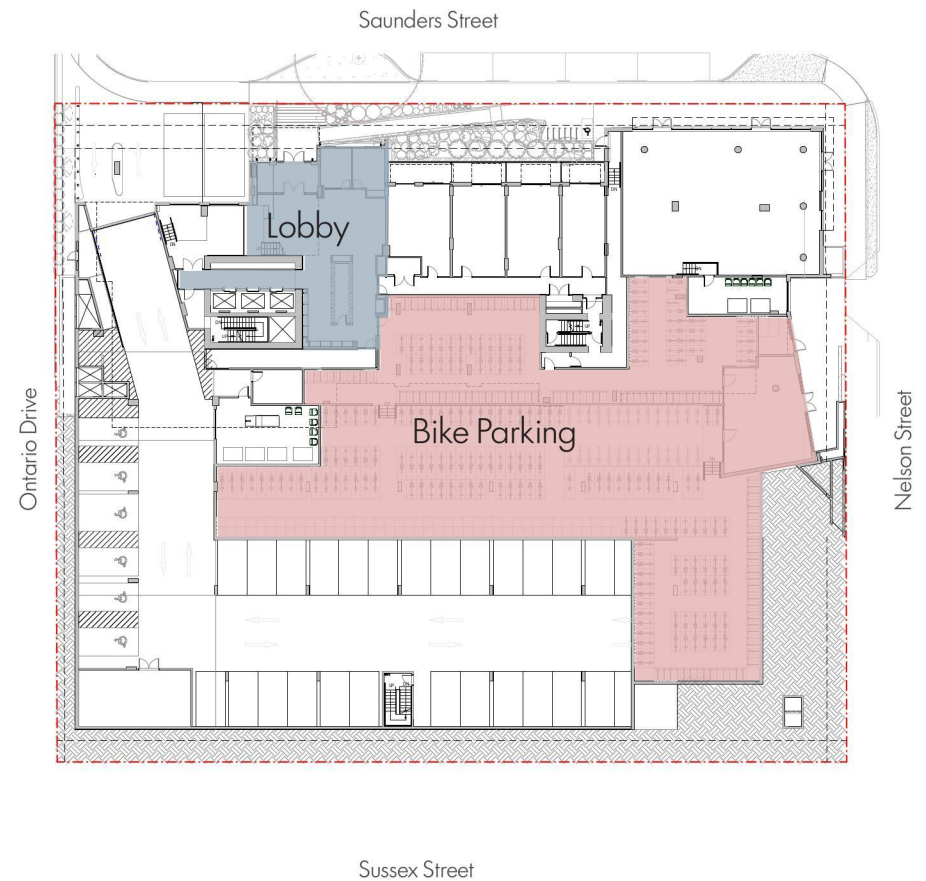
Transportation Demand Management Plan:

- 2 Car Share Vehicles
- Enhanced Bicycle parking facility with direct access to the street
- Bicycle repair station
- Storage for Cargo and e-bikes

Public Realm Improvements

Offsite Infrastructure Investments

- New sidewalks, offsite trees, street furnishing
- \$250k cash contribution to traffic and transportation improvements on Esquimalt and Nelson



LEVEL 01 FLOOR PLAN SHOWING BIKE ROOM AND PROXIMITY TO STREET AND LOBBY

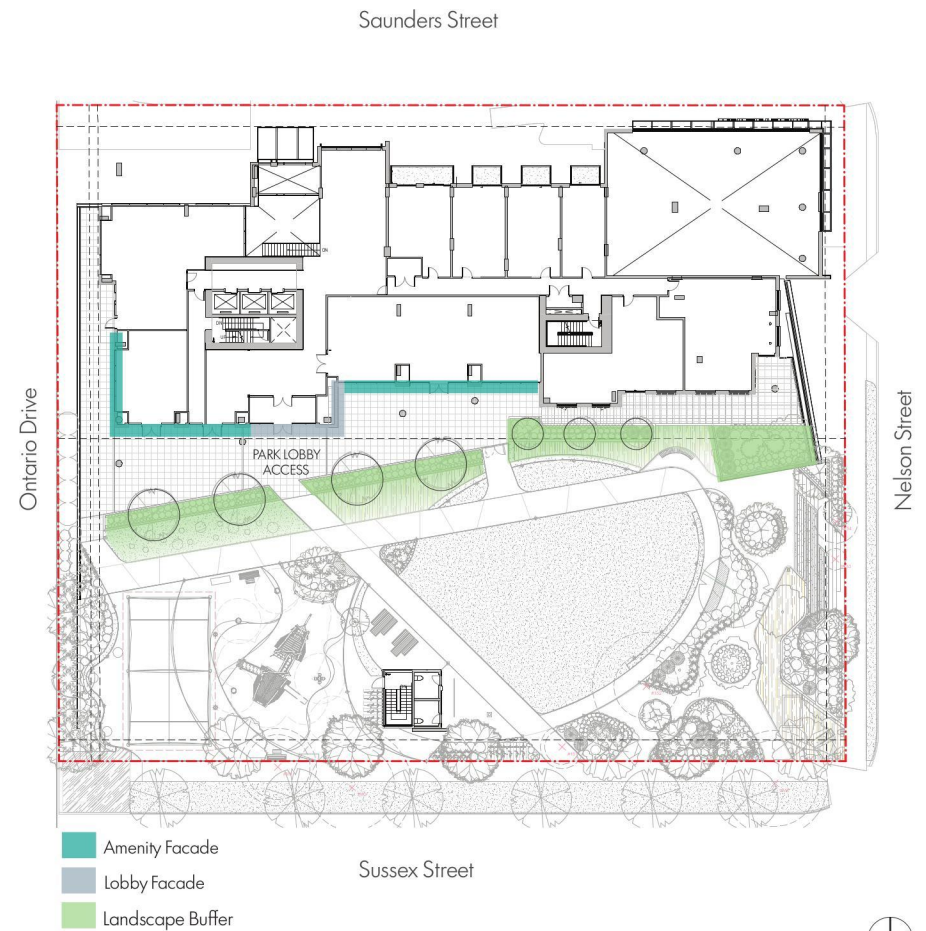
Enhanced Bicycle Parking Access



Framing The Park with Amenities

Park-side Amenities

- Fitness Room
- Kids Play Room
- Bookable Rec Room
- Co-working Lounge



Level 2 floor plan showing proposed public park and building interface elements



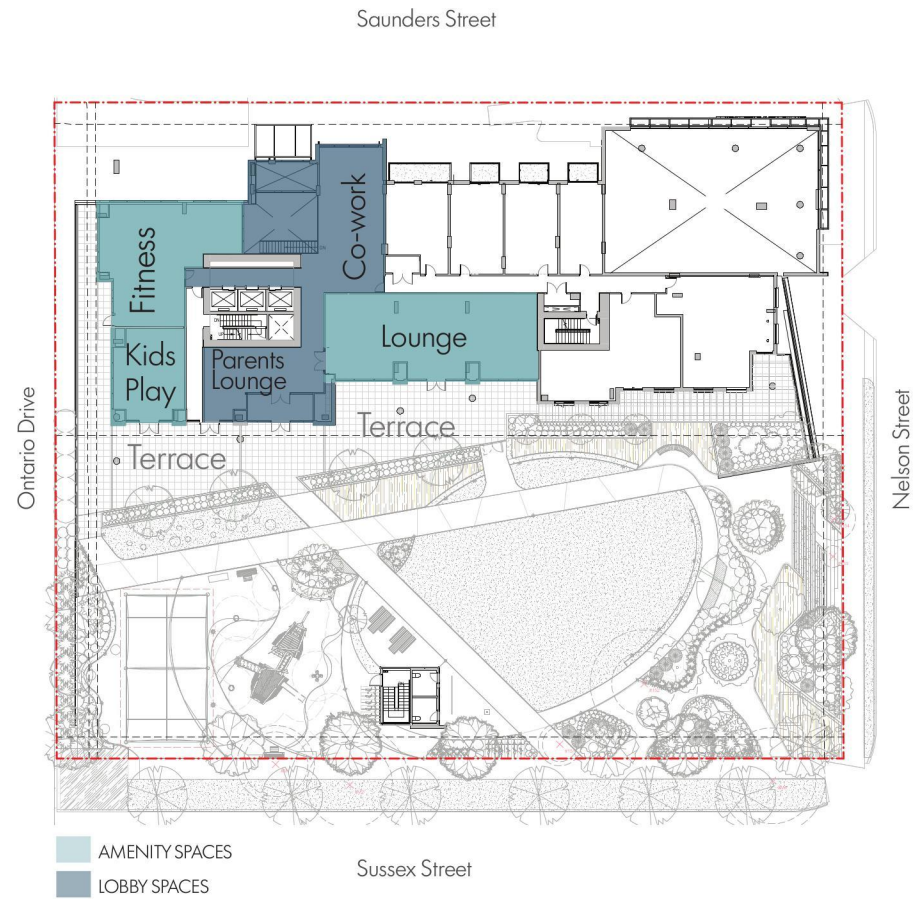


View of the path through the park towards the park-side lobby and amenity

Residential Amenities

4,000 sf of in-building amenities including:

- Fitness Center
- Co-Working Spaces
- Community Spaces
- Children's Play Room
- Recreational Lounge - Bookable



Level 2 floor plan showing extensive amenity and lobby frontage adjacent to the park

Levels 01 + 02 Landscape

Proposed Plant List

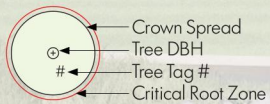
Trees	44
Large shrubs	53
Medium Shrubs	132
Small Shrubs	104
Perennials, Annuals and Ferns	204
Ground-covers	455

Soil Volume Chart

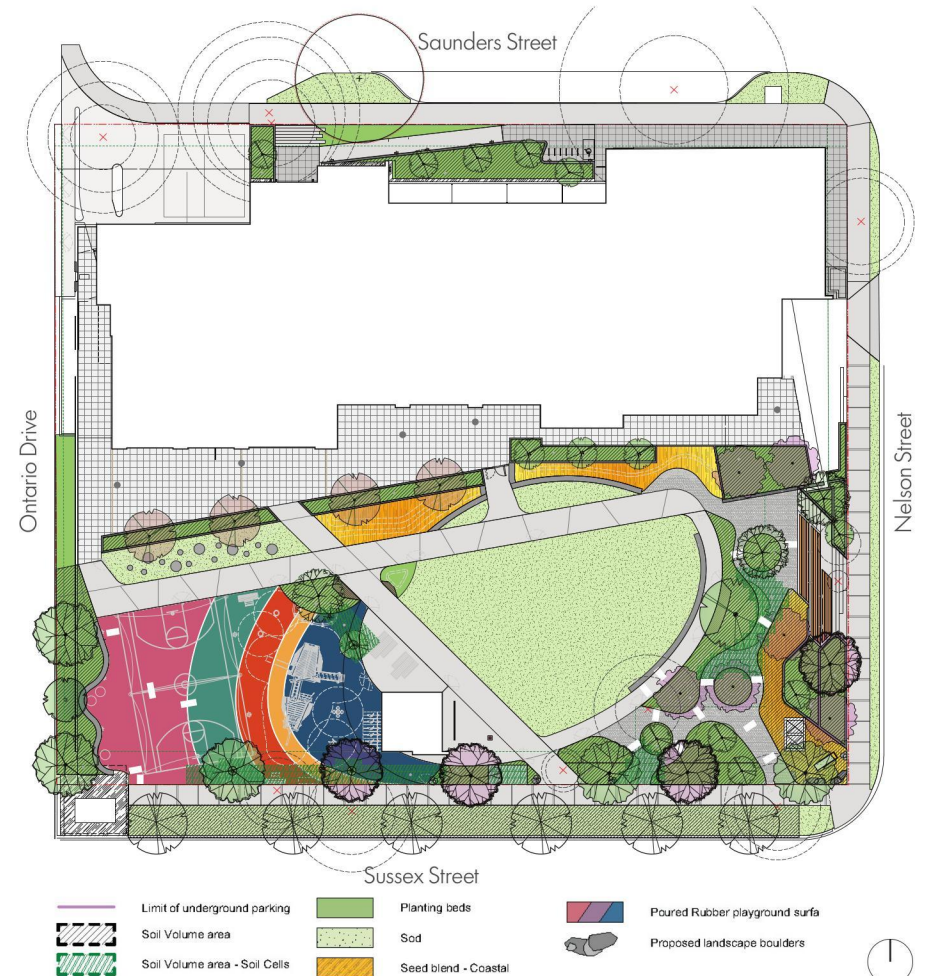
Planting Area ID	Area (m2)	Soil Table		Replacement Tree Proposed		
		Soil Volume Multiplier*	Estimated Soil Volume	# Small	# Medium	# Large
1	19.41	1	19.41	2		
2	201	1	201	2		
3	19.44	1	19.44	3		
4	331	0.8	26.48	2		
5	69.47	0.8	55.576			3
6	184.59	0.6	110.754			6
7	14.7	1	14.7			
7s	12.94	0.6	7.754			
7 Total	27.64	See above	22.46	2		
8	11.69	1	11.69			
8S	50.81	0.95	48.2695			
8 Total	62.5	See Above	59.96			3
9A	8.68	1	8.68			
9B	12.75	0.6	7.65			
9C	7.06	0.6	4.236			
9D	19.76	1	19.76			
9E	19.76	0.6	11.856			
9s	9.12	0.6	5.472			
9 Total	77.13	See Above	57.65	3	1	1
10A	45.53	0.60.6	27.318			
10B	9.62	0.6	5.772			
10C	62.24	0.6	37.344			
10D	9.62	0.6	5.772			
10S	301.3	0.6	180.78			
10 Total	1571.4	See Above	10.98	4		1
11	19.48	1	19.48			
12	18.3	0.6	10.98			
13	9.93	0.9	8.937			
14	45.8	0.8	36.64			
15	6.39	0.9	5.751			
16	5.15	0.8	4.12			
Totals	1099.98	N/A	806.391	31	1	14

Tree Management Legend

Retained Tree



Removed Tree

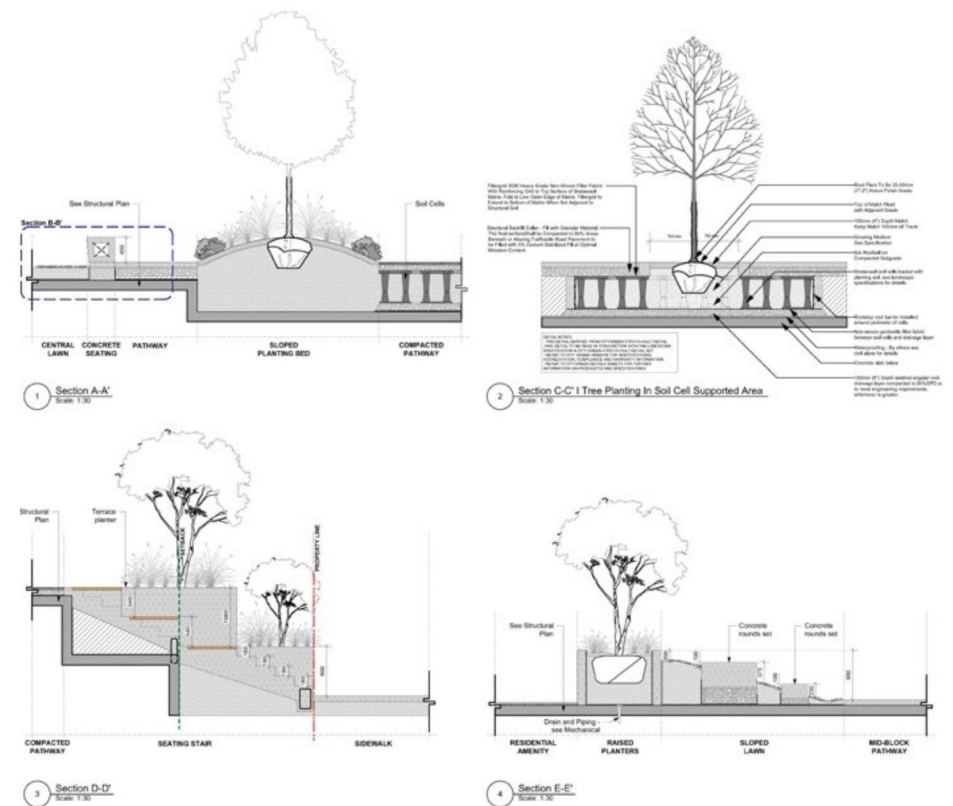


Level 05 Landscape & Soil Sections

Level 5 Rooftop Terrace Design



Public Park Tree Soil Strategy Cross-sections





View of the learning garden pathways and planting beds.

Precedent + Reference Images



Curved Seating Wall and Grasses



Central Grass Lawn



Learning Garden Paths & Planting



Nelson Street Seating Stair



Playful Seating on Grass Slopes



Tall Ship Play Structure



Nautical Themed Play Structure



Concrete Cylinder Seats/Steps



Poured Rubber Safety Surface



Freestanding Water-mister



Concrete - Seating Walls

Thank You