### CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### **DEVELOPMENT PERMIT**

### NO. DP000241

Owner: 861-865 Esquimalt Holdings Ltd., Inc.No. BC1183905

568 Starling Lane

Victoria, BC V9E 2A9

**Lands:** PID 001-180-991

Lot 9, Section 11, Esquimalt District, Plan 265

PID 015-233-227

Lot 10, Section 11, Esquimalt District, Plan 265

Address: 861 Esquimalt Road, Esquimalt, BC

863 Esquimalt Road, Esquimalt, BC

### **Conditions:**

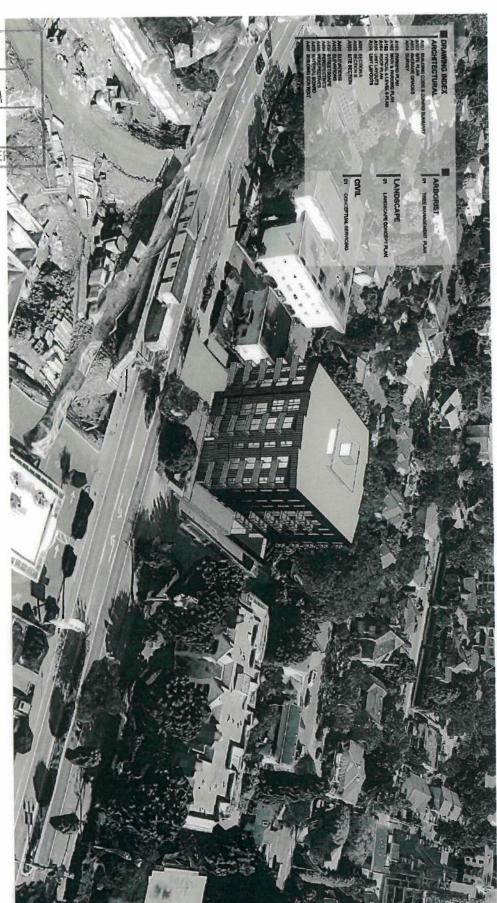
1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, for the purpose of:

- the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
- authorizing the form and character of the proposed development, as governed by Development Permit Area No. 6: Multi-Family Residential;
- energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction:
- water conservation, as governed by Development Permit Area No. 8: Water Conservation; and
- West Bay guidelines, as governed by Development Permit Area No. 11: West Bay.
- 2. Approval of this Development Permit is issued in accordance with the architectural plans provided by dHK Architects and landscape plan provided by LADR Landscape Architects, attached hereto as Schedule 'A'.
- 3. This Development Permit is issued in accordance with the landscaping estimate provided by LADR Landscape Architects, attached hereto as Schedule 'B'. Security, in an amount representing 120% of the estimate

(120% of \$143,192.25 = \$171,830.70) must be deposited with the Township of Esquimalt before this permit can be issued.

- 4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
- 5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
- 6. This Development Permit is not a Building Permit.
- 7. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
- 8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCI DAY OF, 2025.	L RESOLUTION ON THE
ISSUED BY THE DIRECTOR OF DEV DAY OF, 2025.	ELOPMENT SERVICES THIS
Director of Development Services	Corporate Officer Corporation of the Township of Esquimalt



861-865 ESQUIMALT ROAD | VICTORIA, BC





SCHEDULE A' OF DEVELOPMENT PERMIS TERRES CORPORATE OFFICE

ROPOSED:

21.4 m 17.2 m per 8C Building Code

PROPOSED: FAR: 1.89 LOADING STALL NOT RECUIRED PARKING STALLS REQUIRED: 44 STALLS MAX BUILDING HEIGHT: 11m BICYCLE STALLS PROPOSED: 77 + 6 VISITORS (§ GROUND LEVEL FLOOR BANCE RATIO: PERMATTED: 2.0 : 1 FAR PROPOSECO: 1.89 : 1 FAR (03/195 s.f.) HEIGHBOURHOOD COMMERCIAL MIXED-USE EN BITE SPACE: 50 % NELE OPEN SPACE: 115,95 sm (1,248 s.f.) UNG STALLS PROPOSED: 44 STALLS UNG STALLS PROPOSED: 44 STALLS

# ZONING BYLAW SUMMARY

PROJECT DESCRIPTION

EXISTING FAR 1.0 LOT COVERAGE (30%): 463.41

BMALL CARB BTALLS ALLOWED (UP TO 50% OF REG. PARKING) DCEBSIBLE STALLS REDURED (2 FOR EVERY 80 STALLS) 2

REGISTERED OWNER

BELIES Expedient Haddings Ltd.

BELIES TO THE STATE OF THE STATE

Mar Malah Maratanan Maratanan

ARCHITECT

HO Wheller As 20-Mag 200 acres servicion in

PROJECT DIRECTOR

LEGAL DESCRIPTION:
LOTS-10, SECTIONS 11, ESQUIMALT DISTRICT, PLAN 285
CURRENT ZONING: RM-4

PROPOSED NEW ZONING

BETBACKS:
FRONT BUTBACK: 5.3m
WEST BIDE SETBACK: 6.4m
FRAT BIDE SETBACK: 6.25m
REAR SETBACK: 6.2m

PLANNER Tuestiques Viscons, SC

AX BUILDING HEIGHT: 21.6m

ACCESSIBLE STALLS PROPOSED (I FOR EVERY 50 STALLS) : 2 ALL CARE STALLS ALLOWED (UP TO 50% OF REQ. PARKING) . 45% DING STALL PROPOSED: 1

STRUCTURAL TO DOGGE DI 9230. Vicina SC VINY 204

JBA 4212 Clarical Ava. Vicinia, IIG VIIZ-457

Mess Tuck 250-271-2214 soud much@jesestersca.co

BUILDING DESCRIPTION:

THE PROPOSED BUILDING HAVE THE LEVELS OF RESIDENTIAL AFASTHERITS
THE PROPOSED BUILDING TABLE UNDERCACOUND PARKING. THE MAIN FLOOR MAS THE
ENTRY LOSSY, AMERITHES AND A LIVE-WORK UNIT.

1,644.71 am (16,627 e.f.)

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Videa, SC

Veloca, SC ELECTRICAL

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ATTS CATT FOR \$600.

Visited, RG

VISITE TO

LANDSCAPE

LANDSCAPE

BELOWING AND LIVES

VIET THE

Chris Wedness

20 American

20 Sand Madelman 100-303-9888 Sand Tard Hadelman Barney Study of 100-303-9888

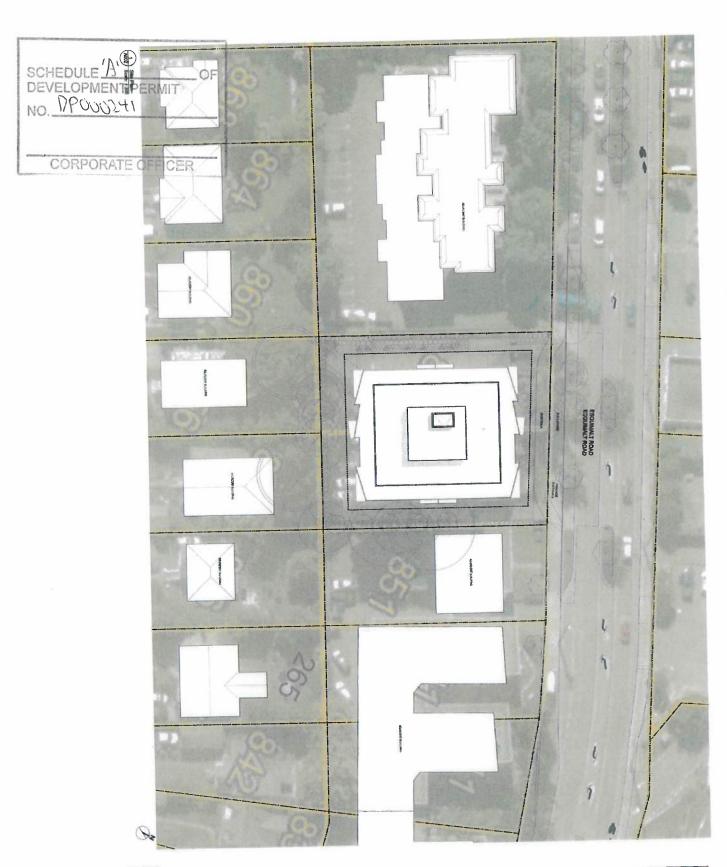
861 Esquimalt 1 100 - 100

861-865 Esquimatt Rd Esquimatt BC

Data Summary

A001

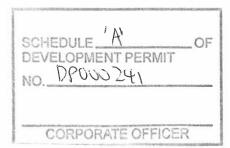
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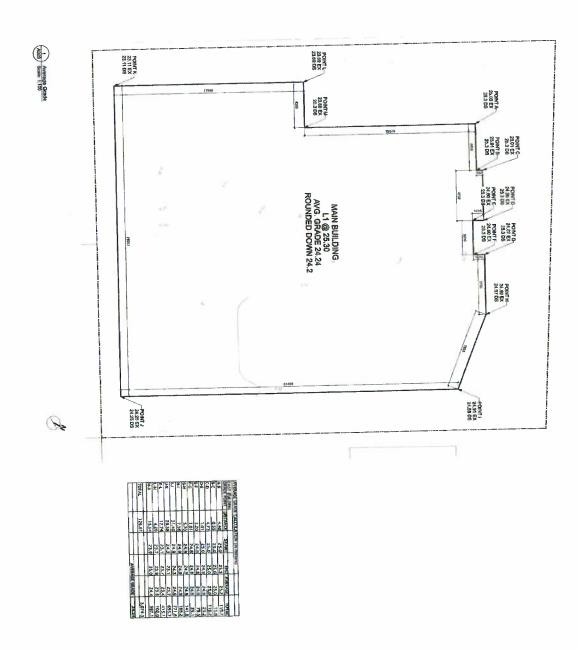


A002

White Street WY 33 F1-20Region Dail Way 197 942 F1-20-

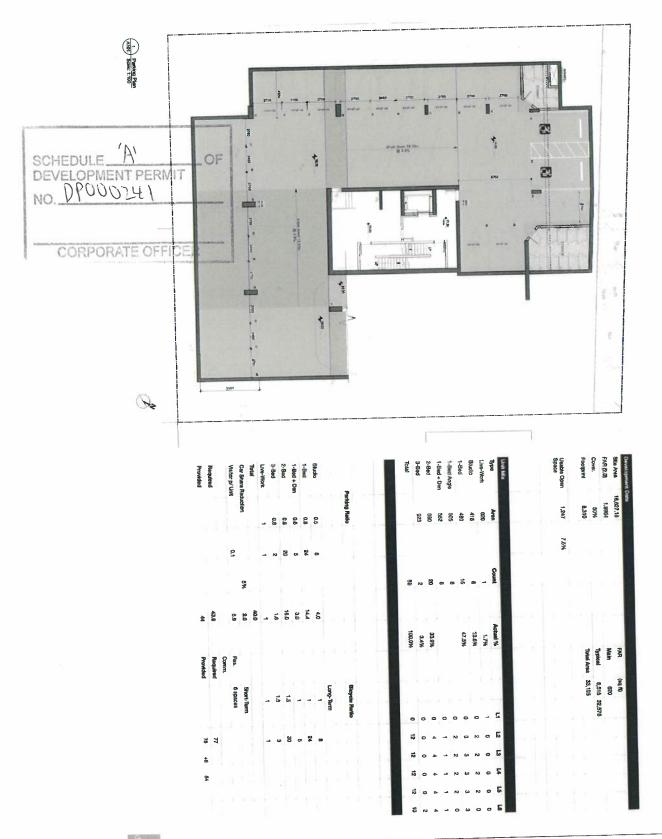
861 Esquimalt Rd
Esquimalt BC
Site Plan





A003

861 Esquimati Rd Esquimati BC Average Grade

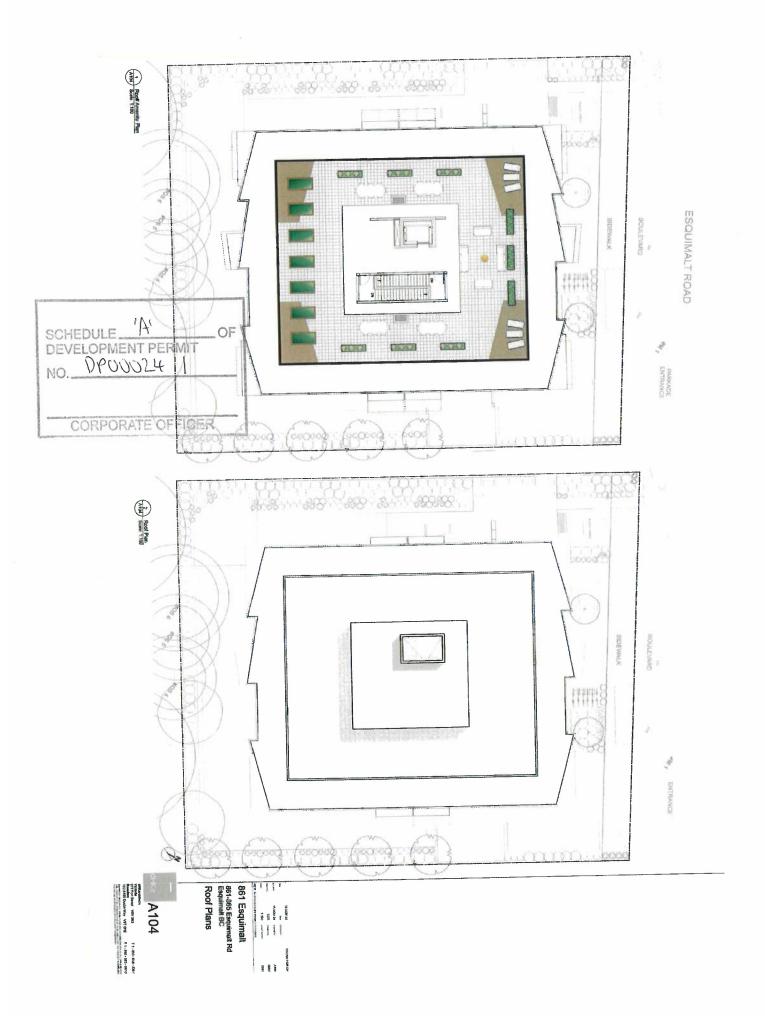


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861 Esquimatt Rd Esquimatt BC Parking Plan





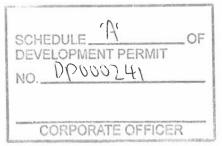




Unit Layout

A105

861 Esquimalt Rd
Esquimat BC
Unit Layout





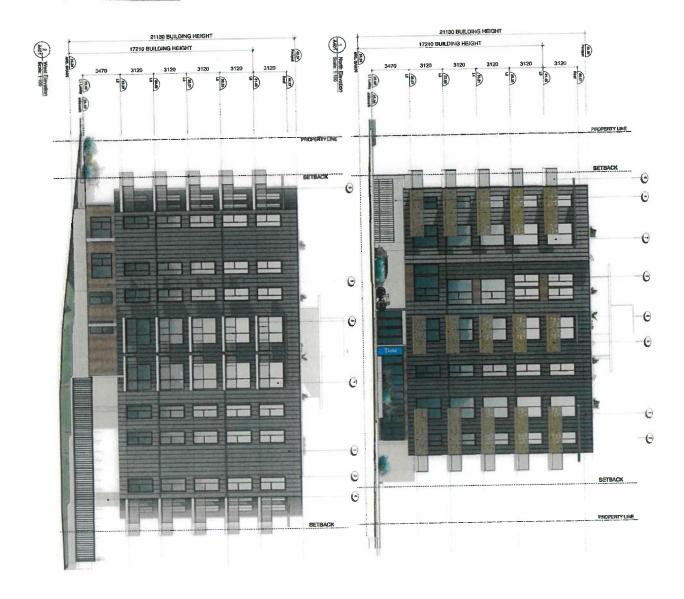












MATERIALS SCHEDULE

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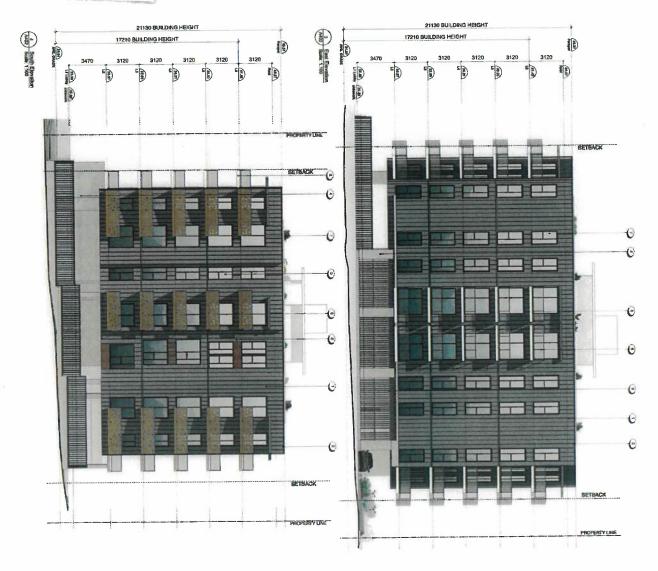
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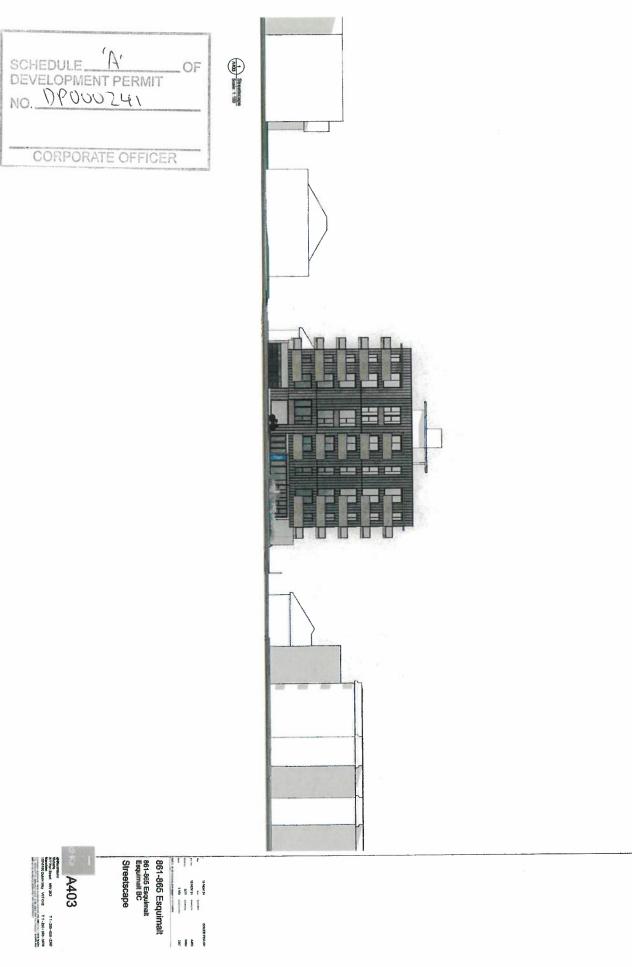
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SCHEDULE 'A' OF DEVELOPMENT PERMIT NO. DPOUD 24 1



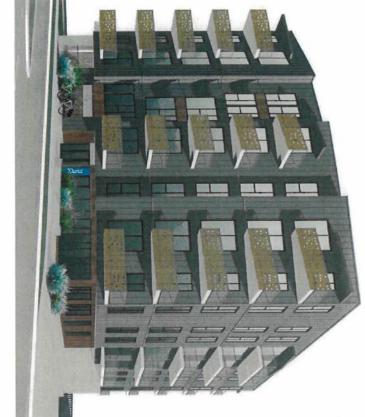
861-865 Esquimalt Berenand Was 11-20-40-100 September Was 11-20-40-100 Sept



A403

SCHEDULE A' OF DEVELOPMENT PERMIT NO. DP000241

CORPORATE OFFICER





A404

861-865 Esquimalt Esquimalt BC Perspectives

SCHEDULE A'
DEVELOPMENT PE
NO. DP000241

CORPORATE OF



861-865 Esquimalt
861-865 Esquimalt
Bequimalt BC
Perspectives

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SCHEDULE A'
DEVELOPMENT PERMIT
NO. 10000241 CORPORATE OFFICER





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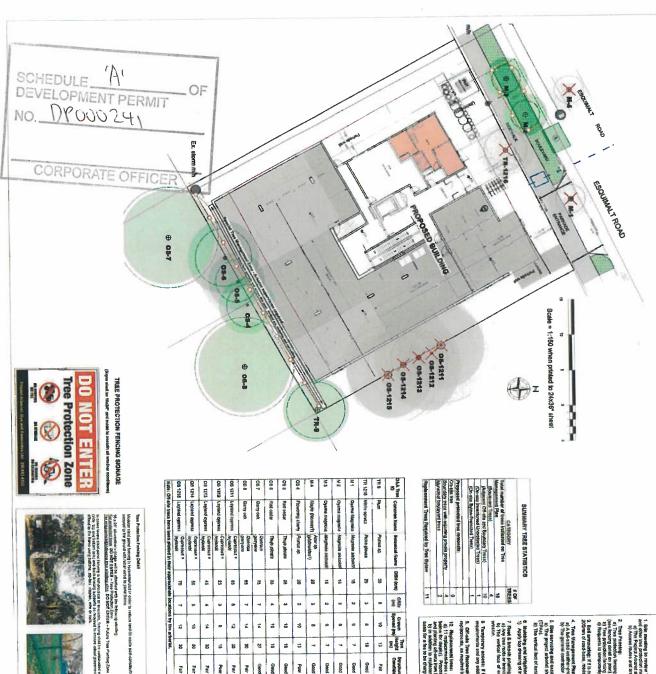
CORPORATE OFFIC



A407

861 Esquimalt
861-865 Esquimalt Rd
Esquimalt BC
Building Context

B61-B65 Esquimalt Rd





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THE PLAN CO.	e damoltic	
Cinc of all	n and site	
wards the boundaries of all areas to be functed and, prolected	Salare demolition and side preparation begin, the owner and contractor shall meet wi	
Suncerd a	on begin, i	-
nd aroles	NO OWNER	
C.	estroc contra	
	clor shall	
	THE PERMIT	-

Gde meeting to revisity Tree Plant Safore demotition and includes the projection measures within this gian (and other tree projection measures within this gian) and the Project Autorist should desiry mark the boundaries of b) Access routes and treatment b) Access routes and treatment b)

There Frenching.

(I) Then poledized interring shall be inhalited to the City of Enquired Hamilette at the locations indicated on this does be inhalited to plant.

In the poledized interring the state of the state

), Soil amnouthing if it is not possible to fence the enter PRZ. The uniprofected portion of the PRZ shall be amnound with S4° physicid or a term 200mm of road-base, repolatedlely compacted with a plate compacter. (See drawing for recommended and amnouthing locations )

d, "The Management Plats peology." 9) A Management Plats peology distributes plan and the posted in plant apple in the although office. b) The general verdishing office and all relevant auth-indexs are familiar with the departing and tree protection measures.

o Des servicing and extendents.

a) The project advoids that be present to crease excessfort, service femoning, sfurny removel, she grading or busing within, or adjoined to, the two presents and the project advoids that be present to create the service service of the present of the present

tabling and intigation of valuestable treast CH-skill Treas CB-4, CB-5 and CB-6 and Managast Treas At fast expote mimodal case ducing the dry season (Aust 1 - Nor-Apply log dreasing of the conjument (COTION) and ringers betweetby to an effective dupin of 300mm.

Road & breath profest parting and preference.

Fload is breath profest of exercised delegated using alle work sould be propositioned to independ to the profest and profest and profest and profest and profest and profest to the TPAs shall be accuracy covered with non-parameters lated by the project and prefer and descussion and profest.

If the whick less of examplest cost adjacent to the TPAs shall be accuracy covered with non-parameters lated by the project and prefer and descussion and profest.

importry access; if temporary access is required within a time protection area (TPA), the continuous shall mode the project process in advance and review the access representation and any additional politection measures prescribed by the articular.

Relia Tree Nameralis A hater of authorization shall be obtained by the applicant from the neighbouring land owners) for any off-site then rencesse and their account in the project for the project of th

(C. Regislament lines).

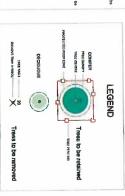
(C. Regislament lines) are required to tribipals the lines of six protected beautiful years and two protected municipal trees (see The firmstory Table 4). In regislament lines are are required to the control of the Lunchiage finite properties (J. LUNC Municipals Andelson). The Ryse, steet, are featured to place of the Control of the Control of the Lunchiage finite properties (J. LUNC Municipals Andelson). The Ryse steet, are featured to the Lunchiage finite properties of the Lunchiage finite properties are steed to the Lunchiage finite finite and the Lunchiage finite finit

## TREE INVENTORY TABLE

Betseical Harve DRH (cm)	DBH (crt)	CME	Spread (m)		Byruchural Consission	Health	Location Ownership	Resention	Construction Tolerance	Byline protected?	Contracto	Action	Regiscoment Trees regid
Pluma sp.	#	20	10	2	NO.	Good	Cresile	Poor	Low	Yes	Multi-sternmed free; acrowning function; out of the way.	Retekt and protect	768
nous glavos	3	45		=	Could	2000	On-site	Good	Moderale	No		1	n/a
Magnesia aisteidi	-	20	a	7	Good	Geod	Municipal Ires	9000	Low	Year	Conflicts with parkade entrance	I	-
Acagnosia alebokti	10	10	•	~	Good	Good	Municipal	Gaed	Law	Ysa	Between ourb and address:	Relatio and protect	n/a
Magnata sebati	2	R3	۰	~	Good	Good	Markopsi	Good	Link	Yma	Between curb and sidewalls	Relate and protect	O/B
Ager sp. (platnoides?)	20	20	•	7	Good	Good	Municipal 1998	Good	Moderate	Yes	Median free - remove to facilitate access to site	1	-
Prunus sp.	8	w	ð	13	Pgor	Poor	Private off-site	Poor	Modorata	*	Low quality spectrum	Retain and protect	ntie
Thuje phoets	2		ő	\$	Geod	Good	Рлия об-на	Good	Low	Yes		Reisin and protect	n/a
Thyle plicetie	g	-	ó	ä	Coud	9000	Private	Good	Law	Yun	description of the second seco	Relain and protect	E/S
Querunt genyane	78	7	î	27	Good	Good	Pilhane off-site	Good	High	¥98	High quality specimen. Tree located by schools.	Relain and project	N.
Querous genyana	8	7	14	8	Pelr	Felt	Private off-site	Good	High	Yes	Time located by asbertst.	Retain and protect	n/a
Cupressus »	85		12	ម	Fal/	Goed	off-side	Ggod	High	Yes	On top of shared, poor condition retaining with	1	4
Cupresses =	23	ų.	-	ii.	Poor	Poor	Private off-sate	Poor	High	8	Bureased by edjacent trees. On top of sharted, poor condition ratiololog wall.	I	R/M
Cupressus *	45		ž	ន	Fair	Gosti	Petvate pii-sito	3000	High	Yes	On top of shared, poor condition rehalining wall	I	-
Caprenauli *	50	OH.	10	8	76 B-F	Goed	Preside party	Good	High	Yes	On top of shared, poor condition releasing wall.		2
Cupredius x	75	7	ń.	ĸ	Fair	Good	private off-offe	Good	High	Yes	On top of shared, poor condition retaining wait		Ga .





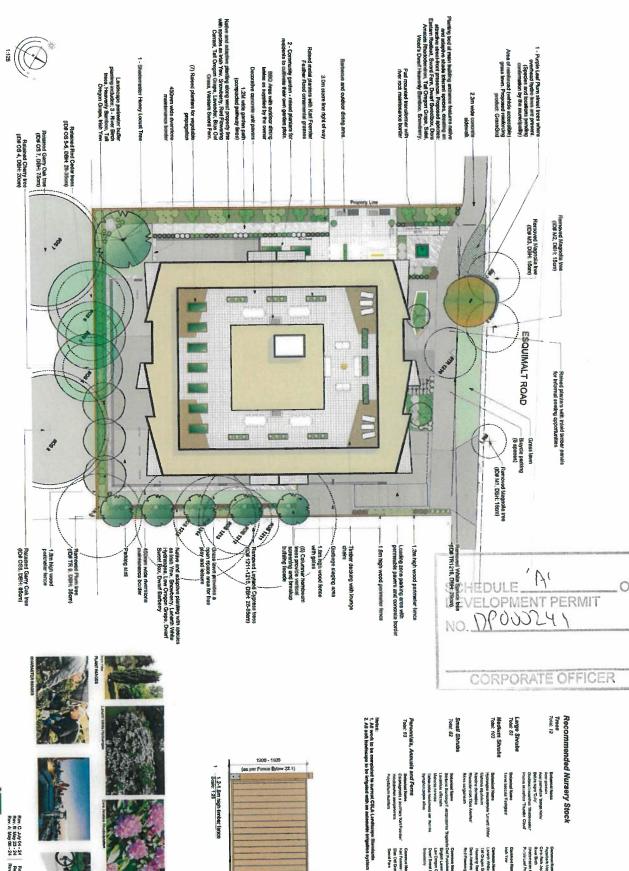


TIND	De 13-MON	OWASH		2		٠	Tree Marie RZ & DPA	761 - 865 Enquired
	7.00	DESCRIPTION	SIGNEYON.	MENTINGN	NCMBM2N	SENSON.	3	A, BC
June 6 2021	21-60-0	SAILE	Feb 10, 2003	Apr 8 2012	Jres 24 1922	11 or 44, 300 c	est Plan for	ji.

GyeandAssociates. **OEC! **OEC! **OE Esquimul Rd, Equimul, EC  Baser Rh. The Management Plan for			1
5	1	85 Esquimai mail, BC	Gyrand Associates.ca

100	STAG	PROJECT NO	OWNER		2		٠	Tree Marie RZ & DPA	Taquime
			DESCRIPTION	MENSON	MEYTHON	NEWSKIN,	NO STATES	3	of BC
100	June 6 2021	21-0-0	SAME	Feb 10, 2002	Apr 8 3012	Jree 24 1922	51 to 14, 301 c	nest Plan for	ji.

OR CASSO



Other call to 73 m Hz Common C

861-865 Esquimalt Road | Landscape Concept Plan





861-865 Esquimalt Roa	d Landscape B	onding Budget		
A. SOFT LANDSCAPE	SCHEDULE 'B'	Quantity Units	Price I	Extension
1. PLANTS	DEVELOPMENT PE	RMIT		
Trees (1.75-2.0m ht)	NO DP00054	2 each	\$350.00	\$700.00
Frees (6 cm caliper)		8 each	\$600.00	\$4,800.00
Shrubs (1.2m ht)		52 each	\$270.00	\$14,040.00
Shrubs (#5 pot)	CORPORATE C	FFICER 95 each	\$70.00	\$6,650.00
Shrubs (#3 pot)	Businessummers	9 each	\$55.00	\$495.0
Shrubs, Groundcovers and Perenr SUB-TOTAL PLANTS	nials (#1 pot)	174 each	\$20.00	\$3,480.00 <b>\$30,165.0</b> 0
2. GRASS		82 m.sq.	\$30.00	\$2,460.00
Topsoil and Sod SUB-TOTAL PLANTS		02 111.54.	ψοσ.σσ	\$2,460.0
3. SOIL		120 m.cu.	\$32.00	\$3,840.0
Soil 600mm depth		120 m.cu.	\$40.00	\$752.0
Mulch (All Beds) 100mm depth SUB-TOTAL SOIL		19 III.Cu.	ψ+0.00	\$4,592.0
SUBTOTAL SOFT LANDSCAPE				\$37,217.0
B. HARD LANDSCAPE  1. IRRIGATION ALLOWANCE				\$3,068.0
2. AGGREGATE AND SURFACII	NG			
River Rock (155mm depth)		40 m.cu.	\$98.00	\$3,920.0
3/4" Minus Clear Crush (155mm of	depth)	25 m.cu.	\$47.50	\$1,187.5
Hydrapressed Porcelain Pavers		399 m.sq.	\$129.00	\$51,471.0
Permeable Pavers SUB-TOTAL AGGREGATE & SU	JRFACING	63 m.sq.	\$150.00	\$9,450.0 <b>\$66,028.</b>
3. WOOD				<b>*</b> • • • • • • • • • • • • • • • • • • •
Timber Decking SUB-TOTAL WOOD		63 m.sq.	\$160.00	\$10,080.0 <b>\$10,080.</b> 0
4. SITE FURNISHINGS AND AM			0.405.00	0.405
Bicycle Racks (Accomodates 6 B	likes)	1 each	\$485.00	
Raised Bed Planters SUB-TOTAL SITE FURNISHING	SS	9 each	\$500.00	\$4,500. <b>\$4,985.</b>
5. FENCING		40E l	\$175.00	\$21,813.
1800mm Cedar Fence SUB-TOTAL FENCING		125 l.m.	φ1/ <b>3</b> .00	\$21,813.

## TOTAL LANDSCAPE BUDGET ESTIMATE

\$143,192.25

**Exclusive of GST** 

Prices include labour and materials. For bonding purposes only; this is not a construction estimate.

Prepared by LADR Landscape Architects

17-Apr-25

SCHEDULE 'S' OF DEVELOPMENT PERMIT NO. DP000241