

**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 COUNCIL RESOLUTION ON THE \_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

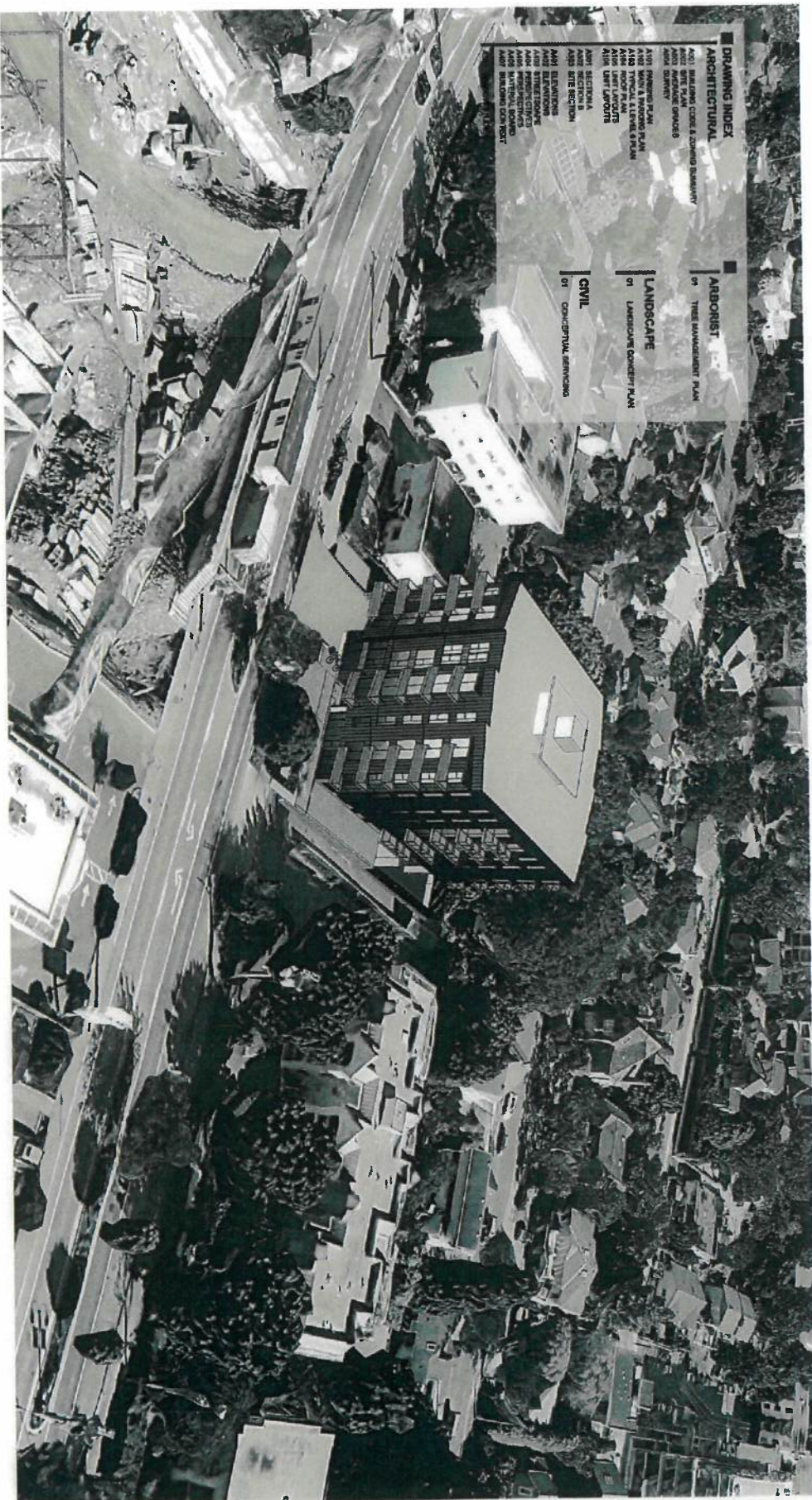
DP000241

CORPORATE OFFICER

861-865 Esquimalt - DP Application

861-865 ESQUIMALT ROAD | VICTORIA, BC

15 NOV 2024



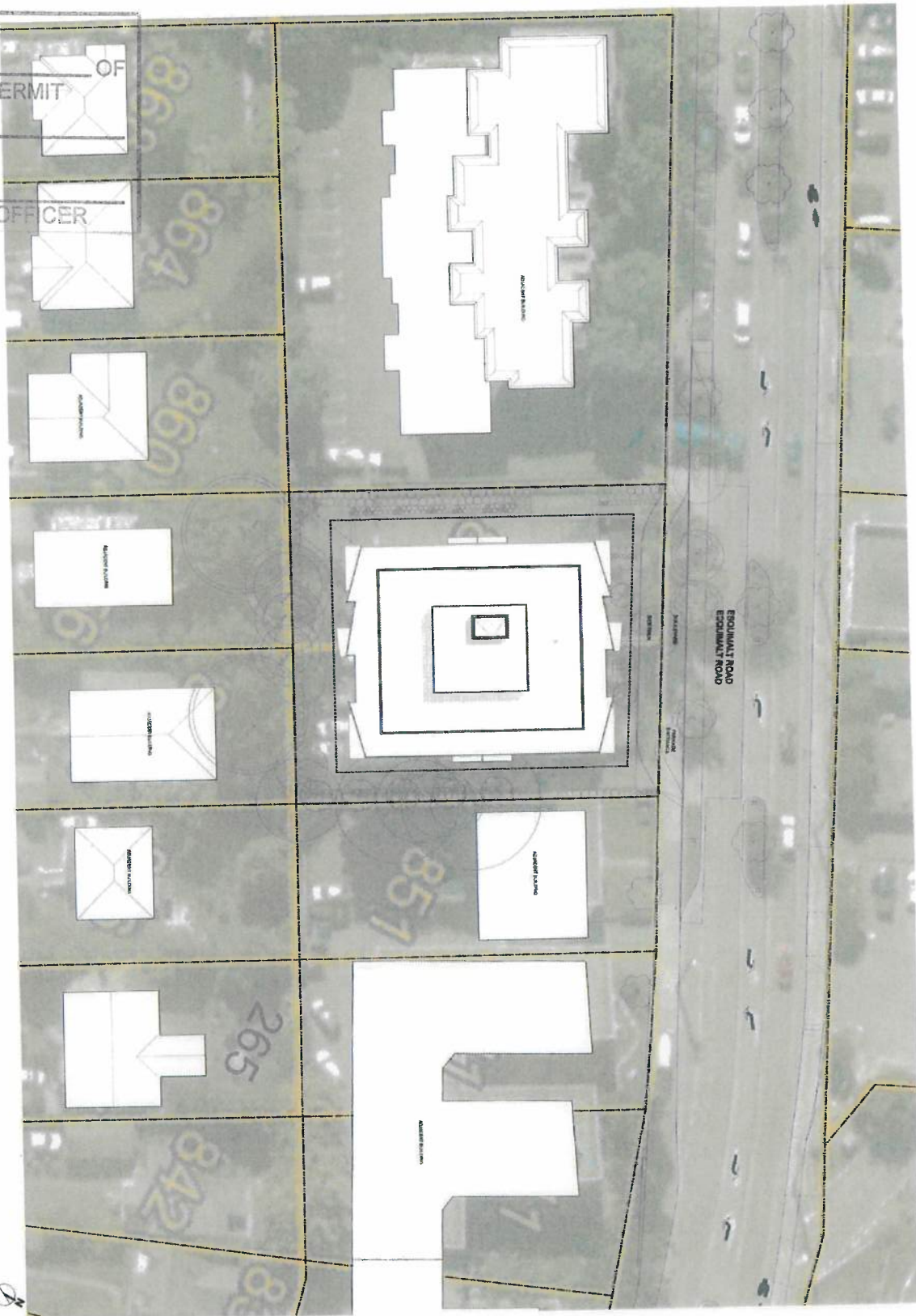
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CORPORATE OFFICER



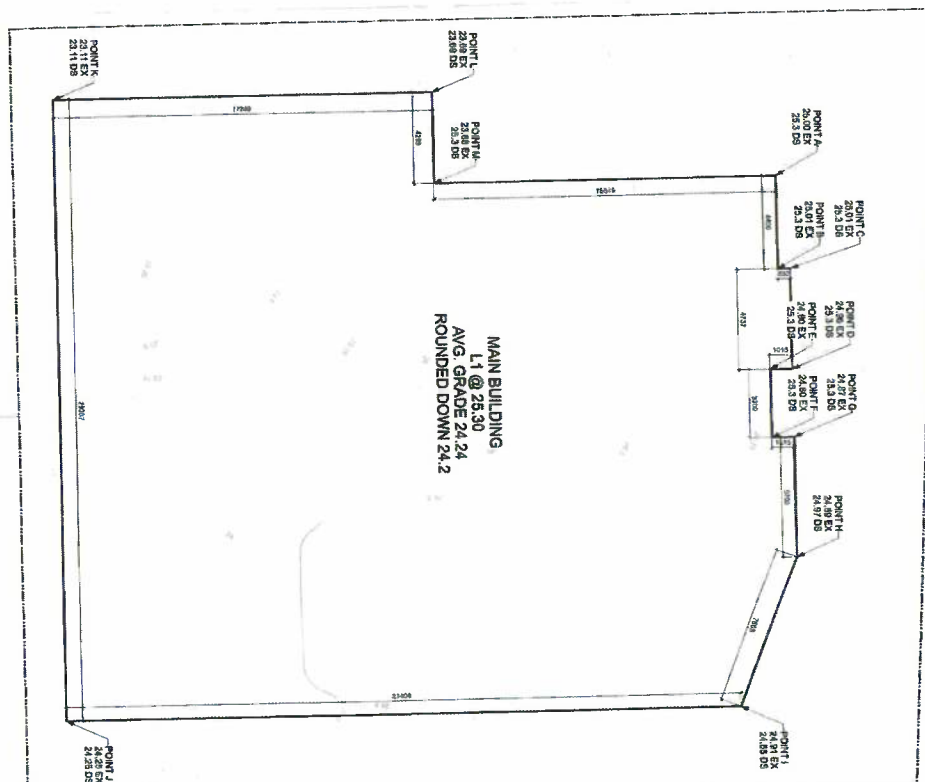
**Medicine**  
877 First Street WYV 2K3  
Knoxville  
100-0-180 Doolin Way WVT 042  
T 1-250-666-5811  
Fax 1-250-666-5811  
100-0-180 Doolin Way WVT 042  
T 1-250-666-5811  
Fax 1-250-666-5811

A002

861 Esquimalt  
861-865 Esquimalt Rd  
Esquimalt BC  
Site Plan

[illegible]

CORPORATE OFFICER



FACILITY		2016		2017		TOTAL
2016	2017	2016	2017	2016	2017	
1	1	1	1	1	1	2
2	2	2	2	2	2	4
3	3	3	3	3	3	6
4	4	4	4	4	4	8
5	5	5	5	5	5	10
6	6	6	6	6	6	12
7	7	7	7	7	7	14
8	8	8	8	8	8	16
9	9	9	9	9	9	18
10	10	10	10	10	10	20
11	11	11	11	11	11	22
12	12	12	12	12	12	24
13	13	13	13	13	13	26
14	14	14	14	14	14	28
15	15	15	15	15	15	30
16	16	16	16	16	16	32
17	17	17	17	17	17	34
18	18	18	18	18	18	36
19	19	19	19	19	19	38
20	20	20	20	20	20	40
21	21	21	21	21	21	42
22	22	22	22	22	22	44
23	23	23	23	23	23	46
24	24	24	24	24	24	48
25	25	25	25	25	25	50
26	26	26	26	26	26	52
27	27	27	27	27	27	54
28	28	28	28	28	28	56
29	29	29	29	29	29	58
30	30	30	30	30	30	60
31	31	31	31	31	31	62
32	32	32	32	32	32	64
33	33	33	33	33	33	66
34	34	34	34	34	34	68
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36	36	36	36	36	36	72
37	37	37	37	37	37	74
38	38	38	38	38	38	76
39	39	39	39	39	39	78
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73	73	73	73	73	73	146
74	74	74	74	74	74	148
75	75	75	75	75	75	150
76	76	76	76	76	76	152
77	77	77	77	77	77	154
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89	89	89	89	89	89	178
90	90	90	90	90	90	180
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92	92	92	92	92	92	184
93	93	93	93	93	93	186
94	94	94	94	94	94	188
95	95	95	95	95	95	190
96	96	96	96	96	96	192
97	97	97	97	97	97	194
98	98	98	98	98	98	196
99	99	99	99	99	99	198
100	100	100	100	100	100	200
TOTAL	13661	13661	13661	13661	13661	27322

Wittkind 817 Ford Street	WFF 3023	T 1-250-051-8206
Reichmann 1401 S 84th Golden Way	WFF 03142	T 1-250-983-0611

A003

**861 Esquimalt**  
861-865 Esquimalt Rd  
Esquimalt, BC  
**Average Grade**





CORPORATE OFFICE

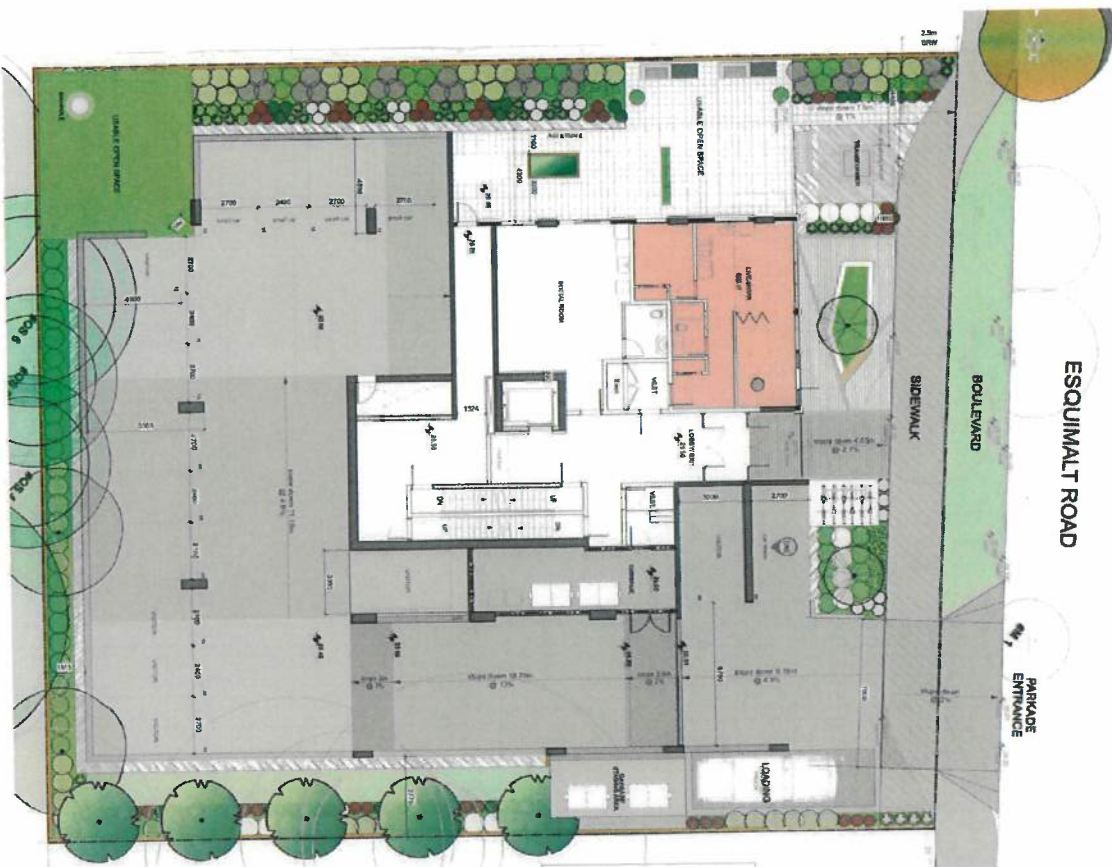
Typical	6,515	32,576
Total Area	33,125	

3.4%	0	12	12	12	10
100.0%	0	12	12	12	10

Required	77	+8	84
Provided	78		

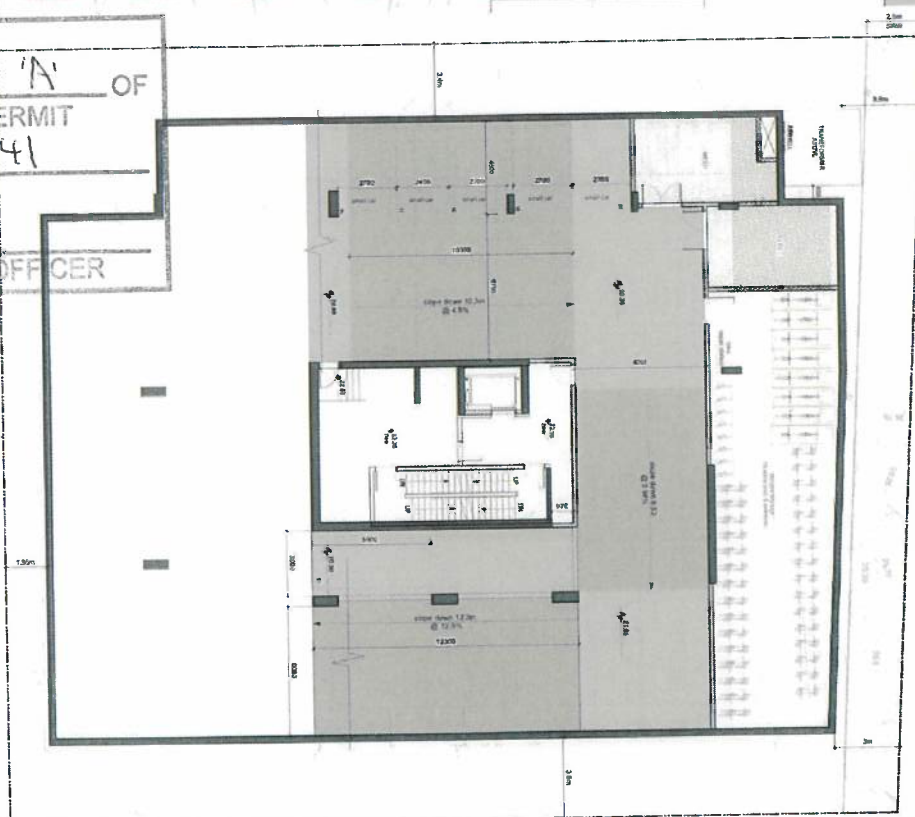
A101

1  
A102 Main Floor  
Scale: 1:100



SCHEDULE 10  
DEVELOPMENT PERMIT  
NO. DP000241

CORPORATE OFFICER



A102

**861 Esquimalt**  
861-865 Esquimalt Rd  
Esquimalt BC  
Main & Parking Plan

Volume	71	200	800	200
777 First Street	WFO	303		
Producers				
102 B'way	WIT	642		
71	250	585	681	





SCHEDULE 'A'  
DEVELOPMENT PERMIT  
NO. DP000241

CORPORATE OFFICER



A103

**861 Esquimalt**  
861-865 Esquimalt Rd  
Esquimalt BC  
**Floor Plans**

Wavelength	517 nm (blue)	517 nm	71 + 206 + 808 + 536
Readback	150-4150 Doble Way	WIT 0402	T 1 + 220 + 680 + 68 6

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SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000241

CORPORATE OFFICER

1 LINEWORK UNIT  
AREA 150



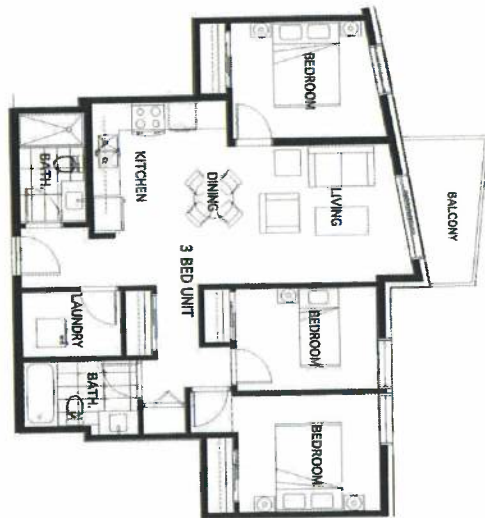
1 2 BED UNIT  
AREA 150



1 STUDIO  
AREA 150



1 3 BED UNIT  
AREA 150



A105

881 Esquimalt  
881-885 Esquimalt Rd  
Esquimalt BC  
Unit Layout

ROOM	AREA	PERCENTAGE
Living & Dining	13.00	8.67%
Kitchen	10.00	6.67%
Bathroom	5.00	3.33%
Bedroom	10.00	6.67%
Laundry	5.00	3.33%
Balcony	5.00	3.33%
WC	5.00	3.33%
Staircase	5.00	3.33%
Entry	5.00	3.33%
Storage	5.00	3.33%
Other	5.00	3.33%
<b>Total</b>	<b>150.00</b>	<b>100.00%</b>

881 Esquimalt  
881-885 Esquimalt Rd  
Esquimalt BC  
Unit Layout



SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000241  
CORPORATE OFFICER

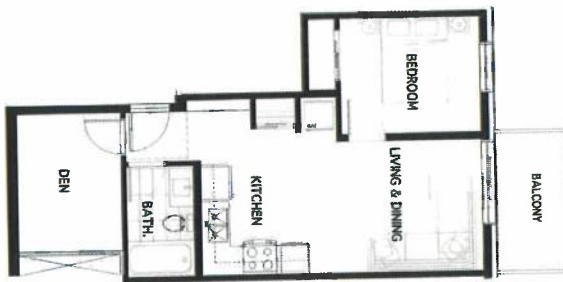
1 BED UNIT  
K100 Scale 1:50



2 BED UNIT  
K100 Scale 1:50



3 BED + DEN UNIT  
K100 Scale 1:50



861 Esquimalt  
861-866 Esquimalt Rd  
Esquimalt BC  
Unit Layout

A106

Area	Size (sq ft)	Area	Size (sq ft)
Living & Dining	1,100	Bedroom	1,100
Kitchen	1,100	Bathroom	1,100
Den	1,100	Bedroom	1,100
Balcony	1,100	Bathroom	1,100



A401

**861-865 Esquimalt**  
**861-865 Esquimalt**  
**Esquimalt BC**  
**Elevations**

Wardrobe	WV 303	F 1-250-878-338
1977 Ford Bronco		
Kitchen	WV 012	F 1-250-265-287
1968 Olds Cutlass Wildcat		

CORPORATE OFFICER



A402

**861-865 Esquimalt**  
**861-865 Esquimalt**  
**Esquimalt BC**  
**Elevations**

977 Ford Blvd. WY 8203  
 1000 S. Durbin Hwy WY 82002  
 T 1-250-966-5611  
 977 Ford Blvd. WY 8203  
 1000 S. Durbin Hwy WY 82002  
 T 1-250-966-5611



SCHEDULE 'A' OF  
 DEVELOPMENT PERMIT  
 NO. DP0000241

\_\_\_\_\_  
 CORPORATE OFFICER

2009 Streetscape  
 Scale: 1/8"



861-865 Esquimalt  
 Esquimalt BC  
 Streetscape

861-865 Esquimalt  
 Esquimalt BC  
 Streetscape

A403

861-865 Esquimalt  
 Esquimalt BC  
 Streetscape

SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000241

CORPORATE OFFICER



861-866 Esquimalt  
Esquimalt BC  
Perspectives

A404

861-866 Esquimalt  
Esquimalt BC  
Perspectives

861-866 Esquimalt  
Esquimalt BC  
Perspectives

SCHEDULE 'A'  
DEVELOPMENT PERMIT  
NO. DP000241

CORPORATE OFFICE



**A405**

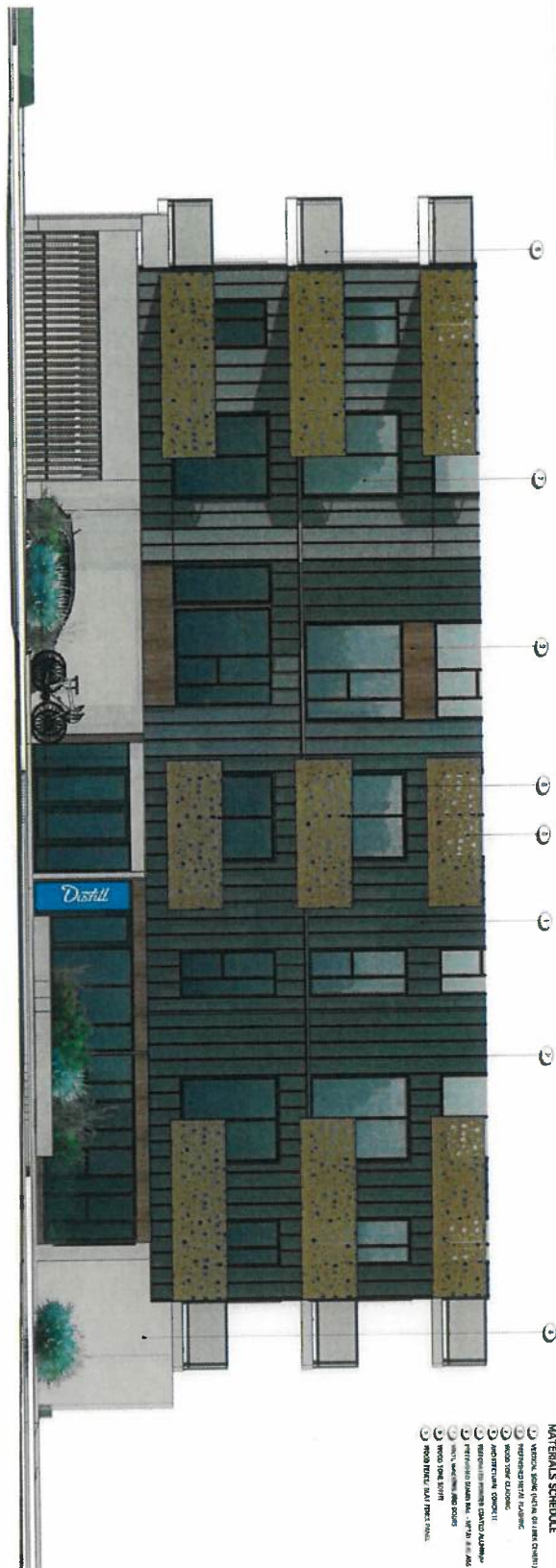
**861-865 Esquimalt**  
861-865 Esquimalt  
Esquimalt BC  
Perspectives

Architectural  
3777 Pines Road - 861-865  
450-0111 Esquimalt B.C. V8Y 1K4  
71-203-4661-6616  
www.861-865.com

15 MAY 24	DATE OF PERMIT
15 MAY 24	DATE OF PERMIT
861-865	PROJECT NAME
861-865	PROJECT NAME
861-865	PROJECT NAME



CORPORATE OFFICER



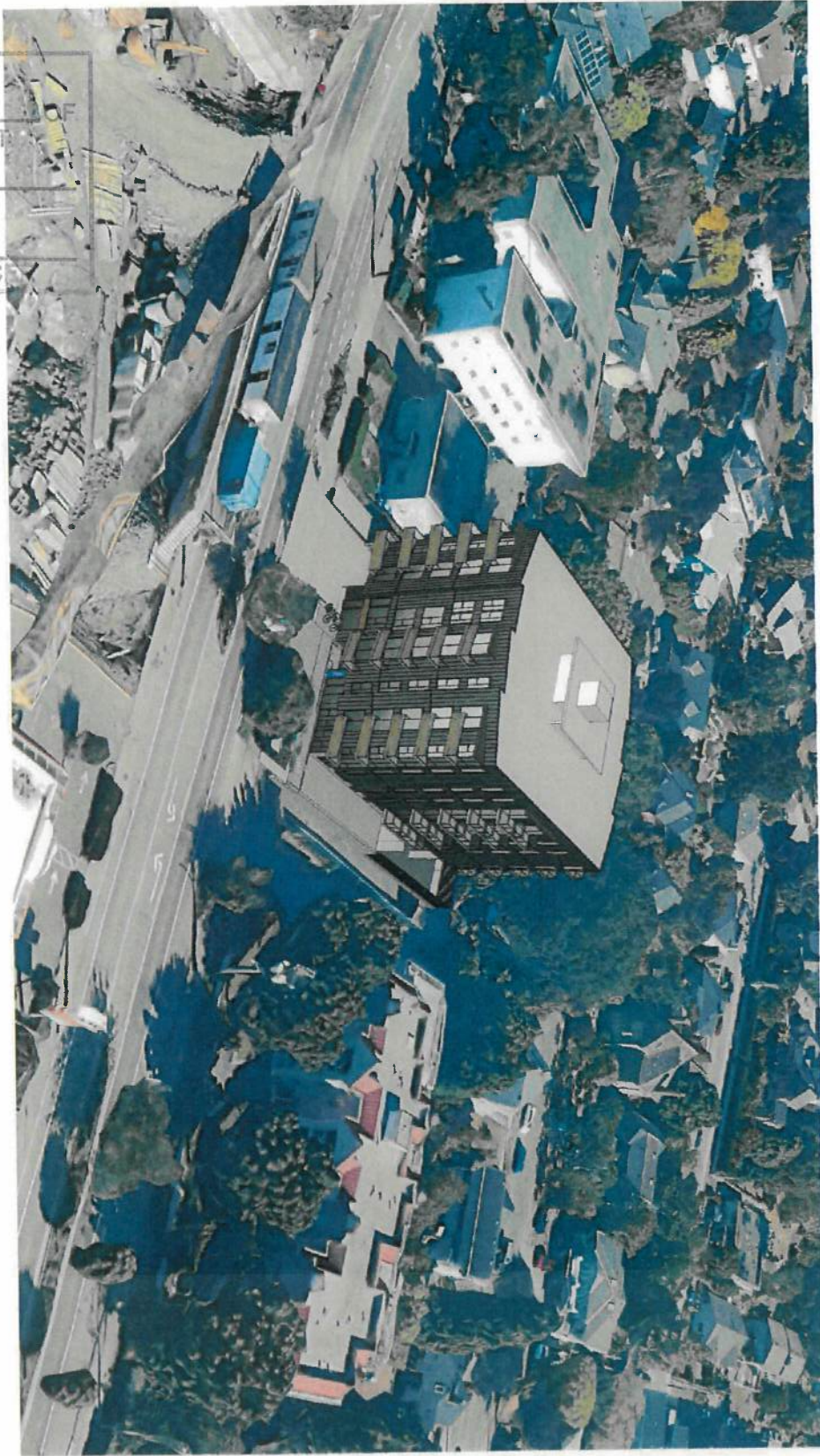
A406

**861-865 Esquimalt**  
**861-865 Esquimalt**  
**Esquimalt BC**  
**Material Board**

Victoria 8-775-6041 Street	VBY 2K3	T 1-254-658-3206
Marathon 102-4180 Ocean View	VPT 0M2	T 1-204-685-5811
Phone: 1-800-245-6263 Fax: 1-800-245-6263		

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP0000241

CORPORATE OFFICE

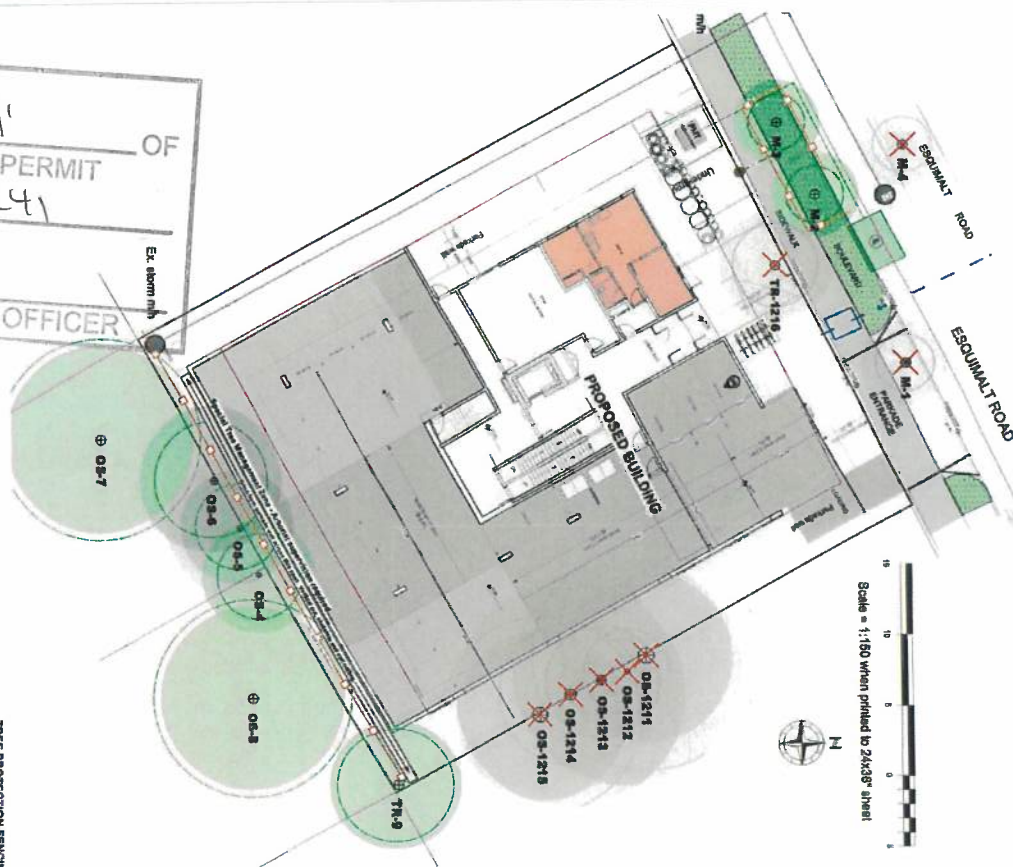


A407

861 Esquimalt  
861-865 Esquimalt Rd  
Esquimalt BC  
Building Context

Map Information  
Map Date: 10/1/2010  
Map Scale: 1:1,000  
Map Source: Esquimalt BC  
Map Author: Esquimalt BC  
Map Date: 10/1/2010  
Map Scale: 1:1,000  
Map Source: Esquimalt BC  
Map Author: Esquimalt BC





Scale = 1:150 when printed to 24x36" sheet



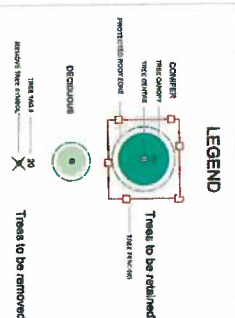
SUMMARY TREE STATISTICS		# OF TREES
CATTIGARY		
Total number of trees indicated on Tree Management Plans		38
(Roundwood Trees)		4
(Baldcypress On-site and Background Trees)		10
(On-site Baldcypress Understorey Trees)		1
(On-site Bayleaf-Producing Trees)		1
Proposed protected trees (minimum)		0
On-site trees		4
Background trees with existing private property		2
Background trees with existing public property		1
Removal of trees required for Tree Removal		14

- ### TRIM INVENTORY TABLE

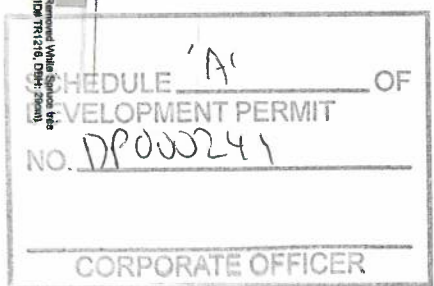
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**TREE PROTECTION FENCING SIGNAGE**

(Blighters ahead for 10:20a" will make the situation all weather conditions







1200 - 1500  
(as per Fence Bylaw 22.1)

1.2 x 1.5m high timber fence





LADR LANDSCAPE ARCHITECTS

#3-864 QUEENS AVE  
VICTORIA, BC  
V8T 1M5

P. 250.598.0105  
ADMIN@LADRLA.CA  
WWW.LADRLA.CA

## 861-865 Esquimalt Road Landscape Bonding Budget

### A. SOFT LANDSCAPE

#### 1. PLANTS

Trees (1.75-2.0m ht)	2 each	\$350.00	\$700.00
Trees (6 cm caliper)	8 each	\$600.00	\$4,800.00
Shrubs (1.2m ht)	52 each	\$270.00	\$14,040.00
Shrubs (#5 pot)	95 each	\$70.00	\$6,650.00
Shrubs (#3 pot)	9 each	\$55.00	\$495.00
Shrubs, Groundcovers and Perennials (#1 pot)	174 each	\$20.00	\$3,480.00
<b>SUB-TOTAL PLANTS</b>			<b>\$30,165.00</b>

#### 2. GRASS

Topsoil and Sod	82 m.sq.	\$30.00	\$2,460.00
<b>SUB-TOTAL PLANTS</b>			<b>\$2,460.00</b>

#### 3. SOIL

Soil 600mm depth	120 m.cu.	\$32.00	\$3,840.00
Mulch (All Beds) 100mm depth	19 m.cu.	\$40.00	\$752.00
<b>SUB-TOTAL SOIL</b>			<b>\$4,592.00</b>

### SUBTOTAL SOFT LANDSCAPE

**\$37,217.00**

### B. HARD LANDSCAPE

#### 1. IRRIGATION ALLOWANCE

**\$3,068.00**

#### 2. AGGREGATE AND SURFACING

River Rock (155mm depth)	40 m.cu.	\$98.00	\$3,920.00
3/4" Minus Clear Crush (155mm depth)	25 m.cu.	\$47.50	\$1,187.50
Hydrapressed Porcelain Pavers	399 m.sq.	\$129.00	\$51,471.00
Permeable Pavers	63 m.sq.	\$150.00	\$9,450.00
<b>SUB-TOTAL AGGREGATE &amp; SURFACING</b>			<b>\$66,028.50</b>

#### 3. WOOD

Timber Decking	63 m.sq.	\$160.00	\$10,080.00
<b>SUB-TOTAL WOOD</b>			<b>\$10,080.00</b>

#### 4. SITE FURNISHINGS AND AMENITIES

Bicycle Racks (Accommodates 6 Bikes)	1 each	\$485.00	\$485.00
Raised Bed Planters	9 each	\$500.00	\$4,500.00
<b>SUB-TOTAL SITE FURNISHINGS</b>			<b>\$4,985.00</b>

#### 5. FENCING

1800mm Cedar Fence	125 l.m.	\$175.00	\$21,813.75
<b>SUB-TOTAL FENCING</b>			<b>\$21,813.75</b>

SUBTOTAL HARD LANDSCAPE

\$105,975.25

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 <u>B1</u> OF
DEVELOPMENT PERMIT
NO. <u>DP000241</u>
 CORPORATE OFFICER