



2025-12-19

1340 SUSSEX & 1337 SAUNDERS

DEVELOPMENT PERMIT PACKAGE
TOWNSHIP OF ESQUIMALT, BC
DECEMBER 19, 2025

INTRACORP
Building the Extraordinary

belmont
PROPERTIES

ARCADIS

RENDER FOR REFERENCE ONLY





PRIME CONSULTANT



ARCADIS ARCHITECTS (CANADA) INC.
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
250 860 3432
www.arcadis.com

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ISSUES		
No.	DESCRIPTION	DATE
1	REVISION SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
2	DEVELOPMENT PERMIT	2025-12-18

SEAL



2025-12-19

CLIENT

INTRACORP
Building the Extraordinary

Suite 800 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS

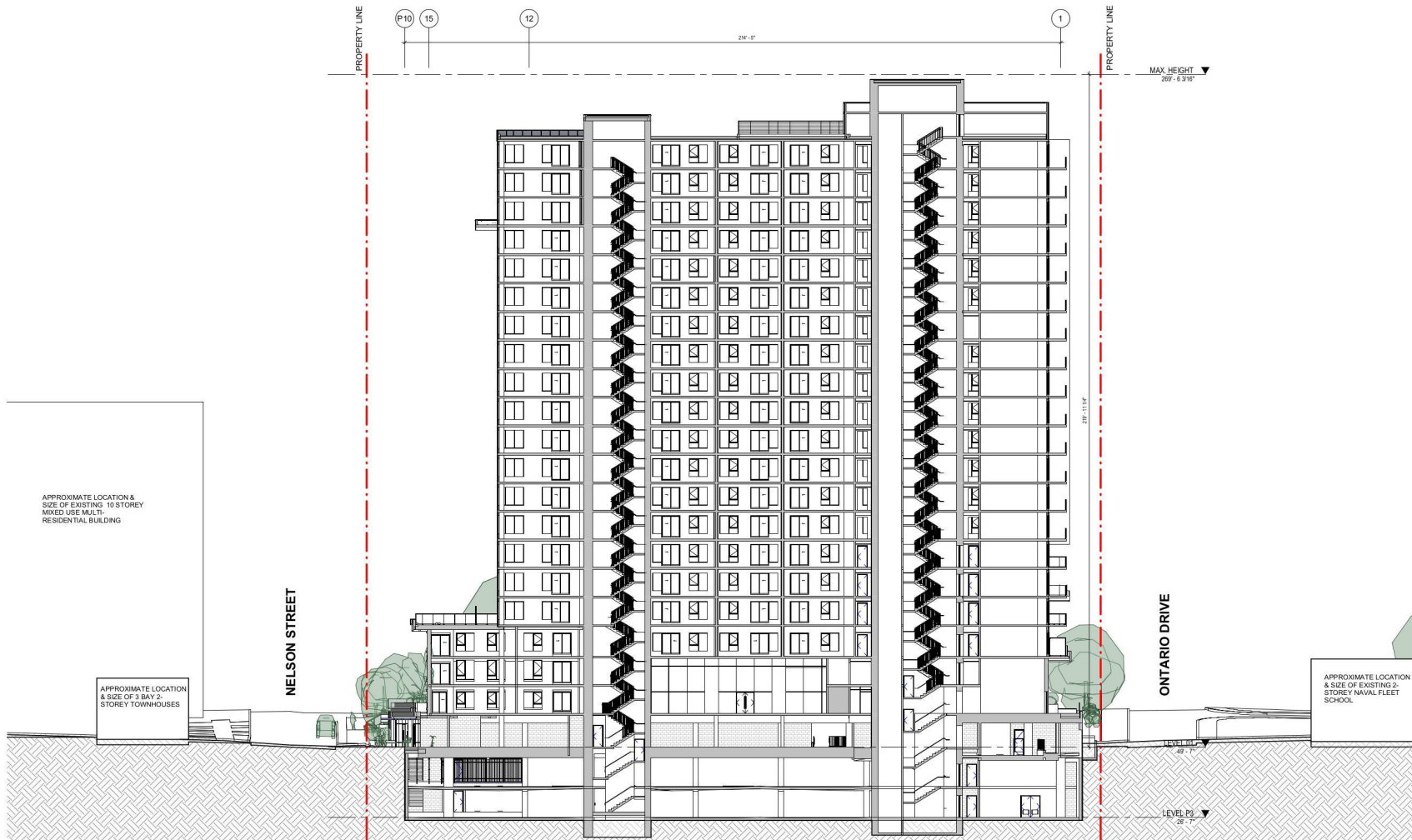
1340 SUSSEX ST., 1337 SAUNDERS ST.
ESQUIMALT, BC
V8A 4Z9

DRAWING TITLE
SITE SECTIONS

SCALE: 1/8" = 1'-0"
DRAWN BY: DD/AMNT
CHECKED BY: VT/JRA
PROJECT MANAGERS: DD/CV
APPROVED BY: LM
PROJECT NUMBER: ACAD0143037

ISSUE SHEET

2 DP10.02



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No.	DESCRIPTION	DATE
1	ISSUING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
2	DEVELOPMENT PERMIT	2025-12-19

SEAL



2025-12-19

CLIENT

INTRACORP
Building the Extraordinary

Suite 800 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS

1340 SUSSEX ST., 1337 SAUNDERS ST.
EDMONTON, BC
V6A 4Z9

DRAWING TITLE
SITE SECTIONS

1 NORTH SITE SECTION
SCALE: NTS

SCALE: 1/8" = 1'-0"
DRAWN BY: DD.AM/NT
CHECKED BY: VT.RA
PROJECT MANAGERS: DD.CV
APPROVED BY: Approver
PROJECT NUMBER: ACAD0143037

ISSUE SHEET
2 DP10.03

ISSUES		
No.	DESCRIPTION	DATE
1	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
2	DEVELOPMENT PERMIT	2025-12-19

SEAL



2025-12-19

CLIENT

INTRACORP
Building the Extraordinary

Suite 800 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS

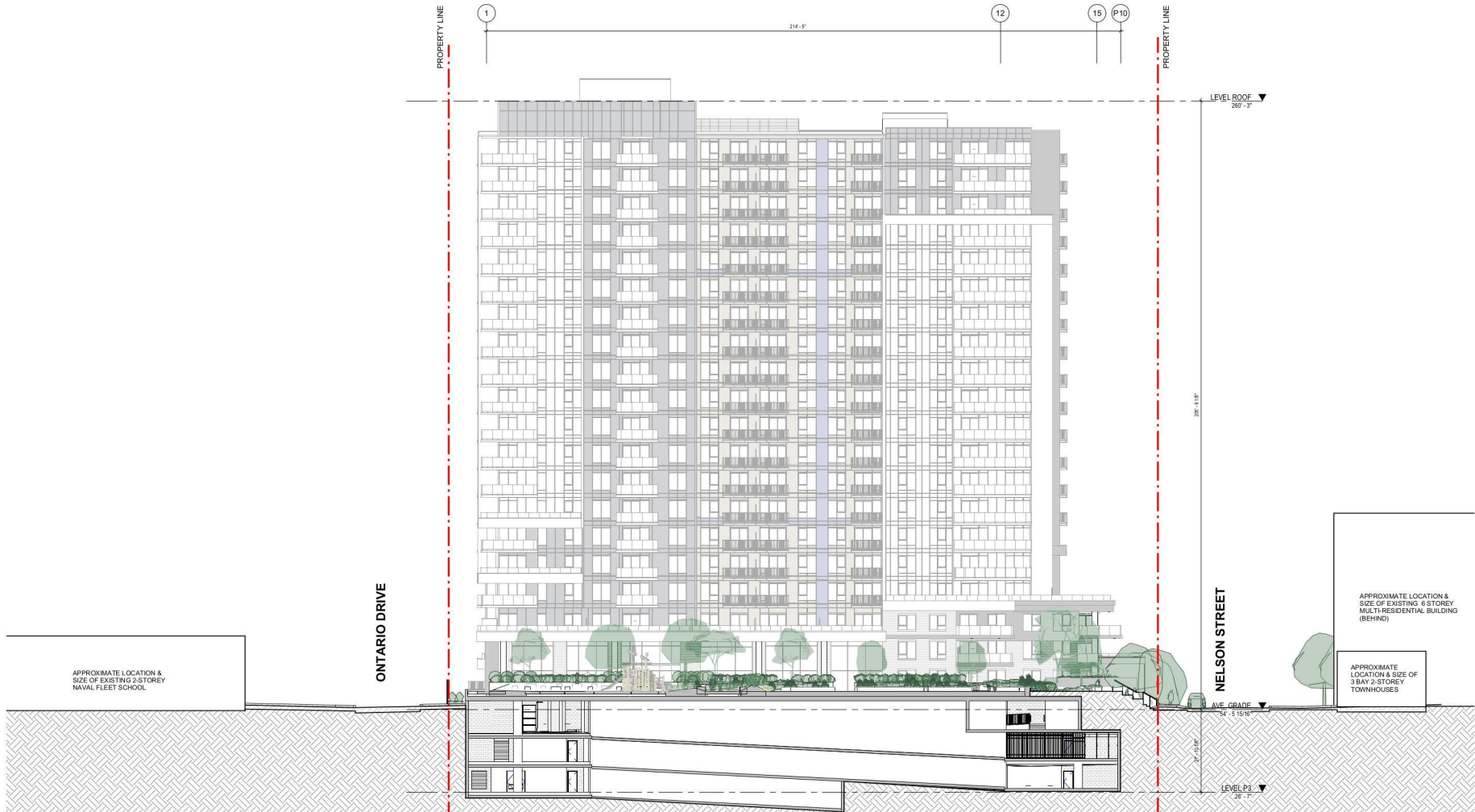
1340 SUSSEX ST., 1337 SAUNDERS ST.
SQUAMISH, BC
V8A 4Z9

DRAWING TITLE
SITE SECTIONS

SCALE: 1/8" = 1'-0"
DRAWN BY: DD.AMANT
CHECKED BY: VT.RA
PROJECT MANAGERS: DD.CV
APPROVED BY: LM
PROJECT NUMBER: ACAD0143037

ISSUE SHEET

2 DP10.04



ISSUES		
No.	DESCRIPTION	DATE
1	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2024-09-27
2	DEVELOPMENT PERMIT	2025-12-10

SEAL



2025-12-19

CLIENT

INTRACORP
Building the Extraordinary

Suite 800 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS

1340 SUSSEX ST., 1337 SAUNDERS ST.
ESQUIMALT, BC
V8A 4Z9

DRAWING TITLE
STREETSCAPES

SCALE: 1" = 30'-0"
DRAWN BY: DD, AM, NT
CHECKED BY: VT, RA
PROJECT MANAGER: DD, CV
APPROVED BY: LM
PROJECT NUMBER: ACAD0143037

ISSUE

SHEET

2

DP10.05



5 ONTARIO STREETSCAPE
DP10.05 SCALE: 1" = 30'-0"



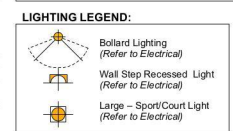
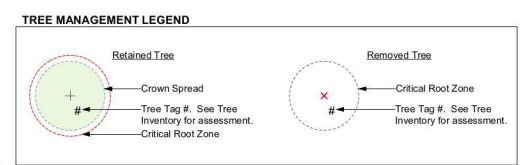
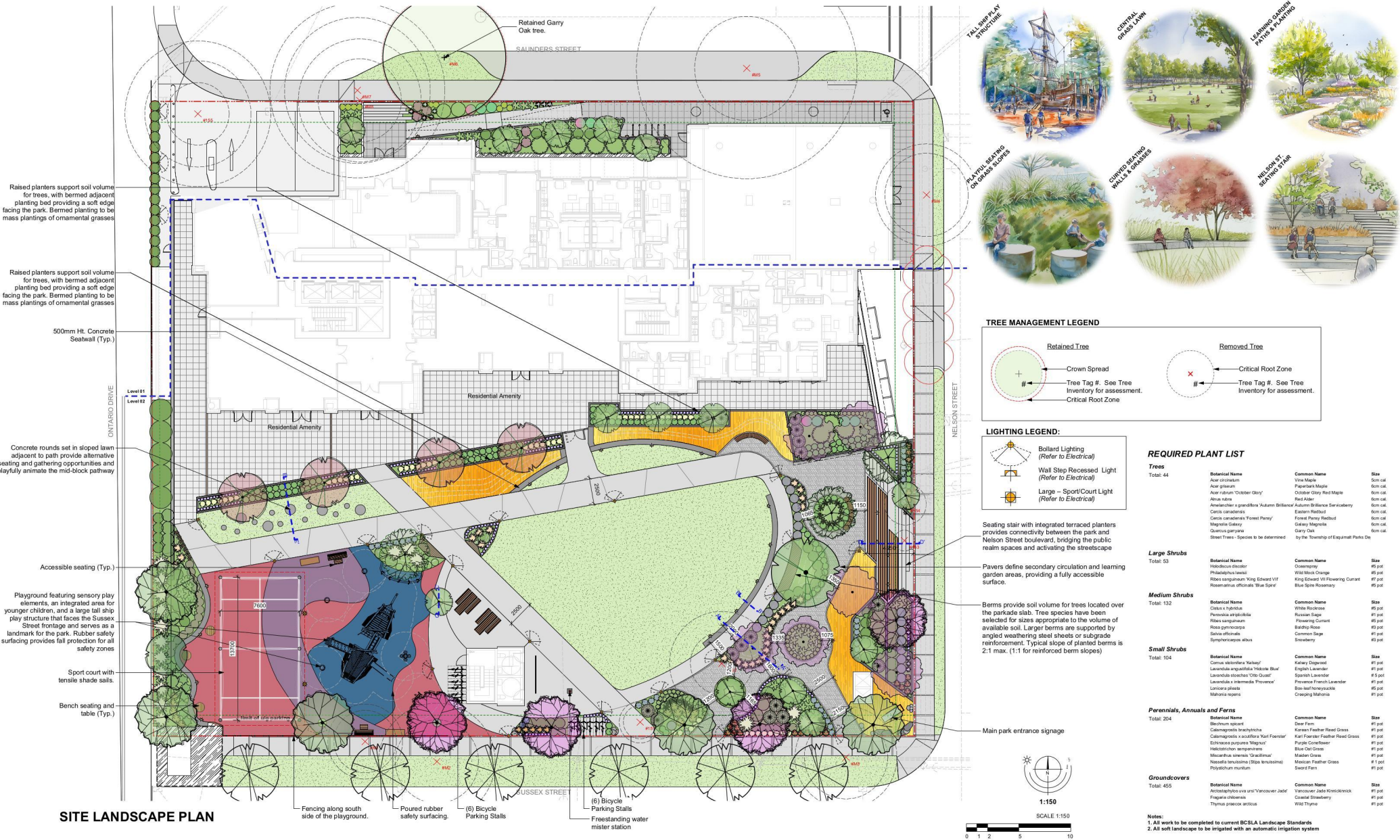
6 SUSSEX STREETSCAPE
DP10.05 SCALE: 1" = 30'-0"



3 NELSON STREETSCAPE
DP10.05 SCALE: 1" = 30'-0"



4 SAUNDERS STREETSCAPE
DP10.05 SCALE: 1" = 30'-0"



REQUIRED PLANT LIST

Trees			
Total 44	Botanical Name	Common Name	Size
	Acer circinatum	Vine Maple	50m cal.
	Acer glabrum	Painted Maple	50m cal.
	Acer rubrum 'October Glory'	October Glory Red Maple	50m cal.
	Alnus incana	Red Alder	50m cal.
	Asteraster x spectabilis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	50m cal.
	Cercis canadensis	Eastern Redbud	50m cal.
	Cornus canadensis 'Flame Power'	Flame Power Redbud	50m cal.
	Magnolia salicifolia	King Magnolia	50m cal.
	Quercus garryana	Garry Oak	50m cal.
	Street Trees - Species to be determined by the Township of Esquimalt Parks Dept.		
Large Shrubs			
Total 53	Botanical Name	Common Name	Size
	Hydrangea arborescens	Doerflinger	40' pot
	Philadelphus lewisii	Wild Mock Orange	40' pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	40' pot
	Rosa rugosa 'Blue Spirit'	Blue Spirit Rose	40' pot
Medium Shrubs			
Total 132	Botanical Name	Common Name	Size
	Cornus x hybridus	White Redwood	40' pot
	Penstemon angustifolius	Penstemon	40' pot
	Ribes sanguineum	Rugosa Currant	40' pot
	Rosa rugosa	Bathing Rose	40' pot
	Salix caprea	Common Sage	40' pot
	Symphoricarpos albus	Strawberry	40' pot
Small Shrubs			
Total 104	Botanical Name	Common Name	Size
	Cornus alternifolia 'Variegata'	Karwin Dogwood	40' pot
	Larix laricina 'DuRoi'	English Larch	40' pot
	Lavandula stoechas 'Crispa'	Spanish Lavender	40' pot
	Lavandula x intermedia 'Provence'	Provence French Lavender	40' pot
	Leucosiphon	Blue Leaf Hydrangea	40' pot
	Malva sylvestris	Creeping Malva	40' pot
Perennials, Annuals and Ferns			
Total 204	Botanical Name	Common Name	Size
	Blackberry	Black Fern	40' pot
	Calamagrostis canadensis	Canada Blue Grass	40' pot
	Calamagrostis x canadensis 'Karl Foerster'	Karl Foerster Feather Reed Grass	40' pot
	Echinacea purpurea 'Magna'	Purple Coneflower	40' pot
	Helianthus annuus	Yellow Sunflower	40' pot
	Monarda mollis 'Ballerina'	Mexican Grass	40' pot
	Nasella tenuifolia (Slip tenuifolia)	Mexican Feather Grass	40' pot
	Polygonum persicaria	Sword Fern	40' pot
Groundcovers			
Total 455	Botanical Name	Common Name	Size
	Antennaria dioica	Vancouver Jade Kierulff	40' pot
	Prunella vulgaris	Cracked Strawberry	40' pot
	Thymus praecox	Wild Thyme	40' pot

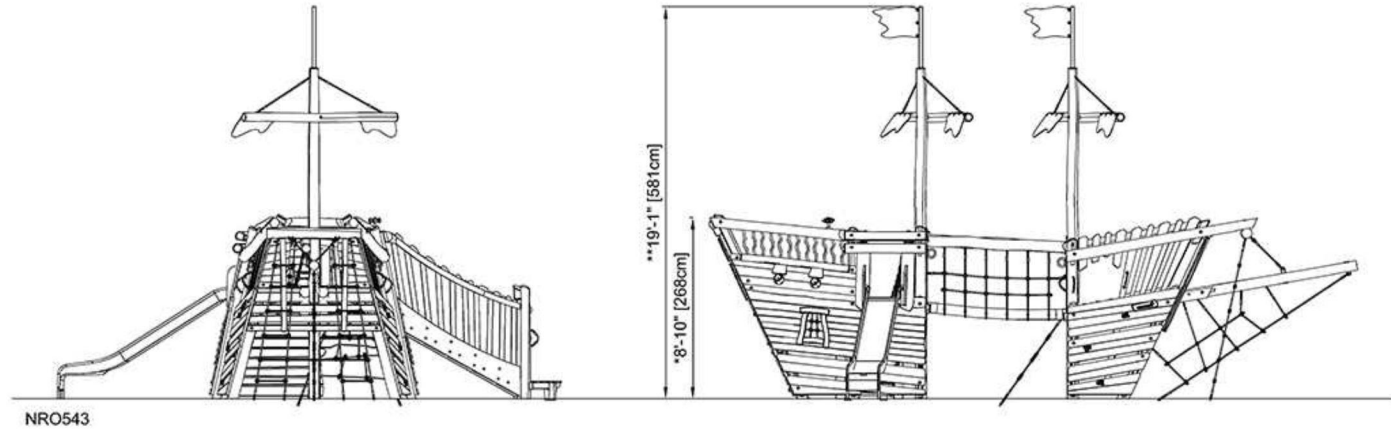
Notes:
1. All work to be completed to current BCALA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

Rev: A - Resub: Nov 07 - 25

L1/5

1340 Sussex & 1337 Saunders | Landscape Concept Plan

EXPLORER SHIP, MEDIUM - BY KOMPAN



FREESTANDING WATER MISTER



CONCRETE SEATWALL



POURED RUBBER PLAYGROUND SURFACE



Rev. A - Resub: Nov 07 - 25

L5/5

1340 Sussex & 1337 Saunders | Site Features