CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00191

Owner: 1340 Sussex Street Holdings (Esquimalt) Ltd., Inc.No. BC1178608
1810 – 1111 West Georgia Street
Vancouver, BC
V6E 4M3

Lands: PID 000-009-351
Lot 34, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-369
Lot 35, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-377
Lot 36, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-385
Lot 37, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-393
Lot 38, Suburban Lot 45, Esquimalt District, Plan 2854
PID 000-009-407
Lot 39, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 000-009-415
Lot 40, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 000-009-423
Lot 41, Suburban Lots 37 and 45, Esquimalt District, Plan 2854
PID 004-019-903
Lot 1, Suburban Lot 45, Esquimalt District, Plan 16681
PID 004-019-890
Lot 2, Suburban Lot 45, Esquimalt District, Plan 16681
PID 004-019-911
Lot 3, Suburban Lot 45, Esquimalt District, Plan 16681

Address: 1340 Sussex Street, Esquimalt, BC
1337 Saunders Street, Esquimalt, BC

Conditions:

1. This Development Variance 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.

2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

   Zoning Bylaw, 1992, No. 2050, 67.153 (9) (a) (ii)- Siting Requirements: Principal Building: Setback: A 1.3-metre decrease to the requirement that no Principal Building shall be located within 1.8 metres of the Lot Line abutting Nelson Street [i.e. from 1.8 metres to 0.5 metres], specifically for the parking structure that is situated below the First Storey of the Principal Building.

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans provided by Arcadis Architects Inc. and landscape plan provided by LADR Landscape Architects, attached hereto as Schedule 'A'.

4. 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.

5. 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.

6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2026.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2026.

_____	_____
Director of Development Services	Corporate Officer Corporation of the Township of Esquimalt

1340 SUSSEX & 1337 SAUNDERS

DEVELOPMENT PERMIT PACKAGE
TOWNSHIP OF ESQUIMALT, BC
AUGUST 31, 2026

INTRACORP

belmont

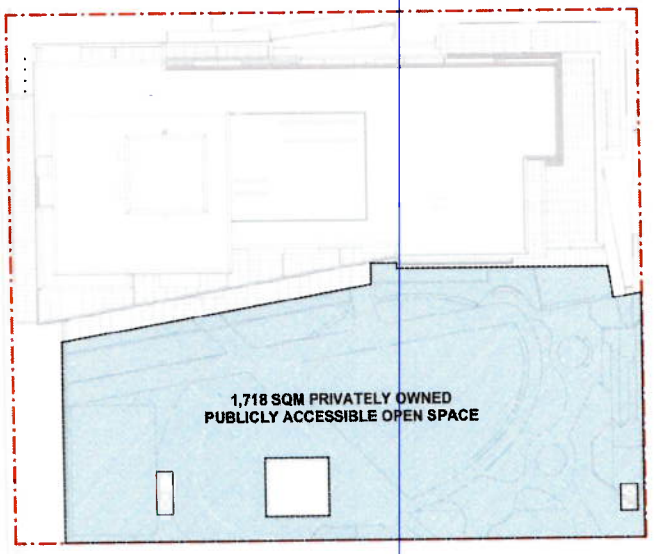
ARCADIS



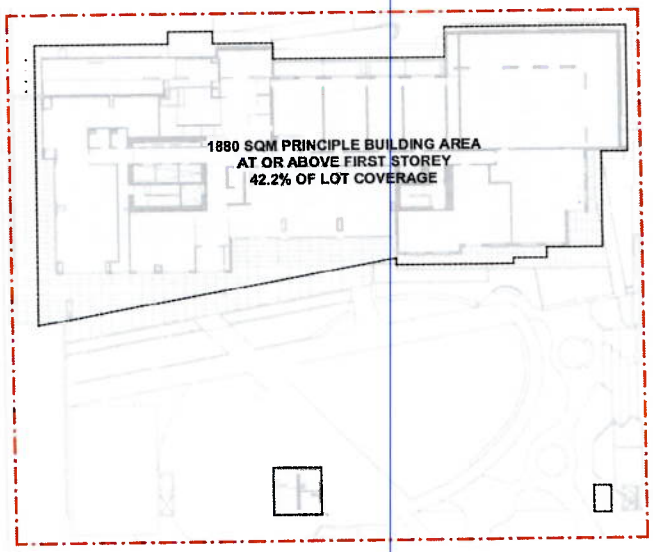
THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO DVP00151

CORPORATE OFFICER

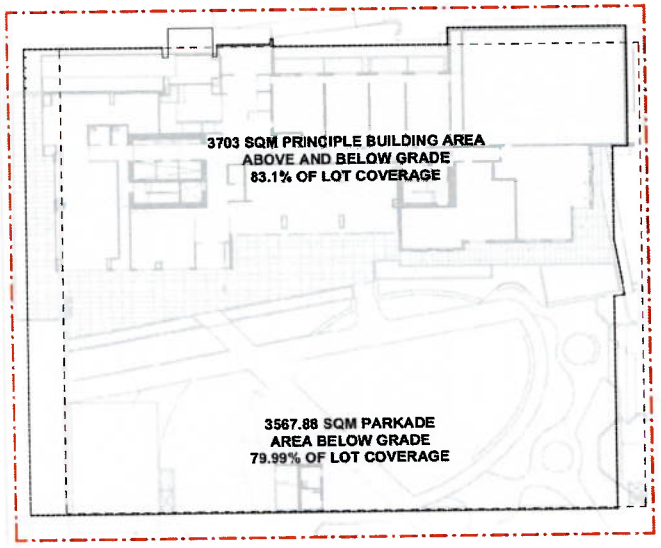
| | | Unit Mix | | |



1 OPEN SPACE
DP03.01 Scale: 3/64" = 1'-0"



2 ABOVE GRADE BUILDING COVERAGE
DP03.01 Scale: 3/64" = 1'-0"



3 TOTAL BUILDING COVERAGE
DP03.01 Scale: 3/64" = 1'-0"

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00191

CORPORATE OFFICER

ARCADIS

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ISSUED

No.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1345 SUSSEX ST, 1334 SAUNDERS ST
ESQUIMALT, BC
V9A 4J2

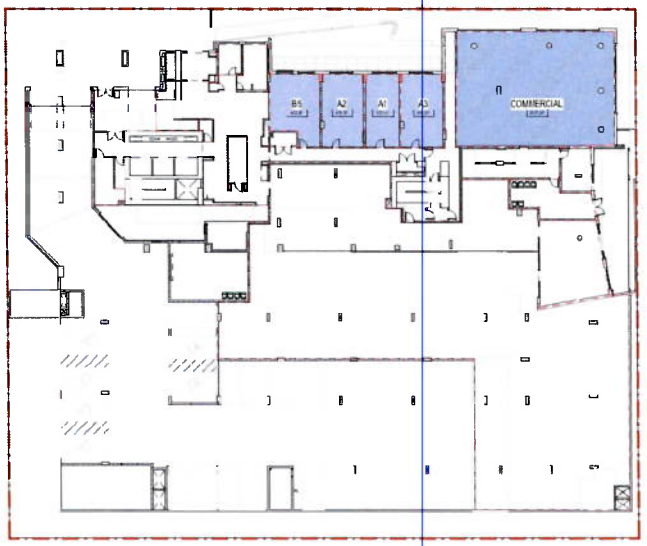
DRAWING TITLE

SITE COVERAGE

SCALE	3/64" = 1'-0"
DRAWN BY	
CHECKED BY	
PROJECT MANAGER	
APPROVED BY	
PROJECT NUMBER	ACA 3035-005, 3035-006

SHEET

A DP03.01



1 LEVEL 01(1)
DP03.02 SCALE: 3/64" = 1'-0"



2 LEVEL 02 FAR
DP03.02 SCALE: 3/64" = 1'-0"



3 LEVEL 03 FAR
DP03.02 SCALE: 3/64" = 1'-0"



4 LEVEL 04 FAR
DP03.02 SCALE: 3/64" = 1'-0"

FLOOR AREA RATIO STATS

Level	Area	FAR
LEVEL P2	34,884 SF	0.23
LEVEL P1	17,800 SF	0.27
LEVEL 01	15,098 SF	0.31
LEVEL 01	1,754 SF	0.84
LEVEL 02	3,648 SF	0.68
LEVEL 03	7,493 SF	0.16
LEVEL 04	11,179 SF	0.23
LEVEL 05	9,186 SF	0.19
LEVEL 06	9,186 SF	0.19
LEVEL 07	9,875 SF	0.21
LEVEL 08	9,875 SF	0.21
LEVEL 09	9,875 SF	0.21
LEVEL 10	9,875 SF	0.21
LEVEL 11	9,875 SF	0.21
LEVEL 12	9,875 SF	0.21
LEVEL 13	9,875 SF	0.21
LEVEL 14	9,875 SF	0.21
LEVEL 15	9,875 SF	0.21
LEVEL 16	9,875 SF	0.21
LEVEL 17	9,875 SF	0.21
LEVEL 18	9,875 SF	0.21
LEVEL 19	9,875 SF	0.21
LEVEL 20	9,875 SF	0.21
LEVEL 21	9,875 SF	0.21
Grand Total: 355	258,953 SF	5.38

COMMERCIAL FAR STATS

Level	Area	FAR
LEVEL 01	2,627 SF	0.05
Grand Total: 1	2,627 SF	0.05

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP00191

CORPORATE OFFICER

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ISSUED

No	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL

REGISTERED ARCHITECT JUSTIN MACAULAY BRITISH COLUMBIA

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1349 SUSSEX ST 1307 SAUNDERS ST
ESQUIMALT BC
V9A 5L2

DRAWING TITLE

FAR PLANS

SCALE	3/64" = 1'-0"
DRAWN BY	DRB, JJ
CHECKED BY	DMB
PROJECT MANAGER	DMB
APPROVED BY	JM
PROJECT NUMBER	ACA_ [illegible]

SCALE A

SHEET DP03.02



1 LEVEL 05 & 06 FAR
DP03.03 SCALE: 3/64" = 1'-0"



2 LEVEL 06 FAR
DP03.03 SCALE: 3/64" = 1'-0"



3 LEVEL 07-21 FAR
DP03.03 SCALE: 3/64" = 1'-0"

FLOOR AREA RATIO STATS

Level	Area	FAR
LEVEL P2	34,584 SF	0.79
LEVEL P1	11,602 SF	0.27
LEVEL 01	11,088 SF	0.25
LEVEL 01	1,734 SF	0.04
LEVEL 02	1,848 SF	0.04
LEVEL 03	1,481 SF	0.03
LEVEL 04	11,173 SF	0.25
LEVEL 05	1,185 SF	0.03
LEVEL 06	1,185 SF	0.03
LEVEL 07	1,875 SF	0.04
LEVEL 08	1,875 SF	0.04
LEVEL 09	1,875 SF	0.04
LEVEL 10	1,875 SF	0.04
LEVEL 11	1,875 SF	0.04
LEVEL 12	1,875 SF	0.04
LEVEL 13	1,875 SF	0.04
LEVEL 14	1,875 SF	0.04
LEVEL 15	1,875 SF	0.04
LEVEL 16	1,875 SF	0.04
LEVEL 17	1,875 SF	0.04
LEVEL 18	1,875 SF	0.04
LEVEL 19	1,875 SF	0.04
LEVEL 20	1,875 SF	0.04
LEVEL 21	1,875 SF	0.04
Grand Total: 365	254,153 SF	5.38

COMMERCIAL FAR STATS

Level	Area	FAR
LEVEL 01	4,627 SF	0.10
Grand Total: 1	4,627 SF	0.10

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00191

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ISSUED

No	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 800 - 555 Burrard Street, Vancouver, BC V6C 2R7

PROJECT TITLE

SUSSEX & SAUNDERS

1349 SUSSEX ST & 1344 SAUNDERS ST
KELOWNA, BC
V1Y 4L2

DRAWING TITLE

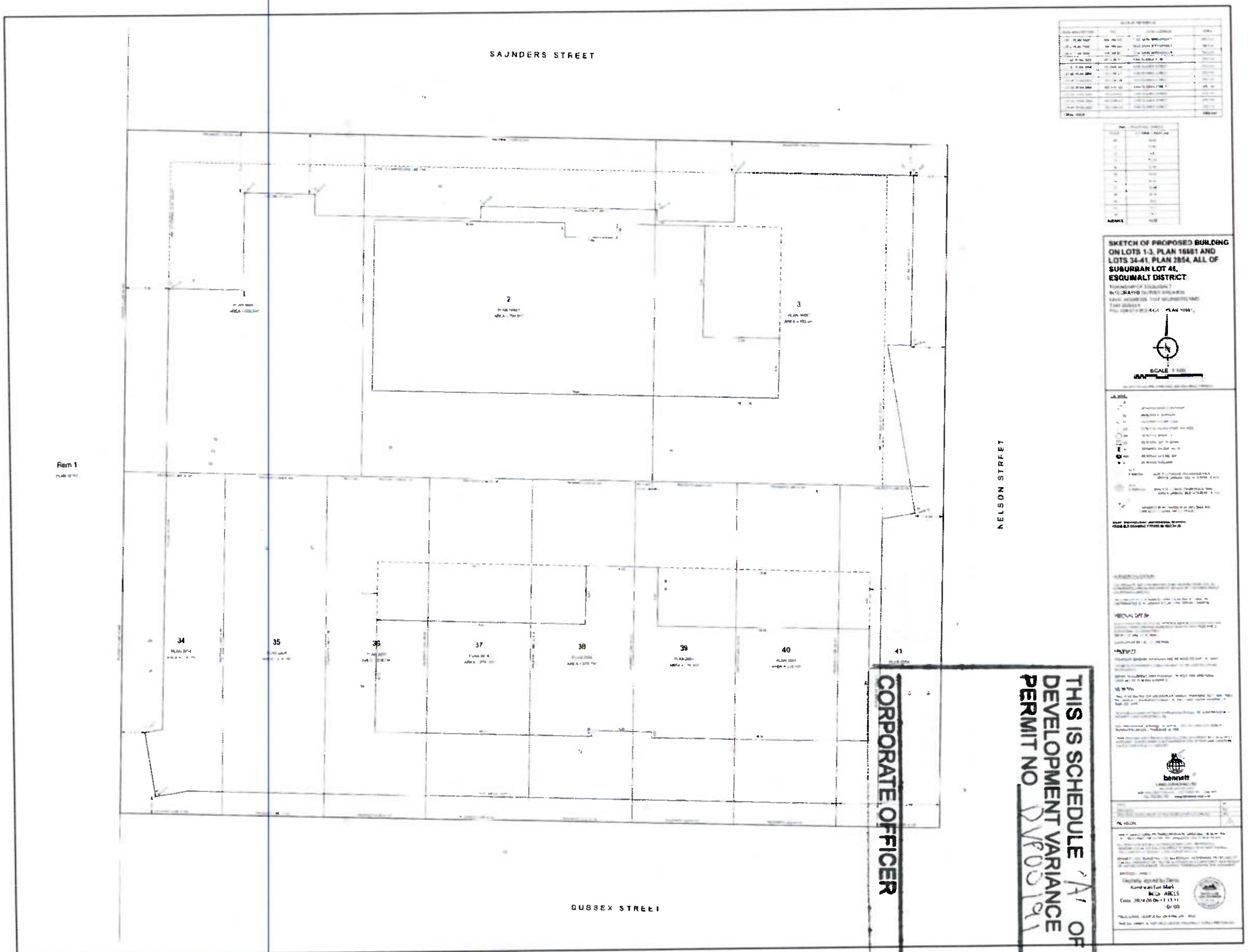
FAR PLANS

SCALE	3/64" = 1'-0"
DRAWN BY	CHK, JL
CHECKED BY	DMS
PROJECT MANAGER	DMS
APPROVED BY	MM
PROJECT NUMBER	ACA: 30019462.0014.0007

SCALE: A

SHEET: DP03.03

FOR INFORMATION ONLY



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SEAL

CLIENT

INTRACORP

Suite 600 - 550 Burrard Street Vancouver, BC V6C 2B5

PROJECT TITLE

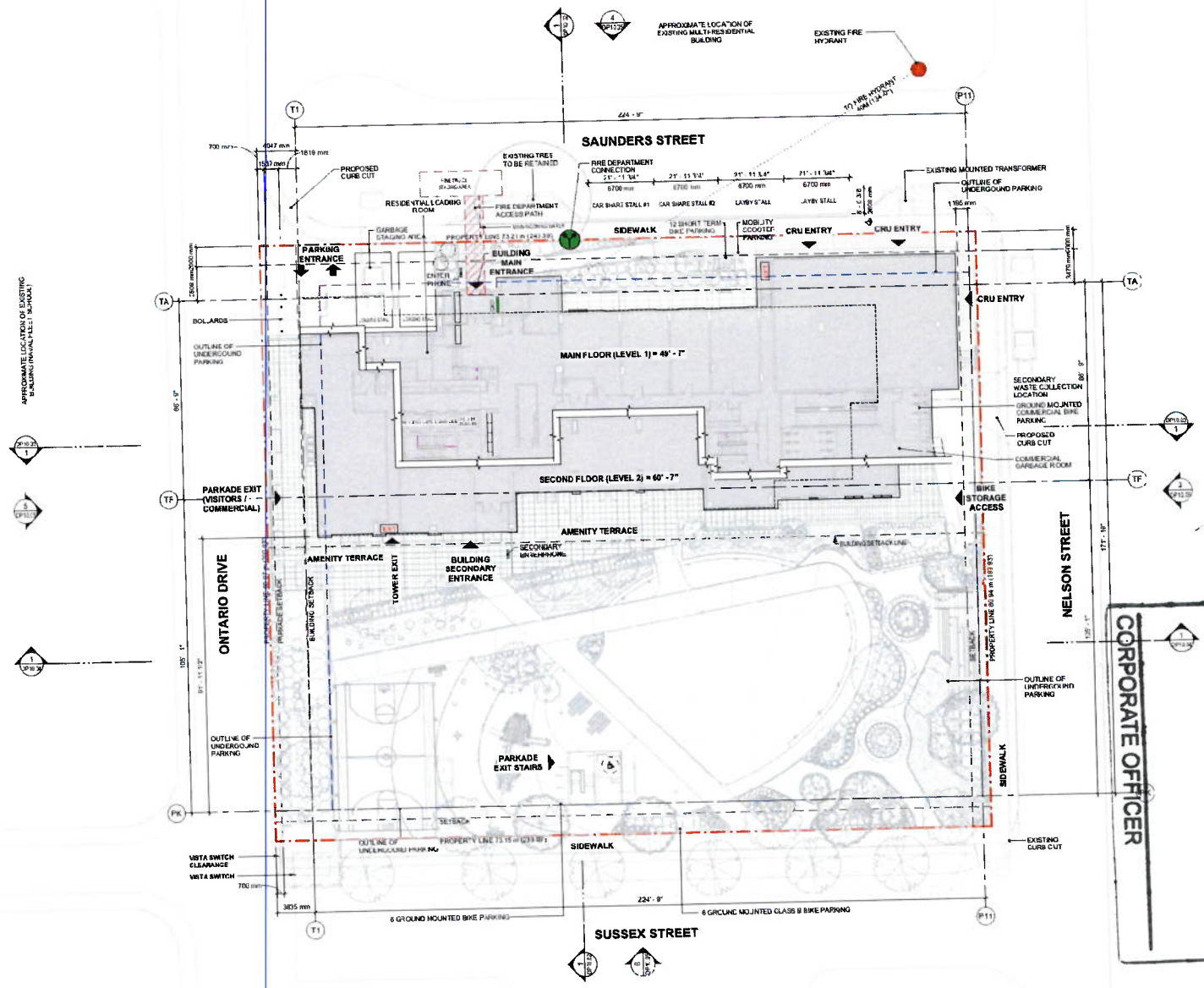
SUSSEX & SAUNDERS

DRAWING TITLE

SITE SURVEY PLAN

ISSUE: D

SHEET: DP10.00



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- TRAVEL DISTANCE
- UNDERGROUND PARKADE OUTLINE
- EXISTING FIRE HYDRANT
- CENTRAL ALARM AND CONTROL FACILITY
- FIRE ALARM ANNUNCIATOR
- FIRE DEPARTMENT CONNECTION
- VEHICLE ENTRANCE
- BUILDING ENTRANCE / EXIT
- BOLLARD
- EXIT PATH
- EXISTING TREE

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP00161

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No.	DESCRIPTION	DATE
A	REZONING SUBMISSION RESPONSE TO CITY COMMENTS	2020-08-07
B	DEVELOPMENT PERMIT SUBMISSION	2020-12-23
C	DEVELOPMENT PERMIT RESUBMISSION TO CITY	2020-04-01
D	DEVELOPMENT PERMIT RESUBMISSION TO CITY	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1340 SUSSEX ST 1330 SAUNDERS ST
ESQUIMALT BC
V9A 4E7

DRAWING TITLE

OVERALL SITE PLAN

SCALE	As indicated
DRAWN BY	MC/DD/AM
CHECKED BY	VF/JA
PROJECT MANAGER	DD/DV
APPROVED BY	LM
PROJECT NUMBER	40A_30000010142037

SIZE: D

SHEET: DP10.01



THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP00191

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No.	DESCRIPTION	DATE
A	REVISED SUBMISSION RESPONSE TO CITY COMMENTS	2020-09-01
B	DEVELOPMENT PERMIT	2020-04-24
C	DEVELOPMENT PERMIT RESPONSE TO CITY COMMENTS	2020-06-01
D	CITY COMMENTS	2020-08-31
E	REVISED 4TH GROUND FLOOR PERMIT CHANGES	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 880 - 555 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1360 SUSSEX & 51, 1357 SAUNDERS ST
ESQUIMALT BC
V9A 6J2

DRAWING TITLE

SITE SECTIONS

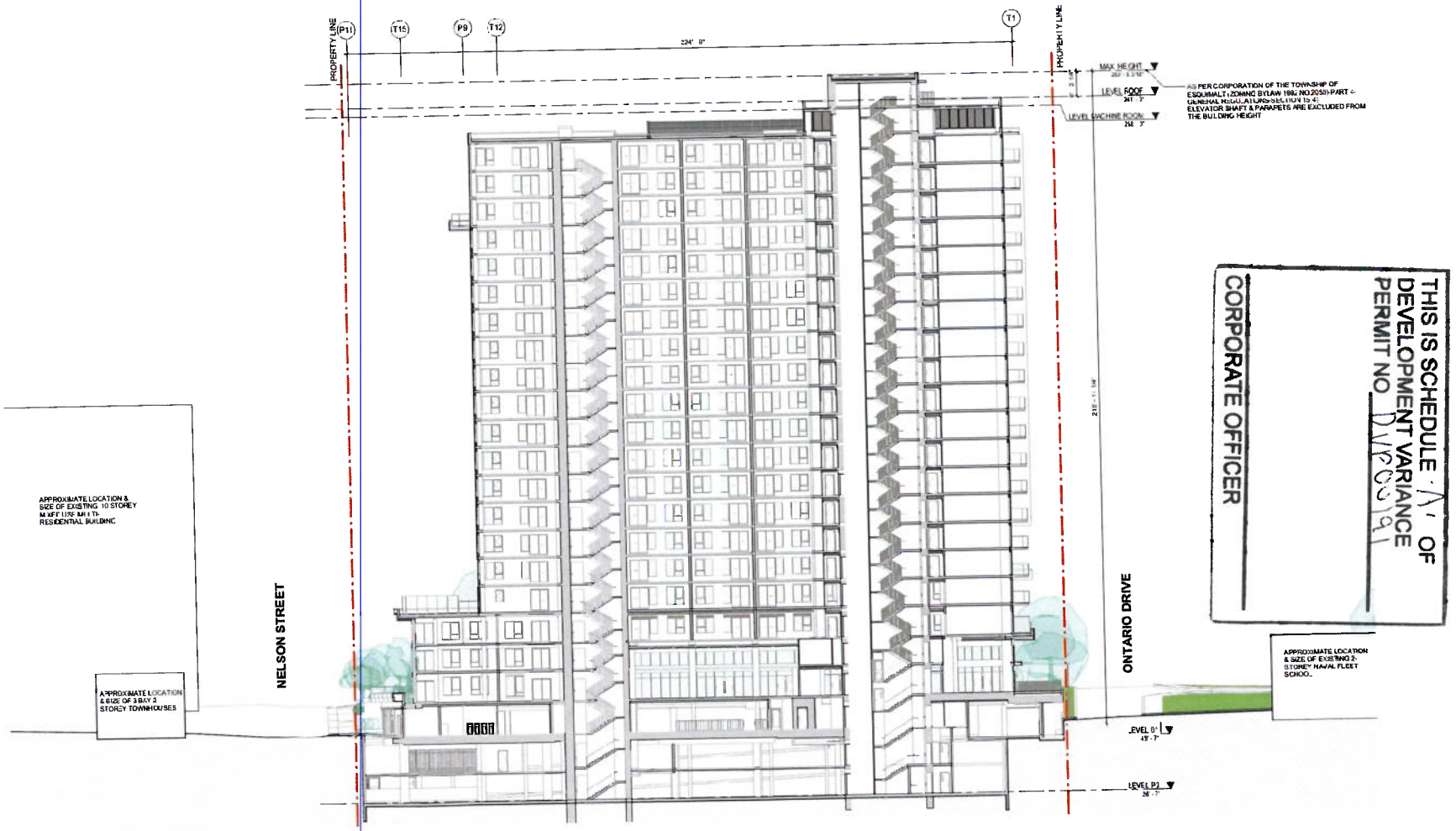
SCALE	1/16" = 1'-0"
DRAWN BY	CC/AM/KT
CHECKED BY	VT/RA
PROJECT MANAGER	CC/ CV
APPROVED BY	LM
PROJECT NUMBER	ACA_ESSEX_SAUNDERS_DEVELOPMENT

SCALE

D

SHEET

DP10.02



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No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020.04.07
B	DEVELOPMENT PERMIT	2020.06.04
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020.08.04
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020.09.01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the best conditions

Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1363 SUSSEX ST / 1357 SAUNDERS ST
ESQUIMALT, BC

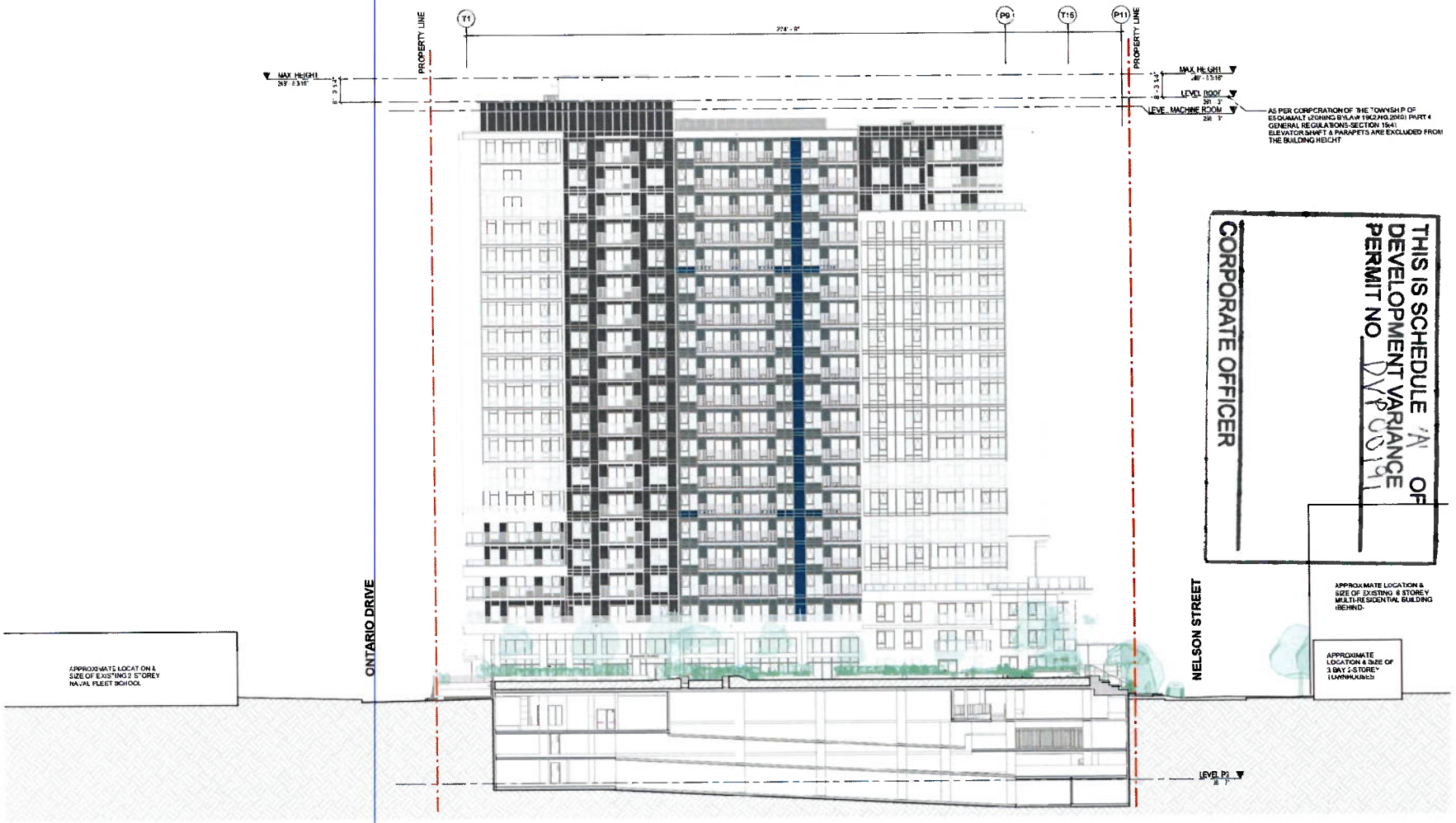
DRAWING TITLE

SITE SECTIONS

SCALE	1/16" = 1'-0"
DRAWN BY	DD/AM/KT
CHECKED BY	VF/RA
PROJECT MANAGER	DD/JV
APPROVED BY	Approved
PROJECT NUMBER	ACA_3025486_01/43037

ISSUE: D

SHEET: DP10.03



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ISSUED

No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-27
B	DEVELOPMENT PERMIT	2020-12-18
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-21
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL



2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1369 SUSSEX ST, 1324 SAUNDERS ST
ESQUIMALT, BC
V9A 4J7

DRAWING TITLE

SITE SECTIONS

SCALE	1/16" = 1'-0"
DRAWN BY	DD/MM/YY
CHECKED BY	JT/RA
PROJECT MANAGER	DD/MM
APPROVED BY	MM
PROJECT NUMBER	ACA: 2020-0400 (INTRACORP)

SIZE D

SHEET DP10.04



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"

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. VV 500191

CORPORATE OFFICER

PROJECT CONSULTANT

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SEAL

2020-09-01

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1354 SUSSEX ST 1337 SAUNDERS ST
KELOWNA, BC
V1Y 4L8

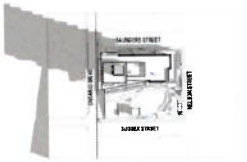
DRAWING TITLE

STREETSCAPES

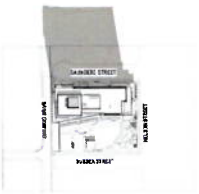
SCALE	1" = 30'-0"
DRAWN BY	DD/AMJNT
CHECKED BY	VF/RA
PROJECT MANAGER(S)	DD/CV
APPROVED BY	LM
PROJECT NUMBER	ACA 34259486 DC1430.07

ISSUE D

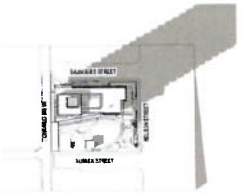
SHEET DP10.05



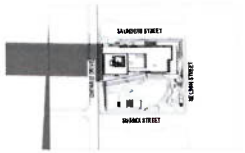
5 DP10.06 SPRING EQUINOX - MARCH 20 AT 8AM
Scale: 1" = 160'-0"



6 DP10.36 SPRING EQUINOX - MARCH 20 AT 12PM
Scale: 1" = 160'-0"



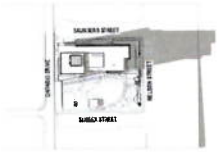
4 DP10.06 SPRING EQUINOX - MARCH 20 AT 4PM
Scale: 1" = 160'-0"



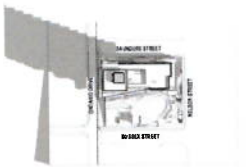
8 DP10.06 SUMMER SOLSTICE - JUNE 20 AT 8AM
Scale: 1" = 160'-0"



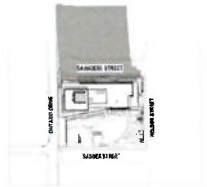
9 DP10.36 SUMMER SOLSTICE - JUNE 20 AT 12PM
Scale: 1" = 160'-0"



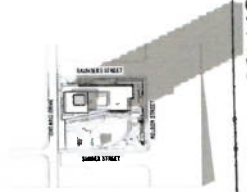
7 DP10.06 SUMMER SOLSTICE - JUNE 20 AT 4PM
Scale: 1" = 160'-0"



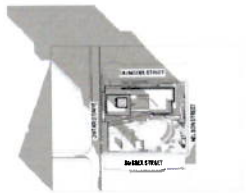
2 DP10.06 FALL EQUINOX - SEPT 22 AT 8 AM
Scale: 1" = 160'-0"



3 DP10.36 FALL EQUINOX - SEPT 22 AT 12 PM
Scale: 1" = 160'-0"



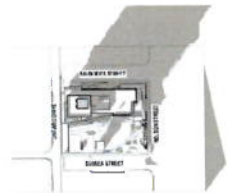
1 DP10.06 FALL EQUINOX - SEPT 22 AT 4PM
Scale: 1" = 160'-0"



11 DP10.06 WINTER SOLSTICE - DEC 21 AT 9 AM
Scale: 1" = 160'-0"



12 DP10.36 WINTER SOLSTICE - DEC 21 AT 12 PM
Scale: 1" = 160'-0"



10 DP10.06 WINTER SOLSTICE - DEC 21 AT 3 PM
Scale: 1" = 160'-0"

CORPORATE OFFICER

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP00191

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ISSUED

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-09-01
B	DEVELOPMENT PERMIT	2020-12-23
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-23
D	DEVELOPMENT PERMIT	2020-12-23
E	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-12-31

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1363 SUSSEX ST 1351 SAUNDERS ST
KELOWNA, BC

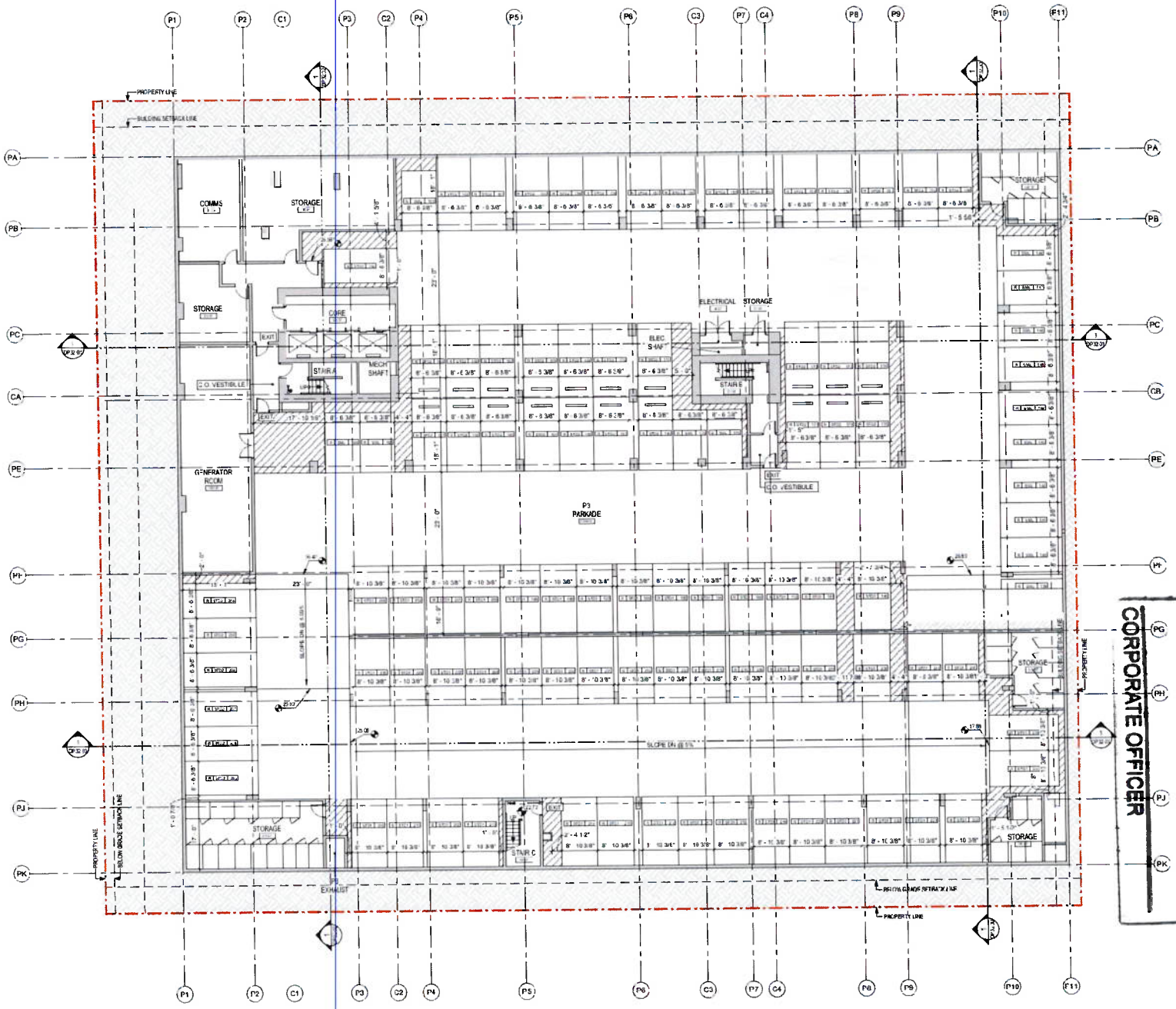
DRAWING TITLE

SHADOW STUDY DIAGRAMS

SCALE	1" = 160'-0"
DRAWN BY	EDLAMONT
CHECKED BY	VR/RA
PROJECT MANAGER	DD/CV
APPROVED BY	LM
PROJECT NUMBER	ACA 3239-B00 SC14230

SCALE: D

SHEET: DP10.06

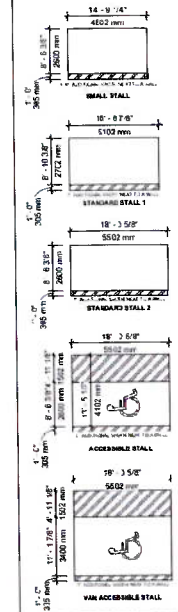


PARKING LEGEND

PARKING TAG

USER GROUP | STALL TYPE

C COMMERCIAL | SMALL STALL
R RESIDENTIAL | STD1 STANDARD 1
V VISITOR | STD2 STANDARD 2
CS CAR SHARE | ACC ACCESSIBLE
VAN VAN ACCESSIBLE



THIS IS SCHEDULE A OF DEVELOPMENT VARIANCE PERMIT NO. 20-0519

CORPORATE OFFICER

DP PARKING SCHEDULE P3

STALL	COUNT
SMALL STALL - RESIDENTIAL	15
STANDARD 1 - RESIDENTIAL	47
STANDARD 2 - RESIDENTIAL	41
Grand Total	113

FIRM CONSULTANT

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ISSUES

No.	DESCRIPTION	DATE
A	RELEASING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-27
B	DEVELOPMENT PERMIT	2020-12-14
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-17
D	ISSUED FOR DEVELOPMENT PERMIT	2020-12-17

SEAL

REGISTERED ARCHITECT JUSTIN MACAULAY BRITISH COLUMBIA

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B1

PROJECT TITLE

SUSSEX & SAUNDERS

1349 SUSSEX ST, 1338 SAUNDERS ST, ESQUIMALT BC
V9A 5A2

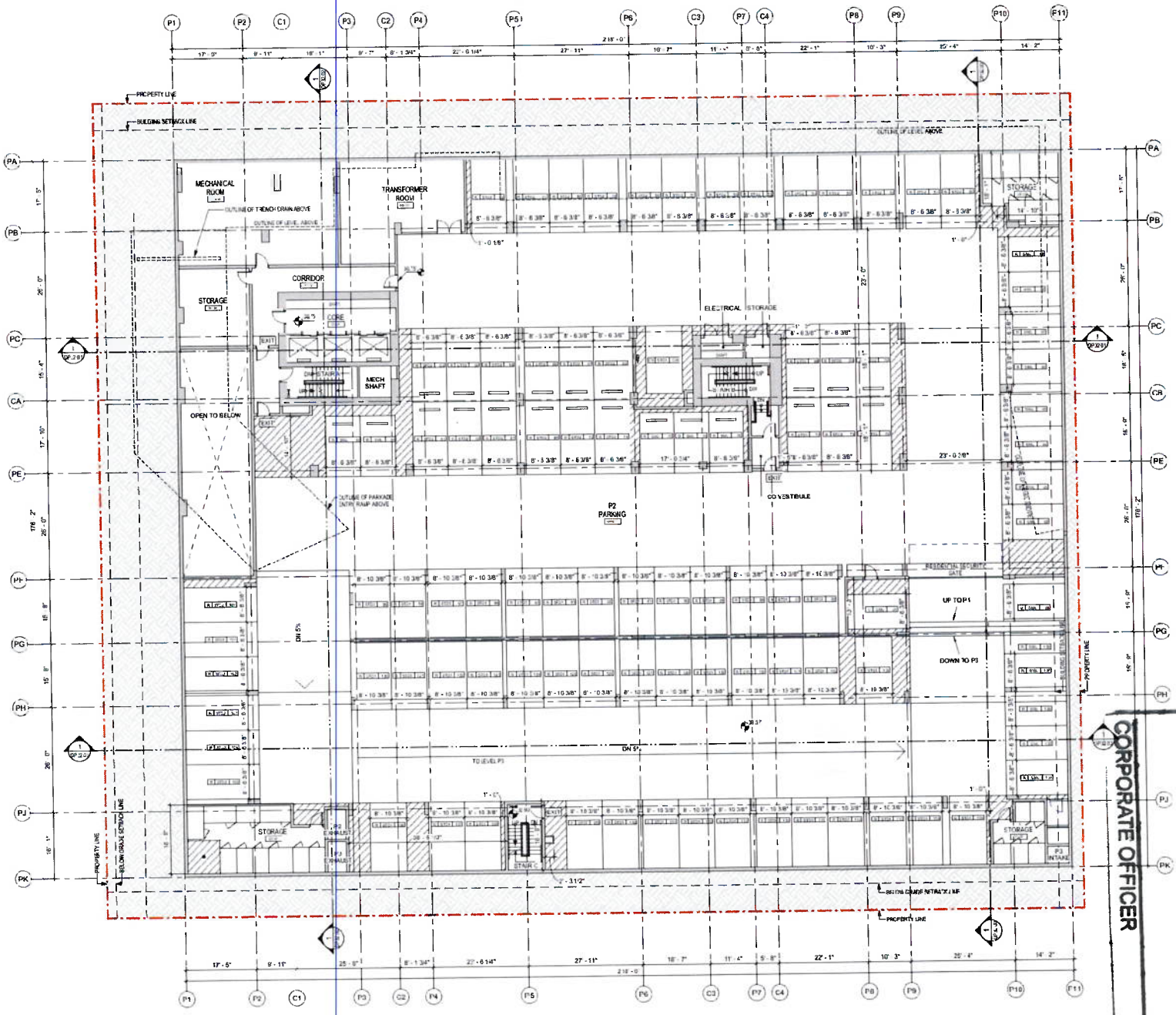
DRAWING TITLE

LEVEL P3 FLOOR PLAN

SCALE	1/32" = 1'-0"
DRAWN BY	DD/AM/VT
CHECKED BY	VF/RA
PROJECT MANAGER, SL	DD/LV
APPROVED BY	LM
PROJECT NUMBER	ACA 50258-000 DC1/DC2

SIZE D

SHEET DP20.00



PARKING LEGEND

PARKING TAG

USER GROUP	STALL TYPE
C	COMMERCIAL
R	RESIDENTIAL
V	VISITOR
CS	CAR SHARE

SMALL STALL

STANDARD STALL 1

STANDARD STALL 2

ACCESSIBLE STALL

VAN ACCESSIBLE STALL

DP PARKING SCHEDULE - P2

STALL	COUNT
CAR WASH	1
SMALL STALL RESIDENTIAL	12
STANDARD 1 RESIDENTIAL	23
STANDARD 2 RESIDENTIAL	37

THIS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP00 21

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No.	DESCRIPTION	DATE
A	REZONING SUBMISSION RESPONSE #1	2025-12-19
B	DEVELOPMENT PERMIT	2026-03-19
C	DEVELOPMENT PERMIT RESPONSE #1	2026-04-24
D	DEVELOPMENT PERMIT	2026-06-01

SEAL

2026-09-01

CLIENT

INTRACORP

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1353 SUSSEX ST 1357 SAUNDERS ST
ESQUIMALT BC
V9A 6E2

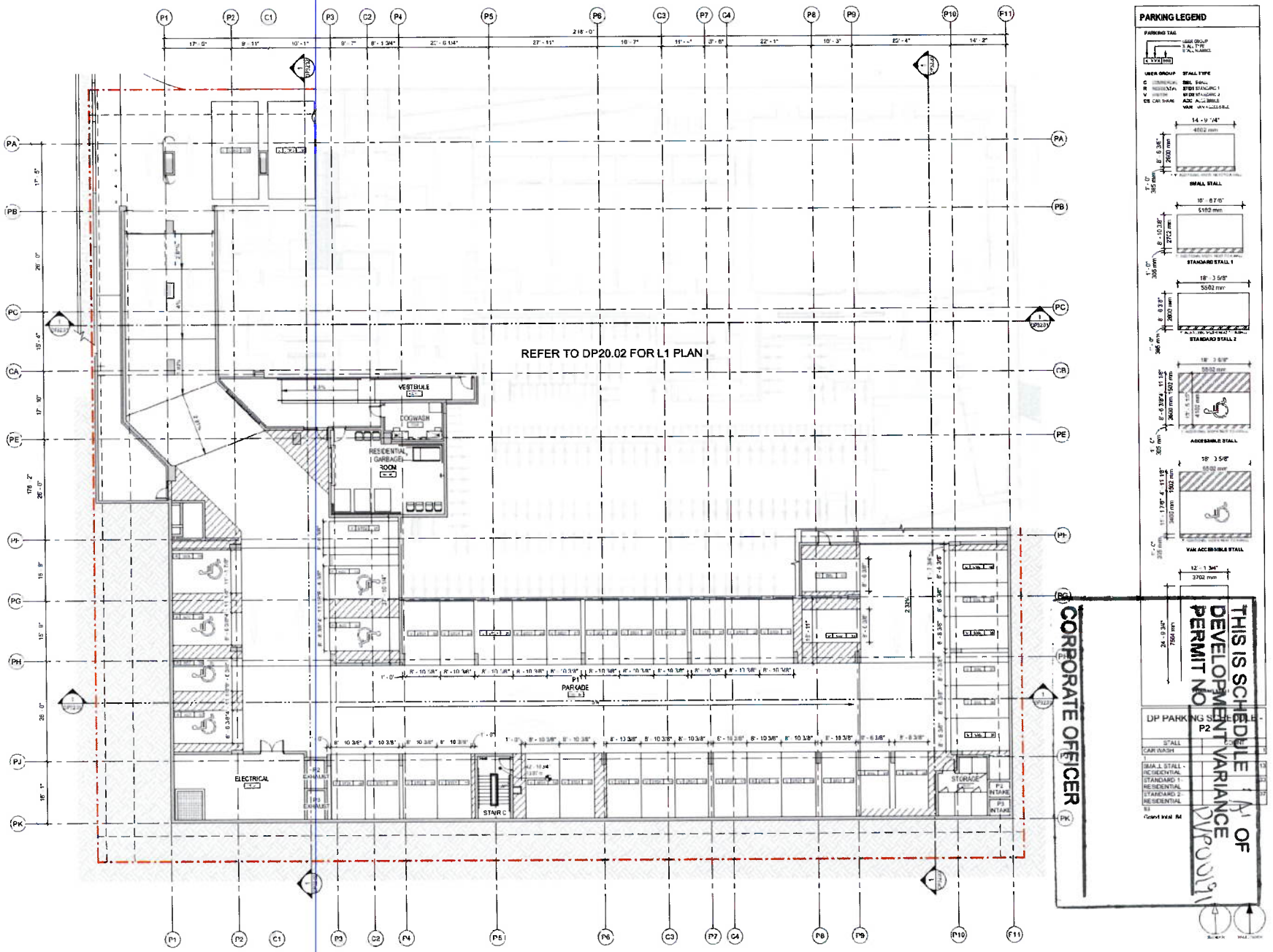
DRAWING TITLE

LEVEL P2 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	EDAMONT
CHECKED BY	VERA
PROJECT MANAGER	DD C.V.
APPROVED BY	CB
PROJECT NUMBER	ACA 30259-BS 0143037

SCALE: D

SHEET: DP20.01



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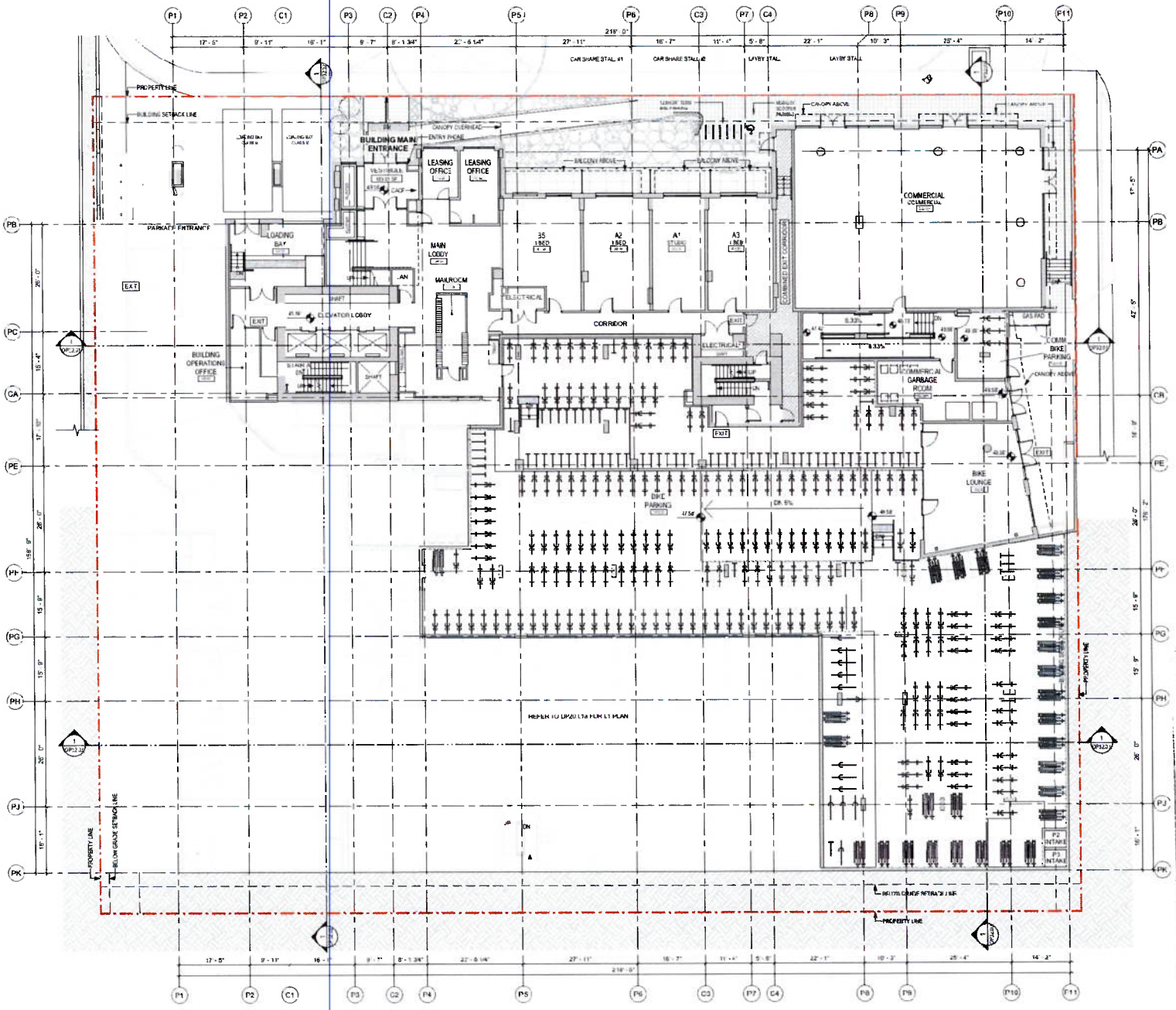
2026-09-01

INTRACORP

SUSSEX & SAUNDERS

LEVEL P1 FLOOR PLAN

A DP20.01a



PARKING LEGEND

PARKING TAG

USER GROUP	STALL TYPE
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD1 STANDARD 1
V VISITOR	STD2 STANDARD 2
CS CAR SHARE	ACC ACCESSIBLE
	VAN VAN ACCESSIBLE

14' - 9 1/4" 4502 mm — 18' 6.3/8" 5642 mm — SMALL STALL

18' - 6.7/8" 5702 mm — 9' - 10.3/8" 2972 mm — STANDARD STALL 1

18' - 3 5/8" 5602 mm — 9' - 6 3/8" 2900 mm — STANDARD STALL 2

18' - 3 5/8" 5602 mm — 9' - 6 3/8" 2900 mm 11' 1/8" 1402 mm — ACCESSIBLE STALL

18' - 3 5/8" 5602 mm — 11' - 1 7/8" 3400 mm 11' 1/8" 1402 mm — VAN ACCESSIBLE STALL

12' - 1 3/4" 3704 mm — 24' - 8 3/4" 7564 mm — 1 PARKING STALL

DP PARKING SCHEDULE P1

Type	Count
ACCESSIBLE	1
SMALL STALL - VISITOR	12
STANDARD 1 - VISITOR	14
STANDARD 2 - VISITOR	1
VAN ACCESSIBLE	1
Grand total: 41	

CORPORATE OFFICER

THIS IS SCHEDULE 'A' TO DEVELOPMENT VARIANCE PERMIT NO. DVP00191

D

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No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-08-07
B	DEVELOPMENT PERMIT	2020-12-16
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-21
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

550 Burrard Street, Vancouver BC V6C 2B5

PROJECT

SUSSEX & SAUNDERS

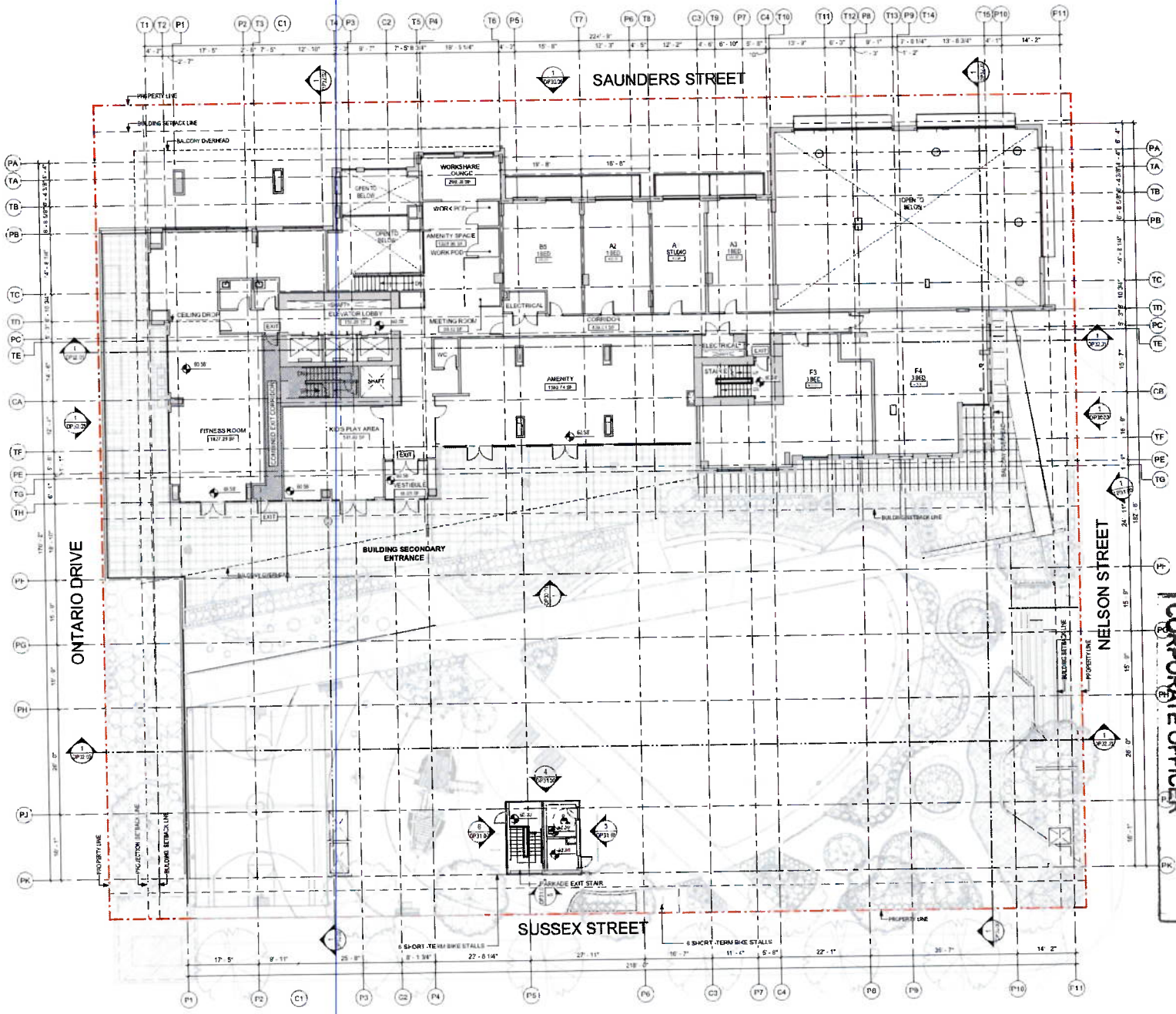
1300 - 1308 SAUNDERS ST
KELOWNA, BC

LEVEL 1 FLOOR PLAN

3/32" = 1'-0"
DOCUMENT
DRAWN
PROJECT MANAGER
DD/CV
APPROVED
AM
PROJECT NUMBER
ACA_2020-0166 (01430.0)

SHEET

DP20.02



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2026-09-01

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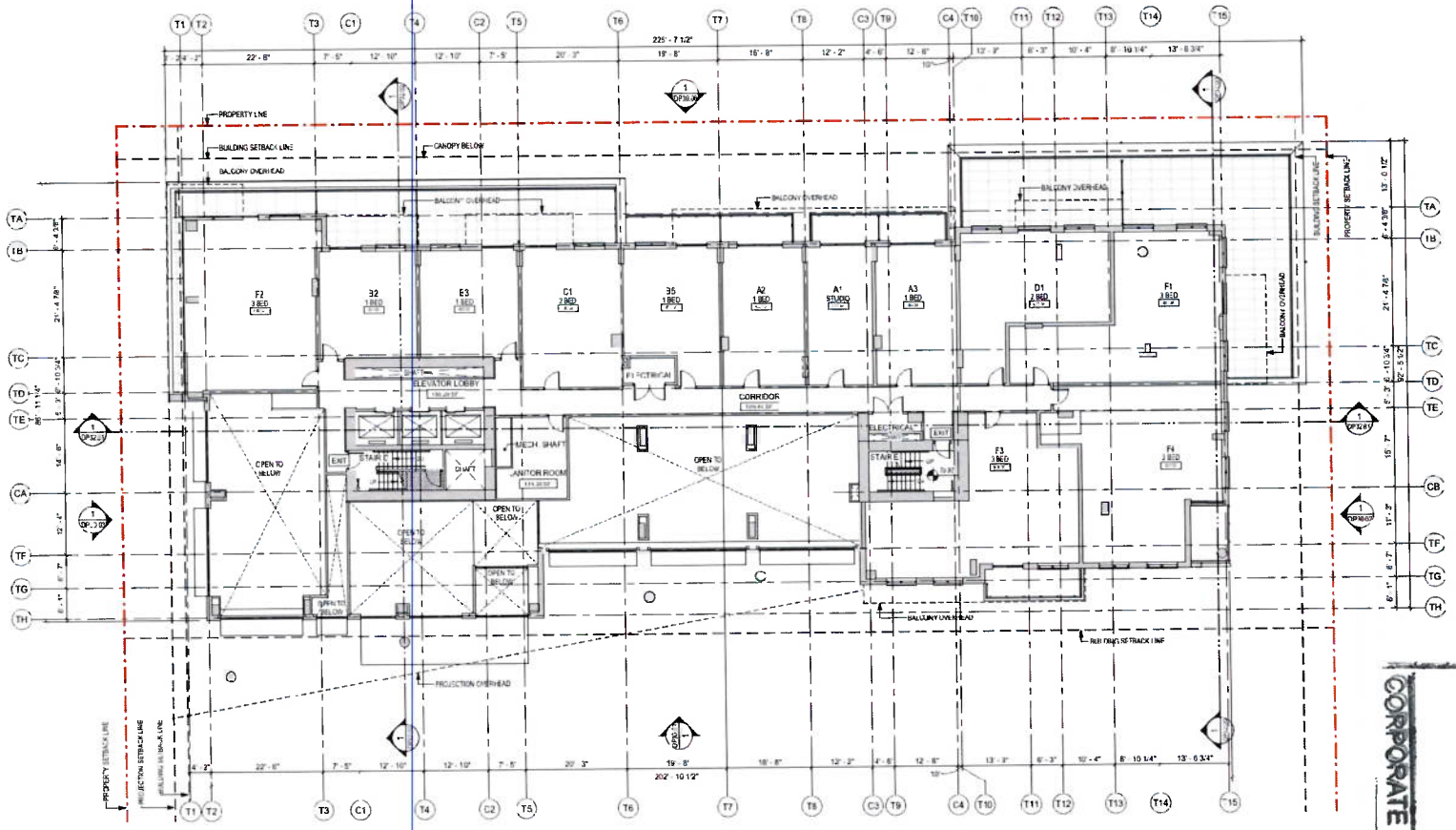
SUSSEX & SAUNDERS

LEVEL 2 FLOOR PLAN

D

DP20.03



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No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-21
B	DEVELOPMENT PERMIT	2020-12-04
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2021-03-31
D	DEVELOPMENT PERMIT	2021-06-01

SEAL

2020-09-01

CLIENT

INTRACORP

Suite 888 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1360 SUSSEX ST, 1320 SAUNDERS ST
KELOWNA, BC
V1Y 4L2

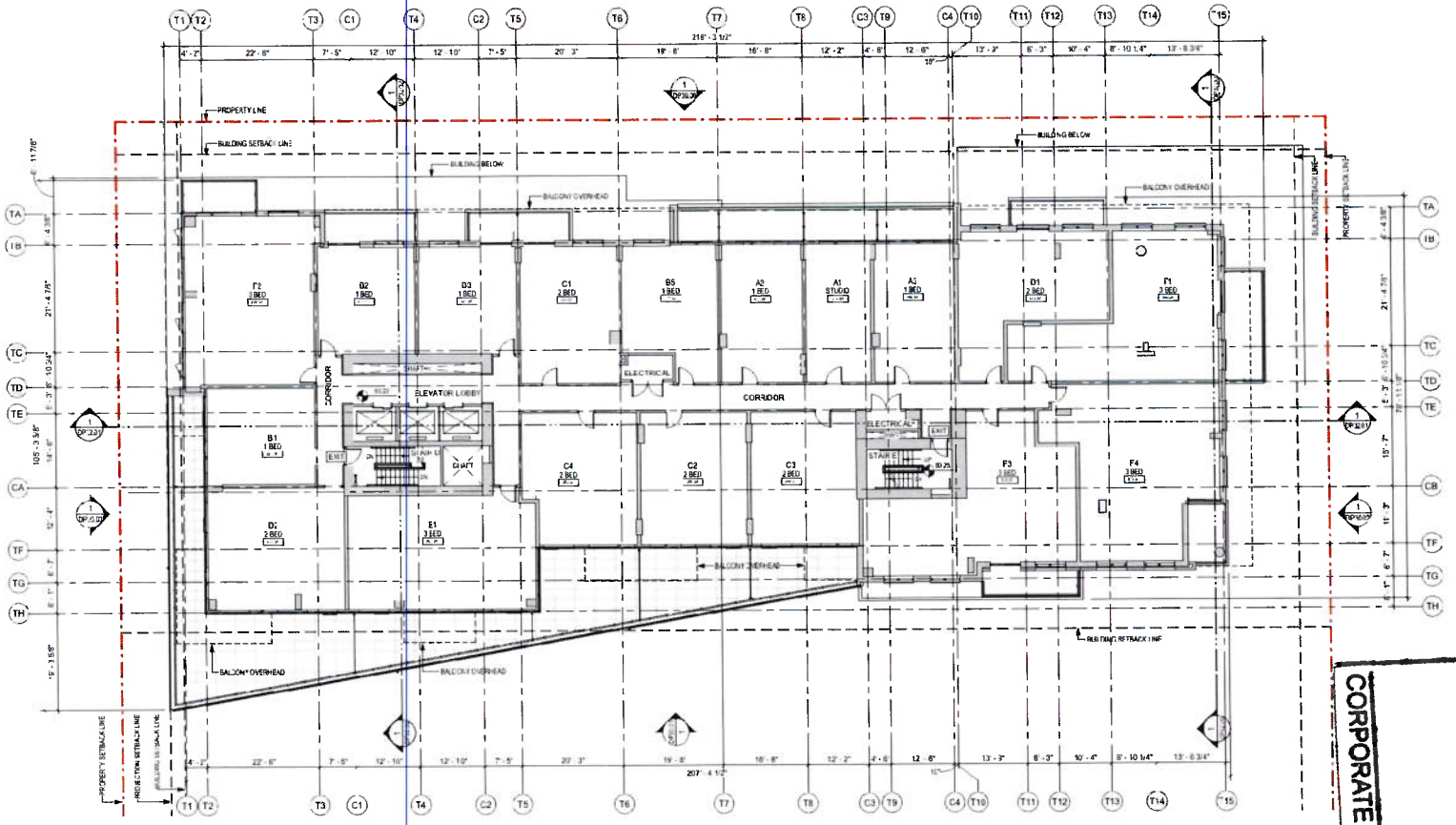
DRAWING TITLE

LEVEL 3 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	EDAMONT
CHECKED BY	VF/RA
PROJECT MANAGER	DD/LV
APPROVED BY	LM
PROJECT NUMBER	ACA 2020-0010 (2019-0021)

ISSUE: D

SHEET: DP20.04



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No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-21
B	DEVELOPMENT PERMIT	2020-12-18
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-21
D	ISSUED FOR DEVELOPMENT PERMIT	2020-09-01

2020-09-01

CLIENT
INTRACORP
Building the Extraordinary

Suite 800 - 555 Burrard Street, Vancouver BC V6C 2R1

PROJECT TITLE
SUSSEX & SAUNDERS

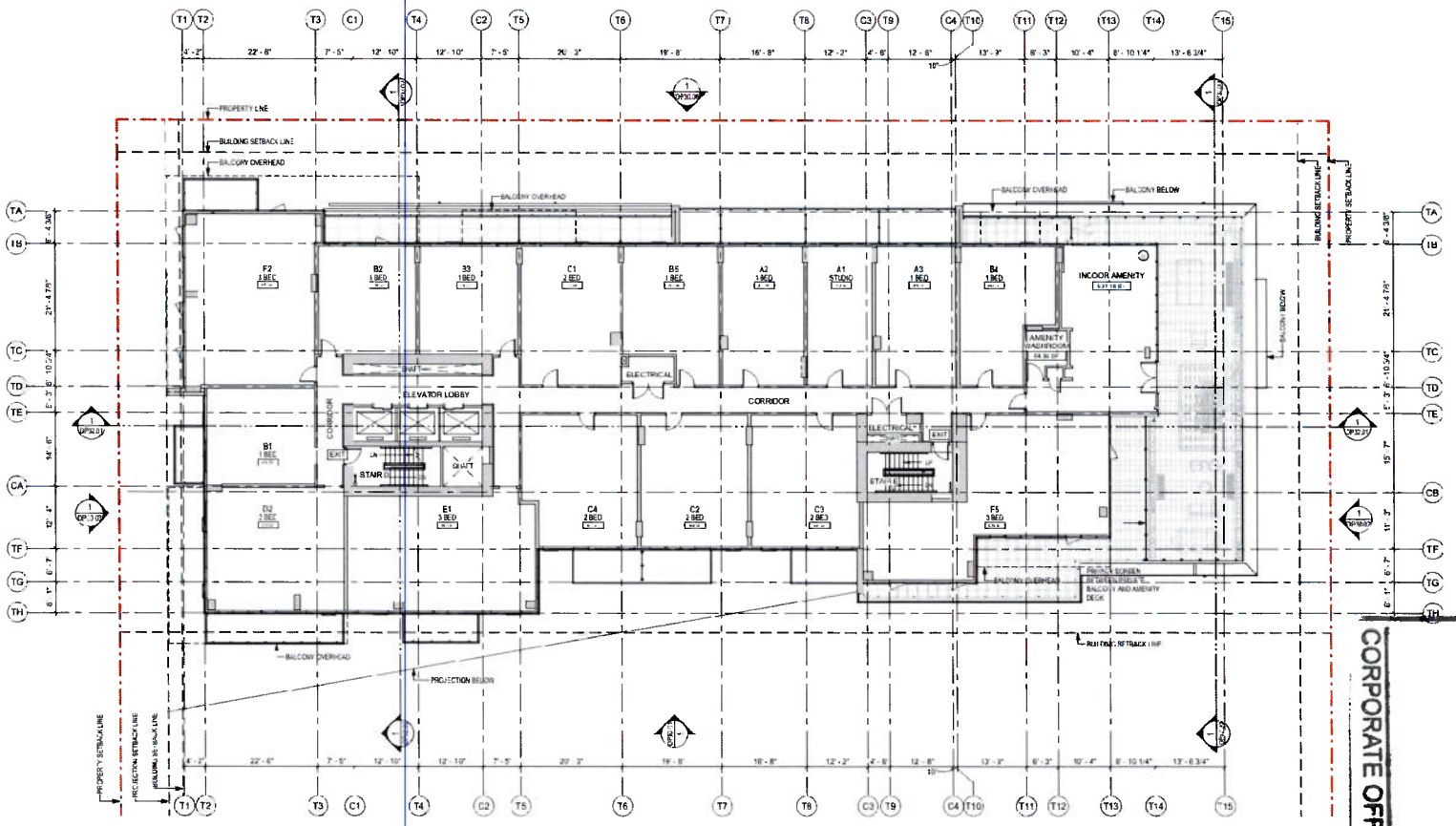
1368 SUSSEX & ST 1324 SAUNDERS ST
KELOWNA, BC
V1Y 6L2

DRAWING TITLE
LEVEL 4 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	SEGMENT
CHECKED BY	VP/RA
PROJECT MANAGER, TB	SD/CV
APPROVED BY	LM
PROJECT NUMBER	ACA_30035480 (ETA0001)

SIZE
D

SHEET
DP20.05



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ISSUED

No.	DESCRIPTION	DATE
A	RESPONSE TO DEVELOPMENT PERMIT	2020-09-01
B	DEVELOPMENT PERMIT	2020-09-01
C	DEVELOPMENT PERMIT RESPONSE TO DEVELOPMENT	2020-09-01
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1349 SUSSEX ST, 1350 SAUNDERS ST
& SOUMALT, BC
V0A 1A2

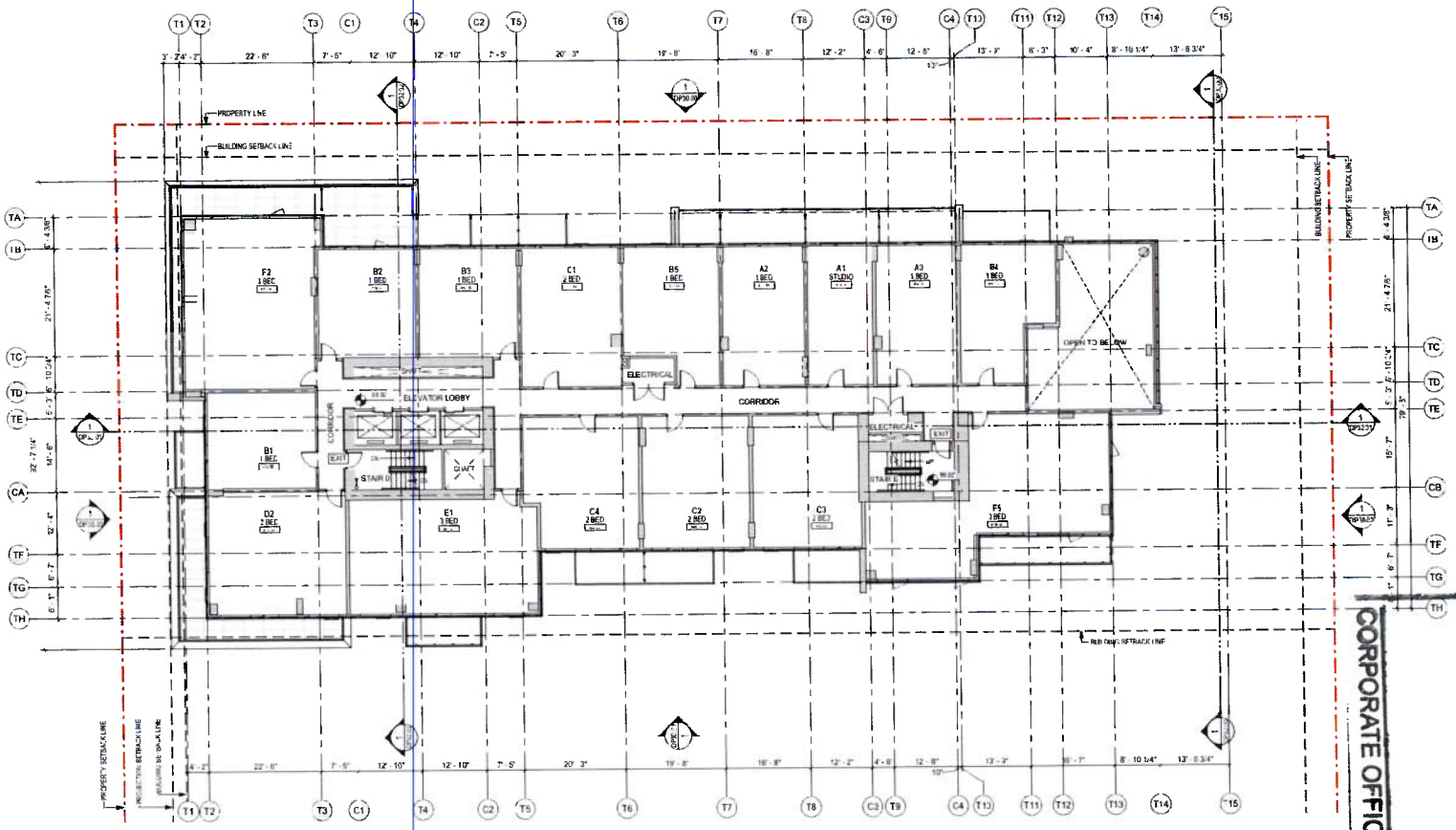
DRAWING TITLE

LEVEL 5 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	DD,AMN,T
CHECKED BY	VE,RA
PROJECT MANAGER	DD,CV
APPROVED BY	KM
PROJECT NUMBER	ACA_0425-0486_DC1420.DWG

ISSUE D

SHEET DP20.06



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ISSUED

No	DESCRIPTION	DATE
A	RESPONSE SUBMISSION - RESPONSE TO 1ST CITY REVIEW	2026-03-27
B	DEVELOPMENT PERMIT	2025-12-19
C	DEVELOPMENT PERMIT - RESPONSE TO 1ST CITY REVIEW	2026-04-01
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2026-08-31

SEAL

2026-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 650 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1300 SUSSEX ST, 1307 SAUNDERS ST
KELOWNA, BC
V1Y 4Z2

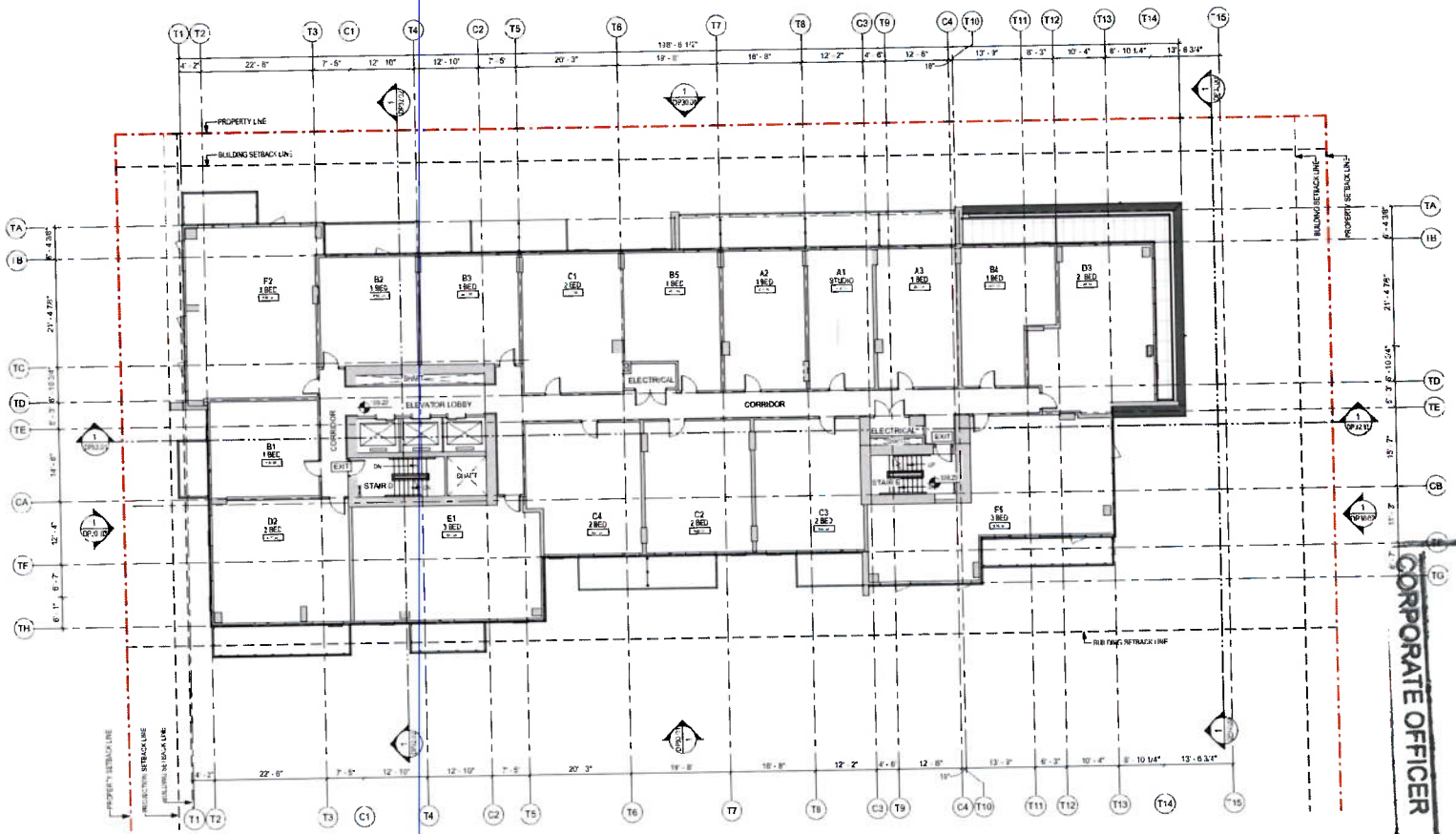
DRAWING TITLE

LEVEL 6 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	EDUARDO
CHECKED BY	ITURA
PROJECT MANAGER	COLIN
APPROVED BY	LM
PROJECT NUMBER	ACA 30259-000 ISSUE

SIZE D

SHEET DP20.07



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SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1348 SUSSEX ST 1337 SAUNDERS ST
ESQUIMALT BC
V9A 4Z8

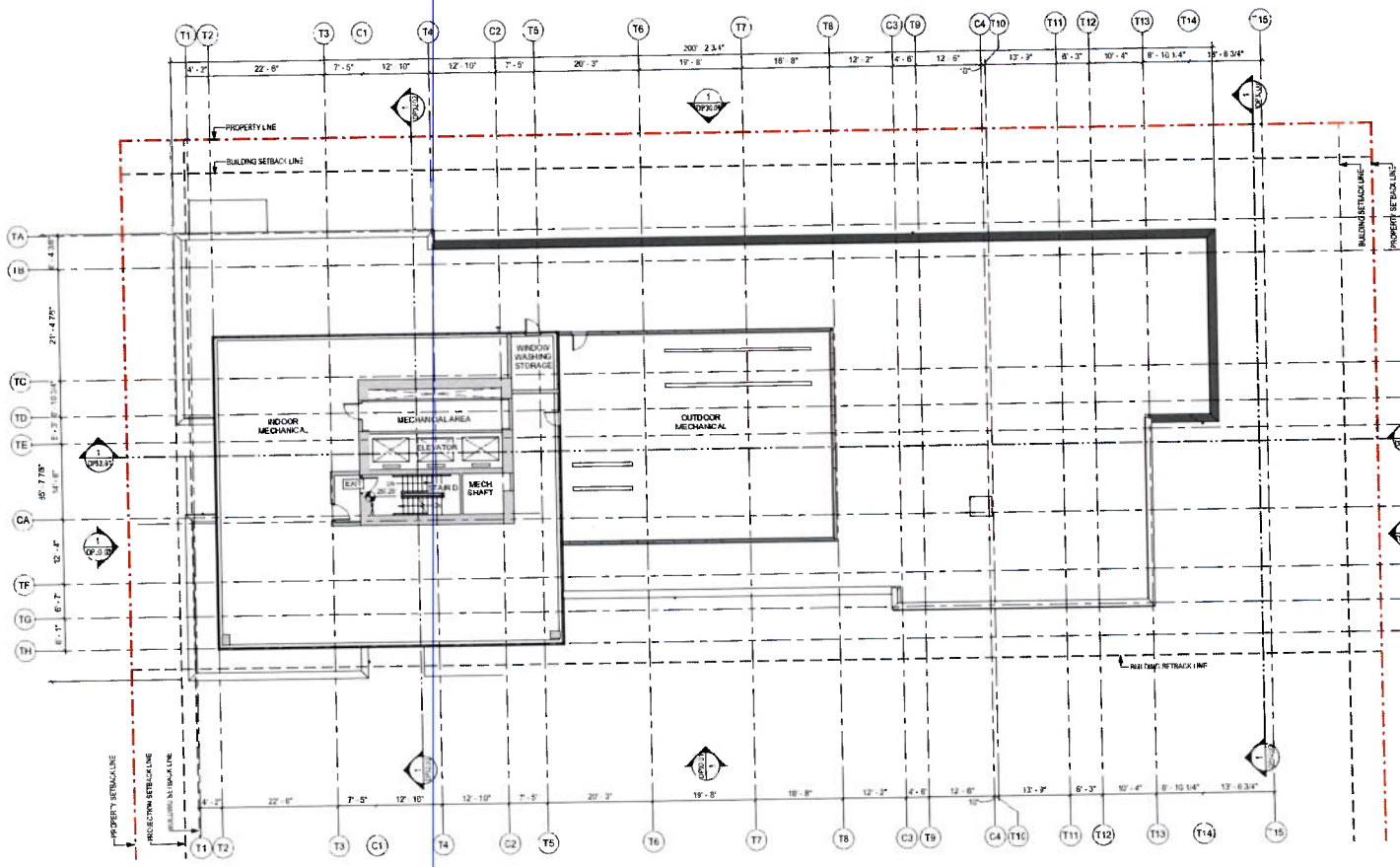
DRAWING TITLE

LVL 7-21 FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	DD AMANT
CHECKED BY	VLRA
PROJECT MANAGER(S)	DD CV
APPROVED BY	LM
PROJECT NUMBER	ACA 3029-BS RC14302

SIZE D

SHEET DP20.08



THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00191

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PROJECT CONSULTANT

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ISSUES

No.	DESCRIPTION	DATE
A	[illegible]	[illegible]
B	DEVELOPMENT PERMIT	[illegible]
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	[illegible]
D	REVISED FOR DEVELOPMENT PERMIT AMENDMENT	[illegible]

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

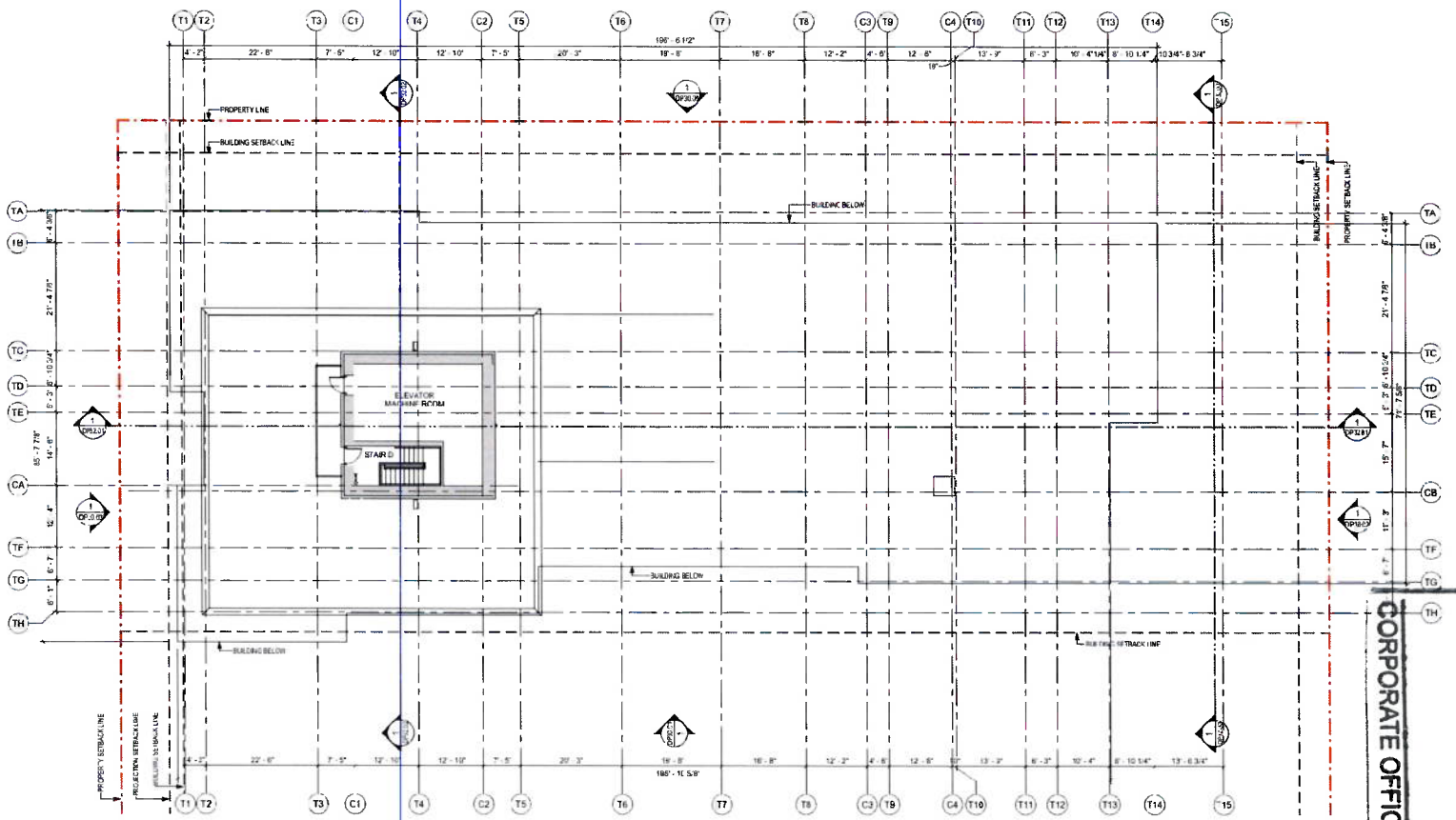
1343 SUSSEX ST 1334 SAUNDERS ST
ESQUIMALT, BC
V9A 1L2

DRAWING TITLE

MECH PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	DELAMENT
CHECKED BY	VFURA
PROJECT MANAGER(S)	CDLCV
APPROVED BY	LM
PROJECT NUMBER	ACA_[illegible]

ISSUE	SHEET
D	DP20.09



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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION, RESPONSE TO CITY COMMENTS	2020-09-01
B	DEVELOPMENT PERMIT	2020-12-18
C	DEVELOPMENT PERMIT, RESPONSE TO CITY COMMENTS	2020-09-01
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

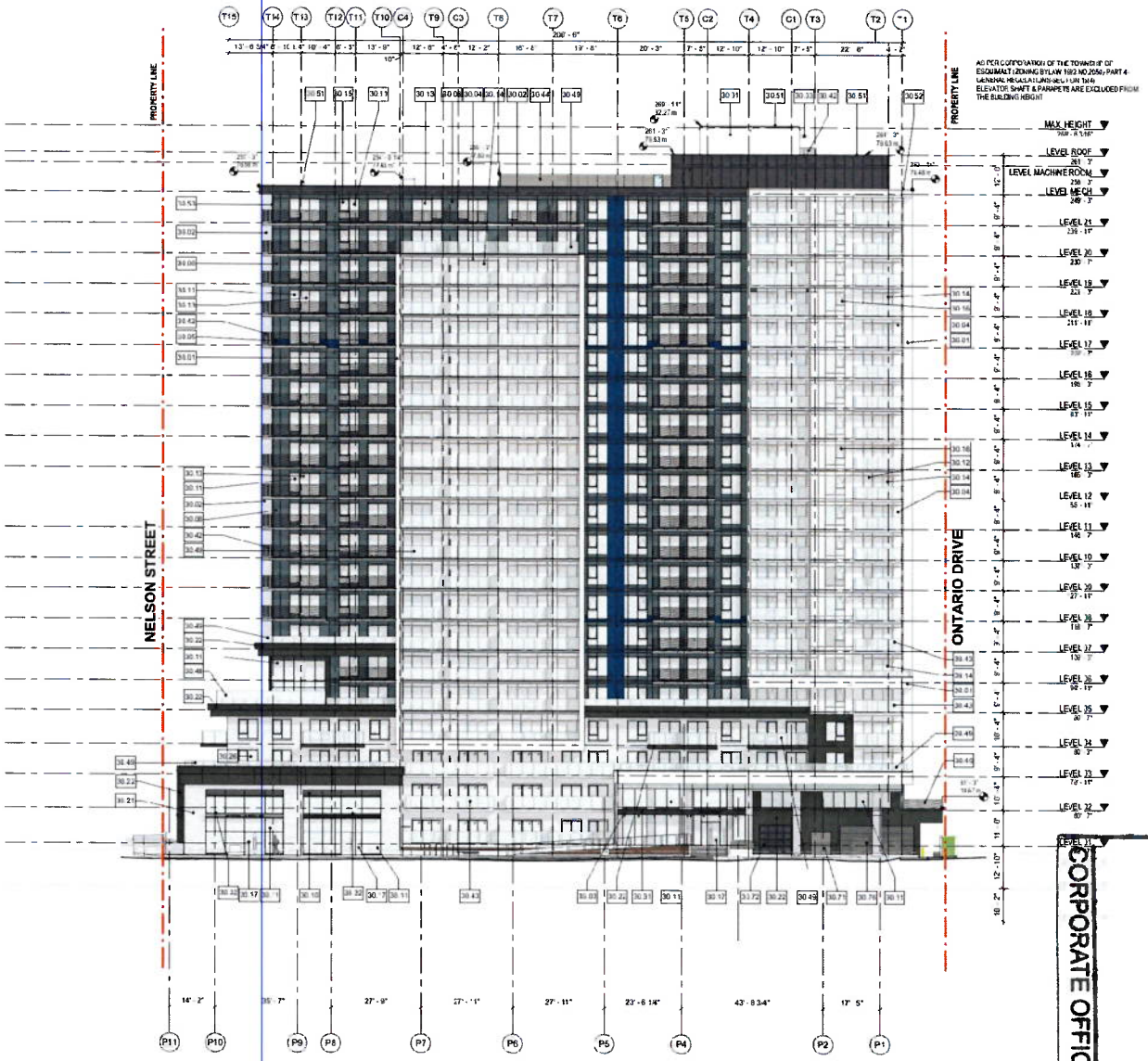
1343 SUSSEX ST, 1337 SAUNDERS ST
ESQUIMALT, BC
V9A 5Z6

DRAWING TITLE

ROOF PLAN

SCALE	3/32" = 1'-0"
DRAWN BY	DD AMN/YI
CHECKED BY	VT RA
PROJECT MANAGER	DD CV
APPROVED BY	CM
PROJECT NUMBER	ACA 0000000 ACHIEVE

ISSUE	SHEET
D	DP20.10



1 NORTH ELEVATION
DP30.00 Scale: 1/16" = 1'-0"

Key Value	Keynote Text
30.01	COMPOSITE ALUMINIUM PANEL - WHITE
30.02	COMPOSITE ALUMINIUM PANEL - CHARCOAL
30.03	WINDOW WALL - CHARCOAL METAL PANEL AND CHARCOAL METAL FRAME
30.04	WINDOW WALL - WHITE METAL PANEL - WHITE METAL FRAME
30.05	WINDOW WALL - HARMONY BLUE GLASS SPANDREL - CHARCOAL METAL FRAME
30.06	WINDOW WALL - ANCHOR GREY GLASS SPANDREL - CHARCOAL METAL FRAME
30.10	WINDOW WALL - MECHANICAL LOUVER
30.11	WINDOW WALL - VISION GLASS - CHARCOAL METAL FRAME
30.12	WINDOW WALL - VISION GLASS - WHITE METAL FRAME
30.13	WINDOW WALL - VISION GLASS SLIDING DOOR - CHARCOAL FRAME
30.14	WINDOW WALL - VISION GLASS SLIDING DOOR - WHITE FRAME
30.15	WINDOW WALL - VISION GLASS OPERABLE WINDOW - CHARCOAL FRAME
30.16	WINDOW WALL - VISION GLASS OPERABLE WINDOW - WHITE FRAME
30.17	WINDOW WALL - VISION GLASS SWING DOOR - CHARCOAL FRAME
30.21	BRICK VENEER CLADDING - HERITAGE
30.22	CEMENTITIOUS PANEL - CHARCOAL
30.26	PAINTED CONCRETE - WALL / COLUMN / BALCONY / PLANTER
30.31	METAL CANOPY - BLACK
30.32	METAL CANOPY - C-CHANNEL METAL - BLACK
30.33	CONCRETE CANOPY / EYEBROW PAINTED TO MATCH ADJACENT WALL FINISH TYP.
30.40	TOP MOUNTED CHARCOAL PICKET RAILING
30.42	FACE MOUNTED CHARCOAL PICKET RAILING
30.43	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED) C/W WHITE METAL CLADDING ALONG BALCONY EDGE
30.44	LOUVERED SCREENING - CHARCOAL
30.48	5'-8" TALL TEMPERED GLASS SCREEN W/ CHARCOAL ALUMINUM FRAME (TOP MOUNTED) FOR AMENITY SPACE
30.49	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED)
30.51	CHARCOAL METAL PARAPET CAP
30.52	WHITE METAL PARAPET CAP
30.53	CHARCOAL METAL CORNER MULLION
30.61	ENSURE HOLLOW METAL DOOR IS PAINTED TO MATCH ADJACENT WALL FINISH COLOUR TYPICALLY UNLESS NOTED OTHERWISE SPECIFICALLY ON ELEVATIONS
30.72	OVERHEAD COILING DOOR MOTORIZED) GARAGE - CHARCOAL
30.76	OVERHEAD DOOR (MOTORIZED) GARAGE - CHARCOAL

CORPORATE OFFICER

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00141

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No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESUBMISSION #2	2026-04-14
B	DEVELOPMENT PERMIT	2026-04-14
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2026-06-01
D	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2026-08-31

SEAL

2026-08-01

CLIENT
INTRACORP
Building what's next

Suite 600 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS

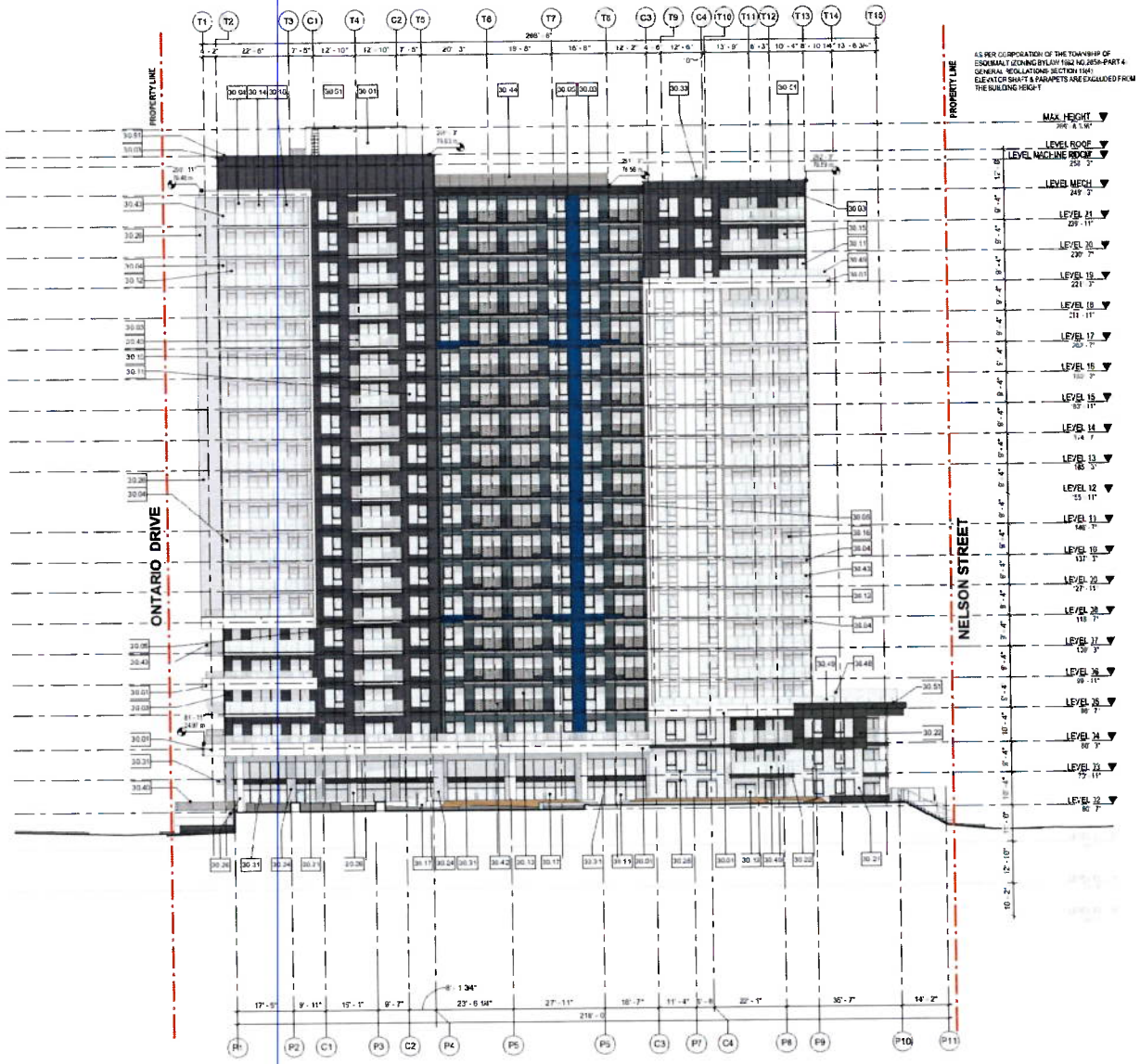
1353 SUSSEX ST. 1337 SAUNDERS ST
ESQUIMALT, BC

DRAWING TITLE
NORTH ELEVATION

SCALE	1/16" = 1'-0"
DRAWN BY	DD/AM/VT
CHECKED BY	JP/RA
PROJECT MANAGER	DD/LW
APPROVED BY	LW
PROJECT NUMBER	ADA_ 3035-00_SUSSEX

ISSUE D

SHEET DP30.00



1 SOUTH ELEVATION
DP30.01 Scale 1/16" = 1'-0"

Key Value	Keynote Text
30.01	COMPOSITE ALUMINUM PANEL - WHITE
30.03	WINDOW WALL - CHARCOAL METAL PANEL AND CHARCOAL METAL FRAME
30.04	WINDOW WALL - WHITE METAL PANEL - WHITE METAL FRAME
30.05	WINDOW WALL - HARMONY BLUE GLASS SPANDREL - CHARCOAL METAL FRAME
30.11	WINDOW WALL - VISION GLASS - CHARCOAL METAL FRAME
30.12	WINDOW WALL - VISION GLASS - WHITE METAL FRAME
30.13	WINDOW WALL - VISION GLASS SLIDING DOOR - CHARCOAL FRAME
30.14	WINDOW WALL - VISION GLASS SLIDING DOOR - WHITE FRAME
30.15	WINDOW WALL - VISION GLASS OPERABLE WINDOW - CHARCOAL FRAME
30.16	WINDOW WALL - VISION GLASS OPERABLE WINDOW - WHITE FRAME
30.17	WINDOW WALL - VISION GLASS SWING DOOR - CHARCOAL FRAME
30.21	BRICK VENEER CLADDING - HERITAGE
30.22	CEMENTITIOUS PANEL - CHARCOAL
30.24	CEMENTITIOUS PANEL - STONE LOOK
30.26	CONCRETE LINTEL/SILL
30.28	PAINTED CONCRETE - WALL / COLUMN / BALCONY / PLANTER
30.31	METAL CANOPY - BLACK
30.33	CONCRETE CANOPY / EYEBROW PAINTED TO MATCH ADJACENT WALL FINISH TYP.
30.40	TOP MOUNTED CHARCOAL PICKET RAILING
30.42	FACE MOUNTED CHARCOAL PICKET RAILING
30.43	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED) C/W WHITE METAL CLADDING ALONG BALCONY EDGE
30.44	LOUVERED SCREENING - CHARCOAL
30.48	5'-0" TALL TEMPERED GLASS SCREEN W/ CHARCOAL ALUMINUM FRAME (TOP MOUNTED) FOR AMENITY SPACE
30.49	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED)
30.51	CHARCOAL METAL PARAPET CAP

CORPORATE OFFICER

THIS IS SCHEDULE "A" OF DEVELOPMENT VARIANCE PERMIT NO. DVP00181

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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-23
B	DEVELOPMENT PERMIT	2020-12-18
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-21
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2020-09-01

SEAL

2020-09-01

CLIENT
INTRACORP
Building the extraordinary

Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

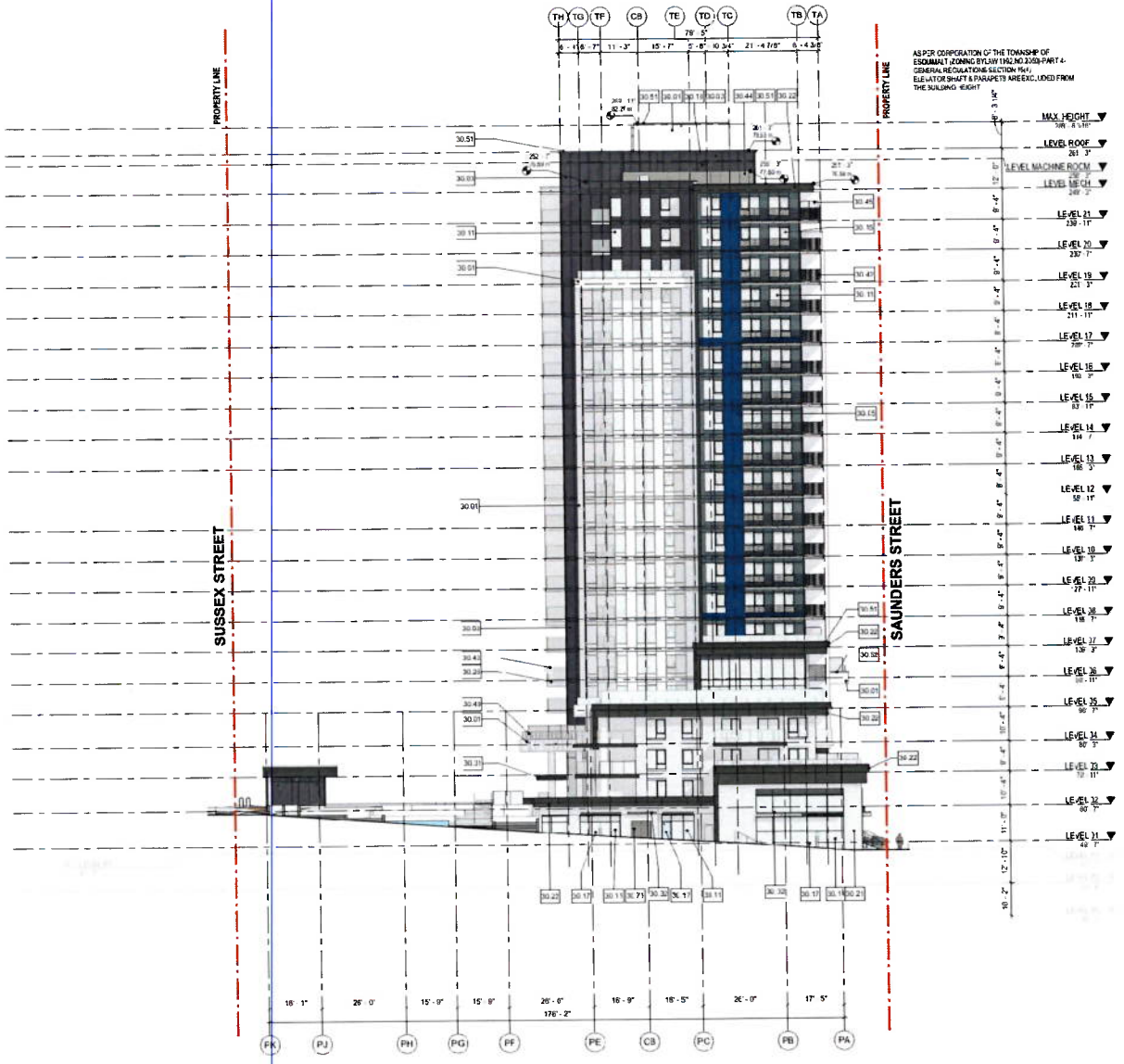
PROJECT TITLE
SUSSEX & SAUNDERS

1344 SUSSEX ST, 1329 SAUNDERS ST
ESQUIMALT, BC
V9A4C9

DRAWING TITLE
SOUTH ELEVATION

SCALE	1/16" = 1'-0"
DRAWN BY	DD/AM/NT
CHECKED BY	VR/JM
PROJECT MANAGER	DD/CV
APPROVED BY	JM
PROJECT NUMBER	ACA_1000386 (STAGE 2)

ISSUE: D
SHEET: DP30.01



1 EAST ELEVATION
DP30.02 Scale: 1/16" = 1'-0"

Key Value	Keynote Text
30.01	COMPOSITE ALUMINUM PANEL - WHITE
30.03	WINDOW WALL - CHARCOAL METAL PANEL AND CHARCOAL METAL FRAME
30.05	WINDOW WALL - HARMONY BLUE GLASS SPANDREL - CHARCOAL METAL FRAME
30.11	WINDOW WALL - VISION GLASS - CHARCOAL METAL FRAME
30.15	WINDOW WALL - VISION GLASS OPERABLE WINDOW - CHARCOAL FRAME
30.17	WINDOW WALL - VISION GLASS SWING DOOR - CHARCOAL FRAME
30.18	WINDOW WALL - NON-VISION CHARCOAL SPANDREL GLASS SWING DOOR - CHARCOAL FRAME
30.21	BRICK VENEER CLADDING - HERITAGE
30.22	CEMENTITIOUS PANEL - CHARCOAL
30.26	PAINTED CONCRETE - WALL / COLUMN / BALCONY / PLANTER
30.31	METAL CANOPY - BLACK
30.32	METAL CANOPY - C-CHANNEL METAL - BLACK
30.42	FACE MOUNTED CHARCOAL PICKET RAILING
30.43	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED) C/W WHITE METAL CLADDING ALONG BALCONY EDGE
30.44	LOUVERED SCREENING - CHARCOAL
30.45	TRANSLUCENT GLASS AND ALUMINUM FRAME PRIVACY SCREEN - CHARCOAL
30.49	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED)
30.51	CHARCOAL METAL PARAPET CAP
30.52	WHITE METAL PARAPET CAP
30.71	ENSURE HOLLOW METAL DOOR IS PAINTED TO MATCH ADJACENT WALL FINISH COLOUR TYPICALLY UNLESS NOTED OTHERWISE SPECIFICALLY ON ELEVATIONS

CORPORATE OFFICER

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ISSUE

No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-03-27
B	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-06-19
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-08-07
D	ISSUED FOR DEVELOPMENT PERMIT	2020-09-01

SEAL

2020-09-01

CLIENT

INTRACORP
Building to be Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1320 SUSSEX ST 1324 SAUNDERS ST
ESQUIMALT, BC
V9A 4L9

DRAWING TITLE

EAST ELEVATION

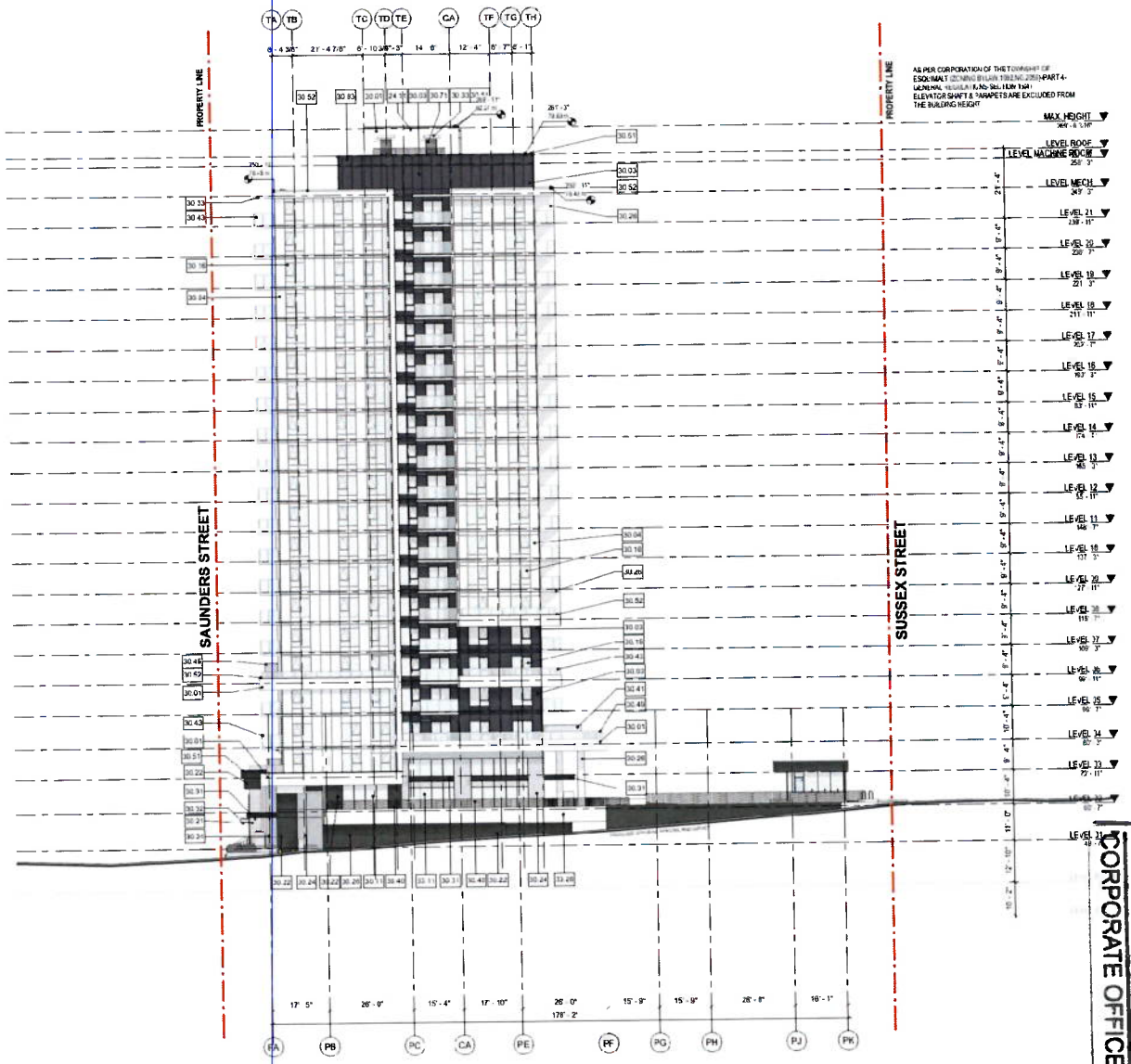
SCALE	1/16" = 1'-0"
DRAWN BY	DD/MM
CHECKED BY	VF/RA
PROJECT MANAGER	DD/MM
APPROVED BY	MM
PROJECT NUMBER	ARCA_WESSHS-181430

ISSUE

D

SHEET

DP30.02



1 WEST ELEVATION
DP30.03 Scale: 1/16" = 1'-0"

Key Value	Keynote Text
24.11	EMERGENCY OVERFLOW SCUPPER. REQUIRED TO ALL ROOF AREAS WHERE ROOF DRAINS ARE PRESENT. FINAL PLACEMENT TO BE CONFIRMED ON SITE WITH ON SITE CONDITIONS. EMERGENCY OVERFLOW DRAINS SHOULD BE LOWER THAN THE ELEVATION OF THE INTERIOR BUILDING ON THAT LEVEL TO ENSURE WATER OVERFLOWS TO THE EMERGENCY SCUPPERS PRIOR TO FLOODING INTERIOR PORTIONS OF THE BUILDING.
30.01	COMPOSITE ALUMINUM PANEL - WHITE
30.03	WINDOW WALL - CHARCOAL METAL PANEL AND CHARCOAL METAL FRAME
30.04	WINDOW WALL - WHITE METAL PANEL - WHITE METAL FRAME
30.11	WINDOW WALL - VISION GLASS - CHARCOAL METAL FRAME
30.15	WINDOW WALL - VISION GLASS OPERABLE WINDOW - CHARCOAL FRAME
30.16	WINDOW WALL - VISION GLASS OPERABLE WINDOW - WHITE FRAME
30.21	BRICK VENEER CLADDING - HERITAGE
30.22	CEMENTITIOUS PANEL - CHARCOAL
30.24	CEMENTITIOUS PANEL - STONE LOOK
30.26	PAINTED CONCRETE - WALL / COLUMN / BALCONY / PLANTER
30.31	METAL CANOPY - BLACK
30.32	METAL CANOPY - C-CHANNEL METAL - BLACK
30.33	CONCRETE CANOPY / EYEBROW PAINTED TO MATCH ADJACENT WALL FINISH TYP.
30.40	TOP MOUNTED CHARCOAL PICKET RAILING
30.41	RAILING - GLASS PANEL
30.43	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED) C/W WHITE METAL CLADDING ALONG BALCONY EDGE
30.45	TRANSLUCENT GLASS AND ALUMINUM FRAME PRIVACY SCREEN - CHARCOAL
30.49	TEMPERED GLASS W/ CHARCOAL ALUMINUM FRAME GUARDRAIL (TOP MOUNTED)
30.51	CHARCOAL METAL PARAPET CAP
30.52	WHITE METAL PARAPET CAP
30.71	ENSURE HOLLOW METAL DOOR IS PAINTED TO MATCH ADJACENT WALL FINISH COLOUR TYPICALLY UNLESS NOTED OTHERWISE SPECIFICALLY ON ELEVATIONS

CORPORATE OFFICER

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No.	DESCRIPTION	DATE
A	BUILDING EMERGENCY RESPONSE TO CITY COMMENTS	2026-03-27
B	DEVELOPMENT PERMIT	2026-04-14
C	DEVELOPMENT PERMIT RESPONSE TO CITY COMMENTS	2026-05-07
D	DEVELOPMENT PERMIT	2026-06-01

SEAL

2026-09-01

CLIENT
INTRACORP
Building the Extraordinary

Suite 800 - 555 Burrard Street, Vancouver BC V6C 2R1

PROJECT TITLE
SUSSEX & SAUNDERS

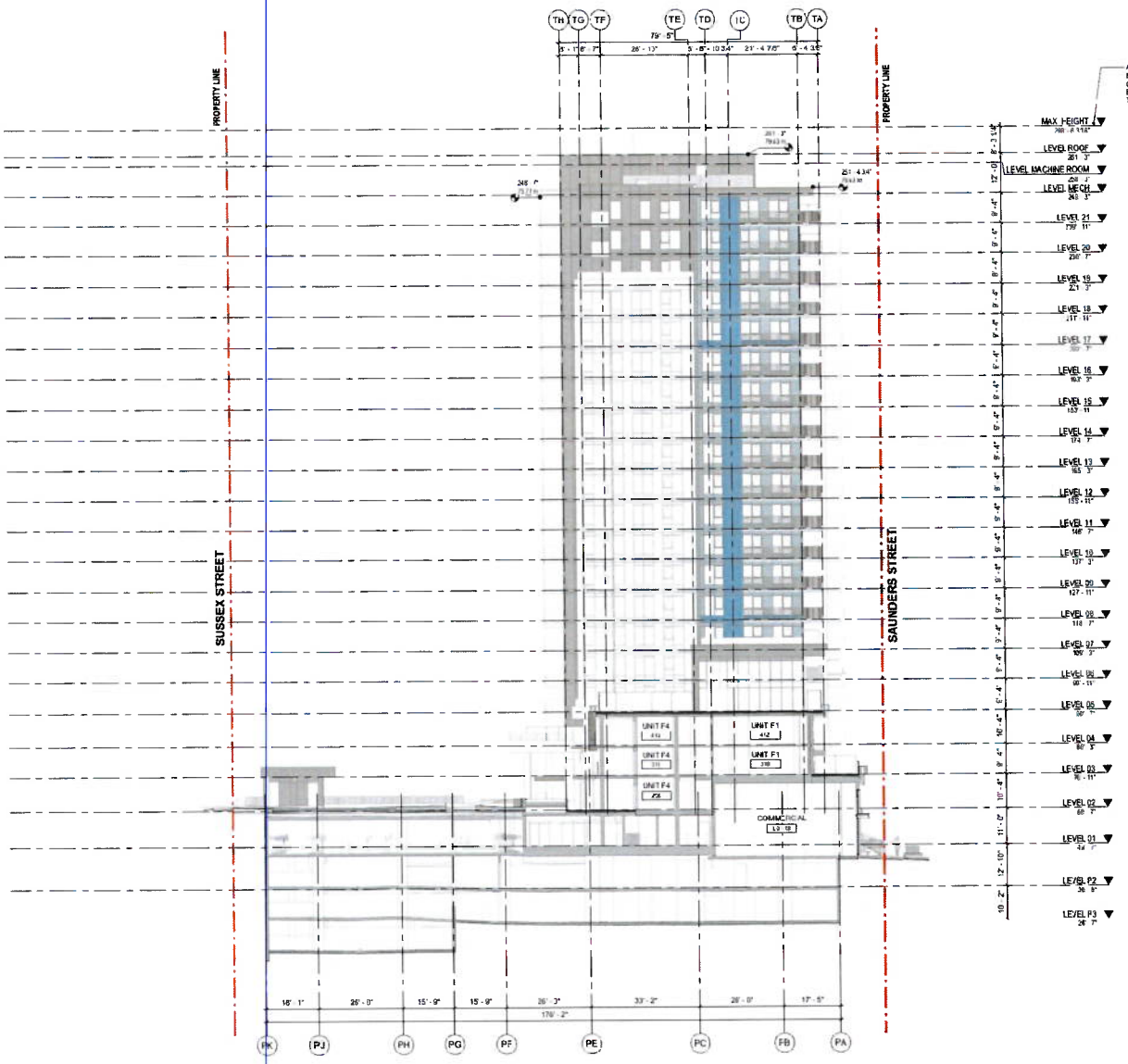
1349 SUSSEX & 1337 SAUNDERS ST
ESQUIMALT, BC
V9A 4C8

DRAWING TITLE
WEST ELEVATION

SCALE	1/16" = 1'-0"
DRAWN BY	ESQUIMALT
CHECKED BY	VF/SA
PROJECT MANAGER	DD/CV
APPROVED BY	LM
PROJECT NUMBER	ACA_[illegible] 0014.0037

SCALE
D

SHEET
DP30.03



1 BUILDING SECTION 1
DP32.00 Scale: 1:16" = 1'-0"

THIS IS SCHEDULE "A" OF DEVELOPMENT VARIANCE PERMIT NO. DVP00121

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No	DESCRIPTION	DATE
A	REVISED DEVELOPMENT RESPONSE TO CITY COMMENTS	2026-04-27
B	DEVELOPMENT PERMIT	2025-12-19
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2026-04-07
D	ISSUED FOR DEVELOPMENT PERMIT RESPONSE	2026-06-01

SEAL

2026-09-01

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Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

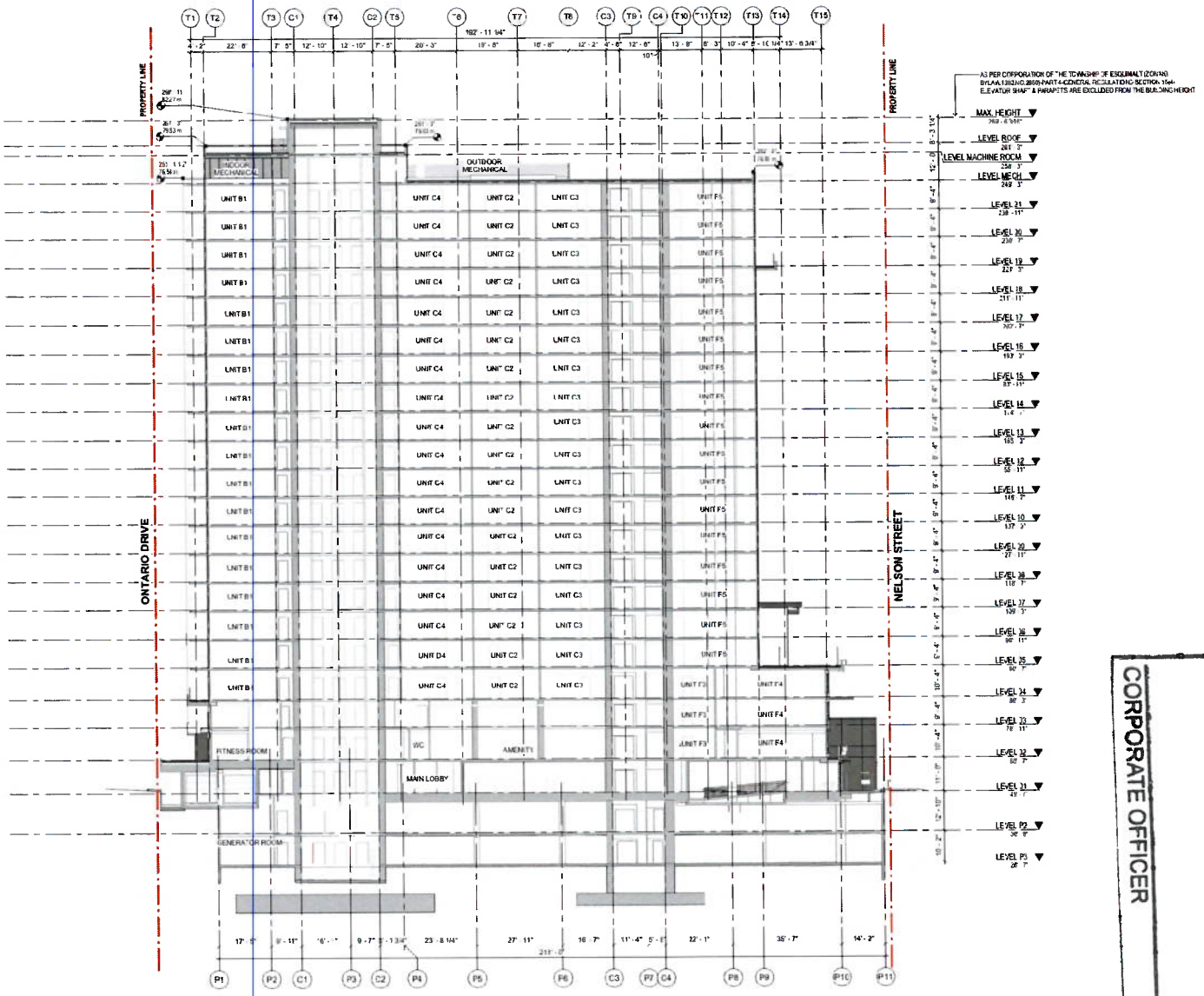
1353 SUSSEX ST. 1337 SAUNDERS ST.
ESQUIMALT, BC

DRAWING TITLE

BUILDING SECTION

SCALE	1:16" = 1'-0"
DRAWN BY	EC/AM/VT
CHECKED BY	VT/RA
PROJECT MANAGER	CC/LV
APPROVED BY	LM
PROJECT NUMBER	ACA 30259-00 (A1C0CP

SIZE: D
SHEET: DP32.00



1 BUILDING SECTION 2
DP32.01 Scale 1:16" = 1'-0"

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ISSUES

No	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2026-10-27
B	DEVELOPMENT PERMIT	2026-10-19
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2026-10-07
D	REVISED FOR DEVELOPMENT PERMIT APPROVAL	2026-09-01

SEAL

2026-09-01

CLIENT

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Building the Extraordinary

Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

1344 SUSSEX ST 1334 SAUNDERS ST
ESQUIMALT, BC
V9A 4J2

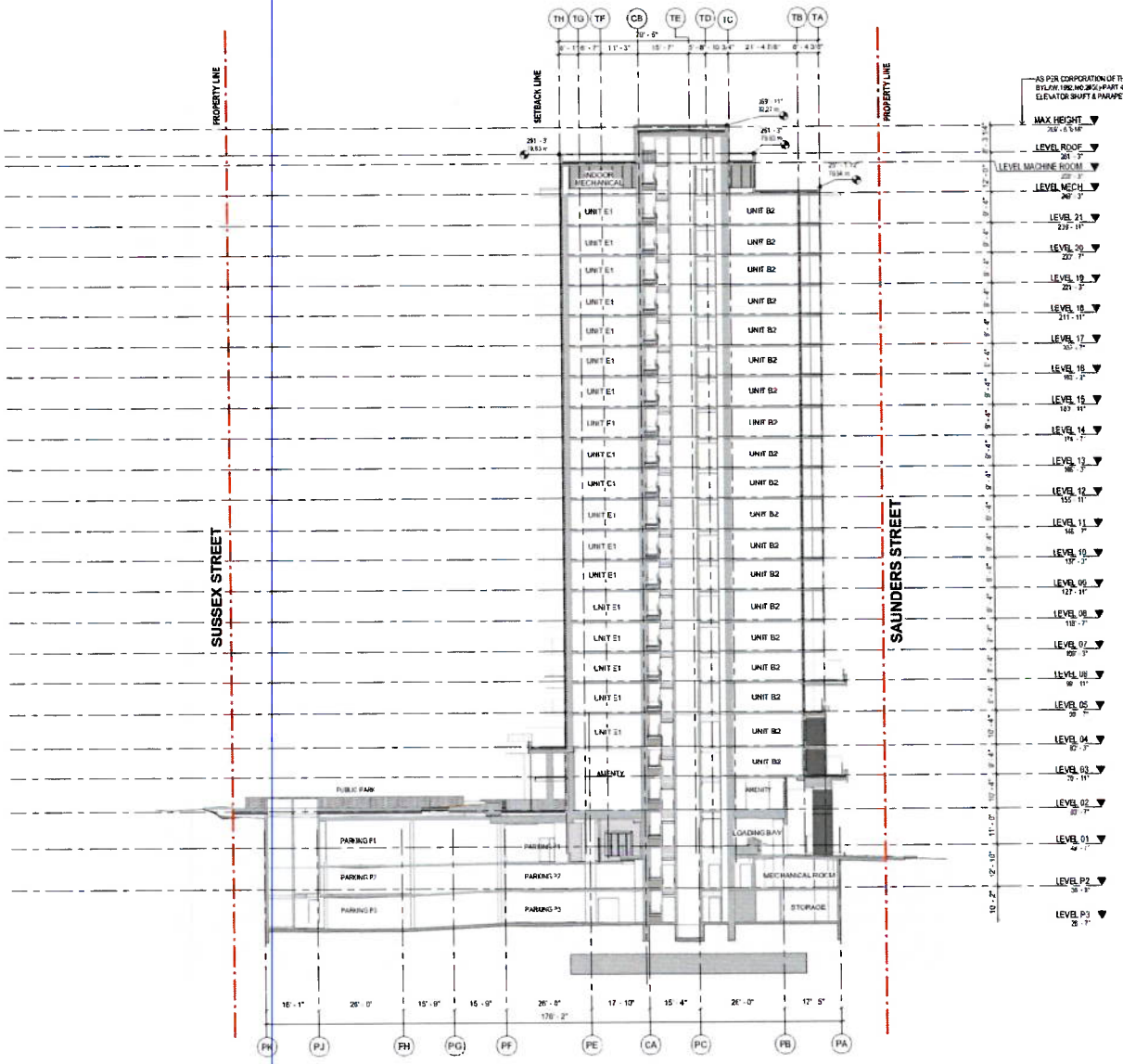
DRAWING TITLE

BUILDING SECTION

SCALE	1:16" = 1'-0"
DRAWN BY	CO ANANT
CHECKED BY	VERA
PROJECT MANAGER, SL	CELCV
APPROVED BY	LM
PROJECT NUMBER	ACA_[illegible]

SCALE D

SHEET DP32.01



1 BUILDING SECTION 3
DP32.02 Scale 1/16" = 1'-0"

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP0581
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NO.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2026-04-21
B	DEVELOPMENT PERMIT	2025-12-19
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2026-03-31
D	ISSUED FOR DEVELOPMENT PERMIT	2026-06-01

REGISTERED ARCHITECT
BRIAN MACKAY-LYONS
BRITISH COLUMBIA
2026-09-01

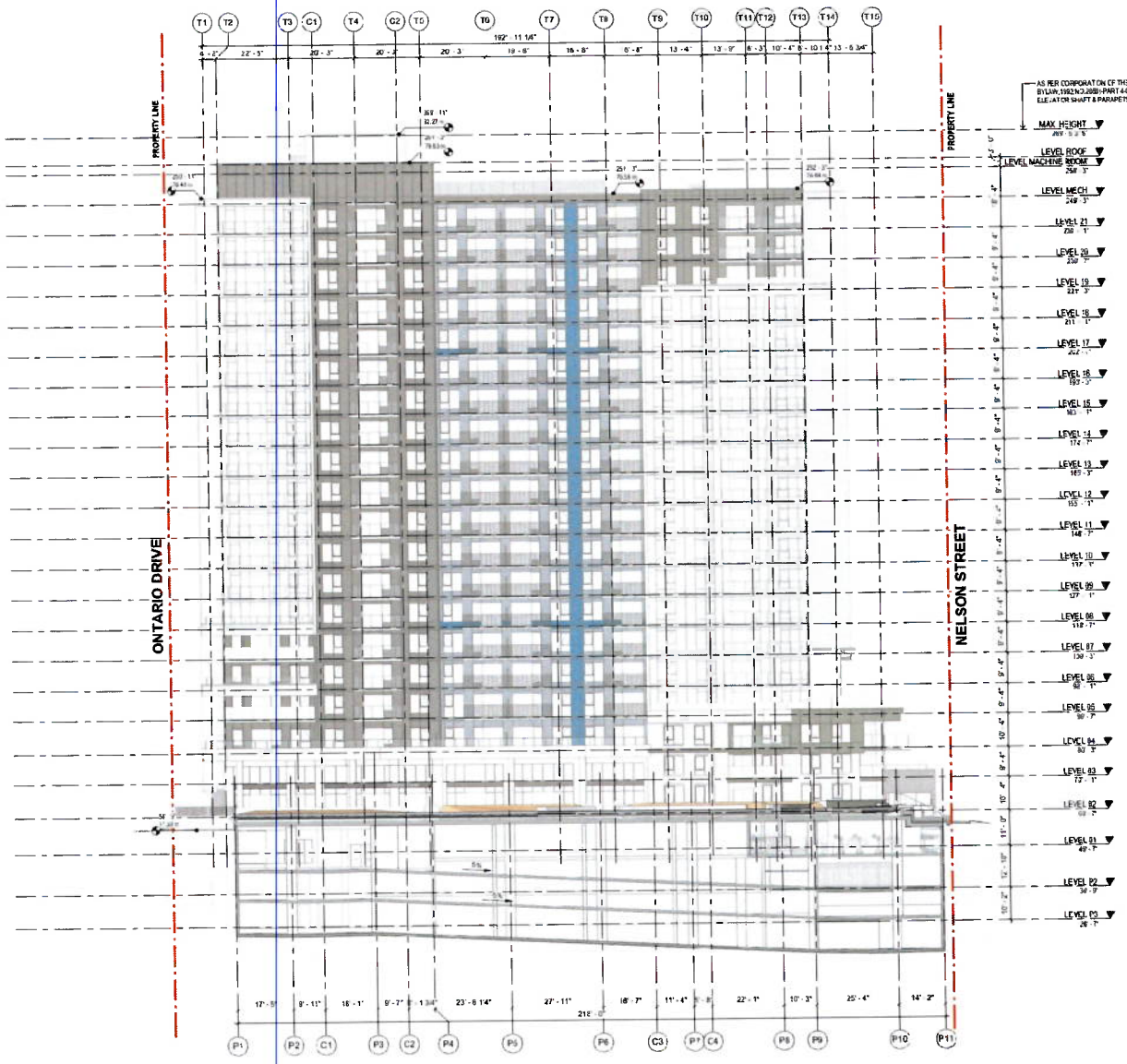
CLIENT
INTRACORP
Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

PROJECT TITLE
SUSSEX & SAUNDERS
1349 SUSSEX ST, 1334 SAUNDERS ST
SQUAMISH, BC

DRAWING TITLE
BUILDING SECTION

SCALE	1/16" = 1'-0"
DRAWN BY	ZOLAMAY
CHECKED BY	VERA
PROJECT MANAGER	DD LV
APPROVED BY	LB
PROJECT NUMBER	30041866 001A2330

SCALE D
SHEET DP32.02



1 BUILDING SECTION 4
DP32.03 Scale: 1 1/8" = 1'-0"

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00319

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ISSUED

No	DESCRIPTION	DATE
A	BUILDING PERMIT - RESPONSE TO CITY COMMENTS	2026-09-01
B	DEVELOPMENT PERMIT	2025-12-19
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2025-12-22
D	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	2026-09-01

SEAL

REGISTERED ARCHITECT
KIRSTEN MACALPINE
BRITISH COLUMBIA

2026-09-01

CLIENT

INTRACORP
Building the Extraordinary

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

PROJECT TITLE

SUSSEX & SAUNDERS

1368 SUSSEX ST. 1337 SAUNDERS ST.
ESQUIMALT, BC
V9A 5A3

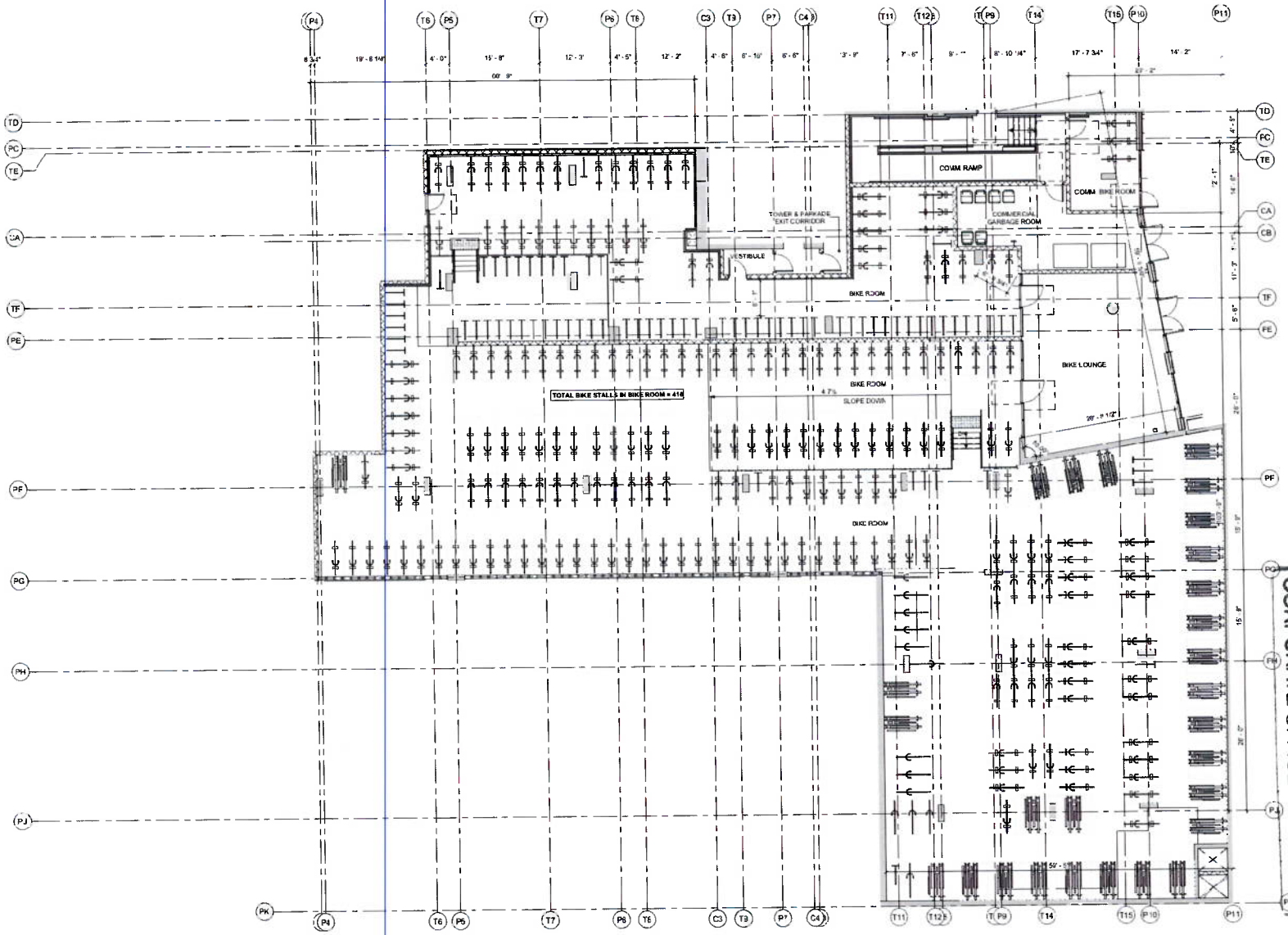
DRAWING TITLE

BUILDING SECTION

SCALE	1 1/8" = 1'-0"
DRAWN BY	EB/AMRIT
CHECKED BY	JP/RA
PROJECT MANAGER	DD/CV
APPROVED BY	KM
PROJECT NUMBER	ACA_30035/80_SE1A2/3

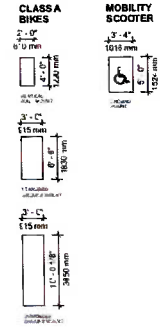
SCALE D

SHEET DP32.03



1 BIKE PARKING PLAN
DP40.00 Scale 1/8" = 1'-0"

BIKE LOCKER LEGEND



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ISSUES

No.	DESCRIPTION	DATE
A	REZONING SUBMISSION - RESPONSE TO CITY COMMENTS	2020-10-07
B	DEVELOPMENT PERMIT	2020-12-15
C	DEVELOPMENT PERMIT - RESPONSE TO CITY COMMENTS	2020-12-21
D	ISSUED FOR DEVELOPMENT PERMIT	2020-08-01

SEAL

REGISTERED ARCHITECT
JOHN MACAULAY
BRITISH COLUMBIA

2020-09-01

CLIENT

INTRACORP
Building the Extraordinary

Suite 1500 - 550 Burrard Street, Vancouver BC V6C 2B5

PROJECT TITLE

SUSSEX & SAUNDERS

PROJECT ADDRESS

ENLARGED PLAN - BIKE ROOMS

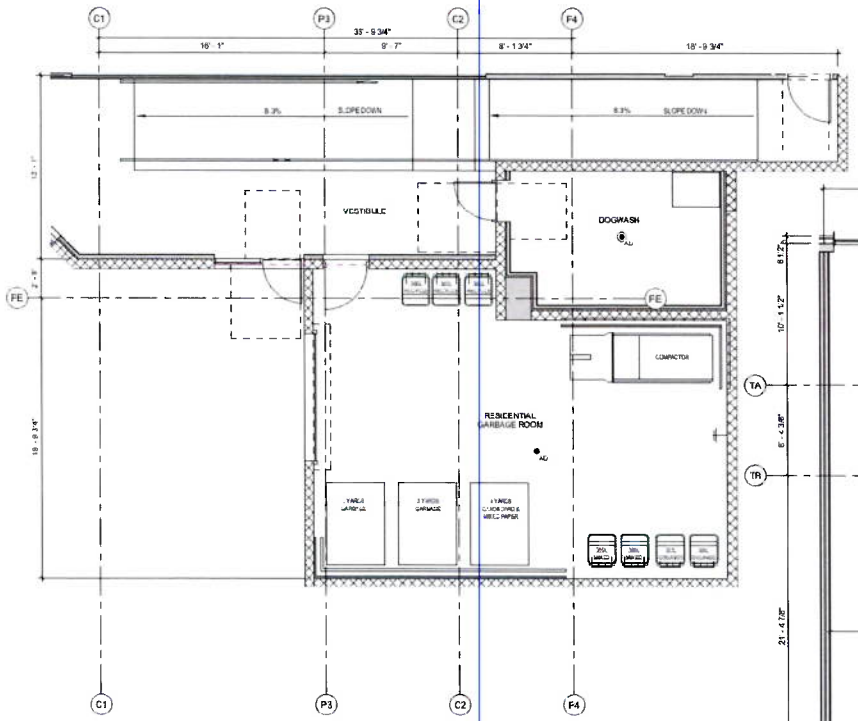
SCALE	1/8" = 1'-0"
DRAWN BY	NC/DD/MM
CHECKED BY	VR/RA
APPROVED BY	DD/LV
PROJECT NUMBER	ACA 3025-0486 SUT43007

ISSUE D

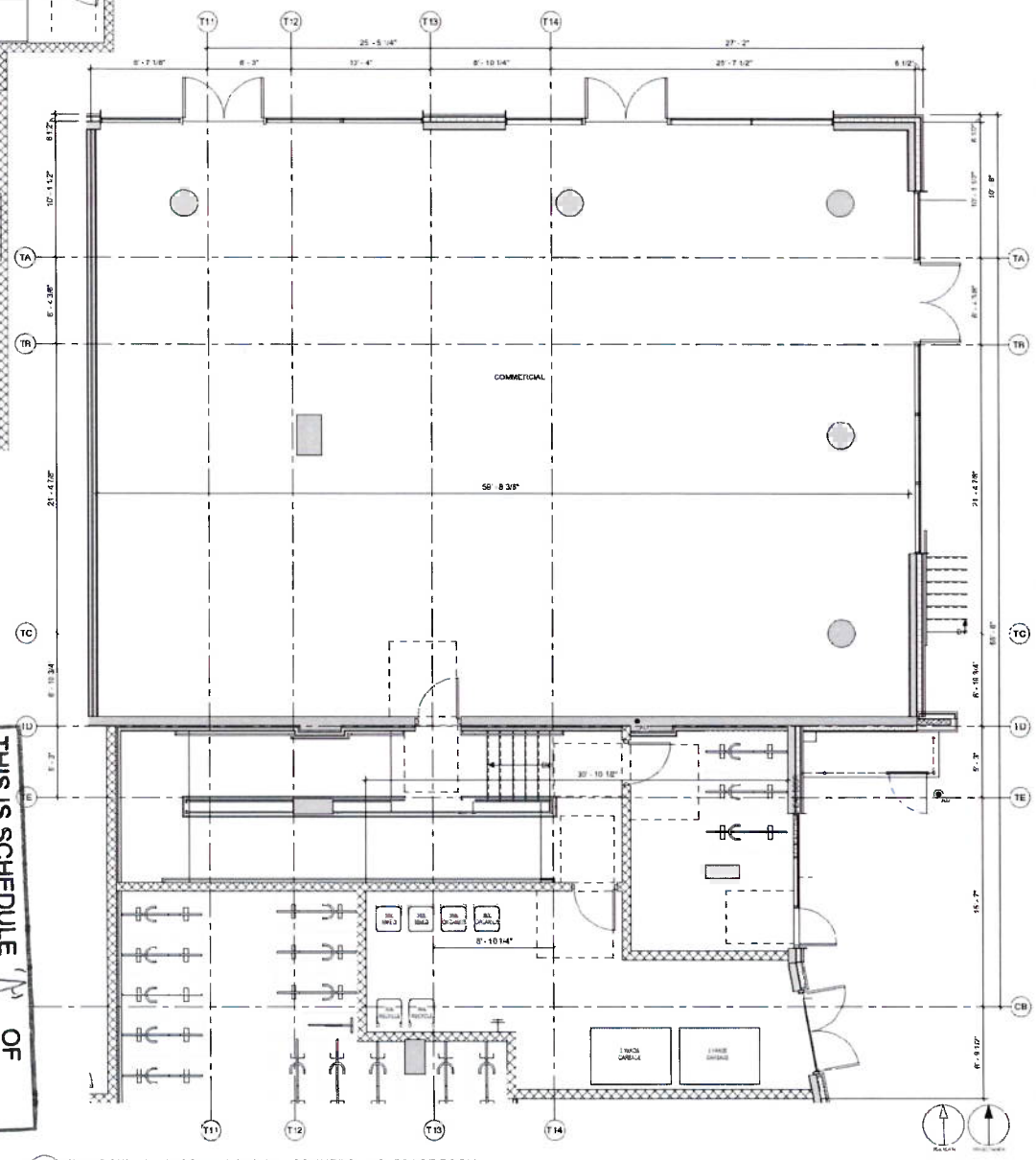
SHEET DP40.00

CORPORATE OFFICER

THIS IS SCHEDULE A OF DEVELOPMENT VARIANCE PERMIT NO DVP00111



2 ENLARGED PLAN - RESIDENTIAL GARBAGE ROOM
DP40.01 SCALE 1/4" = 1'-0"



1 ENLARGED PLAN - COMMERCIAL AND COMMERCIAL GARBAGE ROOM
DP40.01 Scale 1/4" = 1'-0"

THIS IS SCHEDULE "A" OF DEVELOPMENT VARIANCE PERMIT NO. DVP00191

CORPORATE OFFICER

ARCADIS

ARCADIS ARCHITECTS (CANADA) INC
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
250 980 3432

www.arcadis.com

2020-09-01

INTRACORP
Building the Extraordinary

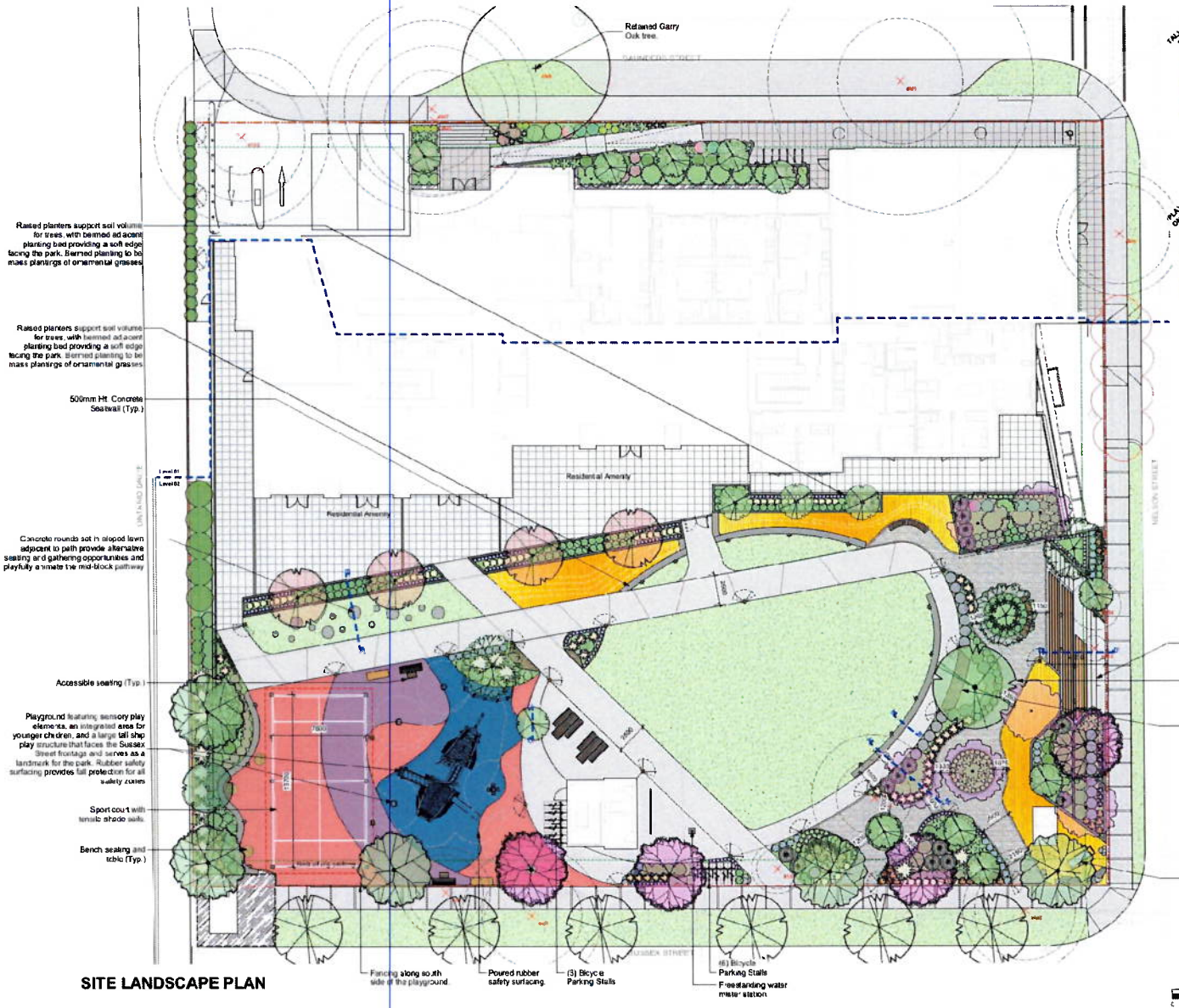
Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5

SUSSEX & SAUNDERS

ENLARGED PLANS - GARBAGE ROOMS

SCALE	1/4" = 1'-0"
DRAWN BY	NT,DD,AM
CHECKED BY	VT,RA
PROJECT MANAGER(S)	DD,CV
APPROVED BY	LM
PROJECT NUMBER	ACA_34299-00 DETAILED

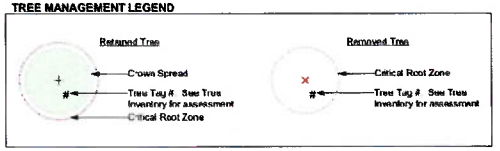
SIZE D SHEET DP40.01



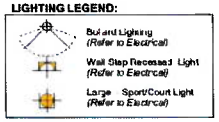
SITE LANDSCAPE PLAN



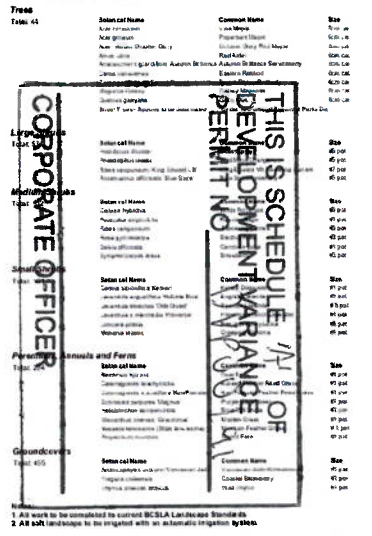
TREE MANAGEMENT LEGEND



LIGHTING LEGEND:



REQUIRED PLANT LIST



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

1340 Sussex & 1337 Saunders | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
Project No: 1349 MARCH-28-24 #3-864 Queens Ave Victoria B.C. V8T 1M5



SITE LANDSCAPE PLAN

1:150

SCALE 1:150

0 1 2 5 10

TREE INVENTORY

TREE REPLACEMENT CHART

Quantity of Existing trees	# of Trees Retained	# of Trees Removed	Replacement Tree Ratio	Replacement Trees Required
		Onsite (bi-law protected size)		
5	0	5	2 trees @ 1:1 1 trees @ 2:1 2 trees @ 3:1	2 2 6
		City Owned Trees		
0	0	0	1:1	0
		Private Utility or shared trees		
0	N/P	N/P	N/A	N/A
			Total	10 *

SOIL VOLUME CHART

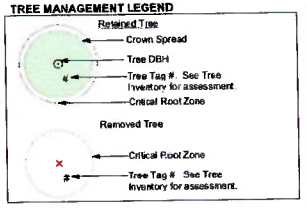
Planting Area ID	Area (M2)	Root Modifier *	Adjusted Soil Volume	B 65mod	C Moderate	D Large
1	19.44	1	19.44	2		
2	26.1	1	26.1	2		
3	19.44	1	19.44	3		
4	53.1	0.8	26.48	2		
5	60.47	0.5	55.176			3
6	184.09	0.8	139.704			6
7	14.1	1	14.7		1	
7S	22.94	0.4	7.764			
7 TOTAL	27.64	See Above	22.46	2		
8	11.69	1	11.69			
8S	50.83	0.95	48.3063			
8 TOTAL	62.1	See Above	59.96			3
9A	9.62	1	9.18			
9B	12.75	0.6	7.05			
9C	7.06	0.6	4.236			
9D	19.76	1	19.76			
9E	19.75	0.6	11.906			
9S	9.42	0.8	5.472			
9 TOTAL	77.33	See Above	57.92	3	-	1
10A	45.33	0.6	27.198			
10B	9.62	0.8	5.772			
10C	92.24	0.6	57.344			
10D	9.62	0.8	5.772			
10S	30.13	0.6	18.378			
10 TOTAL	157.34	See Above	94.28	4		1
11	19.44	1	19.44	2		
12	18.7	0.6	10.98	1		
13	9.91	0.9	8.937	1		
14	45.1	0.8	36.64	4		
15	6.35	0.9	5.761	1		
16	5.15	0.8	4.12	1		
TOTALS	3096.86	N/A	806.391	31	-	10

NOTE: Soil volume areas with "S" indicate soil cell area

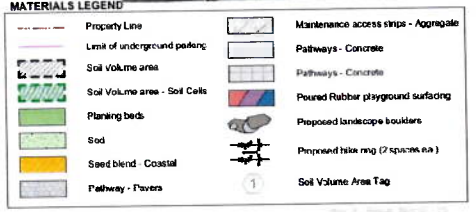
THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00191

CORPORATE OFFICER

TREE MANAGEMENT LEGEND

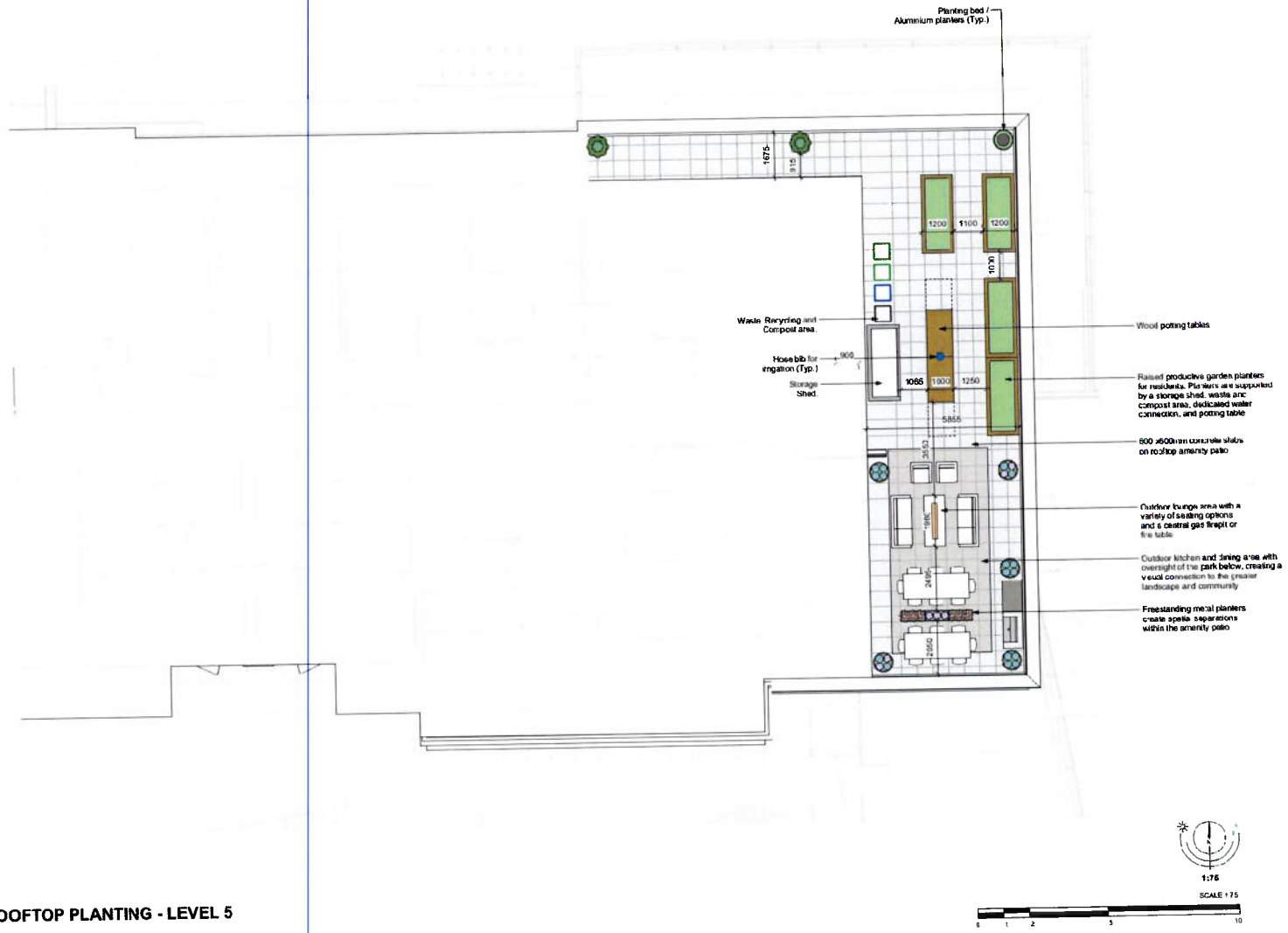


MATERIALS LEGEND



1340 Sussex & 1337 Saunders | Tree Management Plan

LADR LANDSCAPE ARCHITECTS
Project No: 1346 MARCH-30-21 #3-864 Queens Ave. Victoria B.C. V8T 1M5



THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DV000191

CORPORATE OFFICER

REQUIRED PLANT LIST

Green Roof

Total 48

Botanical Name	Common Name	Size
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Notes:

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

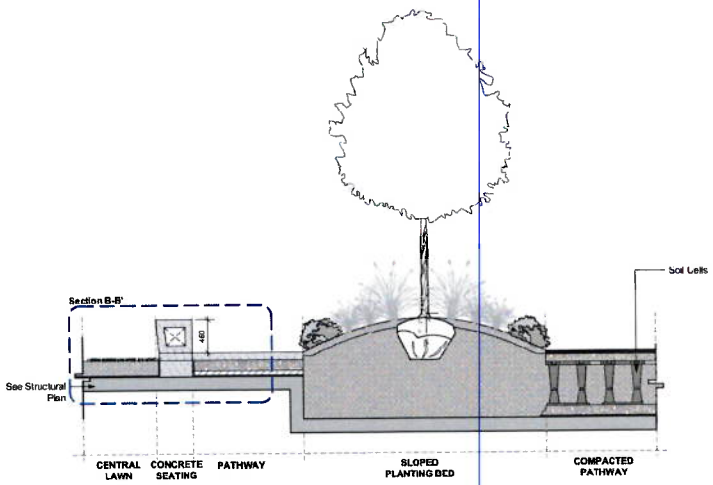
ROOFTOP PLANTING - LEVEL 5

L3/5

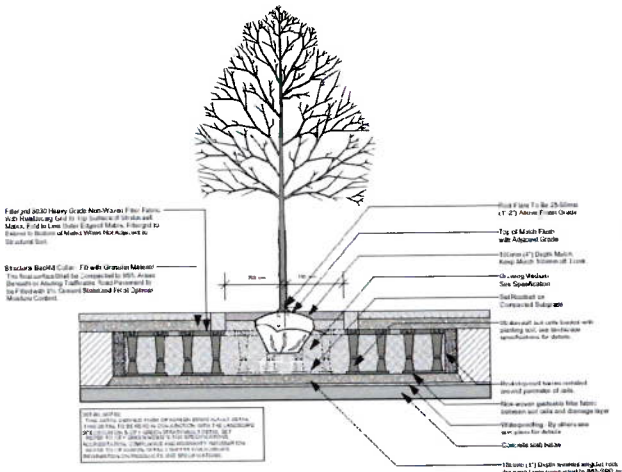
LADR LANDSCAPE ARCHITECTS

Project No: 1340 MARCH-28-24 #3-864 Queens Ave Victoria B.C V8T 1M5

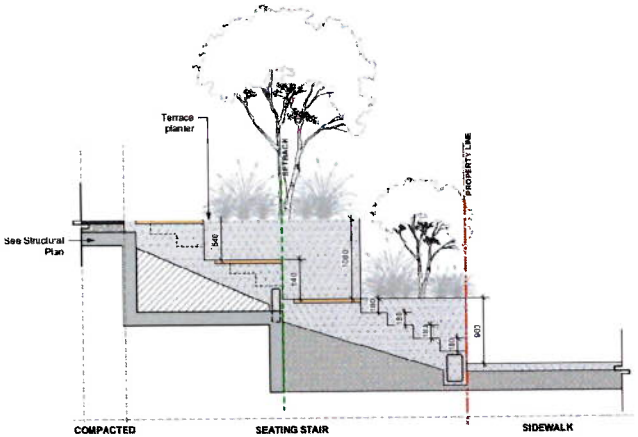
1340 Sussex & 1337 Saunders | L5 Roof Concept Plan



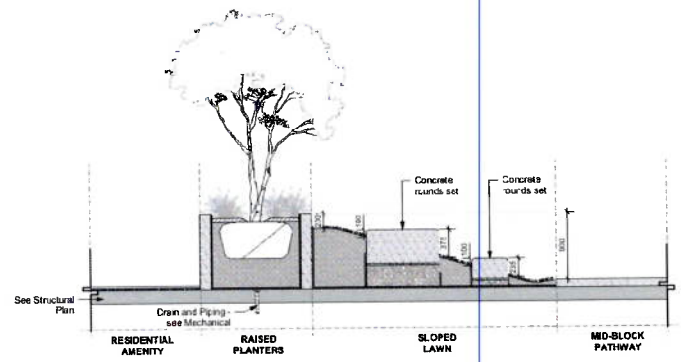
1 Section A-A'
Scale: 1:30



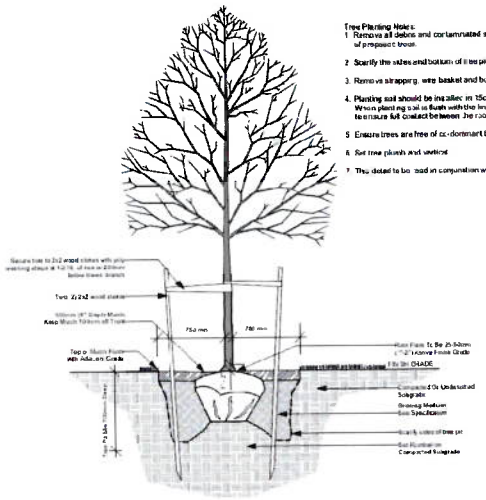
2 Section C-C' | Tree Planting In Soil Cell Supported Area
Scale: 1:30



3 Section D-D'
Scale: 1:30

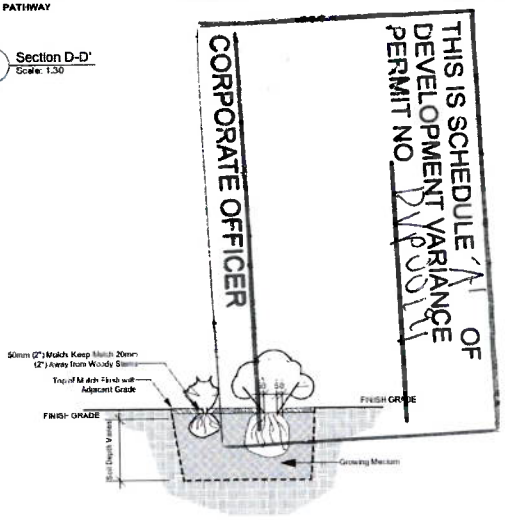


4 Section E-E'
Scale: 1:30



Tree Planting Notes:
1. Remove all debris and contaminated soils from the planting area prior to installation of proposed trees.
2. Scarify the sides and bottom of the pit to assist with future root penetration.
3. Remove strapping, wire basket and burlap from top 1/3 of root ball.
4. Planting soil should be installed in 150mm lifts, each lift shall be lightly tamped. When planting soil is flush with the finished grade, brush growing medium with water to ensure full contact between the root ball and the surrounding soil.
5. Ensure trees are free of co-dominant leaders, injuries, girdling roots and pests.
6. Set tree plumb and vertical.
7. This detail to be read in conjunction with the Landscape specification.

5 Standard Tree Planting Detail
Scale: 1:25



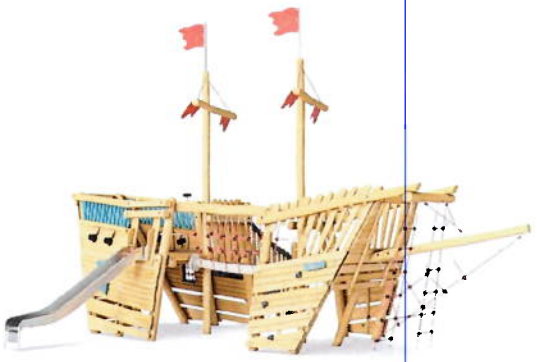
Shrub Planting Notes:
1. Remove all debris and contaminated soils from the planting area prior to installation of proposed trees.
2. Scarify the bottom of the planting bed to assist with root penetration.
3. Remove plants from pots without breaking the root ball. Refrain planting prune pot bound roots with a single clean cut.
4. This detail to be read in conjunction with the landscape specification.

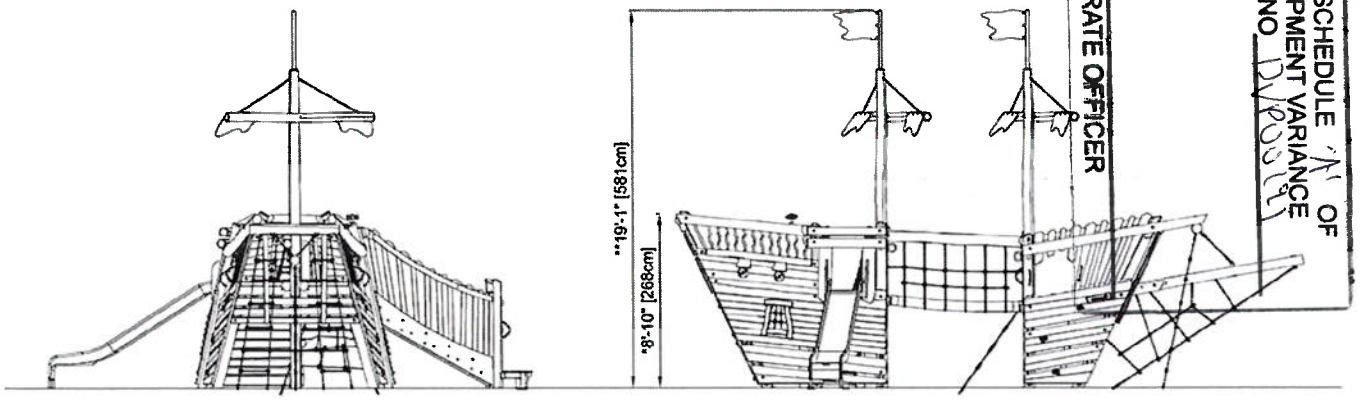
6 Shrub Planting Detail
Scale: 1:25

1340 Sussex & 1337 Saunders | Landscape Section & Details

LADR LANDSCAPE ARCHITECTS
Project No: 1340 MARCH-28-24
#3-864 Queens Ave. Victoria B.C. V8T 1M5

EXPLORER SHIP, MEDIUM - BY KOMPAN





NRO543

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00166
CORPORATE OFFICER

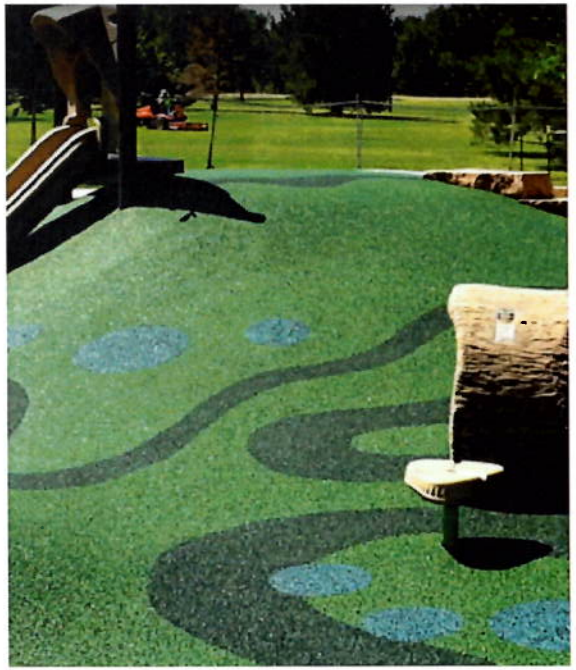
FREESTANDING WATER MISTER



CONCRETE SEATWALL



POURED RUBBER PLAYGROUND SURFACE



1340 Sussex & 1337 Saunders | Site Features

LADR LANDSCAPE ARCHITECTS
Project No: 1348 MARCH-28-24 #3-864 Queens Ave Victoria B.C. V8T 1M5