



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153
planning@colwood.ca | www.colwood.ca

File: DP000014

DEVELOPMENT PERMIT DP000014

THIS PERMIT, issued January 9, 2024 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: 0925408 B.C. LTD
101-1950 Watkiss Way
Victoria, BC V9B 0V6

(the "Permittee")

-
1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOT 2 SECTION 1 ESQUIMALT PLAN VIP2574 'NORTHERLY 132' OF EASTERLY 330' OF LOT 2'
1752 Island Highway

(the "Lands");

2. This Development Permit regulates the development of the Land, and supplements the "Colwood Land Use Bylaw, 1989" (Bylaw No. 151), to ensure the form and character considerations of a 6-storey, 80-unit rental apartment building with 2 commercial units and associated site improvements are consistent with the design guidelines for areas designated as "Mixed-Use Employment Centre" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.
5. The Director of Development Services or Director of Engineering may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and

character of the development authorized by those plans.

6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:
 - Schedule 1 Architectural Drawings prepared by WA Architects, dated August 17, 2023
 - Schedule 2 Landscape Concept & Tree Planting Plan prepared by CALID Services Ltd., dated August 28, 2023
 - Schedule 3 Landscape Cost Estimate prepared by CALID Services Ltd., dated July 5, 2023
8. This Development Permit authorizes the construction of a 6-storey, 80-unit rental apartment building with 2 commercial units along with any associated site works and landscaping on the Land. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

Building Features

- 8.1. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by WA Architects (Schedule 1).
- 8.2. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Service or Director of Engineering.
- 8.3. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 8.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services.
- 8.5. All retaining walls must be under 1.2m and be terraced at a maximum 1:1 ratio.

Signage

- 8.6. This Development Permit does not include any signage approvals. A separate sign permit will be required.
- 8.7. Residential and Commercial signage has been reviewed against the 'General Multi-Family, Commercial and Light Industrial' Form & Character Design Guidelines of the Official Community Plan (Bylaw 1700) Sections 25.17 and 25.18.

Landscaping, Lighting and Tree Management

- 8.8. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Concept & Tree Planting Plan prepared by CALID Services Ltd (Schedule 2).
- 8.9. The on-site lighting shall be in accordance with the details included in the Landscape Concept Plan prepared by CALID Services Ltd (Schedule 2).
- 8.10 This Development Permit does not authorize a landscape plan for the public boulevard.
- 8.11 Tree Protection must be installed prior to land alterations per the recommendations of the Landscape Concept & Tree Planting Plan prepared by CALID Services Ltd (Schedule 2).
- 8.12 Prior to the issuance of Building Permit, provide the City with a written undertaking from the landscape architect confirming supervision and installation of the landscape work in accordance with the approved landscape plan and provide a final inspection and report to the City confirming substantial compliance with the approved landscape plan.
- 8.13 Prior to the issuance of a Building Permit, provide the City with a written undertaking guaranteeing a one-year warranty of the landscape works from the landscape architect. This warranty shall be transferable to subsequent owners of the property within the warranty period, and that the warranty will include a provision for a further one-year warranty on materials replacing failed plant materials and trees.
- 8.14 Prior to the issuance of a Building Permit, provide the City in the form of an irrevocable letter of credit or certified cheque security for **\$281,495.50** (110% of the estimated cost for on-site landscape installation outlined in Schedule 3), which amount, or a portion thereof, as the case may be, shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of partial or substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services or Director of Engineering.

ISSUED ON THIS 9 DAY OF JANUARY, 2024.



JOHN ROSENBERG, A.Sc.T.
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

1752 ISLAND HIGHWAY

COLWOOD, B.C.

PROJECT # 21060

CIVIC ADDRESS: 1752 ISLAND HIGHWAY, COLWOOD, B.C.
 LEGAL ADDRESS: LOT 2, SECTION 1, ESQUIMALT DISTRICT, PLAN 2574

RE-ISSUED FOR DEVELOPMENT PERMIT AUGUST 17 2023

1725 ISLAND HWY, COLWOOD						
Project No. 21060						
PROJECT STATS						
REVISION NO.	8	DATE:	2023-08-17			
SITE INFORMATION						
LEGAL DESCRIPTION	Lot 2, Section 1, Esquimalt District, Plan 2574					
CIVIC ADDRESS	1752 ISLAND HIGHWAY, COLWOOD, BC					
ZONING	CD35					
SITE AREA (#)	BASED ON SURVEY	MN. REQUIRED	PROPOSED			
		3,800 m ²	40,903 SF	3,888 m ²	41,848 SF	
SITE DATA		REQUIRED	PROPOSED			
F.A.R.		2.20		2.19		
GROSS FLOOR AREA (SF)			8,509 m ²	91,585 SF		
MAX SITE COVERAGE		50.0%		#VALUE!		
MAX BUILDING HEIGHT		6 STOREYS	6 STOREYS			
		24.00 m	78.74	19.81 m	65.00	
MIN. BUILDING SETBACKS	FRONT (Island Highway)	7.50 m	24.61	13.05 m	42.81	
	REAR (west)	4.50 m	14.76	4.71 m	15.45	
	SIDE (north)	6.0 m	19.69	8.65 m	28.38	
	SIDE (south)	2.0 m	6.56	2.79 m	9.15	
MIN. BALCONY/PROJECTION SETBACKS	FRONT (Island Highway)	6.50 m	21.33	12.75 m	41.83	
	REAR (west)	3.50 m	11.48	3.02 m	9.91	
	SIDE (north)	5.0 m	19.69	6.37 m	20.90	
	SIDE (south)	1.0 m	6.56	2.35 m	7.71	
BUILDING DATA						
UNIT DATA	DESCRIPTION	AREA M2	AREA (FT ²)	# OF UNITS	AREA M2	COMBINED (FT ²)
A	STUDIO + 1 BATH	53	567	8	421	4,536
A1	1 BED + 1 BATH	60	646	35	2,101	22,610
B	2BED + 1.5 BATH + OFFICE (LIVE-WORK)	106	1,143	7	743	7,998
B1	2BED + 2 BATH + OFFICE (LIVE-WORK)	120	1,290	1	120	1,290
B2	2BED + 1.5 BATH + OFFICE (LIVE-WORK)	120	1,293	1	120	1,293
B3	2BED + 2 BATH + DEN	93	1,006	12	1,122	12,072
B4	2BED + 2 BATH + DEN	91	978	4	363	3,912
B5	2BED + 2 BATH	90	972	4	361	3,890
B6	2BED + 2 BATH	91	975	4	362	3,901
B7	2BED + 2 BATH + DEN	91	980	4	364	3,919
TOTAL UNITS PROPOSED	(Saleable Area)	915	9,850	80	6,078	65,420
MAX UNITS ALLOWED				80		
UNIT MIX						
STUDIO						10%
1BED						44%
2BED						41%
TOTAL UNIT PERCENTAGE						100%
CRU UNITS	DESCRIPTION	AREA M2	AREA (FT ²)	UNITS	AREA M2	COMBINED (FT ²)
CRU 1		143	1,543	1	143	1,543
CRU 2		134	1,441	1	134	1,441
TOTAL UNIT AREA				277		2,984
PARKING DATA						
REQUIRED PARKING (CURRENT PARKING BYLAW*)	DESCRIPTION	QUANTITY	# OF UNITS	# OF STALLS		
RESIDENTIAL	8 per bachelor dwelling unit	0.8	8.0	6.0		
	1.0 per one-dwelling unit	1.0	35.0	35.0		
	1.3 per two-bedroom unit	1.3	28.0	36.0		
	1.3 + 1.0 per 2-bedroom + office live-work unit	2.3	9.0	21.0		
VISITOR	Not required - shared with CRU					
SMALL CAR	30% allowed	33.0				
EV	100% RESIDENTIAL 10% CRU	96.4				
ACCESSIBLE	51-100 spaces	2.0				
CRU 1	Personal Service (1/25m ² GFA)	147.4	25.0	6.0		
CRU 2	Retail (1/35m ² GFA)	150.5	36.0	4.0		
TOTAL REQUIRED PARKING				108		
PROPOSED PARKING	DESCRIPTION	QUANTITY	COMBINED			
RESIDENTIAL		100	100			
SMALL CAR	Included in total	33				
ACCESSIBLE	Included in total	4				
CRU / VISITOR		10				
TOTAL PROPOSED PARKING				110		
BICYCLE DATA	DESCRIPTION	QUANTITY	# OF UNITS	REQUIRED	PROPOSED	
RESIDENTIAL	1 Long-Term Bicycle Parking per dwelling units < 60 m ²	1	43	43		
	1.25 Long-Term Bicycle Parking per dwelling units > 60 m ²	1.25	37	46		
	TOTAL Long-Term Bicycle Parking for dwelling units			89	96	
	10% Oversized Bicycle Parking Included above			9	10	
	6 spaces Short-Term Bicycle Parking (less than 15m from primary entrance and accessible to visitors or the public)			6	6	
COMMERCIAL	1 Long-Term Bicycle Parking per each 250 m ² of gross floor area	297.9 m ²		2	2	
	10% Oversized Bicycle Parking Included above			1	1	
	Clothing Lockers	1.25 per long-term bicycle parking stall		3	3	
	6 spaces Short-Term Bicycle Parking (less than 15m from primary entrance and accessible to visitors or the public)			6	6	
	1 Visitor Mobility Scooter space			1	1	
LANDSCAPING DATA						
REQUIRED LANDSCAPING AREA	DESCRIPTION	AREA				
	Minimum 10% of developed lot	388.8 m ²	4,185 SF			
PROPOSED LANDSCAPING AREA	Includes all landscaping strips throughout the lot	652.2 m ²	7,020 SF			
REQUIRED RESIDENTIAL OPEN SPACE	Min. width/length = 5.0 m (16'-1")	100 m ²	1,076.4 SF			
PROPOSED RESIDENTIAL OPEN SPACE	Min. width/length = 5.1 m (16'-9")	Level 3 Terrace	100.6 m ²	1,083 SF		

Notes
 *Based on Colwood's proposed off-street parking Bylaw, we are meeting parking count requirement.
 Columns in parkade encroach into parking stalls by 6". Columns are located within the rear 4' of the stalls to prevent conflict with car doors. A variance is requested to allow this.
 Parking stalls include an additional minimum 0.3 m in width where they abut a wall on one side.



PROJECT TEAM:

CLIENT:
 LE GERS
 101 - 1950 WATKISS WAY,
 VICTORIA, BC
 TEL.: 250.920.5435
 CONTACT: FRANCOIS DENUX

ARCHITECT:
 WA ARCHITECTS LTD.
 SUITE 950-1500 W GEORGIA STREET,
 VANCOUVER, B.C.
 TEL.: 604.685.3529
 CONTACT: DAVID ECHAIZ-MCGRATH
 AMANDA ROSS

LANDSCAPE:
 CALID SERVICES LTD.
 207-2750 QUADRA STREET,
 VICTORIA, BC.
 TEL.: 250.388.6919
 CONTACT: DANIKA PROVEN

CIVIL ENGINEERING:
 WESTBROOK CONSULTING LTD.
 115 - 866 GOLDSTREAM AVE.
 VICTORIA, B.C.
 TEL.: 250.391.8592
 CONTACT: TRACEY KLATT

SURVEYOR:
 COWICHAN ENGINEERING SERVICES LTD.
 6468 MORCROSS ROAD,
 DUNCAN, BC
 TEL.: 250.737.1440
 CONTACT: CAMERON WILLIAMS

DRAWING LIST

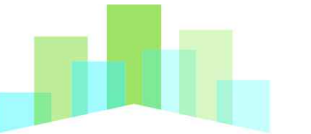
ARCHITECTURAL	A000	COVER
	A100	LEGAL SURVEY PLAN
	A101	TOPOGRAPHIC SURVEY
	A102	SITE PLAN & SITE SIGN
	A201	PARKADE PLAN
	A202	GROUND FLOOR PLAN
	A203	BICYCLE PARKING PLAN
	A204	SECOND FLOOR PLAN
	A205	THIRD FLOOR PLAN
	A206	TYPICAL FLOOR PLAN (L4 - L6)
		ROOF PLAN
	A210	UNIT PLANS
	A211	UNIT PLANS
	A301	SOUTH & WEST ELEVATIONS
	A302	NORTH & EAST ELEVATIONS
	A401	SECTIONS
	A500	MATERIAL BOARD
	A501	RENDERING
	A502	RENDERING
	A503	RENDERING
	A504	RENDERING
CIVIL	3833	PRELIMINARY SERVICING & GRADING PLAN
LANDSCAPE	L1	LANDSCAPE CONCEPT PLAN & GENERAL NOTES
	L2	PRELIMINARY PLANTING PLAN

Schedule 1

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NORTH ARROW:

OWNER/CLIENT:



GROUPE DENUX
EST. 1974

GENERAL NOTES:

NO.	ISSUE	Y/M/D
7	RE-ISSUED FOR DEVELOPMENT PERMIT	23/08/17
6	RE-ISSUED FOR DEVELOPMENT PERMIT	23/06/27
5	ISSUED FOR CONSULTANT REVIEW	23/06/16
4	ISSUED FOR DP	22/12/07
3	ISSUED FOR REVIEW	22/12/02
2	ISSUED FOR CONSULTANT REVIEW	22/09/21
1	ISSUED FOR CONSULTANT REVIEW	22/08/04

SEAL:



CONSULTANT:

2023-08-28



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1752 ISLAND HIGHWAY

PROJECT ADDRESS:
 1752 ISLAND HIGHWAY,
 COLWOOD, BRITISH COLUMBIA

DRAWING TITLE:

COVER PAGE

PROJECT NO: 21060

DRAWN BY: AR/AM

SCALE: NTS

REVIEW BY: AE

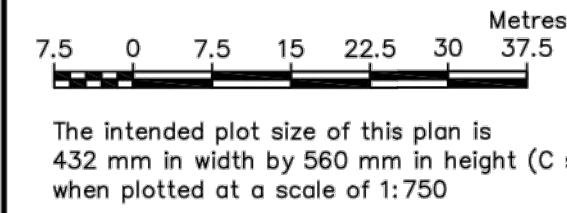
DWG NO:

A000

Posting Plan of The Northerly 132' of The Easterly 330' of Lot 2, Section 1, Esquimalt District, Plan 2574, Except Part in Plan 649RW.

Plan EPP125529

Pursuant to Section 68 of the Land Title Act. BCGS 92B.043



Legend:

Grid Bearings are derived from observations between Geodetic Control Monuments #180562 (88H3947) and #569722 (88H3950).

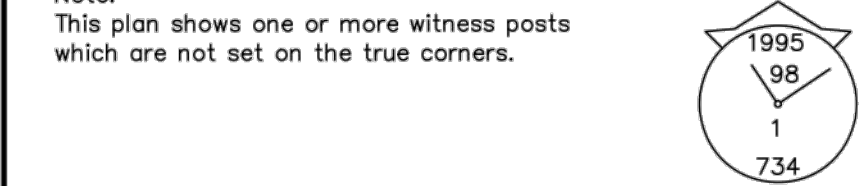
This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the combined factor of 0.9996111. The combined combined factor has been derived from Geodetic Control Monument #180562.

The UTM Coordinates and estimated absolute accuracies achieved are derived from the published MASCOT coordinate listings for Geodetic Control Monuments #180562 and #569722.

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Standard Capped Post Found
- ⊕ Control Monument Found

Integrated Survey Area No. 40
City of Colwood
NAD83(CSRS) 3.0.0.BC.1.CRD

Note:
This plan shows one or more witness posts which are not set on the true corners.



1 Plan EPP90894

Rem Pt 2 Plan 2574
Posting Plan DF93106

Rem A Plan 35392

1 Plan EPP117795
(Unregistered plan prepared February 2022 by Peter J. Wittstock, BCLS #917)

1 Plan VIP82928
SRW Plan VIP73050
Strata Plan EPS3194

McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.ca
File: 6843POST_EPP125529

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
UTM (Zone 10)
Northing: 5,366,420.354
Easting: 465,632.778
Estimated Absolute Accuracy: 0.04m

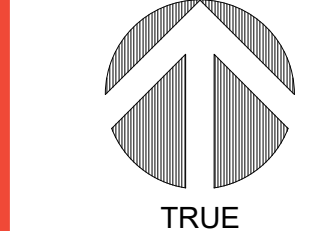
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UTM (Zone 10)
Northing: 5,366,266.906
Easting: 465,602.621
Estimated Absolute Accuracy: 0.03m

This plan lies within the Capital Regional District

The field survey represented by this plan was completed on the 7th day of November, 2022
Joseph S. Hadley, BCLS #925

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

7	RE-ISSUED FOR DEVELOPMENT PERMIT	23/08/17
6	RE-ISSUED FOR DEVELOPMENT PERMIT	23/06/27
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3	ISSUED FOR REVIEW	22/12/02
2	ISSUED FOR CONSULTANT REVIEW	22/09/21
1	ISSUED FOR CONSULTANT REVIEW	22/08/04
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:

2023-08-28



VAN 950 - 1509 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1752 ISLAND HIGHWAY

PROJECT ADDRESS:

1752 ISLAND HIGHWAY,
COLWOOD, BRITISH COLUMBIA

DRAWING TITLE:

EXISTING SURVEY

PROJECT NO: 21060

DRAWN BY: AR/AM

SCALE: NTS

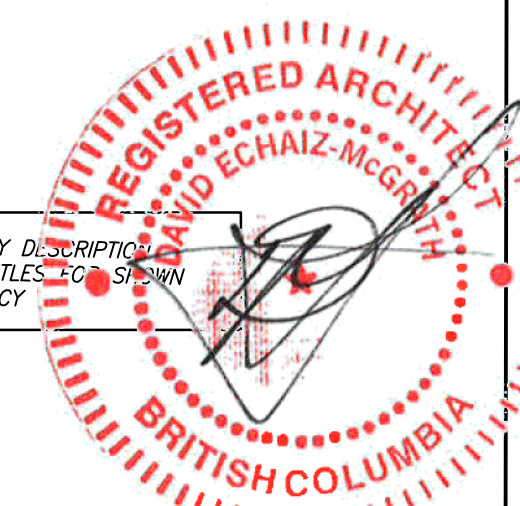
REVIEW BY: AE

DWG NO:

A101



EL43426 EASEMENT BY DESCRIPTION
 CONFIRM WITH LAND TITLES OFFICE
 ACCURACY



2023-08-28

LEGEND:

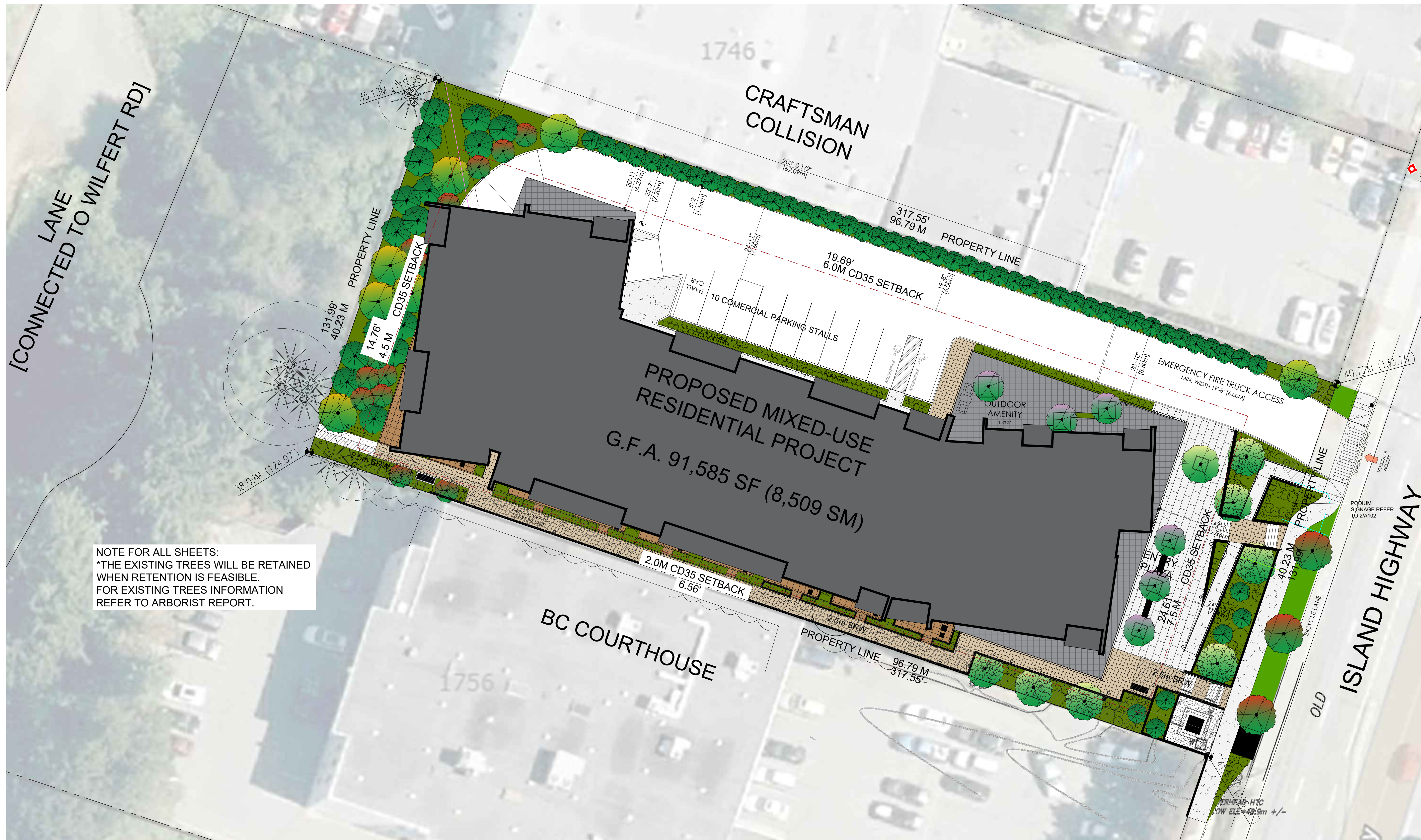
	TREE
	CATCH BASIN
	STREETLIGHT
	SIGN
	HYDRO POLE
	WATER SERVICE
	NON MOUNTABLE CURB
	ASPHALT CURB
	OVERHEAD WIRE(S)

CLIENT:	LES GERS PROPERTIES
PROJECT:	1752 ISLAND HIGHWAY
SHEET TITLE:	LOT 2 PLAN VIP2574 SECTION 1 DISTRICT 21

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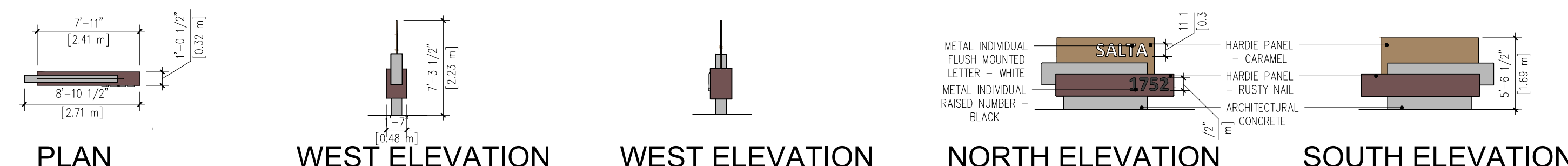
COWICHAN ENGINEERING SERVICES LTD.
 6468 NORCROSS ROAD
 DUNCAN, BC
 cowichanengineering@shaw.ca

DRAWN:	CW	DATE:	FEB 9, 2022
CHECKED:		FILE:	1449-C
SCALE:	1:250	DWG:	



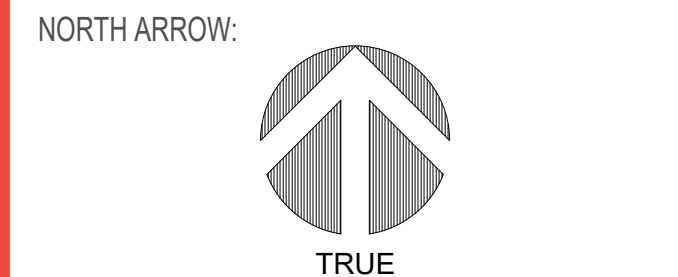
NOTE FOR ALL SHEETS:
 *THE EXISTING TREES WILL BE RETAINED WHEN RETENTION IS FEASIBLE.
 FOR EXISTING TREES INFORMATION REFER TO ARBORIST REPORT.

1 SITE PLAN
 A102 1/16" = 1'-0"



2 PODIUM SIGN DRAWINGS
 A102 1/8" = 1'-0"

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1	ISSUED FOR CONSULTANT REVIEW	22/08/04
NO.	ISSUE	Y/M/D



CONSULTANT: 2023-08-28



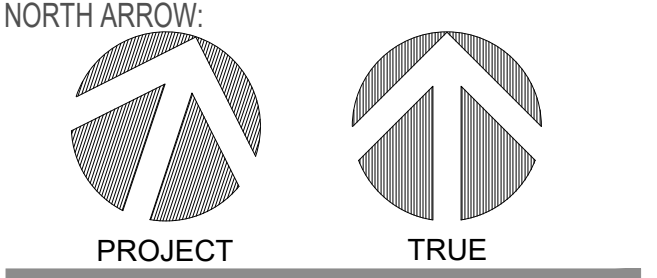
VAN 950 - 1509 W. Georgia Street Vancouver, V6G 2Z6
 VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
1752 ISLAND HIGHWAY

PROJECT ADDRESS:
**1752 ISLAND HIGHWAY,
 COLWOOD, BRITISH COLUMBIA**

DRAWING TITLE:
SITE PLAN

PROJECT NO: 21060 DRAWN BY: AR/AM
 SCALE: AS SHOWN REVIEW BY: AE
 DWG NO: **A102**



GENERAL NOTES:

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1	ISSUED FOR CONSULTANT REVIEW	22/08/04
NO.	ISSUE	Y/M/D



CONSULTANT: 2023-08-28



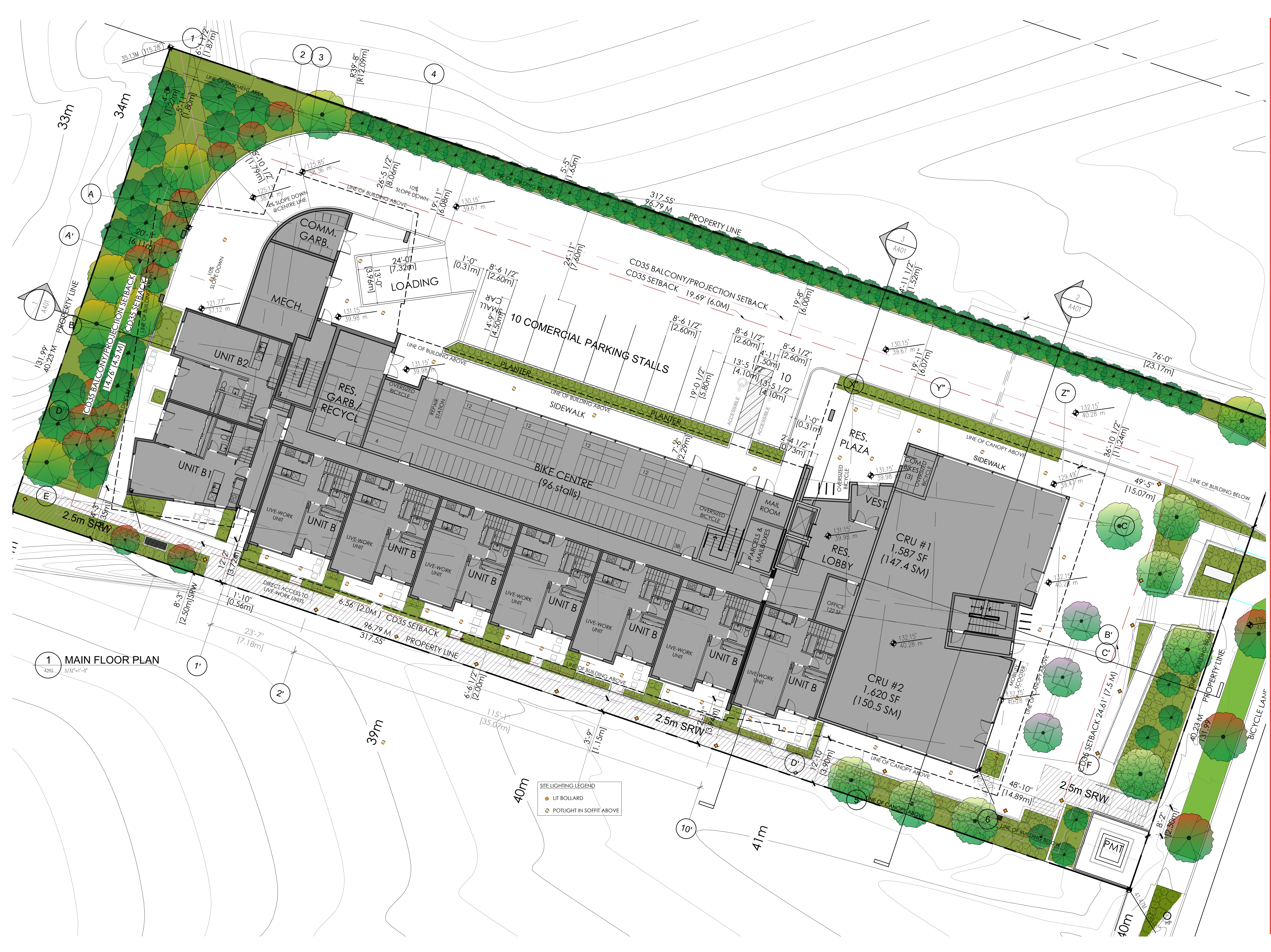
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
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PROJECT NAME:
1752 ISLAND HIGHWAY

PROJECT ADDRESS:
1752 ISLAND HIGHWAY,
COLWOOD, BRITISH COLUMBIA

DRAWING TITLE:
GROUND FLOOR PLAN

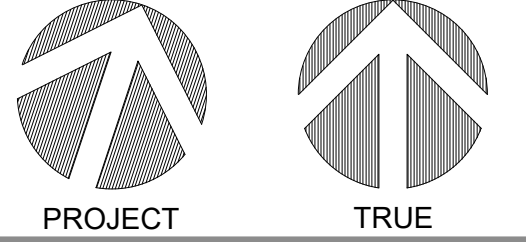
PROJECT NO: 21060 DRAWN BY: AR/AM
SCALE: AS SHOWN REVIEW BY: AE
DWG NO: A202



1 MAIN FLOOR PLAN
A202 3/32"=1'-0"

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NORTH ARROW:



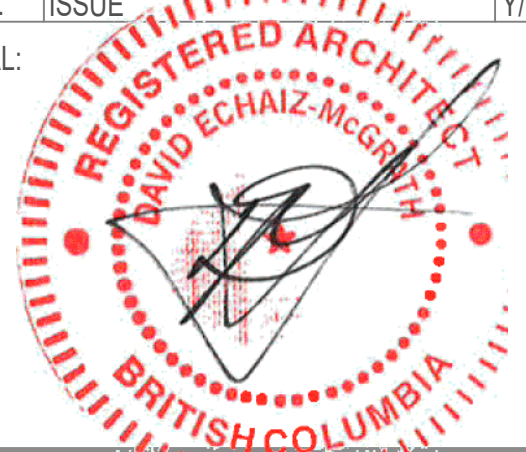
OWNER/CLIENT:



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1	ISSUED FOR CONSULTANT REVIEW	22/08/04

SEAL:



CONSULTANT:

2023-08-28



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1752 ISLAND HIGHWAY

PROJECT ADDRESS:

1752 ISLAND HIGHWAY,
 COLWOOD, BRITISH COLUMBIA

DRAWING TITLE:

3RD FLOOR PLAN

PROJECT NO: 21060

DRAWN BY: AR/AM

SCALE: AS SHOWN

REVIEW BY: AE

DWG NO:

A204



1 L3 FLOOR PLAN
 A204 1/32"=1'-0"

NORTH ARROW:

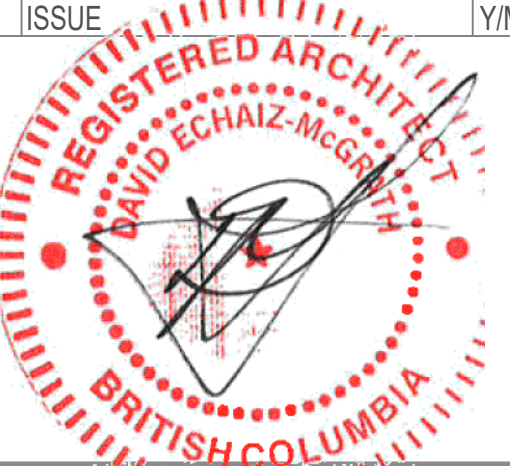
OWNER/CLIENT:



GENERAL NOTES:

7	RE-ISSUED FOR DEVELOPMENT PERMIT	23/08/17
6	RE-ISSUED FOR DEVELOPMENT PERMIT	23/06/27
5	ISSUED FOR CONSULTANT REVIEW	23/06/16
4	ISSUED FOR DP	22/12/07
3	ISSUED FOR REVIEW	22/12/02
2	ISSUED FOR CONSULTANT REVIEW	22/09/21
1	ISSUED FOR CONSULTANT REVIEW	22/08/04
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2023-08-28



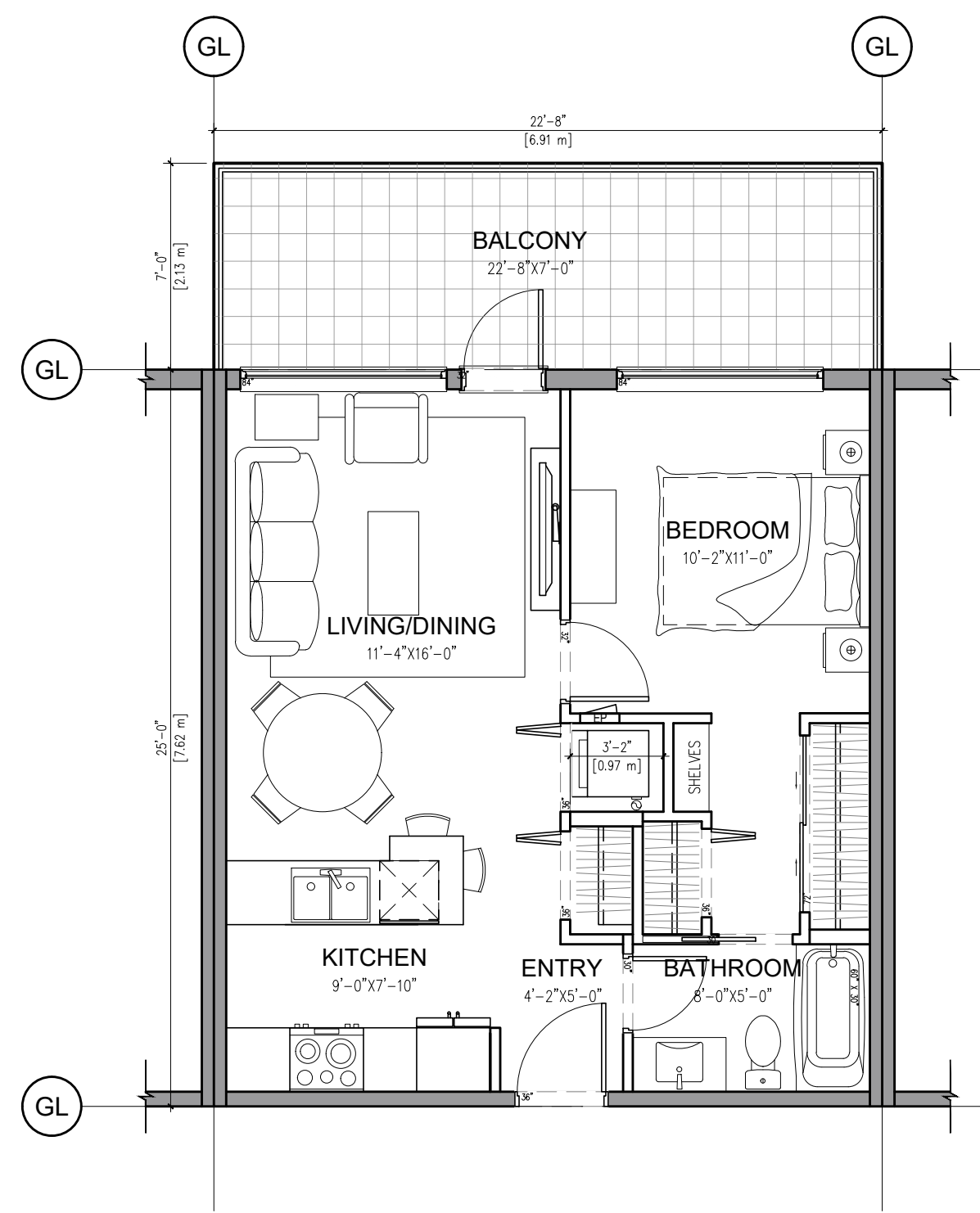
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
1752 ISLAND HIGHWAY

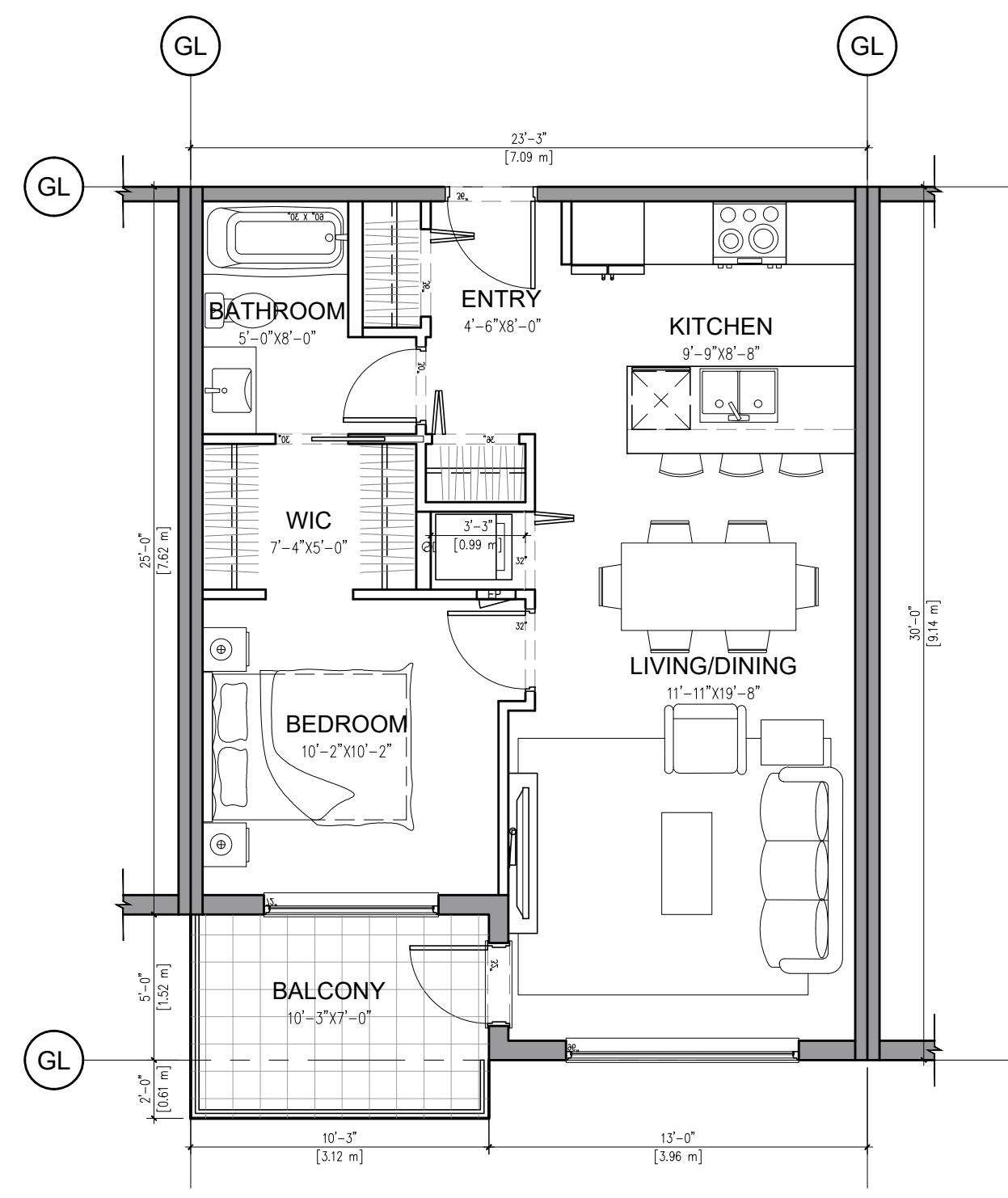
PROJECT ADDRESS:
**1752 ISLAND HIGHWAY,
COLWOOD, BRITISH COLUMBIA**

DRAWING TITLE:
UNIT PLANS

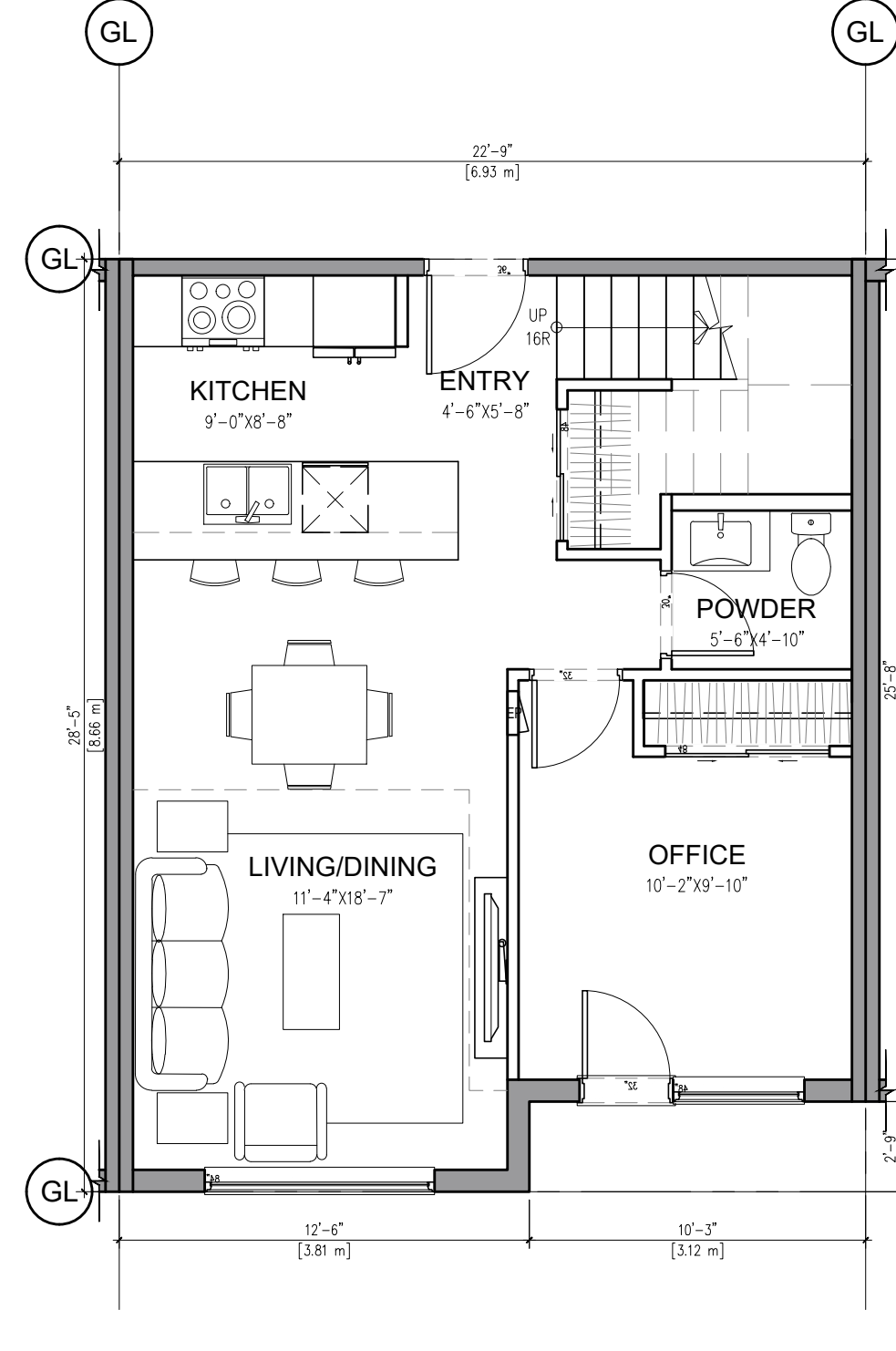
PROJECT NO: 21060 DRAWN BY: AR/AM
SCALE: AS SHOWN REVIEW BY: AE
DWG NO: **A210**



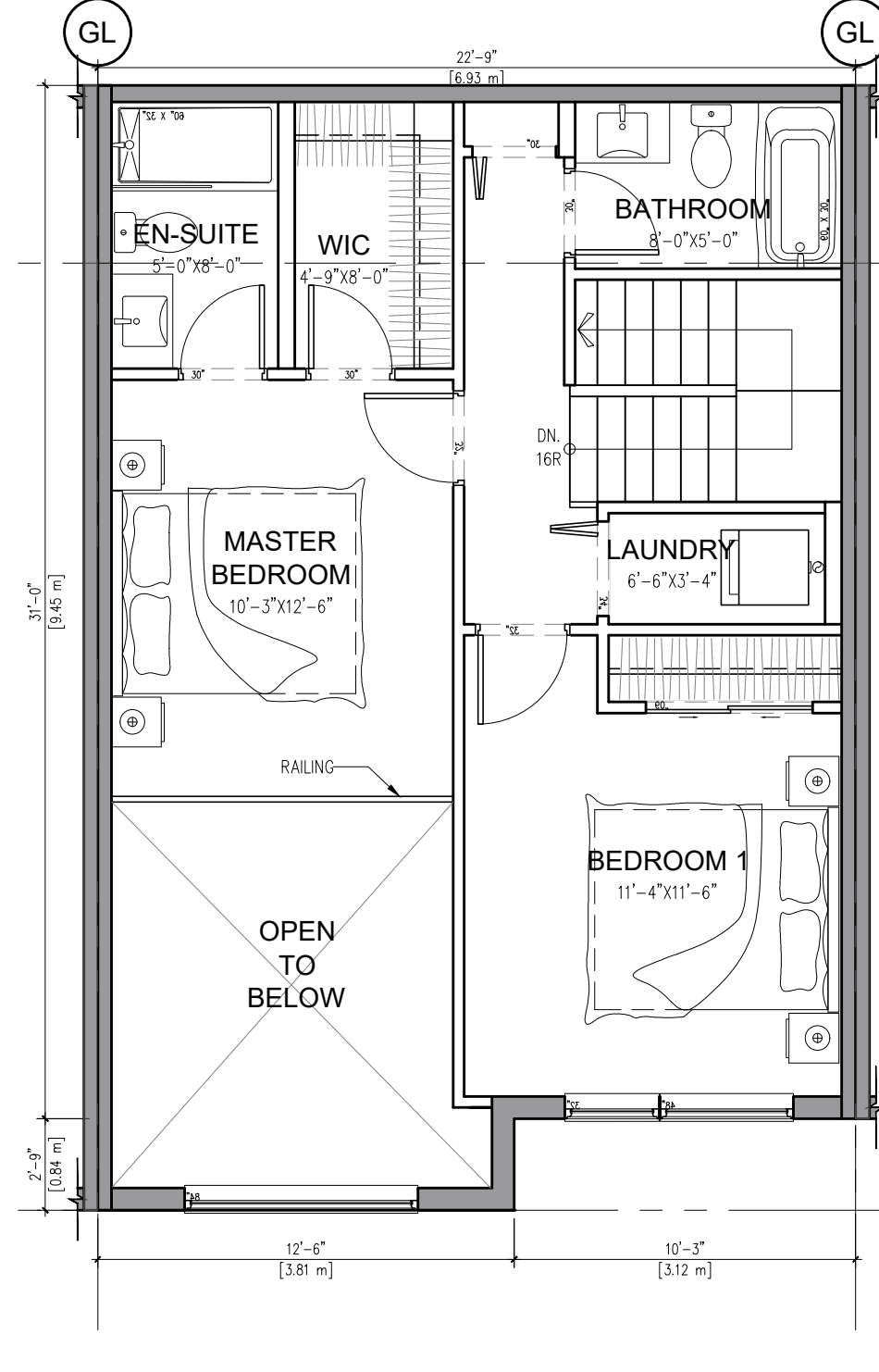
1 UNIT A
A210 3/16" = 1'-0"



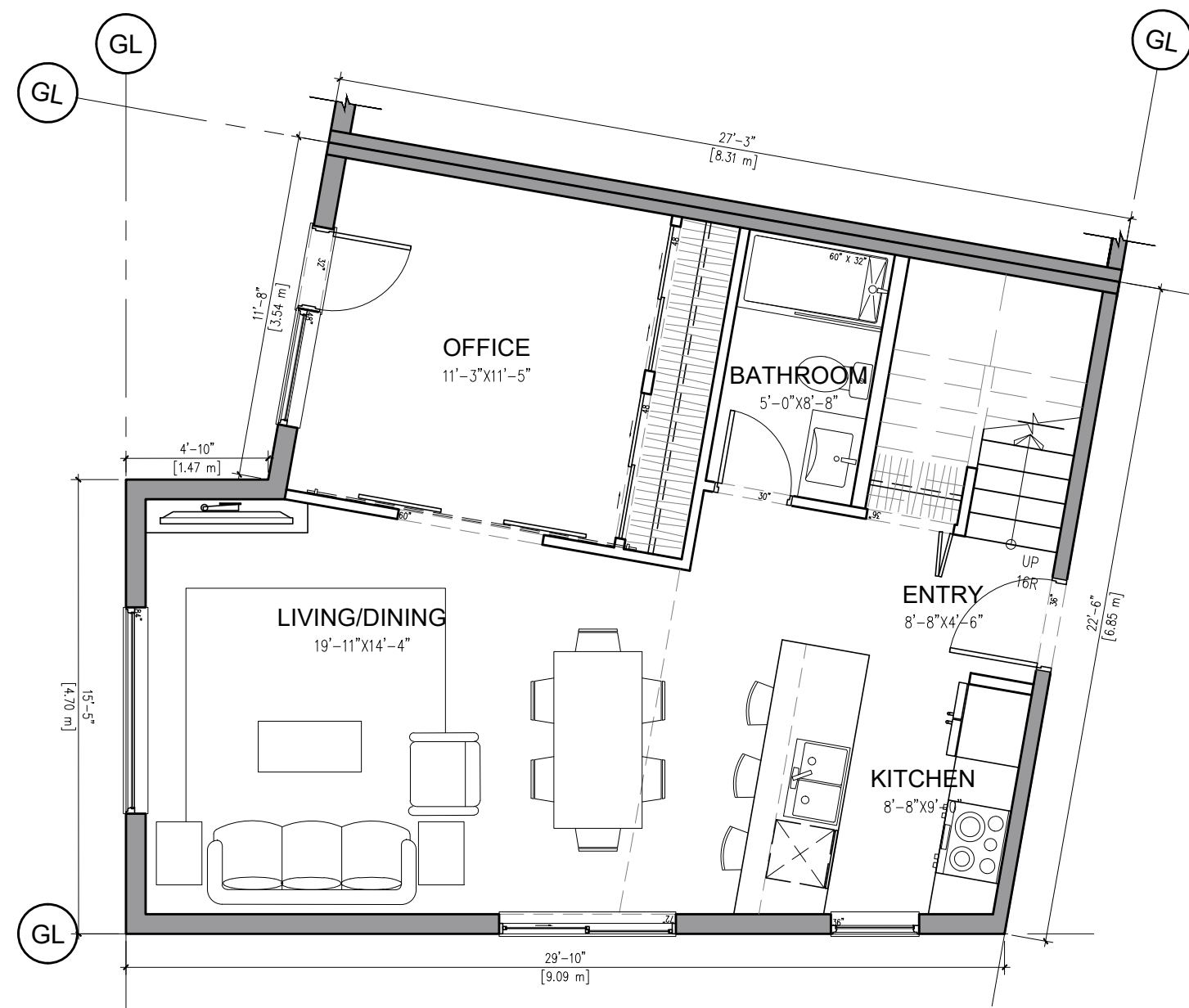
2 UNIT A1
A210 3/16" = 1'-0"



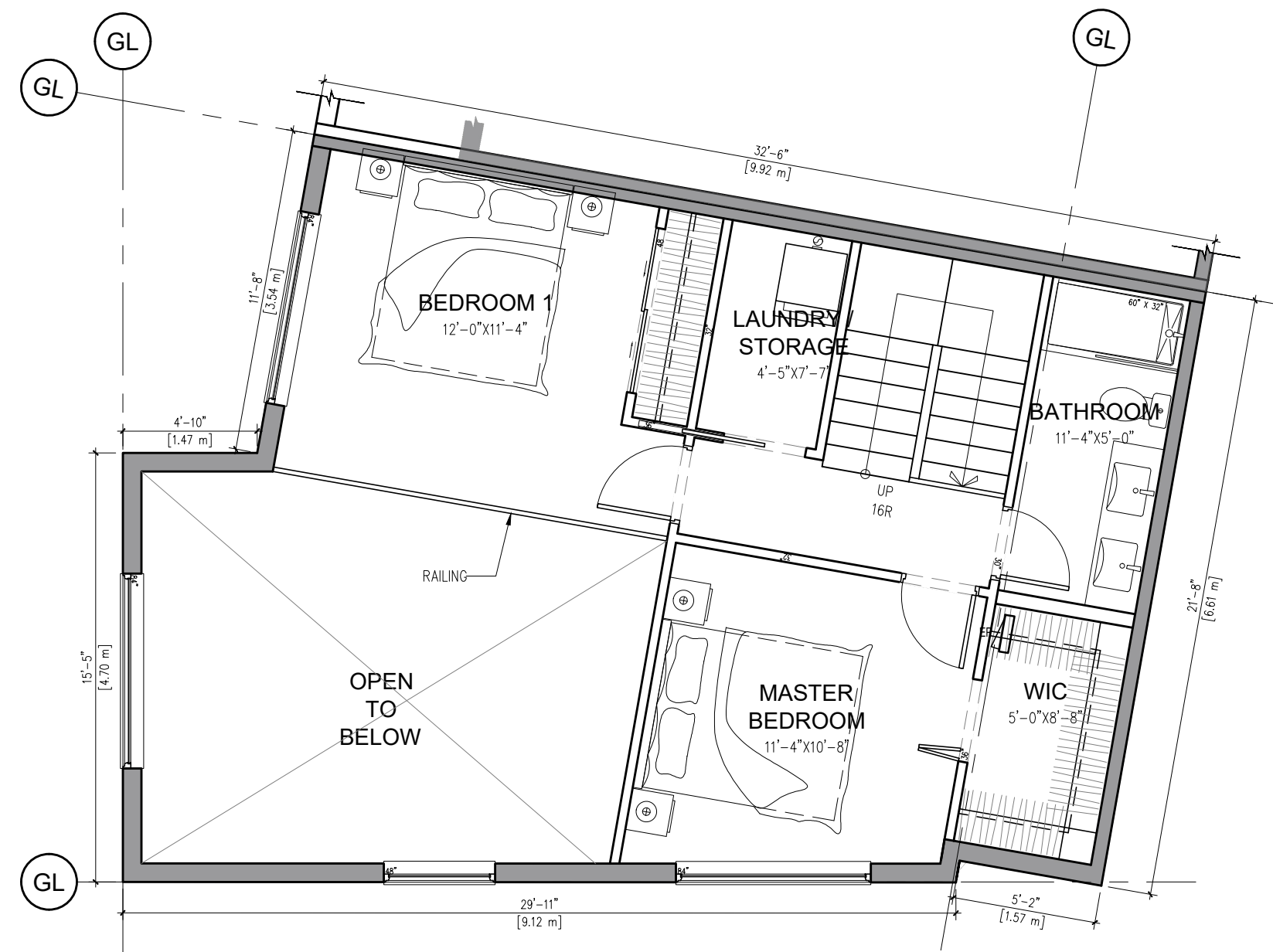
3 UNIT B [MAIN FLOOR]
A210 3/16" = 1'-0"



4 UNIT B [UPPER FLOOR]
A210 3/16" = 1'-0"



5 UNIT B1 [MAIN FLOOR]
A210 3/16" = 1'-0"



6 UNIT B1 [UPPER FLOOR]
A210 3/16" = 1'-0"

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

7	RE-ISSUED FOR DEVELOPMENT PERMIT	23/08/17
6	RE-ISSUED FOR DEVELOPMENT PERMIT	23/06/27
5	ISSUED FOR CONSULTANT REVIEW	23/06/16
4	ISSUED FOR DP	22/12/07
3	ISSUED FOR REVIEW	22/12/02
2	ISSUED FOR CONSULTANT REVIEW	22/09/21
1	ISSUED FOR CONSULTANT REVIEW	22/08/04
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:

2023-08-28



VAN 950 - 1509 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

1752 ISLAND HIGHWAY

PROJECT ADDRESS:

**1752 ISLAND HIGHWAY,
COLWOOD, BRITISH COLUMBIA**

DRAWING TITLE:

ELEVATIONS

PROJECT NO: 21060

DRAWN BY: AR/AM

SCALE: AS SHOWN

REVIEW BY: AE

DWG NO:

A301



1 SOUTH ELEVATION

A301 3/32" = 1'-0"

- 1 SMOOTH STUCCO - REGENT GREY
- 2 12" PROLOCK SMOOTH STEEL PANELS - BLACK SMP
- 3 HARDIE PANEL - CARMEL
- 4 HARDIE PANEL - RAFTER BROWN
- 5 HARDIE PANEL - RUSTY NAIL
- 6 SMOOTH STUCCO - BRIGHT WHITE
- 7 VINYL WINDOW - WHITE
- 8 VINYL DOOR - WHITE
- 9 ALUMINUM STOREFRONT - CHARCOAL
- 10 VINYL WINDOW - BLACK
- 11 VINYL DOOR - BLACK
- 12 FRAMED GLASS RAILING
- 13 METAL FLASHING TO MATCH ADJACENT CLADDING COLOUR
- 14 PROLOCK STEEL PANELS - HOMESTEAD PVDF
- 15 ALUMINUM PANEL - REGENT GREY
- 16 SMOOTH STUCCO - CHARCOAL GREY



2 WEST ELEVATION

A301 3/32" = 1'-0"



3 SOUTH-WEST VIEW

A301 N.T.S.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
7	RE-ISSUED FOR DEVELOPMENT PERMIT	23/08/17
6	RE-ISSUED FOR DEVELOPMENT PERMIT	23/06/27
5	ISSUED FOR CONSULTANT REVIEW	23/06/16
4	ISSUED FOR DP	22/12/07
3	ISSUED FOR REVIEW	22/12/02
2	ISSUED FOR CONSULTANT REVIEW	22/09/21
1	ISSUED FOR CONSULTANT REVIEW	22/08/04

SEAL:



CONSULTANT:

2023-08-28



1500 W. Georgia Street Vancouver, V6G 2Z6
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PROJECT NAME:

1752 ISLAND HIGHWAY

PROJECT ADDRESS:
**1752 ISLAND HIGHWAY,
 COLWOOD, BRITISH COLUMBIA**

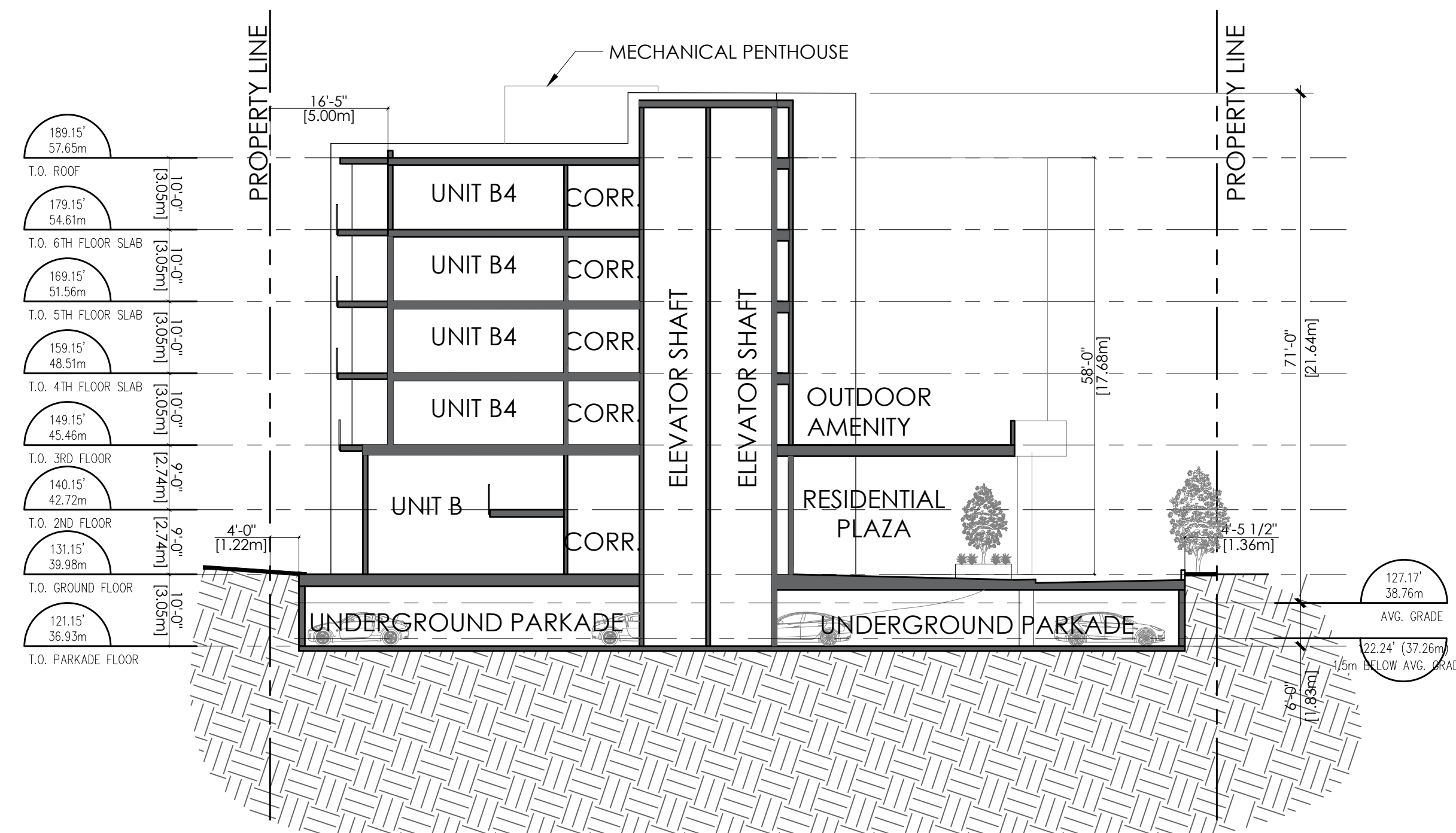
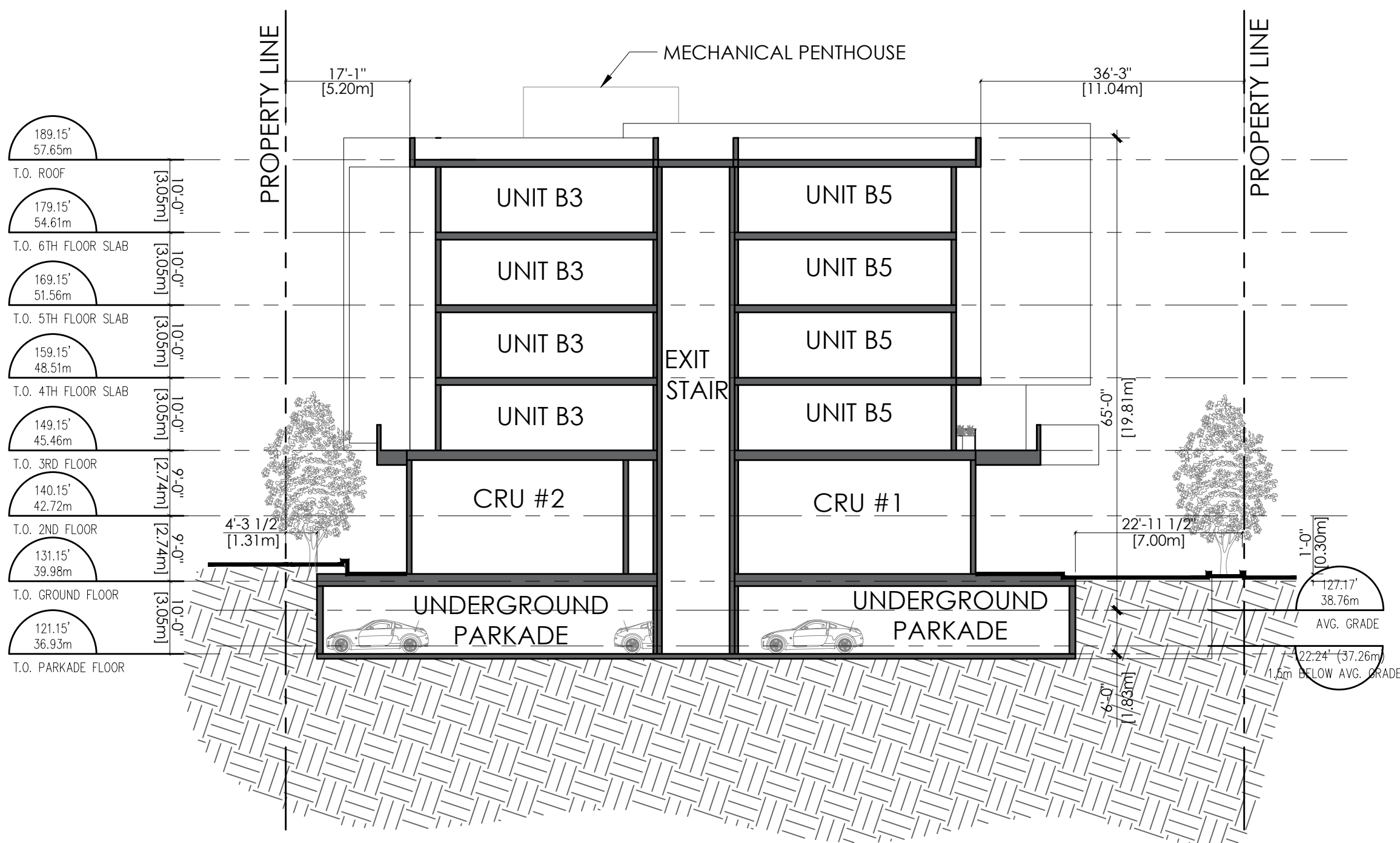
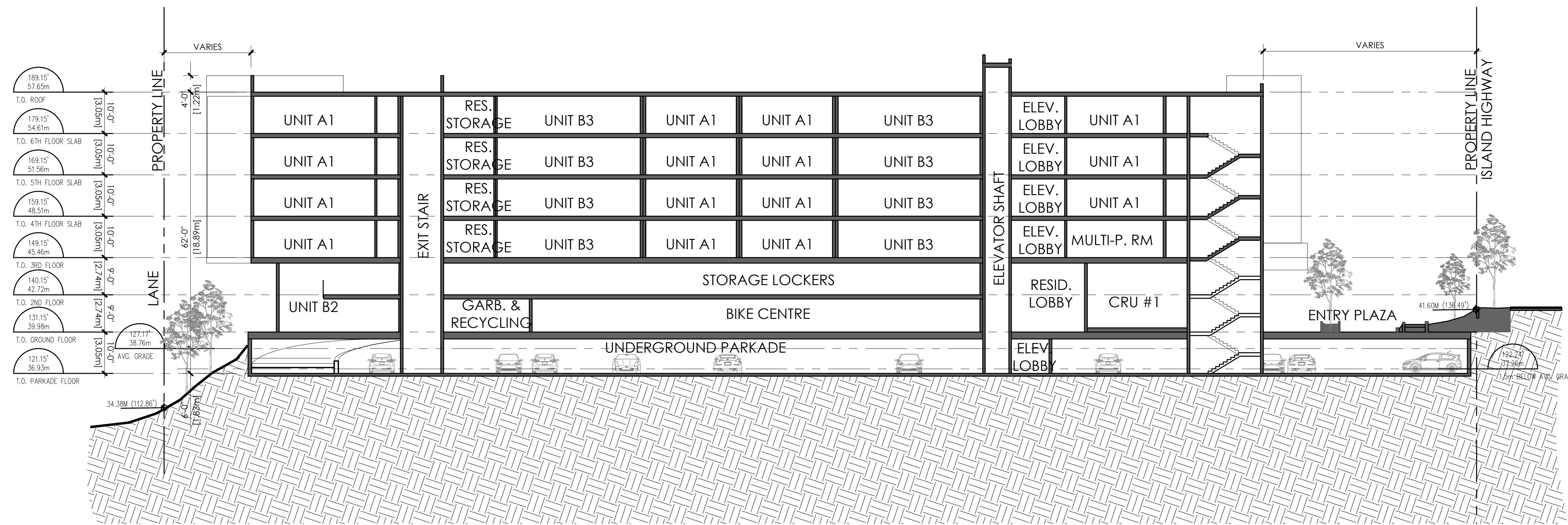
DRAWING TITLE:

SECTIONS

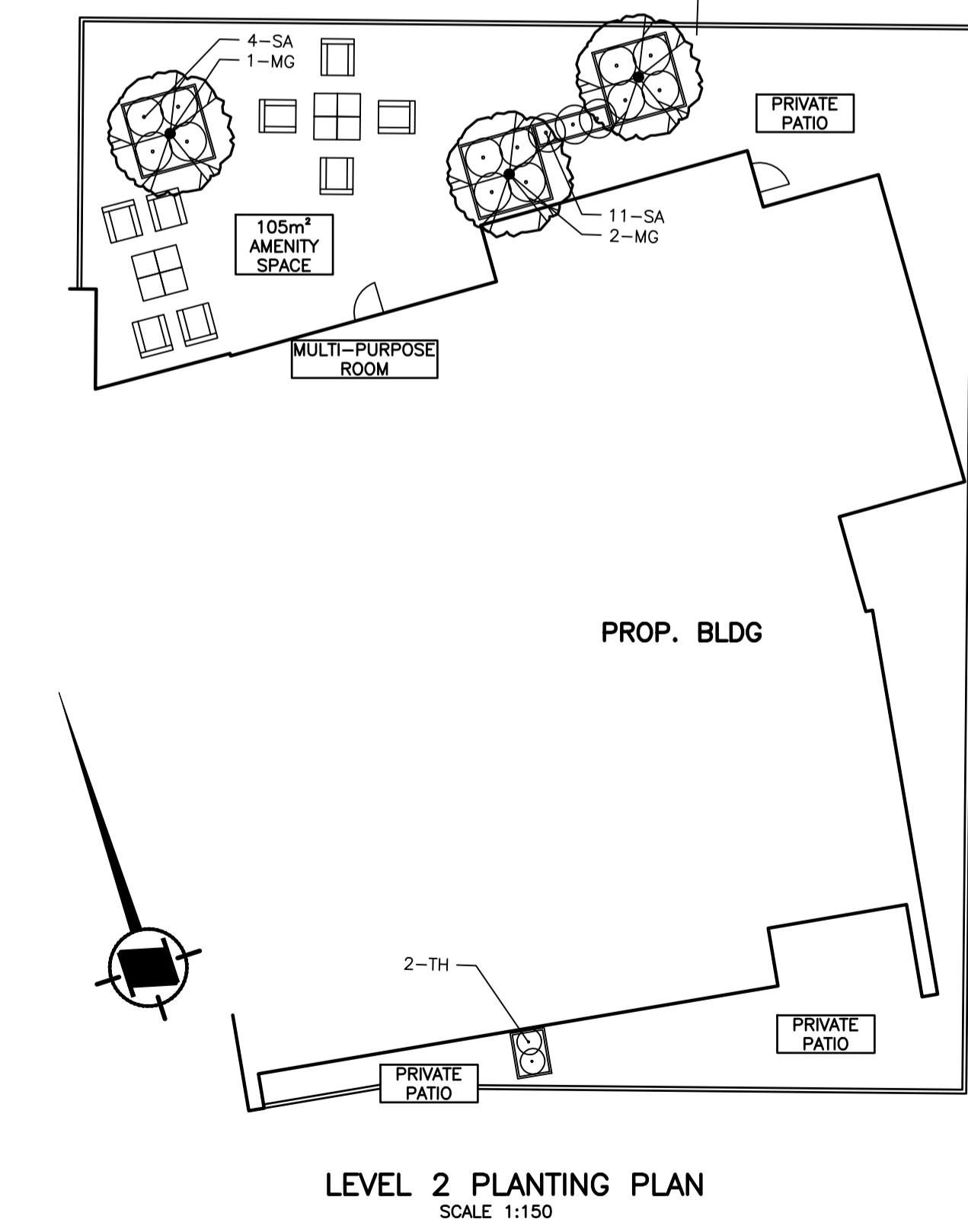
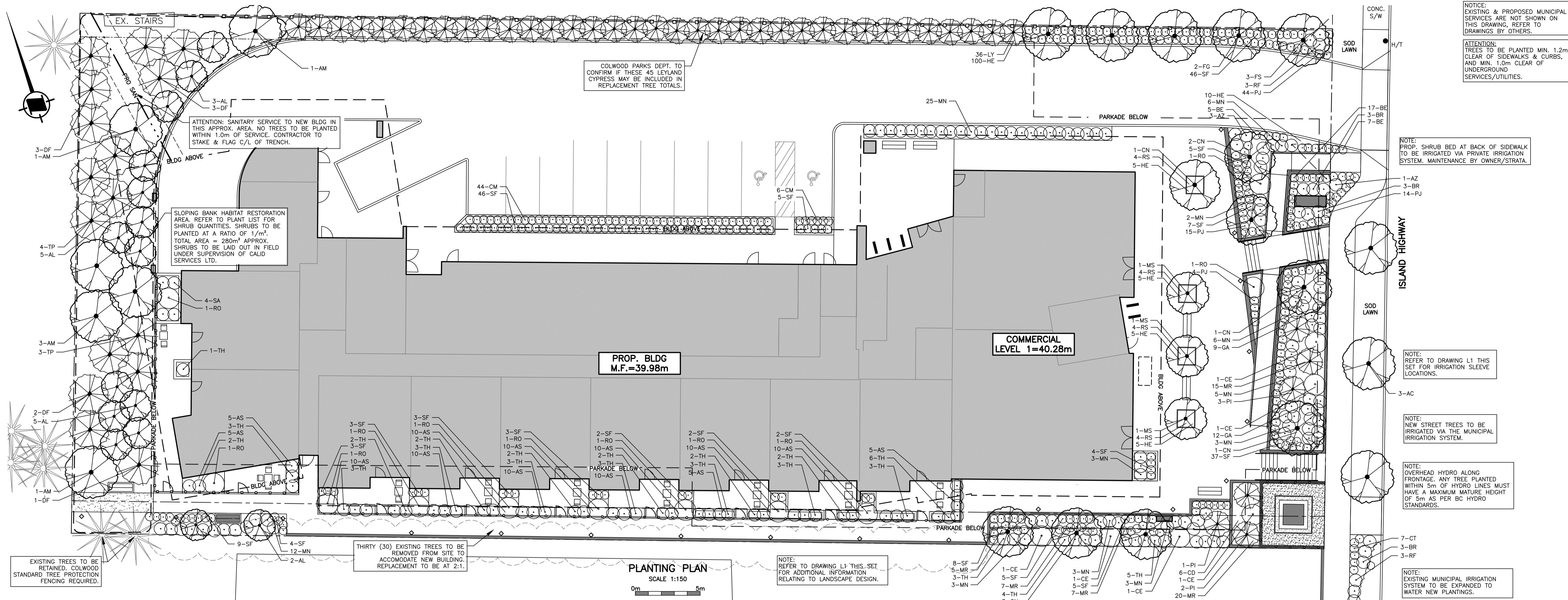
PROJECT NO: 21060 DRAWN BY: AR/AM

SCALE: AS SHOWN REVIEW BY: AE

DWG NO: A401



CALD SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.



PLANTING NOTES

- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 800mm. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS. DEPTH TO BE MIN. 300mm FOR SOD LAWN, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS. ALL TREE PITS SHALL BE REVIEWED BY CALD SERVICES LTD. PRIOR TO PLANTING. CONTRACTOR TO PROVIDE 48 HOURS NOTICE FOR CALD SERVICES LTD. TO SCHEDULE SITE VISITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH MMCD SECTION 02950, COLWOOD STANDARDS & SPECIFICATIONS AND ACCEPTED LANDSCAPE PRACTICES.
- PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALD SERVICES LTD.
- TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, WIRES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mm.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD, AND IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD.
- PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- WELL-ROTTED HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.

IRRIGATION NOTES

- IRRIGATION SYSTEMS TO MEET MMCD AND COLWOOD IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IAABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALD SERVICES LTD. FOR REVIEW. SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE.
- ONSITE IRRIGATION SYSTEM POINT OF CONNECTION TO BE IN MECHANICAL ROOM.
- ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IAABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
- IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALD SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
- IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER & INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
- ATTENTION: SOD BOULEVARD & STREET TREES TO BE IRRIGATED VIA MUNICIPAL IRRIGATION SYSTEM. POINT OF CONNECTION TO BE DISCUSSED WITH COLWOOD PARKS DEPT.
- MECHANICAL ENGINEER TO PROVIDE STUB AT SECOND LEVEL DECKS FOR RAISED PLANTERS. TO BE COORDINATED BY DEVELOPER'S MECHANICAL ENGINEER & DEVELOPER'S IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- 150mm DIAM. PVC IRRIGATION SLEEVES (WITH CAPPED ENDS) TO BE INSTALLED AT ALL SIDEWALKS, CURBS, PLANTER WALLS, DRIVEWAYS, ETC. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS. FAILURE TO PROVIDE IRRIGATION SLEEVES TO LANDSCAPED AREAS WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.

Plant List	Code	Qty.	Size	Groundcovers, Perennials & Grasses	Code	Qty.	Size
Boulevard Trees				<i>Astilbe chinensis</i> (Chinese Astilbe)	AS	110	#1 Pot
<i>Acer circinatum</i> Pacific Fire® (Vine Maple)	AC	3	6cm Cal.	<i>Carex morrowii</i> 'Ice Dance' (Japanese Sedge)	CM	50	#2 Pot
				<i>Carex testacea</i> 'Orange Flame' (Sedge)	CT	7	#2 Pot
Site Trees:				<i>Cotoneaster dammeri</i> 'Coral Beauty' (Bearberry Cotoneaster)	CD	6	#1 Pot
<i>Fagus sylvatica</i> 'Dawycik Gold' (Columnar Yellow Beech)	FS	3	6cm Cal.	<i>Hemerocallis</i> 'Stella de Oro' (Day Lily)	HE	130	#1 Pot
<i>Fagus sylvatica</i> 'Dawycik Purple' (Columnar Purple Beech)	FG	2	6cm Cal.	<i>Nandina domestica</i> 'Harbour Dwarf' (Dwarf Nandina)	NA	3	#3 Pot
<i>Alnus rubra</i> (Red Alder)	AL	2	6cm Cal.	<i>Rosemarinus officinalis</i> 'Prostratus' (Rosemary)	RS	1	#1 Pot
<i>Cornus nuttallii</i> x <i>florida</i> 'Eddie's White Wonder' (Flowering Dogwood)	CN	8	6cm Cal.	<i>Rudbeckia fulgida</i> 'Goldstrut' (Black-eyed Susan)	RF	6	#3 Pot
<i>Magnolia</i> x <i>soulangiana</i> 'Liliputian' (Saucer Magnolia)	MS	3	6cm Cal.				
<i>Magnolia stellata</i> 'Royal Star' (Star Magnolia)	MG	3	6cm Cal.				
<i>Picea omorika</i> 'Brun's' (Serbian Spruce)	PI	6	3.0m Ht.	Restoration Area Trees			
				<i>Acer macrophyllum</i> (Big Leaf Maple)	AM	6	1.5m Ht.
Hedges:				<i>Alnus rubra</i> (Red Alder)	AL	13	1.5m Ht.
<i>Thuja occidentalis</i> (Emerald Arborvitae)	TH	63	1.5m Ht.	<i>Pseudotsuga menziesii</i> (Douglas Fir)	DF	9	1.5m Ht.
<i>Cupressus leylandii</i> (Leyland Cypress)	LY	36	2.0m Ht.	<i>Thuja plicata</i> , (Western Red Cedar)	TP	7	1.5m Ht.
Shrubs:				Restoration Area Shrubs (Sloped Bank area is 280m²)			
<i>Azalea</i> 'Hino White' (Dwarf White Azalea)	AZ	4	#2 Pot	<i>Mahonia nervosa</i> (Cascade Oregon Grape)		25	#1 Pot
<i>Berberis thunbergii</i> 'Rose Glow' (Barberry)	BR	11	#2 Pot	<i>Mahonia repens</i> (Creeping Oregon Grape)		35	#1 Pot
<i>Berberis thunbergii</i> 'Gold Nugger' (Dwarf Yellow Barberry)	BE	29	#2 Pot	<i>Physocarpus capitatus</i> , (Pacific Ninebark)		45	#1 Pot
<i>Ceanothus</i> , (California Lilac)	CE	6	#5 Pot	<i>Polystichum munitum</i> (Sword Fern)		50	#1 Pot
<i>Gaultheria shallon</i> (Salal)	GA	23	#2 Pot	<i>Ribes sanguineum</i> (Red Flowering Currant)		45	#1 Pot
<i>Mahonia repens</i> (Creeping Oregon Grape)	MR	54	#1 Pot	<i>Rosa nutkana</i> , (Nootka Rose)		35	#1 Pot
<i>Mahonia nervosa</i> (Cascade Oregon Grape)	MN	73	#2 Pot	<i>Symphoricarpos albus</i> , (Snowberry)		45	#1 Pot
<i>Pieris japonica</i> 'Cavatine' (Dwarf Lily-of-the-Valley)	PJ	80	#2 Pot				
<i>Pinus mugo</i> var. 'Sherwood Compact' (Dwarf Mugo Pine)	PM	2	#5 Pot				
<i>Polystichum munitum</i> (Sword Fern)	SF	199	#1 Pot				
<i>Potentilla fruticosa</i> (Shrubby Cinquefoil)	PO	10	#3 Pot				
<i>Ribes sanguineum</i> (Red Flowering Currant)	RI	4	#5 Pot				
<i>Rhododendron</i> 'Baden Baden' (Dwarf Rhododendron)	RO	11	#5 Pot				
<i>Sarcococca humilis</i> (Sweetbox)	SA	19	#1 Pot				

TREE REPLACEMENT TABLE

EXISTING SITE TREES TO BE REMOVED	30
TOTAL REQUIRED REPLACEMENT TREES:	60
PROP. SITE TREES	27
PROP. SITE TREES (RESTORATION AREA)	35
TOTAL REPLACEMENT TREES:	62
CASH IN LIEU TREES:	0

TREE REPLACEMENT AT 2:1 RATIO PER COLWOOD REQUIREMENTS. BOULEVARD TREES ARE NOT INCLUDED IN REPLACEMENT TOTALS AS PER COLWOOD REQUIREMENTS.

ISSUED FOR DEVELOPMENT PERMIT

PRELIMINARY ONLY
Not for Construction



THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

1752 ISLAND HIGHWAY DEVELOPMENT
Preliminary Planting Plan
Client: Le Gers Properties

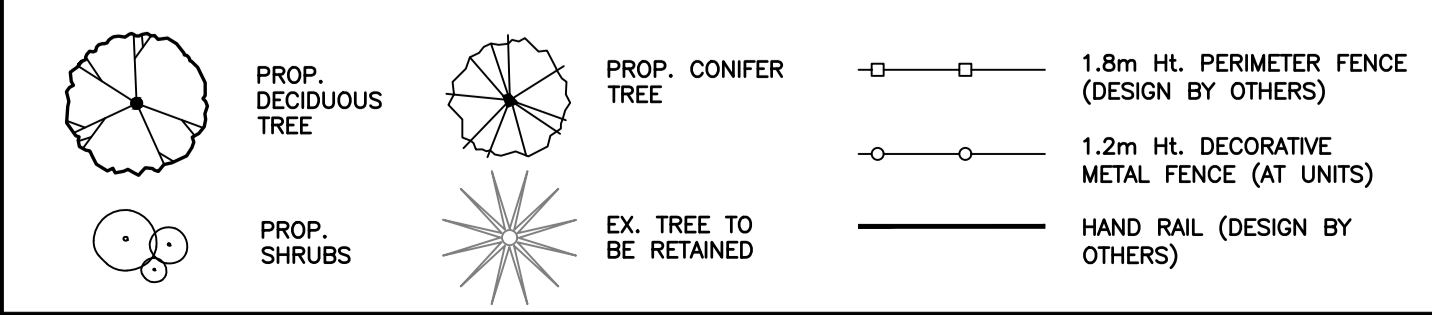
CALID Services Ltd.
207-2750 QUADRA ST. VICTORIA, B.C. V8T 4E8
PHONE (250) 388-0319 FAX: (250) 381-6819 engineer@calid.ca

Drawn: dp Date: September 7, 2022
Checked: Project #: 0900
Approved: Scale: AS NOTED
Designed: dp

L2 Rev. 8

CANCEL PRINTS BEARING EARLIER LETTER

LEGEND



REV.	DATE	REVISIONS	BY	APPROVED
8	AUG 28/23	BIKE/SCOOTER PARKING CLARIFICATION	DP	
7	JULY 28/23	TO COLWOOD COMMENTS	DP	
6	JUN 21/23	TO PMT LOCATION & BLDG CHANGES	DP	
5	APR 24/23	TO FRONTAGE & BLDG CHANGES	DP	
4	NOV 21/22	TO NEW PMT LOCATION	DP	
3	OCT 28/22	TO ARCHITECTURAL CHANGES	DP	
2	OCT 21/22	TO TEAM COMMENTS	DP	



Calid File: 900
Project: 1752 Island Highway Development

Prepared By: Calid Services Ltd.
July 5, 2023

**Schedule A: Probable Landscape Soft Costs for,
1752 Island Hwy Development, Colwood, B.C.**

	Unit	Est. Qty.	Unit Price	Cost	
1.0 Offsite Works					
1.1	Boulevard Trees (Including tree pits, mulch rings, tree stakes, etc.)	Ea.	3	\$1,150	\$3,450
1.2	Sod Lawn Boulevard (Includes growing medium)	m ²	60	\$30 /m ²	\$1,800
1.3	Planting Bed Restoration Allowance	LS	1	\$1,500	\$1,500
1.4	Irrigation Allowance	LS	1	\$4,500	\$4,500
Offsite Subtotal:				\$11,250	
2.0 Onsite Works					
2.1	Planting Bed Growing Medium	m ³	170	\$52 /m ³	\$8,840
2.2	Planting Bed Mulch	m ³	20	\$45 /m ³	\$900
2.3	#1 Pot Size Shrubs & Vines	Ea.	480	\$26	\$12,480
2.4	#2 Pot Size Shrubs	Ea.	246	\$35	\$8,610
2.5	#3 Pot Size Shrubs	Ea.	19	\$45	\$855
2.6	#5 Pot Size Shrubs	Ea.	24	\$55	\$1,320
2.7	Conifer Hedge	Ea.	108	\$65	\$7,020
2.8	Site Trees (Including tree pits, mulch rings, tree stakes, etc.)	Ea.	24	\$1,150	\$27,600
2.9	Restoration Area Trees (1.5m Height trees with tree stakes & fertilizer packet)	Ea.	35	\$750	\$26,250
2.10	Restoration Area Shrubs (#1 Pot Size)	Ea.	280	\$26	\$7,280
2.11	Crushed Rock Gravel Border (at PMT)	m ³	3	\$50 /m ³	\$125
2.12	Landscape Boulder Allowance (behind PMT)	LS.	1	\$500	\$500
2.13	Large square custom aluminum planters	Ea.	8	\$2,750	\$22,000
2.14	Narrow Rectangular aluminum planter (Upper Amenity)	Ea.	1	\$1,800	\$1,800
2.15	Rectangular aluminum planter (Private Patio)	Ea.	1	\$1,550	\$1,550
2.16	Bike Rack (Urban Form UFBR-35)	Ea.	7	\$1,875	\$13,125
2.17	Site Bench (includes provisional bench at trail)	Ea.	7	\$3,200	\$22,400
2.18	Upper Amenity Patio Table (Pixel Cubes)	Ea.	8	\$1,775	\$14,200
2.19	Upper Amenity Patio Chairs	Ea.	12	\$650	\$7,800
2.20	Restoration area bird boxes (with poles)	Ea.	5	\$750	\$3,750
2.21	Low height planter walls	m	180	\$275	\$49,500
2.22	Irrigation Allowance	LS	1	\$18,000	\$18,000
Onsite Subtotal:				\$255,905	

Notes:

1. Based on Calid Services Ltd. Drawings L1 & L2 dated June 21, 2023 REV 6
2. Concrete walkways, unit paving, retaining walls, signage, fencing, site lighting, bulk earthworks, community pathway/trail etc. not included. Refer to costing by others.
3. Offsite frontage works beyond those listed above are not included. Refer to costing by others.
4. Taxes, contingency allowance, and Municipal charges are extra.
5. The costs shown are estimates only & not guaranteed. Actual costs would only be known after work is complete.
6. Based on competitive local contractor performing the work. Contractor's costs are not included.

