

480 ESQUIMALT

CIVIC ADDRESS :
480 + 492 ESQUIMALT RD. VICTORIA, BC. V9A 3L1

LEGAL ADDRESS :
LOTS 3,4 + 6, PLAN 9705 and LOT B, PLAN 21975, SECTION 31, ESQUIMALT DISTRICT

DELEGATED DEVELOPMENT PERMIT SUBMISSION
SEPTEMBER 17th, 2025

DRAWING LIST

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Original
Submission
(bubbled)
Received Date:
September 18, 2025

<u>CLIENT</u> WEXFORD DEVELOPMENT CONTACT : EMMA ROKOSH 605-11 AVE SW, SUITE 203 CALGARY, AB T2R 0E1	<u>ARCHITECT & PRIME CONSULTANT</u> DIALOG CONTACT : VANCE HARRIS 406 - 611 ALEXANDER STREET, VANCOUVER, BC, V6A 1E1, CA	<u>STRUCTURAL ENGINEER</u> RJC CONTACT : LEON PLETT 220 - 645 TYEE ROAD VICTORIA, BC, V9A 6X5, CA	<u>MECHANICAL ENGINEER</u> AVALON MECHANICAL CONTACT : JAMIE CLARKE 300 - 1245 ESQUIMALT ROAD, VICTORIA, BC, V9A 3P2, CA	<u>ELECTRICAL ENGINEER</u> E2 ENGINEERING INC. CONTACT : PATRICK LOURDU 530 HERALD STREET, VICTORIA, BC, V8W 1S6, CA	<u>LANDSCAPE ARCHITECT</u> BIOPHILIA COLLECTIVE CONTACT : BIANCA BODLEY 1608 CAMOSUN ST, VICTORIA, BC, V8T 3E6, CA	<u>CIVIL ENGINEER</u> JE ANDERSON CONTACT : ROSS TUCK 4212 GLANFORD AVE, VICTORIA, BC, V8Z 4B7, CA	<u>CODE</u> GHL CONSULTANTS CONTACT : FRANKIE VICTOR 800 - 700 W PENDER STREET, VANCOUVER, BC, V6C 1G8, CA	<u>INTERIOR DESIGN</u> HOLLAND DESIGN CONTACT : KAREN BLACKWOOD 1480 - 400 3RD AVE SW, CALGARY, AB, T2P 4H2, CA	<u>ENVELOPE</u> MORRISON HERSHFELD CONTACT : JASON MCKENZIE 2ND FLOOR, 536 BROUGHTON ST VICTORIA, BC, V8W 1C6, CA
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PROJECT INFORMATION SHEET		
CIVIC ADDRESS	480 + 492 ESQUIMALT ROAD, VICTORIA, BC, V9A 3L1	
LEGAL ADDRESS	LOTS 3 & 4, PLAN 9705 and LOT B, PLAN 21975. ALL OF SECTION 31 ESQUIMALT DISTRICT	
SITE INFORMATION	PERMITTED / REQUIRED	PROPOSED
ZONING	M-1 ZONE, LIMITED LIGHT INDUSTRIAL DISTRICT	NEW ZONE
USE	LIGHT INDUSTRIAL HIGH TECH WORK-LIVE SERVICE-COMMERCIAL LIMITED RETAIL	MULTIPLE DWELLING WORK-LIVE CAFE / RESTAURANT RETAIL OFFICE
PROPERTY AREA (sq.m)	2,197.82	
NET DEVELOPABLE AREA (sq.m) AFTER SRW	2,063.64	
TOTAL FLOOR AREA (sq.m)	6,593.46	6,582.51
FLOOR SPACE RATIO	3.00	3.00
COMMERCIAL FLOOR AREA - GROSS (sq.m)		222.90
COMMERCIAL FSR	1.4 MAX	0.10
RETAIL SPECIFIC FSR		0.05
MEZZANINE AREA (sq.m)	28.50%	0.0%
LIVE-WORK UNIT AREA - GROSS (sq.m)		508.49
RESIDENTIAL FLOOR AREA - GROSS (sq.m)		5,851.12
SITE COVERAGE (%)		64.7%
OPEN SITE SPACE (%)		35.3%
BUILDING HEIGHT (AV. GRADE TO TOP OF ROOF)	20m MAX (OCP) 15m MAX (ZONING) 4m MAX (within 7.5m of RES ZONING)	20.10m
BUILDING HEIGHT (AV. GRADE TO TOP OF STAIR ROOF) *DOES NOT INCLUDE ELEV. OVERRUN		23.20m
NUMBER OF STOREYS (PER BCBC)	6	6
PARKING STALLS (NUMBER) ON SITE	113	39
BICYCLE PARKING NUMBER (CLASS 1 AND CLASS 2)	CLASS 1 - 113 / CLASS 2 - 13	CLASS 1 - 142 / CLASS 2 - 24
BUILDING SETBACKS (m)		
NORTH YARD (M-1 ADJACENCY)	No Required Setback	7.04-7.27 at L1, 9.39-9.62m above L2
NORTH YARD (R3-2 ADJACENCY)	3m at Residential Properties	2.65-4.07m at L1, 2.23-4.13m above L2
SOUTH YARD	No Required Setback	2.65-4.07m at L1, 2.23-4.13m above L2
WEST YARD	No Required Setback	3.61m
EAST YARD	No Required Setback	4.08m
STREET CORNER (up to 3m)	3m Diagonal at Street Corner	8m x 8m Diagonal
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS		95
MINIMUM UNIT FLOOR AREA (sq-m)		32.07sm / 350 sf

VEHICLE PARKING CALCULATION					
RESIDENTIAL PARKING			CURRENT		
Unit Sizes	Number of Units	Parking Factor	Stalls Required	Provided	
Less than 45m² (484 sf)	27	0.75	20.3		
BTW 45m² & 70m² (485-753 sf)	34	0.9	30.6		
Greater then 70m² (754 sf)	34	1.3	44.2		
Total Residential	95		95	25	
Visitor Stalls	95	0.1	10	4	
Total			105	29	
COMMERCIAL PARKING					
Unit Type	Unit Area	Parking Factor	(sm)	Stalls Required	
UNIT 01 - Level 01 Indoor - Café	122.7	1	20	6.1	
UNIT 01 - Level 01 Outdoor - Café	45.8	1	20	2.3	
Total Unit 01				8.4	
UNIT 02- Level 01 East - Retail	100.2	1	37.5	2.7	
Total Unit 02				2.7	
Total Commercial Stalls				11	8*
				* Shared Commercial / Visitor Stalls	
Dedicated Car Share Stall (3m x 5.5m)					2
Total Spaces Required				116	40
				Difference :	76
					35% of Required
COMMERCIAL LOADING					
Off Street Loading (4m x 9m)				1	1

BUILDING CODE SUMMARY		
REFERENCE CODE	BCBC 2018 PART 3	
CLASSIFICATION	3.2.2.50 GROUP C, UP TO 6 STOREYS, SPRINKLERED 3.2.2.58 GROUP D, UP TO 6 STOREYS, SPRINKLERED 3.2.2.15 STOREYS BELOW GROUND	
NUMBER OF STREETS	FACING TWO STREETS	
SPRINKLERED	YES	
EMERGENCY POWER	YES	
FLOOR ASSEMBLY FIRE RATING	1 HR (2 HR PARKING)	
MEZZANINE FIRE RATING	1HR	
ROOF FIRE RATING	1HR	
CONSTRUCTION	PERMITTED	PROPOSED
	NONCOMBUSTIBLE CONS. COMBUSTIBLE CONSTRUCTION	NC CONS. P2-L2 C CONS. L2-ROOF
BUILDING AREA	1,500 sm	1,422.61 sm
BUILDING HEIGHT	6 STOREYS	6 STOREYS (Above Grade) 1 STOREY (Below Grade)
OCCUPANCY	C - RESIDENTIAL A-2 - ASSEMBLY E - RETAIL D - OFFICE F-3 - PARKING	C - RESIDENTIAL A-2 - ASSEMBLY E - RETAIL D - OFFICE F-3 - PARKING

RESIDENTIAL BIKE STALL REQUIREMENTS					
		Long Term		Short Term	
Size of units	# of Units	Bike Stall Factor	Required	Required	
Units Below 45m² (484 sf)	27	1	27		
Units Above 45m² (485 sf)	68	1.25	85		
Short Term - 6 per building or	95	0.1		10	
Total Required Residential Stalls			112	10	
Total Provided Residential Stalls			134	12	

RESIDENTIAL BIKE STALL BREAKDOWN				
		Min / Max	Required	Provided
Ground mounted horizontal stalls	(Min. 1/3 of required)	37.3	38	
Oversize cargo stalls	(Min. 10% of required)	11.2	12	
Stacked Stalls (Based on Dero Decker)			40	
Vertical Stalls			44	

COMMERCIAL BIKE STALL REQUIREMENTS						
			Long Term		Short Term	
Unit Type	Unit Area	Bike Stall Factor	(sm)	Required	(sm)	Required
UNIT 01 - Level 01 Indoor - Café	122.7	1	400	0.3	100	1.2
UNIT 01 - Level 01 Outdoor - Café	45.8	1	400	0.1	100	0.5
Total Unit 01				0.4		1.7
UNIT 02 - Level 01 East - Retail	100.2	1	200	0.5	200	0.5
Total Unit 02				0.5		0.5
Total Required Commercial Stalls				0.9		2.2
Total Provided Commercial Stalls				8		12

480 ESQUIMALT FSR AREAS			
	FLOOR AREA (sm)	FLOOR AREA (sf)	FSR
COMMERCIAL 01 - CAFE	122.7	1,321	
COMMERCIAL 02 - RETAIL	100.2	1,079	
COMMERCIAL SUBTOTAL	222.90	2,399	0.10
LIVE-WORK UNITS	508.49	5,473	
LIVE-WORK SUBTOTAL	508.49	5,473	0.23
RES CIRCULATION A	342.08	3,682	
RES LOBBY A	43.44	468	
RES M/E A	32.06	345	
RES UNITS A	2,382.26	25,642	
RES BLDG A SUBTOTAL	2,799.84	30,137	
RES CIRCULATION B	354.36	3,814	
RES LOBBY B	22.35	241	
RES M/E B	17.6	189	
RES UNITS B	2,603.60	28,025	
STORAGE / MISC.	53.37	574	
RES BLDG B SUBTOTAL	3,051.28	32,844	
RESIDENTIAL SUBTOTAL	5,851.12	62,981	2.66
BUILDING TOTAL	6,582.51	70,853	3.00
SITE AREA	2,197.82	23,657	

*FSR AREAS DO NOT INCLUDE ELEVATOR SHAFTS, BICYCLE STORAGE ROOMS, OR ANY AREA BELOW LEVEL 1. AREAS ARE CALCULATED TO INSIDE FACE OF EXTERIOR WALLS.

RESIDENTIAL UNIT BREAKDOWN			
TYPE	SIZE RANGE (sf)	QUANTITY	PERCENTAGE
LIVE-WORK	360-690	10	10.5%
STUDIO	370	10	10.5%
1 BEDROOM	450-550	41	43.2%
2 BEDROOM	800-900	20	21.1%
2 BED + DEN	920-940	9	9.5%
3 BEDROOM	960	5	5.3%
TOTAL		95	

OUTDOOR AMENITY		
TYPE	AREA m²	AREA ft²
RESIDENTIAL AMENITY (L6)	502.1	5,405
PUBLIC AMENITY COURTYARD (L1)	374.9	4,035
TOTAL	877.0	9,440

PRIVATE OUTDOOR SPACE		
TYPE	AREA m²	AREA ft²
PRIVATE RESIDENTIAL PATIOS	105.0	1,130
PRIVATE RESIDENTIAL BALCONIES	73.1	787
TOTAL	178.1	1,917

FLOORPLATE SIZES (L3-L6)		
TYPE	AREA m²	AREA ft²
RESIDENTIAL A (RENTABLE)	479.6	5,163
RESIDENTIAL A (M/E/CIRC)	67.4	726
TOTAL RES. A	547.1	5,888
RESIDENTIAL B (RENTABLE)	530.1	5,706
RESIDENTIAL B (M/E/CIRC)	72.3	779
TOTAL RES. B	602.5	6,485

STORAGE LOCKERS			
LOCATION	# OF RES UNITS	# OF LOCKERS	PERCENTAGE
P1		46	
Level 1		13	
TOTAL LOCKERS	95	59	62.1%

GARBAGE + RECYCLING ROOMS		
	LOCATION	AREA ft²
SHARED RES. + COMM.	LEVEL P1	440













