



CITY OF COLWOOD

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

File: DP000044 - Townhouse Development at 3492 Coastal Dr

DEVELOPMENT PERMIT DP000044

THIS PERMIT, issued JANUARY 26, 2026 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

-
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 B, SECTION 54, ESQUIMALT DISTRICT, PLAN EPP145552
3492 COASTAL DR

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character considerations for the ten-unit townhouse development and associated site improvements are consistent with the design guidelines for areas designated as "The Landing" 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 Planning or their delegate 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 construction permitted by this Permit does not substantially start 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 Plans prepared by Cascadia Architects Inc. dated December 10, 2025.
 - Schedule 2 Landscape Plans prepared by Biophilia Design Collective dated December 8, 2025.
 - Schedule 3 Landscape Cost Estimate prepared by Biophilia Design Collective dated December 4, 2025.
8. This Development Permit authorizes the construction of 10 townhouse units along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

GENERAL

- 8.1. This Permit shall not be construed as relieving compliance with any of the requirements contained within the Section 219 covenants registered as "CA8955703", "CB2282105", "CB2282115", "CB2282122", and "CB2282129" and as amended.
- 8.2. British Columbia's archaeological sites are protected under the Heritage Conservation Act and shall not be altered or damaged without the required permits from the Provincial Archaeology Branch.

FORM AND CHARACTER CONDITIONS

Building Features

- 8.3. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by Cascadia Architects Inc. (Schedule 1).
- 8.4. 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 Services or their delegate.
- 8.5. 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 or their delegate.
- 8.6. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

Signage

- 8.7. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

Landscaping

- 8.8. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Biophilia Design Collective (Schedule 2).
- 8.9. Prior to the issuance of a building permit, the City shall be provided with a written letter of engagement from a registered landscape architect agreeing to:
 - 8.9.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by Biophilia Design Collective (Schedule 2); and
 - 8.9.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.
- 8.10. Prior to the issuance of Building Permit, a one-year warranty of the landscape works from the landscape contractor shall be obtained. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.
- 8.11. Prior to the issuance of a Building Permit, the City must be provided in the form of an irrevocable letter of credit or certified cheque, security in the amount of \$180,965.54 based on 110% of the Landscape Cost Estimate prepared by Biophilia Design Collective (Schedule 3), which amount, or a portion therefore, 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 substantial completion from a registered landscape architect, to the satisfaction of the Director of Development Services.

ISSUED ON THIS 16 DAY OF JANUARY, 2026.



JASON JOHNSON
CHIEF ADMINISTRATIVE OFFICER

BEACHLANDS SITE 12 - TOWNHOUSES



DESIGN CONCPET AERIAL VIEW



PROJECT CONTACTS

OWNER

RPSP Beach Front Development Manager Ltd.
101-804 Broughton Street
Vancouver, British Columbia
Canada, V6B 1A7

PROJECT MANAGER

Turnbull Construction Project Managers Ltd.
Priscilla Samuel
778-227-1505
psamuel@tcpm.ca

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC
250.590.3223

Peter Johannknecht, Architect
AIBC, LEED® AP, MRAIC, cert.
Passive House Designer
peter@cascadiaarchitects.ca

STRUCTURAL ENGINEER

RJC Engineers
1515 Douglas St #330, Victoria,
BC V8W 2G4

Leon Plett
778-746-1136
lplett@rjc.ca

MECHANICAL ENGINEER

m3 | Mechanical Consultants
1803 Douglas St #101, Victoria,
BC V8T 5C3

Christer Blom
250.940.2258
cbm@m3mech.ca

ENERGY MODELLING - Part 9

Bernhardt Contracting
1535 Oak Crest Dr., Victoria,
BC V8P 1K7

Mark Bernhardt
250.857.2432
mark@bernhardtcontracting.com

ELECTRICAL ENGINEER

e2 Engineering
530 Herald St, Victoria, BC V8W 1S6

Jay Singh
778-402-3060
jay.singh@e2eng.ca

CIVIL ENGINEER

On Point Project Engineers
957 Langford Pkwy #111,
Victoria, BC V9B 0A5

Andrew Entz
250-478-7875 Ext.288
aentz@oppel.ca

LANDSCAPE ARCHITECT

Biophilia Collective
2105 Straits View Rd,
Saanichton, BC V8M 1T3

Bianca Bodley
250-590-1156
bianca@biophilialcollective.ca

CODE CONSULTANT

Stantec
300-125 Commerce Valley Drive West
Markham ON L3T 7W4

Simon Geraghty
416-499-3110 Ext.1011284
Simon.Geraghty@stantec.com

ENVELOPE CONSULTANT

Evoke Buildings
300 - 722 Cormorant Street
Victoria, BC V8W 1P8

Chris Raudoy
250-415-8141
craudoy@evokebuildings.com

ENERGY MODELLING - Part 3

Evoke Buildings
300 - 722 Cormorant Street
Victoria, BC V8W 1P8

Architectural DP

- A000. Cover
- A001. Zoning Data
- A002. Survey/Average Grade Calculations.
- A003. Building Code Review
- A004. Perspectives
- A005. Shadow Studies
- A006. Material Board
- A100. Site Plan
- A200. Ground Floor Plan
- A201. Level 2 Plan
- A202. Level 3 Plan
- A203. Roof Plan
- A300. Elevation
- A301. Elevation
- A400. Site Sections & 3D SITE
- A800. Common Facilities Pavilion

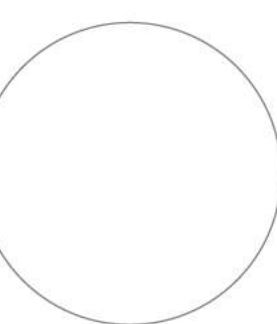
Landscape

- L1.01 Landscape Plan
- L2.01 Planting Plan
- L3.01 Sections

Civil

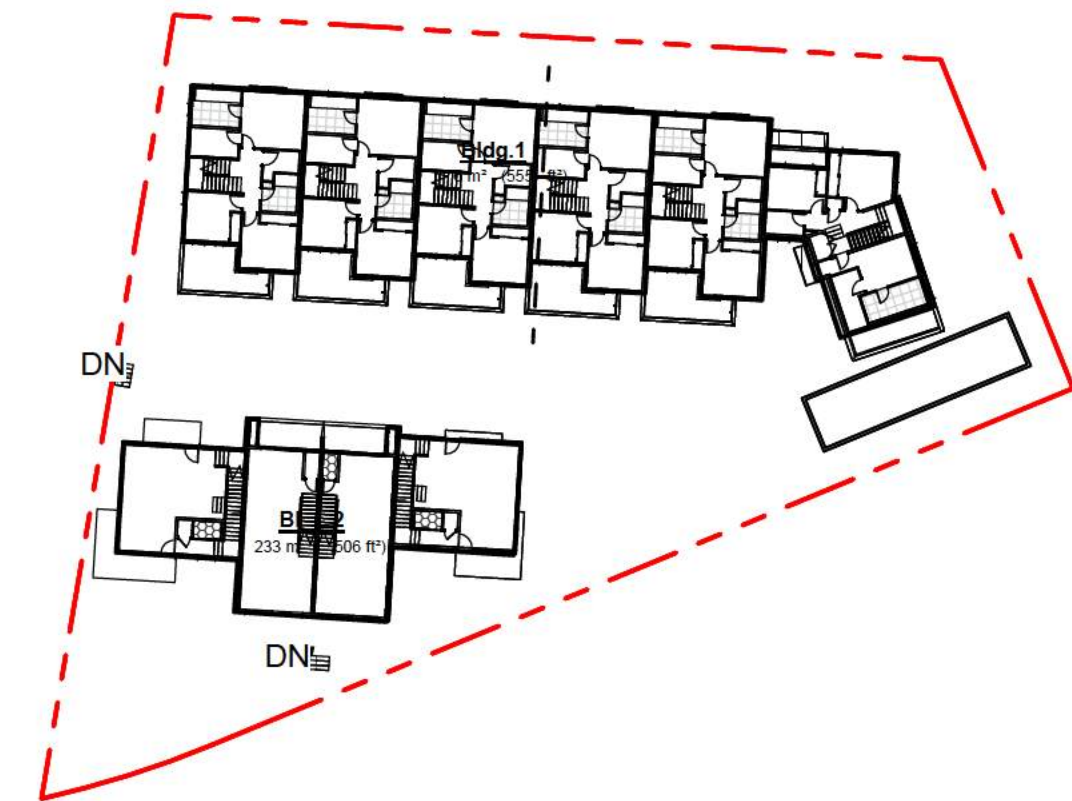
- C101 Cover Sheet
- C102 Notes Sheet
- C201 Overall Site Plan
- C202 Existing Site Plan
- C203 Grading Plan
- C204 Servicing Plan
- C205 Stormwater Management Plan
- C302 Site 12 Plan & Profile
- C303 Site 12 Water Connection
- C401 Details
- C402 Fire Truck Turning

Project #	2330
Sheet #	A000.
Date	12/9/2025 1:57:05 PM
Revision	

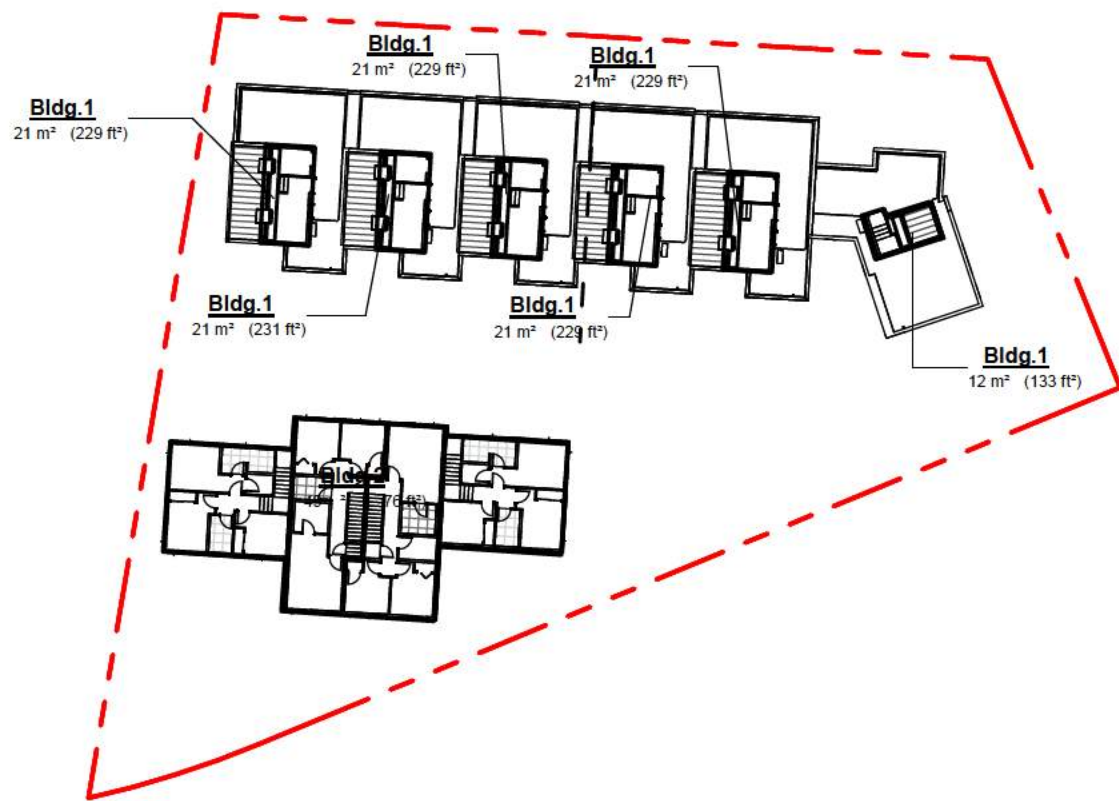




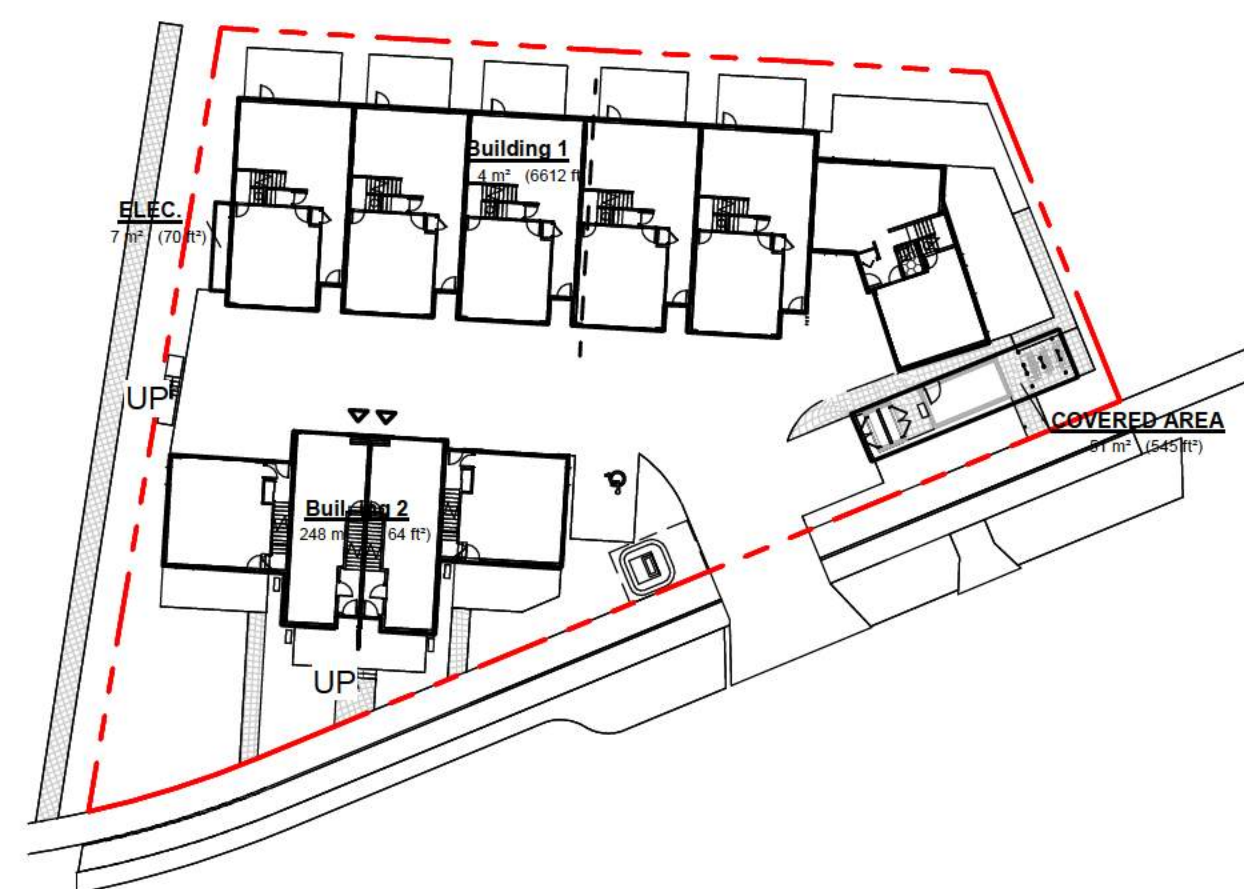
1 Level 1.
SCALE = 1 : 500



2 Level 2.
SCALE = 1 : 500



3 Level 3.
SCALE = 1 : 500



5 Lot Coverage.
SCALE = 1 : 500



6 Fire Hydrant Location.
SCALE = 1 : 500

Subject Property Map
COMPREHENSIVE DEVELOPMENT 30 (CD - 30 ROYAL BEACH) ZONE



OFF STREET PARKING REQUIREMENTS
REFERENCE LAND USE BYLAW SEC. 10.33.7

Visitor Parking :	0.15/DU*
0 bedroom :	0.8 per DU + 0.15 visitor
1 bedroom :	1.0 per DU + 0.15 visitor
2 bedroom :	1.3 per DU + 0.15 visitor
3 bedroom :	1.5 per DU + 0.15 visitor

*DU Dwelling Unit

AREA SITE		
Name	Area	Area sqft
Site 12	2224.03 m ²	23939.27 ft ²

Area Schedule (Lot Coverage)		
Name	Area	Lot Coverage
Building 1	614.29 m ²	0.28
Building 2	247.54 m ²	0.11
COVERED AREA	50.64 m ²	0.02
ELEC.	6.52 m ²	0.00
	919.00 m ²	0.41

Gross Floor Area Schedule (GFA CALCULATIONS)			
Name	Level	Area	Floor Area Ratio
Bldg.1	Ground Floor	370.66 m ²	0.167
Bldg.1	Level 2	515.68 m ²	0.232
Bldg.1	Level 3	119.15 m ²	0.054
Bldg.2	Ground Floor	49.04 m ²	0.022
Bldg.2	Level 2	232.85 m ²	0.105
Bldg.2	Level 3	248.58 m ²	0.112
		1535.95 m ²	0.691

Per Colwood Definition - "Gross Floor Area" - Measured to outside face of shea hing

Gross Buildable Area Schedule	
Level	Area
Ground Floor	856.35 m ²
Level 2	748.53 m ²
Level 3	367.73 m ²
	1972.60 m ²

Total buildable area (includes Garages)

NOTE: ALL AREAS ARE MEASURED TO OUTSIDE FACE OF EXTERIOR SHEATHING AND CENTERLINE OF WALLS

ZONING DATA		
ZONE	CD30-AREA 2	
USE	ATTACHED HOUSING	
SITE AREA	2224 m ²	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
MAX. FSR ALLOWED	1.2:1	0.69:1
TOTAL GROSS FLOOR AREA*	1,536 m ²	
BUILDING HEIGHT (from Average Grade**)	12.5 m	11.3 m
SETBACKS	REQUIRED (MIN)	PROVIDED
FRONTING STREET (WITH REAR LANE GARAGE ACCESS)	3.0 m	3.0 m
	1.2 m	1.38 m
	3.0 m	N/A m
EXTERIOR SIDE (NONE)	4.5 m	4.5 m
REAR	4.5 m	4.5 m
MAX. LOT COVERAGE	50%	41%
TOTAL LOT COVERAGE AREA*	919 m ²	
PARKING	REQUIRED	PROVIDED
DWELLING UNITS - ALL 3 BDRM		10
REQ'D PARKING FOR 3BDRM 1.5/DU	15	20
VISITOR	0.15X10 = 1.5	2
ACCESSIBLE STALLS INCLUDED IN VISITOR STALL COUNT	1	1
TOTAL PARKING COUNT	22	
BICYCLES		
CLASS 1	1/DU = 10	10
CLASS 2	6/LOT	6
SMALL PARK (MAX 30 % = 3)	1	
LOADING ZONE	N/A	
TOTAL NUMBER OF UNITS	10	
UNIT TYPE		
3 BED ROOM	10	

REFER TO CALCULATIONS
** NATURAL GRADE = AVERAGE GRADE

NO.	DESCRIPTION	DATE
	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.09.12
	Development Permit R1 - Draft	25.08.08
	Development Permit	25.03.18



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Beachlands Site 12

RPSP Beach Front Development Manager Ltd.

Sheet Name **Zoning Data**

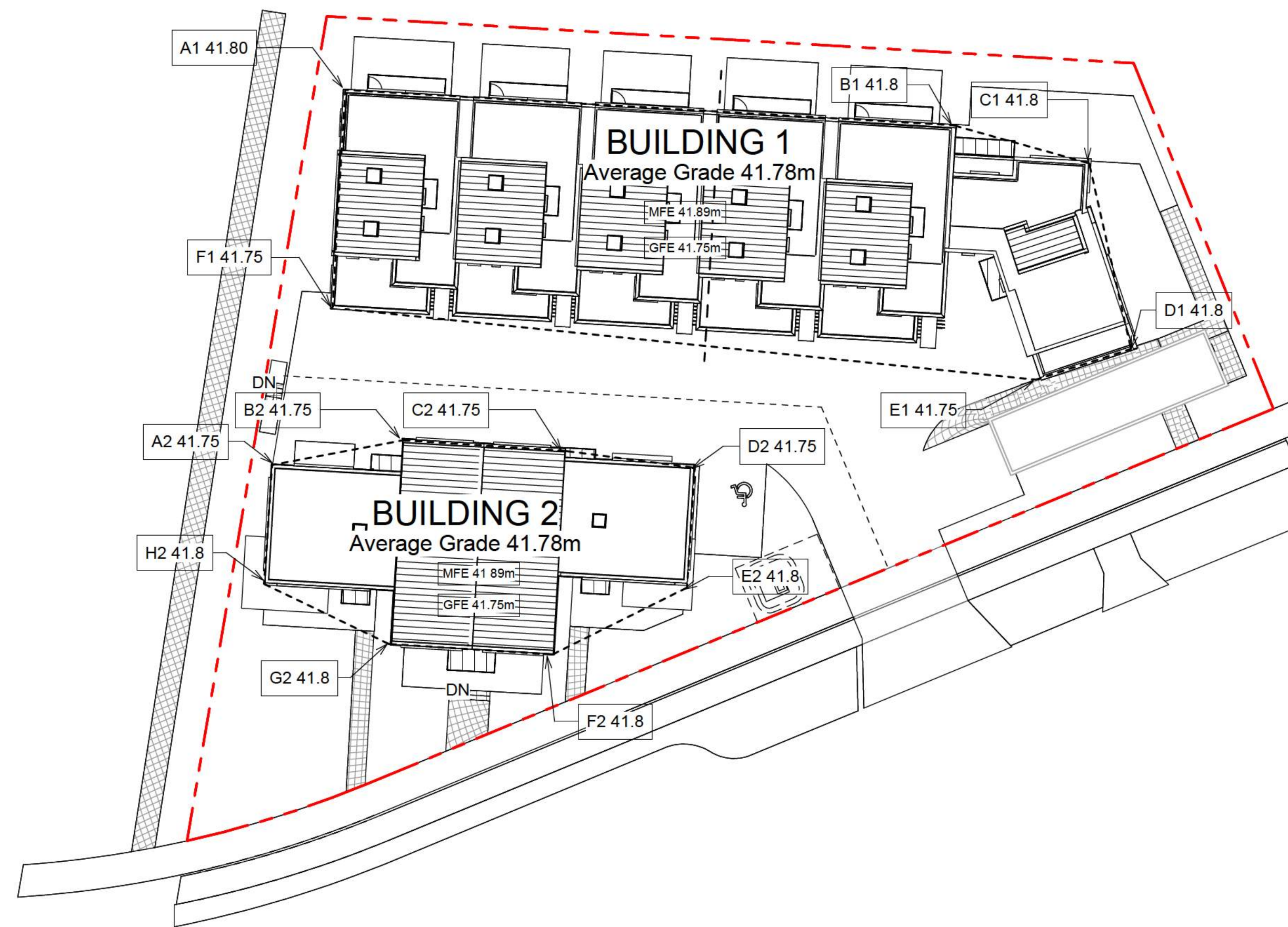
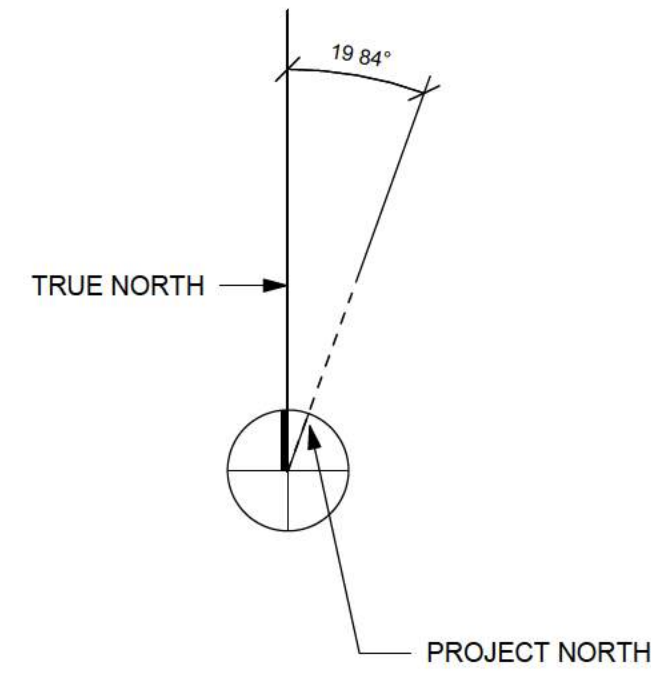
Date December 10th, 2025

Scale Project #
As indicated 2330

Revision Sheet #
 A001.

Average Grade Calculations

Bldg 1		Bldg 2	
A1	41.80	A2	41.75
B1	41.80	B2	41.75
C1	41.80	C2	41.75
D1	41.80	D2	41.75
E1	41.75	E2	41.80
F1	41.75	F2	41.80
		G2	41.80
		H2	41.80
250.70		334.20	
Average: 41.78		Average: 41.78	

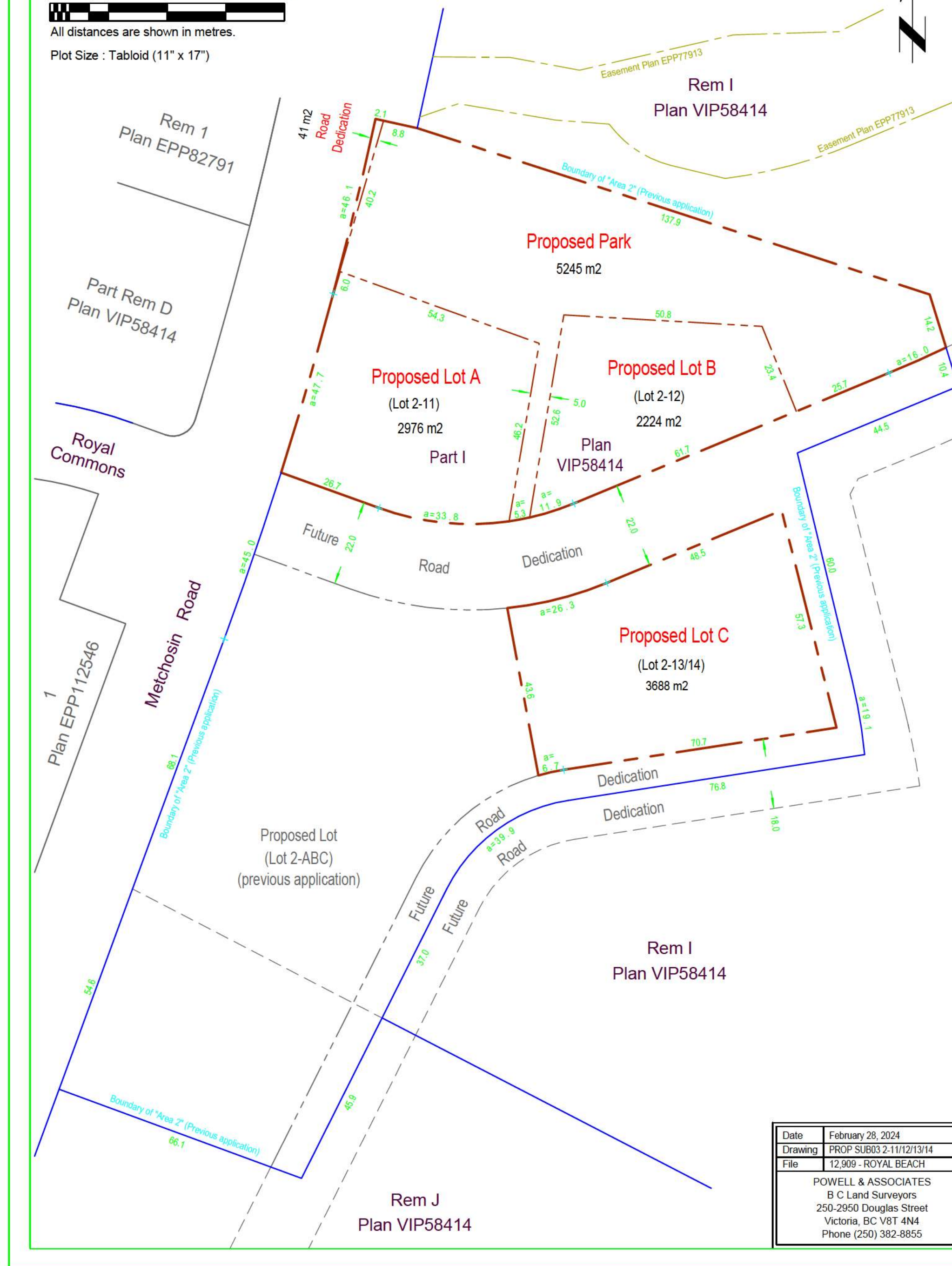


Lot Average Grade Calculations.

Sketch Plan of Proposed Subdivision of Parts of -Lot I, Section 54, Plan VIP58414 (Subdivision of Part of Area 2 - Previous Application)

New Plan # EPP135360

SCALE 1:900
0 5 10 15 30 45 60
All distances are shown in metres.
Plot Size : Tabloid (11" x 17")



Date	February 28, 2024
Drawn by	PRCP 31803 2.11/12/13/14
File	12.909 - ROYAL BEACH
POWELL & ASSOCIATES B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 Phone (250) 362-8855	

Survey Plan.

NO.	DESCRIPTION	DATE
	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.09.12
	Development Permit	25.03.18



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Beachlands Site 12

RPSP Beach Front Development Manager Ltd.

Sheet Name
Survey/Average Grade Calculations.

Date	December 10th, 2025
Scale	As indicated
Project #	2330
Revision	
Sheet #	A002.

PART 3 BUILDING CODE ANALYSIS - BUILDING 1		
PROJECT TYPE (3 STORY TOWNHOUSES)	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1
BCBC BUILDING AREAS BUILDING 1	614 m ²	
SPRINKLERED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
GRADE	41.75 m	
BUILDING HEIGHT (STOREYS, m)	3 STOREYS ABOVE GRADE 9.73 m 0 STOREYS BELOW GRADE	
NUMBER OF STREETS FACING	1	

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	DIV B 3.2.2.55. GROUP C, UP TO 3 STOREYS, SPRINKLERED	
MAXIMUM BUILDING AREA	1800 m ² If 3 stories	
NUMBER OF STREETS FACING	NA	3.2.2.55
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	1 150m ² max. floor area, max. TD 25m	3.4.2.1.-B
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 35 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
VERTICAL FIRE SEPARATIONS (USING HORIZONTAL ASSEMBLIES)	45 MIN FLOORS with unit below 0 MIN FLOORS without unit below 0 ROOF (no occupancy)	3.2.2.55
HORIZONTAL FIRE SEPARATIONS (USING VERTICAL ASSEMBLIES)	60 MIN WALLS	3.3.4.2.(1)

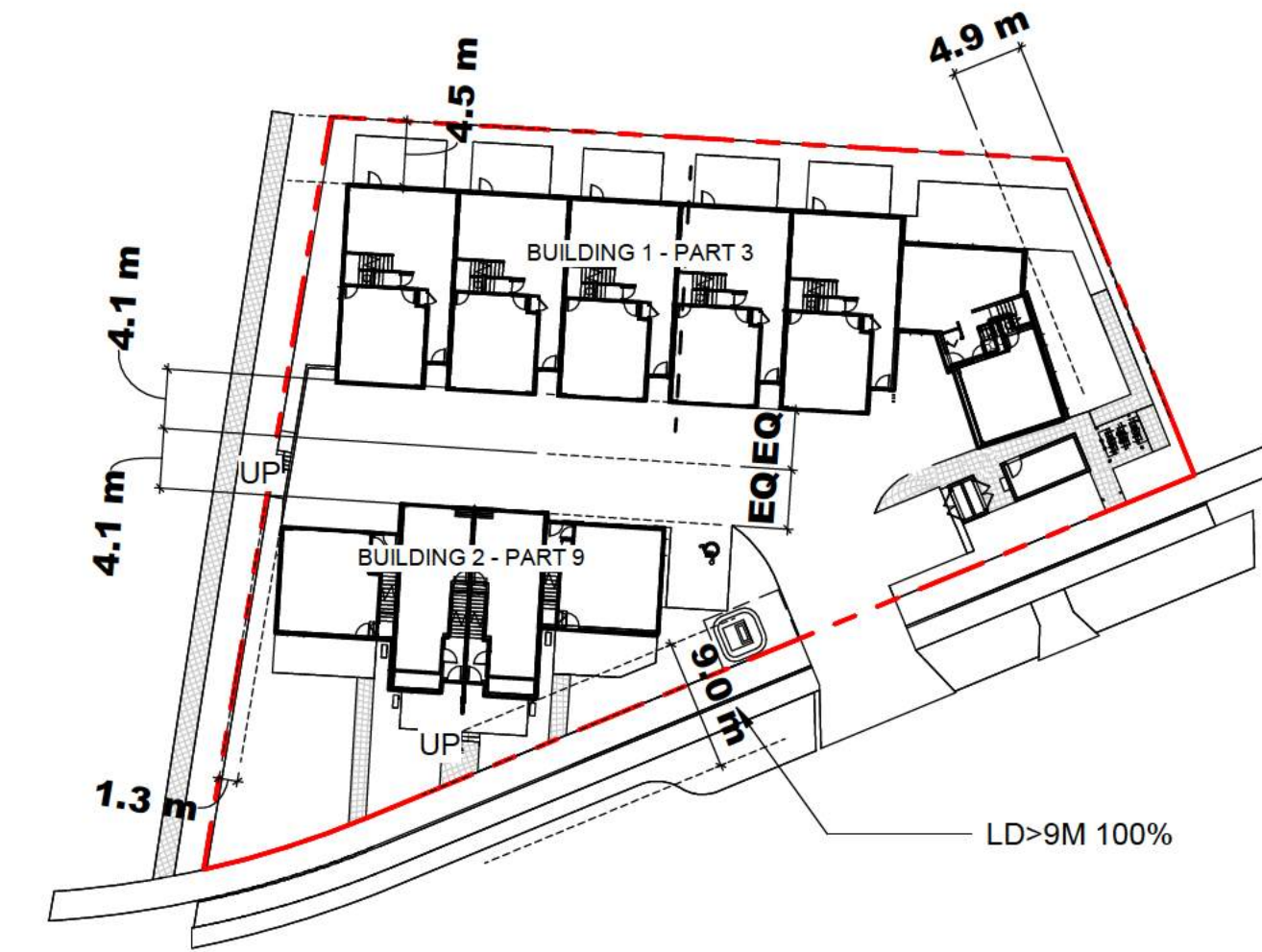
ENERGY & ZERO CARBON STEP CODE		
BC ENERGY STEP CODE	STEP 2	10.2.3.3
BC ZERO CARBON STEP CODE	EL-4	10.3.1.3

PART 9 BUILDING CODE ANALYSIS - BUILDING 2		
PROJECT TYPE (3 STORY TOWNHOUSES)	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 9	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	9.10.2.1
BCBC BUILDING AREAS BUILDING 2	248 m ²	1.4.1.2
SPRINKLERED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	9.10.18.2, (5)
GRADE	41.75 m	1.4.1.2
BUILDING HEIGHT (STOREYS, m)	3 STOREYS 0 STOREYS BELOW GRADE 6.9 m LEVEL 3 SILL ABOVE GRADE	1.4.1.2 9.9.9.1
FIRE ALARM SYSTEM	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NFPA 13D SPRINKLER SYSTEM	9.10.18.2, (5)
SPRINKLERED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	9.10.18.2, (5)

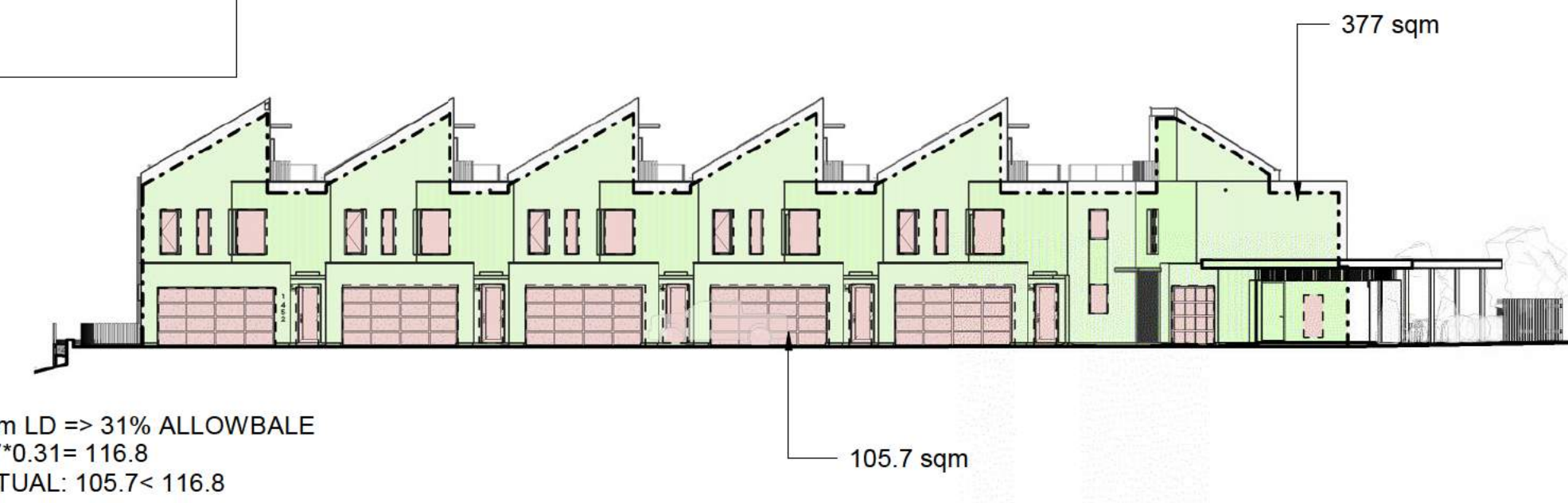
FIRE RESISTANCE RATINGS		
VERTICAL FIRE SEPARATIONS (USING HORIZONTAL ASSEMBLIES)	FLOORS not required (where no sleeping unit above or below) ROOF not required (no occupancy)	FLOORS 60 MIN (where overlapping suites) 45 MIN (occupancy)
HORIZONTAL FIRE SEPARATIONS (USING VERTICAL ASSEMBLIES)	60 MIN	9.10.8.10 (1a) 9.10.9.16(3) 9.10.8.7(1) 9.10.9.15

ENERGY & ZERO CARBON STEP CODE		
BC ENERGY STEP CODE	STEP 3	9.36.6.3
BC ZERO CARBON STEP CODE	EL-4	9.37.1.3

NOTES
PART 9 BUILDINGS ADHERE TO Table 3.2.3.1.-D BCBC FOR SPATIAL SEPERATION CALCULATIONS.



1 Ground Floor LD Calculation.
SCALE = 1 : 500



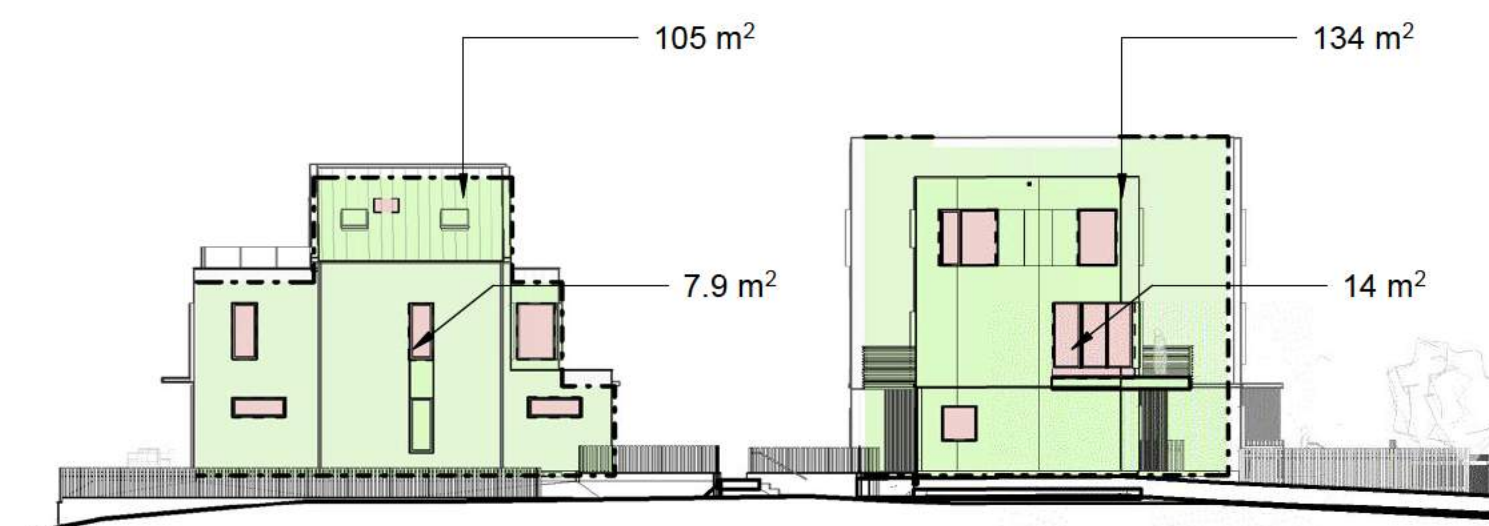
2 Elevation Bldg. 1 South (Spatial Separation).
SCALE = 1 : 250



6 Elevation Bldg. 1 East (Spatial Separation).
SCALE = 1 : 250



3 Elevation Bldg. 1 North (Spatial Separation).
SCALE = 1 : 250



4 Elevation Bldgs 1/2 East (Spatial Separation).
SCALE = 1 : 250



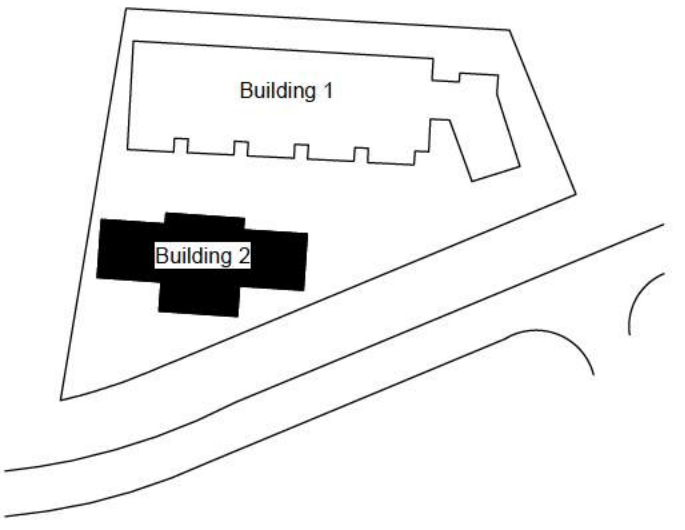
5 Elevation Bldg 2 North (Spatial Separation).
SCALE = 1 : 250

NO.	DESCRIPTION	DATE
	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.08.12
	Development Permit	25.03.18



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Beachlands Site 12	
RPSP Beach Front Development Manager Ltd.	
Sheet Name	Building Code Review
Date	December 10th, 2025
Scale	As indicated Project # 2330
	Revision
	Sheet # A003.



	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.09.12
	Development Permit	25.03.18
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

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Beachlands Site 12

RPSP Beach Front Development Manager Ltd.

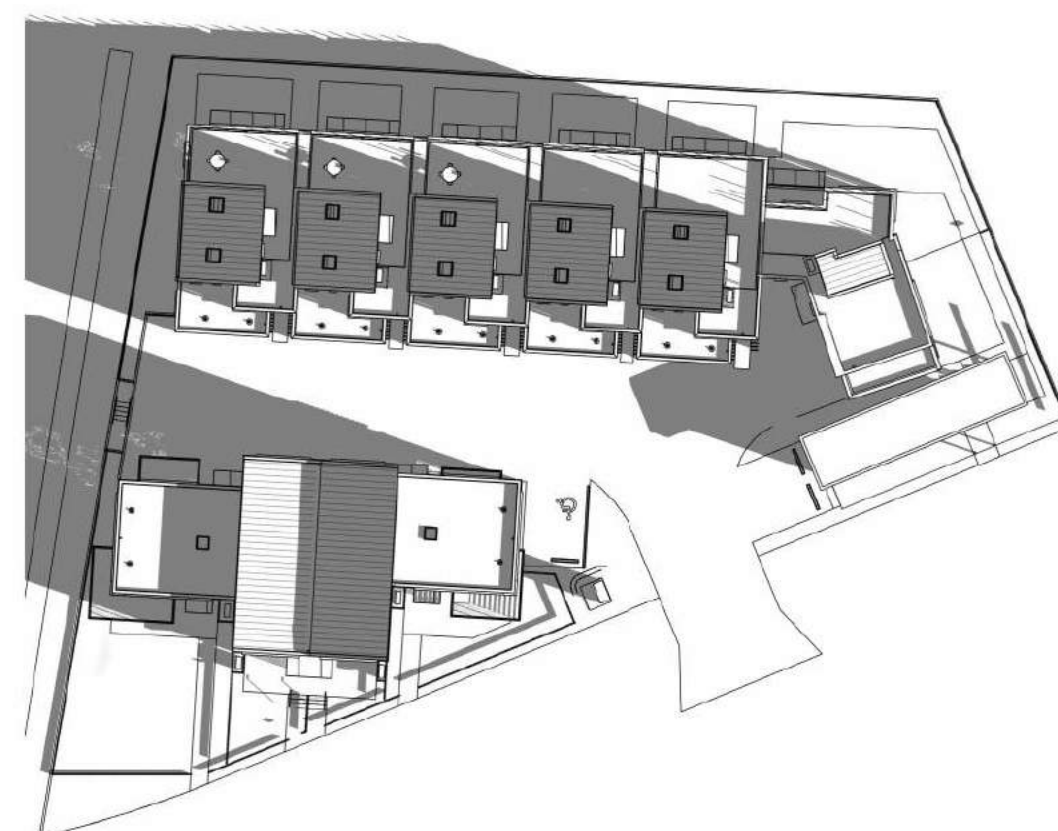
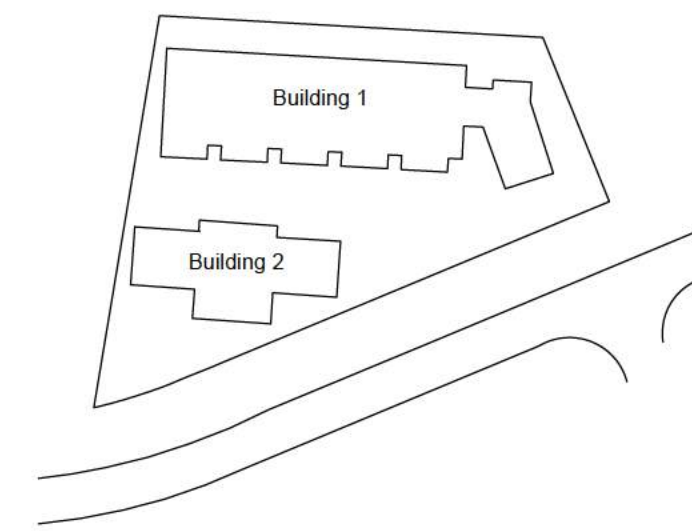
Sheet Name
Perspectives

Date
December 10th, 2025

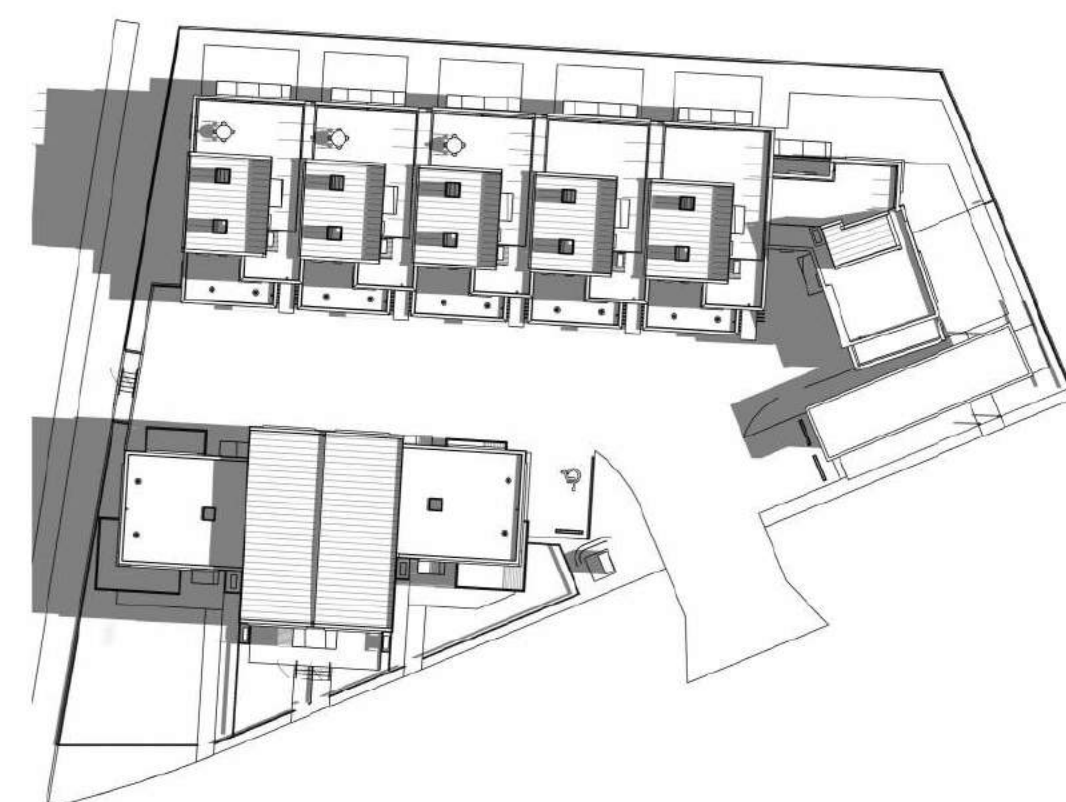
Scale
Project #
2330

Revision

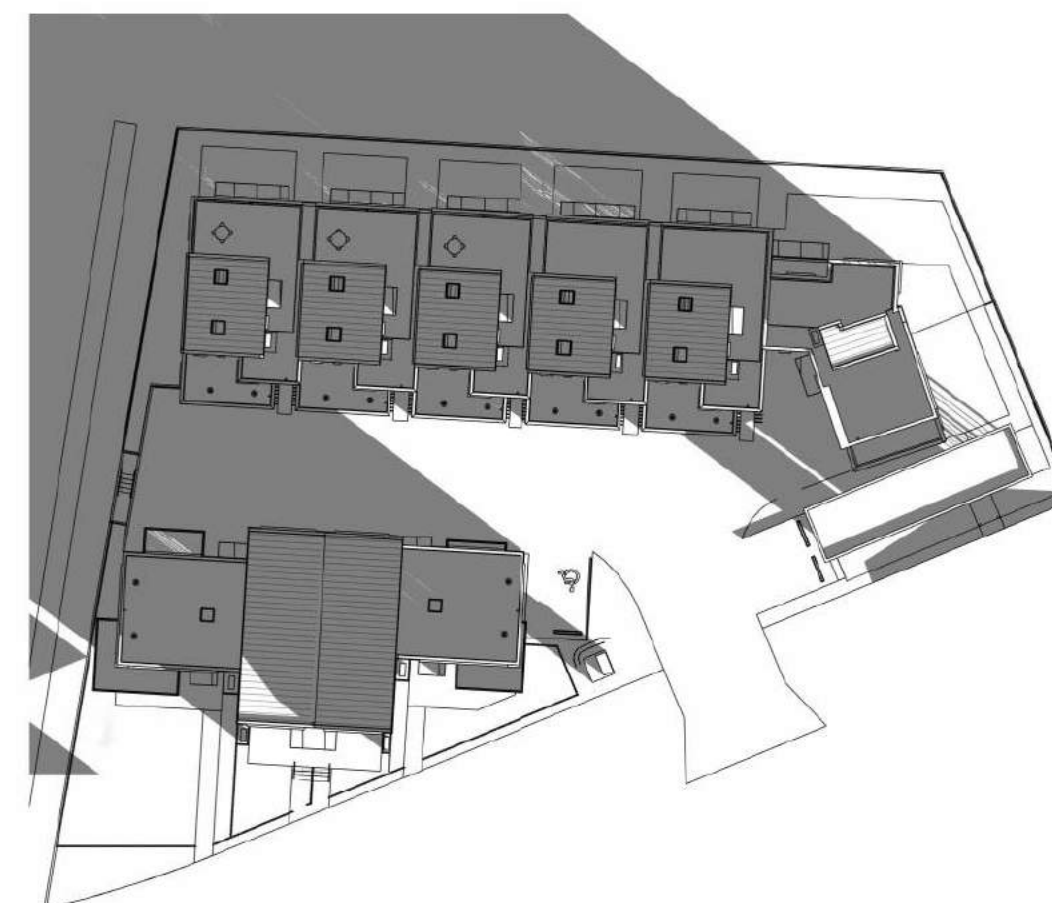
Sheet #
A004.



SOLAR STUDY MARCH 20 8 AM (EQUINOX)



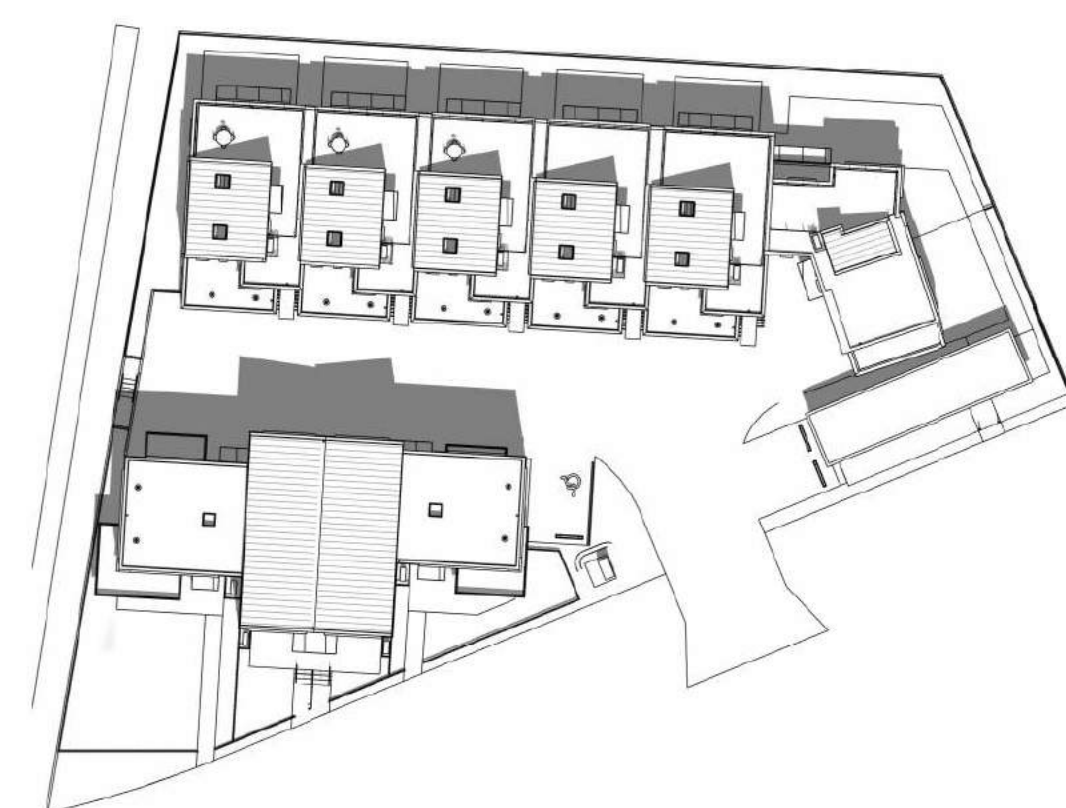
SOLAR STUDY JUNE 20 8 AM (SUMMER SOLSTICE)



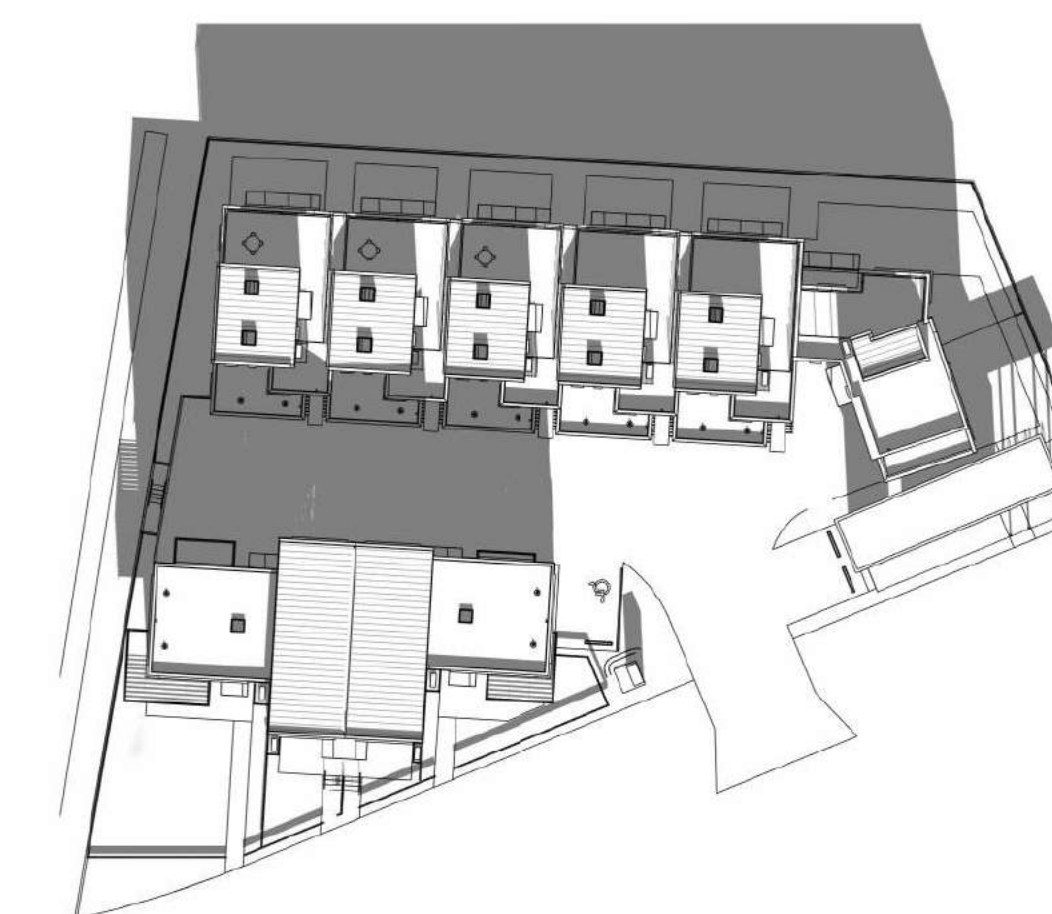
SOLAR STUDY DECEMBER 21 8 AM-(WINTER SOLSTICE)



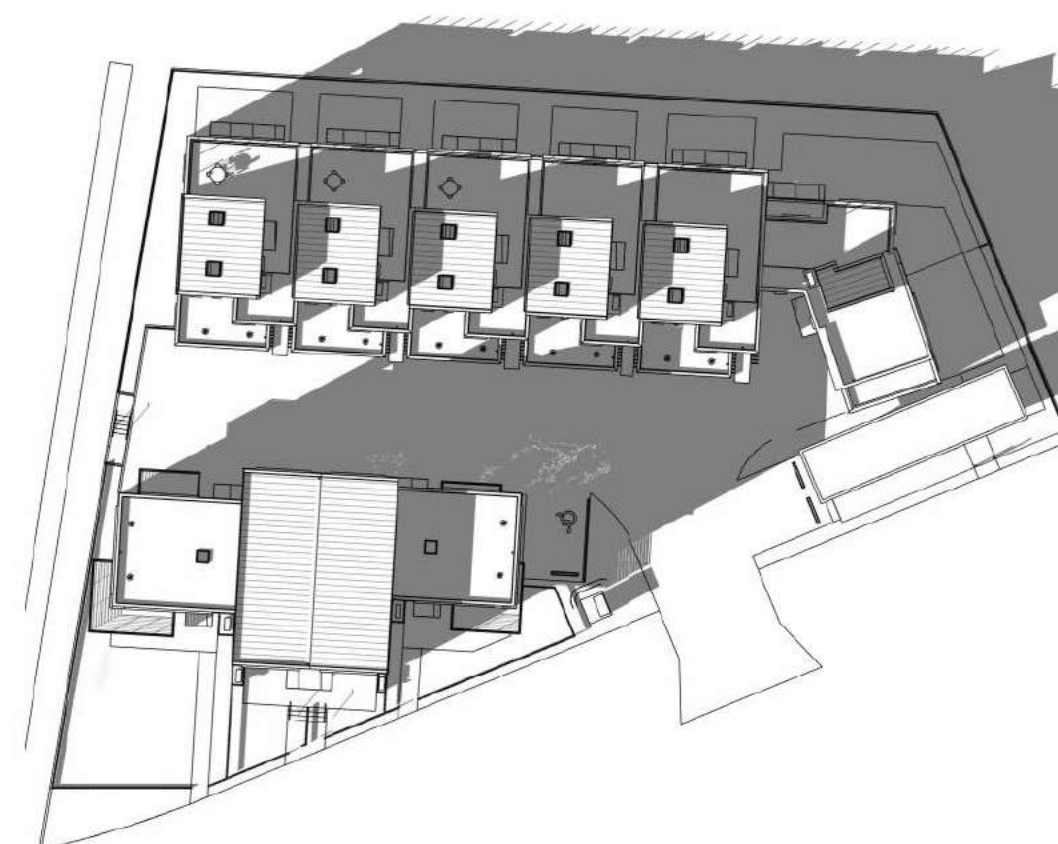
SOLAR STUDY MARCH 20 12 PM (EQUINOX)



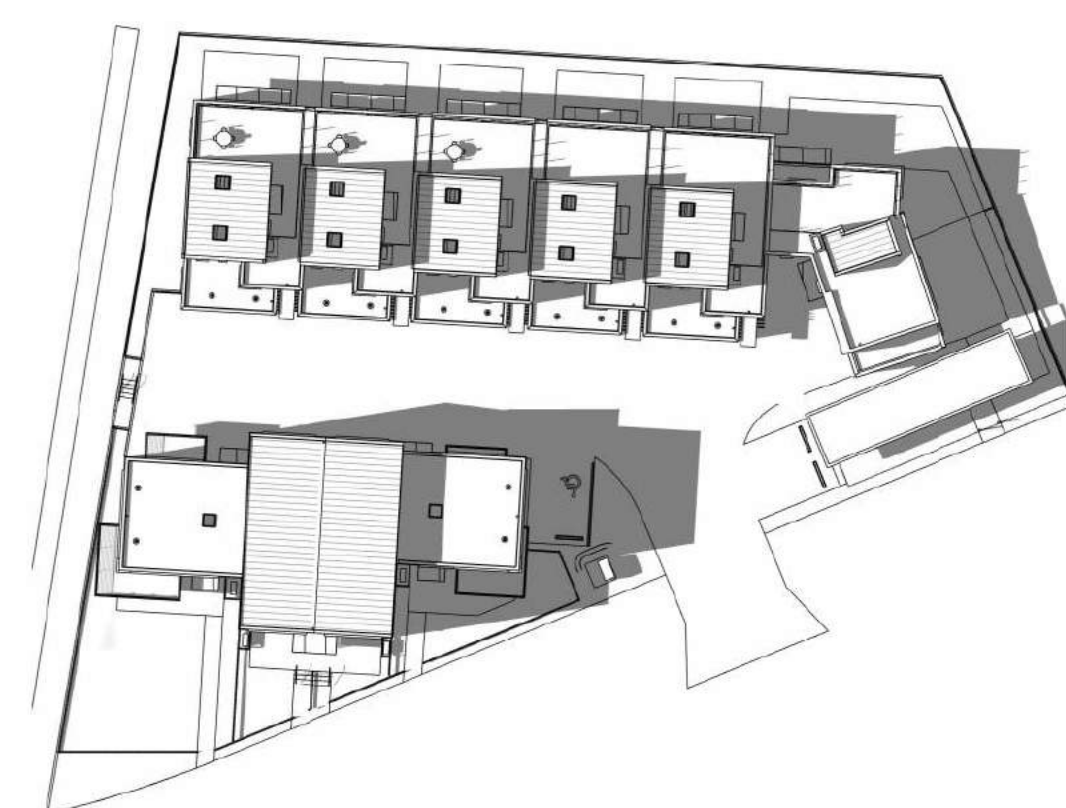
SOLAR STUDY JUNE 20 12 PM (SUMMER SOLSTICE)



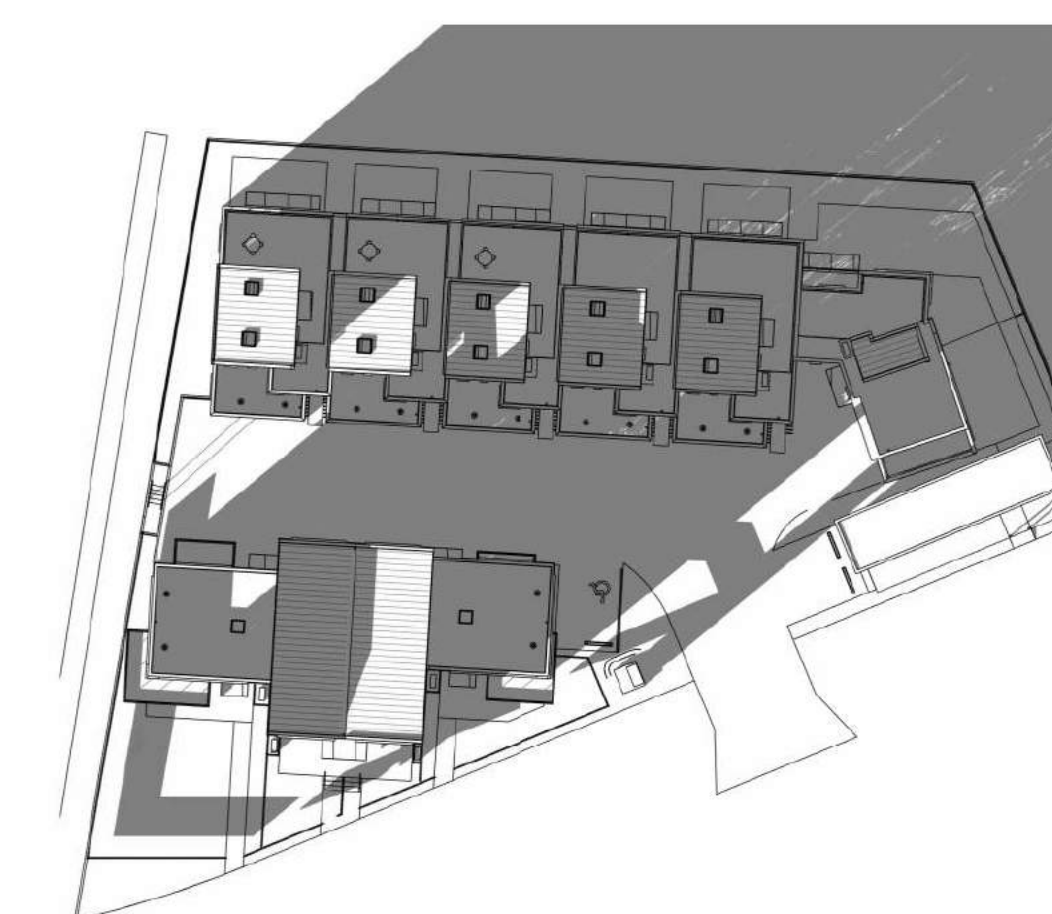
SOLAR STUDY DECEMBER 21 12 PM-(WINTER SOLSTICE)



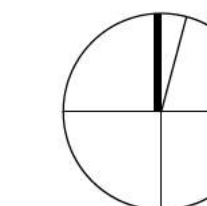
SOLAR STUDY MARCH 20 4 PM (EQUINOX)



SOLAR STUDY JUNE 20 4 PM (SUMMER SOLSTICE)



SOLAR STUDY DECEMBER 21 4 PM-(WINTER SOLSTICE)



Development Permit Revision 2	25.12.10	
Development Permit Revision 1	25.09.12	
Development Permit	25.03.18	
NO.	DESCRIPTION	DATE



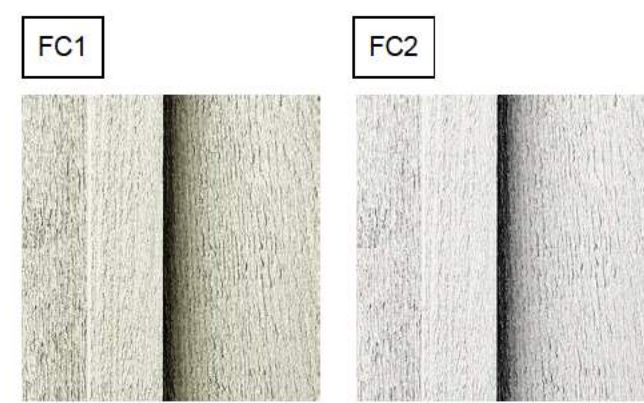
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Beachlands Site 12	
RPSP Beach Front Development Manager Ltd.	
Sheet Name	Shadow Studies
Date	December 10th, 2025
Scale	Project # 2330
	Revision
	Sheet # A005.



Development Permit Revision 2	25.12.10	
Development Permit Revision 1	25.09.12	
Development Permit R1 - Draft	25.08.08	
Development Permit	25.03.18	
NO.	DESCRIPTION	DATE



Name: Fiber Cement 1
Application: Siding
Description: Wood grained board and batten
Colour: Medium Light Grey

Name: Fiber Cement 2
Application: Siding
Description: Wood grained board and batten
Colour: Light Grey



Name: Fiber Cement 3-1
Application: Siding Infill Between Windows
Description: Textured or Smooth Panel
Colour: Charcoal - location indicated on drawings

Name: Fiber Cement 3-2
Application: Siding Infill Between Windows
Description: Textured or Smooth Panel
Colour: Brown - location indicated on drawings

Name: Fiber Cement 3-2
Application: Siding Infill Between Windows
Description: Textured or Smooth Panel
Colour: Light Grey - location indicated on drawings



Name: Vinyl Windows Window Frame Material
Colour: White

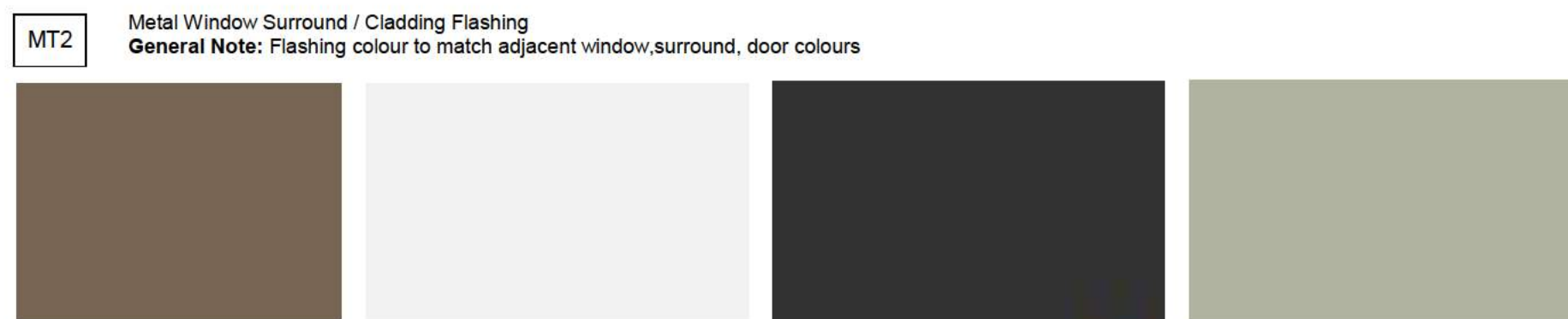
Name: Vinyl Windows Window Frame Material
Colour: Charcoal

Name: Vinyl Windows Window Frame Material
Colour: Brown



Name: Clear Glass

Name: Opaque Glass



Name: MT2-1
Application: Metal Cladding + Window Flashing
Description: Location indicated on drawings
Colour: Brown

Name: MT2-2
Application: Metal Cladding + Window Flashing
Description: Location indicated on drawings note- cap flashing for FC-2
Colour: Light Grey

Name: MT2-3
Application: Metal Cladding + Window Flashing
Description: Location indicated on drawings
Colour: Charcoal

Name: MT2-4
Application: Metal Cladding + Window Flashing
Description: Location indicated on drawings note- cap flashing for FC-1, Standing Seam roof
Colour: Medium Light Grey



Name: Metal Railing Horizontal Metal Balcony Guards
Colour: Brown

Name: Metal Railing Horizontal Metal Balcony Guards
Colour: Charcoal



Name: Privacy Screen Vertical Metal Slats
Colour: Brown



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Beachlands Site 12

RPSP Beach Front Development Manager Ltd.

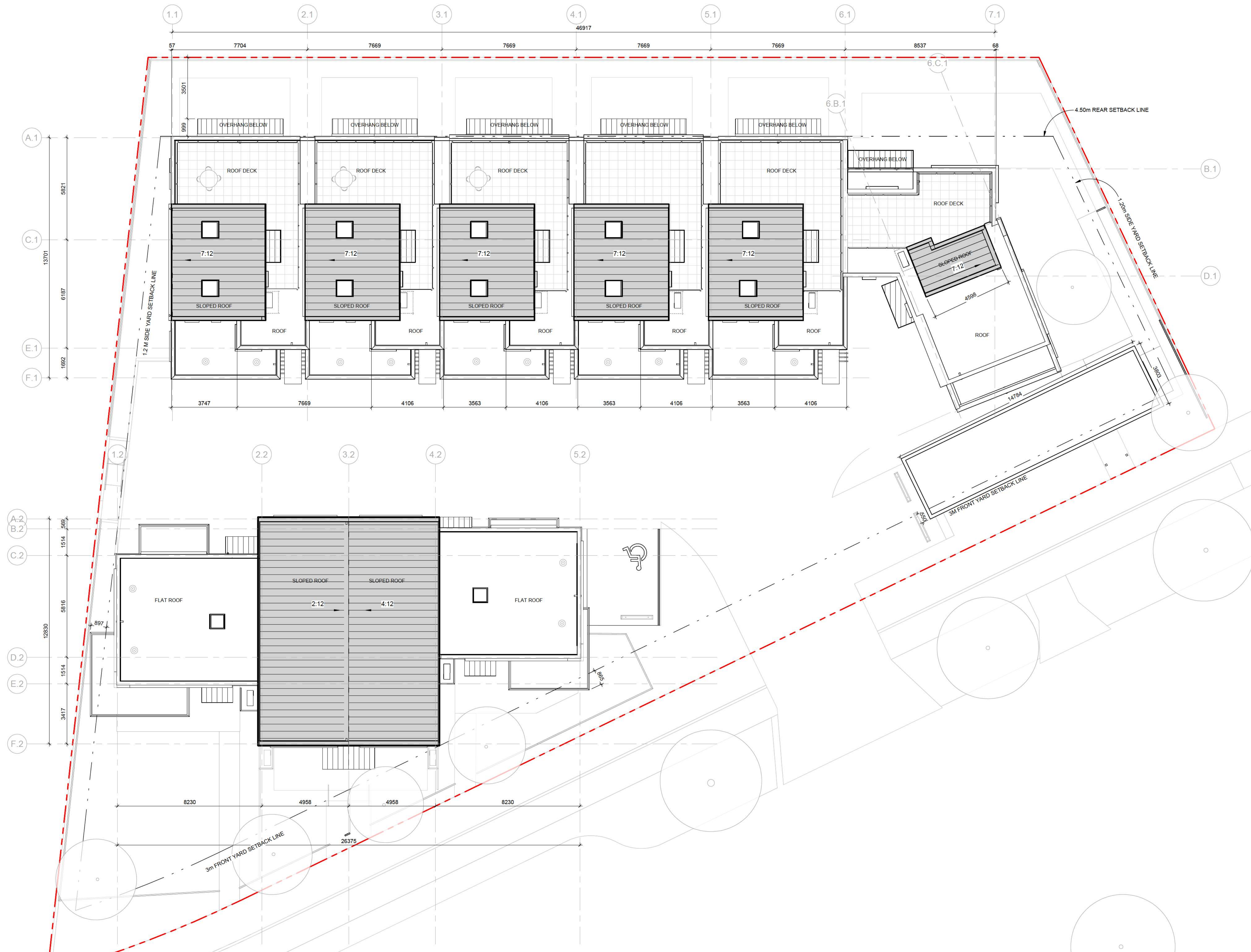
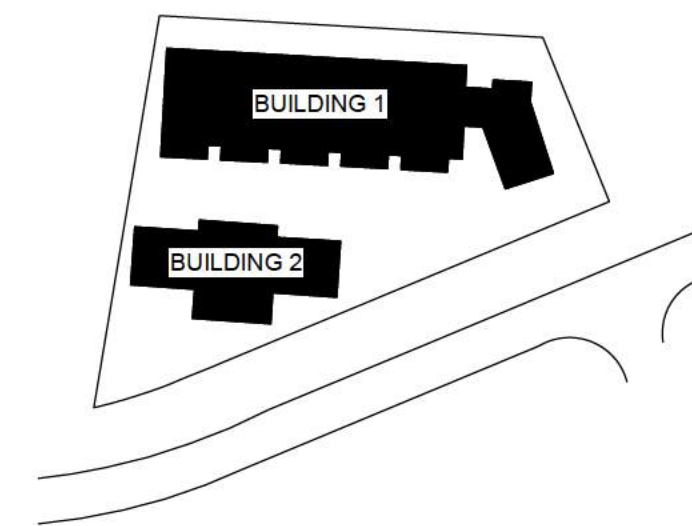
Material Board

Date: December 10th, 2025

Scale: Project # 2330

Revision:

Sheet # A006.



Development Permit Revision 2	25.12.10	
Development Permit Revision 1	25.09.12	
Development Permit	25.03.18	
NO.	DESCRIPTION	DATE



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Beachlands Site 12	
RPSP Beach Front Development Manager Ltd.	
Sheet Name	Roof Plan
Date	December 10th, 2025
Scale	Project # 2330
	Revision A203.
	Sheet # A203.

1 Roof Plan
SCALE = 1 : 100



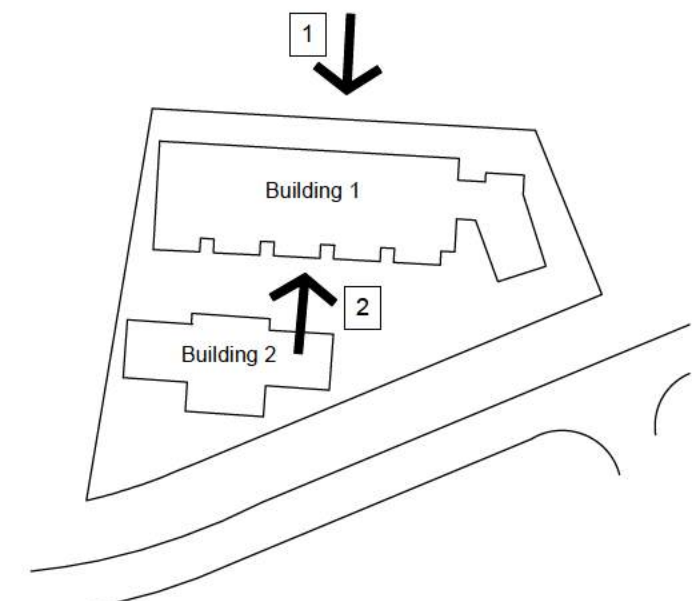
1 Elevation Bldg. 1 South.
SCALE = 1 : 100



2 Elevation Bldg. 1 North.
SCALE = 1 : 100

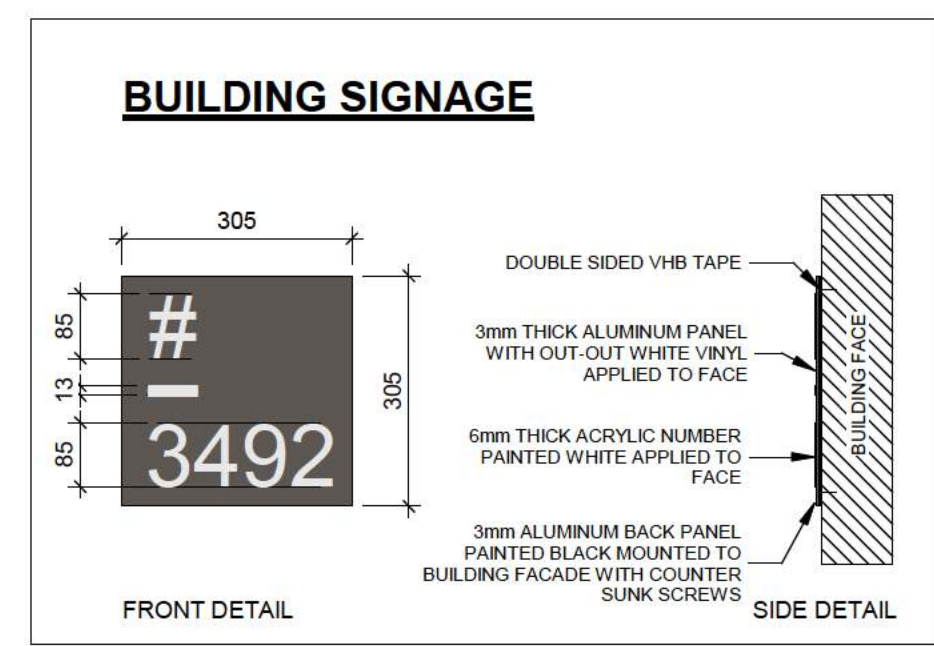


3 Elevation Bldg. 1 West.
SCALE = 1 : 100



Keynote Legend Materials	
Key Value	Keynote Text
DR-1	Garage Door, sec. lcnal, smooth ptd. finish
FC1	Fibre Cement Panel, Board and Batten Tight, Medium Lig
FC2	Fibre Cement Panel, Board and Batten Wide, Light Grey
FC3-1	Cementitious Panel, Charcoal
FC3-2	Cementitious Panel, Brown
FC3-3	Cementitious Panel, Light Grey
GL1	Glass, clear
MT1	Powder Coated Metal Railing, Charcoal
MT2	Flat Seam Metal Panel, Grey
MT2-1	Powder Coated Metal, Brown
MT3	
MT3-1	Powder Coated Metal, Railing Brown
PS1	Privacy Screen
VY1	Vinyl Frame, White
VY2	Vinyl Frame, Charcoal
VY3	Vinyl Frame, Brown

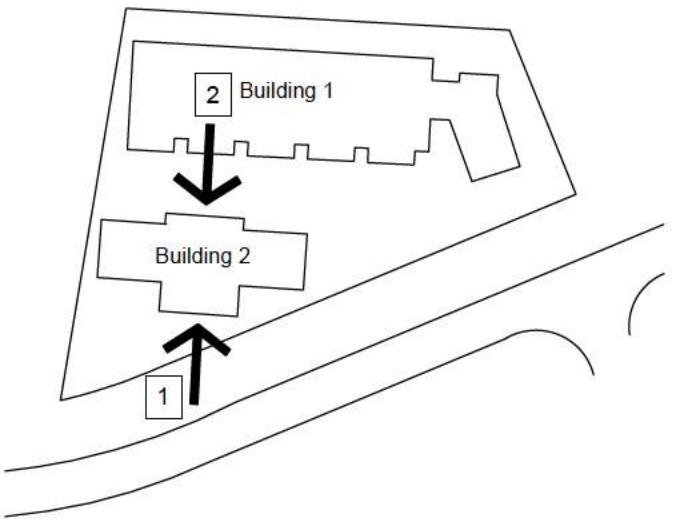
NO.	DESCRIPTION	DATE
	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.09.12
	Development Permit R1 - Draft	25.08.08
	Development Permit	25.03.18



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Beachlands Site 12
RPSP Beach Front Development Manager Ltd.

Sheet Name	Elevation	
Date	December 10th, 2025	
Scale	As indicated	Project # 2330
		Revision
		Sheet #
		A300.



1 Elevation Bldg. 2 South.
SCALE = 1 : 100



2 Elevation Bldg. 2 North.
SCALE = 1 : 100



3 Bldg.2 Elevation East.
SCALE = 1 : 100

Keynote Legend Materials	
Key Value	Keynote Text
DR-1	Garage Door, sectional, smooth ptd. finish
FC1	Fibre Cement Panel, Board and Batten Tight, Medium Lig
FC2	Fibre Cement Panel, Board and Batten Wide, Light Grey
FC3-1	Cementitious Panel, Charcoal
FC3-2	Cementitious Panel, Brown
FC3-3	Cementitious Panel, Light Grey
GL1	Glass, clear
MT1	Powder Coated Metal Railing, Charcoal
MT2	Flat Seam Metal Panel, Grey
MT2-1	Powder Coated Metal, Brown
MT3	
MT3-1	Powder Coated Metal, Railing Brown
PS1	Privacy Screen
VY1	Vinyl Frame, White
VY2	Vinyl Frame, Charcoal
VY3	Vinyl Frame, Brown

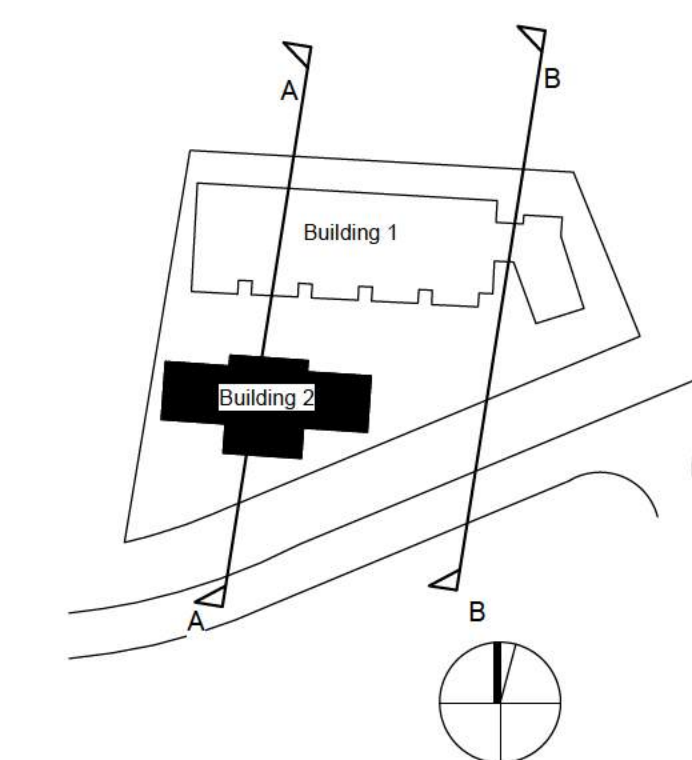
NO.	DESCRIPTION	DATE
	Development Permit Revision 2	25.12.10
	Development Permit Revision 1	25.09.12
	Development Permit R1 - Draft	25.08.08
	Development Permit	25.03.18



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Beachlands Site 12	
RPSP Beach Front Development Manager Ltd.	
Sheet Name	Elevation
Date	December 10th, 2025
Scale	1 : 100
Project #	2330
Revision	A
Sheet #	A301.



3 3D Axo 1
SCALE =



4 3D Axo 2
SCALE =



1 Section Through A & B Units
SCALE = 1 : 200



2 Section Through D Unit
SCALE = 1 : 200

Development Permit Revision 2	25.12.10	
Development Permit Revision 1	25.09.12	
Development Permit R1 - Draft	25.08.08	
Development Permit	25.03.18	
NO.	DESCRIPTION	DATE



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Beachlands Site 12

RPSP Beach Front Development Manager Ltd.

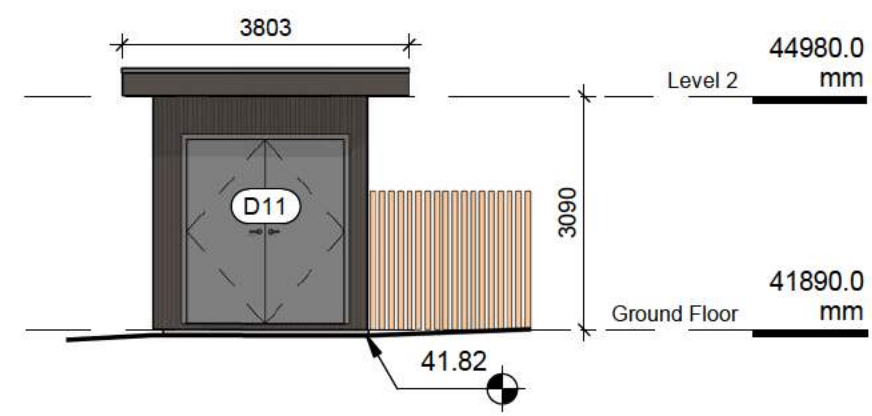
Sheet Name
Site Sections & 3D SITE

Date
December 10th, 2025

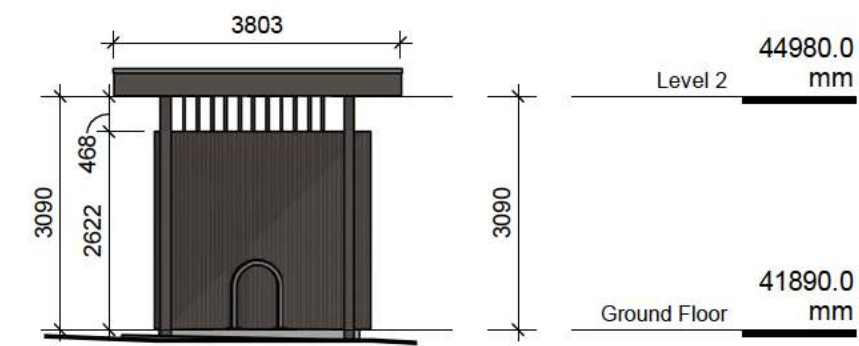
Scale
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Project #
2330

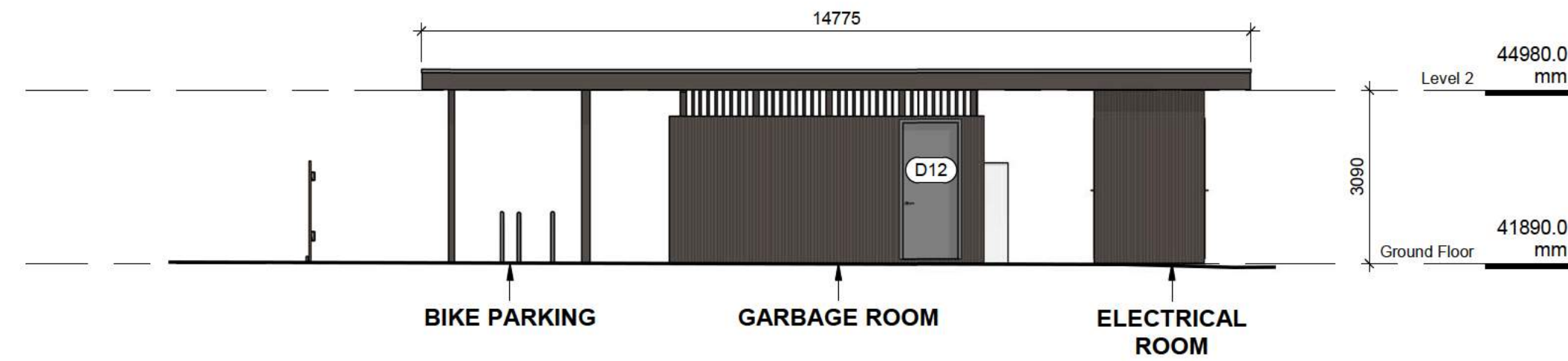
Revision
Sheet #
A400.



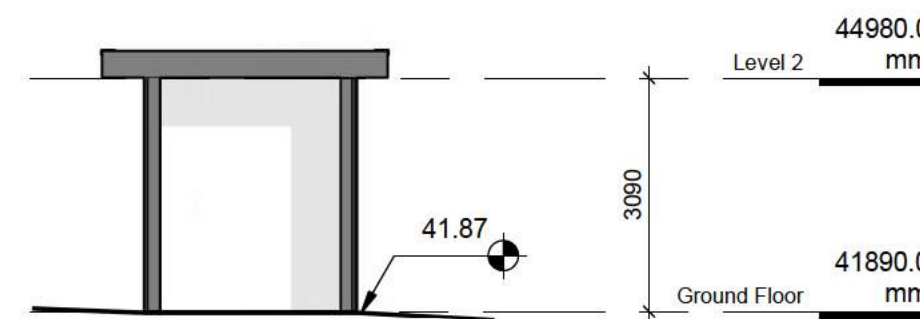
9 WEST ELEVATION - COMMON FACILITIES PAVILION
SCALE = 1 : 100



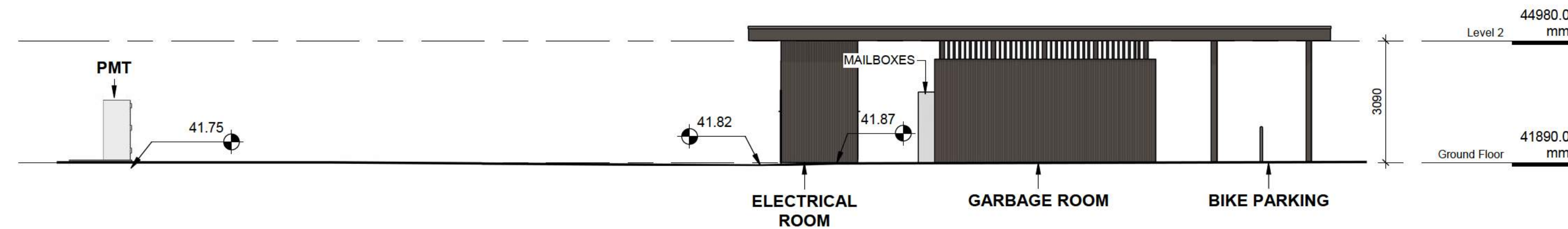
8 WEST ELEVATION 2- COMMON FACILITIES PAVILION
SCALE = 1 : 100



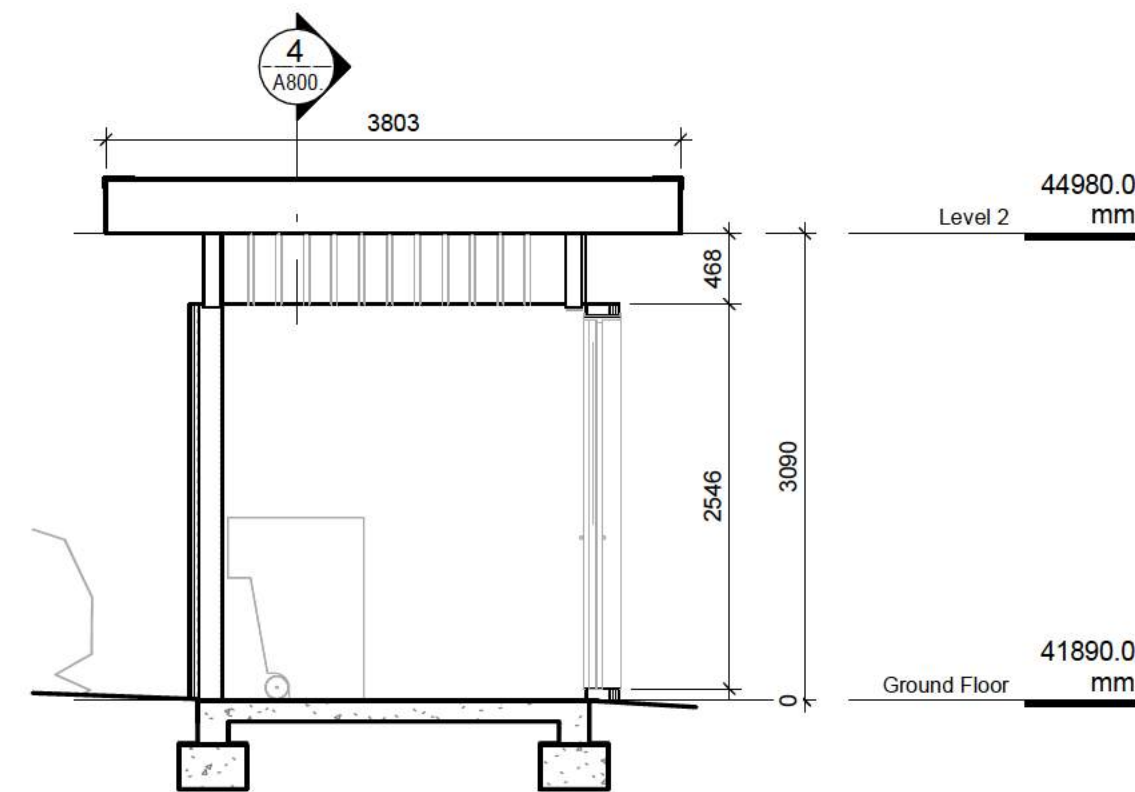
7 NORTH ELEVATION - COMMON FACILITIES PAVILION
SCALE = 1 : 100



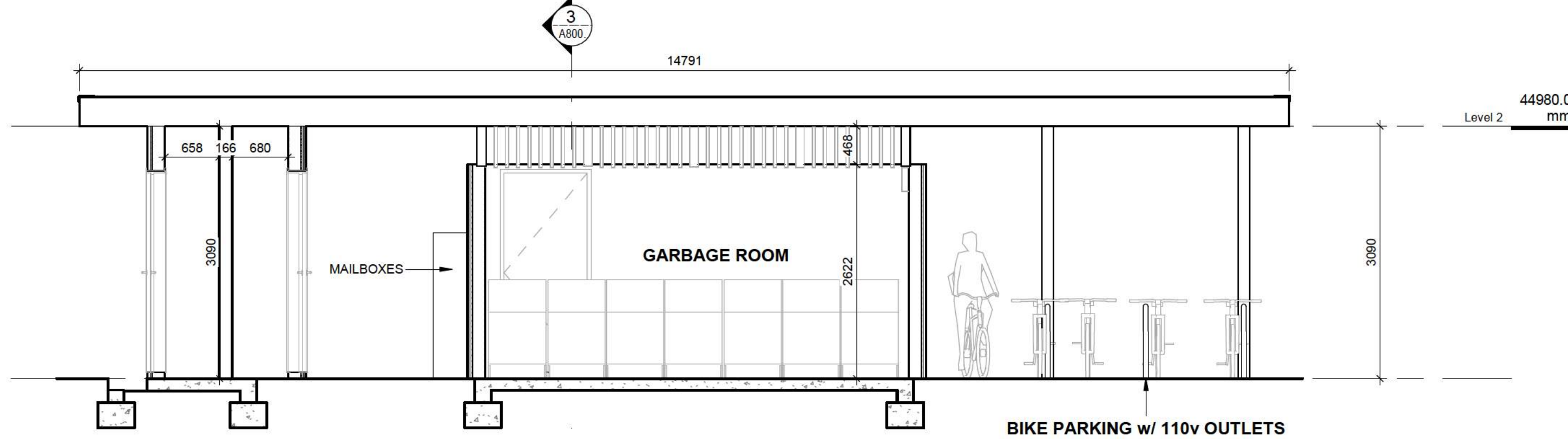
6 EAST ELEVATION - COMMON FACILITIES PAVILION
SCALE = 1 : 100



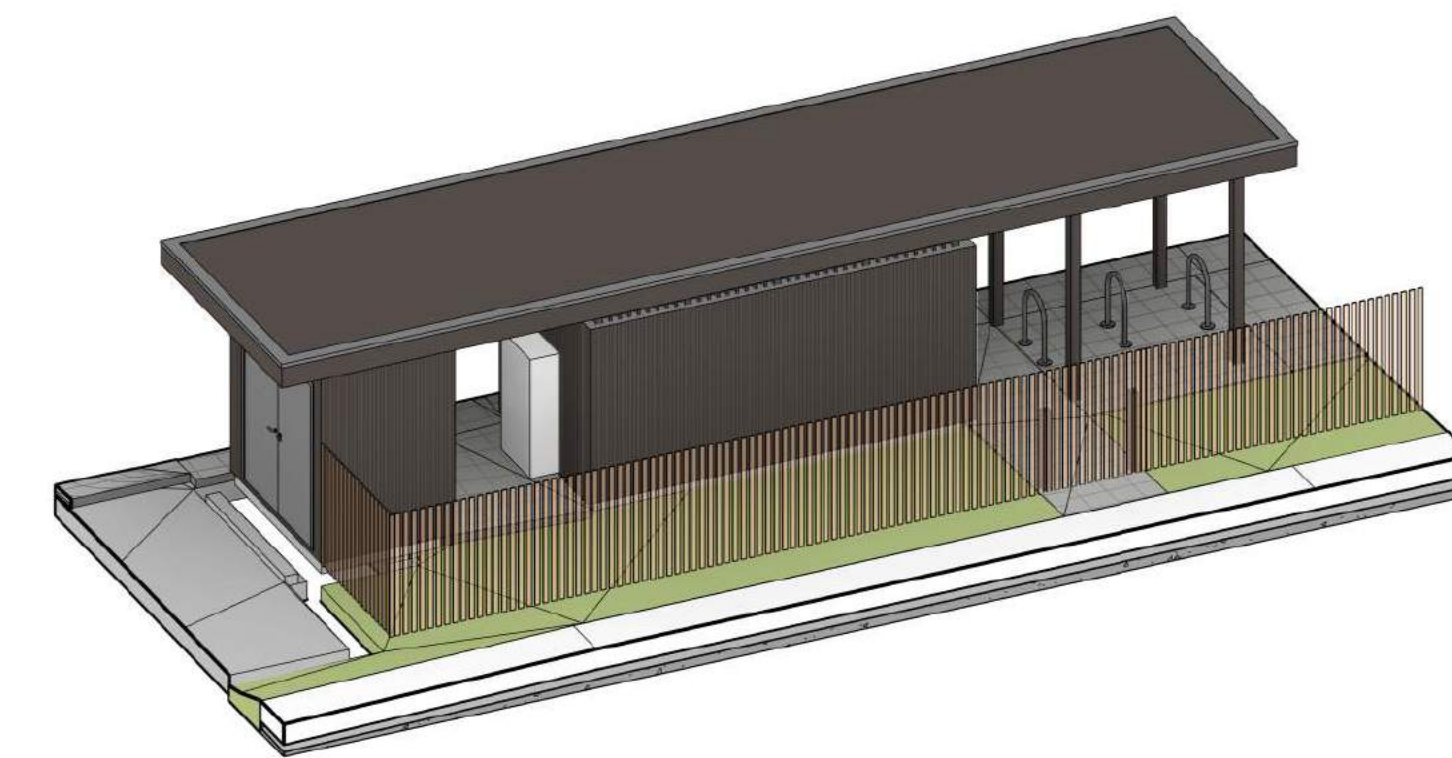
5 SOUTH ELEVATION - COMMON FACILITIES PAVILION
SCALE = 1 : 100



3 SECTION 2- COMMON FACILITIES PAVILION
SCALE = 1 : 50

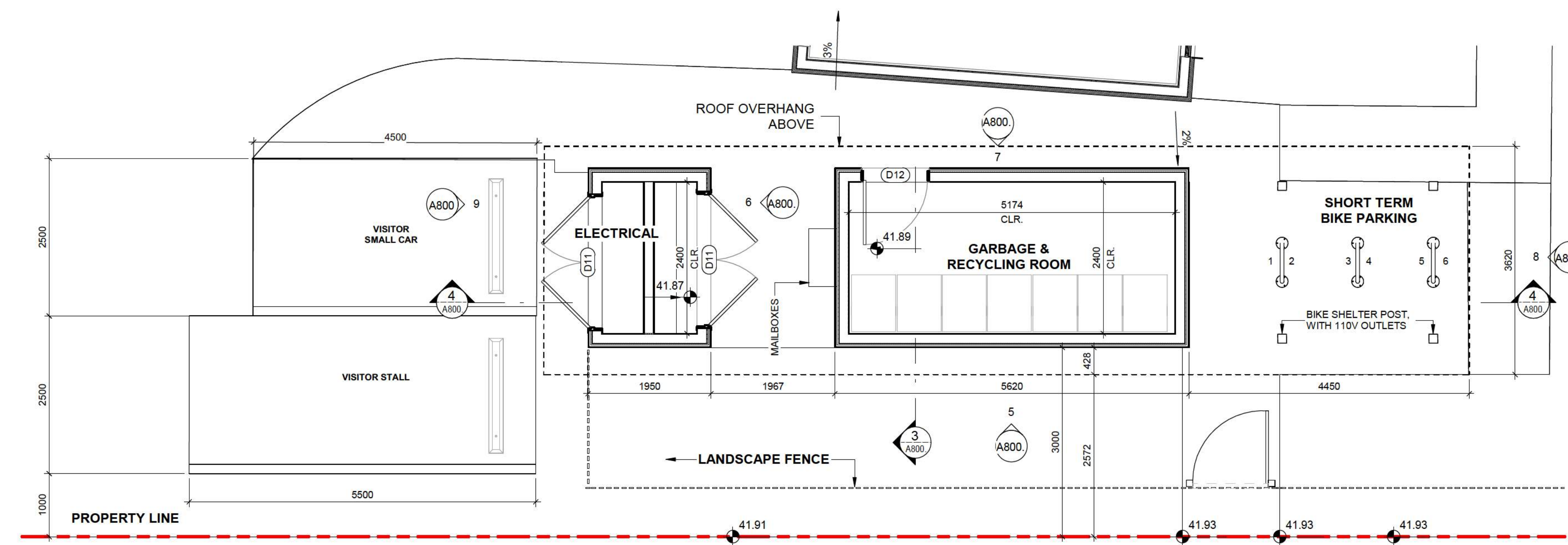


4 SECTION - COMMON FACILITIES PAVILION
SCALE = 1 : 50



2 3D - COMMON FACILITIES PAVILION
SCALE =

Development Permit Revision 2	25.12.10	
Development Permit Revision 1	25.09.12	
Development Permit R1 - Draft	25.08.08	
Development Permit	25.03.18	
NO.	DESCRIPTION	DATE



1 PLAN - COMMON FACILITIES PAVILION
SCALE = 1 : 50



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Beachlands Site 12
RPSP Beach Front Development Manager Ltd.

Sheet Name
Common Facilities Pavilion

Date
December 10th, 2025

Scale
As indicated

Project #
2330

Revision
A

Sheet #
A800.

1	ISSUED FOR DP/2	07/2026
2	ISSUED FOR DP	05/2026
3	ISSUED FOR 9% SP	05/2026
4	ISSUED FOR 15% SP	05/2026
5	ISSUED FOR 20% SP	05/2026
6	ISSUED FOR COSTING	04/2024
7	ISSUED FOR COSTING	04/2024



PLANT SCHEDULE

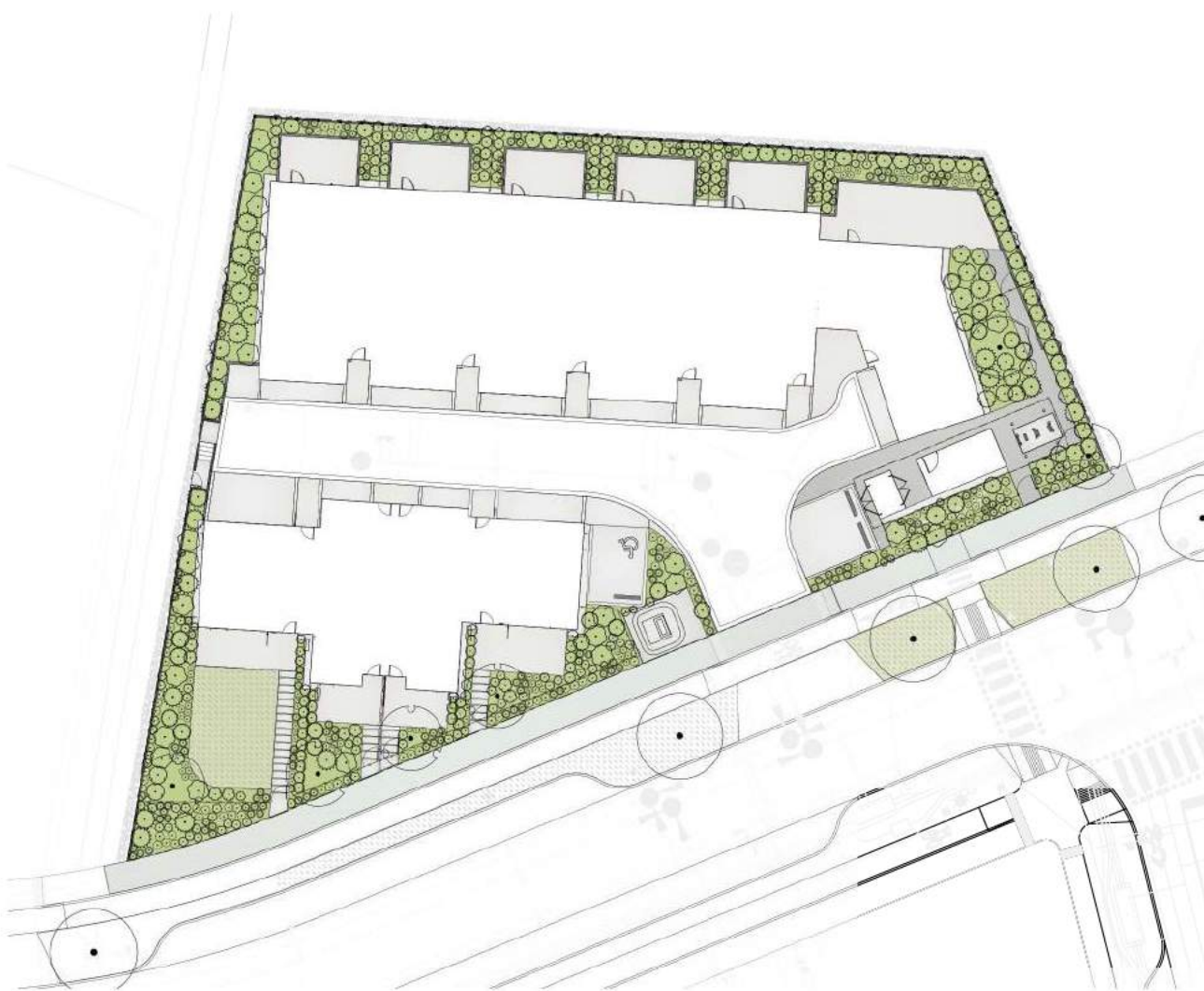
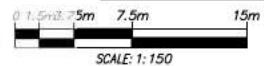
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	<i>Acer rubrum</i> 'Armstrong' / Armstrong Red Maple	60mm Cal.	B&B	2
	<i>Eucalyptus nicholii</i> / Nichol's Willow-leaved Peppermint	6cm Cal.	B&B	1
	<i>Glaucium trichanthum</i> 'Draves' / Street Keeper® Honey Locust	6cm Cal.	B&B	5
	Municipal Tree / (SPEC TO BE SELECTED BY MUNICIPALITY)	70mm Cal.	B&B	5

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS				
	<i>Asplenium adnigrum</i> / Little Star Marigold	#2 Pot	1.2m	21
	<i>Brachyglottis grayi</i> / Daley Bush	#3 Pot	1.2m	20
	<i>Cleome traversii</i> / Chatham Island Ale Ale	#3 Pot	1.2m	25
	<i>Pinus mugo</i> 'Pumilo' / Dwarf Mugo Pine	#2 Pot	0.9m	9
	<i>Prostanthera cuneata</i> / Alpine Mint Bush	#1 Pot	0.9m	105
	<i>Taxus x media</i> 'Holly' / Holly Yew	#3 cont.	750mm	85
	<i>Vaccinium ovatum</i> / Evergreen Huckleberry	#3 cont.	1.2m	25
GRASSES				
	<i>Deschampsia cespitosa</i> / Tufted Hair Grass	#1 Pot	0.9m	192
	<i>Stipa gigantea</i> / Giant Feather Grass	#2 Pot	1.2m	24
PERENNIALS				
	<i>Gaura lindheimeri</i> / Gaura	#1 Pot	450mm	71
	<i>Nepeta grandiflora</i> 'Dawn to Dusk' / Dawn To Dusk Catmint	#2 Pot	600mm	70
GROUND COVERS				
	Turf Sod / Drought Tolerant Fescue Blend	sod		190.7 m ²

PLANTING NOTES

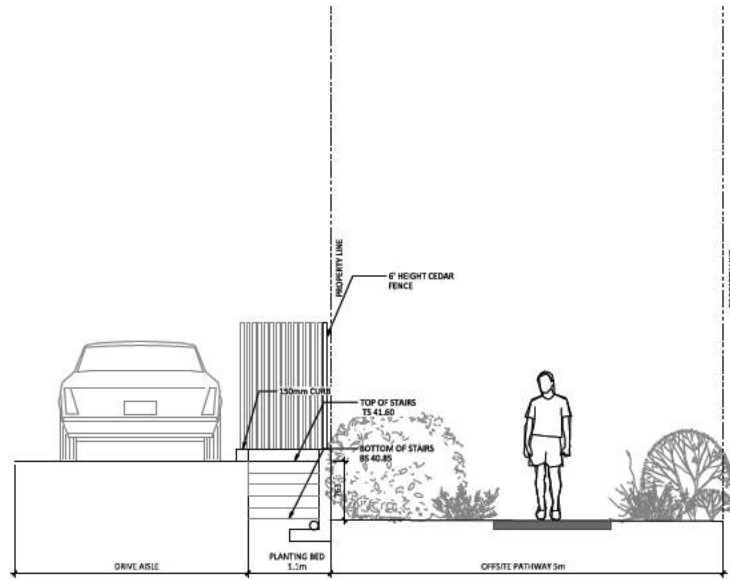
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- CONFIRM PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
- ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF COLWOOD.
- ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS.
- ALL ON-SITE AND OFF-SITE LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



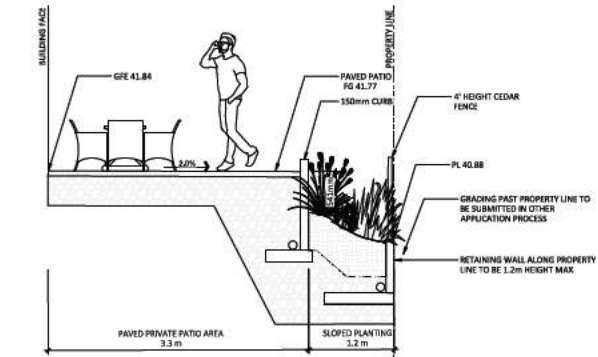
TREES

SHRUBS

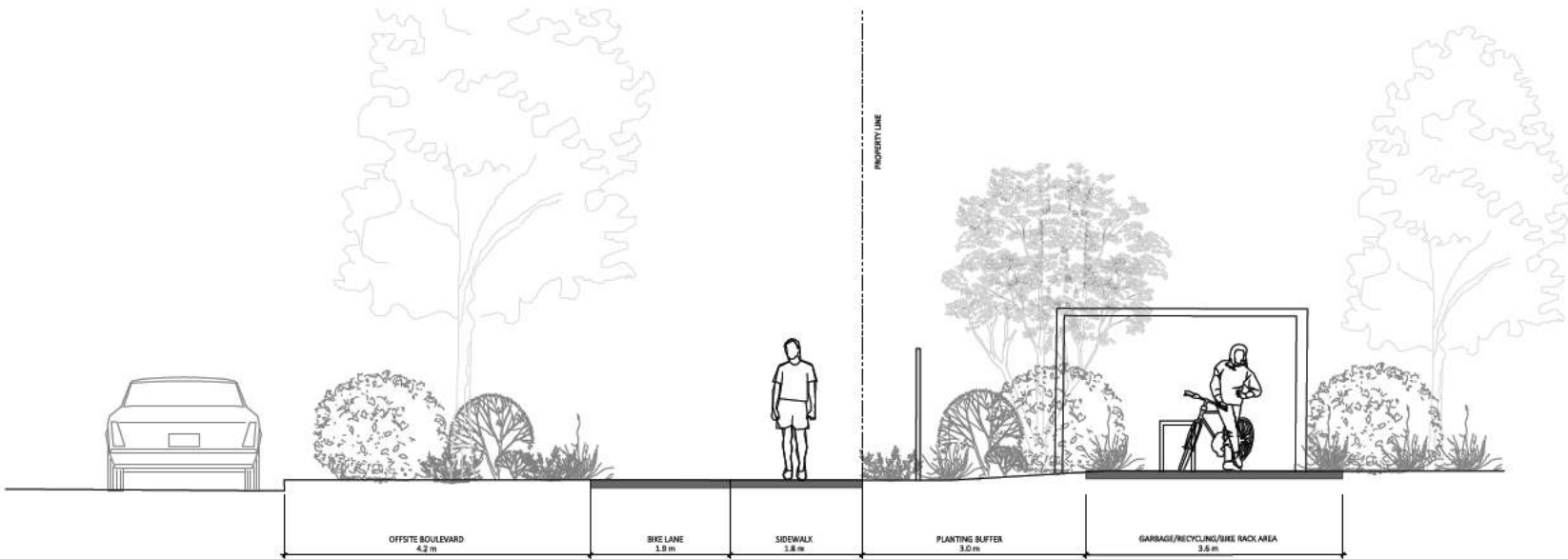




01 PATH SECTION



02 NORTH PRIVATE PATIO SECTION



03 FRONTAGE SECTION

6	RE-ISSUED FOR DP#2	07/2026
5	RE-ISSUED FOR DP	25/2020
4	ISSUED FOR 5% SP	25/2019
3	ISSUED FOR 5% SP	20/2018
2	ISSUED FOR DP	20/2020
1	ISSUED FOR COSTING	20/2024
PROJ. NAME		17/198302



SECTIONS

Landscape Budget for Hard and Soft-Scape
Site 12. Colwood, BC



Attention: File Manager, District / Municipality
Dec 04, 2025

The following is the **ON-SITE** landscape supply and installation budget for the above address:

- Supply and installation of bulk materials (soil & mulch), trees, and plants:
██████████
- Supply and installation of all hardscape (not including driveway), including patio pavers, unit paver walkway, fencing and furnishings:
██████████
- Installation of irrigation system, point of connection and back-flow device:
██████████

Subtotal: \$ 156,680.13
Total including GST: \$ 164,514.13

The following is the **OFF-SITE** landscape supply and installation budget for the above address:

- Supply and installation of bulk materials (soil & mulch), trees, and plants:
██████████
- Installation of irrigation system, point of connection and back-flow device:
██████████

Subtotal: \$9,903.00
Total including GST: \$10,398.15

Should you have any questions, please contact our team.

Respectfully,

A handwritten signature in black ink that reads "Bianca Bodley".

Bianca Bodley, Owner and Principal