

**RENTAL DISCLOSURE STATEMENT  
RESIDENCE THREE AND  
RESIDENCE FOUR**  
*Strata Property Act*  
**FORM J**  
**RENTAL DISCLOSURE STATEMENT**  
(Section 139)

Re: Strata Plan to be constructed on:

Air Space Parcel \_\_\_\_\_ from Lot \_\_\_\_\_

PID: 031-402-500  
District of Langford  
Lot A, Section 112, Esquimalt District, Plan EPP110139

(hereinafter collectively referred to as the "Lands")

as shown on the plan of subdivision attached.

The building which forms the basis of this disclosure is shown on the attached schedule.

This Rental Disclosure Statement is the first Rental Disclosure Statement filed in relation to the above-noted strata plan.

1. The Development described above includes 123 residential strata lots in 2 Phases of 59 Units in the 1<sup>st</sup> Phase and 64 Units in the 2<sup>nd</sup> Phase.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot [ <i>strata lot number as shown on strata plan</i> ]	Date Rental Period Expires [ <i>month, day, year</i> ]
- Nil -	N/A

\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

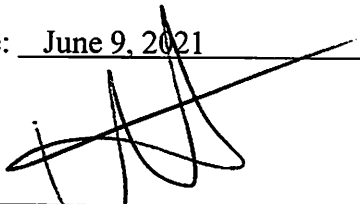
3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 123 residential strata lots, as described below, until the date set out opposite each strata lot's description.

Description of Strata Lot [ <i>strata lot number as shown on strata plan</i> ]	Date Rental Period Expires [ <i>month, day, year</i> ]
Strata Lots 1 – 123 inclusive	December 1, 2098

\*Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: June 9, 2021



\_\_\_\_\_  
Signature of Owner Developer

# SCHEDULE

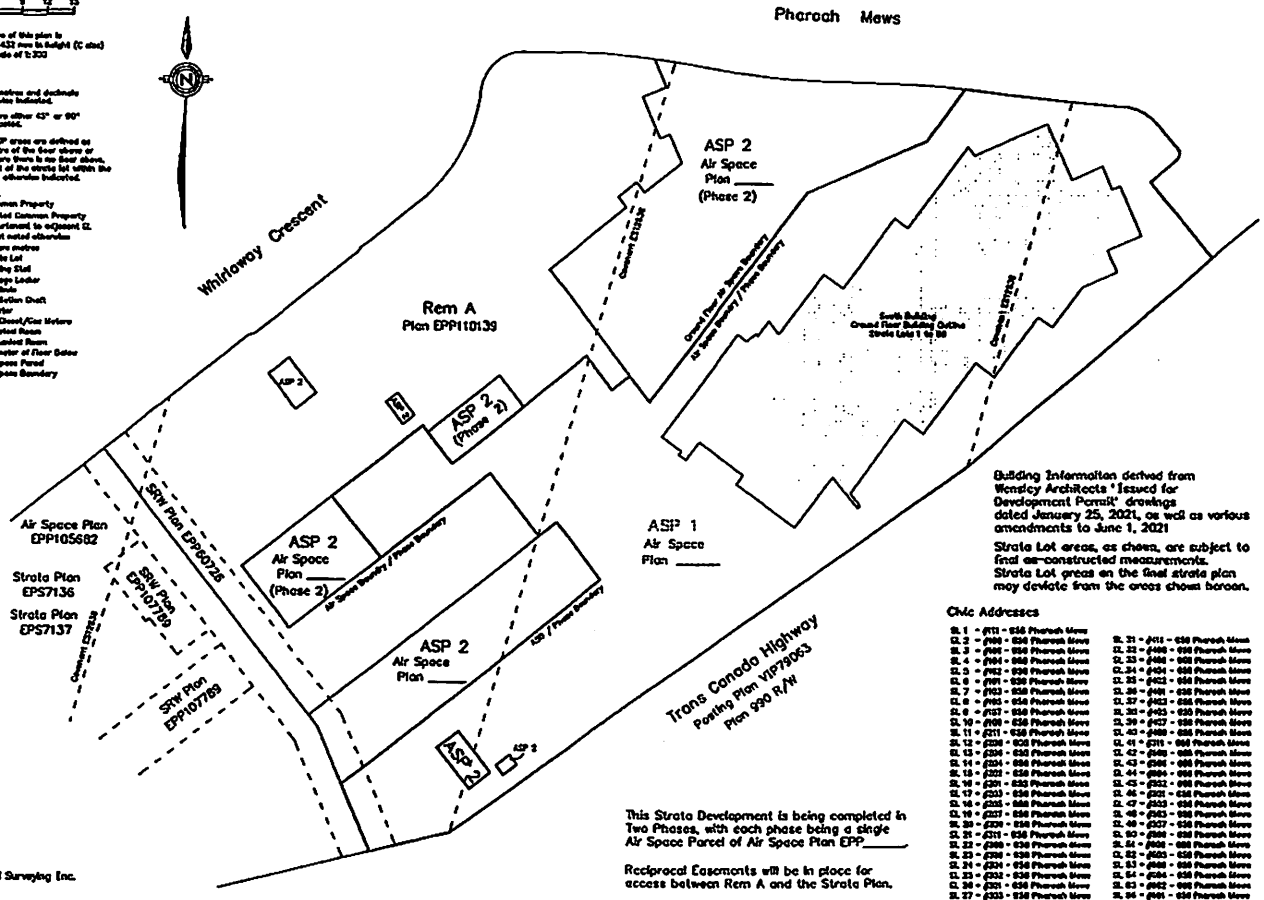
Plan to Accompany Disclosure Statement for a Strata Development of Air Space Parcel 1, Section 112, Esquimalt District, Air Space Plan \_\_\_\_\_ (Formerly Part of Lot A, Plan EPP110139)

Sheet 1 of 8 Sheets  
Disclosure Sketch - Phase 1



The intended plot area of this plan is 840 m<sup>2</sup> in width by 432 m in height (it also when plotted at a scale of 1:200)

- Legend:**
- All distances are in metres and decimals thereof unless otherwise indicated.
  - All building corners are either 45° or 90° unless otherwise indicated.
  - All strata lots and LSP areas are defined as to height by the centre of the floor above or the ceiling, or where there is no floor above, by the average height of the strata lot with the same building, unless otherwise indicated.
  - Pl Denotes Part
  - CP Denotes Common Property
  - LCP Denotes Limited Common Property appurtenant to adjacent CL, if not noted otherwise
  - sq Denotes Square metres
  - SL Denotes Strata Lot
  - ⊙ Denotes Parking Stall
  - ⊙ Denotes Storage Locker
  - Vert Denotes Vertical
  - Hor Denotes Horizontal Shaft
  - Dir Denotes Direction
  - Co Denotes Gas Closet/Gas Meter
  - DR Denotes Deck/Ramp
  - Mech Denotes Mechanical Room
  - PTB Denotes Portion of Floor Below
  - ADP Denotes Air Space Parcel
  - ASB Denotes Air Space Boundary



Building Information derived from Wensley Architects' Issued for Development Permit drawings dated January 25, 2021, as well as various amendments to June 1, 2021

Strata Lot areas, as shown, are subject to final as-constructed measurements. Strata Lot areas on the final strata plan may deviate from the areas shown herein.

**Chic Addresses**

S. 1 - #111 - 616 Pharoah Mews	S. 31 - #111 - 616 Pharoah Mews
S. 2 - #112 - 616 Pharoah Mews	S. 32 - #112 - 616 Pharoah Mews
S. 3 - #113 - 616 Pharoah Mews	S. 33 - #113 - 616 Pharoah Mews
S. 4 - #114 - 616 Pharoah Mews	S. 34 - #114 - 616 Pharoah Mews
S. 5 - #115 - 616 Pharoah Mews	S. 35 - #115 - 616 Pharoah Mews
S. 6 - #116 - 616 Pharoah Mews	S. 36 - #116 - 616 Pharoah Mews
S. 7 - #117 - 616 Pharoah Mews	S. 37 - #117 - 616 Pharoah Mews
S. 8 - #118 - 616 Pharoah Mews	S. 38 - #118 - 616 Pharoah Mews
S. 9 - #119 - 616 Pharoah Mews	S. 39 - #119 - 616 Pharoah Mews
S. 10 - #120 - 616 Pharoah Mews	S. 40 - #120 - 616 Pharoah Mews
S. 11 - #121 - 616 Pharoah Mews	S. 41 - #121 - 616 Pharoah Mews
S. 12 - #122 - 616 Pharoah Mews	S. 42 - #122 - 616 Pharoah Mews
S. 13 - #123 - 616 Pharoah Mews	S. 43 - #123 - 616 Pharoah Mews
S. 14 - #124 - 616 Pharoah Mews	S. 44 - #124 - 616 Pharoah Mews
S. 15 - #125 - 616 Pharoah Mews	S. 45 - #125 - 616 Pharoah Mews
S. 16 - #126 - 616 Pharoah Mews	S. 46 - #126 - 616 Pharoah Mews
S. 17 - #127 - 616 Pharoah Mews	S. 47 - #127 - 616 Pharoah Mews
S. 18 - #128 - 616 Pharoah Mews	S. 48 - #128 - 616 Pharoah Mews
S. 19 - #129 - 616 Pharoah Mews	S. 49 - #129 - 616 Pharoah Mews
S. 20 - #130 - 616 Pharoah Mews	S. 50 - #130 - 616 Pharoah Mews
S. 21 - #131 - 616 Pharoah Mews	S. 51 - #131 - 616 Pharoah Mews
S. 22 - #132 - 616 Pharoah Mews	S. 52 - #132 - 616 Pharoah Mews
S. 23 - #133 - 616 Pharoah Mews	S. 53 - #133 - 616 Pharoah Mews
S. 24 - #134 - 616 Pharoah Mews	S. 54 - #134 - 616 Pharoah Mews
S. 25 - #135 - 616 Pharoah Mews	S. 55 - #135 - 616 Pharoah Mews
S. 26 - #136 - 616 Pharoah Mews	S. 56 - #136 - 616 Pharoah Mews
S. 27 - #137 - 616 Pharoah Mews	S. 57 - #137 - 616 Pharoah Mews
S. 28 - #138 - 616 Pharoah Mews	S. 58 - #138 - 616 Pharoah Mews
S. 29 - #139 - 616 Pharoah Mews	S. 59 - #139 - 616 Pharoah Mews
S. 30 - #140 - 616 Pharoah Mews	S. 60 - #140 - 616 Pharoah Mews

This Strata Development is being completed in Two Phases, with each phase being a single Air Space Parcel of Air Space Plan EPP \_\_\_\_\_

Reciprocal Easements will be in place for access between Rem A and the Strata Plan.

June 2021  
McDonvey Eskey Land Surveying Inc.  
#113 - 2244 Sooke Road  
Victoria, B.C. V8B 1X1  
(250) 434-5338  
www.melsi.ca  
File: 6542PlanSTRATA.JPN

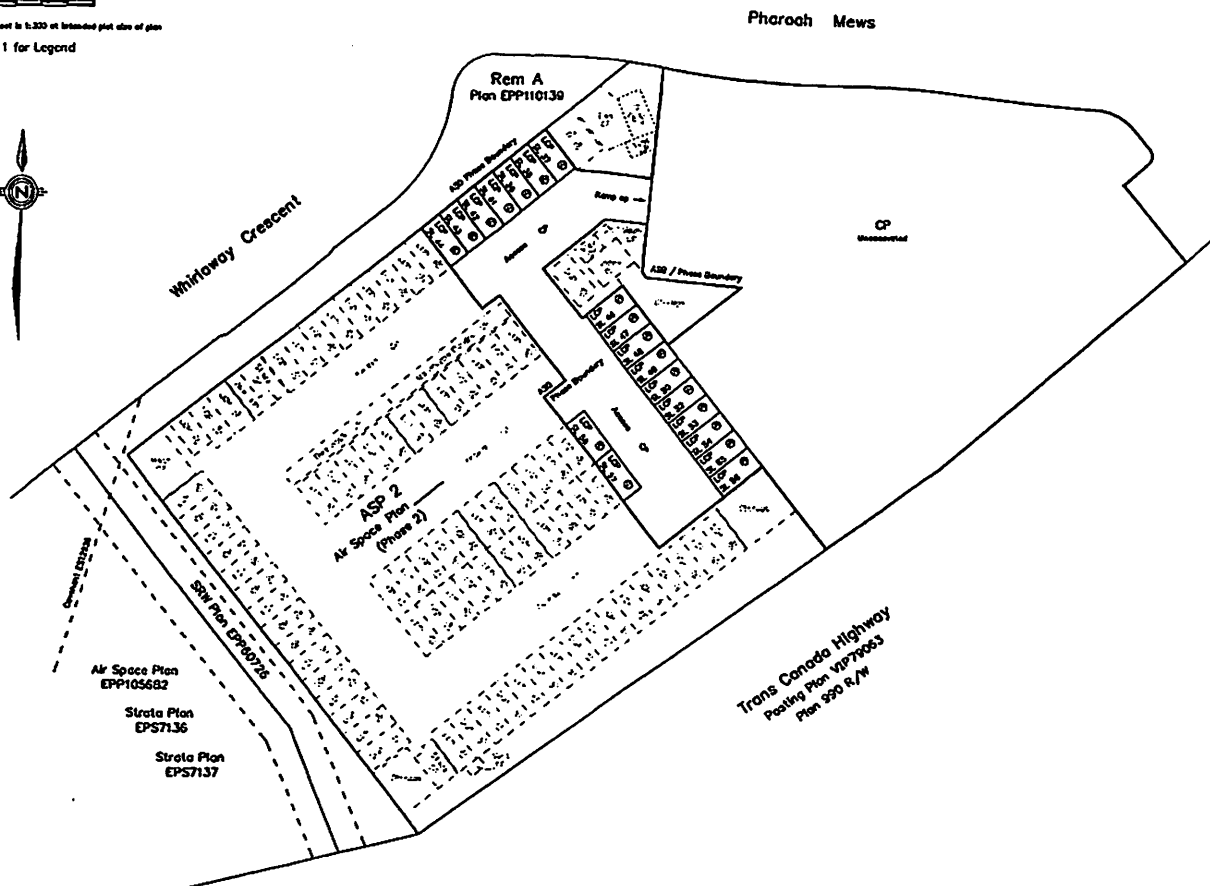
Parkade Level 2 - Common Property

Sheet 3 of 4 Sheets  
Disclosure Sketch - Phase 1



Scale of this sheet is 1:320 at intended plot size of plan

See Sheet 1 for Legend

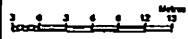


June 2021

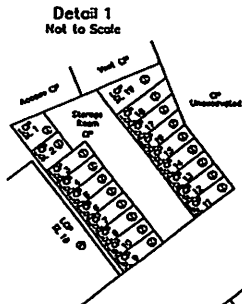
McDonney Riley Land Surveying Inc.  
2113 - 3244 Sooke Street  
Victoria, B.C. V8W 1T1  
(250) 474-6100  
www.mrsls.ca

File: 6542PavmSTRATA\_P1

Parkade Level 1 - Common Property



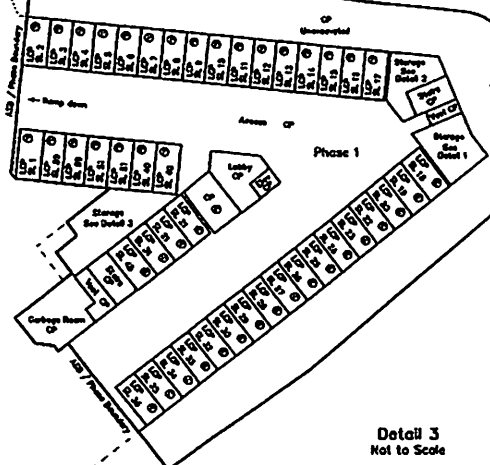
Scale of this sheet is 1:320 at intended plot size of plan  
See Sheet 1 for Legend



Whiteway Crescent

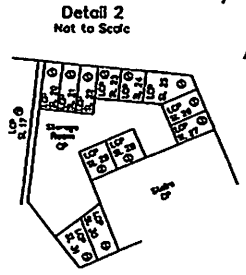
Rem A  
Plan EPP110139

Pharaoh Mews



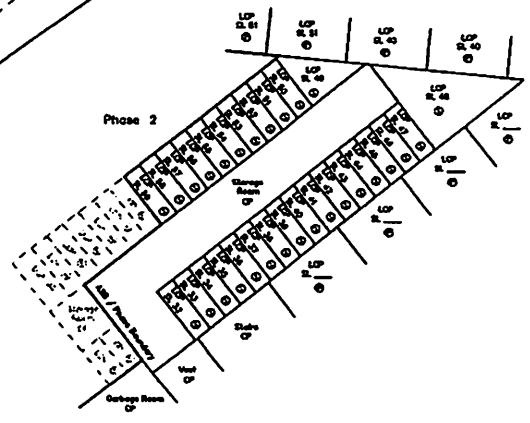
ASP 2  
Air Space Plan  
(Phase 2)  
Date: 12.21.19

Detail 3  
Not to Scale



Air Space Plan  
EPP105682  
Strata Plan  
EPS7136  
Strata Plan  
EPS7137

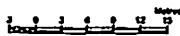
Trans Canada Highway  
Positive Plan VPP79063  
Plan 990 R/W



June 2021  
McDermott Land Surveying Inc.  
713 - 2144 Seabrook Road  
Victoria, B.C. V8S 1S1  
(250) 494-4438  
www.mcds.com  
File: 6562\mcd\STRATA\_LPM

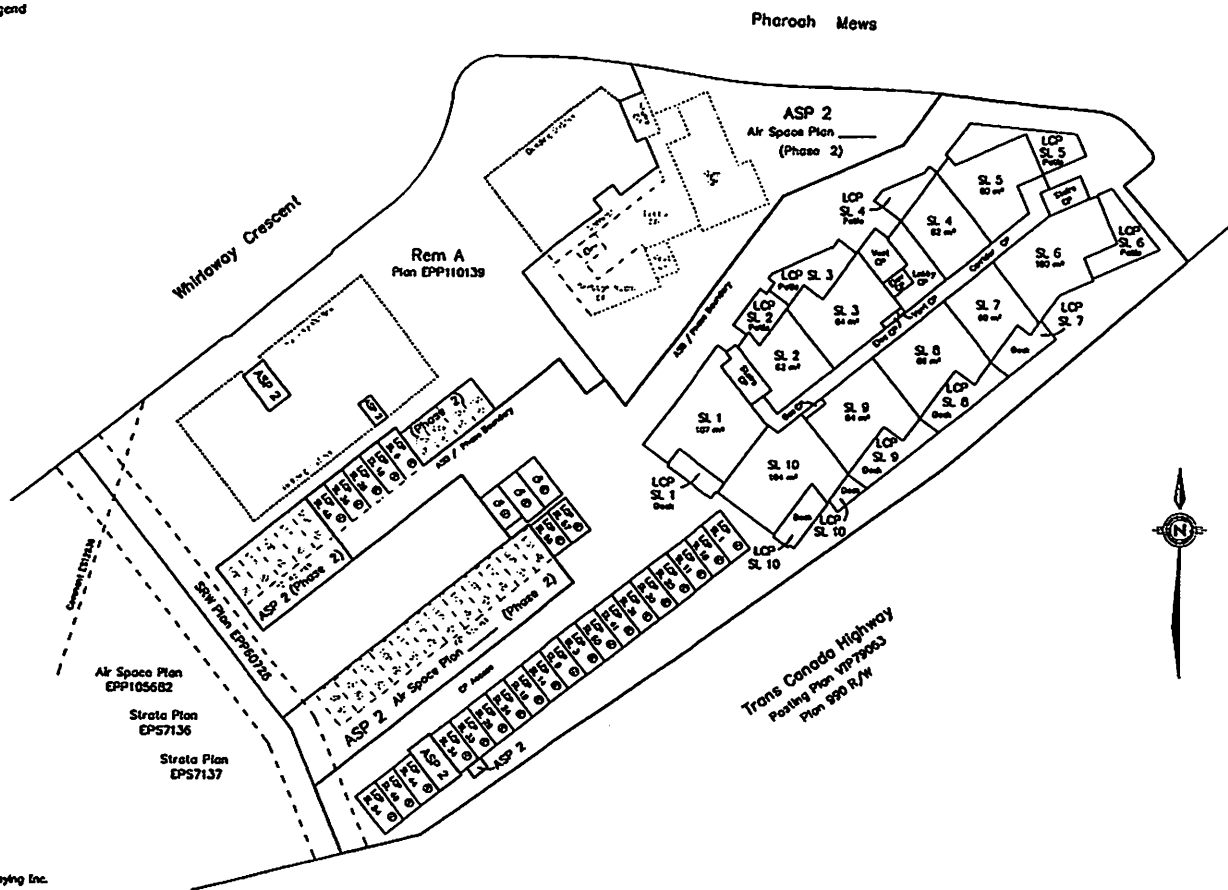
Main Floor - Strata Lots 1 to 10 and Common Property Areas

Sheet 4 of 9 Sheets  
Disclosure Sketch - Phase 1



Scale of this sheet is 1:300 of intended plot size of plan

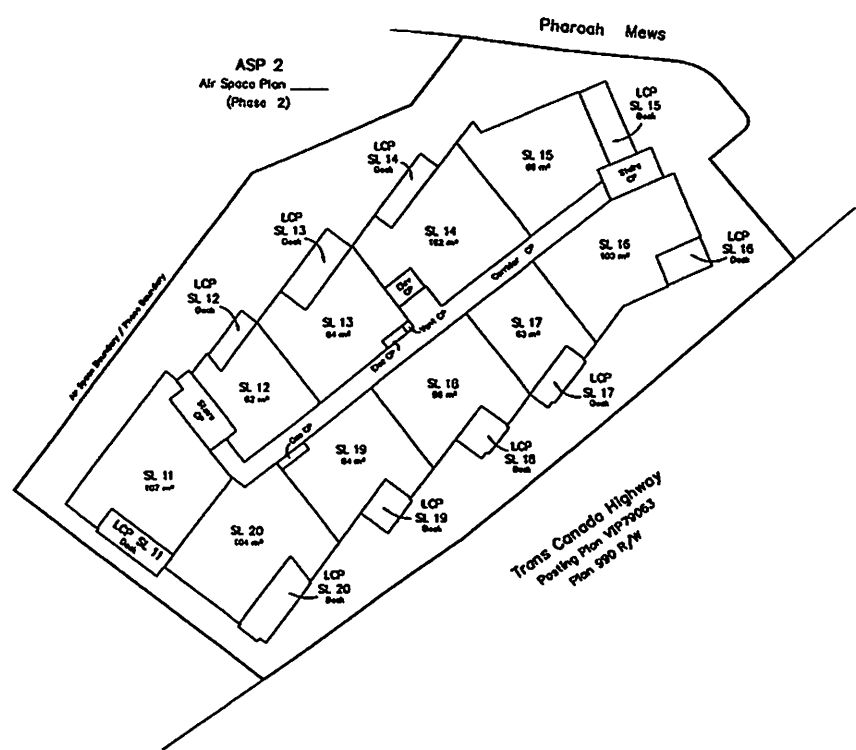
See Sheet 1 for Legend



June 2021  
McDonkey Riley Land Surveying Inc.  
#13 - 2244 South Road  
Victoria, B.C. V8B 1X1  
(250) 470-2438  
www.mrls.bc.ca  
File: 6342Plan100ATL\_Ph1

Second Floor - Strata Lots 11 to 20

Scale of this sheet is 1:200 of intended plot size of plan  
See Sheet 1 for Legend

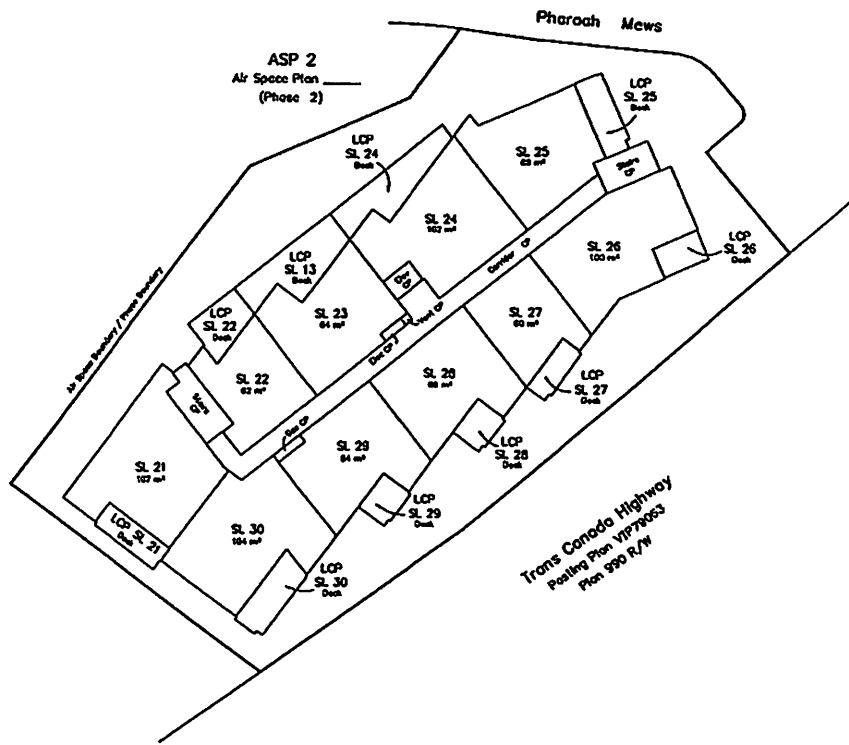


June 2021  
McDermey Riley Land Surveying Inc.  
6113 - 22nd Street East  
Victoria, B.C. V8C 1S1  
250-476-2133  
www.mrls.ca  
File: 6362PH2STRATA\_P1

Third Floor - Strata Lots 21 to 30



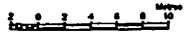
Scale of this sheet is 1:300 at intended plot size of plan  
See Sheet 1 for Legend



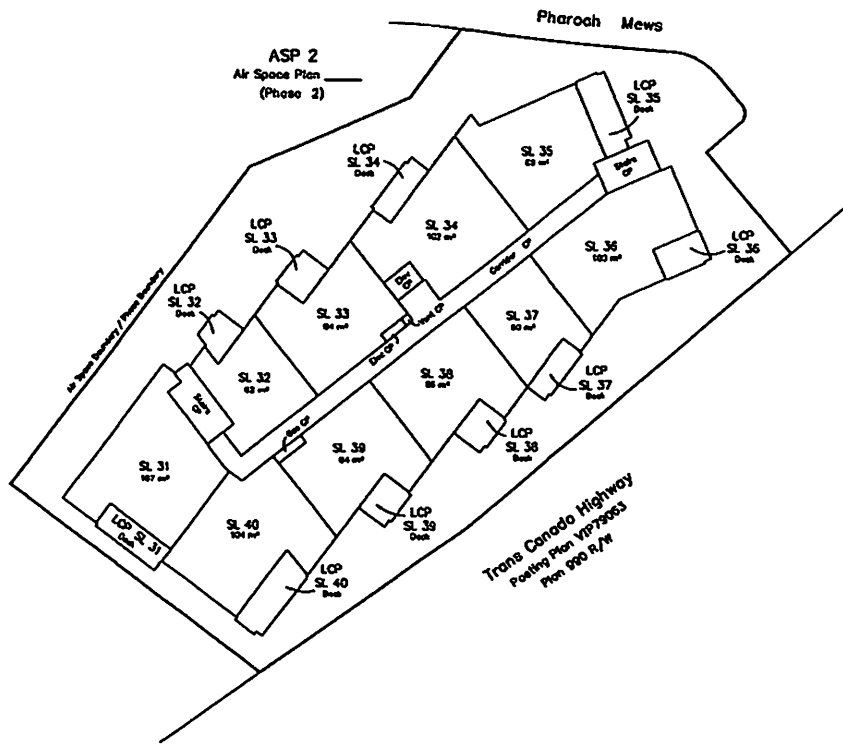


Fourth Floor - Strata Lots 31 to 40

Sheet 2 of 9 Sheets  
Disclosure Sketch - Phase 1



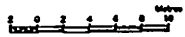
Scale of this sheet is 1:200 at finished plot size of plan  
See Sheet 1 for Legend



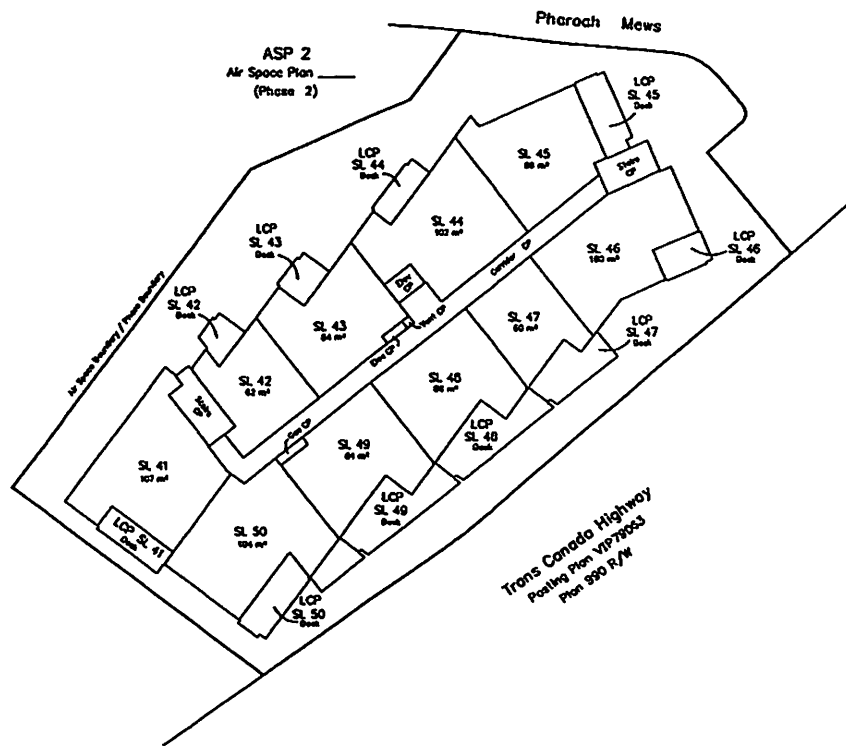
June 2021  
McDermsey Ekey Land Surveying Inc.  
#113 - 2244 Spoke Road  
Victoria, B.C. V8G 1G1  
(250) 614-6329  
www.melsi.ca  
File: 6542PlanSTRATA\_P1

Fifth Floor - Strata Lots 41 to 50

Sheet 6 of 6 Sheets  
Disclosure Sketch - Phase 1



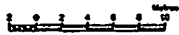
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See Sheet 1 for Legend



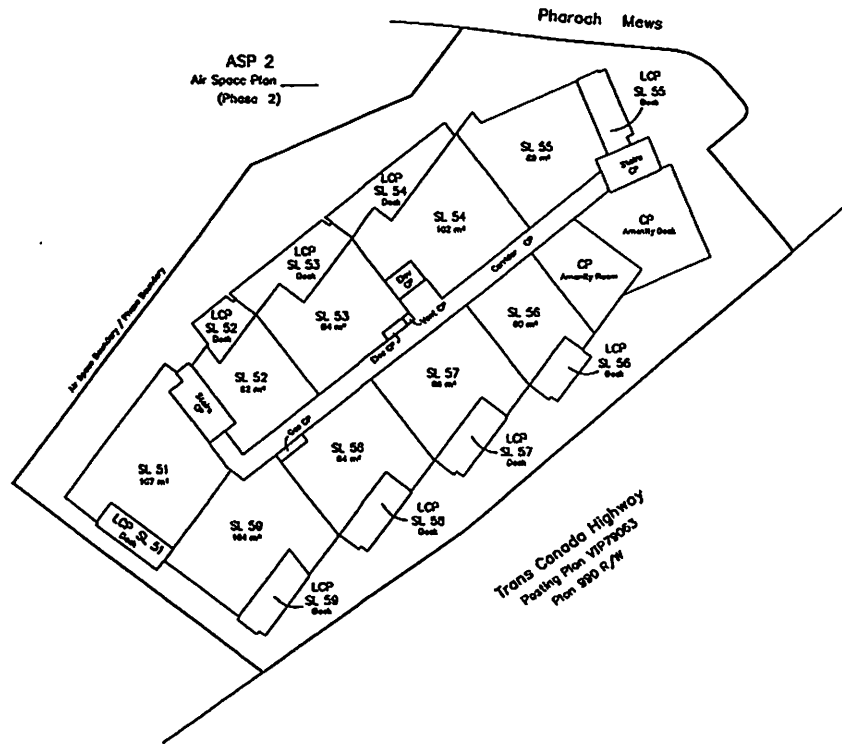
June 2021  
McDermey Riley Land Surveying Inc.  
#113 - 2264 Spade Road  
Richmond, B.C. V6V 1S3  
(226) 474-2138  
www.mrls.ca  
File: C:\2021\210611\FM1

Sixth Floor - Strata Lots 51 to 59

Sheet 9 of 9 Sheets  
Disclosure Sketch - Phase 1



Scale of this sheet is 1:200 at intended plot size of plan  
See Sheet 1 for Legend



June 2021  
McDermott & Key Land Surveying Inc.  
#113 - 2244 Seaba Road  
Victoria, B.C. V8W 1G7  
(250) 379-2138  
www.MJLS.ca  
File: 6342764-512A1A\_P1

Plan to Accompany Disclosure Statement for a Strata Development of Air Space Parcel 1, Section 112, Esquimalt District, Air Space Plan \_\_\_\_\_

Sheet 1 of 8 Sheets  
Disclosure Sketch - Phase 2

(Formerly Part of Lot A, Plan EPP110139)



The intended plot size of this plan is 850 mm in width by 432 mm in height (6 inch) when plotted at a scale of 1:200

Legend:

- All distances are in metres and decimetre thereof unless otherwise indicated.
- All building corners are either 45° or 90° unless otherwise indicated.
- All strata lots and LCP areas are defined or to be built by the centre of the floor above or its extension, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.
- PS Denotes Part
- CP Denotes Common Property
- UQP Denotes Unimproved Common Property appurtenant to adjacent SL
- SL Not noted otherwise
- SP Denotes Square metres
- SL Denotes Strata Lot
- CD Denotes Parking Slot
- LD Denotes Storage Locker
- VP Denotes Van/Mini
- HM Denotes Horizontal Shaft
- CM Denotes Corridor
- GM Denotes Gas Cowl/Flue Meters
- DM Denotes Domestic/Room
- SM Denotes Mechanical Room
- PM Denotes Perimeter of Floor Below
- AP Denotes Air Space Parcel



Whiteway Crescent

Pharoah Mews

Rem A  
Plan EPP110139

Phase 2

Strata Plan EPS  
Phase 1

This Strata Development is being completed in Two Phases, with each phase being a single Air Space Parcel of Air Space Plan EPP

Reciprocal Easements will be in place for access between Rem A and the Strata Plan.

Air Space Plan  
EPP105632

Strata Plan  
EPS7136

Strata Plan  
EPS7137

Strata Plan  
EPP10726

Strata Plan  
EPP10729

Strata Plan  
EPP10788

Trans Canada Highway  
Posting Plan YPP0063  
Plan 990 R/74

Civic Addresses

SL 90 - 914 - 947 Whitley Crescent	SL 99 - 909 - 947 Whitley Crescent
SL 91 - 916 - 947 Whitley Crescent	SL 100 - 910 - 947 Whitley Crescent
SL 92 - 918 - 947 Whitley Crescent	SL 101 - 912 - 947 Whitley Crescent
SL 93 - 920 - 947 Whitley Crescent	SL 102 - 914 - 947 Whitley Crescent
SL 94 - 922 - 947 Whitley Crescent	SL 103 - 916 - 947 Whitley Crescent
SL 95 - 924 - 947 Whitley Crescent	SL 104 - 918 - 947 Whitley Crescent
SL 96 - 926 - 947 Whitley Crescent	SL 105 - 920 - 947 Whitley Crescent
SL 97 - 928 - 947 Whitley Crescent	SL 106 - 922 - 947 Whitley Crescent
SL 98 - 930 - 947 Whitley Crescent	SL 107 - 924 - 947 Whitley Crescent
SL 99 - 932 - 947 Whitley Crescent	SL 108 - 926 - 947 Whitley Crescent
SL 100 - 934 - 947 Whitley Crescent	SL 109 - 928 - 947 Whitley Crescent
SL 101 - 936 - 947 Whitley Crescent	SL 110 - 930 - 947 Whitley Crescent
SL 102 - 938 - 947 Whitley Crescent	SL 111 - 932 - 947 Whitley Crescent
SL 103 - 940 - 947 Whitley Crescent	SL 112 - 934 - 947 Whitley Crescent
SL 104 - 942 - 947 Whitley Crescent	SL 113 - 936 - 947 Whitley Crescent
SL 105 - 944 - 947 Whitley Crescent	SL 114 - 938 - 947 Whitley Crescent
SL 106 - 946 - 947 Whitley Crescent	SL 115 - 940 - 947 Whitley Crescent
SL 107 - 948 - 947 Whitley Crescent	SL 116 - 942 - 947 Whitley Crescent
SL 108 - 950 - 947 Whitley Crescent	SL 117 - 944 - 947 Whitley Crescent
SL 109 - 952 - 947 Whitley Crescent	SL 118 - 946 - 947 Whitley Crescent
SL 110 - 954 - 947 Whitley Crescent	SL 119 - 948 - 947 Whitley Crescent
SL 111 - 956 - 947 Whitley Crescent	SL 120 - 950 - 947 Whitley Crescent
SL 112 - 958 - 947 Whitley Crescent	SL 121 - 952 - 947 Whitley Crescent
SL 113 - 960 - 947 Whitley Crescent	SL 122 - 954 - 947 Whitley Crescent
SL 114 - 962 - 947 Whitley Crescent	SL 123 - 956 - 947 Whitley Crescent
SL 115 - 964 - 947 Whitley Crescent	SL 124 - 958 - 947 Whitley Crescent
SL 116 - 966 - 947 Whitley Crescent	SL 125 - 960 - 947 Whitley Crescent
SL 117 - 968 - 947 Whitley Crescent	SL 126 - 962 - 947 Whitley Crescent
SL 118 - 970 - 947 Whitley Crescent	SL 127 - 964 - 947 Whitley Crescent
SL 119 - 972 - 947 Whitley Crescent	SL 128 - 966 - 947 Whitley Crescent
SL 120 - 974 - 947 Whitley Crescent	SL 129 - 968 - 947 Whitley Crescent
SL 121 - 976 - 947 Whitley Crescent	SL 130 - 970 - 947 Whitley Crescent
SL 122 - 978 - 947 Whitley Crescent	SL 131 - 972 - 947 Whitley Crescent
SL 123 - 980 - 947 Whitley Crescent	SL 132 - 974 - 947 Whitley Crescent
SL 124 - 982 - 947 Whitley Crescent	SL 133 - 976 - 947 Whitley Crescent
SL 125 - 984 - 947 Whitley Crescent	SL 134 - 978 - 947 Whitley Crescent
SL 126 - 986 - 947 Whitley Crescent	SL 135 - 980 - 947 Whitley Crescent
SL 127 - 988 - 947 Whitley Crescent	SL 136 - 982 - 947 Whitley Crescent
SL 128 - 990 - 947 Whitley Crescent	SL 137 - 984 - 947 Whitley Crescent
SL 129 - 992 - 947 Whitley Crescent	SL 138 - 986 - 947 Whitley Crescent
SL 130 - 994 - 947 Whitley Crescent	SL 139 - 988 - 947 Whitley Crescent
SL 131 - 996 - 947 Whitley Crescent	SL 140 - 990 - 947 Whitley Crescent
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SL 133 - 1000 - 947 Whitley Crescent	SL 142 - 994 - 947 Whitley Crescent

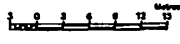
Building Information derived from Wensley Architects' Issued for Development Permit drawings dated January 25, 2021, as well as various amendments to June 1, 2021

Strata Lot areas, as shown, are subject to final as-constructed measurements.

Strata Lot areas on the final strata plan may deviate from the areas shown hereon.

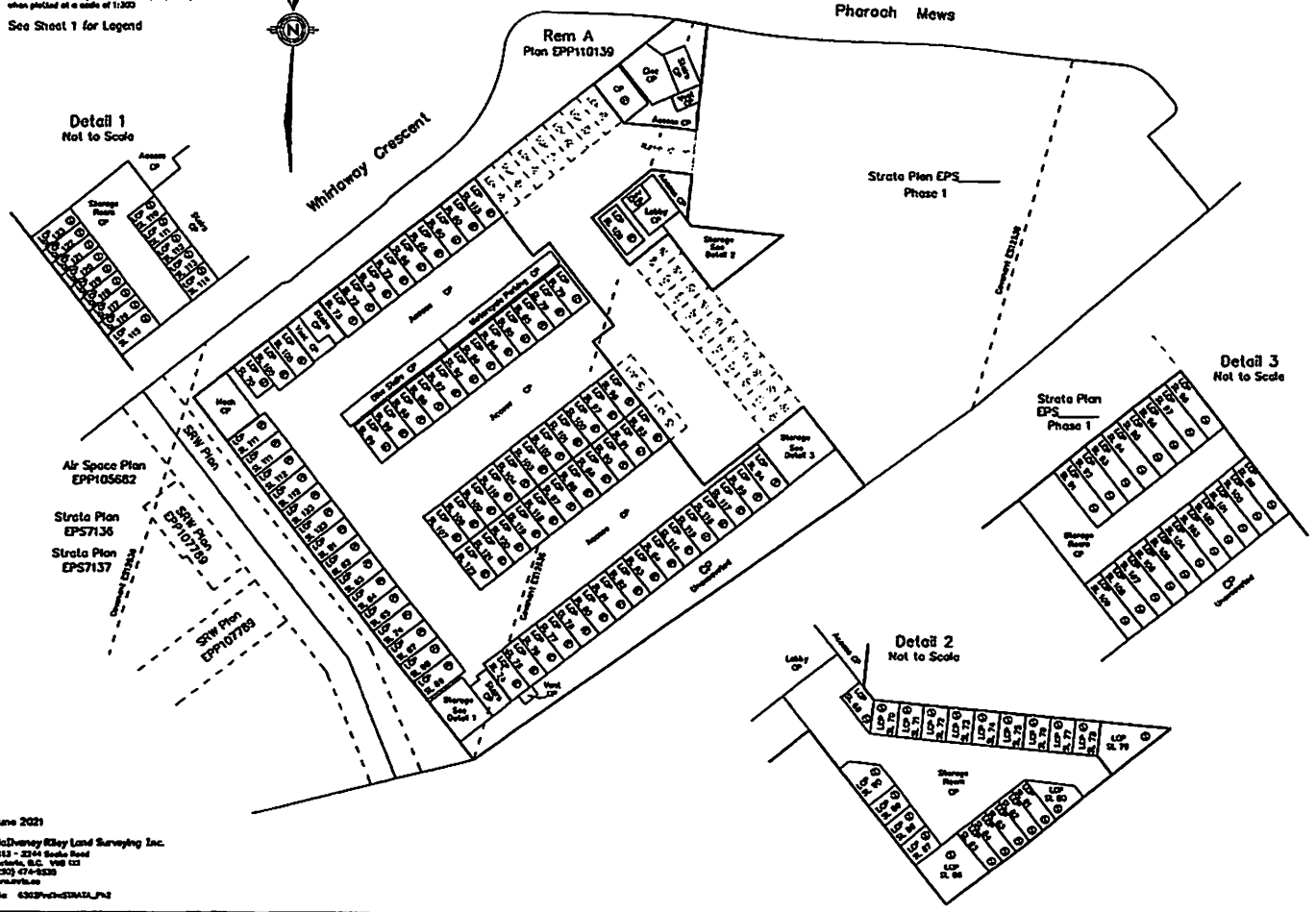
June 2021  
McIntyre Roy Land Surveying Inc.  
113 - 2344 Cowan Road  
Victoria, B.C. V9B 1X1  
(250) 476-2550  
www.mrls.ca  
File: 63627-Sub-STRATA\_P2

Parkade Level 2 - Common Property



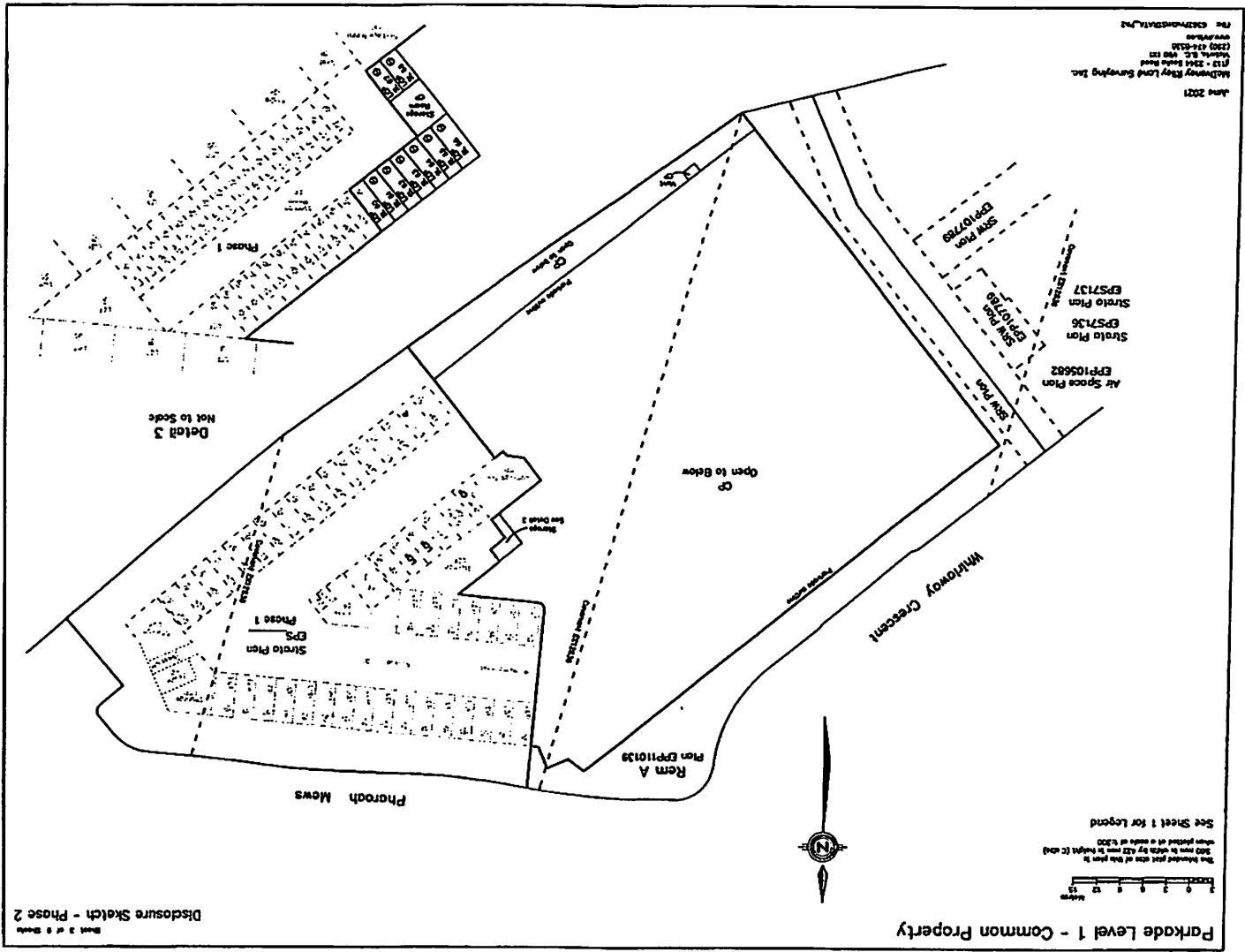
The intended plot size of this plan is 360 mm in width by 432 mm in height (C size) when plotted at a scale of 1:300

See Sheet 1 for Legend



June 2021  
McDermey Riley Land Surveying Inc.  
#13 - 2204 Sooke Road  
Sooke, B.C. V9B 1Z1  
(250) 474-4233  
www.mrls.ca  
File: 6303P40-STRATA\_P2

June 2021  
 MJD/Surveying Land Surveying Inc.  
 117 - 2344 South Road  
 South, B.C. V9G 1S1  
 (250) 276-8238  
 www.mjd.com  
 The (250) 276-8238



Disclosure Sketch - Phase 2  
 Sheet 2 of 3 Sheets

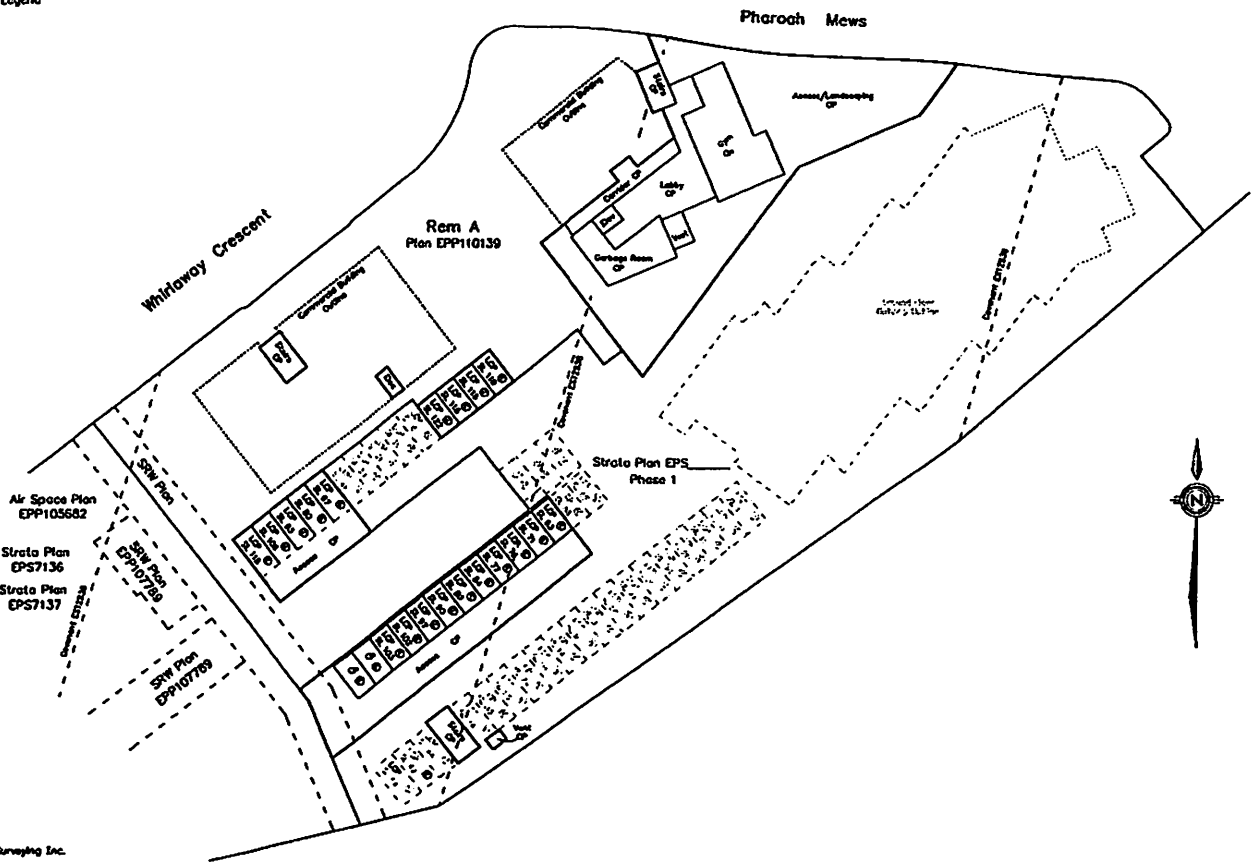
Parkade Level 1 - Common Property

See Sheet 1 for Legend  
 This drawing is not to scale and is for informational purposes only.  
 The horizontal scale is 1:500 and the vertical scale is 1:100.  
 All dimensions are in meters (m) unless otherwise specified.

# Ground Floor - Strata Lots 1 to 10 and Common Property Areas

Sheet 4 of 8 Sheets  
Disclosure Sketch - Phase 2

0 3 6 9 12 15 Meters  
 The intended print size of this plan is 340 mm in width by 420 mm in height (A size) when plotted at a scale of 1:200  
 See Sheet 1 for Legend



June 2021  
 McWhorter & Sons Land Surveying Inc.  
 #113 - 2244 South Road  
 Victoria, B.C. V8B 1E1  
 (250) 424-0038  
 www.mwhs.ca  
 File: 636276-04-STRATA\_P12

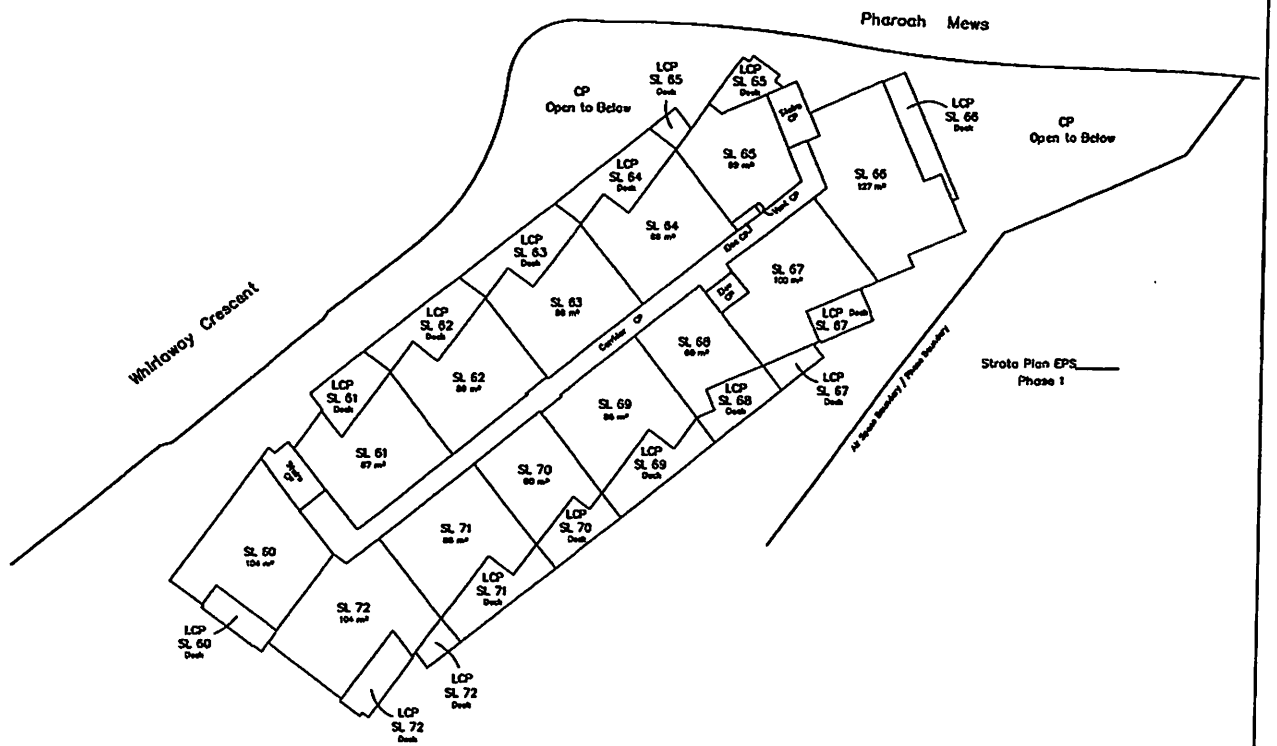
Second Floor - Strata Lots 60 to 72

Sheet 3 of 9 Sheets  
Disclosure Sketch - Phase 2



Scale of this sheet is 1:200 of intended plot size of plan

See Sheet 1 for Legend



Strata Plan EPS  
Phase 1

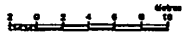
June 2021

McDermoy Flay Land Surveying Inc.  
#13 - 2344 Sault Road  
Victoria, B.C. V8B 1Z7  
250.674.2328  
www.mfls.ca  
File: 8362PrivateSTRATA\_Ph2



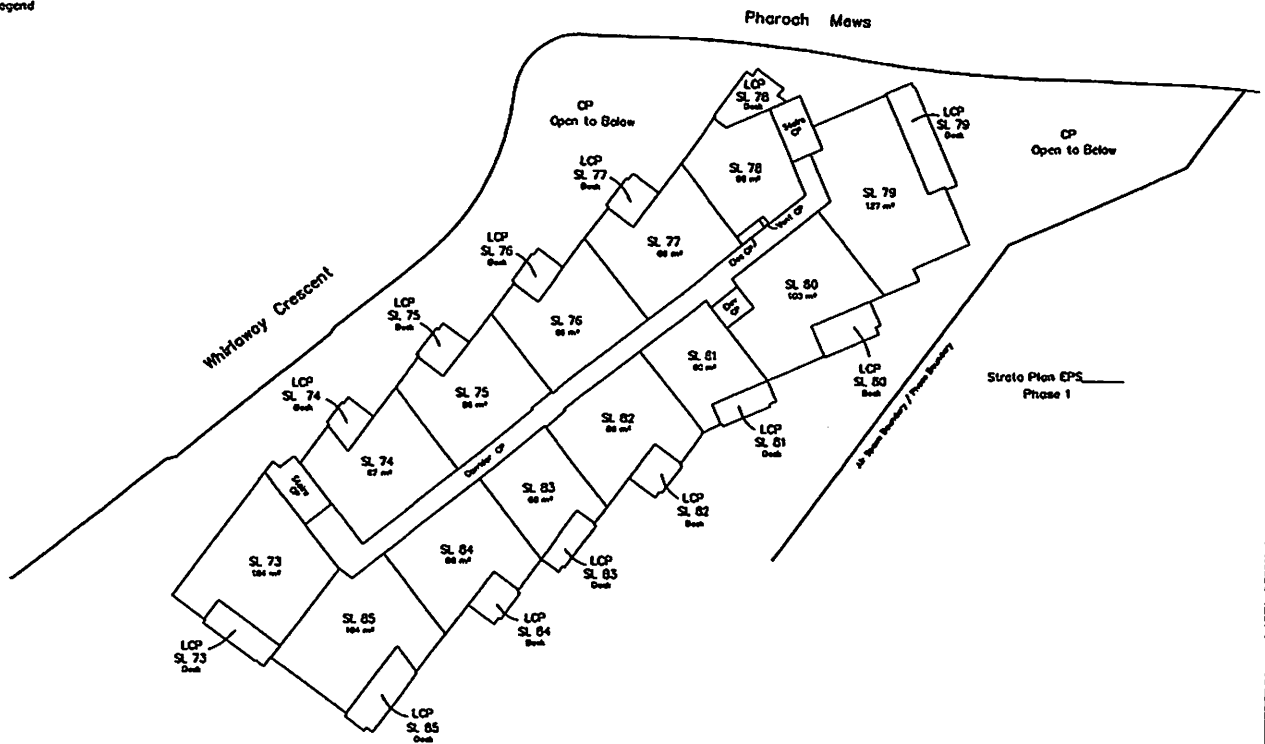
Third Floor - Strata Lots 73 to 85

Sheet 6 of 8 Sheets  
Disclosure Sketch - Phase 2



Scale of this sheet is 1:200 of intended plot size of plan

See Sheet 1 for Legend



June 2021

McDermey Fitzgibbon Land Surveying Inc.  
#112 - 2294 Sault Ste Marie  
Victoria, B.C. V8W 1Z1  
(250) 614-6136  
www.mfsls.com

File: 6382Phase2STRATA\_P2

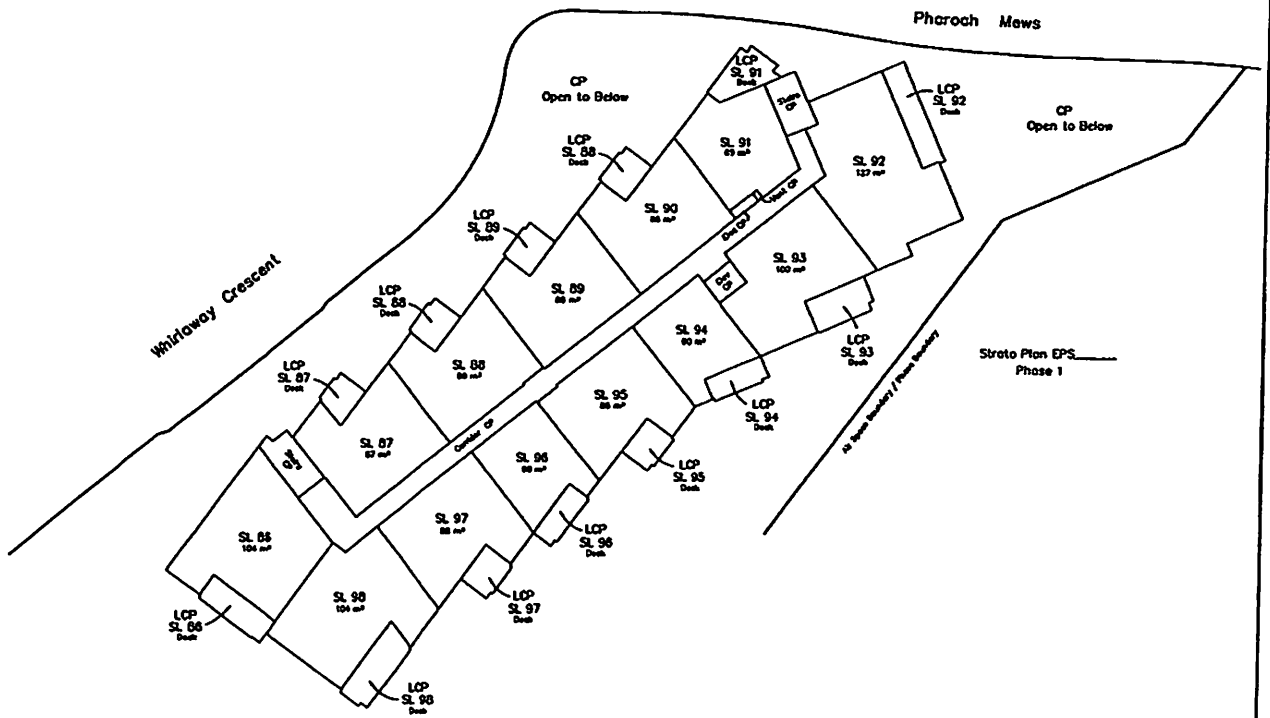
Fourth Floor - Strata Lots 86 to 98

Sheet 7 of 9 Sheets  
Disclosure Sketch - Phase 2



Scale of this sheet is 1:200 on intended plot size of plan

See Sheet 1 for Legend

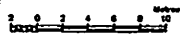


Strata Plan EPS  
Phase 1

June 2021  
McDonney Elroy Land Surveying Inc.  
#113 - 2344 Sault Road  
Victoria, B.C. V8B 1Z1  
(250) 674-5128  
www.mehs.ca  
File: 6369Phase2DATA\_Ph2

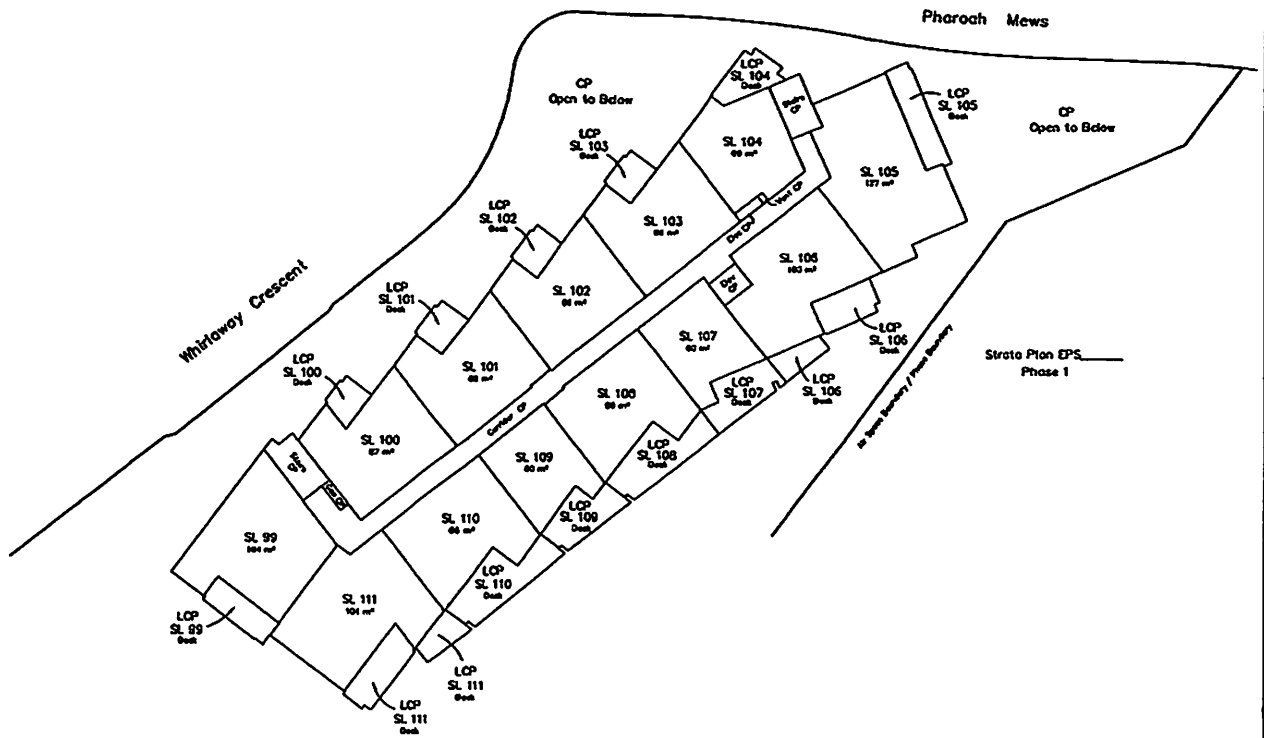
Fifth Floor - Strata Lots 99 to 111

Sheet 6 of 9 Sheets  
Disclosure Sketch - Phase 2



Scale of this sheet is 1:250 of intended plot size of plan

See Sheet 1 for Legend



June 2021

McIntyre & Land Surveying Inc.  
#13 - 2246 Steeles Road  
Markham, B.C. V9B 1Y1  
(250) 476-8338  
www.mlsinc.com

File: 6262P-REVISED STRATA\_P02

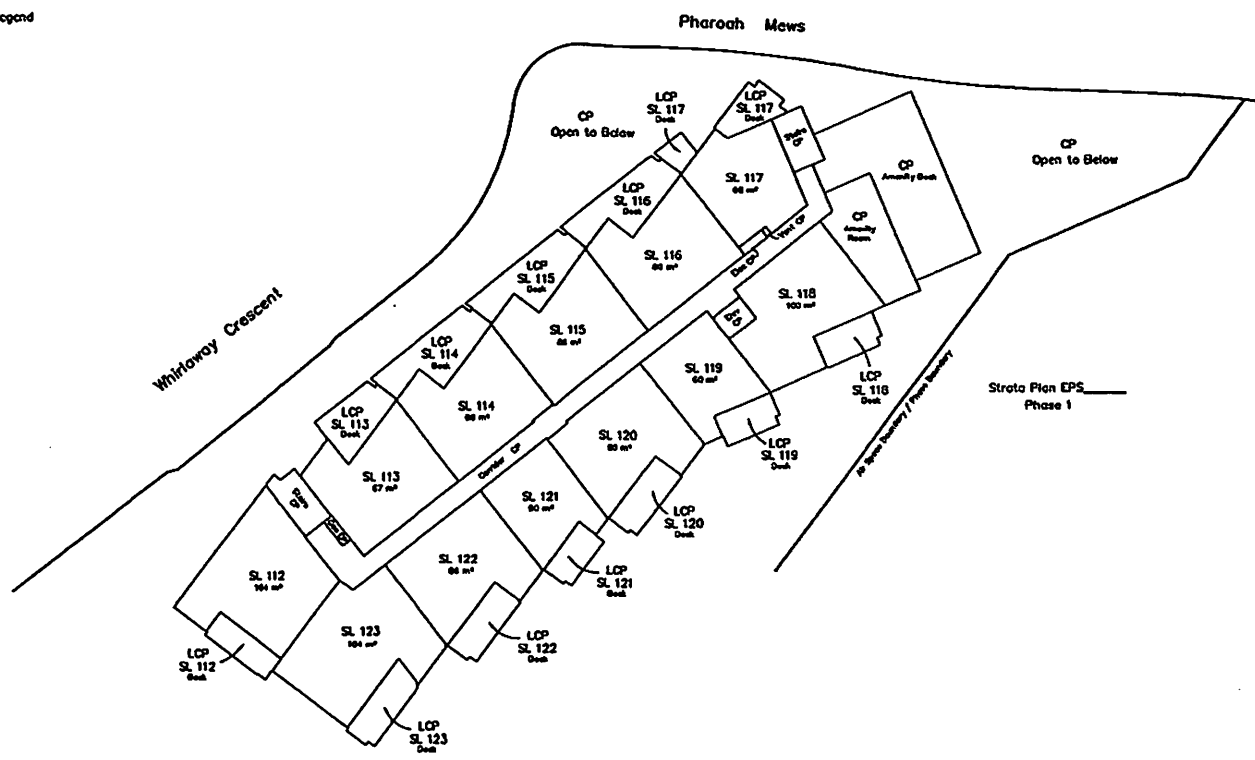
Sixth Floor - Strata Lots 112 to 123

Sheet 2 of 9 Sheets  
Disclosure Sketch - Phase 2



Scale of this sheet is 1:220 of intended plot size of plan

See Sheet 1 for Legend



Strata Plan EPS  
Phase 1

June 2021  
McDermey Riley Land Surveying Inc.  
7113 - 52nd Street Road  
Victoria, B.C. V9B 1Z1  
(250) 674-0218  
www.mrls.ca  
File: 6382Phase2STRATA\_P2