

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000244

AMENDMENT No. 1

Owner: Nelson Esquimalt Developments Ltd., Inc.No. BC1308317
PO Box 75065 Westhills
Calgary, AB
T3H 3M1

Lands: PID 032-804-628
Lot A Suburban Lots 37 and 45 Esquimalt District Plan EPP128681

Address: 604 Nelson Street, Esquimalt, BC

Conditions:

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit or by Development Variance Permit No. DVP00182, for the purpose of:
 - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
 - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 4: Commercial;
 - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 6: Multi-Family Residential;
 - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
 - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit is issued in accordance with the architectural plans and landscape plan provided by Formed Alliance Architecture Studio, attached hereto as Schedule 'A', detailing the amendments to the northeastern corner of the development.
3. All other schedules and conditions of the original Development Permit DP000244 remain in force.

4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Development Permit is not a Building Permit.
7. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

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

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

FAR CALCULATION

UNIT AREA	AREA
UNIT AREA	150337 SQ.FT
AMENITY	2003.31 SQ.FT
COMMERCIAL	3020.43 SQ.FT
SERVICE	2290 SQ.FT
TOTAL AREA	158451
PARCEL AREA	41735.82 SQ.FT
FAR	3.80

UNIT AREA BREAKDOWN

UNIT	COUNT	%
1 BED	11	4.6%
2 BED	68	28.9%
3 BED	6	2.5%
JR 2 BED	5	2.1%
JR 2 BED	36	15.3%
JR 2 BED	1	0.4%
JR 2 BED	25	10.0%
JR 2 BED	10	4.3%
JR 2 BED	50	21.2%
(A/C) JR 2 BED	12	5.1%
3 BED	6	2.5%
3 BED	5	2.1%
TOTAL	233	100%

DETAILED UNIT AREAS

FLOOR	UNIT #	TYPE	AREA (SQ.FT)
1	181	1B-A	522.00
1	182	2B-C	699.83
2	193	2B-C	699.83
3	203	2B-C	699.83
4	204	2B-C	699.83
5	205	2B-C	699.83
6	206	2B-C	699.83
7	207	2B-C	699.83
8	208	2B-A	610.29
9	209	1B-B	507.50
10	210	1B-B	507.50
11	211	1B-B	507.50
12	212	1B-B	507.50
13	213	1B-B	507.50
14	214	1B-B	507.50
15	215	1B-B	507.50
16	216	1B-B	507.50
17	217	1B-B	507.50
18	218	1B-B	507.50
19	219	1B-B	507.50
20	220	1B-B	507.50
21	221	1B-A	842.00
22	222	2B-F	672.00
23	223	2B-F	672.00
24	224	2B-G	660.00
25	225	2B-G	660.00
26	226	2B-G	660.00
27	227	2B-G	660.00
28	228	2B-G	660.00
29	229	2B-G	660.00
30	230	2B-G	660.00
31	231	2B-G	660.00
32	232	2B-G	660.00
33	233	2B-F	861.41
34	234	2B-F	861.41
35	235	2B-F	845.25
36	236	2B-F	845.25
37	237	2B-F	754.36
38	238	2B-E	754.36
39	239	2B-E	754.36
40	240	2B-E	754.36
41	241	1B-A	522.00
42	242	1B-A	522.00
43	243	1B-A	522.00
44	244	1B-A	522.00
45	245	1B-A	522.00
46	246	1B-A	522.00
47	247	1B-A	522.00
48	248	1B-A	522.00
49	249	1B-A	522.00
50	250	1B-A	522.00
51	251	1B-A	522.00
52	252	1B-A	522.00
53	253	1B-A	522.00
54	254	1B-A	522.00
55	255	1B-A	522.00
56	256	1B-A	522.00
57	257	1B-A	522.00
58	258	1B-A	522.00
59	259	1B-A	522.00
60	260	1B-A	522.00
61	261	1B-A	522.00
62	262	1B-A	522.00
63	263	1B-A	522.00
64	264	1B-A	522.00
65	265	1B-A	522.00
66	266	1B-A	522.00
67	267	1B-A	522.00
68	268	1B-A	522.00
69	269	1B-A	522.00
70	270	1B-A	522.00
71	271	1B-A	522.00
72	272	1B-A	522.00
73	273	1B-A	522.00
74	274	1B-A	522.00
75	275	1B-A	522.00
76	276	1B-A	522.00
77	277	1B-A	522.00
78	278	1B-A	522.00
79	279	1B-A	522.00
80	280	1B-A	522.00
81	281	1B-A	522.00
82	282	1B-A	522.00
83	283	1B-A	522.00
84	284	1B-A	522.00
85	285	1B-A	522.00
86	286	1B-A	522.00
87	287	1B-A	522.00
88	288	1B-A	522.00
89	289	1B-A	522.00
90	290	1B-A	522.00
91	291	1B-A	522.00
92	292	1B-A	522.00
93	293	1B-A	522.00
94	294	1B-A	522.00
95	295	1B-A	522.00
96	296	1B-A	522.00
97	297	1B-A	522.00
98	298	1B-A	522.00
99	299	1B-A	522.00
100	300	1B-A	522.00
101	301	1B-A	522.00
102	302	2B-C	699.83
103	303	2B-C	699.83
104	304	2B-C	699.83
105	305	2B-C	699.83
106	306	2B-C	699.83
107	307	2B-C	699.83
108	308	2B-A	610.29
109	309	1B-B	507.50
110	310	1B-B	507.50
111	311	1B-B	507.50
112	312	1B-B	507.50
113	313	1B-B	507.50
114	314	1B-B	507.50
115	315	1B-B	507.50
116	316	1B-B	507.50
117	317	1B-B	507.50
118	318	1B-B	507.50
119	319	1B-B	507.50
120	320	1B-B	507.50
121	321	1B-A	842.00
122	322	2B-F	672.00
123	323	2B-F	672.00
124	324	2B-G	660.00
125	325	2B-G	660.00
126	326	2B-G	660.00
127	327	2B-G	660.00
128	328	2B-G	660.00
129	329	2B-G	660.00
130	330	2B-G	660.00
131	331	2B-G	660.00
132	332	2B-G	660.00
133	333	2B-F	861.41
134	334	2B-F	861.41
135	335	2B-F	845.25
136	336	2B-F	845.25
137	337	2B-F	754.36
138	338	2B-E	754.36
139	339	2B-E	754.36
140	340	2B-E	754.36
141	341	1B-A	522.00
142	342	1B-A	522.00
143	343	1B-A	522.00
144	344	1B-A	522.00
145	345	1B-A	522.00
146	346	1B-A	522.00
147	347	1B-A	522.00
148	348	1B-A	522.00
149	349	1B-A	522.00
150	350	1B-A	522.00
151	351	1B-A	522.00
152	352	1B-A	522.00
153	353	1B-A	522.00
154	354	1B-A	522.00
155	355	1B-A	522.00
156	356	1B-A	522.00
157	357	1B-A	522.00
158	358	1B-A	522.00
159	359	1B-A	522.00
160	360	1B-A	522.00
161	361	1B-A	522.00
162	362	1B-A	522.00
163	363	1B-A	522.00
164	364	1B-A	522.00
165	365	1B-A	522.00
166	366	1B-A	522.00
167	367	1B-A	522.00
168	368	1B-A	522.00
169	369	1B-A	522.00
170	370	1B-A	522.00
171	371	1B-A	522.00
172	372	1B-A	522.00
173	373	1B-A	522.00
174	374	1B-A	522.00
175	375	1B-A	522.00
176	376	1B-A	522.00
177	377	1B-A	522.00
178	378	1B-A	522.00
179	379	1B-A	522.00
180	380	1B-A	522.00
181	381	1B-A	522.00
182	382	1B-A	522.00
183	383	1B-A	522.00
184	384	1B-A	522.00
185	385	1B-A	522.00
186	386	1B-A	522.00
187	387	1B-A	522.00
188	388	1B-A	522.00
189	389	1B-A	522.00
190	390	1B-A	522.00
191	391	1B-A	522.00
192	392	1B-A	522.00
193	393	1B-A	522.00
194	394	1B-A	522.00
195	395	1B-A	522.00
196	396	1B-A	522.00
197	397	1B-A	522.00
198	398	1B-A	522.00
199	399	1B-A	522.00
200	400	1B-A	522.00
201	401	1B-A	522.00
202	402	2B-C	699.83
203	403	2B-C	699.83
204	404	2B-C	699.83
205	405	2B-C	699.83
206	406	2B-C	699.83
207	407	2B-C	699.83
208	408	2B-A	610.29
209	409	1B-B	507.50
210	410	1B-B	507.50
211	411	1B-B	507.50
212	412	1B-B	507.50
213	413	1B-B	507.50
214	414	1B-B	507.50
215	415	1B-B	507.50
216	416	1B-B	507.50
217	417	1B-B	507.50
218	418	1B-B	507.50
219	419	1B-B	507.50
220	420	1B-B	507.50
221	421	1B-A	842.00
222	422	2B-F	672.00
223	423	2B-F	672.00
224	424	2B-G	660.00
225	425	2B-G	660.00
226	426	2B-G	660.00
227	427	2B-G	660.00
228	428	2B-G	660.00
229	429	2B-G	660.00
230	430	2B-G	660.00
231	431	2B-G	660.00
232	432	2B-G	660.00
233	433	2B-F	861.41
234	434	2B-F	861.41
235	435	2B-F	845.25
236	436	2B-F	845.25
237	437	2B-F	754.36
238	438	2B-E	754.36
239	439	2B-E	754.36
240	440	2B-E	754.36
241	441	1B-A	522.00
242	442	1B-A	522.00
243	443	1B-A	522.00
244	444	1B-A	522.00
245	445	1B-A	522.00
246	446	1B-A	522.00
247	447	1B-A	522.00
248	448	1B-A	522.00
249	449	1B-A	522.00
250	450	1B-A	522.00
251	451	1B-A	522.00
252	452	1B-A	522.00
253	453	1B-A	522.00
254	454	1B-A	522.00
255	455	1B-A	522.00
256	456	1B-A	522.00
257	457	1B-A	522.00
258	458	1B-A	522.00
259	459	1B-A	522.00
260	460	1B-A	522.00
261	461	1B-A	522.00
262	462	1B-A	522.00
263	463	1B-A	522.00
264	464	1B-A	522.00
265	465	1B-A	522.00
266	466	1B-A	522.00
267	467	1B-A	522.00
268	468	1B-A	522.00
269	469	1B-A	522.00
270	470	1B-A	522.00
271	471	1B-A	522.00
272	472	1B-A	522.00
273	473	1B-A	522.00
274	474	1B-A	522.00
275	475	1B-A	522.00
276	476	1B-A	522.00
277	477	1B-A	522.00
278	478	1B-A	522.00
279	479	1B-A	522.00
280	480	1B-A	522.00
281	481	1B-A	522.00
282	482	1B-A	522.00
283	483	1B-A	522.00
284	484	1B-A	522.00
285	485	1B-A	522.00
286	486	1B-A	522.00
287	487		

