

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00144**

**Owner:** Corporation of the Township of Esquimalt  
1229 Esquimalt Road V9A3P1

**Lands:** PID 031-165-788, Lot A Suburban Lot 40 Esquimalt District Plan  
EPP103969

**Address:** 500 Park Place, Esquimalt, BC

**Conditions:**

1. This Development Variance 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.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

**Section 67.125 Comprehensive Development District No. 138 [CD No. 138]**

- **(4) Building Height** – to increase the allowed building height by 1 metre (from 15 metres to 16 metres);
  - **(6)(a) Siting Requirements** – to decrease the Carlisle Avenue setback by 1.5 metres (from 13 metres to 11.5 metres);
  - **(7)(a) Off-Street Parking** – to decrease the number of off-street parking stalls from 41 underground parking spaces to 2 surface parking stalls.
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans and landscape plan provided by hcma architecture + design, stamped “Received December 21, 2023”, attached hereto as Schedule ‘A’ and Schedule ‘B.’
  4. 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.

5. 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.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

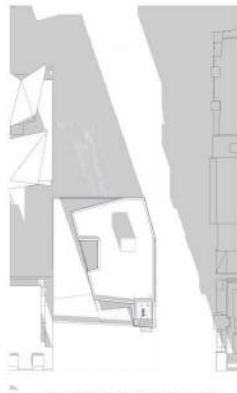
# Schedule A

SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

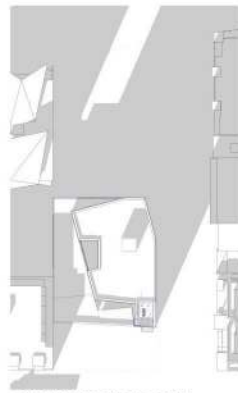
CORPORATE OFFICER



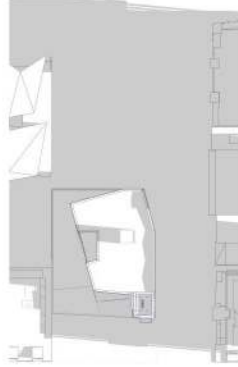
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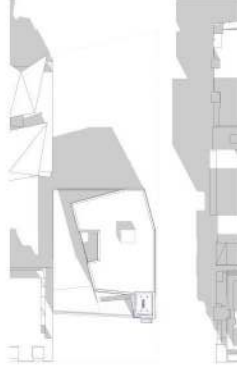
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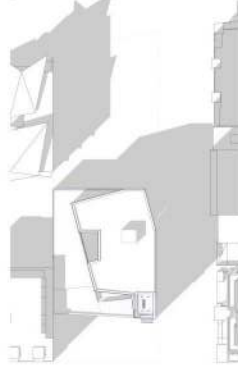
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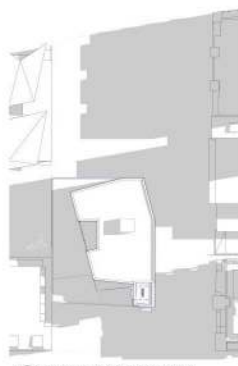
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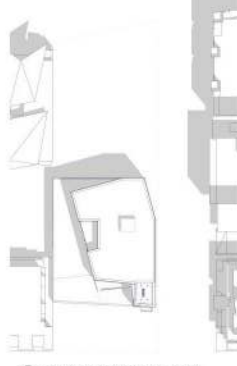
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7 EQUINOX 4PM  
1:500



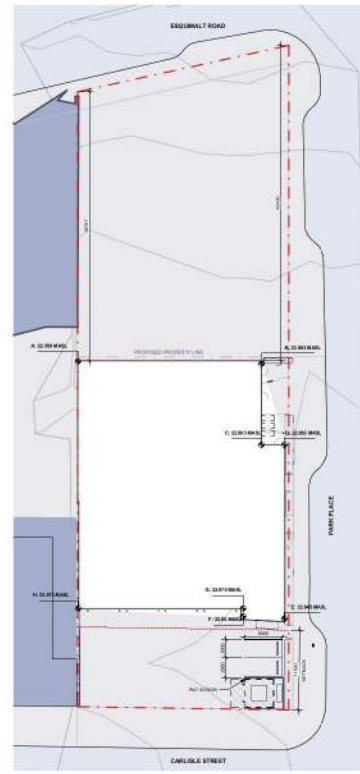
9 SUMMER SOLSTICE 8AM  
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10 SUMMER SOLSTICE 12PM  
1:500



8 SUMMER SOLSTICE 4PM  
1:500



1 AVERAGE GRADE PLAN  
1:250

### PROJECT INFORMATION:

**CIVIC ADDRESS**  
500 Park Place, Esquimalt, BC V9A 6Z9

**LEGAL DESCRIPTION**  
Lot A, Sutherland Lot 40,  
Esquimalt District, Plan EPP103869

**SITE AREA:**  
2810m<sup>2</sup> (30,246.7 sf) TOTAL

**GROSS FLOOR AREA:**  
Main Floor Area: 2,608 m<sup>2</sup>  
Second Floor Area: 1,031 m<sup>2</sup>  
Third Floor Area: 625 m<sup>2</sup>  
Basement Area: 353 m<sup>2</sup>

**PROPOSED BUILDING FOOTPRINT AREA:** 1,031 m<sup>2</sup>

**LOT COVERAGE:** 37% (MAIN FLOOR)

**FAR CALCULATION:** .93 (INCLUSIVE OF BASEMENT)

**NUMBER OF STORIES:** 3

**VEHICLE PARKING**  
REQUIRED: 41 UNDERGROUND PARKING STALLS  
PROPOSED: 2 SURFACE STALLS

**BICYCLE PARKING:** 6 EXTERIOR, 8 INTERIOR

**LOADING:** 0 provided based on intended usage of facility as a Public Safety Building

### ZONING INFORMATION:

**ZONE DESIGNATION:**  
Comprehensive Development District No.138

**SETBACKS:**  
Front (Esquimalt Rd): 0m required, 38.75m provided  
Side 1 (Park Place): 0m required, 0m provided  
Side 2 (West): 0m required, 0m provided  
Rear (Carlisle): 13m required, 11.5m provided

**BUILDING HEIGHT:**  
Allowable: 15.0m  
Proposed: 16m

**AVERAGE GRADE CALCULATION**  
= POINT A + S + C + D + E + F + G + H  
= ( 22,509 + 22,725 + 22,863 + 22,863 + 22,845 + 22,85 + 22,875 + 22,875 ) / 8  
= 182,405 / 8  
= 22,800 MIALS

### PROPOSED VARIANCES SUMMARY:

- BUILDING HEIGHT:**  
ALLOWABLE: 15m  
PROPOSED: 16m
- VEHICLE PARKING:**  
REQUIRED: 41 UNDERGROUND PARKING STALLS  
PROPOSED: 2 SURFACE STALLS
- CARLISLE AVENUE SETBACK (SOUTH SETBACK)**  
ALLOWABLE: 13.0m  
PROPOSED: 11.5m



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architecture + design  
205 - 28 Bastion Square 250 902 8680  
Victoria BC V8W 1Y8 hroma.ca

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Consultants

Issued For  
T: 2023.12.19 DEVELOPMENT VARIANCE PERMIT



Project Title  
ESQUIMALT PUBLIC SAFETY BUILDING

Client  
Township of Esquimalt

Sheet Title  
COVER SHEET, PROJECT INFORMATION AND SHEET LISTS

Printed Date 2023-12-18 7:32:31 PM  
Sheet number Current Issue 7

## ESQUIMALT PUBLIC SAFETY BUILDING

### PROJECT TEAM:

**OWNER:**  
Township of Esquimalt  
1209 Esquimalt Rd  
Victoria, BC V9A 3P1  
T: 250.414.7100

**PROJECT MANAGER:**  
Core Project Management  
102-375 Lynn Avenue  
North Vancouver, BC V7J 2C4  
T: 604.358.2774

**ARCHITECTURAL:**  
homa Architecture + Design  
205 - 28 Bastion Square  
Victoria, BC V8W 1Y8 Canada  
T: 250.382.6650  
E: victoria@homa.ca

**STRUCTURAL:**  
Herold Engineering Ltd.  
1051 Vancouver Street  
Victoria, BC V8V 4T6  
T: 250.590.4875

**MECHANICAL:**  
AME Group  
721 Johnson St  
Victoria, BC V8W 1M8  
T: 250.382.5999  
F: 250.382.5998

**ELECTRICAL:**  
AES Engineering Ltd.  
500 - 3755 Casey Road,  
Victoria, BC V8Z 6T8  
T: 250.381.6121  
E: victoria@aesengr.com

**CONSTRUCTION MANAGER:**  
KNARRETT PROJECTS  
555 Pembroke St,  
Victoria, BC V8T 1H3  
T: 250.475.6333

**LANDSCAPE:**  
Murdoch de Greef Inc.  
200-524 Cuduhel Road  
Victoria, BC V8Z 1G1  
T: 250.412.2891  
E: admin@mddesign.ca

**CIVIL:**  
J.E.Anderson & Associates  
4212 Glenford Avenue  
Victoria, BC V8Z 4B7  
T: 250.727.2214

**GEOTECHNICAL:**  
Ryzak Geotechnical  
28 Crease Avenue,  
Victoria, BC V8Z 1S3  
T: 250.457.3131  
F: 250.475.3611

**ENVELOPE:**  
Morrison Hershfield  
536 Broughton St,  
Victoria, BC V8W 1G6  
T: 250.361.1215

**CODE:**  
Celarity  
#102 - 5186 Cordova Bay Road  
Victoria, BC V8Y 2N6  
T: (250) 410-2021 x 216

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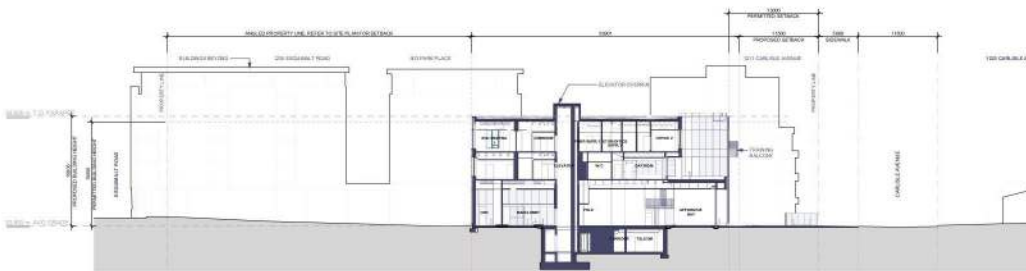
### SHEET LIST - DEVELOPMENT VARIANCE PERMIT

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00	COVER SHEET - PROJECT INFORMATION AND SHEET LISTS
01	GENERAL NOTES
02	PROPOSED BUILDING FOOTPRINT
03	PROPOSED BUILDING FOOTPRINT
04	PROPOSED BUILDING FOOTPRINT
05	PROPOSED BUILDING FOOTPRINT
06	PROPOSED BUILDING FOOTPRINT
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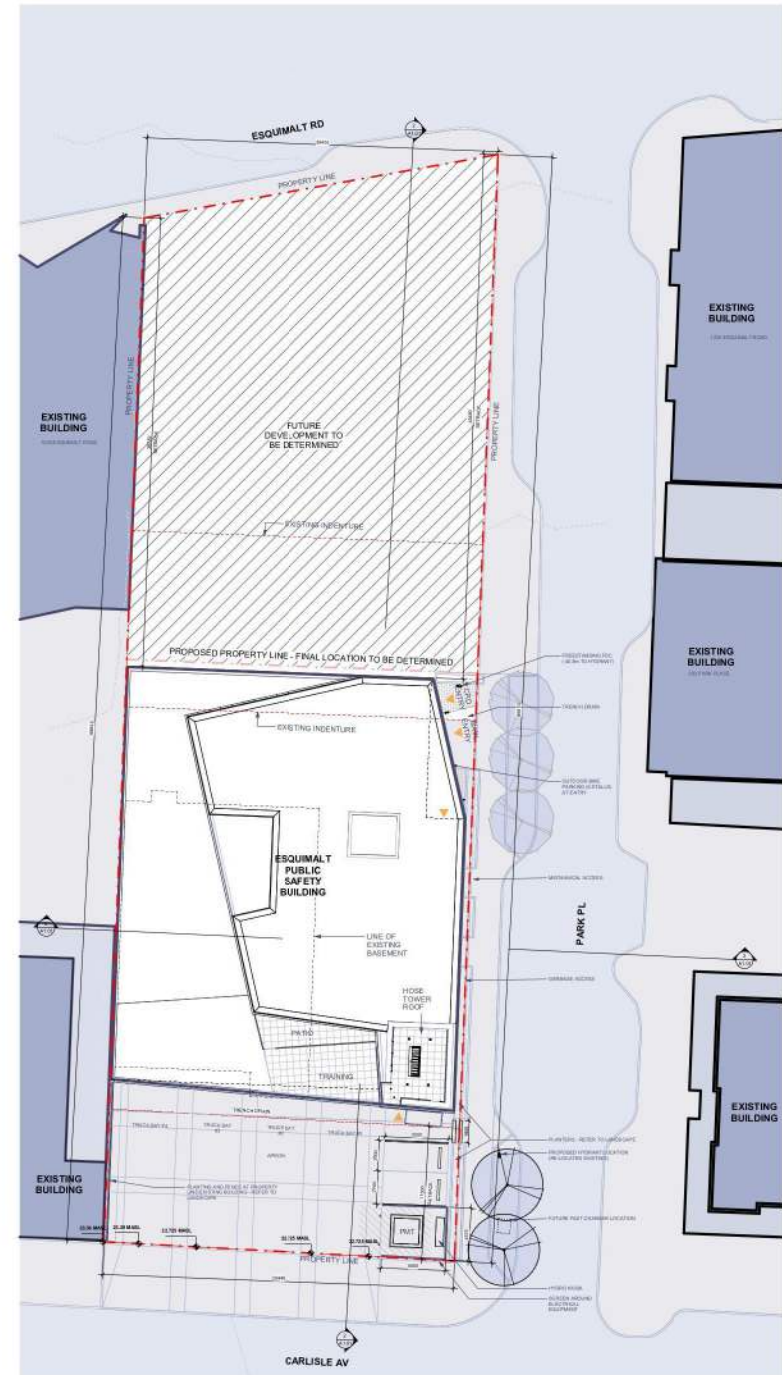
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3 SITE SECTION - EAST WEST  
1:250



2 SITE SECTION - NORTH SOUTH  
1:250



1 PROPOSED SITE PLAN  
1:150



Role

Consultant

Issued for  
T 2023.12.19 DEVELOPMENT VARIANCE  
PERMIT

Project title  
ESQUIMALT PUBLIC  
SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
SITE PLAN

SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

CORPORATE OFFICER



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**FIRE SEPARATION LEGEND:**

0HR	---
0.75 HR	---
1HR	---
1.5 HR	---
2HR	---
3HR	---
4HR	---
5HR	---

**KEYNOTES**

KEY VALUE	KEYNOTE TEXT
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**LEGEND**

- INFILTRATION
- SELF-SERVICES
- HOT SHARED SUPPORT
- UNBUILDING SUPPORT



Role

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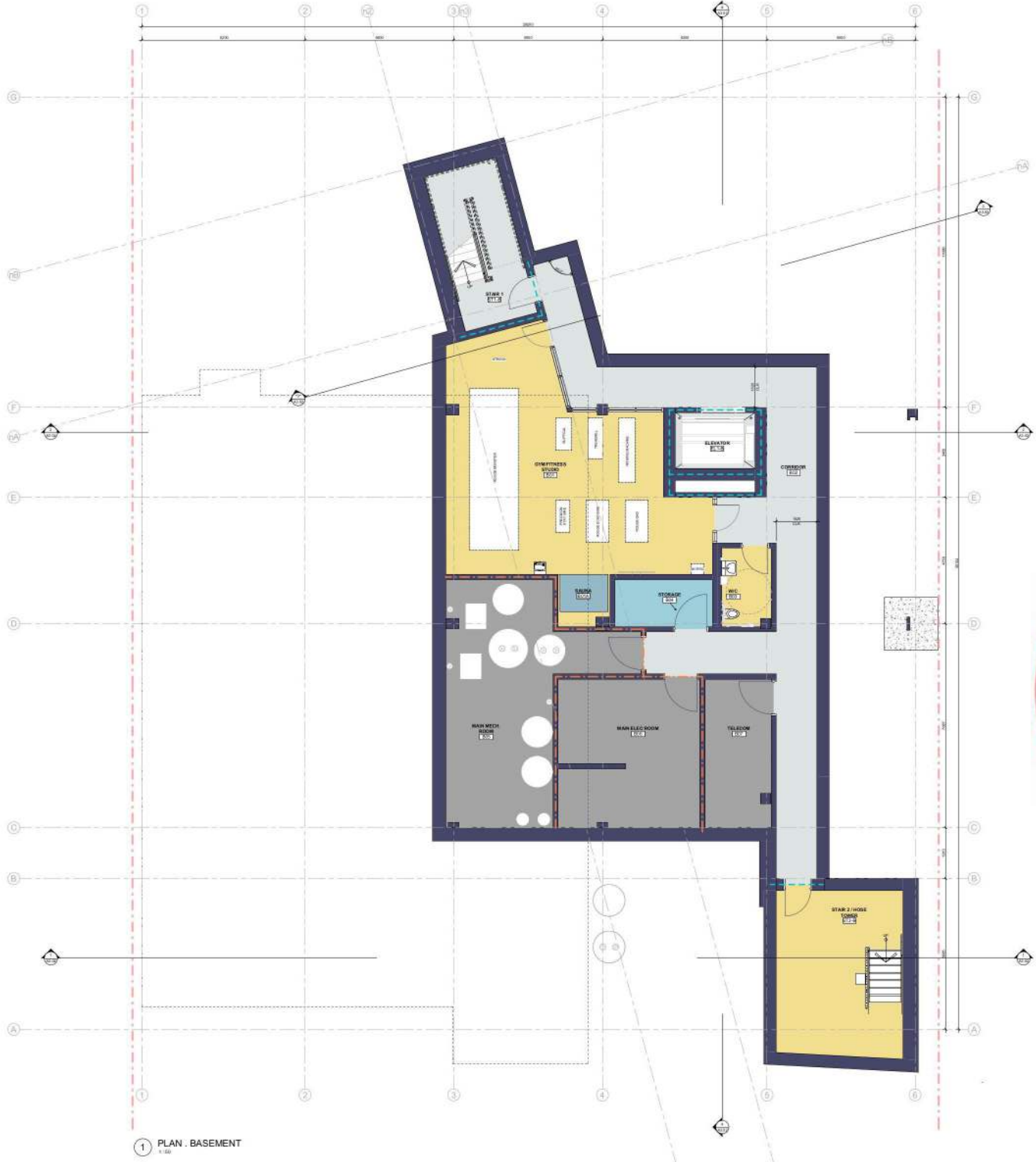
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ESQUIMALT PUBLIC SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
FLOOR PLAN - BASEMENT

Printed Date 2023-12-18 7:32:39 PM  
Sheet number Current Issue 7

**A2.10**



1 PLAN - BASEMENT  
1.00

SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

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**FIRE SEPARATION LEGEND:**

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**KEYNOTES**

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KEYNOTE 2: [Text]

KEYNOTE 3: [Text]

KEYNOTE 4: [Text]

**LEGEND**

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[Color]	OFFICE SERVICES
[Color]	RECAPITAL REGIONAL DISTRICT
[Color]	BY SHARED SUPPORT
[Color]	BY BUILDING SUPPORT



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**Issued For:**  
T 2023.12.19 DEVELOPMENT VARIANCE PERMIT

**Project Title:**  
ESQUIMALT PUBLIC SAFETY BUILDING

**Client:**  
Township of Esquimalt

**Site Address:**  
500 Park Place, Esquimalt, BC

**Sheet Title:**  
FLOOR PLAN - LEVEL 1

**Printed Date:** 2023-12-18 7:32:43 PM

**Sheet number:** Current Issue 7

**A2.11**

SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

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Consultant

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Project title  
ESQUIMALT PUBLIC SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
FLOOR PLAN - LEVEL 2

Printed Date 2023.12.18 7:32:47 PM  
Sheet number Current Issue 7

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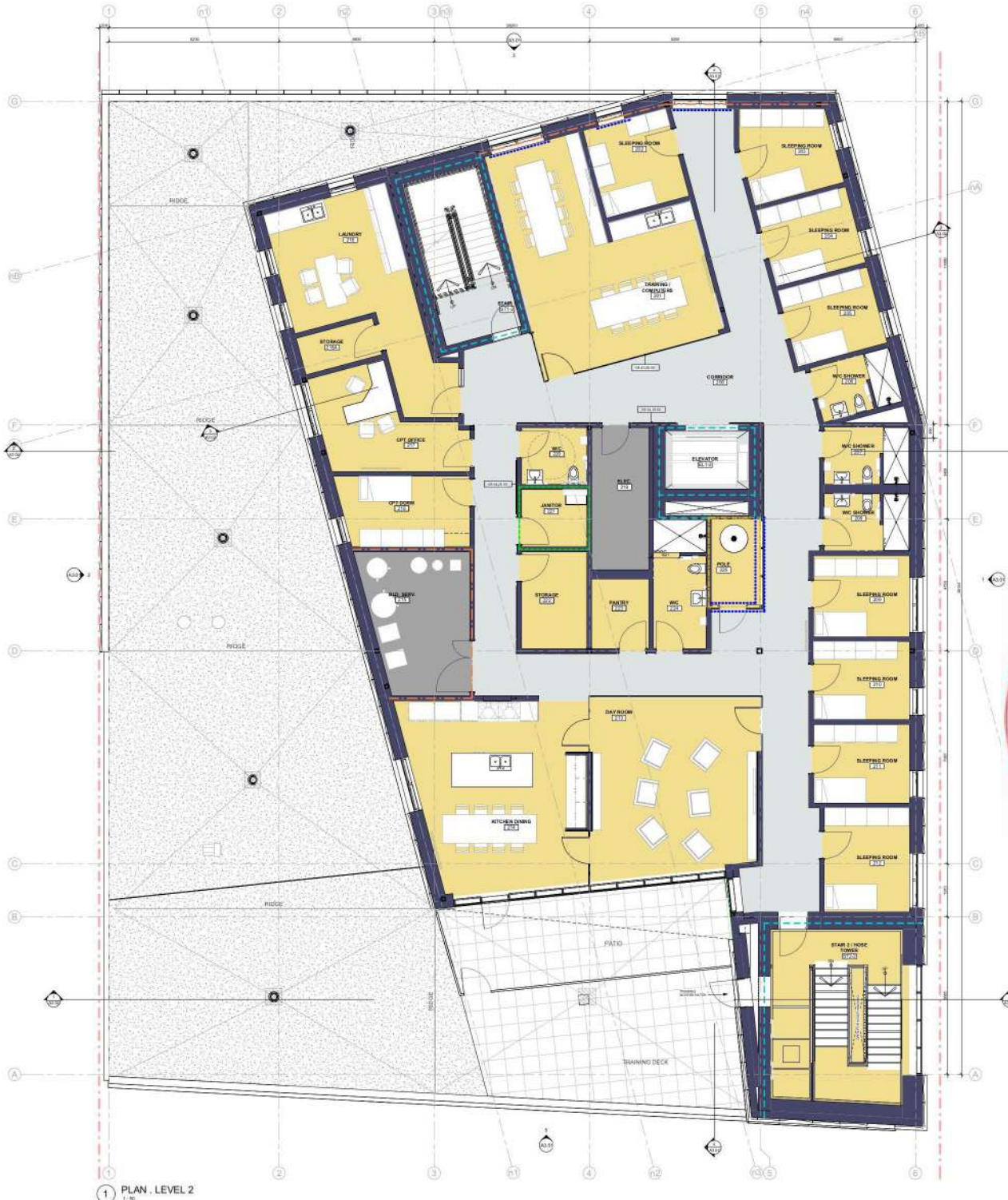
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KEYNOTES

KEY VALUE	KEYNOTE TEXT

LEGEND

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[Symbol]	OFFICE SERVICES
[Symbol]	BUILDING SUPPORT



1 PLAN - LEVEL 2  
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SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

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**KEYNOTES**  
KEY VALUE KEYNOTE TEXT  
KEY VALUE KEYNOTE TEXT



Role

Consultant

**FIRE SEPARATION LEGEND:**

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0.75 HR	-----
1HR	-----
1.5 HR	-----
2HR	-----
3HR	-----
4HR	-----
5HR	-----

**LEGEND:**

- REGULATION
- EMERGENCY OPERATIONS CENTRE
- COMMUNITY SAFETY SERVICES
- FIRE SERVICES
- BUILDING SUPPORT



PLAN - LEVEL 3  
1:50



Issued for  
7 2023.12.19 DEVELOPMENT VARIANCE PERMIT

Project title  
ESQUIMALT PUBLIC SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
FLOOR PLAN - LEVEL 3

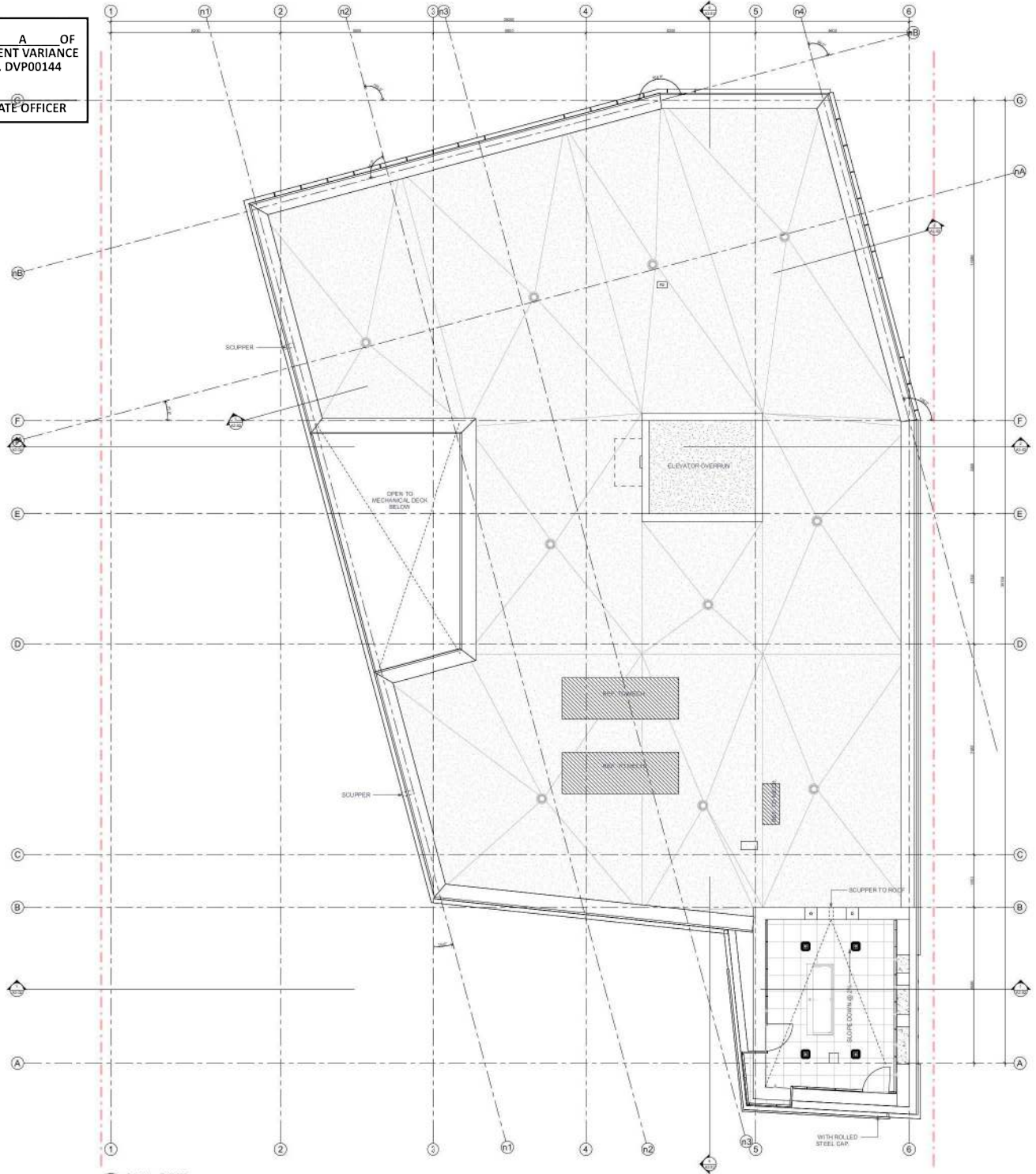
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**A2.13**



SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00144

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1 PLAN - ROOF  
1:30



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KEYNOTES  
REF VALUE PROPERTY REF

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7 2023.12.19 DEVELOPMENT VARIANCE PERMIT



Project title  
ESQUIMALT PUBLIC SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
FLOOR PLAN - ROOF

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Sheet number Current Issue 7

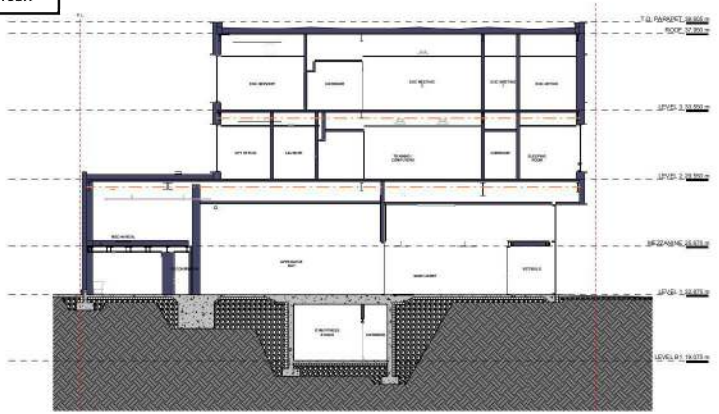
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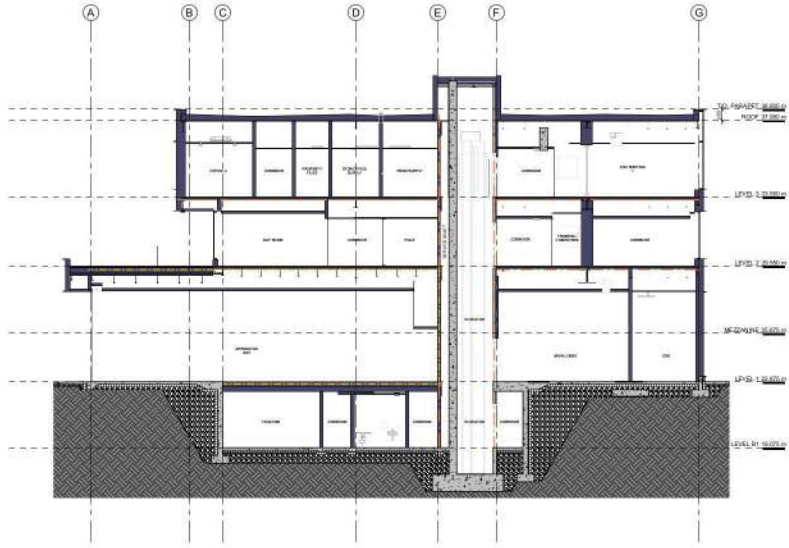


Scale

Consultants



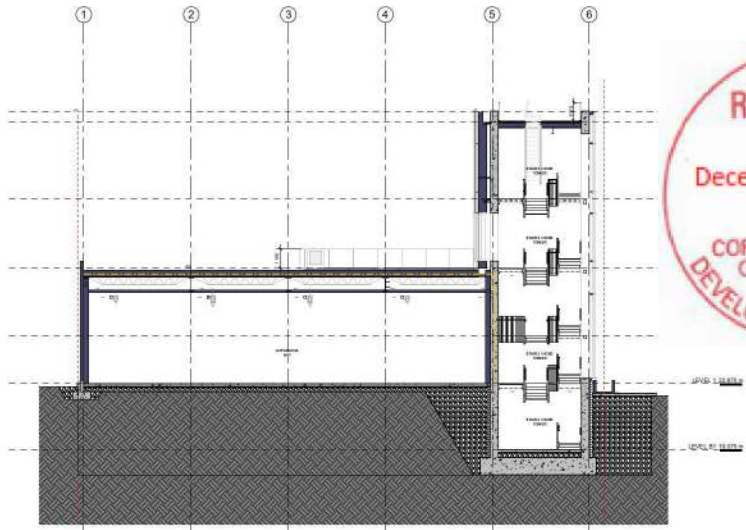
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4 SECTION - NORTH SOUTH @ ELEVATOR  
1:100



2 SECTION - APPARATUS BAY NORTH  
1:100



1 SECTION - APPARATUS BAY SOUTH  
1:100



Issued for:  
7 2023.12.19 DEVELOPMENT VARIANCE PERMIT

Project title:  
ESQUIMALT PUBLIC SAFETY BUILDING

Client:  
Township of Esquimalt  
Site address:  
500 Park Place, Esquimalt, BC

Sheet title:  
BUILDING SECTIONS

Printed Date: 2023-12-18 7:34:25 PM  
Sheet number: Current issue: 7



Scale

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Key plan

Issued For:  
T 2023.12.19 DEVELOPMENT VARIANCE PERMIT



VIEW FROM PARK PLACE LOOKING SOUTH WEST



VIEW FROM CORNER OF CARLISLE AVENUE AND PARK PLACE LOOKING NORTH WEST



AXONOMETRIC VIEW OF SITE



VIEW FROM CARLISLE AVENUE LOOKING NORTH

Project Title:  
ESQUIMALT PUBLIC  
SAFETY BUILDING

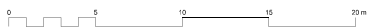
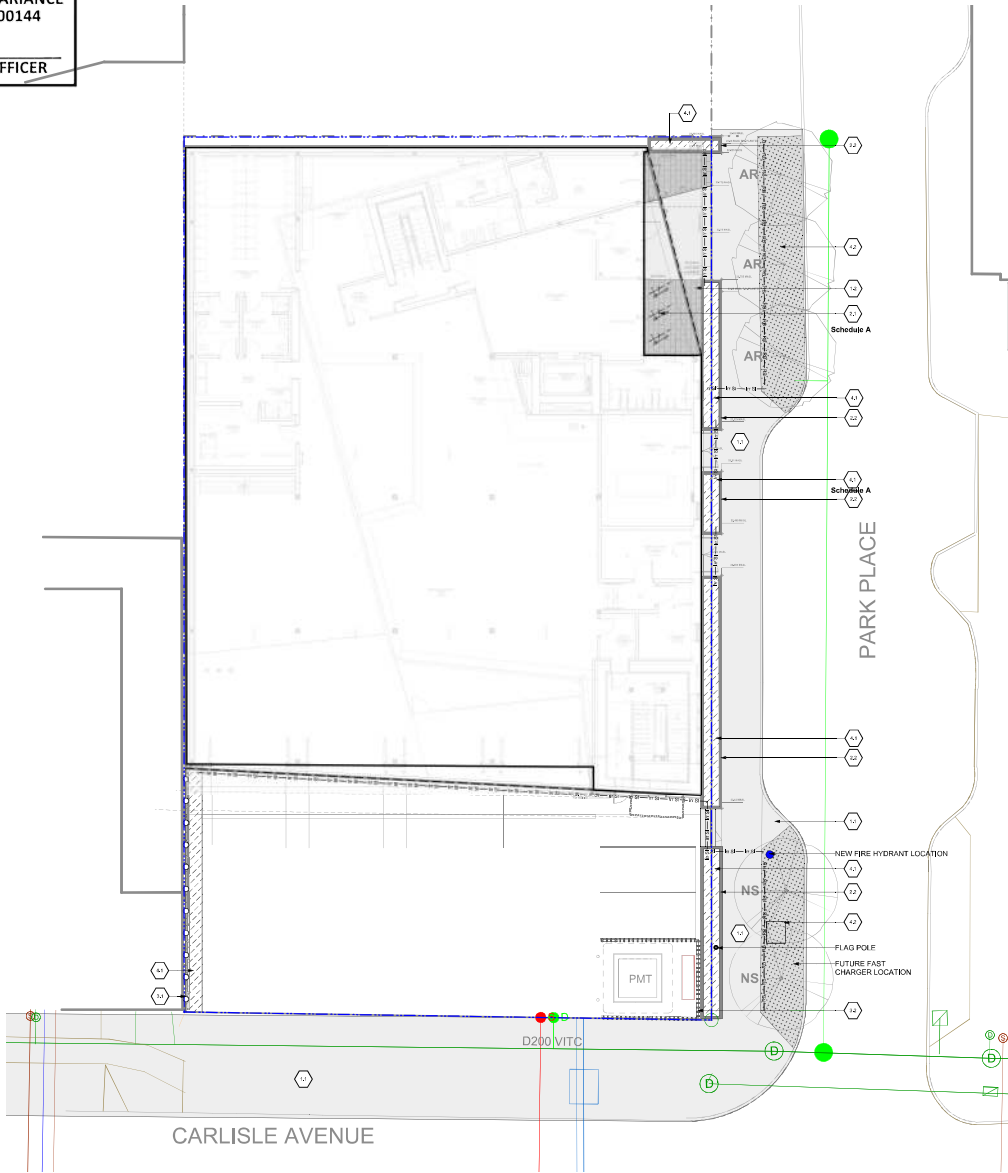
Client:  
Township of Esquimalt  
Site Address:  
500 Park Place, Esquimalt, BC

Sheet Title:  
STREETSCAPE  
DRAWINGS



SCHEDULE B OF DEVELOPMENT VARIANCE PERMIT NO. DVP00144

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**LINE TYPE LEGEND**

---	Property Line
---	Building Footprint
---	Extent of Roof / Canopy, above
---	Rain garden - TOP OF POOL
---	Rain garden - BOTTOM OF POOL
---	Irrigation Sleeve
---	Root Barrier

**UNDERGROUND UTILITIES**  
(Shown for reference only - refer to Civil Engineer's drawings)

EXISTING	PROPOSED
---	Storm Drain
---	Sanitary
---	Water
---	Electrical
---	Gas
---	Hydro Tied

**1.0 PAVEMENTS, RAMPS, CURBS**

1.1 Concrete Slab/Concrete Pad	Refer to Civil Eng. design	
1.2 Concrete 10M Paving (10% Grade, Type 1)	Classic Standard 75 mm x 225 mm x 60 mm TRPAC, Color Concrete System, Pumping Quarter Round, 30mm Rebar, 30mm	4-4.24 (See 1.1.1)

**2.0 SITE FURNISHINGS**

2.1 Bicycle Rack (Standard 2)	MPII Class 30, 305x40x60 Steel Bike Rack	
2.2 CP Concrete Planter	See Arch.	

**3.0 RAILINGS, BARRIERS, FENCING**

3.1 Metal Fence with Chain Link Gate	See Reference Only, See Arch.	
3.2 Screen at PMT Area	See Reference Only, See Arch.	

**4.0 PLANTING AND LANDSCAPE**

4.1 Strip and Tree Planting Area - On-Grade	CP planting medium, 400 mm depth	
4.2 Rain Garden Area - On-Grade	Rain Garden growing medium, 900 mm depth	



homa architecture + design  
400 - 675 W Hastings St  
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homa.ca

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Key plan

Issued for

rev. no.	Description	Date
1	Issued for Client Review	2023-05-08
2	Issued for 10% DP	2023-07-03
3	Issued for 50% DP	2023-11-08
4	Issued for BP, Rev. 2	2023-12-11
5	Development Variance Permit	2023-12-19

Project title  
**Esquimalt Public Safety Building**

Client  
Township of Esquimalt  
Site address  
500 Park Place, Esquimalt, BC

Sheet title  
**Landscape Materials**

project no. 13128  
scale: 1:100 @ 30"x42"  
drawn by KH  
checked by SM

Sheet number Revision number 5



**L1.01**