

September 17, 2025

Mr. Bill Brown
Director, Development Services
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC, V9A 3P1

Re: Aragon (Lampson) Properties Ltd
429 Lampson Road-DP000072
Parking Variance application

Dear Bill:

The owner of the above referenced project is proposing a variance to the parking bylaws established in the original Development Permit application dated, June 6, 2018.

As per Zoning Bylaw 2050 excerpts:

CD-84 Zone

Site A (Rosemead Manor)

67.69 (10)(b)...*the existing use of 14 or fewer hotel rooms shall provide 12 parking spaces.*

Current 2025 parking Bylaw No. 3089 excerpts:

PART 2- APPLICATION, COMPLIANCE, AND SEVERABILITY

3. APPLICATION

...(3) All required Off-Street parking, Loading Spaces and Electric Vehicle infrastructure shall be located entirely within the same parcel as the structure, building , or use for which they are intended to serve.

(4) Notwithstanding Section 3 (3), up to 40% of the Off-Street parking as required by this Bylaw, may be located on adjacent parcels, provided that:

- a. The spaces are built and are accessible at specified times in accordance with the standards of this bylaw;
- b. The spaces are within 200m of the parcel for which they are required;
- c. The land upon which the spaces are provided are restricted by a covenant registered pursuant to section 219 of the land Titles Act; and
- d. The continued use of parking Spaces is ensured through the registration of a covenant and easement in favour of the benefitting party and which cannot be extinguished without the approval of the Township.

The restoration of Site "A", (Rosemead Manor) has been completed and as per the DP application drawings, there is reference to 8 on-site parking spaces. This equates to 60% of the required stalls based on the original 14 room Hotel. To allow for the Building Permit to be issued, and agreement to provide sufficient off-site parking was determined. This off-site parking has been provided in the adjacent Site "B" (Oakwoods Residences) property which is home 179 residential condo's and townhomes, and located within the 200m bylaw requirement.

Aragon (Lampson) Properties Ltd has engaged a 3rd party consultant (Watt Consulting Group) to validate the existing parking conditions of the new development. The parking requirements are adequately handled in the underground parking lot on level P1 for use of the Hotel, Restaurant and Spa guests.

Commercial			
Hotel	28 rooms	1 per room	28
Restaurant	331m ²	1 per 20m ² of gross floor area	16.6
Banquet	223m ²	1 per 20m ² of gross floor area	11.1
Spa	178m ²	1 per 30m ² of gross floor area	5.9
Commercial sub-total			62

The applicant is asking for a Variance to allow only 5 on-site parking stalls on Site A (Lot 1) and the balance of the parking will be off-site in the adjacent Site B (Lot 2) parcel.

Watt has concluded that the parking currently will exceed the minimum amount of parking required under the Township's draft parking Bylaw.

Should you have any questions or comments regarding the proposed parking variance application, please contact our office.

Prepared by,
ARAGON PROPERTIES LTD



Peter Censorio