

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00086

Owner: 1105384 B. C. LTD., INC. NO. BC1105384

Land: PID: 030-615-992

Lot A Suburban Lot 43 Esquimalt District Plan EPP82555

Address: 622 Admirals Road

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:
 - 1) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 1.4 m decrease to the requirement that no principal buildings shall be located within 2.8 m of the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 1.4 m] in order to accommodate the balconies on the fourth to tenth floors inclusively;
 - 2) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 0.5 m decrease to the requirement that no principal buildings shall be located within 2.8 m of the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 2.3 m] to accommodate the vertical fins on the eleventh floor;
 - 3) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (ii) – Siting Requirements – Principal Buildings.** A 0.7 m decrease to the requirement that no principal buildings shall be located within 2.8 m of

the northern Interior Side Lot Line [i.e. that the setback from the northern Interior Side Lot Line be reduced from 2.8 m to 2.1 m] to accommodate the eaves and cornices;

- 4) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 4.2 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. that the rear yard Setback be reduced from 5.5 m to 1.3 m] to accommodate those portions of the building, including balconies on floors four to ten inclusively, that encroach into the setback;
 - 5) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 3.3 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. that the rear yard Setback be reduced from 5.5 m to 2.2 m] to accommodate the vertical fins on the eleventh floor;
 - 6) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 3.5 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. that the rear yard Setback be reduced from 5.5 m to 2.0 m] to accommodate the eaves and cornices; and
 - 7) **Zoning Bylaw, 1992, No. 2050 Section 67.69 (8) (a) (iv) Siting Requirements – Principal Buildings.** A 2.8 m reduction in the rear yard Setback (being the Setback from Admirals Road) [i.e. the rear yard Setback be reduced from 5.5 m to 2.7 m] to accommodate that portion of the building containing ground floor commercial space and the second floor roof deck above this space.
3. Approval of this Development Variance Permit is issued in accordance with the BC Land Surveyors Site Plan prepared by Powell and Associates B C Land Surveying Inc., with setbacks illustrated on the plan by Praxis Architects Ltd. attached hereto as “Schedule A”.
 4. Approval of this Development Variance Permit is issued in accordance with the illustrations of the north and east encroachments of the eaves and cornices as illustrated in an e-mail from Heather Spinney dated February 20, 2019 attached hereto as “Schedule B”.
 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. 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 _____, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY
DAY OF _____, 2019.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

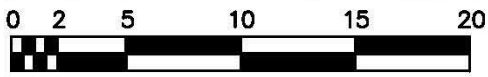
File	10349 - 19
Drawing	Site Plan- PROP BLDG
POWELL & ASSOCIATES B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 Phone: (250) 382-8855	

BC LAND SURVEYORS SITE PLAN OF:

Civic: 622 Admirals Road
Legal Lot A, Suburban Lot 43,
Esquimalt District, Plan EPP82555

Parcel Identifier: 030-615-992 in the Township of Esquimalt

Scale - 1:300 Distances are in metres.

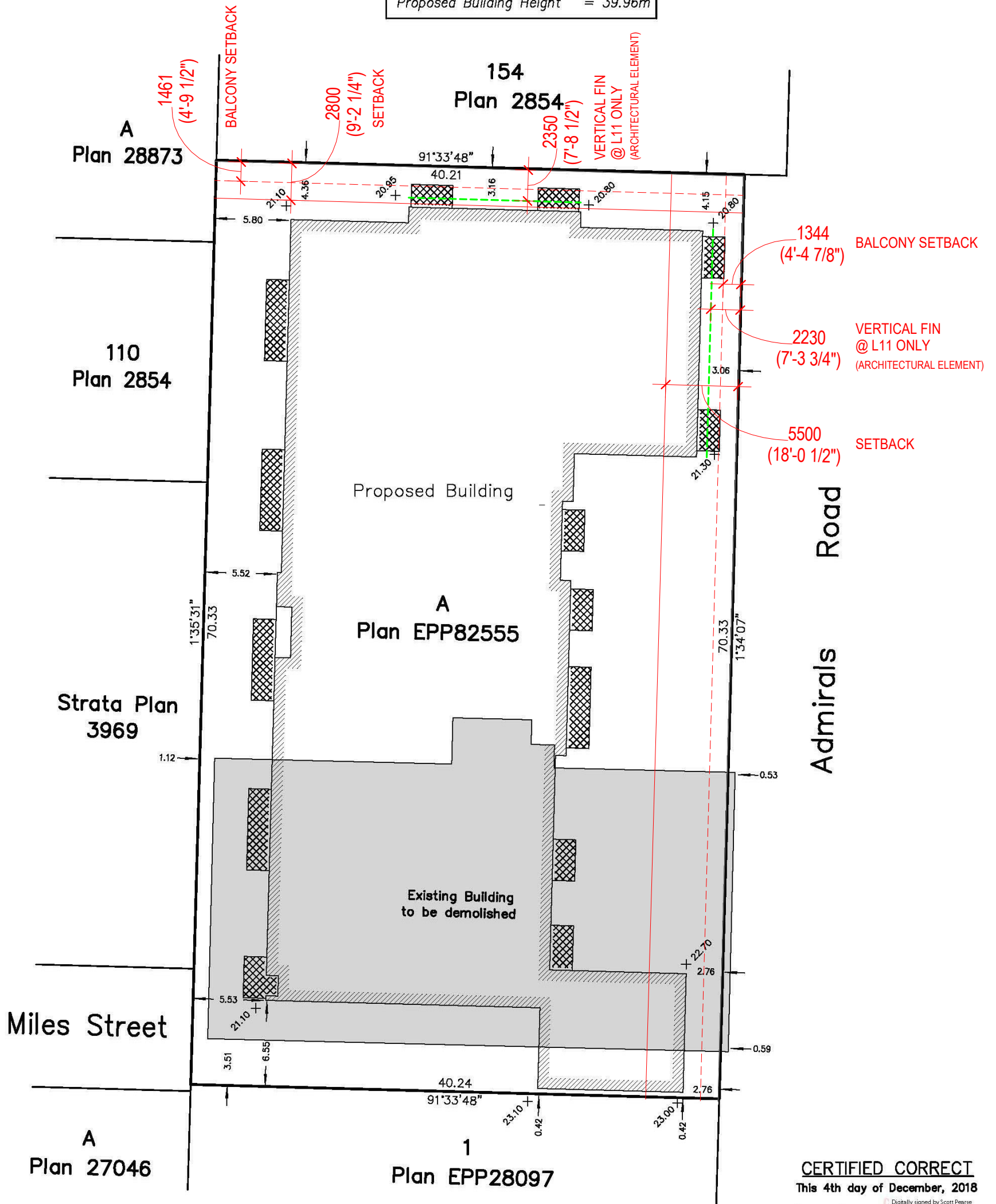


The intended print size is 11" by 17".

LEGEND

- +xx.xx Existing geodetic elevations
- Balcony projection

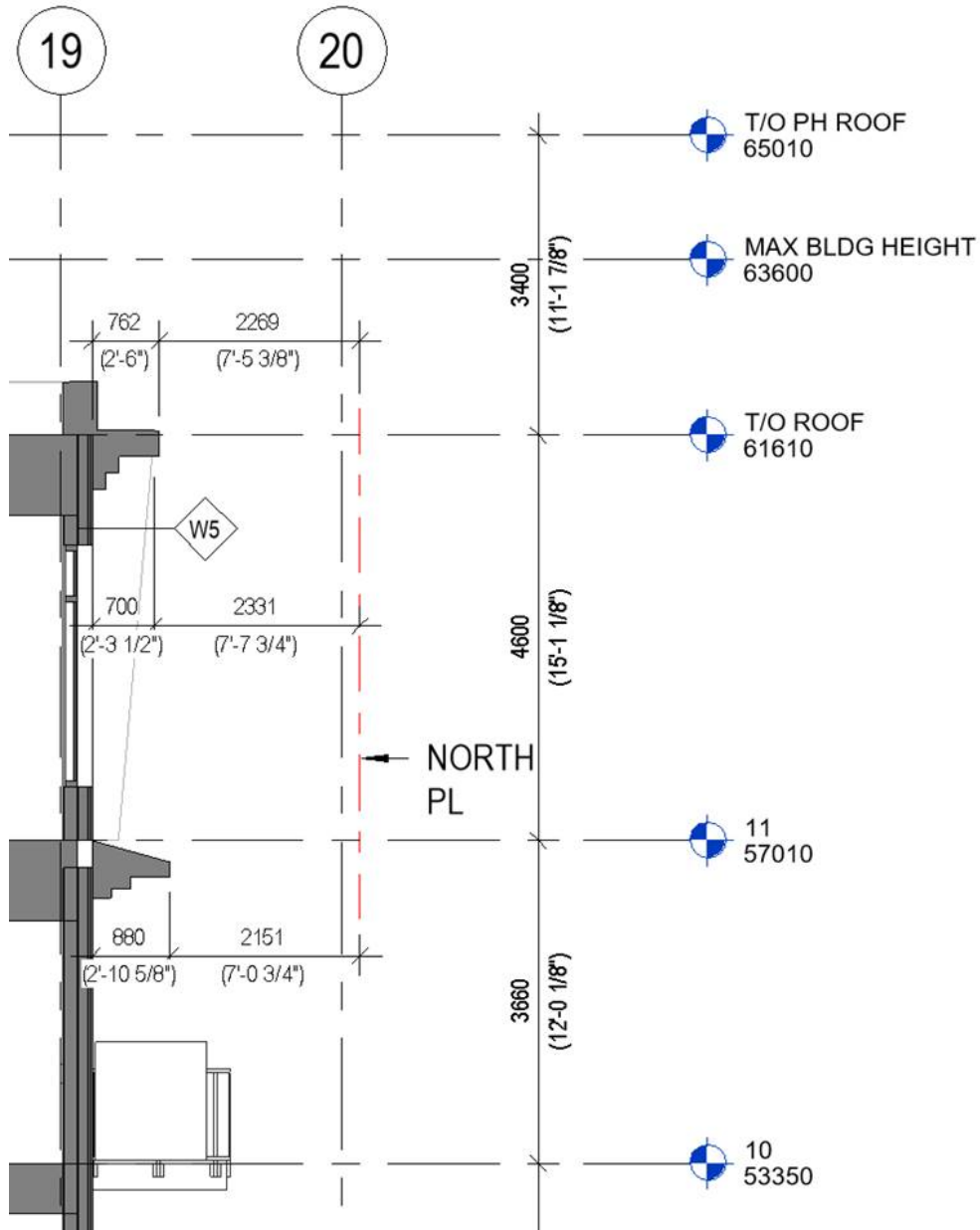
Building Height Conformance	
Existing Average Grade	= 21.65m
Proposed Main Floor El.	= 22.05m
Proposed Roof Height	= 61.61m
Proposed Building Height	= 39.96m

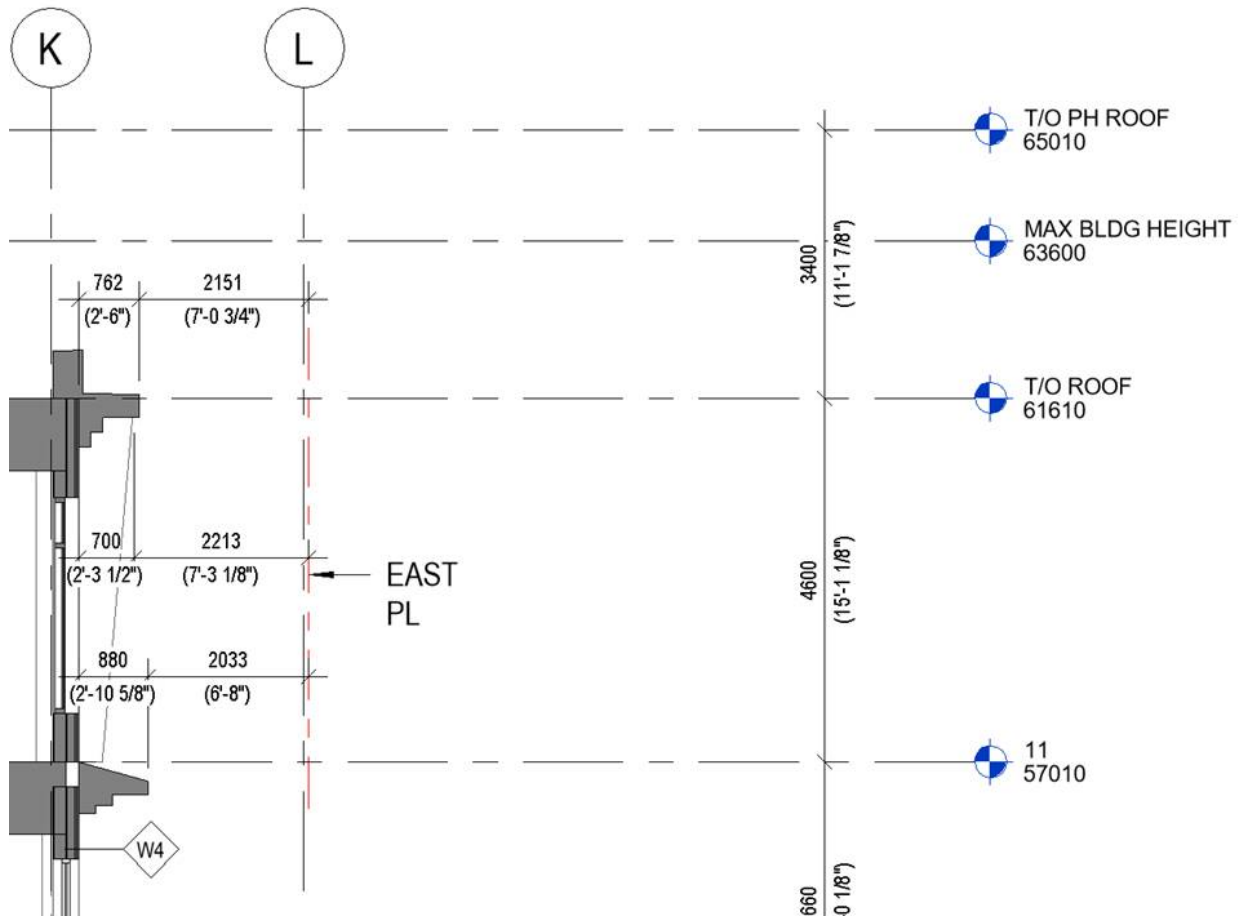


CERTIFIED CORRECT
 This 4th day of December, 2018
 Digitally signed by Scott Pearse
 1BUGAM
 DN: cn=CA, o=Scott Pearse
 1BUGAM, ou=BC Land Surveyor,
 ou=Verify ID at www.juricert.com/
 LKUP.cfm?id=1BUGAM
 Date: 2018.12.04 09:23:31 -0800
 Scott T. Pearse, BCLS

Schedule B

From: [Heather Spinney](#)
To: [Bill Brown](#)
Subject: 17-035 Vista - North + East encroachments
Date: February-20-19 9:24:39 AM





Heather Spinney
 Architect AIBC
Praxis Architects Inc.
 401 - 1245 Esquimalt Road
 Victoria, BC V9A 3P2
 250-475-2702
heather.spinney@praxisarchitectsinc.com



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