

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00046

Owners: Mike La Roy, 601564 BC Ltd.

Lands: PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District, Plan 913

Address: 741 Admirals Road, Esquimalt, B.C.

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 Parking Bylaw, 1992, No. 2011 as follows:

Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking –

A reduction to the requirement that for land zoned multiple family residential 1 of every 4 spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 12];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A

reduction to the number of required off-street Parking Spaces, from 14 spaces to 12 spaces [ie. from 1.10 spaces per dwelling unit to 1.0 space per dwelling unit];

Parking Bylaw, 1992, No. 2011, Section 14(2)(a) Parking

Requirements - Dimensions of Off-Street Parking – A change to the requirement that for multiple family residential land use properties up to 50% of the parking spaces can be dedicated as small car spaces, allowing up to 60% of spaces to be small car spaces [ie. 8 of the 12 spaces would be small car sized spaces];

Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-

Street Parking Table 2 – A 0.2 metre reduction to the width of the maneuvering isle adjacent to 0° angle [parallel] parking from 3.7

metres to 3.5 metres for the maneuvering isle adjacent to the north property line;

Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-Street Parking Table 2 – A 2.2 metre reduction to the width of the maneuvering isle adjacent to 90° angle parking from 7.9 metres to 5.7 metres for the maneuvering isle adjacent to the east property line.

3. Approval of this Development Variance Permit has been issued in general accordance with the site plan prepared by Robert G. Rocheleau, Praxis Architects Inc., stamped "Received May 24, 2016", attached hereto as Schedule 'A'.
4. This Development Variance Permit has been approved subject to the property owner voluntarily agreeing to register a *Section 219* Covenant on the title of the property prior to the permit being issued by the Director of Development Services.
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 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.
7. 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 _____, 2016.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2016.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



NOT FOR CONSTRUCTION

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DP00046

CORPORATE OFFICER

NO.	DATE	REVISION
1	May 01/16	Parking as requested
NO.	DATE	ISSUED



PROJECT NAME: APARTMENT BUILDING
741 ADMIRALS ROAD
VICTORIA, BC

SHEET TITLE:

SCALE: AS SHOWN	DRAWN: EF	SHEET NO. A1.0
DATE: MARCH 22 2016	PROJECT NO. 15-044	REVISION NO. 1