

# Appendix "A" Key Map Showing Development Site



**Legend**

- Regional District Boundary
- Electoral Area Boundary 1-7.51
- Municipal Boundary 1-7.5K
- International Boundary
- Community Labels
- Geographic Labels
- Coastal Water Labels
- Building Footprint
- Civic Sites**
- Airport
- Paramedic
- Recreation Center
- Office
- Library
- Museum
- Firehall
- Hospital
- Police
- School
- Golf
- Ferry
- Station
- Road Labels 1-1500**
- E & N Railway
- All Road Types 1-1.5K
- Ferry Route

1: 1,500



NAD\_1983\_UTM\_Zone\_10N  
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**Notes**



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

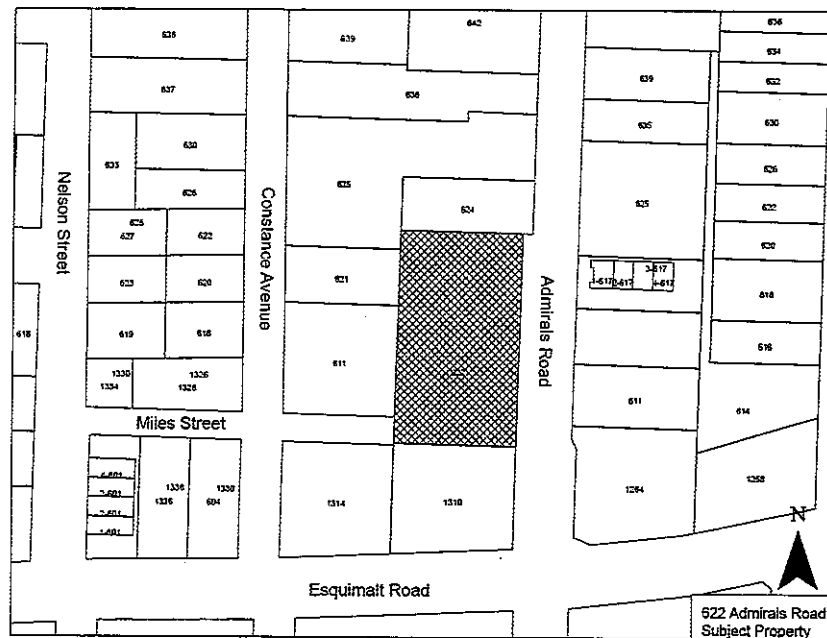
Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Website: [www.esquimalt.ca](http://www.esquimalt.ca) Email: [info@esquimalt.ca](mailto:info@esquimalt.ca)

Voice: (250) 414-7100  
Fax: (250) 414-7111

February 20, 2019

### DEVELOPMENT VARIANCE PERMIT NOTICE

An application for a Development Variance Permit has been received from the registered owner of 622 Admirals Road (aka the Legion site) (shown crosshatched on the map below).



**Site Location:**

Street Address: 622 Admirals Road

PID: 030-615-992

Legal Description: Lot A Suburban Lot 43, Esquimalt District, Plan EPP82555

**Purpose of Application:**

The applicant has applied for a development permit for an eleven-storey mixed-use building on the subject property. The proposed plans include portions of the building that encroach into the required setbacks (see attached survey) and hence require variances to the Zoning Bylaw prior to Council considering the development permit application.

Please Turn Over



The following variances to Zoning Bylaw, 1992, No. 2050 are required:

- 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].

The Municipal Council will consider this application at the Regular Meeting of Council commencing at 7:00 p.m., Monday, March 4, 2019 in Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC. Affected persons may make representations to Council at that time or submit a written submission, prior to that date, to the Municipal Hall at the address noted above or via email to [corporate.services@esquimalt.ca](mailto:corporate.services@esquimalt.ca).

**Please Turn Over**



Information related to this application may be reviewed at the Development Services counter, Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, anytime between the hours of 8:30 a.m. and 4:30 p.m. from February 21, 2019 until March 4, 2019 inclusive [excluding Saturdays, Sundays, and Statutory Holidays].

Anja Nurvo,  
Director of Corporate Services

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Director of Corporate Services at 250-414-7135.

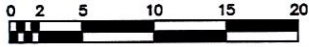


# BC LAND SURVEYORS SITE PLAN OF:

**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".

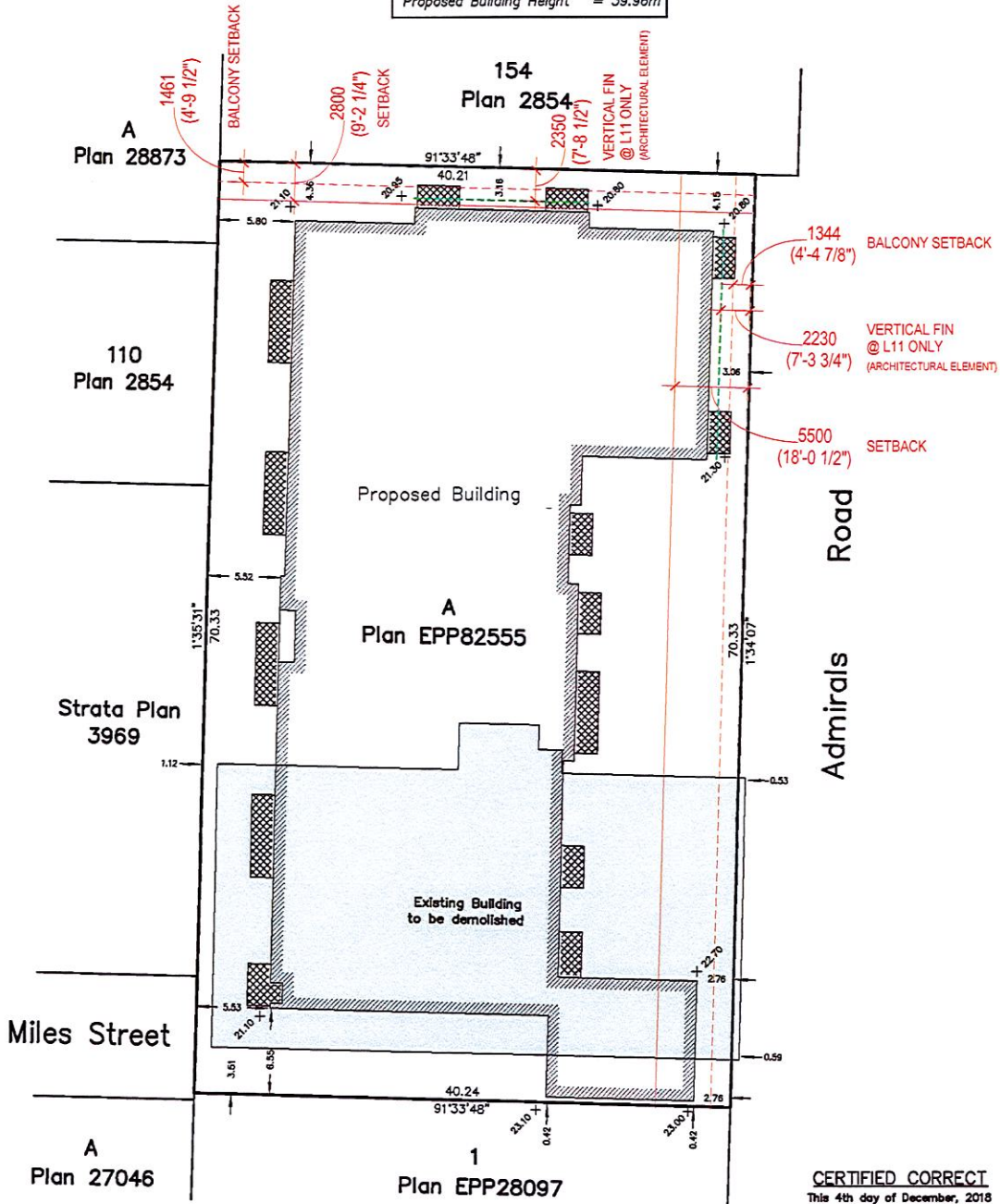
### LEGEND

- + 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

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	



**CERTIFIED CORRECT**  
 This 4th day of December, 2018  
 Digitally signed by Scott Pearce  
 DN: cn=Scott Pearce, o=1BUGAM, email=1BUGAM@scottpearce.com, c=BC  
 Scott Pearce  
 1BUGAM  
 Date: 2018.12.04 09:22:01 -0800  
 Scott T. Pearce, BCLS