

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00182

Owner: Nelson Esquimalt Developments Ltd., Inc.No. BC1308317
PO Box 75065 Westhills
Calgary, AB
T3H 3M1

Lands: PID 032-804-628
Lot A Suburban Lots 37 and 45 Esquimalt District Plan EPP128681

Address: 604 Nelson Street, 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:

Zoning Bylaw, 1992, No. 2050, 67.151 (9) (a) (ii)- Siting Requirements:

Principal Building: Setback: A 1.9-metre decrease to the requirement that no Principal Building shall be located within 3.0 metres of the Front Lot Line abutting Nelson Street [i.e. from 3.0 metres to 1.1 metres], specifically for the parking structure that is situated below the First Storey of the Principal Building.

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans provided by Formed Alliance Architecture Studio, specifically detailing the northeast corner of the development where the setback is varied, attached hereto as Schedule 'A'.
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 _____, 2026.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2026.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

PAR CALCULATION

	AREA
UNIT AREA	150337 SQ.FT
AMENITY	2003.31 SQ.FT
COMMERCIAL	3820.43 SQ.FT
SERVICE	7290 SQ.FT
TOTAL AREA	158451
PARCEL AREA	41735.82 SQ.FT
FAR	3.89

UNIT AREA BREAKDOWN

UNIT	COUNT	%
1-BED	11	4.8%
2-BED	68	28.5%
JR 2-BED	5	2.1%
JR 2-BED	36	15.2%
JR 2-BED	1	0.4%
JR 2-BED	25	10.0%
JR 2-BED	10	4.2%
JR 2-BED	12	5.1%
3-BED	6	2.5%
3-BED	5	2.1%
BILD A TOTAL	228	91.7%

DETAILED UNIT AREAS

MAIN FLOOR	UNIT #	TYPE	AREA (SQ.FT)
1	1B-A	1B-A	522.00
2	2B-C	2B-C	669.83
3	2B-C	2B-C	669.83
4	2B-C	2B-C	669.83
5	2B-C	2B-C	669.83
6	2B-C	2B-C	669.83
7	2B-C	2B-C	669.83
8	2B-A	2B-A	610.29
9	2B-D	2B-D	507.50
10	1B-B	1B-B	507.50
11	1B-B	1B-B	507.50
12	1B-B	1B-B	507.50
13	1B-B	1B-B	507.50
14	1B-B	1B-B	507.50
15	1B-B	1B-B	507.50
16	1B-B	1B-B	507.50
17	1B-B	1B-B	507.50
18	1B-A	1B-A	842.00
19	1B-B	1B-B	672.00
20	2B-F	2B-F	872.00
TOTAL	20		11792

MAIN FLOOR

UNIT #	TYPE	AREA (SQ.FT)
161	1B-A	522.00
162	2B-C	669.83
163	2B-C	669.83
164	2B-C	669.83
165	2B-C	669.83
166	2B-C	669.83
167	2B-C	669.83
168	2B-A	610.29
169	2B-D	507.50
170	1B-B	507.50
171	1B-B	507.50
172	1B-B	507.50
173	1B-B	507.50
174	1B-B	507.50
175	1B-B	507.50
176	1B-B	507.50
177	1B-B	507.50
178	1B-B	507.50
179	1B-B	507.50
180	1B-A	842.00
181	1B-A	872.00
182	2B-F	872.00
183	2B-D	669.83
184	2B-D	669.83
185	2B-D	669.83
186	2B-D	669.83
187	2B-D	669.83
188	2B-D	669.83
189	2B-D	669.83
190	2B-D	669.83
191	2B-D	669.83
192	2B-D	669.83
193	2B-D	669.83
194	2B-D	669.83
195	2B-D	669.83
196	2B-D	669.83
197	2B-D	669.83
198	2B-D	669.83
199	2B-D	669.83
200	2B-D	669.83
201	2B-D	669.83
202	2B-D	669.83
203	2B-D	669.83
204	2B-D	669.83
205	2B-D	669.83
206	2B-D	669.83
207	2B-D	669.83
208	2B-D	669.83
209	2B-D	669.83
210	2B-D	669.83
211	2B-D	669.83
212	2B-D	669.83
213	2B-D	669.83
214	2B-D	669.83
215	2B-D	669.83
216	2B-D	669.83
217	2B-D	669.83
218	2B-D	669.83
219	2B-D	669.83
220	2B-D	669.83
221	2B-A	842.00
222	2B-F	872.00
223	2B-D	669.83
224	2B-D	669.83
225	2B-D	669.83
226	2B-D	669.83
227	2B-D	669.83
228	2B-D	669.83
229	2B-D	669.83
230	2B-D	669.83
231	2B-D	669.83
232	2B-D	669.83
233	2B-D	669.83
234	2B-B	843.98
235	2B-F	843.25
236	2B-F	843.25
237	2B-E	754.36
238	2B-E	754.36
239	2B-E	754.36
240	2B-E	754.36
241	1B-A	522.00
242	1B-A	28313

FLOOR 02 - BUILDING A

UNIT #	TYPE	AREA (SQ.FT)
201	1B-A	522.00
202	2B-C	669.83
203	2B-C	669.83
204	2B-C	669.83
205	2B-C	669.83
206	2B-C	669.83
207	2B-C	669.83
208	2B-A	610.29
209	2B-D	507.50
210	1B-B	507.50
211	1B-B	507.50
212	1B-B	507.50
213	1B-B	507.50
214	1B-B	507.50
215	1B-B	507.50
216	1B-B	507.50
217	1B-B	507.50
218	1B-B	507.50
219	1B-B	507.50
220	1B-A	842.00
221	1B-A	872.00
222	2B-F	872.00
223	2B-D	669.83
224	2B-D	669.83
225	2B-D	669.83
226	2B-D	669.83
227	2B-D	669.83
228	2B-D	669.83
229	2B-D	669.83
230	2B-D	669.83
231	2B-D	669.83
232	2B-D	669.83
233	2B-D	669.83
234	2B-B	843.98
235	2B-F	843.25
236	2B-F	843.25
237	2B-E	754.36
238	2B-E	754.36
239	2B-E	754.36
240	2B-E	754.36
241	1B-A	522.00
242	1B-A	28313

FLOOR 03 - BUILDING A

UNIT #	TYPE	AREA (SQ.FT)
301	1B-A	522.00
302	2B-C	669.83
303	2B-C	669.83
304	2B-C	669.83
305	2B-C	669.83
306	2B-C	669.83
307	2B-C	669.83
308	2B-A	610.29
309	2B-D	507.50
310	1B-B	507.50
311	1B-B	507.50
312	1B-B	507.50
313	1B-B	507.50
314	1B-B	507.50
315	1B-B	507.50
316	1B-B	507.50
317	1B-B	507.50
318	1B-B	507.50
319	1B-B	507.50
320	1B-A	842.00
321	1B-A	872.00
322	2B-F	872.00
323	2B-D	669.83
324	2B-D	669.83
325	2B-D	669.83
326	2B-D	669.83
327	2B-D	669.83
328	2B-D	669.83
329	2B-D	669.83
330	2B-D	669.83
331	2B-D	669.83
332	2B-D	669.83
333	2B-D	669.83
334	2B-B	843.98
335	2B-F	843.25
336	2B-F	843.25
337	2B-E	754.36
338	2B-E	754.36
339	2B-E	754.36
340	2B-E	754.36
341	1B-A	522.00
342	1B-A	28313

FLOOR 04 - BUILDING A

UNIT #	TYPE	AREA (SQ.FT)
401	1B-A	522.00
402	2B-C	669.83
403	2B-C	669.83
404	2B-C	669.83
405	2B-C	669.83
406	2B-C	669.83
407	2B-C	669.83
408	2B-A	610.29
409	2B-D	507.50
410	1B-B	507.50
411	1B-B	507.50
412	1B-B	507.50
413	1B-B	507.50
414	1B-B	507.50
415	1B-B	507.50
416	1B-B	507.50
417	1B-B	507.50
418	1B-B	507.50
419	1B-B	507.50
420	1B-A	842.00
421	1B-A	872.00
422	2B-F	872.00
423	2B-D	669.83
424	2B-D	669.83
425	2B-D	669.83
426	2B-D	669.83
427	2B-D	669.83
428	2B-D	669.83
429	2B-D	669.83
430	2B-D	669.83
431	2B-D	669.83
432	2B-D	669.83
433	2B-D	669.83
434	2B-B	843.98
435	2B-F	843.25
436	2B-F	843.25
437	2B-E	754.36
438	2B-E	754.36
439	2B-E	754.36
440	2B-E	754.36
441	1B-A	522.00
442	1B-A	28313

FLOOR 05 - BUILDING A

UNIT #	TYPE	AREA (SQ.FT)
501	1B-A	522.00
502	2B-C	669.83
503	2B-C	669.83
504	2B-C	669.83
505	2B-C	669.83
506	2B-C	669.83
507	2B-C	669.83
508	2B-A	610.29
509	2B-D	507.50
510	1B-B	507.50
511	1B-B	507.50
512	1B-B	507.50
513	1B-B	507.50
514	1B-B	507.50
515	1B-B	507.50
516	1B-B	507.50
517	1B-B	507.50
518	1B-B	507.50
519	1B-B	507.50
520	1B-A	842.00
521	1B-A	872.00
522	2B-F	872.00
523	2B-D	669.83
524	2B-D	669.83
525	2B-D	669.83
526	2B-D	669.83
527	2B-D	669.83
528	2B-D	669.83
529	2B-D	669.83
530	2B-D	669.83
531	2B-D	669.83
532	2B-D	669.83
533	2B-D	669.83
534	2B-B	843.98
535	2B-F	843.25
536	2B-F	843.25
537	2B-E	754.36
538	2B-E	754.36
539	2B-E	754.36
540	2B-E	754.36
541	1B-A	522.00
542	1B-A	28313

FLOOR 06 - BUILDING A

UNIT #	TYPE	AREA (SQ.FT)
601	1B-A	522.00
602	2B-C	669.83
603	2B-C	669.83
604	2B-C	669.83
605	2B-C	669.83
606	2B-C	669.83
607	2B-C	669.83
608	2B-A	610.29
609	2B-D	507.50
610	1B-B	507.50
611	1B-B	507.50
612	1B-B	507.50
613	1B-B	507.50
614	1B-B	507.50
615	1B-B	507.50
616	1B-B	507.50
617	1B-B	507.50
618	1B-B	507.50
619	1B-B	507.50
620	1B-A	842.00
621	1B-A	872.00
622	2B-F	872.00
623	2B-D	669.83
624	2B-D	669.83
625	2B-D	669.83
626	2B-D	669.83
627	2B-D	669.83
628	2B-D	669.83
629	2B-D	669.83
630	2B-D	669.83
631	2B-D	669.83
632	2B-D	669.83
633	2B-D	669.83
634	2B-B	843.98
635	2B-F	843.25
636	2B-F	843.25
637	2B-E	754.36
638	2B-E	754.36
639	2B-E	754.36
640	2B-E	754.36
641	1B-A	522.00
642	1B-A	10789

RELEASES

ESOMAT - ANATI

DP.113

THIS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMITTING DV P00182

CORPORATE OFFICER

