

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**TEMPORARY USE PERMIT**

**NO. TUP00015**

**Owner:**

Aragon (Lampson) Properties Ltd.  
201-1628 West 1<sup>st</sup> Ave  
Vancouver BC V6J 1G1

**Lands:**

LOT B SECTION 11 ESQUIMALT PLAN VIP60066

**Address:**

429 Lampson Street

**Conditions:**

1. This Temporary Use 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. In accordance with Section 493 of the *Local Government Act*, this Temporary Use Permit has been issued to allow the uses of a Sales Centre at 429 Lampson Street [PID 023-009-331 LOT B SECTION 11 ESQUIMALT PLAN VIP60066] (the "Site").
3. In accordance with Section 493 (2)(b) of the *Local Government Act*, the following conditions apply to the permitted temporary use:
  - a. Sales Centre means a site used by the 'Development Company' (Aragon (Lampson) Properties Ltd.) and its sub-contractors for the following uses, for the duration of the construction of the principal buildings on the Site:
    - i. Sales Office
    - ii. Display Suites
    - iii. Parking
  - b. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be operated strictly in accordance with this permit and the plans attached as Schedule 'A'.
  - c. Permit is valid until \_\_\_\_\_, 2027 (2 years from the date of approval).

- d. Hours of operation must be limited to 11:30am to 5:30pm.
- e. A designated person employed by the Owner must always accompany occupants on the Site.
- f. Physical barriers must be erected on the Site to contain occupants within the Sales Centre.
- g. Signage reading “Construction Zone – Do Not Enter” must be erected on the Site to separate the Sales Centre from other portions of the property.
- h. Emergency lighting and exit signage must be provided on the Site for the common principal routes.
- i. A designated person employed by the Owner must be present on the Site during the Sales Centre hours of operation and must be responsible for the following:
  - i. Patrolling the Sales Centre to assure that the means of egress are kept clear and that the requirements of the building’s Fire Safety Plan will be enforced.
  - ii. Contacting the Township’s Fire Department in case of a fire on the Site.
  - iii. Notifying occupants of the Sales Centre to leave the premises immediately.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township of Esquimalt

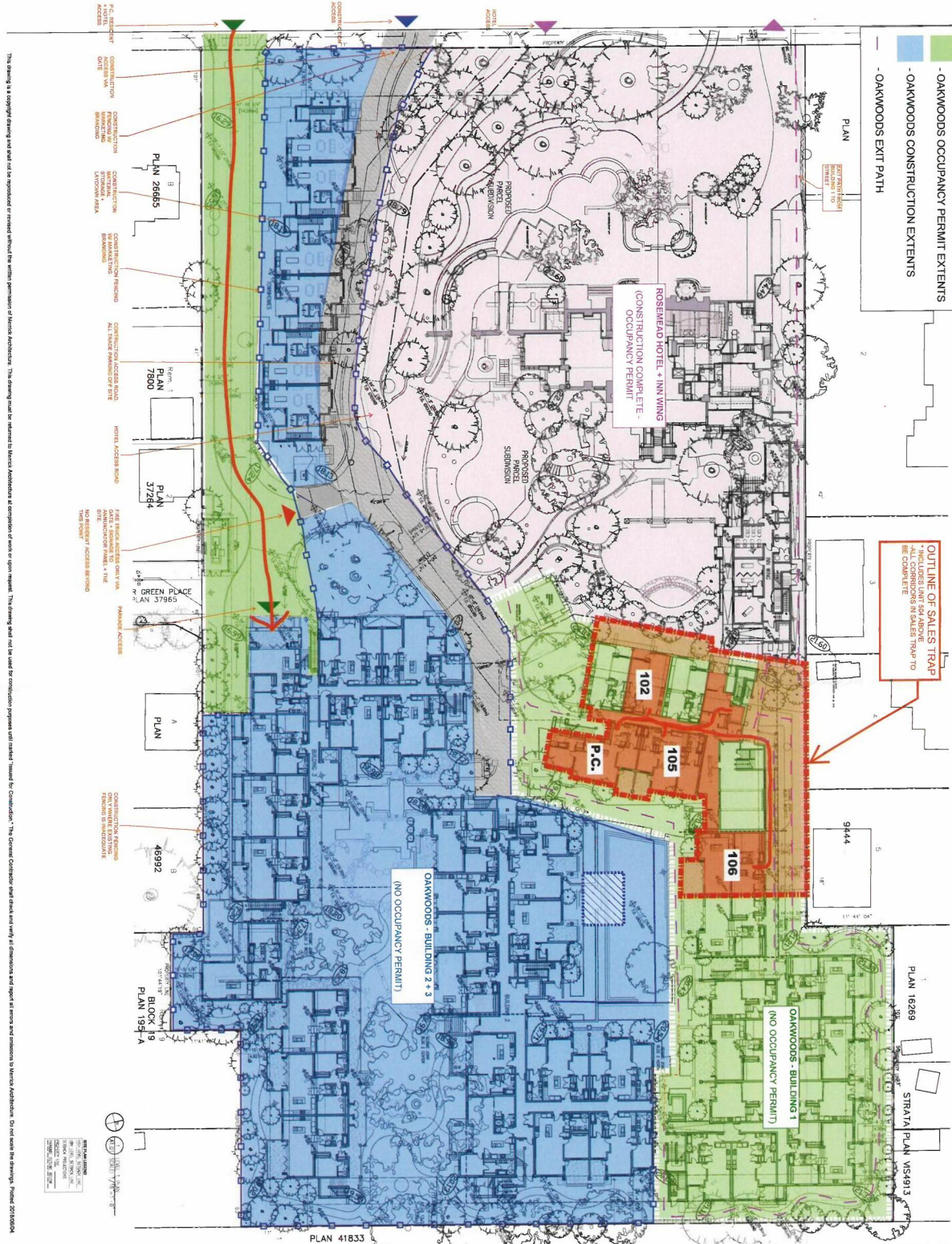
# Schedule A for Temporary Use Permit TUP00015

## APPENDIX-A

### 2025.02.05 - OAKWOODS - SALES TRAP + PARTIAL PARKADE OCCUPANCY

#### LEGEND

- OAKWOODS OCCUPANCY PERMIT EXTENTS
- OAKWOODS CONSTRUCTION EXTENTS
- OAKWOODS EXIT PATH



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**MERRICK ARCHITECTURE**  
 8399 Central Street, Suite 300  
 Vancouver, BC V6P 4K1  
 Tel: 604.683.4313  
 Fax: 604.683.9713  
 Website: www.merrickarch.com

**PROJECT:** English Inn  
 425 University Street  
 Vancouver, BC V6B 1C1  
 Project Manager: [Name]  
 Designer: [Name]

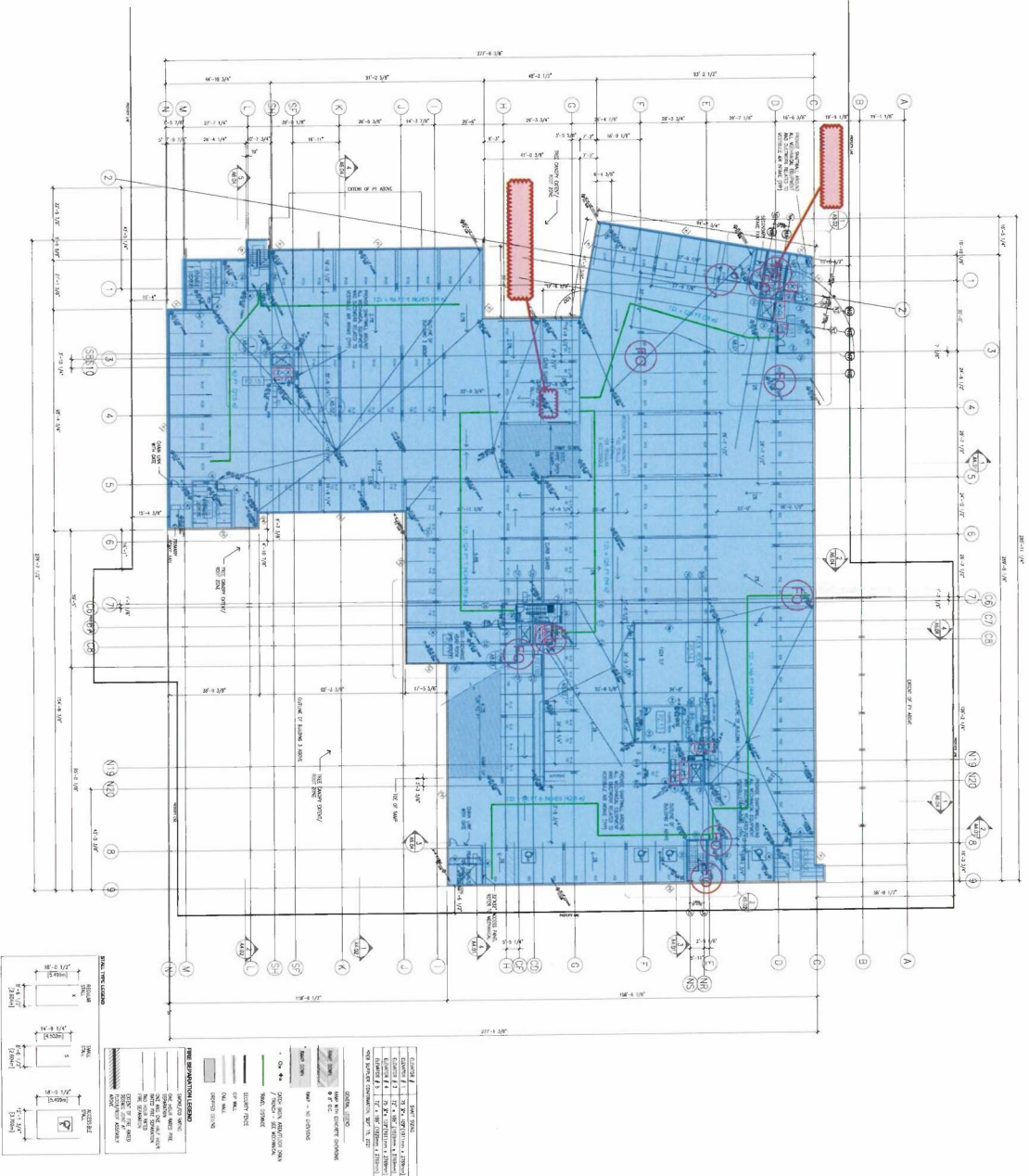
**DATE:** 2025.02.05  
**SCALE:** AS NOTED  
**PROJECT NO.:** 1127

**RECEIVED**  
**FEB 13 2025**  
**DEVELOPMENT SERVICES**  
**CORP OF TOWNSHIP OF ESQUIMALT**





2025.02.05 - OAKWOODS - SALES TRAP + PARTIAL PARKADE OCCUPANCY



P2 PLAN  
SCALE: 1/32" = 1'-0"

Note: Reinforced walls as per Geotechnical excavation plans

11	2025.02.11	ISSUED FOR PERMITS
10	2025.01.31	ISSUED FOR PERMITS
9	2025.01.27	ISSUED FOR PERMITS
8	2025.01.16	ISSUED FOR PERMITS
7	2025.01.05	ISSUED FOR PERMITS
6	2025.01.05	ISSUED FOR PERMITS
5	2025.01.05	ISSUED FOR PERMITS
4	2025.01.05	ISSUED FOR PERMITS
3	2025.01.05	ISSUED FOR PERMITS
2	2025.01.05	ISSUED FOR PERMITS
1	2025.01.05	ISSUED FOR PERMITS



English Inn  
429 Lakeshore Drive  
Aspen Landing Properties Ltd.

P2 PLAN

AS NOTED  
SD RI RI  
18136  
A2 02



**OUTLINE OF SALES TRAP EXTENTS**

- GENERAL NOTES:
- 1) FLOOR PLAN GOVERNS OVER UNIT PLANS.
  - 2) NO DROP CEILING AT THE MECH. CLOSET.
  - 3) ALL BATHROOMS AND WCS SHOULD HAVE A DROPPED CEILING AS WELL AS THE FLOOR BENEATH.
  - 4) PLAYING MANIFOLDS WALL TO BE 2X6
  - 5) REVIEW THIS DRAWING IN CONJUNCTION WITH SWE CONSULTANT DRAWINGS AND NOTIFY THE ARCHITECT OF THE DISCREPANCY



BUILDING 1 LEVEL 1 PLAN WEST  
SCALE: 1/8"=1'-0"

**ALTERNATIVE SOLUTIONS LEGEND**

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16	2025-02-11	ISSUED FOR L&S-200
15	2025-02-11	ISSUED FOR L&S-200
14	2025-02-07	ISSUED FOR L&S-200
13	2025-02-13	ISSUED FOR L&S-200
12	2025-02-11	ISSUED FOR L&S-200
11	2025-02-02	ISSUED FOR L&S-200
10	2025-02-02	ISSUED FOR L&S-200
9	2025-02-02	ISSUED FOR L&S-200
8	2025-02-02	ISSUED FOR L&S-200
7	2025-02-11	ISSUED FOR L&S-198
6	2025-02-02	ISSUED FOR L&S-198
5	2025-02-16	ISSUED FOR L&S-198
4	2025-02-11	ISSUED FOR COORDINATION
3	2025-02-11	ISSUED FOR COORDINATION
2	2025-02-11	ISSUED FOR COORDINATION
1	2025-02-11	ISSUED FOR COORDINATION

**RECEIVED**  
FEB 13 2025  
CORP OF TOWNSHIP OF ESQUIMAULT  
DEVELOPMENT SERVICES

English Inn  
429 Vancouver Street  
Vancouver, BC  
Arup (Employer) / Novusnet Ltd.

AS NOTED

Bldg. 1 West Wing  
Level 1 Plan

SD RI RI RI

18136

A2 101

