

Township of Esquimalt  
1229 Esquimalt Rd  
Esquimalt, BC V9A 3P1

November 25, 2025

Attn: James Davison  
Manager, Development Services

**RE: DVP Application for Variance for Parking Rate in zone CD155 for 884 Lampson St**

In 2023 Esquimalt Council approved this rezoning application. Since then the Parking Bylaw has been revised. In previous discussions with you, we understand that we could revise our parking rate to reflect the new bylaw requirements with a variance application. In a review of the new bylaw rates, there was some overlap in the requirements of the covenant also registered for the initial rezoning application. The revised building designs will still meet or exceed the covenant requirements. The following is a summary of the attached submissions associated with this variance application;

- Completed DVP application form requesting a revised parking rate of 0.73 (reduced from the existing 0.92 in the existing zone).
- Updated title search.
- Revised plans (attached) showing both the old parking layout and the new parking layouts including the reduced parking stalls and the changes to parking dimensions now permitted in the new parking bylaw.
- Revised Civil Servicing plans to reflect the revised stormwater design

In order to confirm that the revised plans meet the new parking bylaw and covenant, the following is noted;

- The new parking calculations are shown on plan DP002 of the revised building plans and the base rate is now 95 stalls;
- The provision of one MODO car with stall would permit a further 5% reduction for TDM
- Increase from 10% to 20% of all required long term bike parking spaces are designed for Oversize Bikes which would permit a further 5% reduction
- With the 10% reduction noted above, the required parking drops to 75 stalls plus 12 visitor stalls and one car share stall for a total of 88 stalls.

With the submission of this revised information, the requested changes address the comments and suggestions we received since initial review with you in the spring of 2025. Feel free to contact the undersigned if you have any other comments or questions.

Sincerely,

Dave Stephens  
Lida Developments  
6105 Patricia Bay Hwy  
Victoria, BC V8Y 1T5