

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00158

Owner: 1075 TILLICUM DEVELOPMENTS LTD., INC. NO. BC1261779
301-1106 Cook St
Victoria, BC
V8V 3Z9

Lands: PID 018-050-859
Lot B, Section 10, Esquimalt District, Plan VIP55556

Address: 1075 Tillicum Road, 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, 67.134 (8) (a) (i)- Siting Requirements:
Principal Building: Front Setback: A 1.9-metre decrease to the requirement that no Principal Building shall be located within 6.0 metres of the Front Lot Line [i.e. from 6.0 metres to 4.1 metres]

Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (ii)- Siting Requirements:
Principal Building: Interior Side Setback: A 0.9-metre decrease to the requirement that no Principal Building shall be located within 2.9 metres of the northern Interior Side Lot Line [i.e. from 2.9 metres to 2.0 metres]

Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (iii)- Siting Requirements:
Principal Building: Interior Side Setback: A 1.7-metre decrease to the requirement that no Principal Building shall be located within 3.5 metres of the southern Interior Side Lot Line [i.e. from 3.5 metres to 1.8 metres]

Zoning Bylaw, 1992, No. 2050, 67.134 (8) (a) (iv)- Siting Requirements:

Principal Building: Rear Setback: A 1.0-metre decrease to the requirement that no Principal Building shall be located within 6.5 metres of the Rear Lot Line [i.e. from 6.5 metres to 5.5 metres]

3. Approval of this Development Variance Permit has been issued in general accordance with the floor plan provided by Urban West Architecture, 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 _____, 2025.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2025.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

UWA

URBAN WEST ARCHITECTURE

VICTORIA
102-108 WEST 1ST AVE
VANCOUVER, BC V6C 3T3
T 604 603 1332



CENTRAL BLOCK
BY ABSTRACT

SEAL



2024-07-11

PROFESSIONAL SEAL OF THE ARCHITECT OF BRITISH COLUMBIA
REGISTERED ARCHITECT
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE PROVINCE OF BRITISH COLUMBIA AND THAT I AM THE AUTHOR OF THE DESIGN AND CONSTRUCTION OF THE BUILDING SHOWN ON THIS PLAN AND THAT I AM A MEMBER OF THE SOCIETY OF ARCHITECTS OF BRITISH COLUMBIA.

NO. DATE DESCRIPTION
S 5291 2024 07 11 ISSUED FOR AS-029
S 5292 2024 07 11 ISSUED FOR AS-029
S 19 2024 01 16 ISSUED FOR AS-016
S 16 2024 01 15 ISSUED FOR AS-016
1 2023 09 27 ISSUED FOR CONSTRUCTION
2023 04 19 ISSUED FOR CONSTRUCTION
2022 10 04 ISSUED FOR BP
2022 08 18 ISSUED FOR REZONING
2021 11 10 ISSUED FOR REZONING
2021 07 13 ISSUED FOR REZONING



CENTRAL BLOCK
1075 TILICUM ROAD, ESQUIMALT, BC
V8C 6G6

A106
FLOOR PLAN LEVEL 2

1 FLOOR PLAN LEVEL 2
A106 1:100



GENERAL NOTES / LEGEND
WATER - CHILLING UNITS ARE FOR ALTERNATIVE SOLUTIONS TO
BUILDING CODE COMPLIANCE PROVIDED BY ON OCTOBER 4, 2025
WALL - INSULATION FILL BEHIND THE SHEET ALSO
DOOR - FILL GIBBS TO MEET ASH FOR WINDOW SCHEDULE
REFERS TO CURRENT OF CHAIRS & COTAGE
HATCHES TO BE USED IN ACCORDANCE WITH THE
HATCHES TO BE USED IN ACCORDANCE WITH THE

DRAWING SUBMITTED FOR
DEVELOPMENT VARIANCE PERMIT
2025-02-25