

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
DEVELOPMENT VARIANCE PERMIT
NO. DVP00138**

Owner: 900 CARLTON HOLDINGS INC., INC.NO. BC1277824
200-101 ISLAND HIGHWAY
VICTORIA, BC
V9B 1E8

PID: 004-214-803
000-299-286

Land: LOT B, SECTION 11, ESQUIMALT DISTRICT, PLAN 15294
LOT 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 34638

Address: 900 Carlton Terrace and 900 Esquimalt Road

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:
 - Vary Section 47.2 – **Building Height** – to increase the maximum building height from 13m to 84m.
 - Vary Section 47.5.d – **Rear Setback** – to decrease the rear setback from 3 metres to 0.5 metres.
3. This Development Variance Permit regulates the development of lands by varying the provisions of Parking Bylaw 1992, No. 2011 as follows:
 - Table 1 – **Number of Off-Street Parking Spaces** – to decrease the minimum number of off-street parking spaces required for residential apartment use from 354 to 204 (and the associated reduction in parking ratio from 1.3 to 0.75 per unit).
 - Table 2 – **Number of Off-Street Parking Spaces** – to decrease the minimum number of off-street parking spaces required for retail sales of goods and services use from 20 to 17 (and the associated ratio of spaces per square metre of gross floor area from 0.25 to 0.28).
 - Table 2 – **Number of Off-Street Parking Spaces** – to decrease the minimum number of off-street parking spaces required for restaurant use from 18 to 10 (and the associated ratio of spaces per square metre of gross floor area from 0.14 to 0.25).

4. Approval of this Development Variance Permit is issued in accordance with the architectural drawings prepared by dHKarchitects, version DP Revisions 2, date stamped Feb 15, 2024, and attached hereto as Schedule 'A'.
5. The lands shall be developed in accordance with the terms, conditions, and provisions of this Permit.
6. 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.
7. This Development Variance Permit is not a Building Permit.
8. 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.
9. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

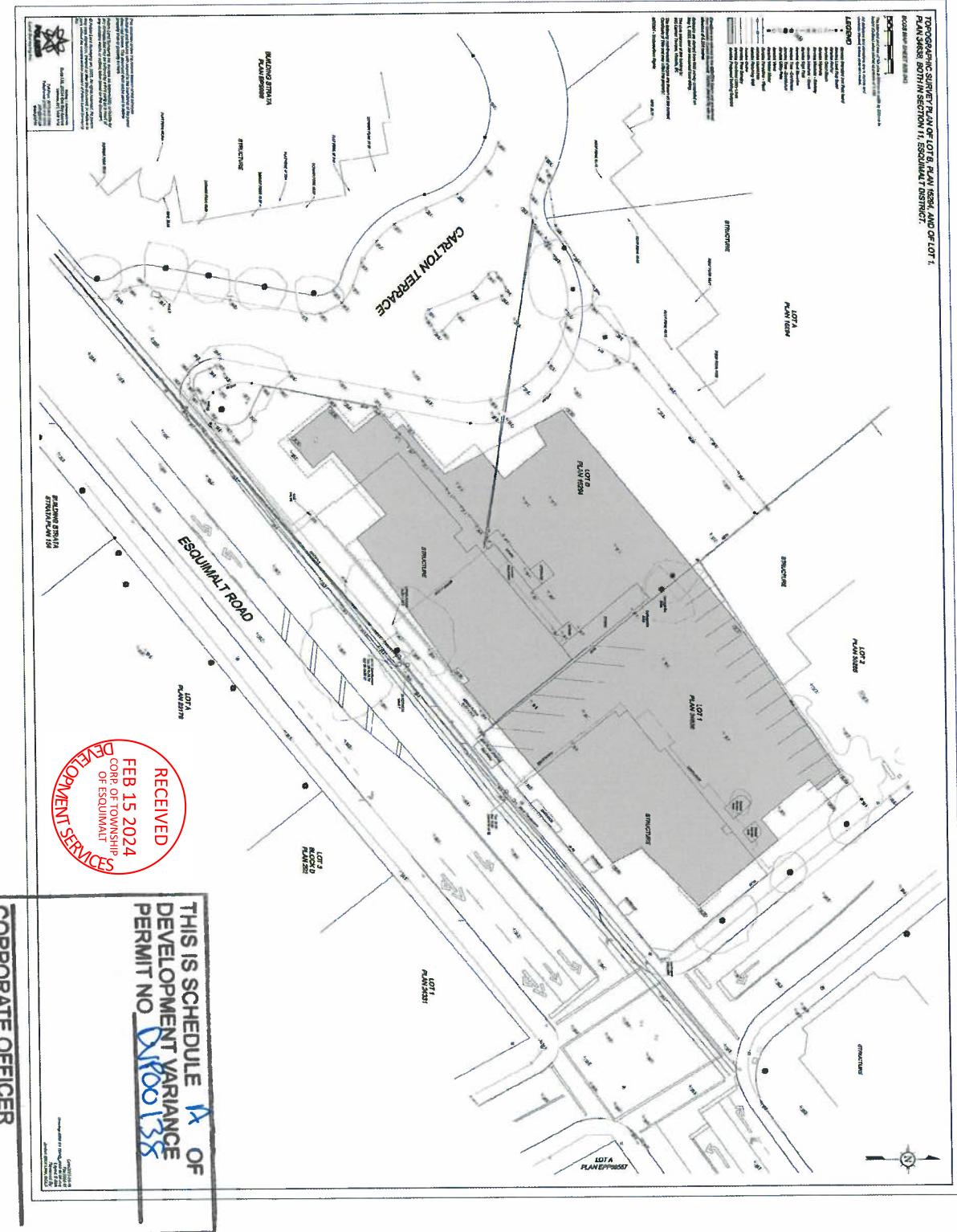
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, ____.

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

TOPOGRAPHIC SURVEY PLAN OF LOT 8, PLAN 15284, AND OF LOT 1,
PLAN 34838, BOTH IN SECTION 11, ESCUMWALD DISTRICT.



CORPORATE OFFICER

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DAKO 138

A100

Victoria 977 Port Street V8V 3K3
Neston 102-5110 Dahl Way V6T 0N2
T 4-280-6445-2057
1-819-688-8810

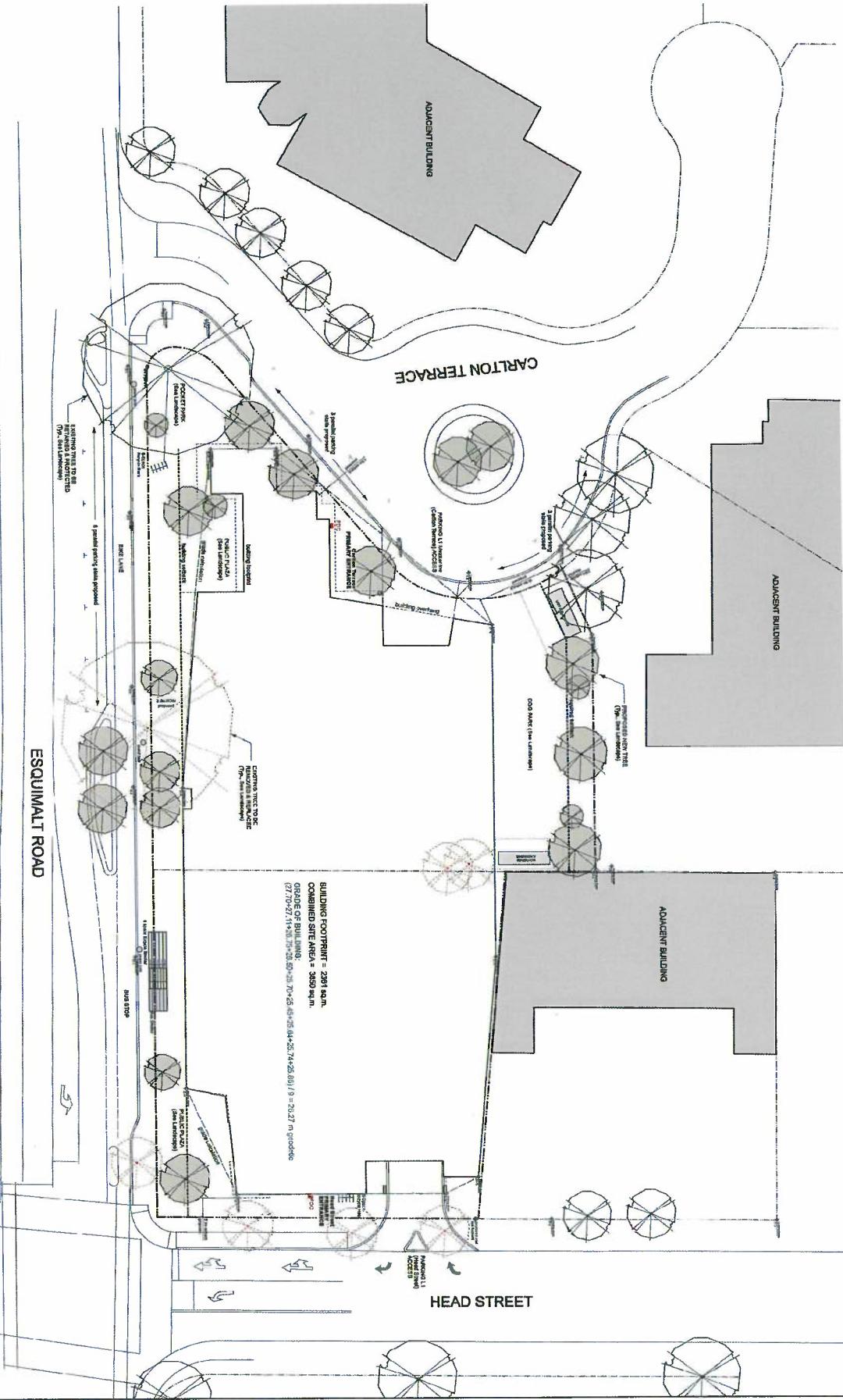
Carlton Terrace
800 Carlton Terrace
Esquimalt BC
Survey Plan

gmc
PROJECTS INC.

CORPORATE OFFICER



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO DVR 00138



Carlton Terrace
800 Carlton Terrace
Esquimalt BC
Site Plan

0
100
200
300
400
500
600
700
800
900
1000m

dHKa
A101

Architectural Services
Engineering Services
Surveying Services
Landscaping Services
Planning Services
Building Services
Interior Design Services
Land Development Services

1-202-462-2007
T 202-462-2007
F 202-462-2006
E info@dhka.ca
W www.dhka.ca

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PROJECTS INC.

1. Proposed trees to be kept
2. Existing trees to be kept
3. Existing trees to be removed
4. New trees to be planted
5. Existing trees to be removed
6. Proposed trees to be planted



RECEIVED

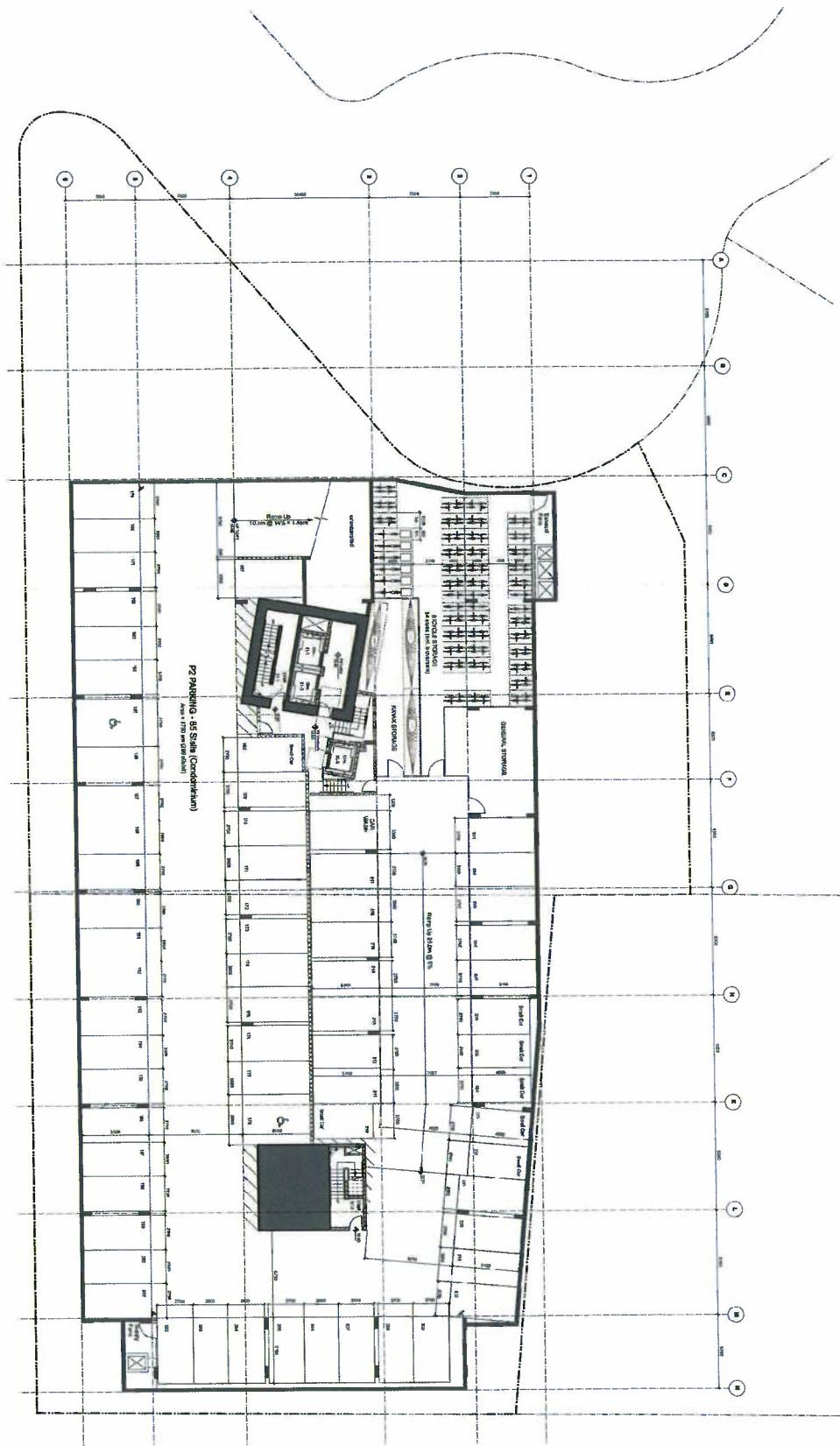
FEB 15 2024

CORP. OF TOWNSHIP

OF ESQUIMALT

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO D200138

CORPORATE OFFICER



dHK: A201

Architectures
777 First Street
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Survey Services
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F: 250-951-8387
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www.architectures.ca

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
P2 Parking Plan

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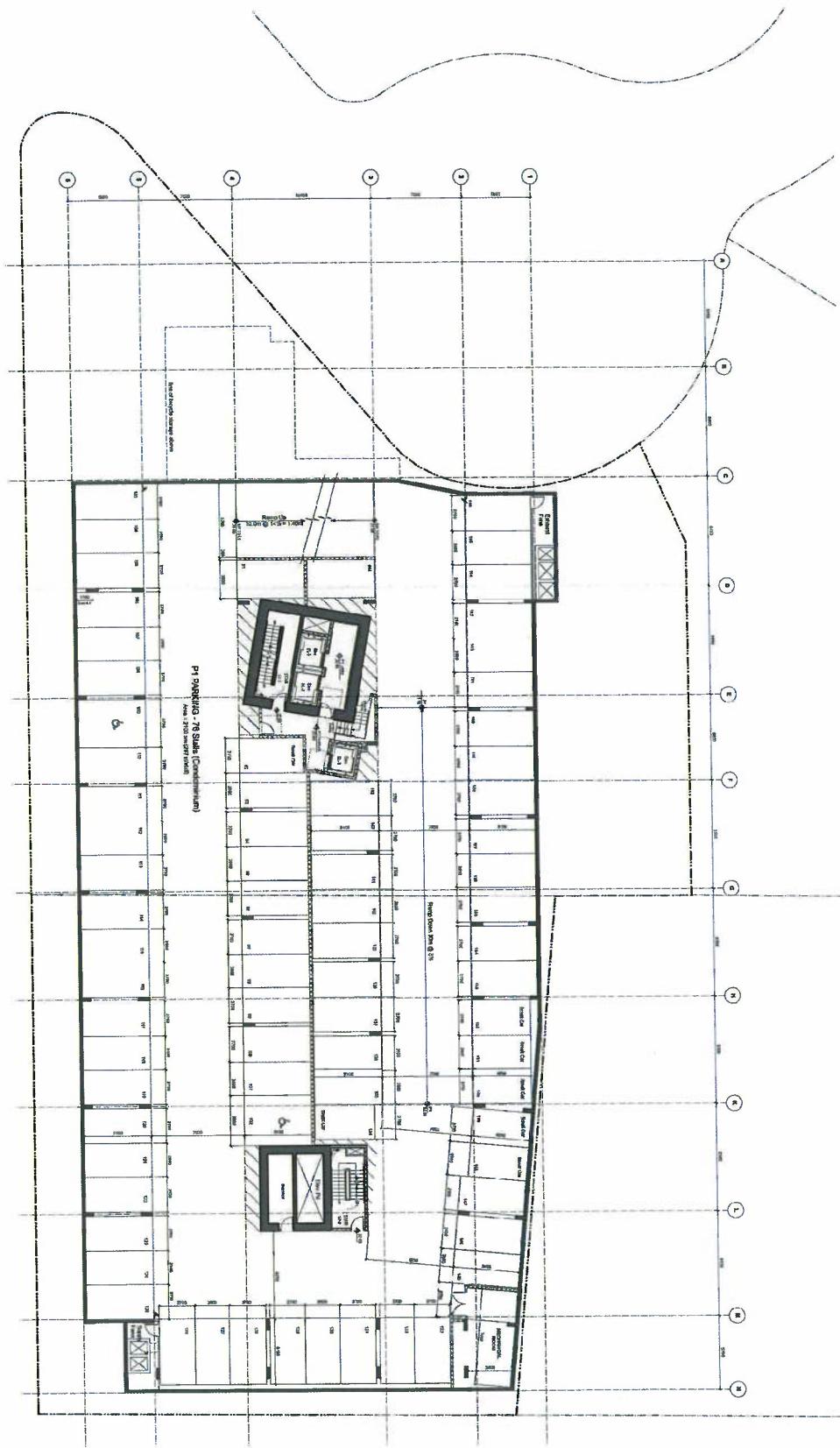
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DEVELOPMENT VARIANCE
PERMIT NO. DNP00138

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di-ka
A202

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
P1 Parking Plan



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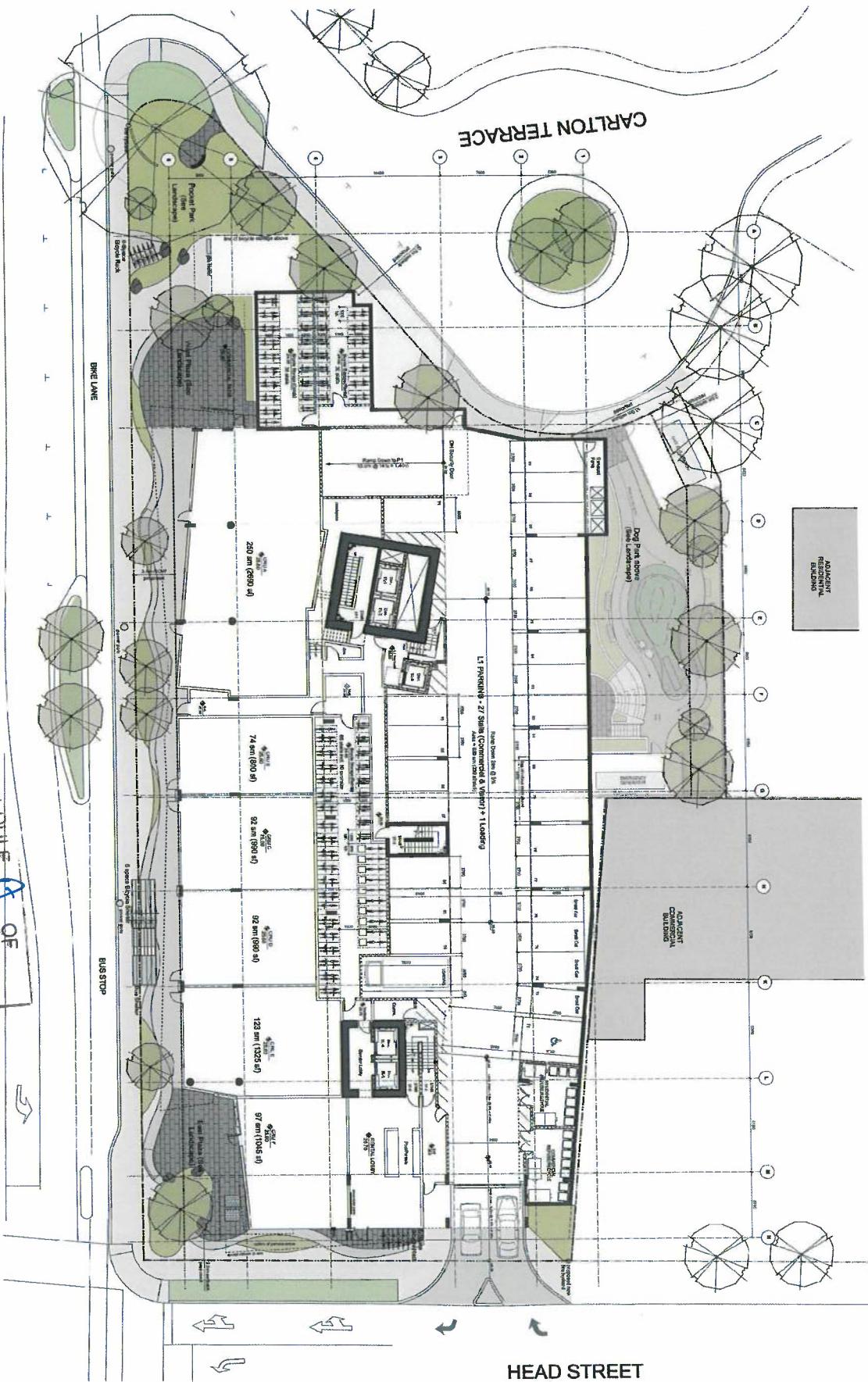


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SCHEDULE A
DEVELOPMENT VARIANCE
PERMIT NO. DSR00138



HEAD STREET

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L1 Plan
(Head Street)

1

大

14

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05

42

T14

203

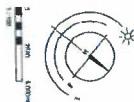
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THIS IS SCHEDULE A
OF
DEVELOPMENT VARIANCE
PERMIT NO. DRP00138

ESQUIMALT ROAD

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L3 Plan

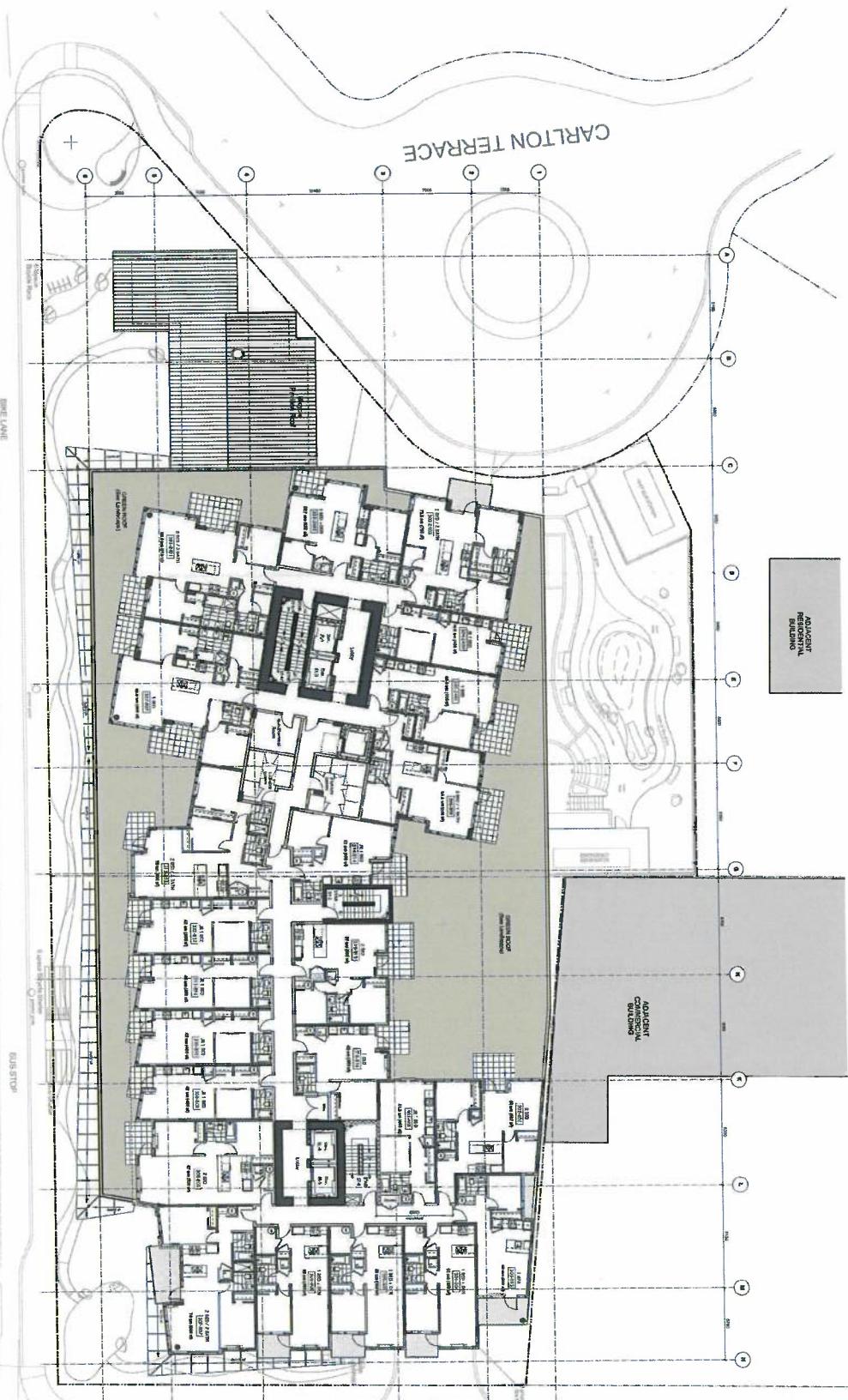
A206



dhka
development
planning
and architecture
877 Port Street, P.O. Box 263
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T: 250.412.8110 F: 250.412.8110
www.dhka.com

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HEAD STREET



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DEVELOPMENT VARIANCE
PERMIT NO DP001338

ESQUIMALT ROAD

Carlton Terrace

900 Carlton Terrace

Esquimalt BC

L8 - Residential

A208



dkka
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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

100m

50m

25m

10m

5m

1m

50cm

10cm

5cm

1cm

5mm

1mm

500mm

1000mm

2000mm

4000mm

8000mm

16000mm

32000mm

64000mm

128000mm

256000mm

512000mm

1024000mm

2048000mm

4096000mm

8192000mm

16384000mm

32768000mm

65536000mm

131072000mm

262144000mm

524288000mm

1048576000mm

2097152000mm

4194304000mm

8388608000mm

16777216000mm

33554432000mm

67108864000mm

134217728000mm

268435456000mm

536870912000mm

1073741824000mm

2147483648000mm

4294967296000mm

8589934592000mm

17179869184000mm

34359738368000mm

68719476736000mm

137438953472000mm

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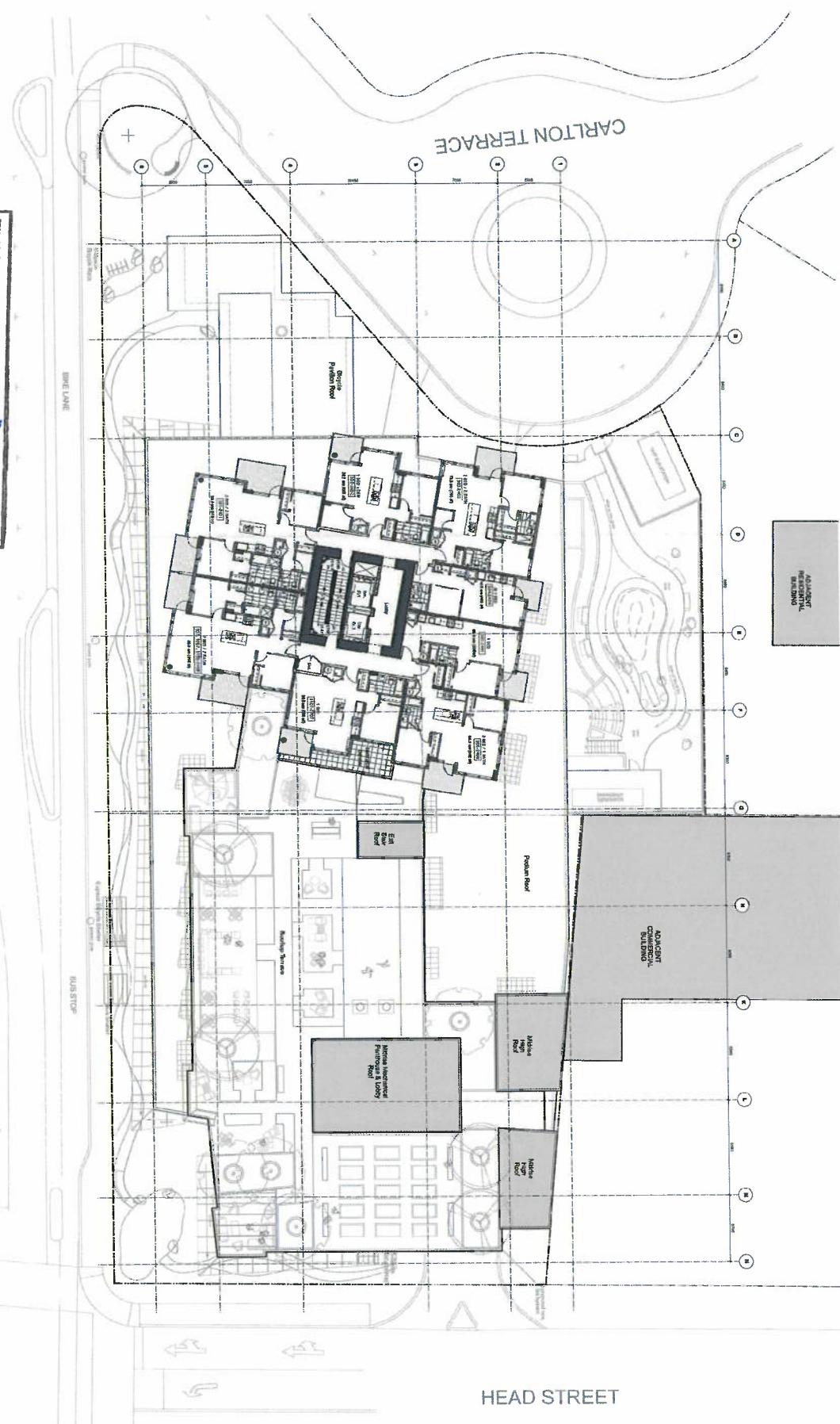
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CORPORATE OFFICER

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO DSR 00136

ESQUIMALT ROAD



HEAD STREET

1140

A211

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L11-24 - Residential

gmc
PROJECTS INC.

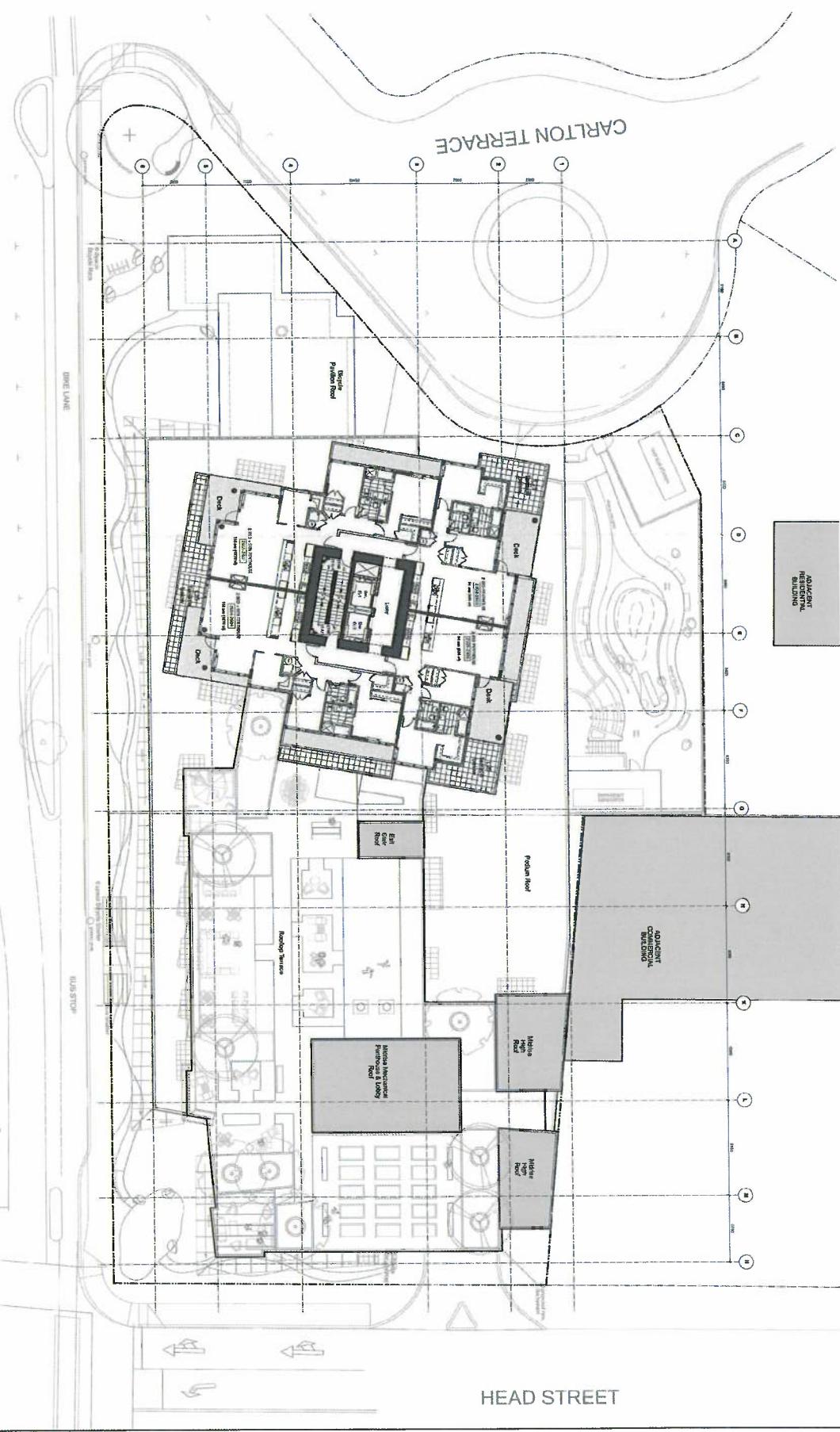
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DEVELOPMENT VARIANCE
PERMIT NO. DSR00138

ESQUIMALT ROAD

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HEAD STREET

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L2G - Residential
Penthouse

A213

3
1:100

100

21

14

Centro
Cultura
Porto
ulmo
15100-1

14

12

13

3

71.

280

gmc
PROJECTS INC.

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DSRDX38

INT VARIANCE
DISP 138

CORPORATE OFFICER

L1 Ground Floor Plan

1:2500 1:2500

L1 Ground Open Space
Total 1000 sq ft
Public Park 100 sq ft
Private Park 900 sq ft

L2 Floor Plan

1:2500 1:2500

L2 Private Open Space
Total 1000 sq ft
Public Park 100 sq ft
Private Park 900 sq ft

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OPEN SPACE SUMMARY	
Initial Open Space	13.4 sq. in.
1st Year	7.14 sq. in.
2nd Year	4.56 sq. in.
TOTAL	12.60 sq. in.
Present Open Space	13.25 sq. in.
1st Year	10.17 sq. in.
2nd Year	7.75 sq. in.
TOTAL	12.92 sq. in.
TOTAL OPEN SPACE:	2.34 sq. in.

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Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Open Space
Determination

A222

6 L9 Floor Plan

L9 Private Open Space
11.00 m²
TOTAL: 127.00 m²

L9 Usable Open Space
10.00 m²
TOTAL: 127.00 m²

7 L10 Floor Plan

L10 Private Open Space
11.00 m²
TOTAL: 127.00 m²

L10 Usable Open Space
10.00 m²
TOTAL: 127.00 m²

8 L11-124 Floor Plan

L11-124 Private Open Space
11.00 m²
TOTAL: 127.00 m²

L11-124 Usable Open Space
10.00 m²
TOTAL: 127.00 m²

9 L25 Floor Plan

L25 Private Open Space
11.00 m²
TOTAL: 127.00 m²

L25 Usable Open Space
10.00 m²
TOTAL: 127.00 m²

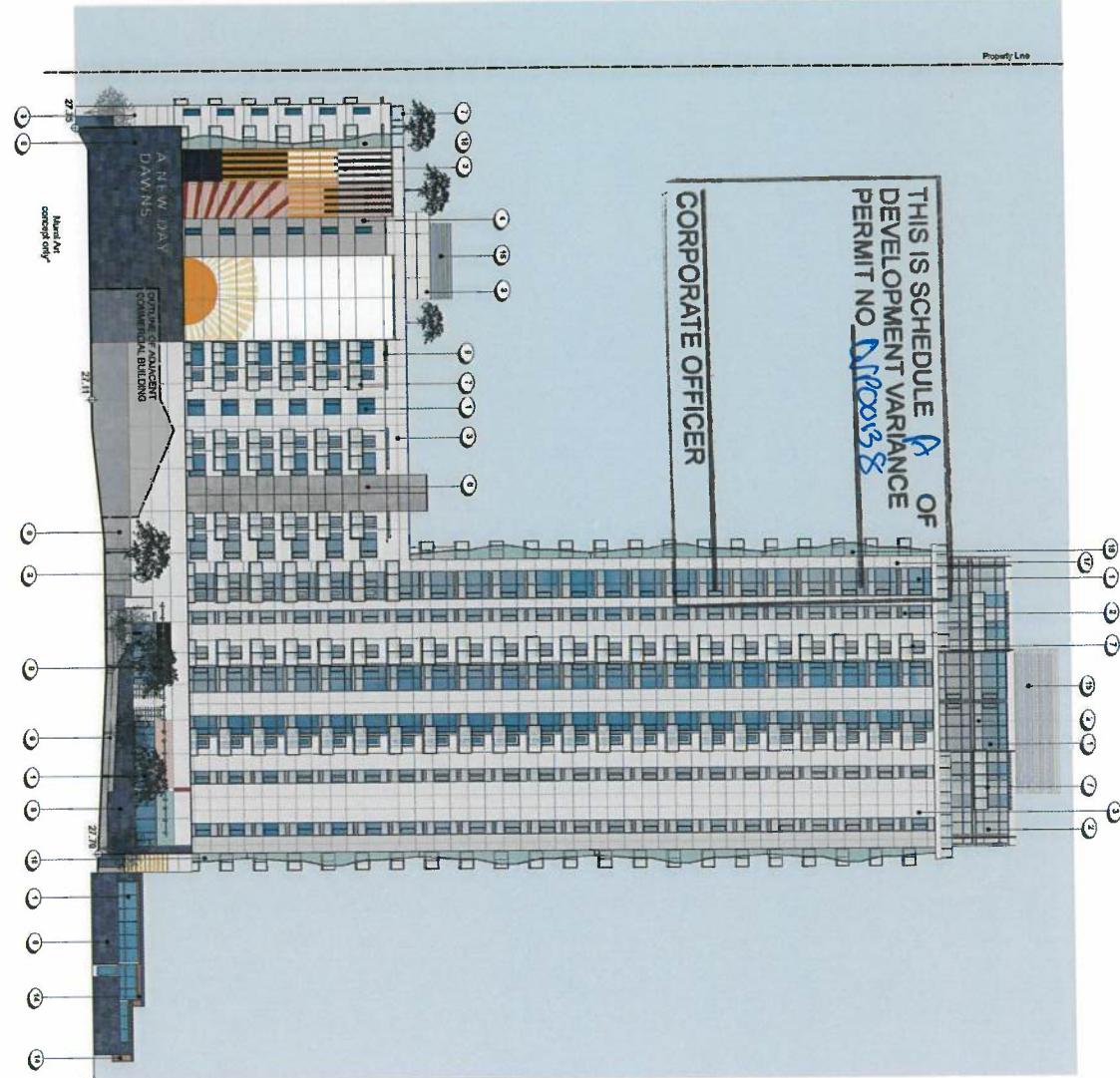
10 L26 Floor Plan

L26 Private Open Space
11.00 m²
TOTAL: 127.00 m²

L26 Usable Open Space
10.00 m²
TOTAL: 127.00 m²

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CORP. OF TOWNSHIP
OF

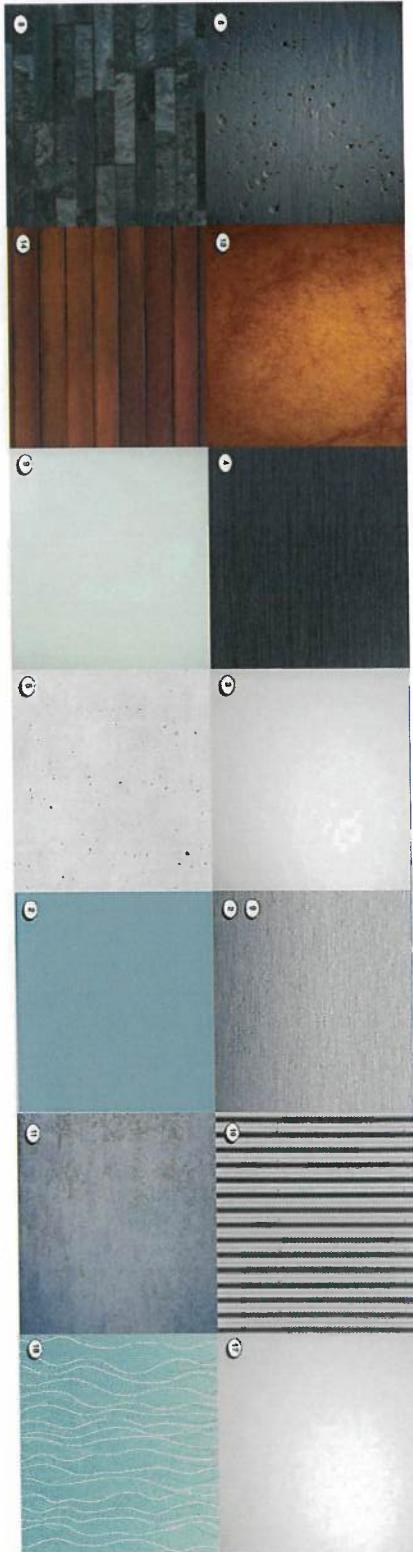
NORTH ELEVATION





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FEB 15 2024

FEB 15 2024



THIS IS SCHEDULE A
OF
DEVELOPMENT VARIANCE
PERMIT NO. SVR00138

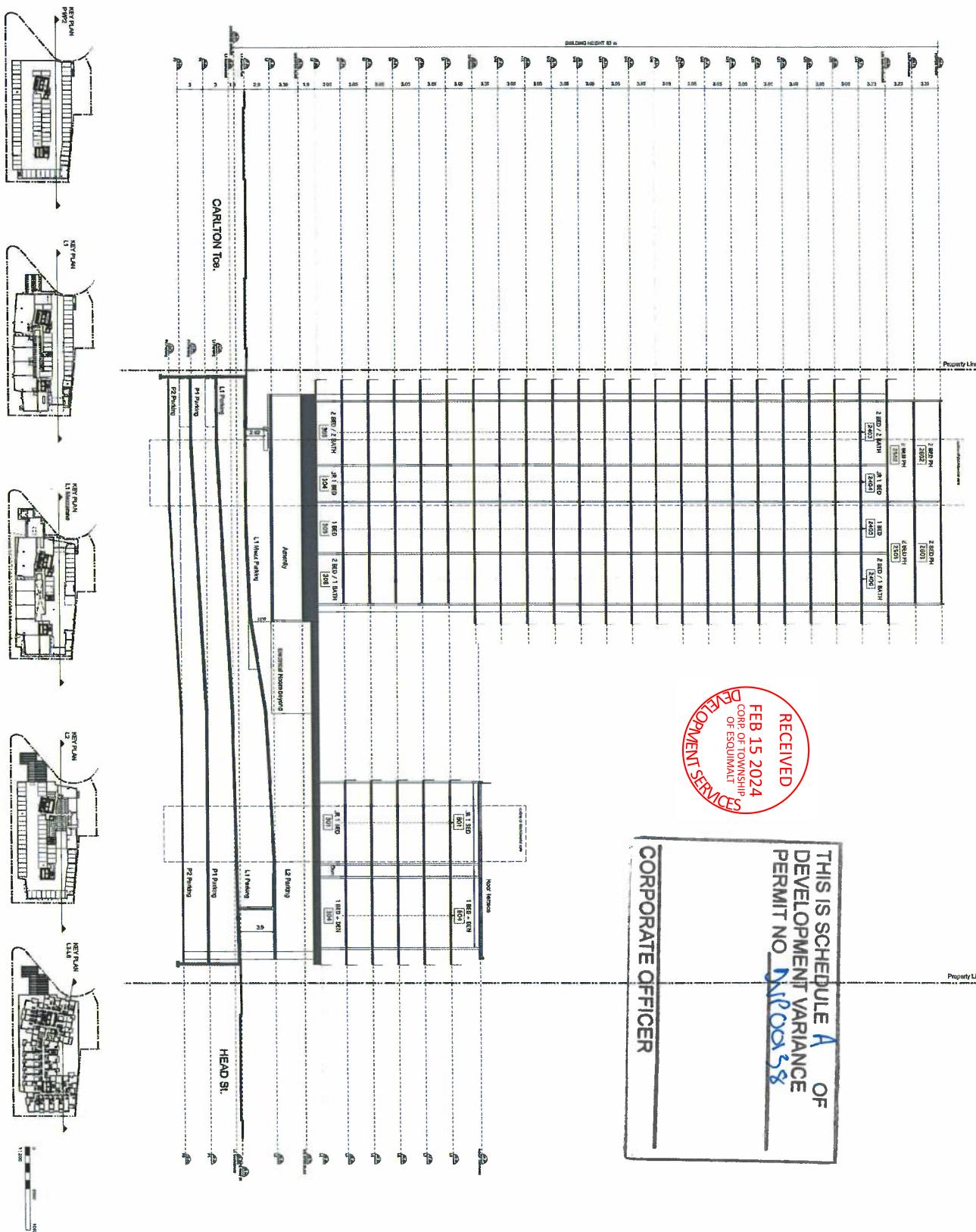
A vertical strip of a colorful, abstract mural on the left side of the building, featuring stylized waves, a sun, and geometric patterns.

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NOTE: Art & Models shown are artist's conception only. Actual in the environment appropriate material building and building confirmation of neighboring property line development.

Carlton terrace
900 Carlton Terrace
Esquimalt BC

A303

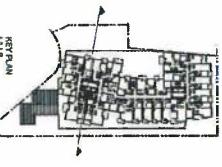
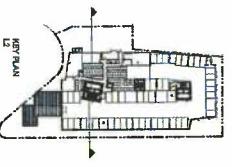
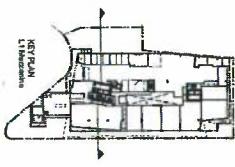
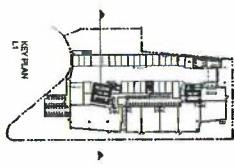
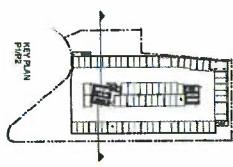
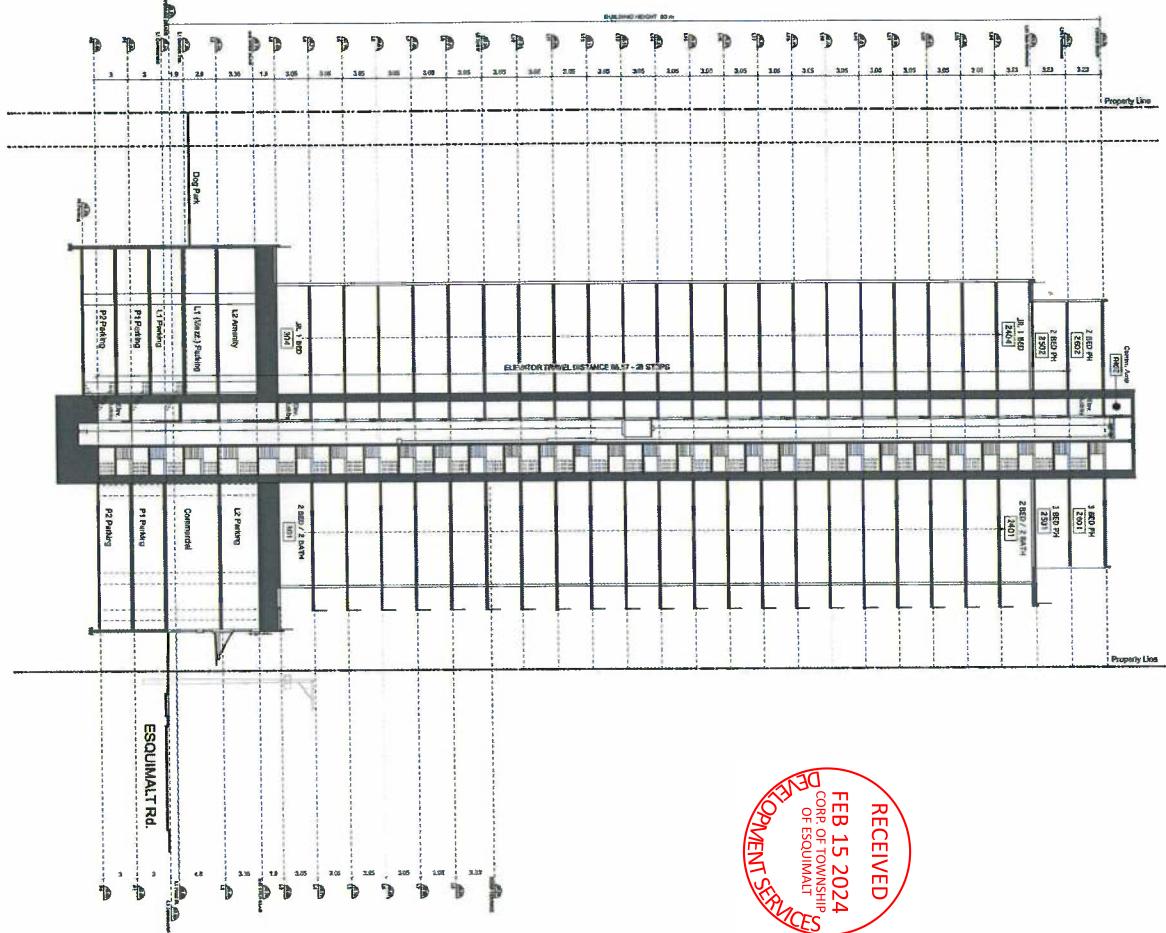


THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. 1190038

CORPORATE OFFICER

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Building Section
thru Parkade Entry

gmc
PROJECTS INC.



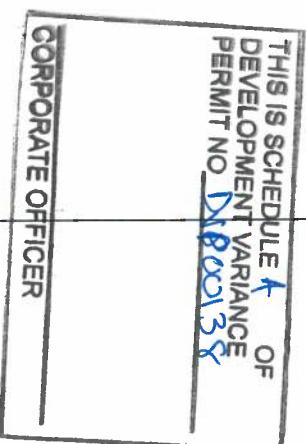
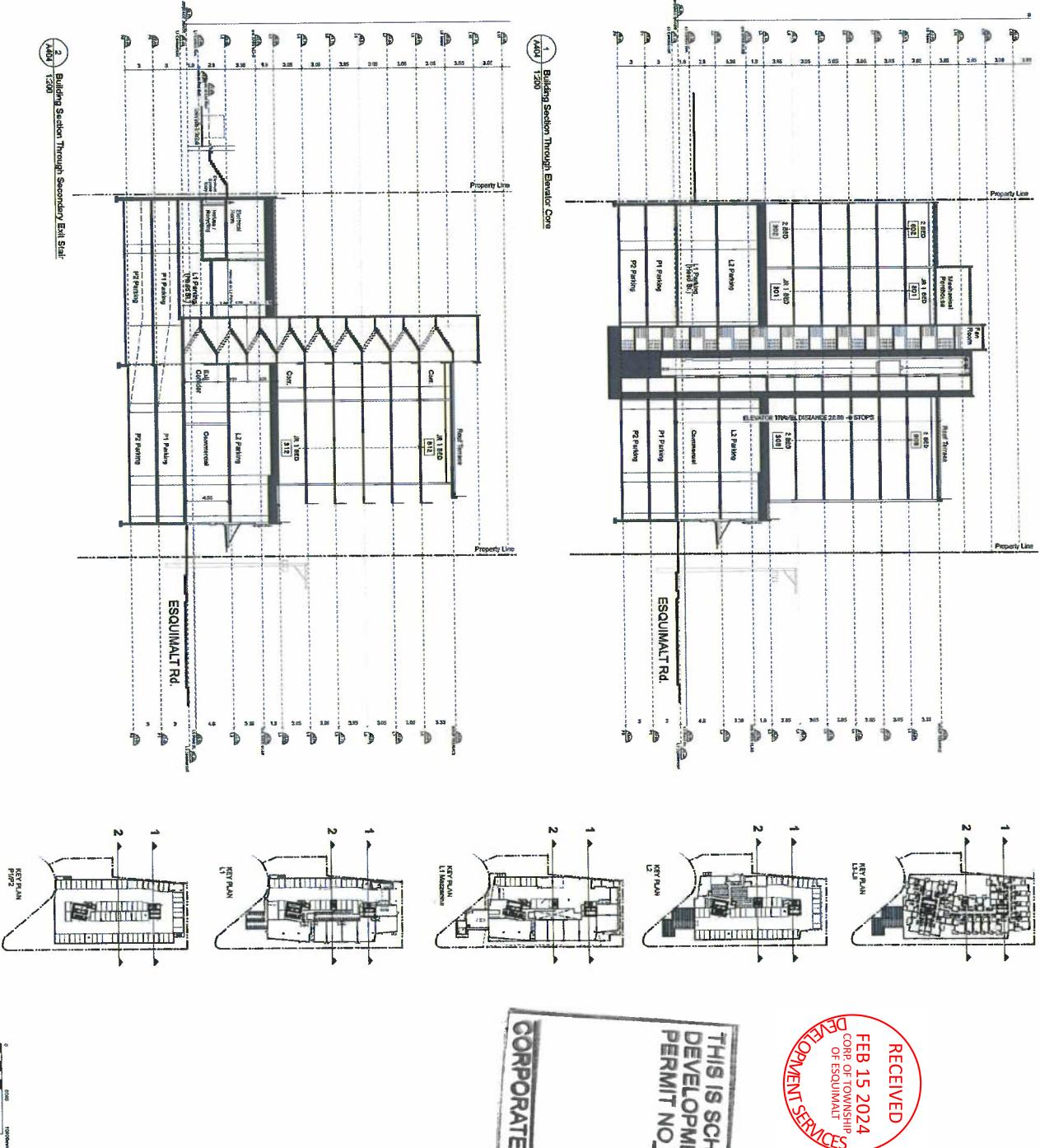
THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DS-POUR-38

CORPORATE OFFICER

900 Carlton Terrace
Esquimalt BC
Building Section
thru Tower Core

A403

00214



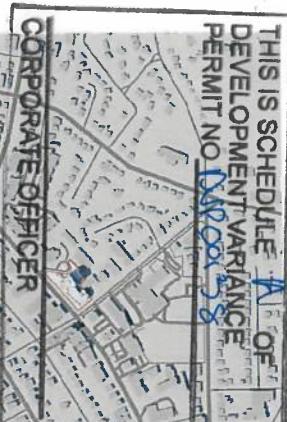
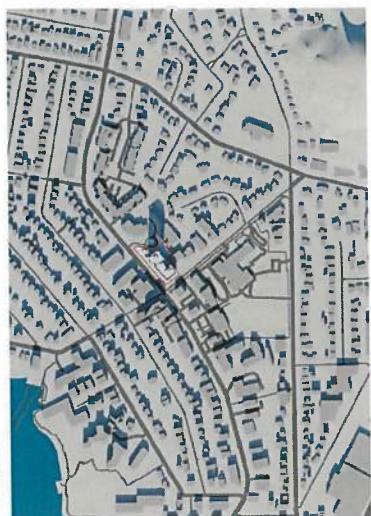
Carlton Terrace
800 Carlton Terrace
Esquimalt BC
Building Section
thru Mid-rise Core

gmc
PROJECTS INC.

6003

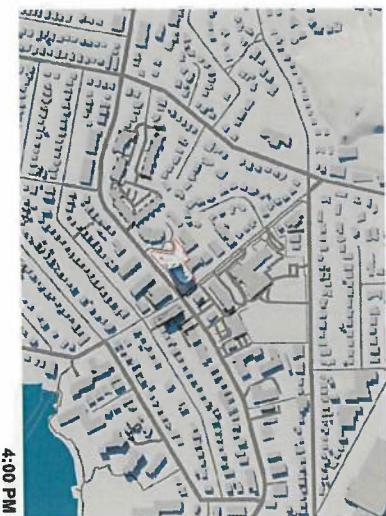
dHKd A404

SUMMER SOLSTICE



8:00 AM

12:00 PM



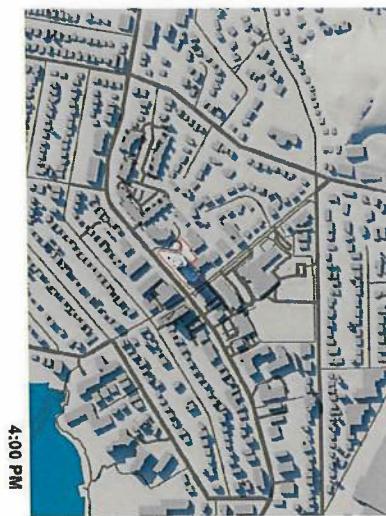
4:00 PM

EQUINOX



8:00 AM

12:00 PM



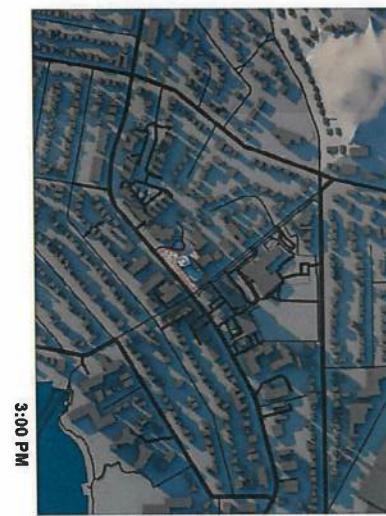
4:00 PM

WINTER SOLSTICE



9:00 AM

12:00 PM



3:00 PM

