

**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
_____, ____.

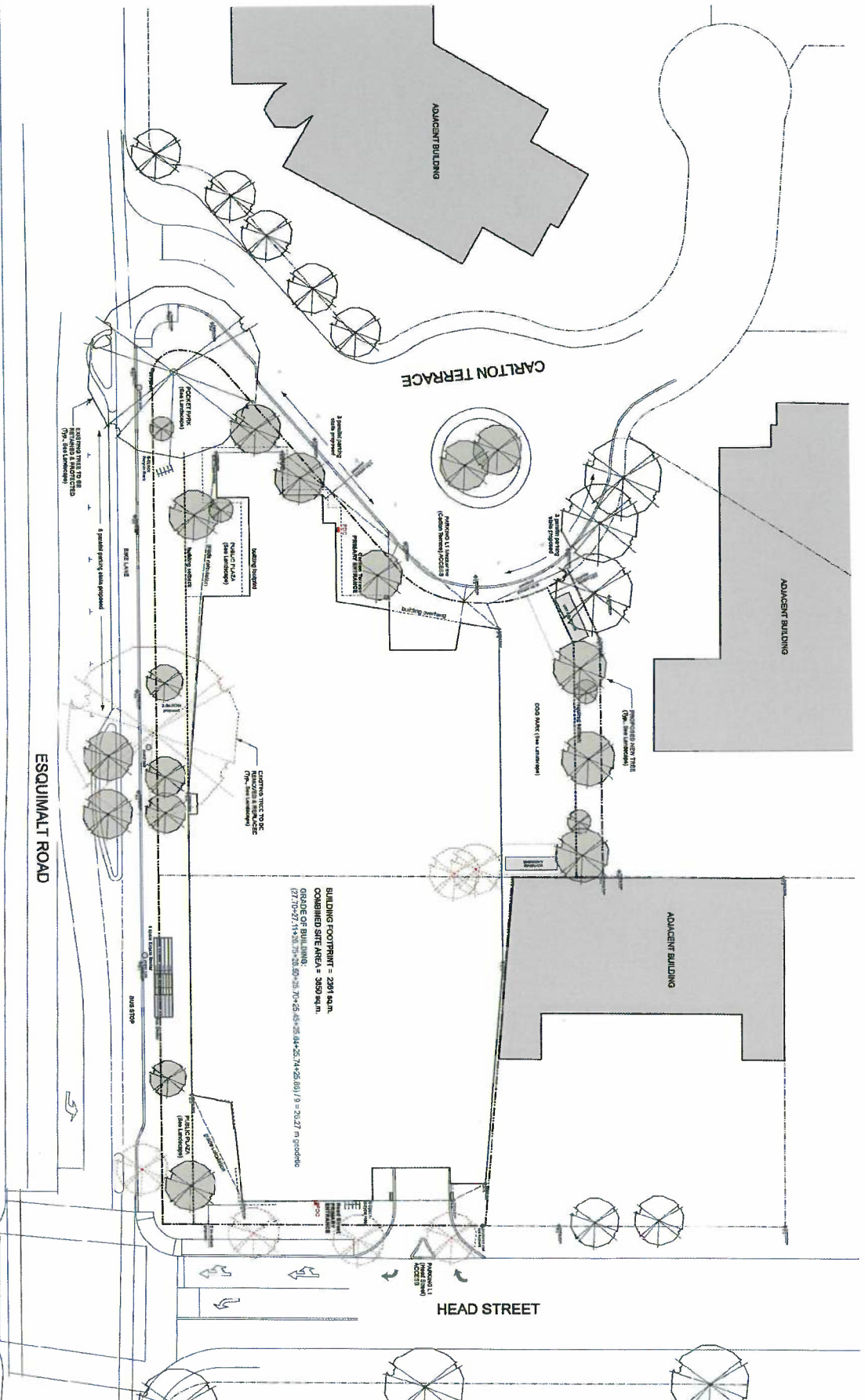
Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



General Notes

- elements within the space
- 2. All existing and new elements are product levels
- 3. All existing applying to elements to be maintained
 applying standards to current spatial program
- 4. Base A150 drawings from the existing plan provided
- 5. Don't interfere plans for program development
- 6. Record configurations of all info about structure
 associated road design for new site plan



BUILDING FOOTPRINT = 2391 sq.m.
COMBINED SITE AREA = 3450 sq.m.

GRADE OF BUILDING:
(21.70-27.11+20.70+23.50+25.70+25.45+25.04+25.74+25.60)/9 = 23.27 m grade above

Carlton Terrace
800 Carlton Terrace
Esquimalt BC
Site Plan

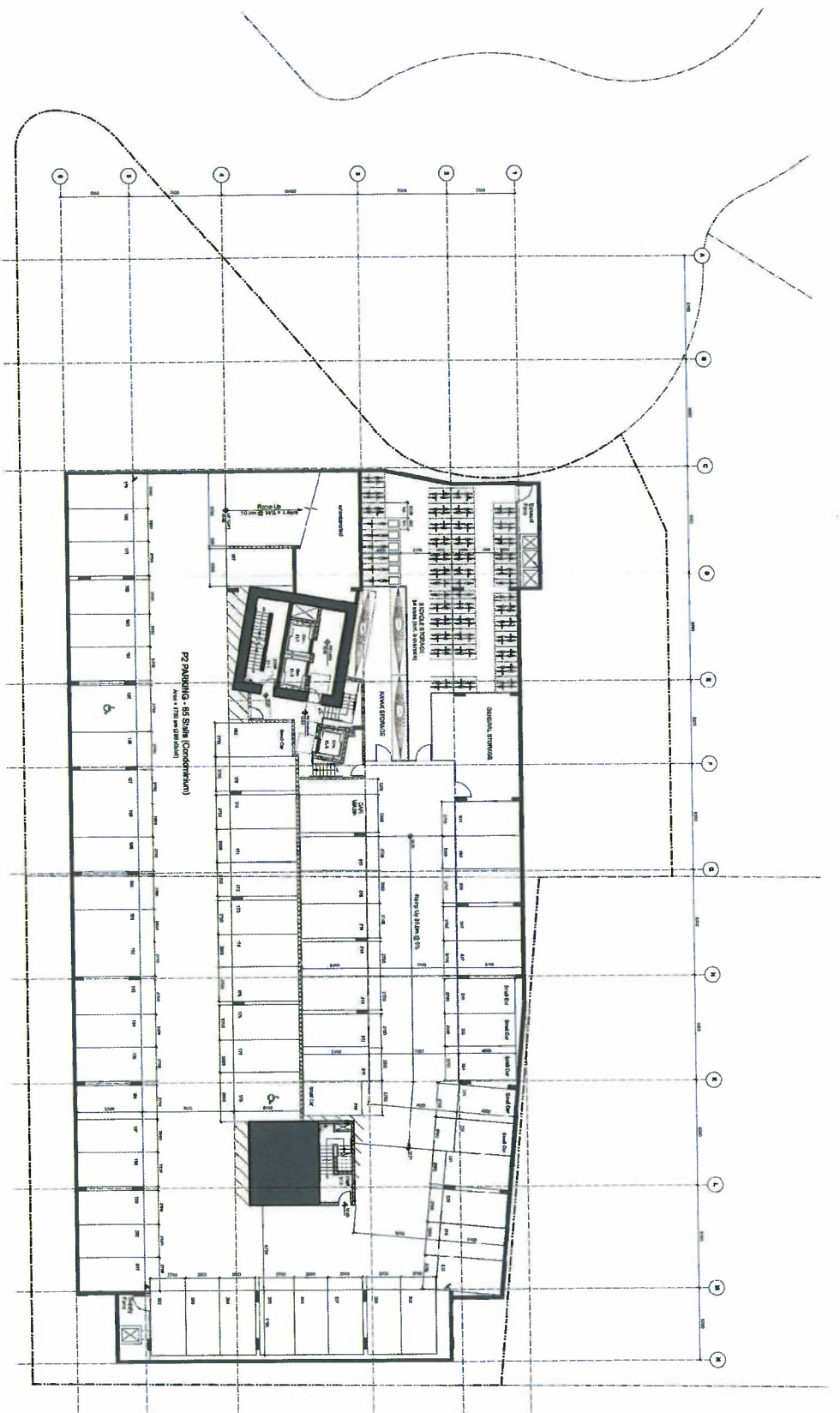
A101

WYATT
577 Fern Street
KADDOUS
800-959 DASH Way
T + 265 - 852 - 2067

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DPP00138

CORPORATE OFFICER





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FEB 15 2024
CORP. OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES

THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **D1P00138**

CORPORATE OFFICER _____

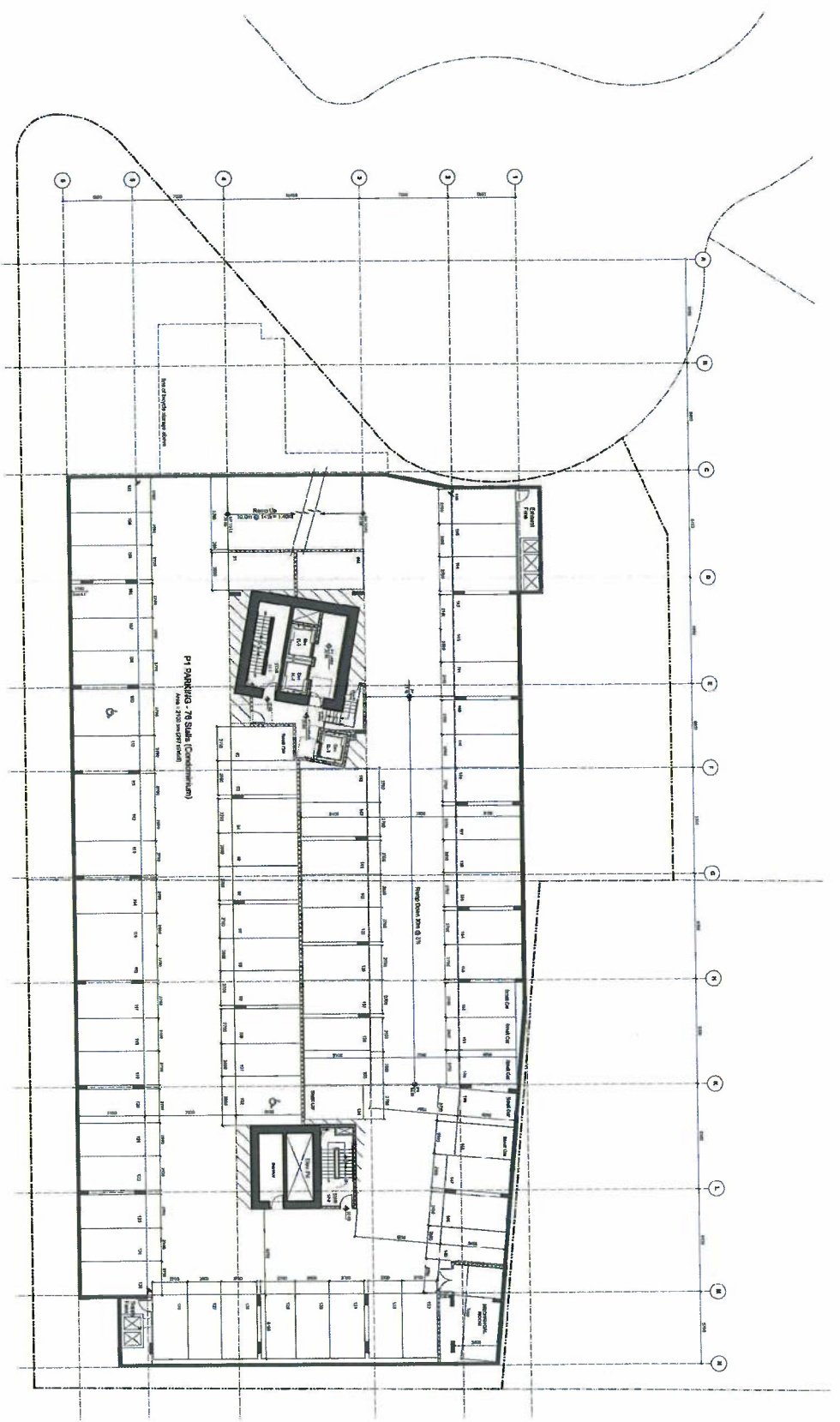


Cartlon Terrace
900 Cartlon Terrace
Esquimalt BC
P2 Parking Plan

A201

PROJECTIONS
Vertical Datum: NAVD83
Horizontal Datum: WGS 84
Units: Feet
Scale: 1" = 20'-0"

DATE: 1/15/2024
BY: [Signature]
FOR: [Signature]



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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **DM00138**
CORPORATE OFFICER _____



Carton Terrace
800 Carton Terrace
Esquimalt BC
P1 Parking Plan

A202

DATE: 1/11/24
DRAWN BY: VAY AAS
CHECKED BY: VAY AAS
TOWN OF ESQUIMALT
71-231-185-2837
71-231-185-2838
71-231-185-2839
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71-231-185-2899
71-231-185-2900

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

Vehicle	T 1-250-668-3507
577 Post Street	WBY SK3
Location	
702-932-Dublin Way	VPT 0H2
	T 1-250-668-3507

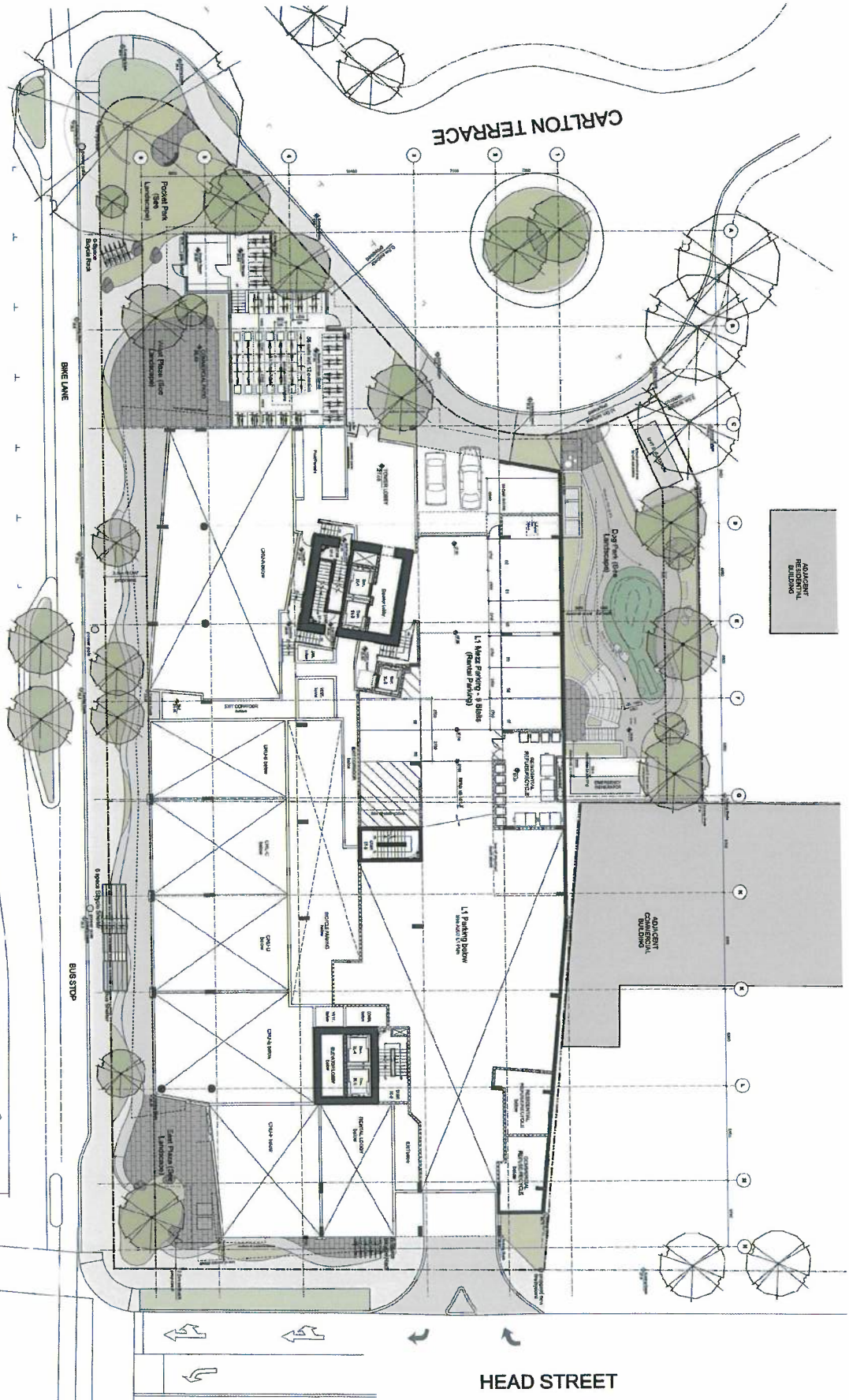


CORPORATE OFFICER

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L1 Mezzanine Plan
(Carlton Terrace)

A204

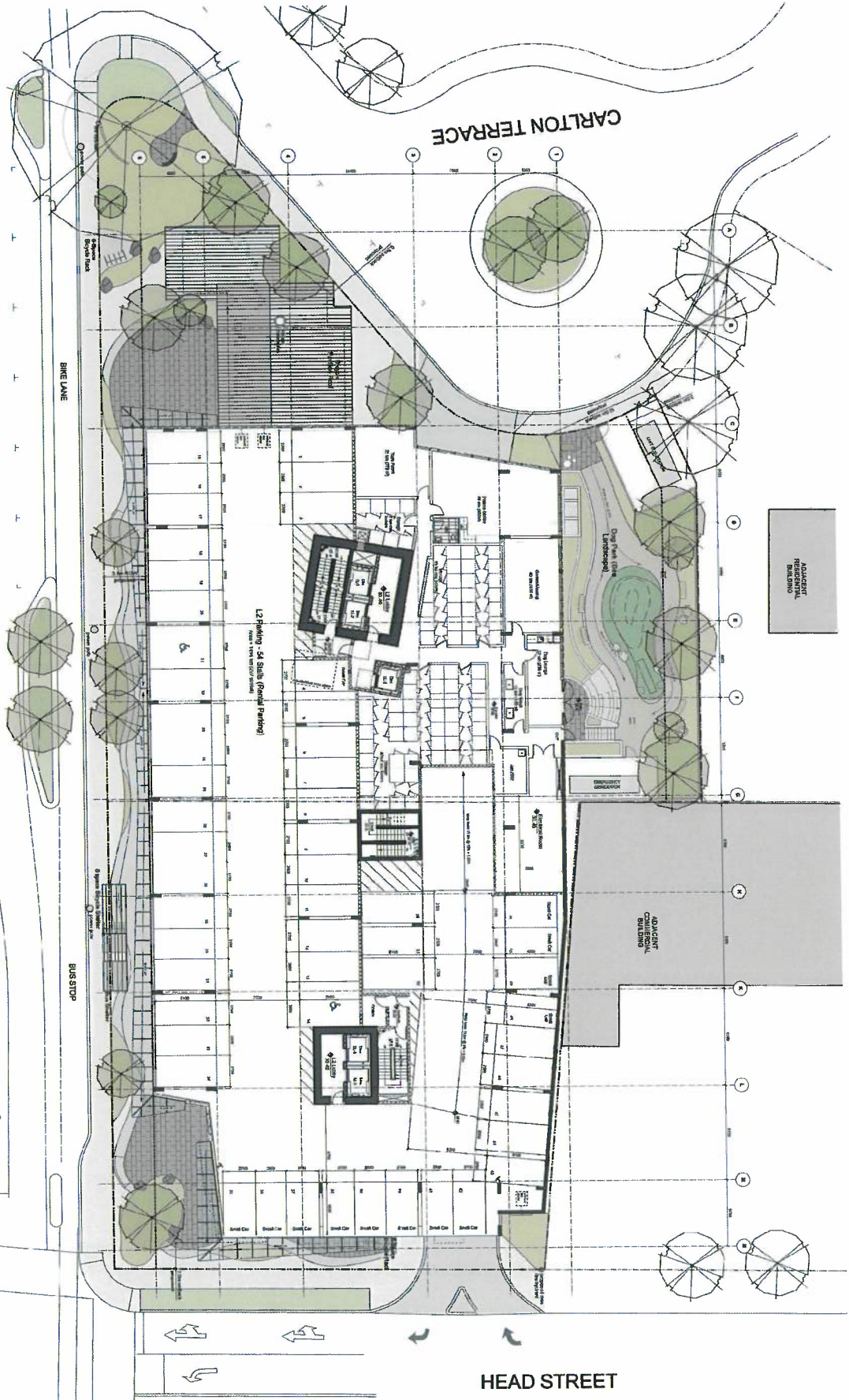
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DRAWN BY: VVV/203
CHECKED BY: VVV/203
DATE: 11/15/2023
PROJECT: 11-203-106-1007
SHEET: 11-203-106-1007-001



THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **20230138**

CORPORATE OFFICER

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OF ESQUIMALT
DEVELOPMENT SERVICES



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. **D180138**

CORPORATE OFFICER

ESQUIMALT ROAD

HEAD STREET

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



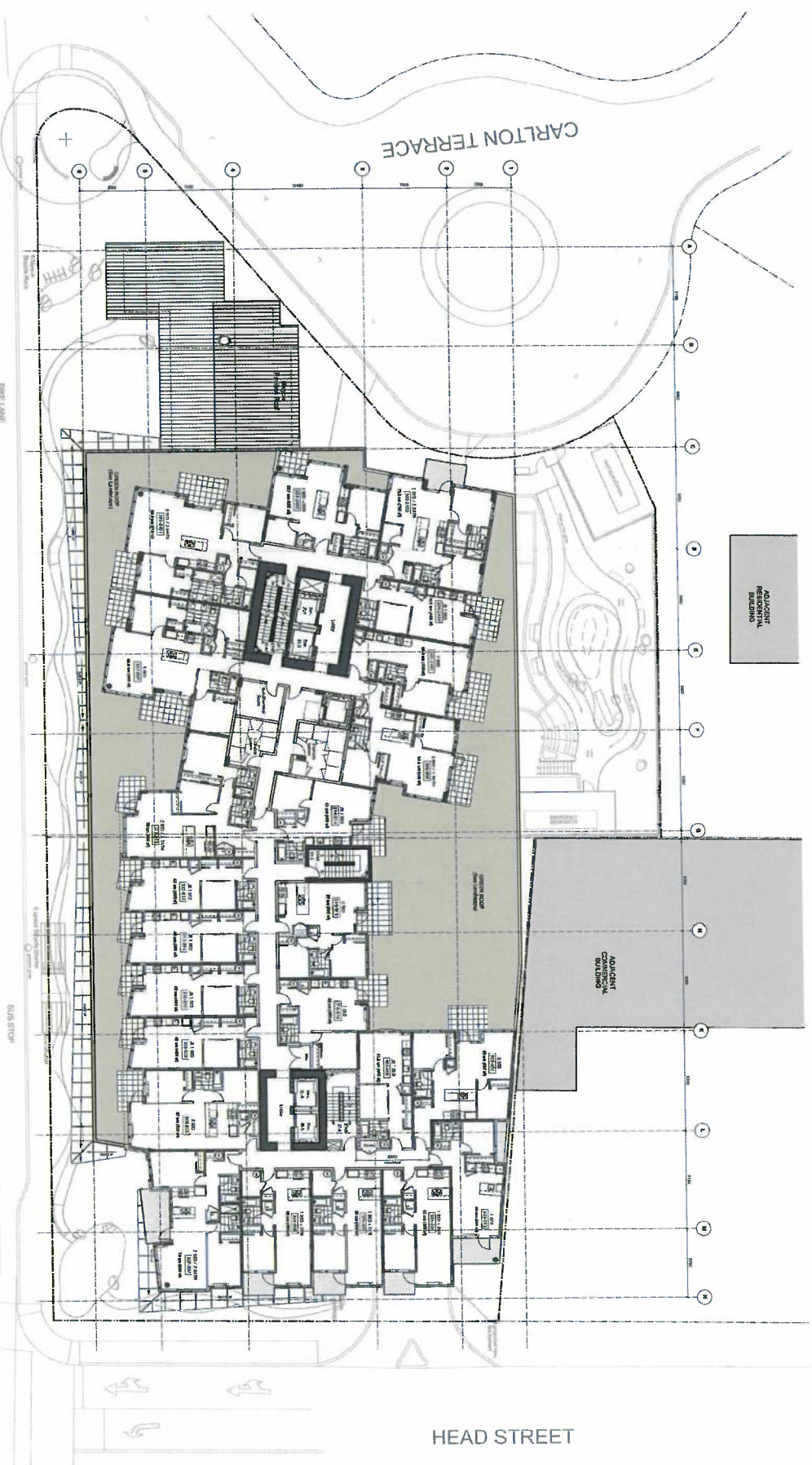
A205

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L2 Plan - Amenity &
Upper Level Parking

PROJECTIONS
Vertical Plane: VERT. A2
Horizontal Plane: HORIZ. A2
Scale: 1:100
Date: 11/10/2023
Author: [illegible]
Checker: [illegible]
Reviewer: [illegible]
Approved: [illegible]
Project: 2734

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

HEAD STREET



Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L3 Plan

A206

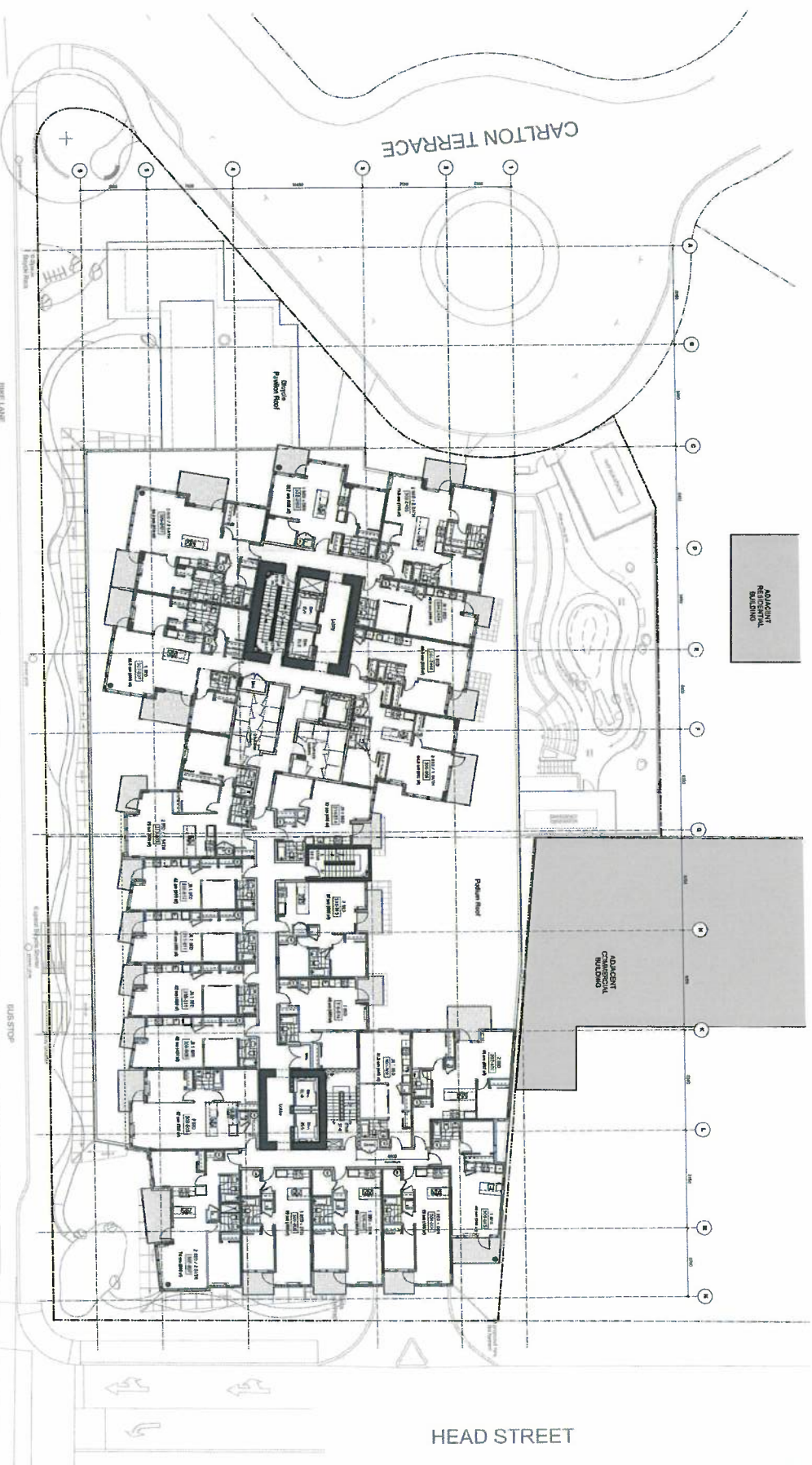
277 Park Street, Suite 203
Esquimalt, BC V8L 2K3
Tel: 250-866-1237
Fax: 250-866-1238
Email: info@gmcprojects.com

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DVR60138

CORPORATE OFFICER

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

HEAD STREET

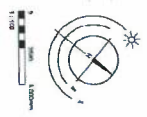


THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **DVP00138**

CORPORATE OFFICER _____

ESQUIMALT ROAD

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



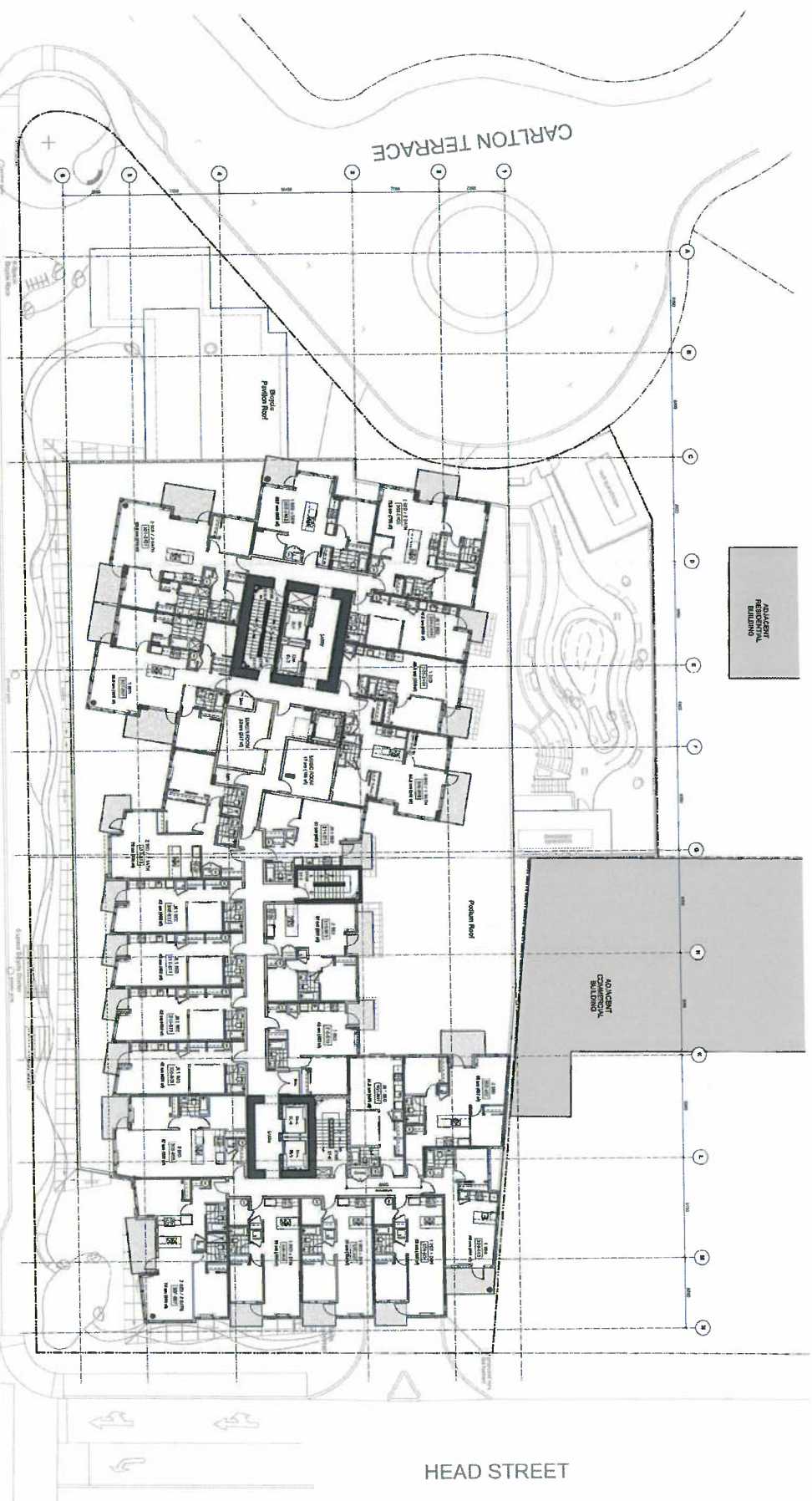
A207

Carlton Terrace
800 Carlton Terrace
Esquimalt BC
L4-L7 - Residential

DATE: 11/11/2023
DRAWN BY: J. D. D. D.
CHECKED BY: J. D. D. D.
DATE: 11/11/2023
DRAWN BY: J. D. D. D.
CHECKED BY: J. D. D. D.

PROJECT NO: A207
DATE: 11/11/2023
DRAWN BY: J. D. D. D.
CHECKED BY: J. D. D. D.

HEAD STREET



THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **DR00138**

CORPORATE OFFICER _____

ESQUIMALT ROAD

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FEB 15 2024
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

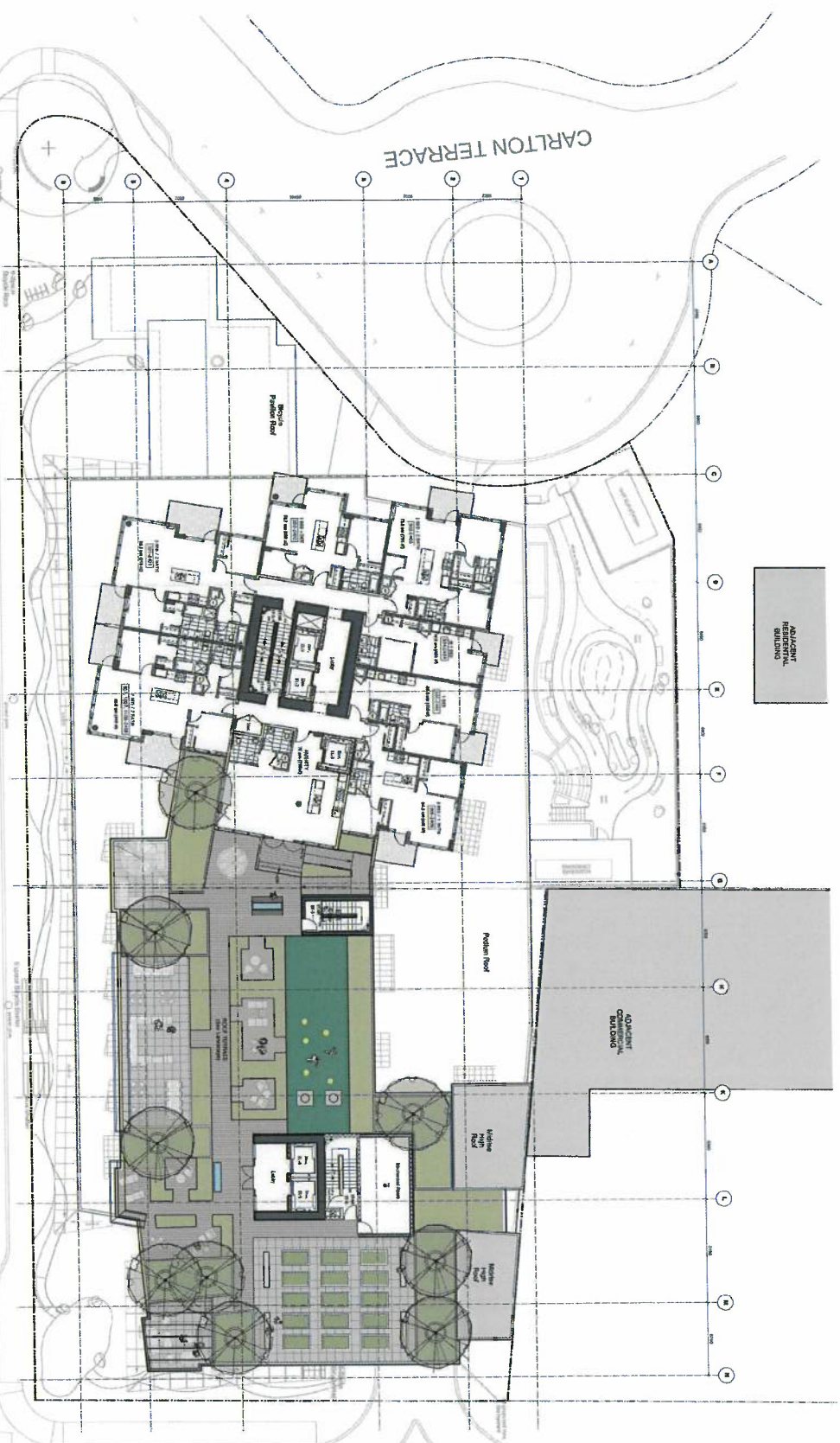


A208

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L8 - Residential

DATE: 2024-01-15
DRAWN: J. [Name]
CHECKED: J. [Name]
APPROVED: J. [Name]
PROJECT: 2100 [Project Name]
SHEET: 2/20

HEAD STREET

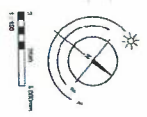


THIS IS SCHEDULE **A** OF
DEVELOPMENT VARIANCE
PERMIT NO. **N1860138**

CORPORATE OFFICER _____

ESQUIMALT ROAD

RECEIVED
FEB 15 2024
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

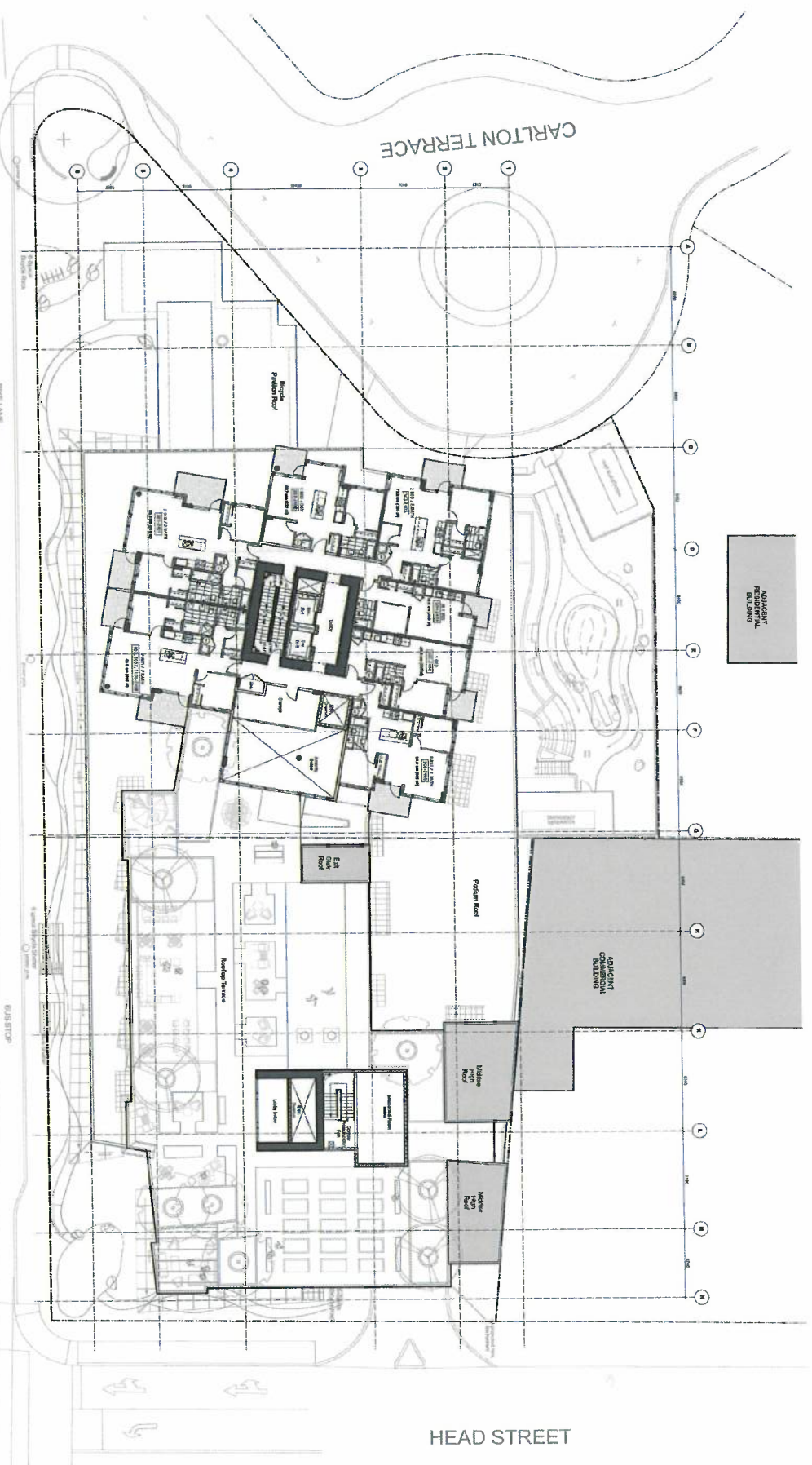


A209

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L9 - Residential

gmc PROJECTS INC.
11-251-186-1387
11-251-186-1387
11-251-186-1387

HEAD STREET



Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L10 - Residential

A210

PROJ. NO. 2020-001
DATE: 11/11/2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1/8" = 1'-0"

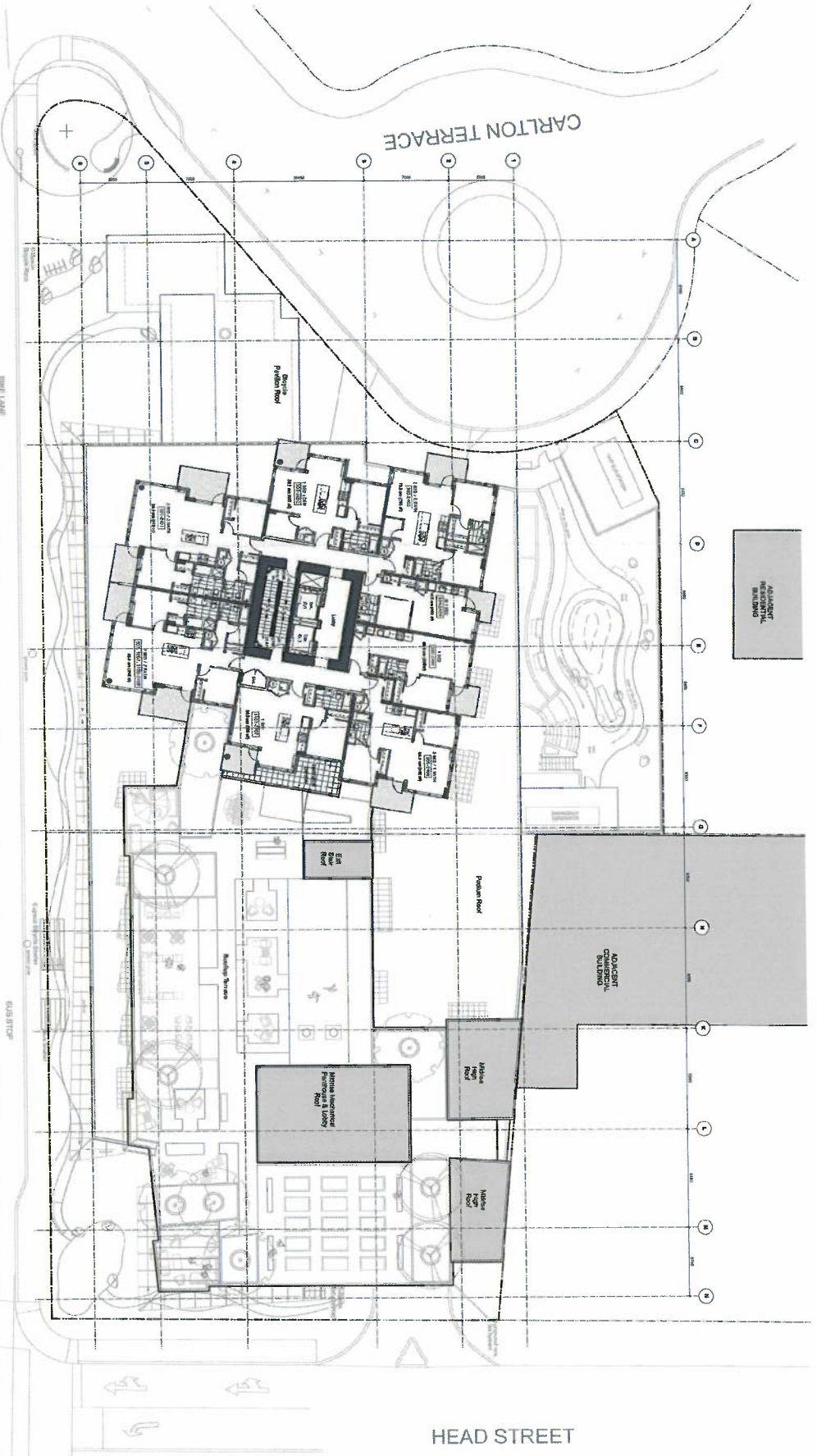
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CORPORATE OFFICER _____

ESQUIMALT ROAD

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

HEAD STREET



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

A211

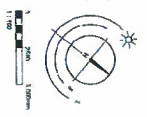
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11-250-486-3000

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. D1800138

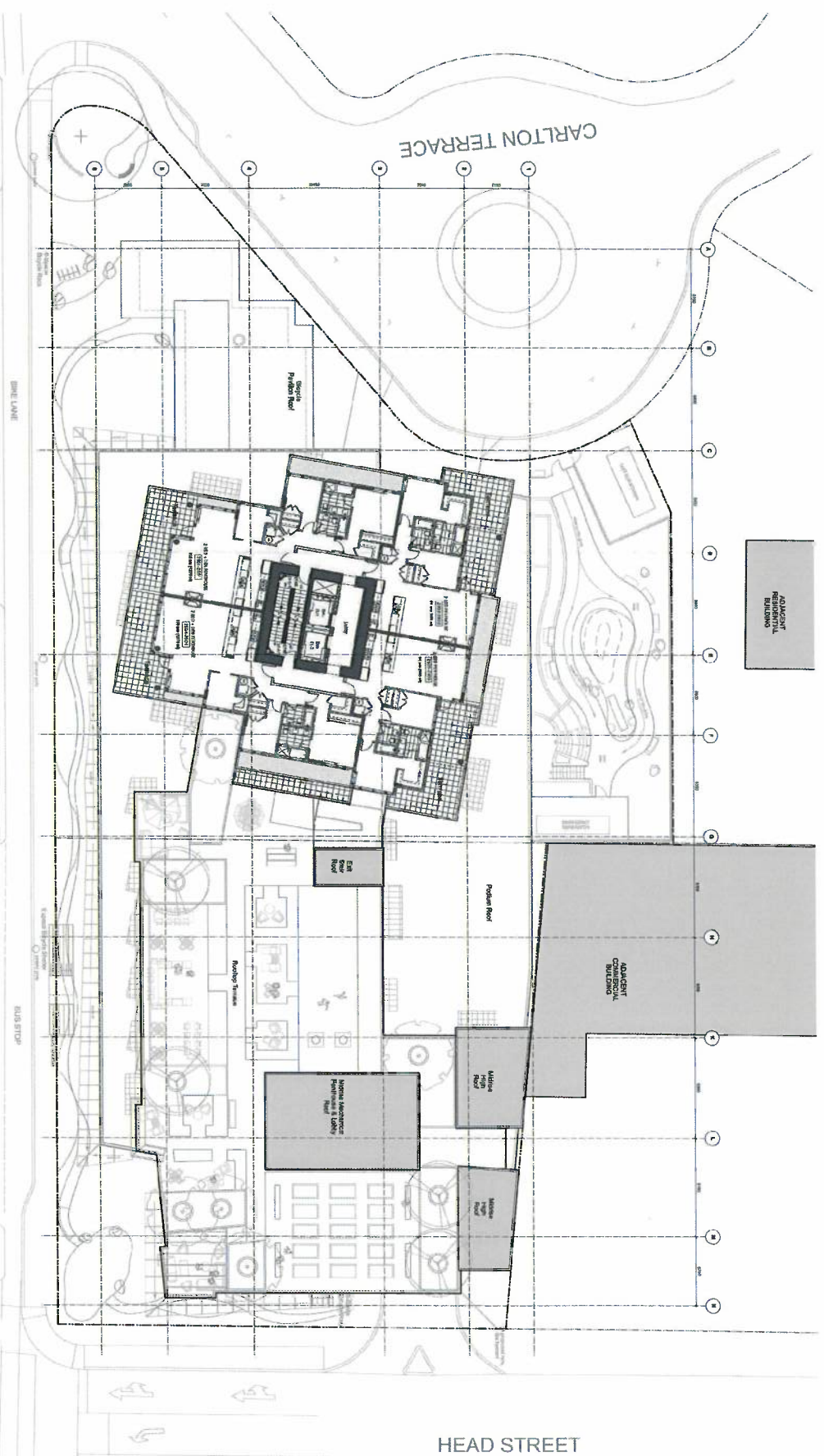
CORPORATE OFFICER _____

RECEIVED
FEB 15 2024
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

ESQUIMALT ROAD



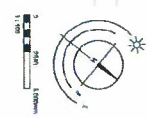
HEAD STREET



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. 01800138

CORPORATE OFFICER

ESQUIMALT ROAD



Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L25 - Residential
Sub-Penthouse

A212

Project No: 23-001-01
Client: 23-001-01
Date: 23-001-01
Scale: 1:100
Author: [Signature]
Check: [Signature]
Title: [Signature]

gmc PROJECTS INC.
2777 Pacific Hwy, Unit 303
V8S 4K3
Tel: 250-861-1887
Fax: 250-861-1888
Email: info@gmcprojects.com

CARLTON TERRACE

HEAD STREET

ESQUIMALT ROAD

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DSF00138

CORPORATE OFFICER



A213

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
L26 - Residential
Penthouse

52000000	977 Fort Street	V07 AK3	T 1-230-666-3367
52000000	Madison		
10201100	Dubin Way	V07 OH2	T 1-230-560-8510

A215

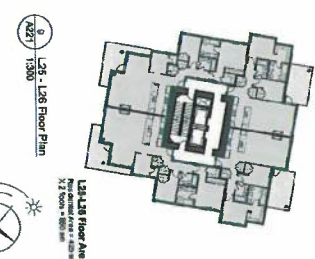
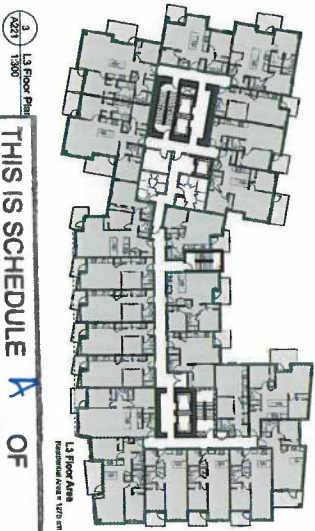
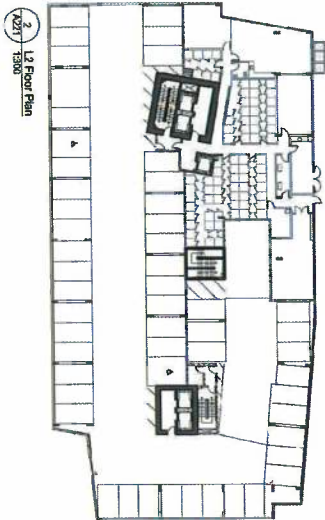
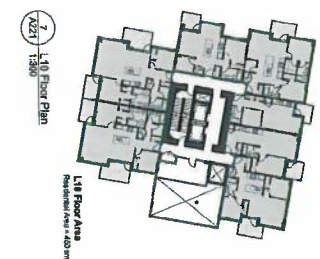
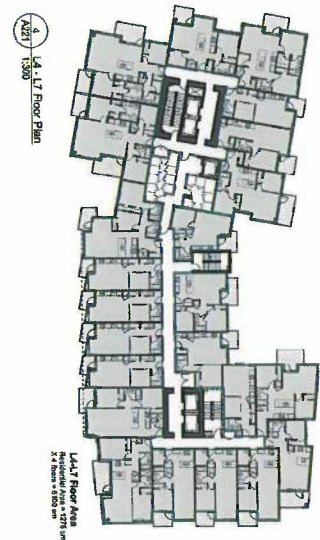
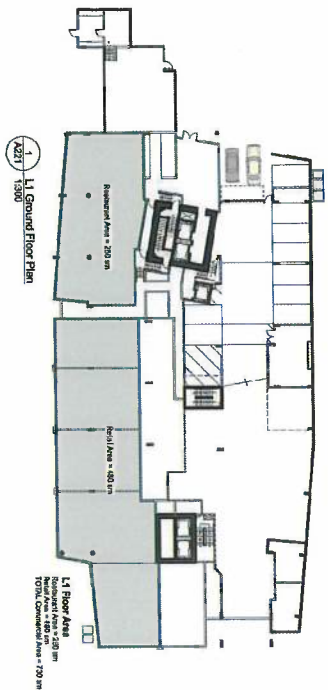
Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Roof Plan

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DAF00138

CORPORATE OFFICER

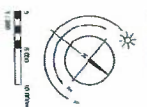


The diagram shows a cross-section of the Earth with concentric circles representing the crust, mantle, and core. A sun is shown in the upper right. A scale bar at the bottom left indicates distances in kilometers (0 to 1000 km) and miles (0 to 1000 mi).



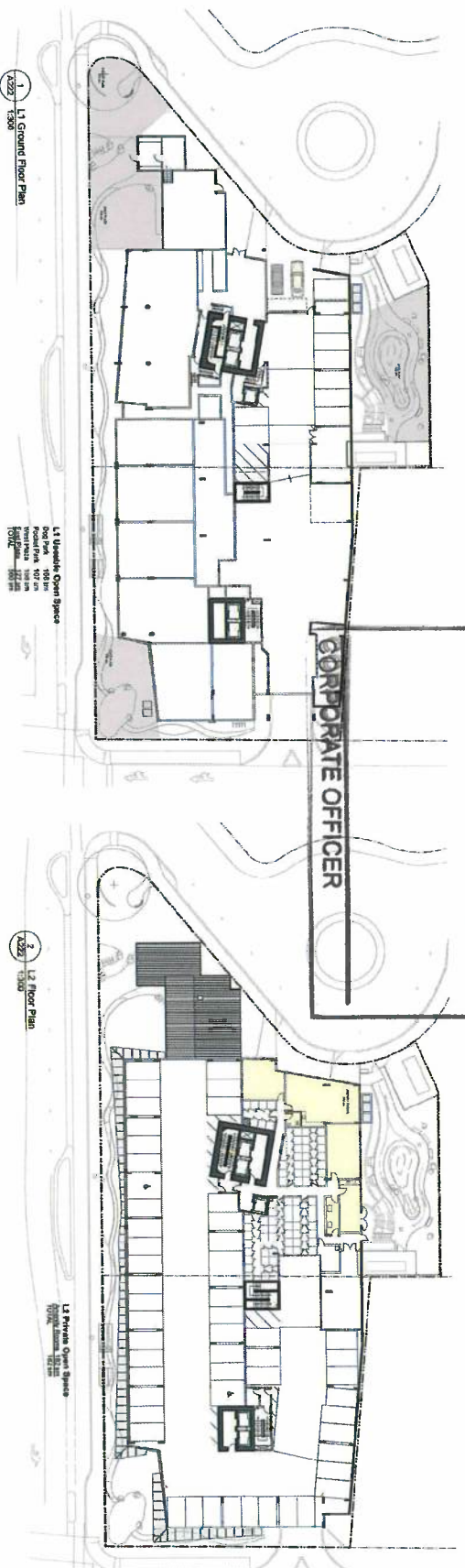
THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO DVP 00138

CORPORATE OFFICER



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. A222/1300

CORPORATE OFFICER



1 L1 Ground Floor Plan
7022 1300

2 L2 Floor Plan
7022 1300

3 L3 Floor Plan
7022 1300

4 L4-L7 Floor Plan
7022 1300

5 L8 Floor Plan
7022 1300

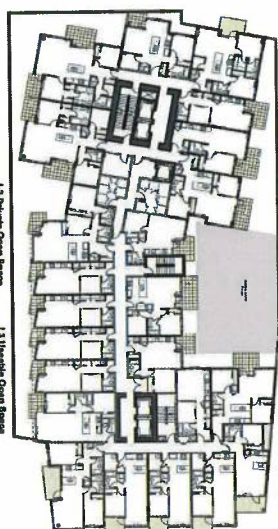
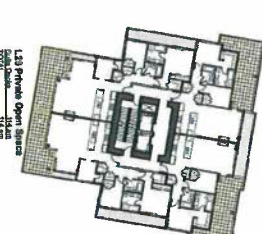
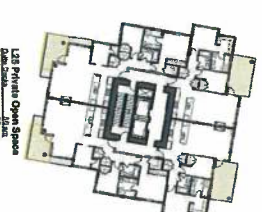
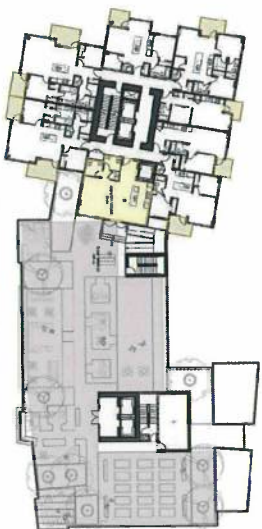
6 L9 Floor Plan
7022 1300

7 L10 Floor Plan
7022 1300

8 L11-L24 Floor Plan
7022 1300

9 L25 Floor Plan
7022 1300

10 L26 Floor Plan
7022 1300



OPEN SPACE SUMMARY

Category	Area (m ²)
Usable Open Space	
L1	172 m ²
L2	172 m ²
L3	172 m ²
L4-L7	172 m ²
L8	172 m ²
L9	172 m ²
L10	172 m ²
L11-24	172 m ²
L25	172 m ²
L26	172 m ²
TOTAL	1,720 m ²

LEGEND

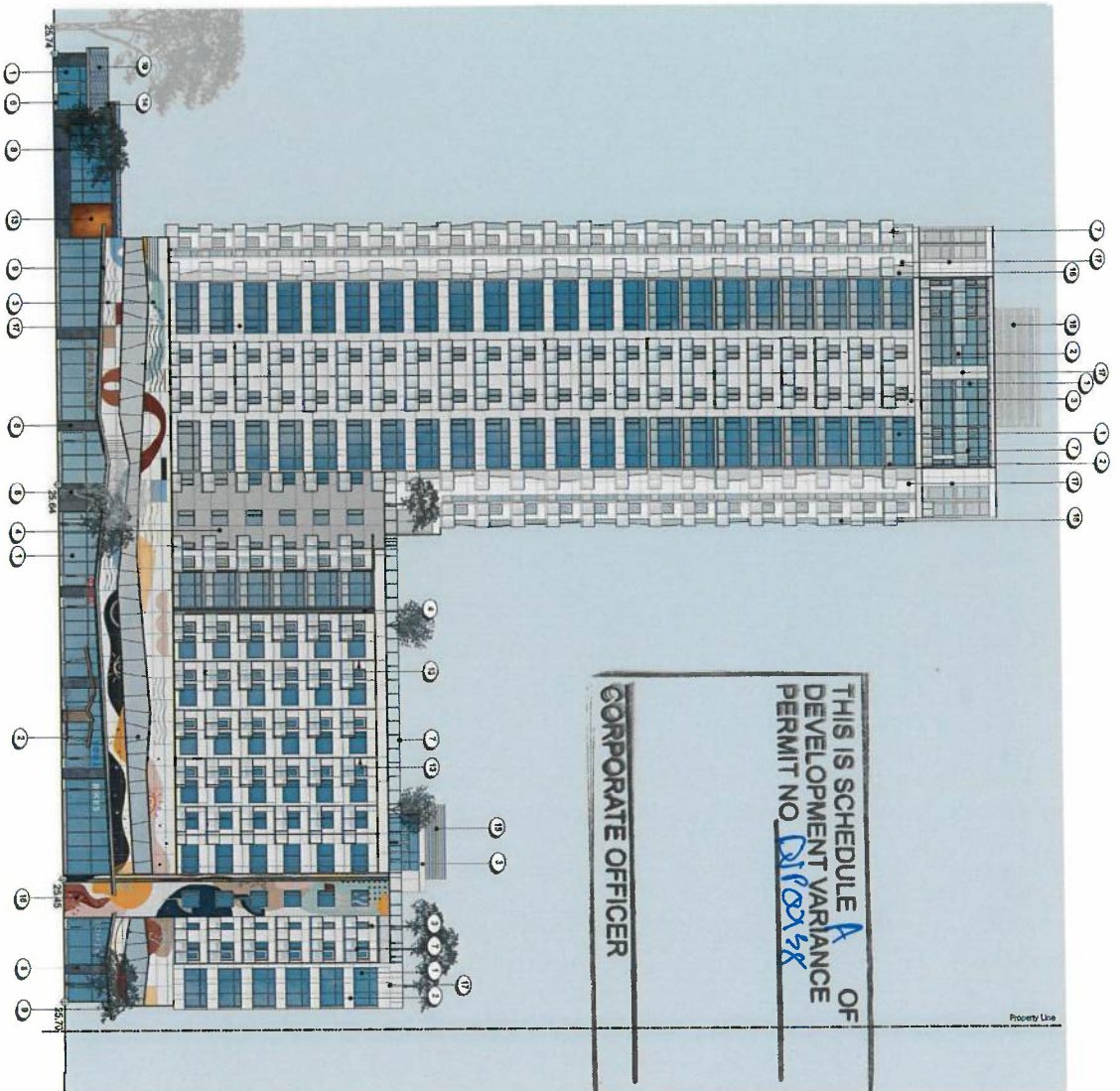
Usable Open Space
Private Open Space

gmc
PROJECTS INC.

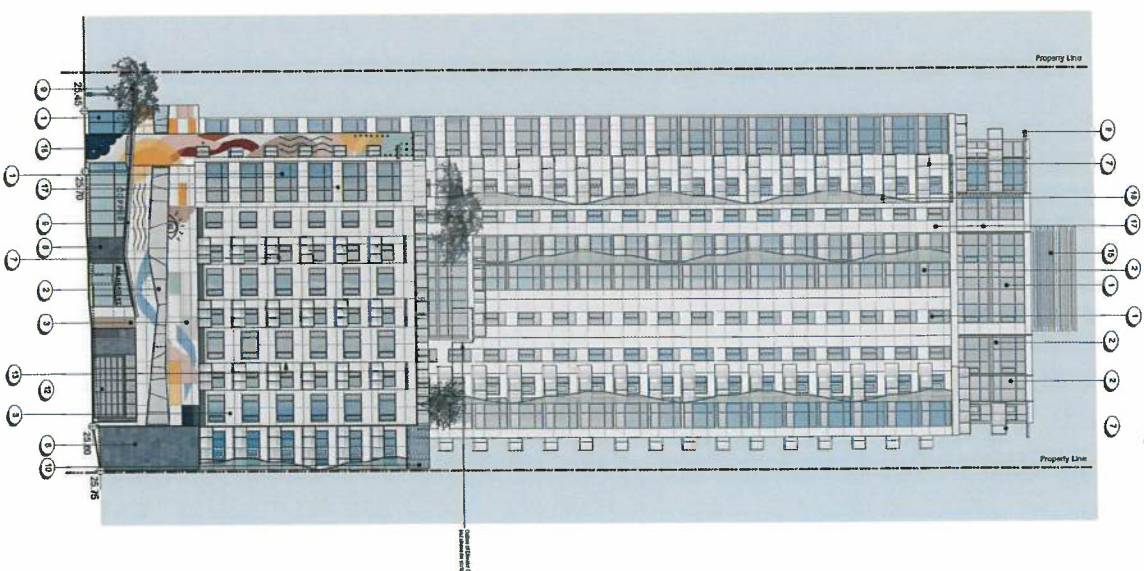
A222
Carton Terrace
900 Carton Terrace
Esquimalt BC
Open Space
Determination

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OF ESQUIMALT
DEVELOPMENT SERVICES

SOUTH ELEVATION Esquimalt Road



EAST ELEVATION Head Street



MATERIALS SCHEDULE

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Carlton Terrace

900 Carlton Terrace

Esquimalt BC

S & E Elevations

A301

DATE: 15/02/2024

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT: 23-111111-1

CLIENT: [Name]

LOCATION: [Address]

SCALE: 1/8" = 1'-0"

DATE: 15/02/2024

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT: 23-111111-1

CLIENT: [Name]

LOCATION: [Address]

SCALE: 1/8" = 1'-0"

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A302

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
N & W Elevations

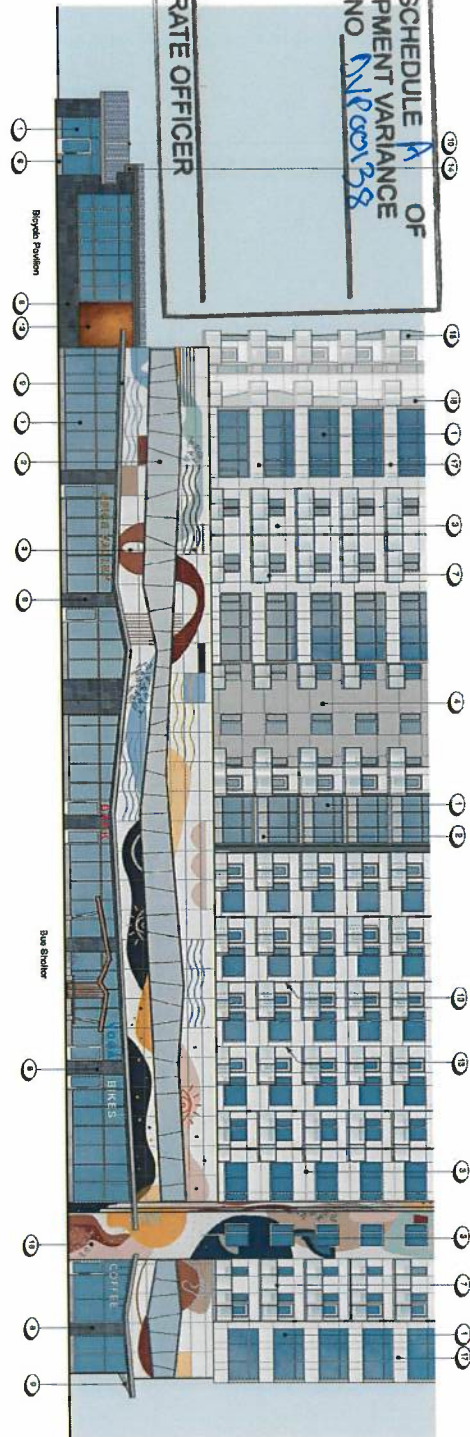
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1	23.05.13	23.05.13	21307777777777777777

*NOTE: Art 5 Minerals shown are artist's conception only. Allowance to be designed on appropriate material backing and pending confirmation of neighboring property future development.

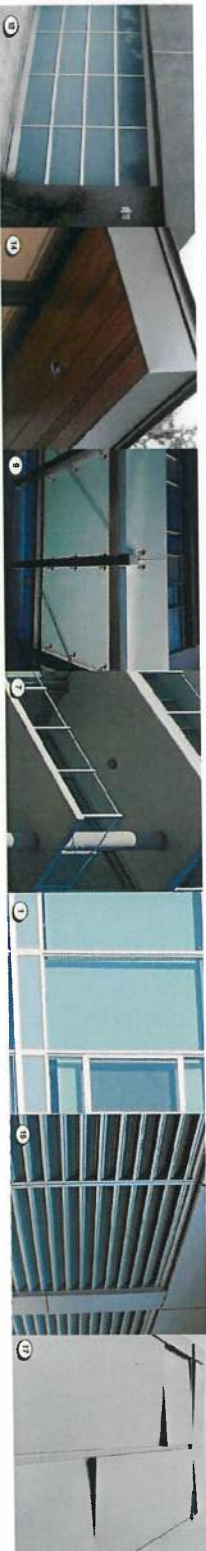
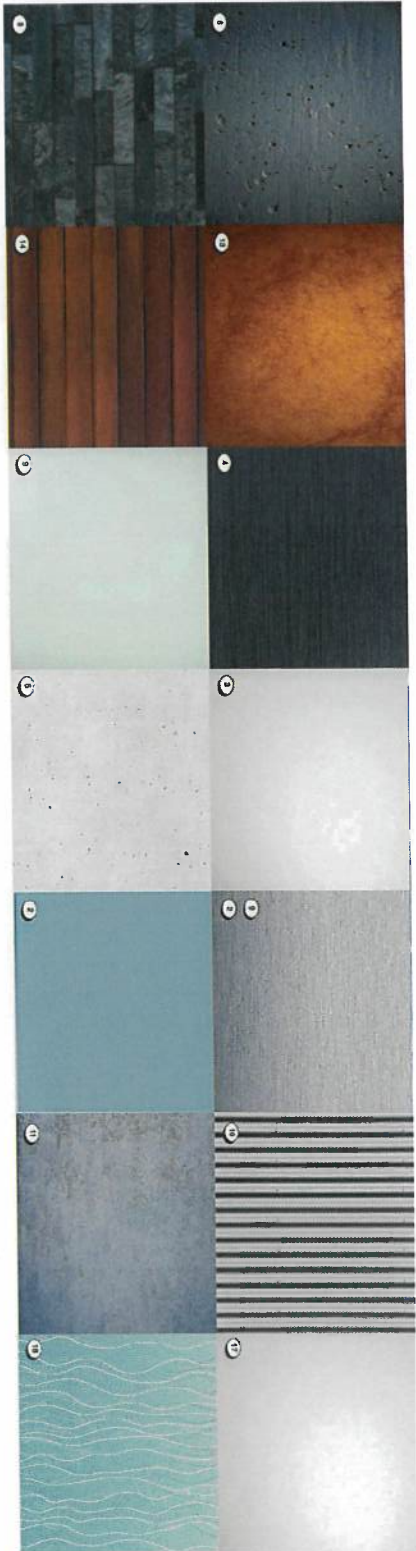
gmc
PROJECTS INC.
MATERIALS SCHEDULE

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. NR000138

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Partial South Elevation at Esquimalt Road
Scale 1:100



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gmc
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- MATERIALS SCHEDULE**
1. INTERIOR WALLS - WHITE PLYWOOD
 2. INTERIOR FLOORING - POLISHED CONCRETE
 3. EXTERIOR WALLS - WHITE PLYWOOD
 4. EXTERIOR FLOORING - POLISHED CONCRETE
 5. ROOFING - METAL PANEL
 6. GLAZING - TINTED GLASS
 7. INSULATION - FIBERGLASS BATT
 8. FINISHES - VARIOUS COLORS
 9. LIGHTING - RECESSED DOWNLIGHTS
 10. MECHANICAL - VENTILATION SYSTEMS
 11. ELECTRICAL - WIRING AND OUTLETS
 12. PAINTS - EXTERIOR AND INTERIOR
 13. GLAZING - TINTED GLASS
 14. INSULATION - FIBERGLASS BATT
 15. FINISHES - VARIOUS COLORS
 16. LIGHTING - RECESSED DOWNLIGHTS
 17. MECHANICAL - VENTILATION SYSTEMS
 18. ELECTRICAL - WIRING AND OUTLETS

Carlton Terrace
900 Carlton Terrace
Esquimalt BC
Colours & Materials

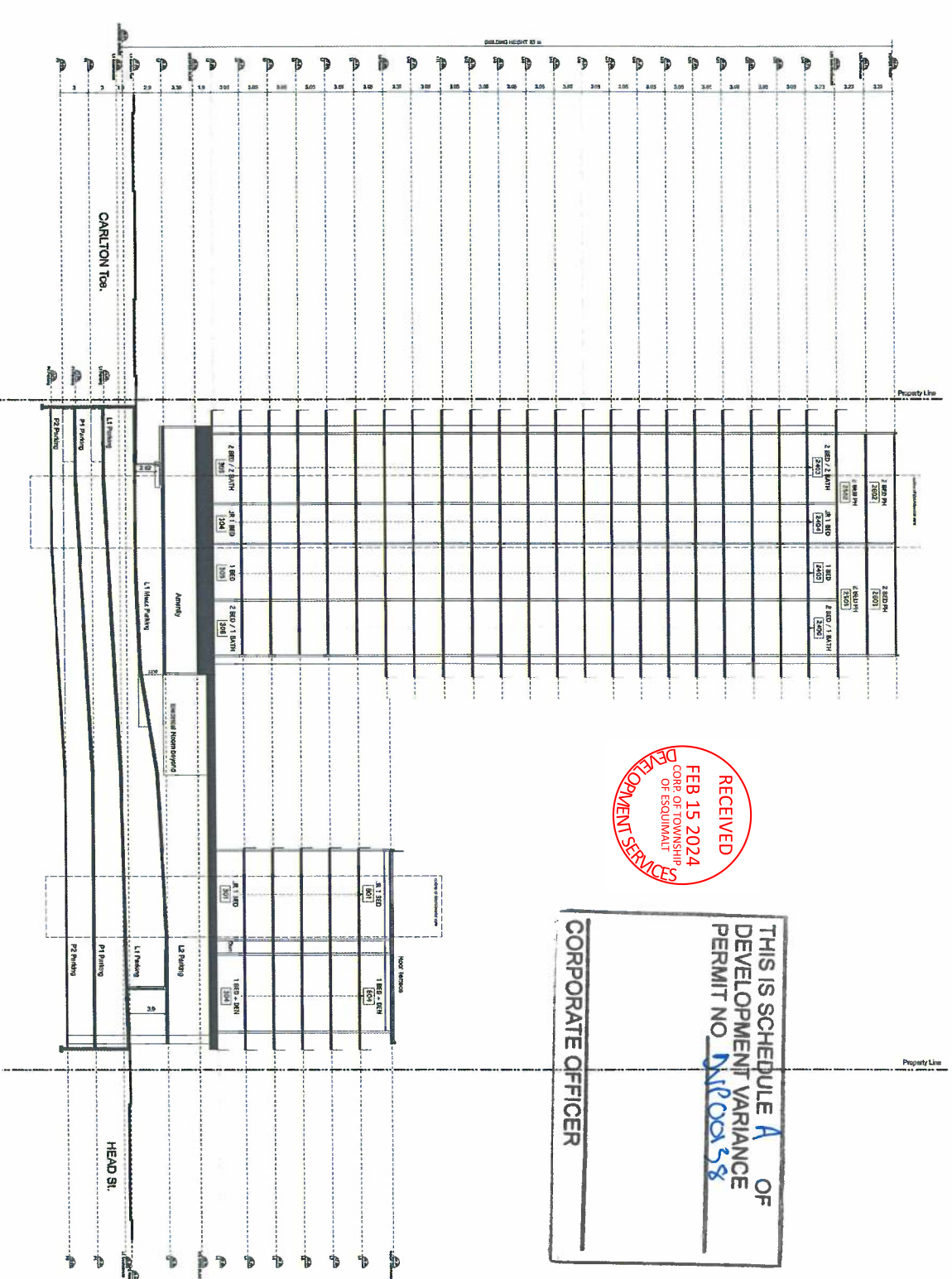
A303

1-800-451-3877
325-555 CARLTON TERRACE
ESQUIMALT BC V8Z 1X2



THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. DP00058

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A402

7-1-200-088-0207
7-1-200-101-0205

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

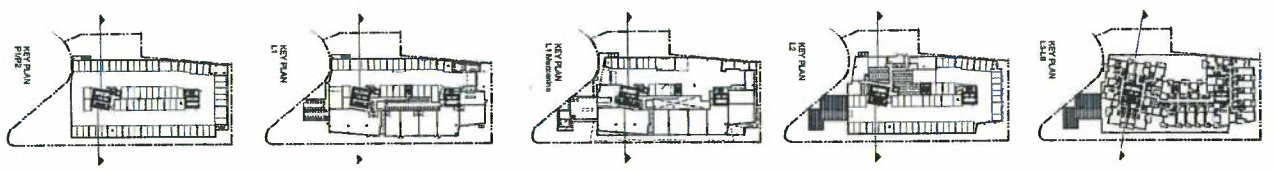
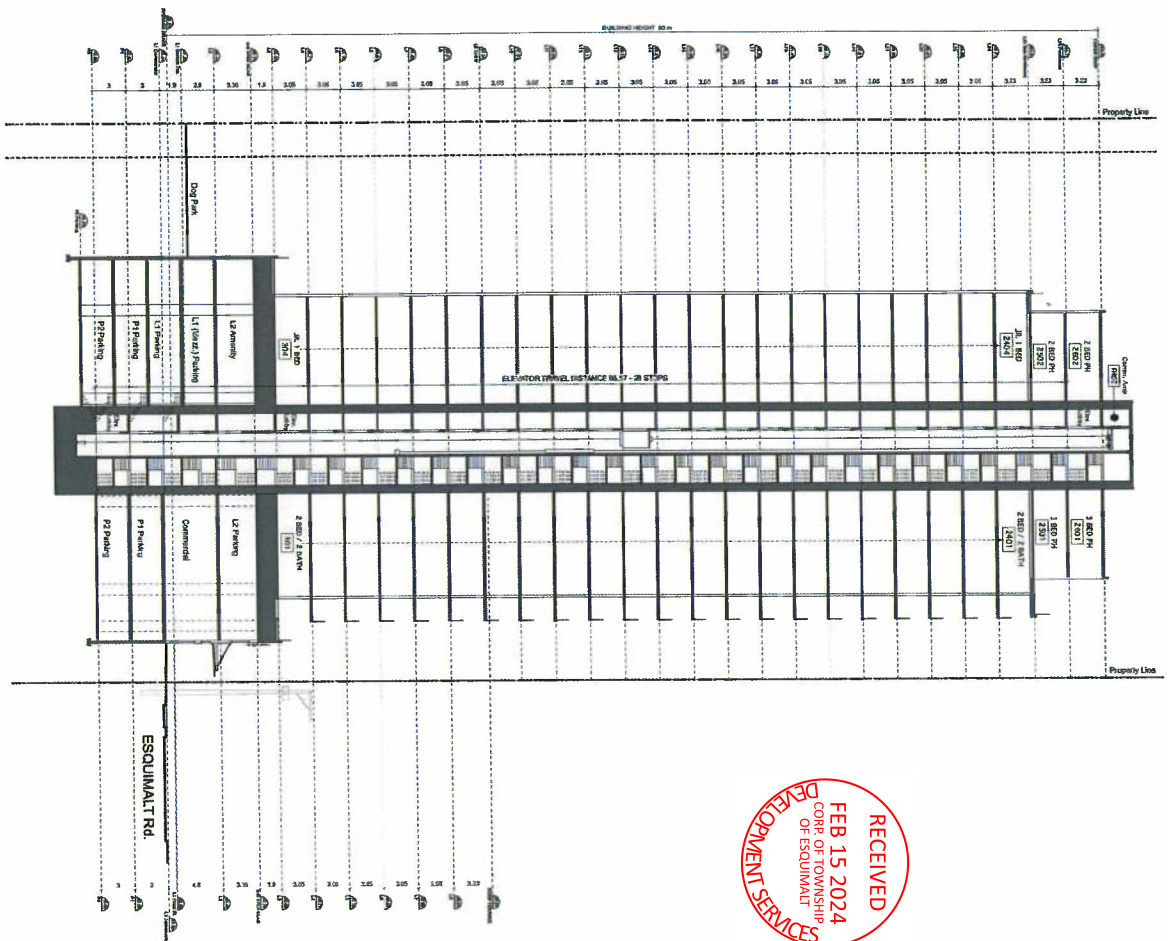
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THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. **D/P00138**

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OF ESQUIMALT
DEVELOPMENT SERVICES



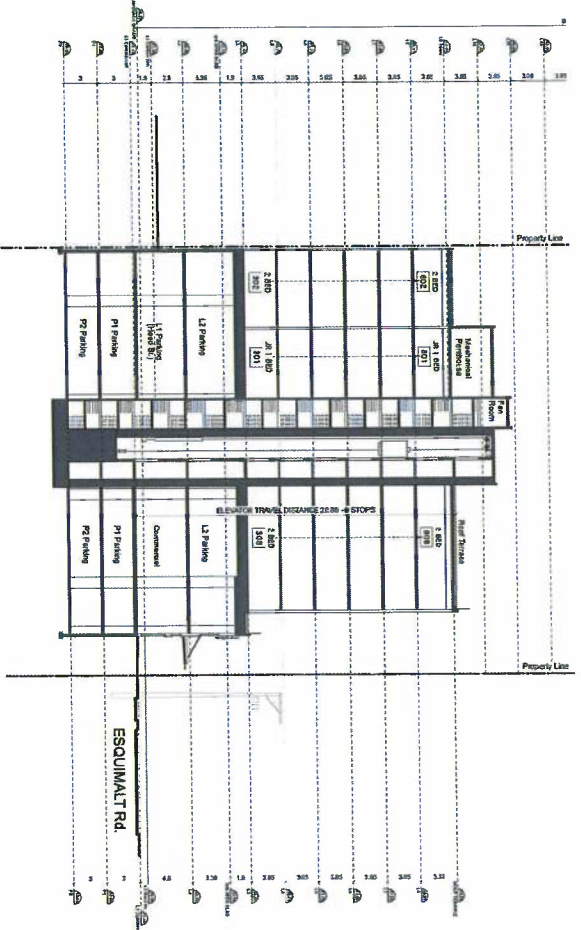
PROJECT NO. **A403**
PROJECT NAME: **900 Canton Terrace**
CLIENT: **Esquimalt BC**
DATE: **1/15/2024**
DRAWN BY: **WJ/KJ**
CHECKED BY: **WJ/KJ**
DATE: **1/15/2024**
SCALE: **1/8\"=1'-0\"**

900 Canton Terrace
Esquimalt BC
Building Section
thru Tower Core

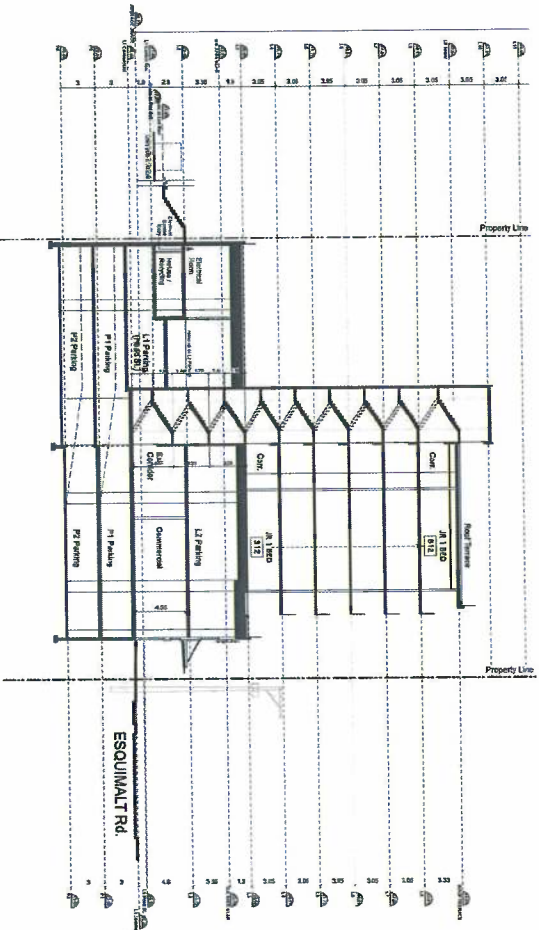


THIS IS SCHEDULE 4 OF
DEVELOPMENT VARIANCE
PERMIT NO. D1800138

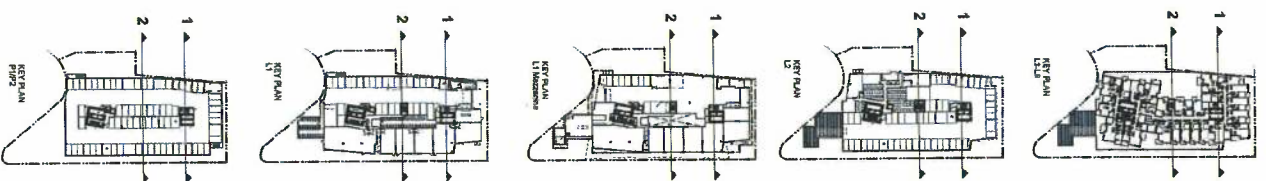
CORPORATE OFFICER _____



1
AA04 1200 Building Section Through Elevator Core



2 Building Section Through Secondary Exit Stair
A404 1:200



0 0.050 0.100 0.150 0.200 0.250 0.300 0.350 0.400 0.450 0.500 0.550 0.600 0.650 0.700 0.750 0.800 0.850 0.900 0.950 1.000

Victoria	VBY 3K5	T • 230 • 638 • 3367
577 Fort Lyndal		
Massachusetts	VPT 0H2	T • 250 • 885 • 5810
1000-990 Duxton Way		

