

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00149**

**Owner:** Great Medy Investments Inc., Inc. No. BC1370095  
3453 Cobb Lane  
Victoria, BC  
V8P5G2

**Lands:** PID 015-959-848  
Lot 2, Section 11, Esquimalt District, Plan 50285

**Address:** 612 Head Street, 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 **Parking Bylaw, 1992, No. 2011** as follows:  
  
**Part 5, Table 2:** Variance to the required number of parking spaces from 29 to 14.
3. Approval of this Development Variance Permit has been issued in general accordance with the site plan stamped "Received August 19, 2024" provided by Jay Jung Architect Inc. 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.

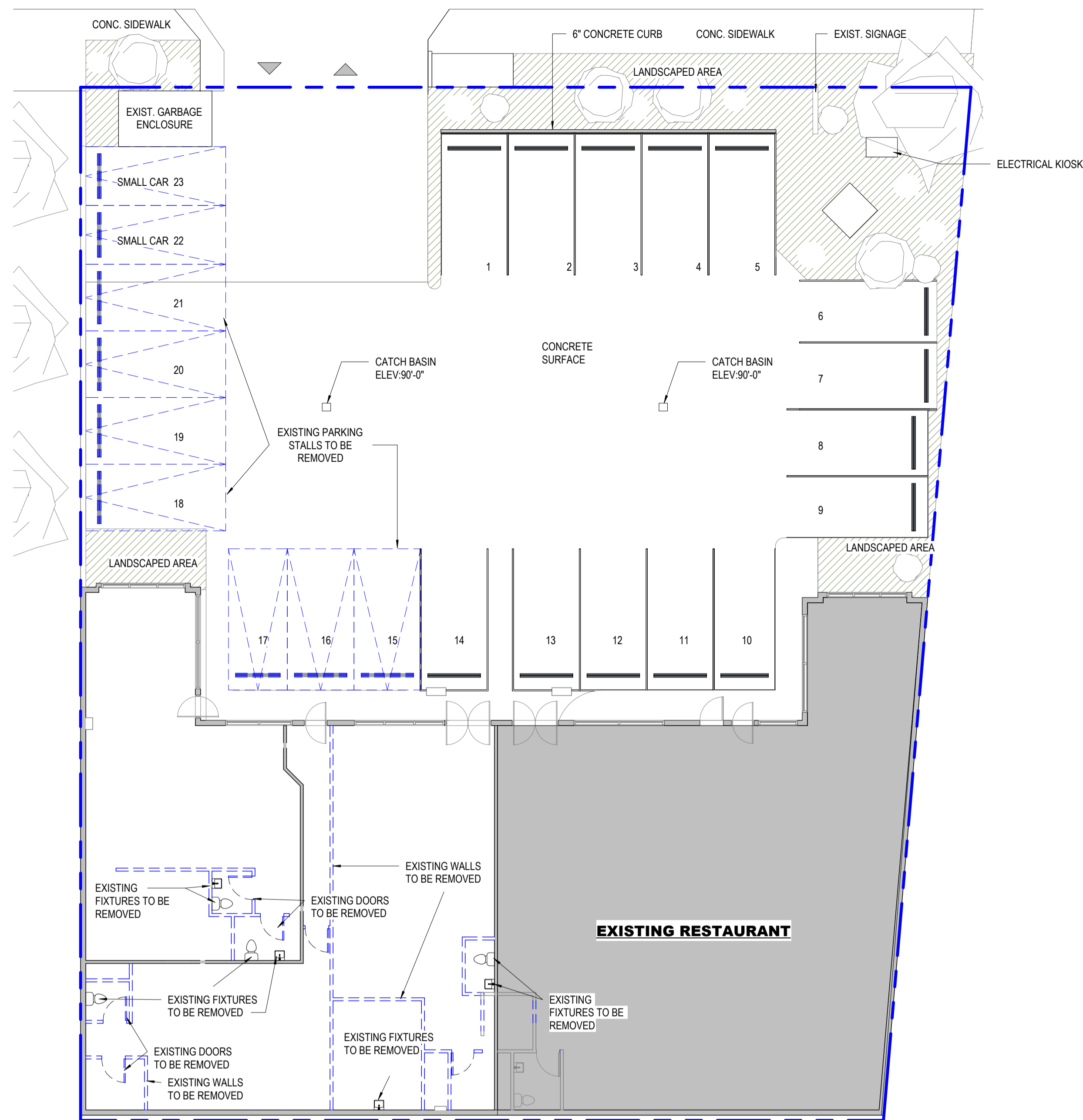
APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

# 612 HEAD ST



## 1 DEMOLITION PLAN

3/32" = 1'-0"

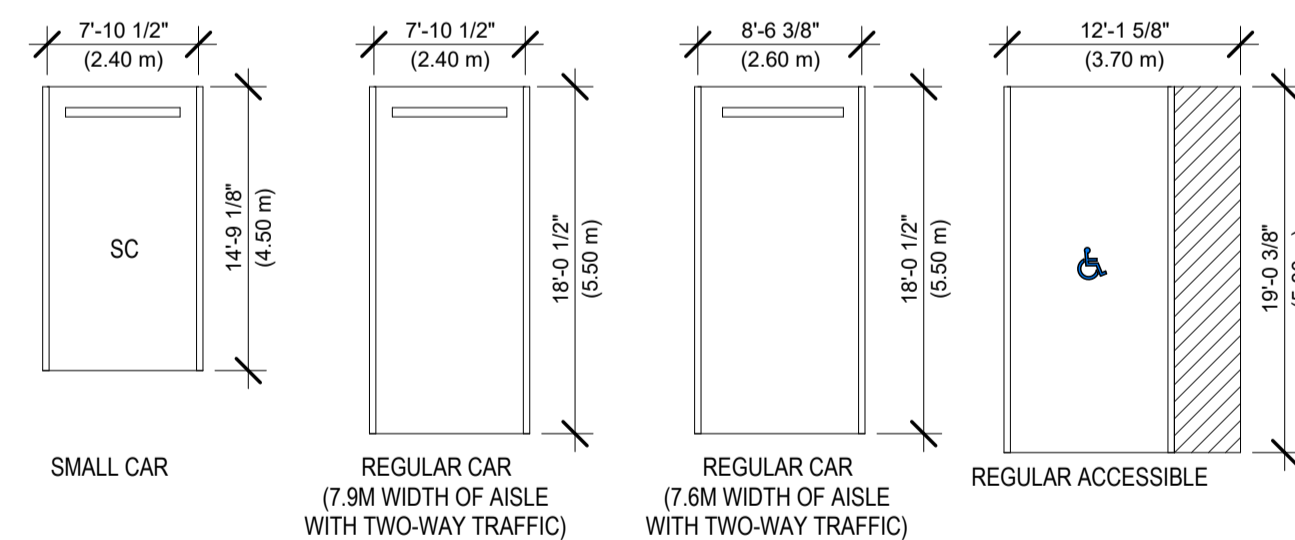
**PROPOSED PARKING SPACES**  
**CORPORATION OF THE TOWNSHIP OF ESQUIMALT, PARKING BYLAW, 1992, NO. 2011.**

**REQUIRED PARKING SPACES:**  
 OTHER COMMERCIAL = 1 SPACE PER 25 SQ.M. GROSS FLOOR AREA  
 RESTAURANT = 1 SPACE PER 5 SEATS WITH A MINIMUM OF 1 SPACE PER 14 SQ. M. OF GROSS FLOOR AREA

**ON LAND LOCATED IN COMMERCIAL ZONES UNDER THE ZONING BYLAW, LOADING SPACES SHALL BE PROVIDED AS FOLLOWS:**  
 TOTAL FLOOR AREA OF 0-700 SQ.M. = 0 SPACES REQUIRED

**TOTAL NUMBER OF PARKING SPACE REQUIRED : GROSS FLOOR AREA (OTHER COMMERCIAL) / 25 SQ.M. = 272.13 SQ.M. / 25 SQ.M. = 10 PARKING SPACE**  
**GROSS FLOOR AREA (RESTAURANT) / 14SQ.M. = 250.68 SQ.M. / 14 = 18 PARKING SPACE**

**OVERALL PARKING SPACE NEEDED: 28**  
**PROPOSED PARKING SPACE : TOTAL 14 STALLS INCLUDING 1 ACCESSIBLE (VARIANCE REQUIRED)**  
**PROPOSED BIKE RACKS : 6**



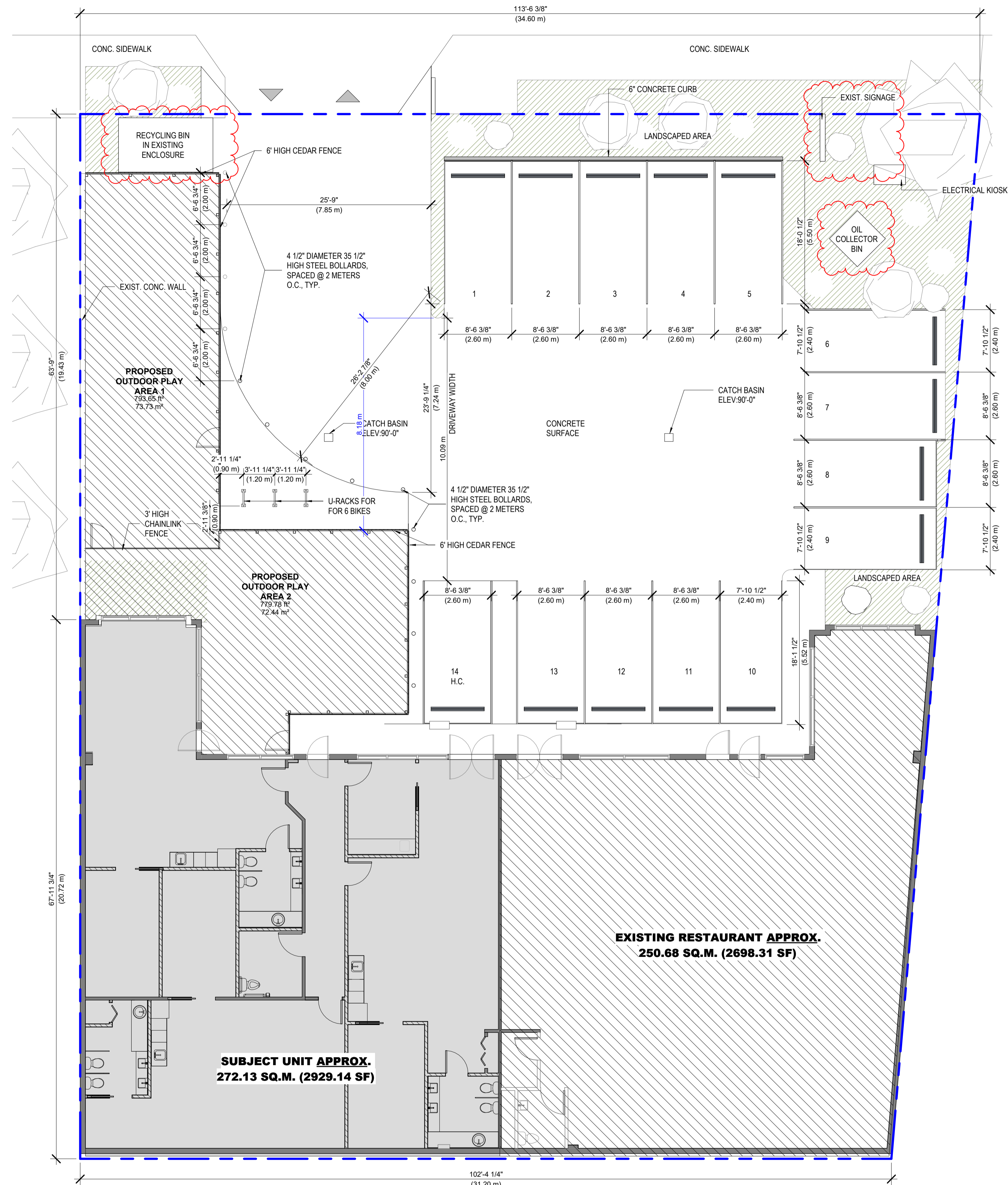
## 3 STANDARD SPACE DIMENSIONS

1" = 10'-0"

PARKING STALL NOTES	STANDARD SPACE DIMENSIONS				
	PARKING ANGLE IN DEGREES	MINIMUM WIDTH OF STALL	MINIMUM DEPTH PERPENDICULAR TO MANOEUVRING AISLE	MINIMUM WIDTH OF STALL PARALLEL TO MANOEUVRING AISLE	MINIMUM WIDTH OF MANOEUVRING AISLE
AN OFF-STREET PARKING AREA PROVIDED FOR ANY NON-RESIDENTIAL LAND USE SHALL CONFORM TO TABLE 3 PROVIDED THAT:  (A) UP TO 50% OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES MAY BE DESIGNED FOR SMALL CARS, BY REDUCING THE DEPTH OF STALL FOR 90 DEGREE PARKING FROM 5.5 M TO 4.5 M, AND THE WIDTH OF STALL TO 2.4 M.  (B) SMALL CAR SPACES ARE CLEARLY DESIGNATED FOR THAT USE.	0	2.4M	2.4M	6.7M	3.7M ONE WAY
	30	2.4M	4.8M	4.9M	3.7M ONE WAY
	45	2.4M	5.6M	3.4M	3.7M ONE WAY
	60	2.4M	6.0M	2.8M	6.4M TWO WAY
	90	2.4M	5.5M	2.4M	7.9M TWO WAY*
	90	2.6M	5.5M	2.6M	7.6M TWO WAY*
	90	2.75M	5.5M	2.75M	7.3M TWO WAY*

The 'Existing Garbage Access to Remain' in the southeast corner of the site does not appear to be there unless it is covered in vegetation. Do you intend to put the garage back here?  
 \*The Existing Bin in the northeast corner of the site appears to be out of order. The green, blue, and grease bins are all located in the future Outdoor Play area.  
 The landscape areas adjacent to the building need major clean up. What is the plan for cleanup?  
 The sign is not shown on the site plan - this should be added.

# 612 HEAD ST



## 2 PROPOSED SITE PLAN

1/8" = 1'-0"

**PROPOSED OCCUPANT LOAD : TOTAL 45 PERSONS (36 CHILDREN + 9 TEACHERS)**

## Revision Schedule

No	Description	Date
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
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8		
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6		
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4		
3		
2	ISSUED FOR BP	JUNE 20 2024
1	ISSUED FOR DP VARIANCE	MAY 30 2024

## TENANT IMPROVEMENT FOR WIZISLAND CHILDCARE & EDUCATION CENTRE

Project Address  
 612 HEAD STREET, VICTORIA, BC  
 V9A 5S8

## SITE & DEMOLITION PLAN

Sheet No.  
**A 01**

Project No.

## SIGN & SEAL

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 It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.



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