CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00189

Owner: 1104488 B.C. Ltd., Inc. No. BC1104488
304-1200 Lonsdale Avenue
North Vancouver, BC
V7M 3H6

Lands: PID 032-800-665
Strata Lot 68 Section 11 Esquimalt District Plan EPS7204 together with an interest in the common property to the unit entitlement of the strata lot as shown on Form V

Address: 101-899 Esquimalt 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, 67.107 (6) (a) – Size of Commercial and Residential Spaces: A 91-square metre decrease to the requirement that the minimum Floor Area dedicated to Health Clinic or facility use shall not be less than 370 square metres [i.e. from 370 square metres to 279 square metres].

3. Approval of this Development Variance Permit has been issued in general accordance with the main storey plan provided by Farzin Yadegari Architect, Inc., detailing the area proposed to be leased to Avenir Senior Living for the purpose of a leasing office, 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.

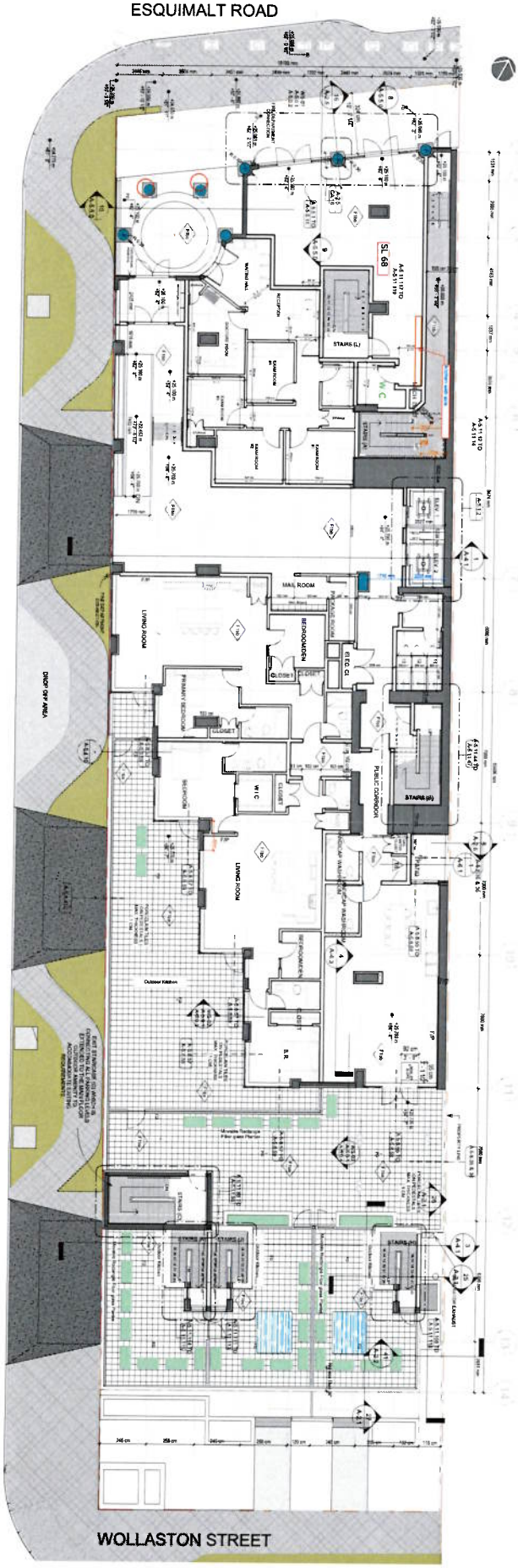
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2026.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2026.

_____
Director of Development Services

_____
Corporate Officer
Corporation of the Township
of Esquimalt

ESQUIMALT ROAD



HEAD STREET

WOLLASTON STREET

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO DVP00189

CORPORATE OFFICER