

1005 TILlicUM RD, ESQUIMALT, BC

CIVIC ADDRESS : 1005 TILlicUM RD, ESQUIMALT, BC
 LEGAL DESCRIPTION : LOT 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 27609, PID 002-145-073

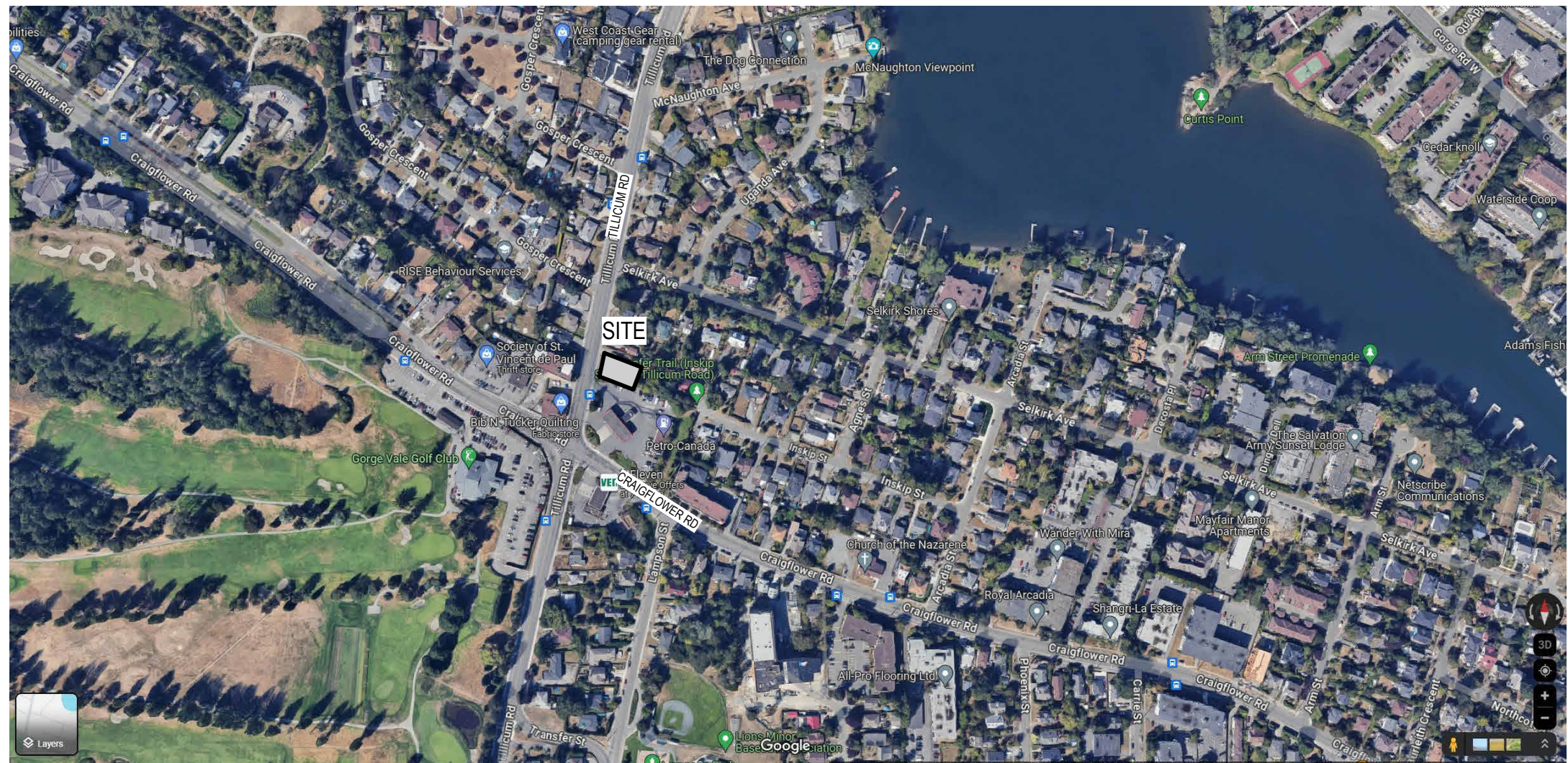
RE-ISSUED FOR REZONING/OCp AMENDMENT - APRIL 7, 2025

SITE INFORMATION				
LEGAL DESCRIPTION	Site Plan of Lot 1, Section 10, Esquimalt District, Plan 27609, PID 002-145-073			
CIVIC ADDRESS	1005 Tillicum Road, Esquimalt, V9A 1Z8			
ZONING	Existing		Proposed	
	RD-3 Two-Family Residential		Comprehensive	
SITE AREA (m ²)	14,904	1,384.6 m ²	14,904	
F.A.R.			1.30	
SITE COVERAGE			53.2%	
BUILDING HEIGHT			46'-4 1/4" (14.13m)	
SETBACKS				
FRONT			9'-10 1/8" (3.00 m)	
REAR			53'-9 1/4" (16.39 m)	
INTERIOR SIDE (SOUTH)			4'-1 5/8" (1.26 m)	
INTERIOR SIDE (NORTH)			9'-0 1/4" (2.75m)	
HORIZONTAL PROJECTION			688.81 m ²	
HORIZONTAL WIDTH			155'-6 3/4" (47.42m)	
MULTIFAMILY UNITS				
LEVEL 2	DESCRIPTION	# OF UNITS	TOTAL AREA (SF)	TOTAL AREA (m ²)
UNIT B	1 BED + 1 BATH	1	475	44.18
UNIT C	2 BED + 1 BATH	1	603	56.05
UNIT D	2 BED + 2 BATH	1	677	62.91
UNIT E	3 BED + 2 BATH	1	875	81.35
UNIT F1	1 BED + 1 BATH	1	525	48.80
UNIT F2	1 BED + 1 BATH	1	533	49.80
UNIT F3	1 BED + 1 BATH	1	528	49.13
UNIT G	2 BED + 2 BATH	1	709	66.14
UNIT H	1 BED + 1 BATH	1	548	50.95
UNIT J	1 BED + 1 BATH	1	497	46.25
	TOTAL	10	6035	560.70
LEVEL 3 & 4				
UNIT A	STUDIO	2	677	62.90
UNIT B	1 BED + 1 BATH	2	961	89.35
UNIT C	2 BED + 1 BATH	2	1206	112.09
UNIT D	2 BED + 2 BATH	2	1354	125.82
UNIT E	3 BED + 2 BATH	2	1751	162.70
UNIT F1	1 BED + 1 BATH	2	1050	97.59
UNIT F2	1 BED + 1 BATH	2	1067	99.20
UNIT F3	1 BED + 1 BATH	2	1057	98.26
UNIT G	2 BED + 2 BATH	2	1539	142.98
UNIT H	1 BED + 1 BATH	2	1096	101.90
UNIT J	1 BED + 1 BATH	2	995	92.49
	TOTAL	22	12,747	1,184.30
TOTAL RESIDENTIAL ALL LEVELS		32		
COMMERCIAL UNIT		1	482	44.76
PARKING REQUIREMENT				
UNITS		Bicycle	Car	
STUDIO	2	6.25%	2	0.5
1 BR	18	56.25%	18	0.6
2 BR	9	28.13%	13.5	0.8
3 BR	3	9.37%	4.5	0.8
TOTAL	32	100.0%	38	0.1 (Visitor)
				25 (24.6)
GROSS FLOOR AREA				
	AREA (SF)	AREA (m ²)		
GROUND FLOOR AREA	620	57.84		
L2 FLOOR AREA	6,035	560.65		
L3 FLOOR AREA	6,374	592.15		
L4 FLOOR AREA	6,374	592.15		
GROSS FLOOR AREA	19,403	1,802.59		
PARKING DATA				
PROPOSED PARKING		# OF PARKING		
LOADING		1		
COMMERCIAL		1		
RESIDENTIAL PARKING		20		
PARKING REQUIRED		25		
PARKING REDUCTION	CARSHARE VEHICLE (1.25) CARSHARE MEMBERSHIP (2.50)			
	LONG TERM PARKING 20% MORE (1.25)	-6		
	LONG TERM PARKING 20% FOR OVERSIZED (1.25)			
TOTAL PARKING REQUIRED		19		
PROPOSED BIKE PARKING				
SHORT-TERM BICYCLE PARKING		# OF PARKING		
LONG-TERM BICYCLE PARKING	PROPOSED STANDARD BIKES - 40	50		
	PROPOSED OVERSIZED BIKES - 10	62		
TOTAL PROPOSED BIKE PARKING		62		

CONSULTANTS LIST	
Architect:	Xeniya Vins, XV Architecture Ltd. 416-876-4846 xeniya.vins@toronto.ca
Civil and Structural:	Edward Kyle, P.Eng, M.Eng. Kyle Engineering 250-475-6906 ekyle@keng.ca
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Arborist:	Scott Mitchell, ISA Arborist PN-6138-A, Hazard Tree Assessor CTRA 309 250-220-9298
Surveyor:	Way Mayenburg Land Survey www.weysurveys.com 250-658-5155 File: 22032/2511NO
Code Consultant:	Colin Cronkite, P.Eng, CP Infrastructura / CP Code Consultants 778-223-1582 778-234-2234
Mechanical Consultant:	Domènec Cristòfol, ASCT Infrastructura Consulting Engineers 250-686-3420 778-234-2234
Development Manager:	Xquimalt Developments 250-880-0383



3D RENDERING



1 CONTEXT MAP
1/4" = 1'-0"

DRAWINGS - ARCHITECTURAL	
A000	COVER PAGE
A001	SURVEY
A002	SURVEY - PROPOSED
A101	SITE PLAN
A201	GROUND & LEVEL 2 FLOOR PLAN
A202	LEVEL 3-4 FLOOR PLAN & ROOF PLAN
A211	UNIT A, B, C, D & E FLOOR PLANS
A212	UNIT F, G, H & J FLOOR PLANS
A301	WEST, EAST & SOUTH ELEVATIONS
A302	NORTH ELEVATION & SECTION A
A401	SECTION B & C
A501	SHADOW STUDY
A502	3D VIEWS



RE-ISSUED FOR REZONING/OCp AMENDMENT 2025.04.07
 RE-ISSUED FOR REZONING/OCp AMENDMENT 2024.12.18
 ISSUED FOR REZONING/DP 2023.11.30

PROJECT NAME
1005 TILlicUM ROAD

PROJECT ADDRESS
 1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
COVER PAGE

PROJECT NO. 23-004 DRAWN BY kat
 SCALE 1/4" = 1'-0" REVIEW BY XV

DRAWING NO. **A000**



RE-ISSUED FOR REZONING/ OCP AMENDMENT	2025.04.07
RE-ISSUED FOR REZONING/ OCP AMENDMENT	2024.12.18
ISSUED FOR REZONING/DP	2023.11.30

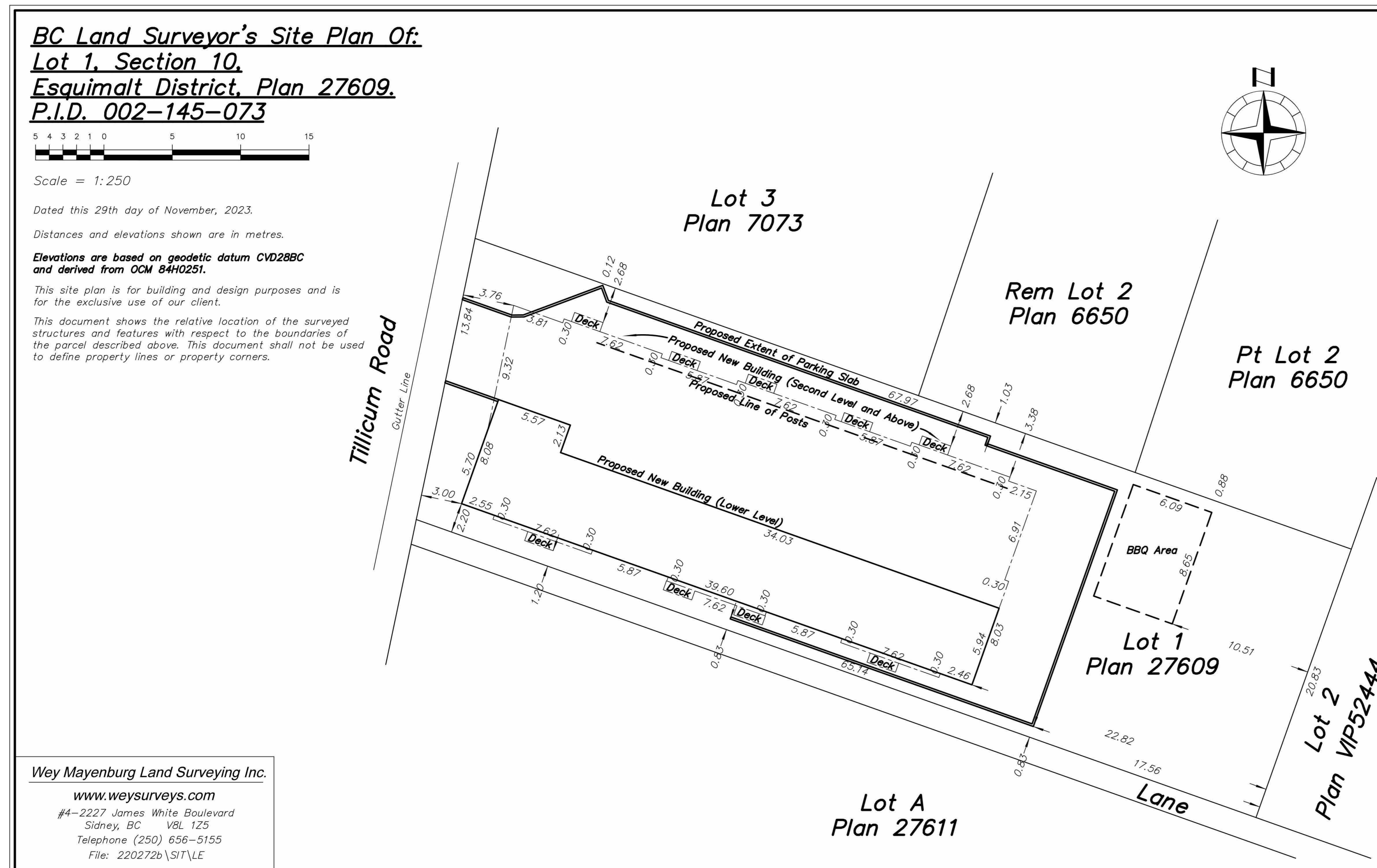
PROJECT NAME
1005 TILlicUM ROAD

PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
SURVEY - PROPOSED

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1:250 REVIEW BY XV

DRAWING NO. **A002**





RE-ISSUED FOR REZONING/
OCP AMENDMENT 2025.04.07
RE-ISSUED FOR REZONING/
OCP AMENDMENT 2024.12.18
ISSUED FOR REZONING/DP 2023.11.30

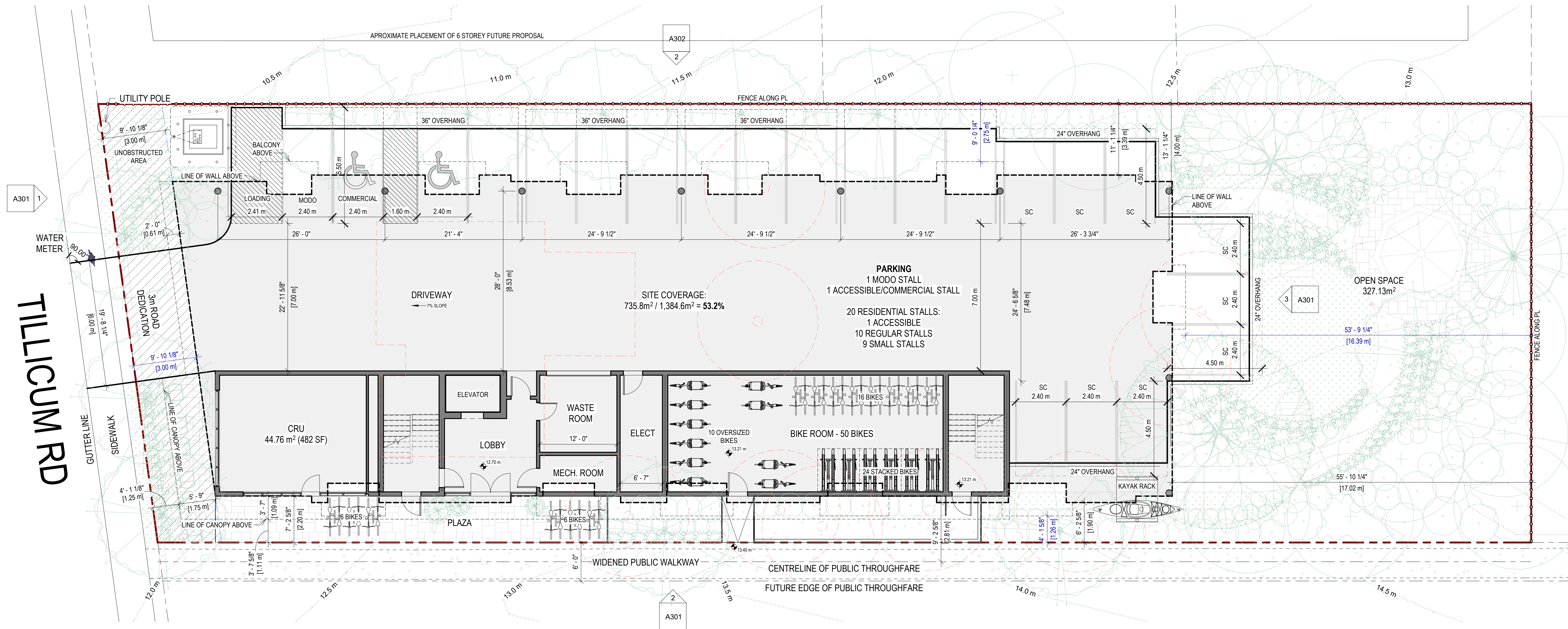
PROJECT NAME
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PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

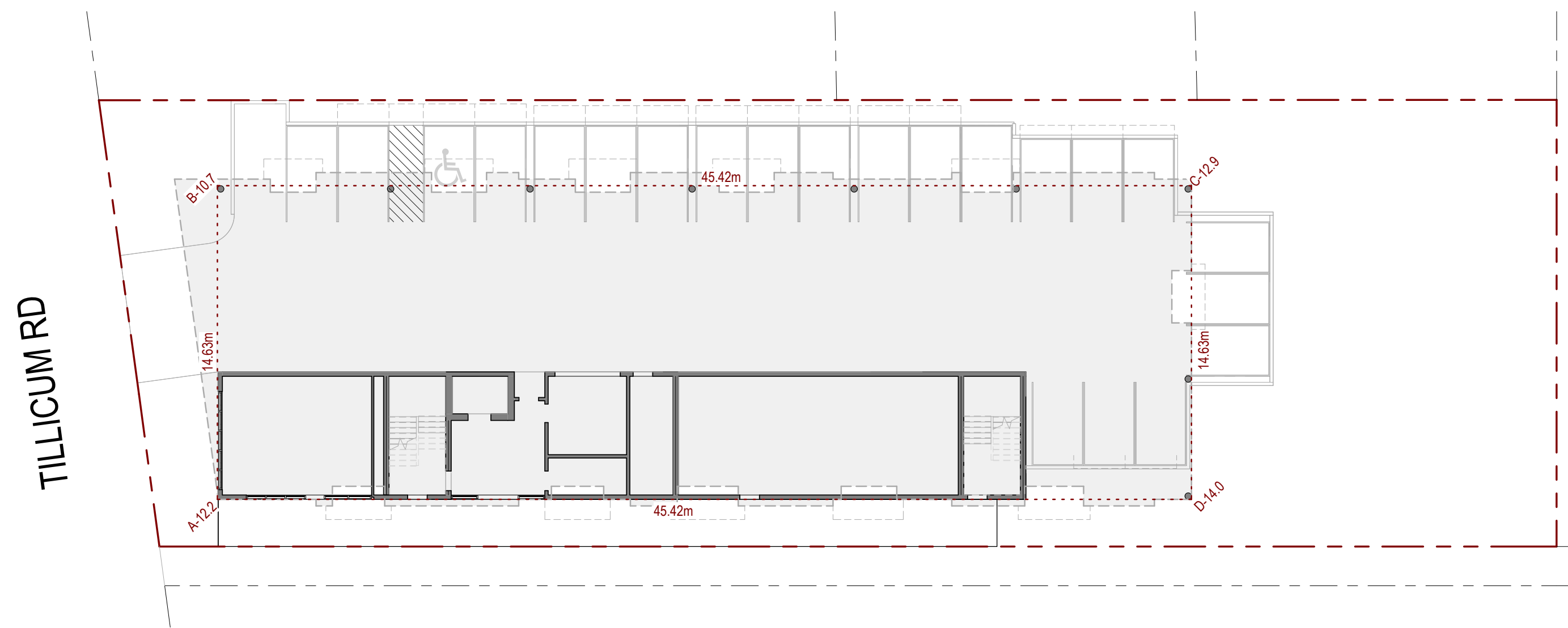
DRAWING TITLE
SITE PLAN

PROJECT NO. 23-004 DRAWN BY kat
SCALE As indicated REVIEW BY XV

DRAWING NO. **A101**



1 SITE PLAN
1:100



POINTS	AVERAGE GRADE				
AB	12.20	10.70	11.45	14.63	167.51
BC	10.70	12.90	11.80	45.42	535.96
CD	12.90	14.00	13.45	14.63	196.77
DA	14.00	12.20	13.10	45.42	595.00
SUBTOTALS				120.10	1495.25
AVERAGE GRADE					12.45

2 AVERAGE GRADE
1:200



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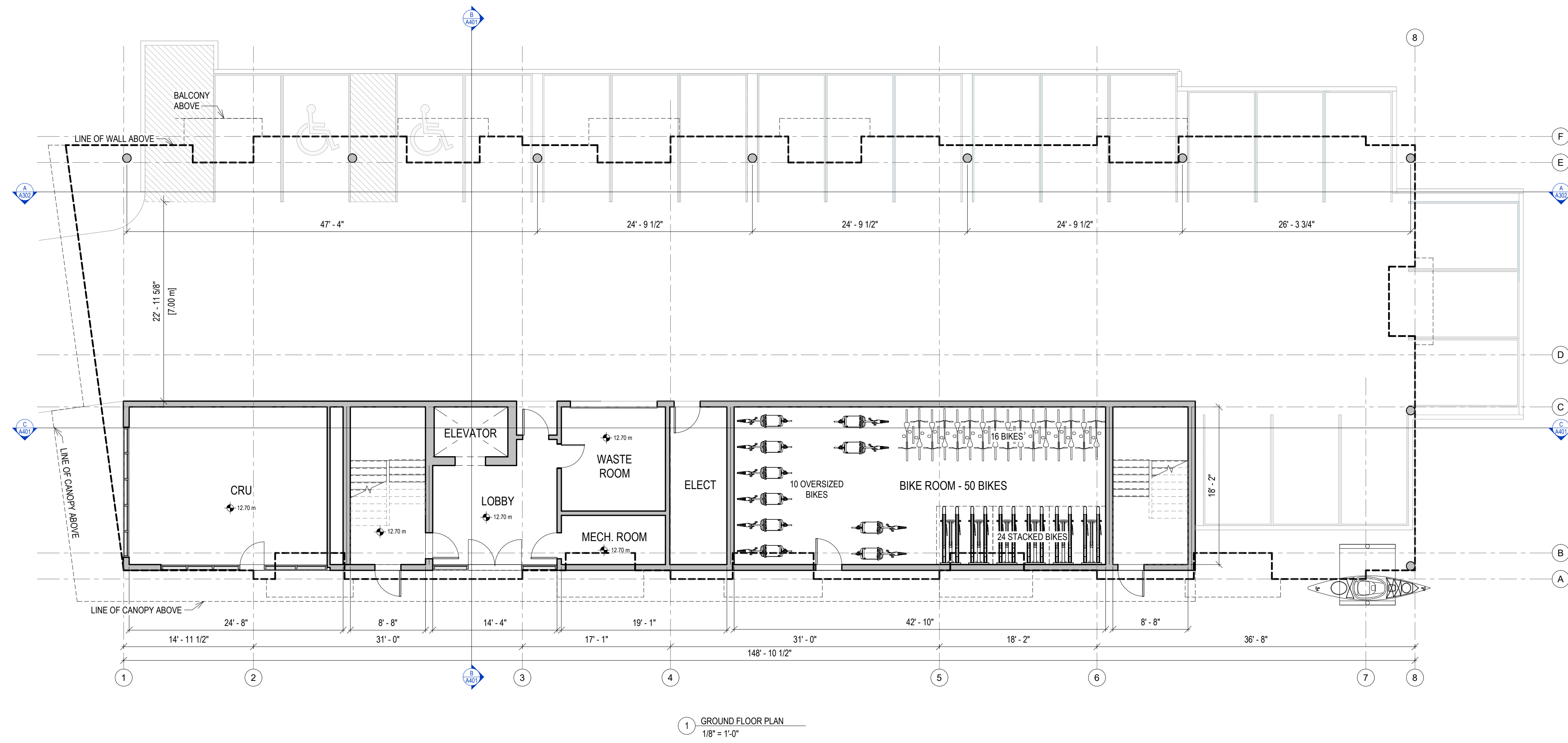
PROJECT NAME
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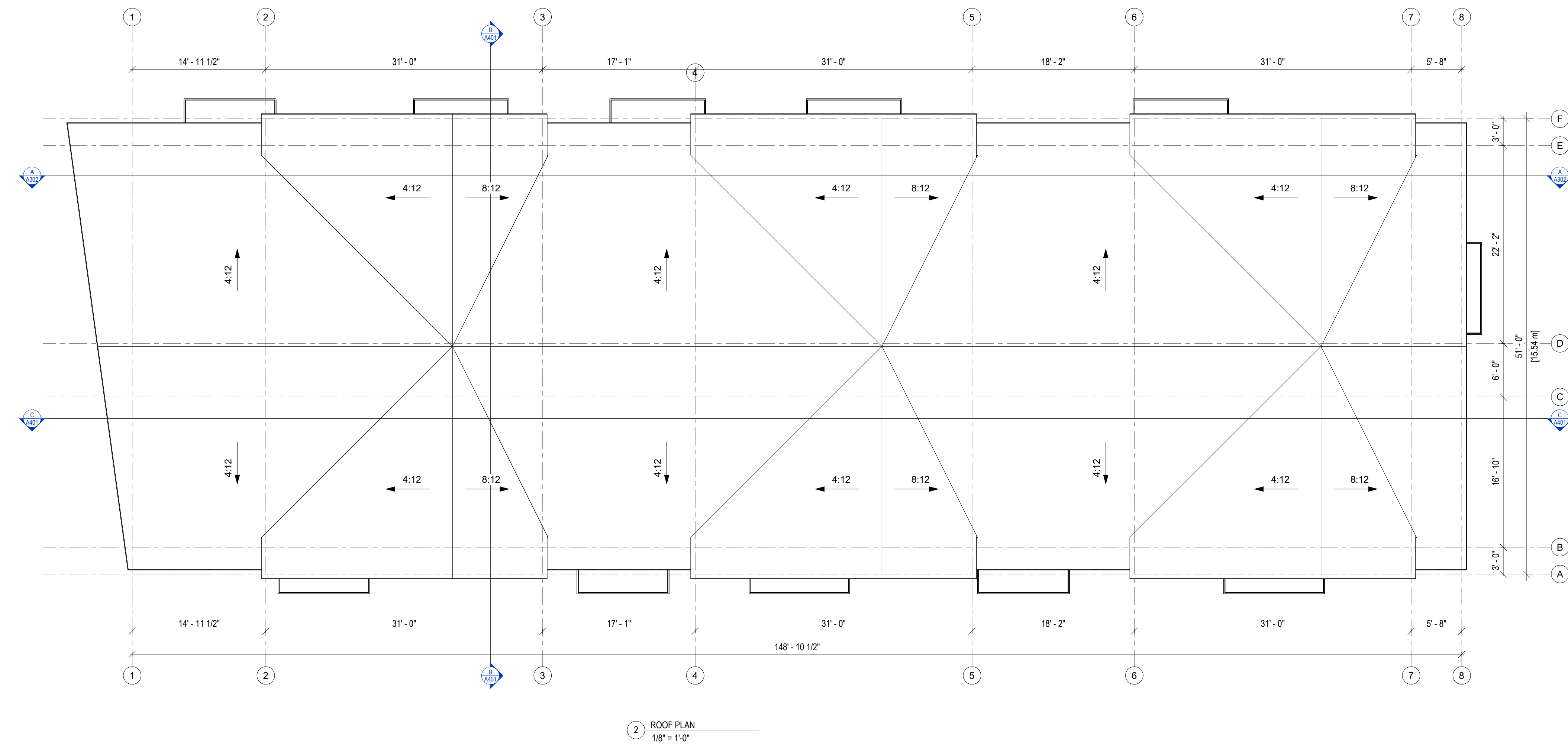
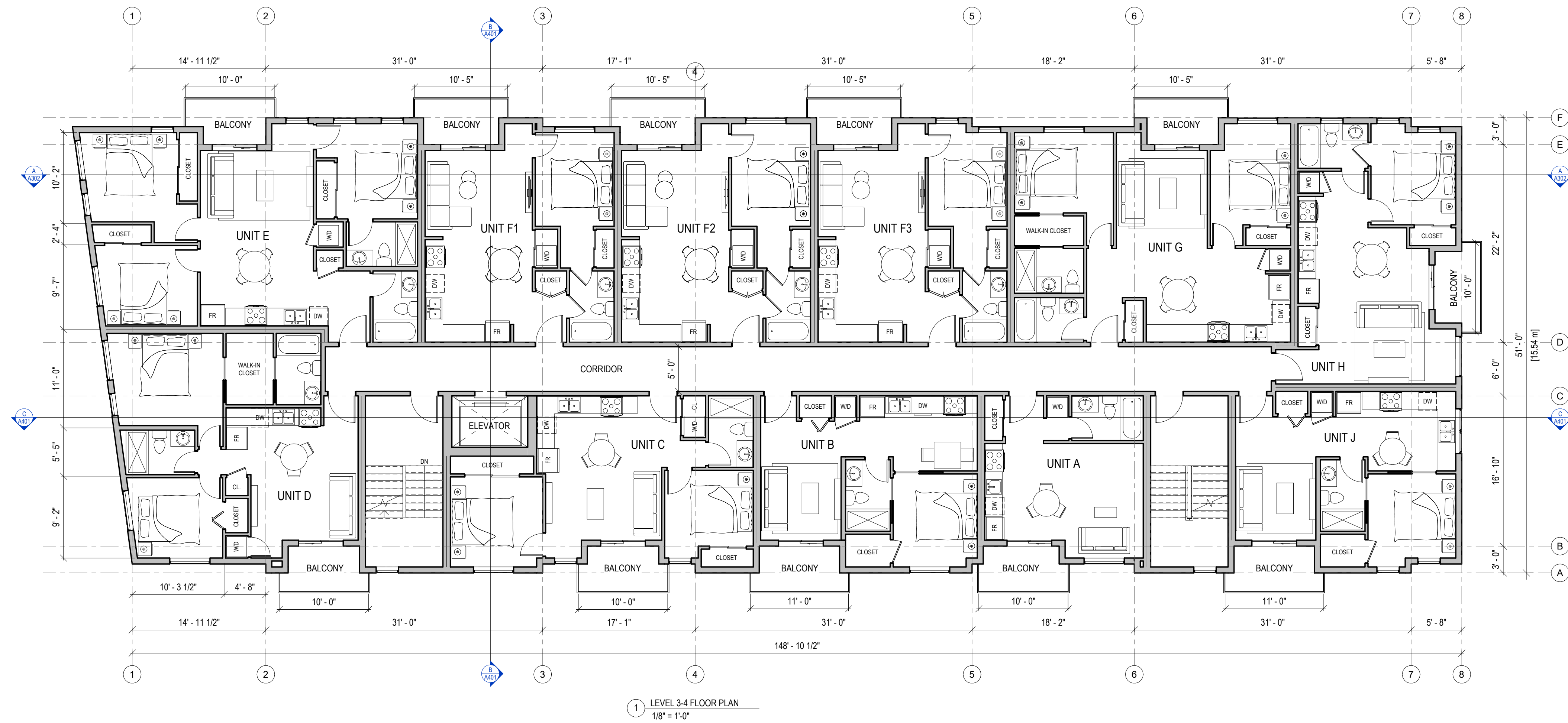
PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
**GROUND & LEVEL 2
FLOOR PLAN**

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/8" = 1'-0" REVIEW BY XV

DRAWING NO. **A201**





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OCP AMENDMENT 2025.04.07
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OCP AMENDMENT 2024.12.18
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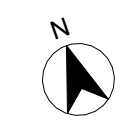
PROJECT NAME
1005 TILlicUM ROAD

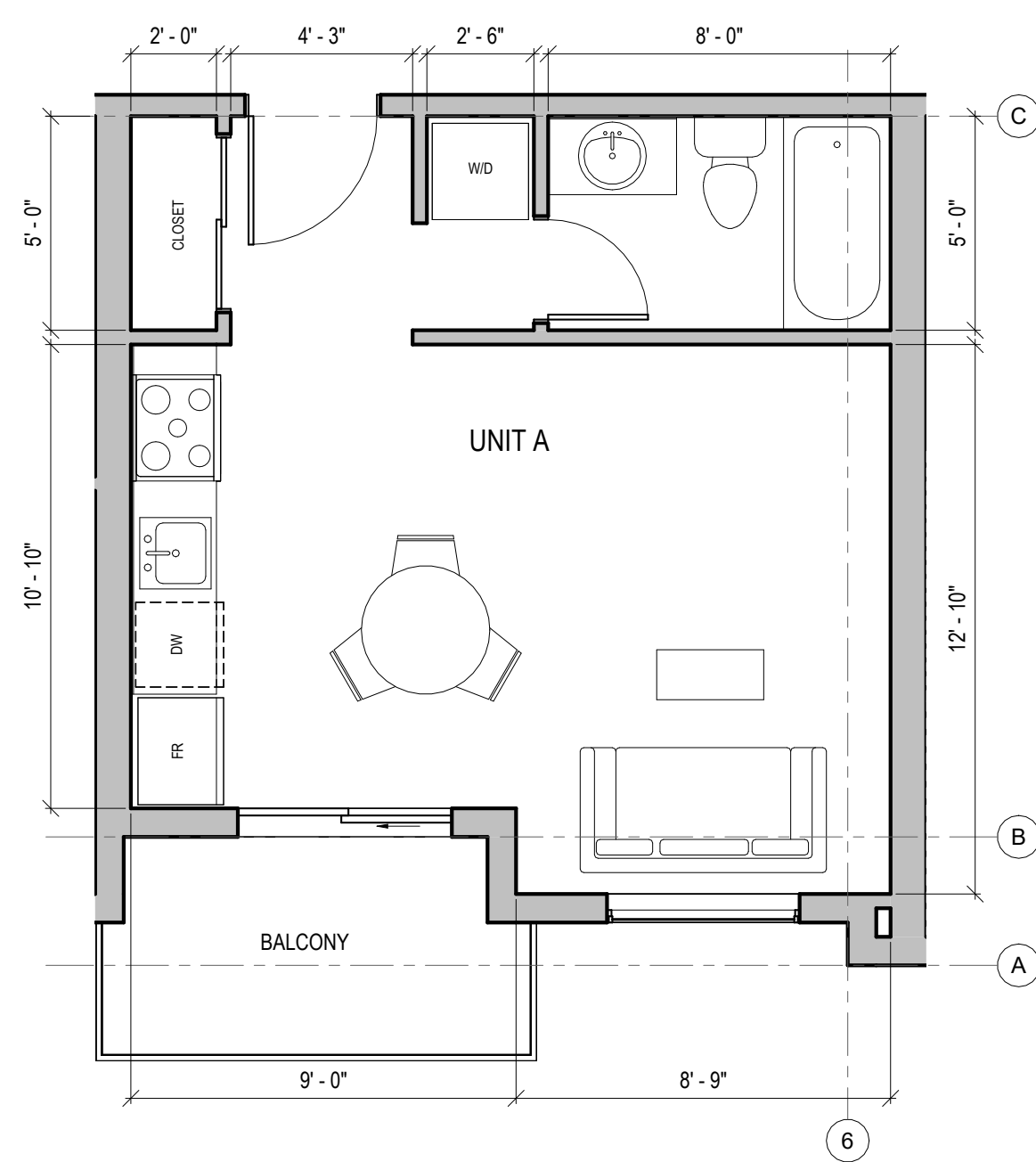
PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
**LEVEL 3-4 FLOOR PLAN &
ROOF PLAN**

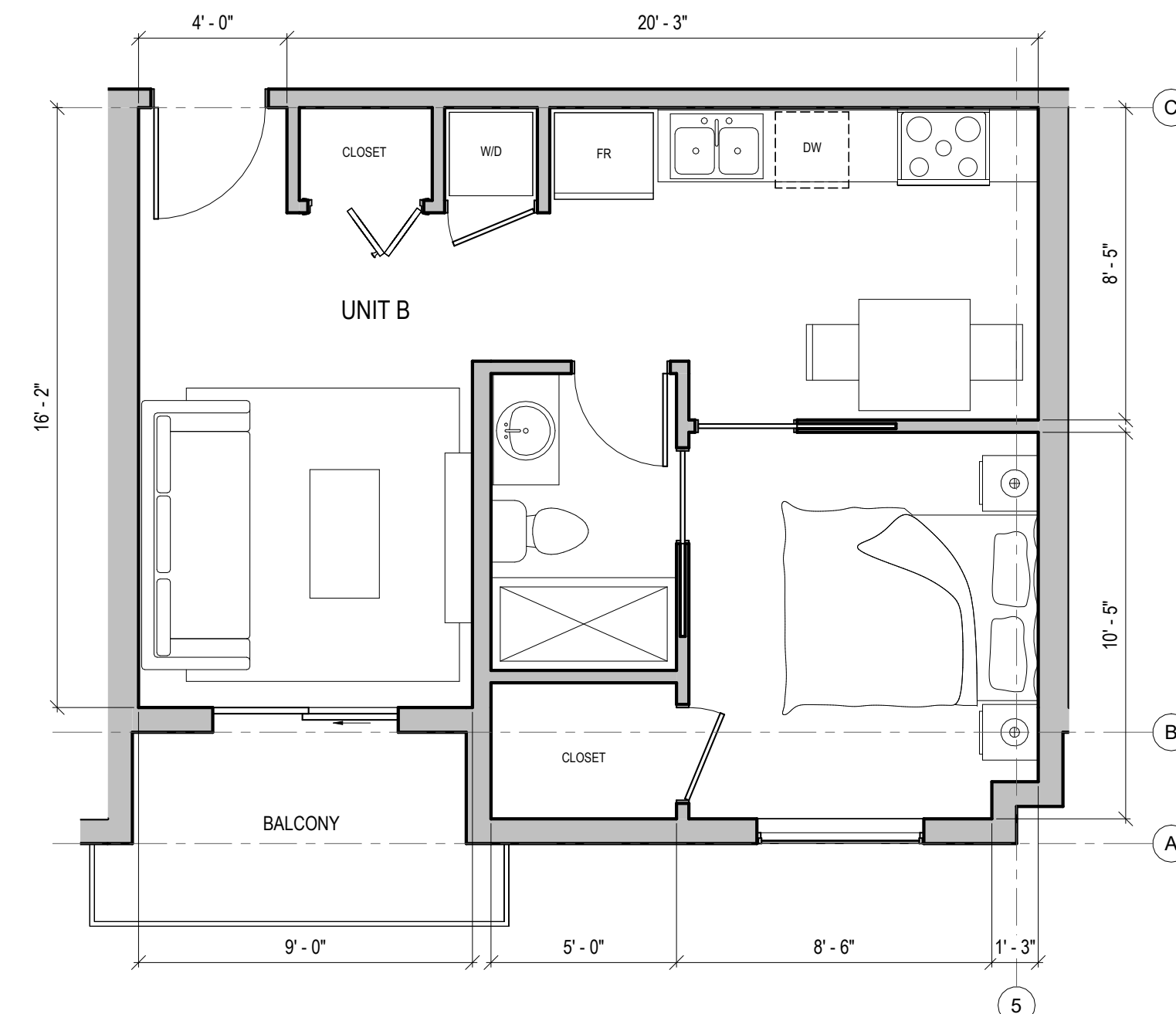
PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/8" = 1'-0" REVIEW BY XV

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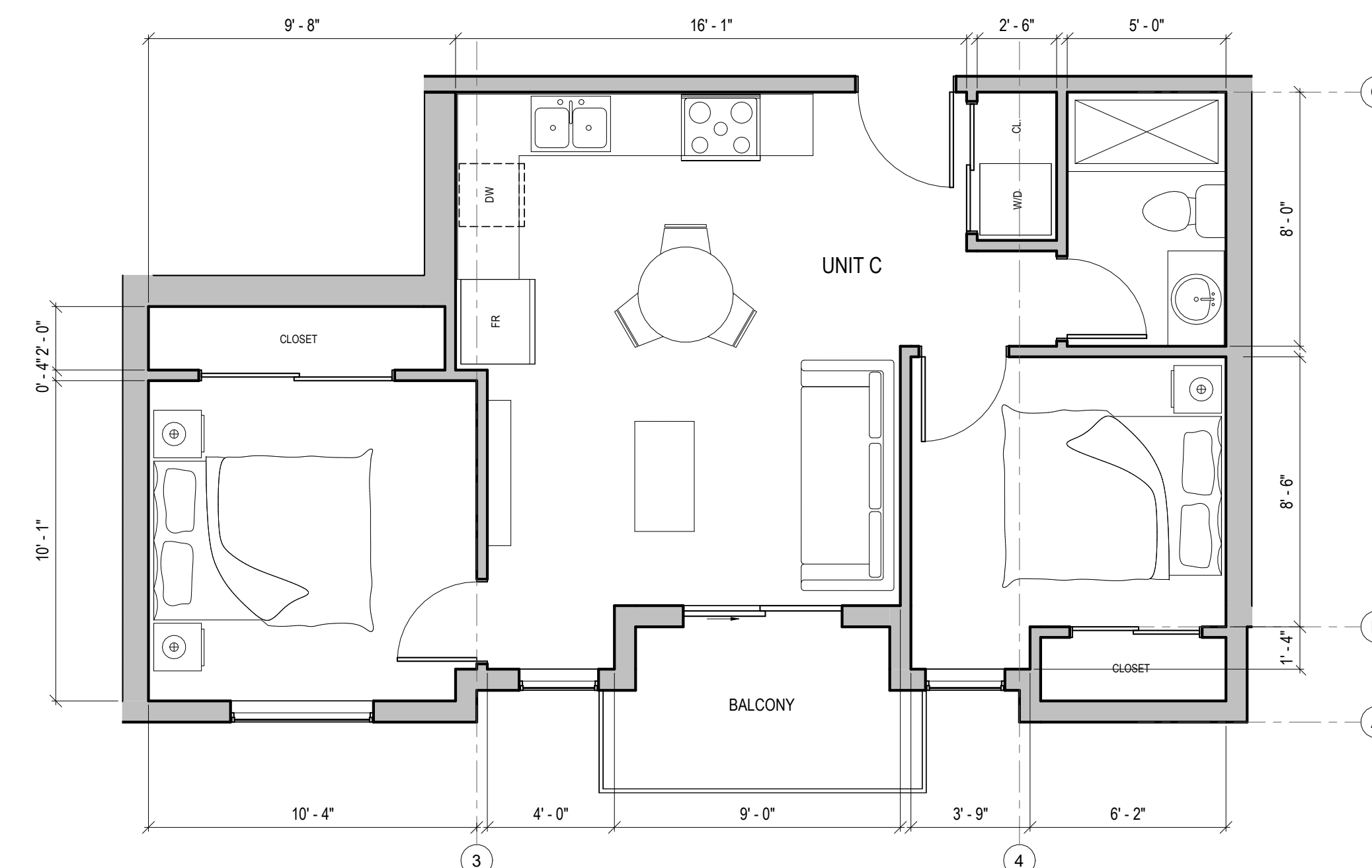




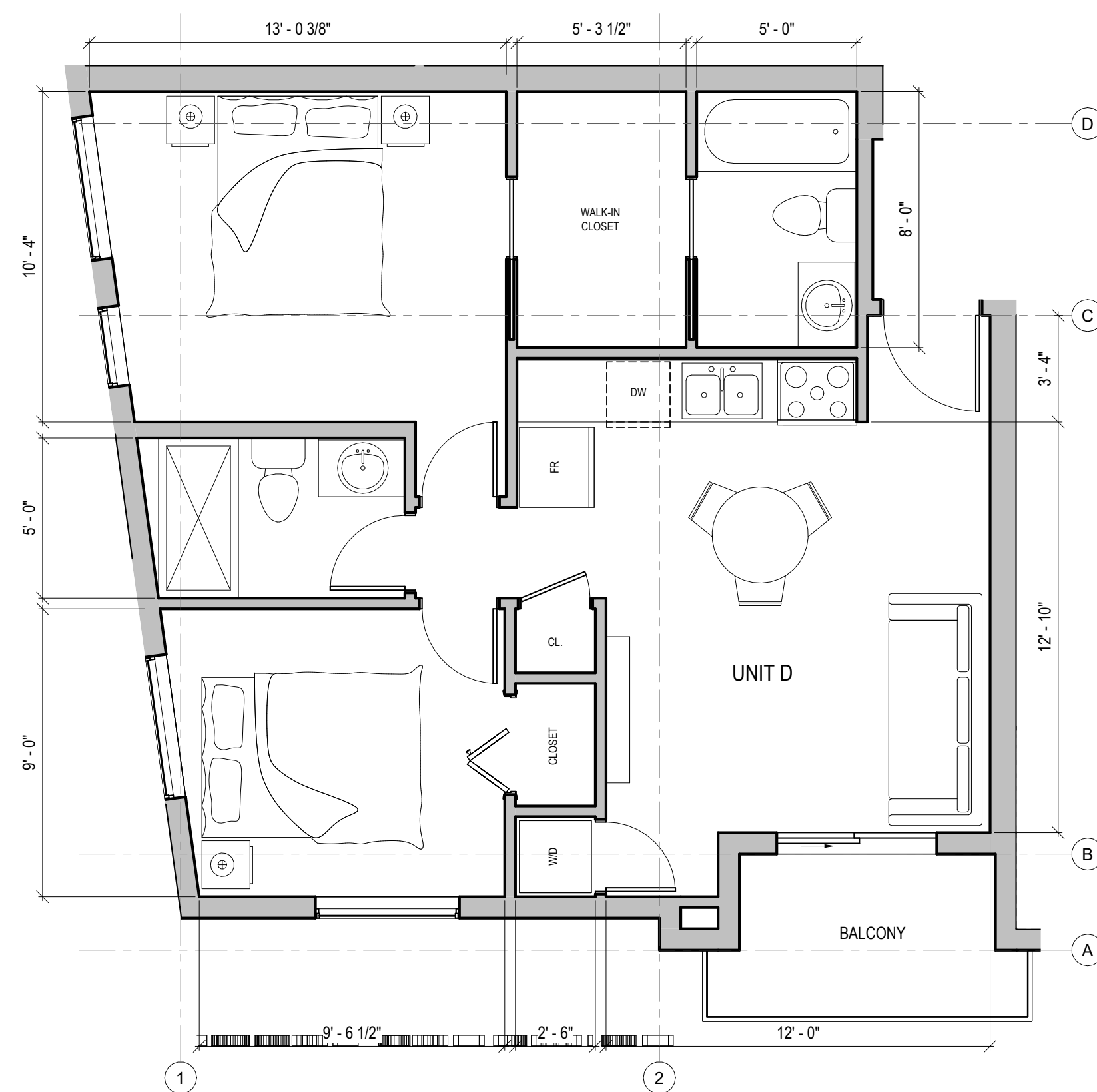
1 UNIT A
1/4" = 1'-0"



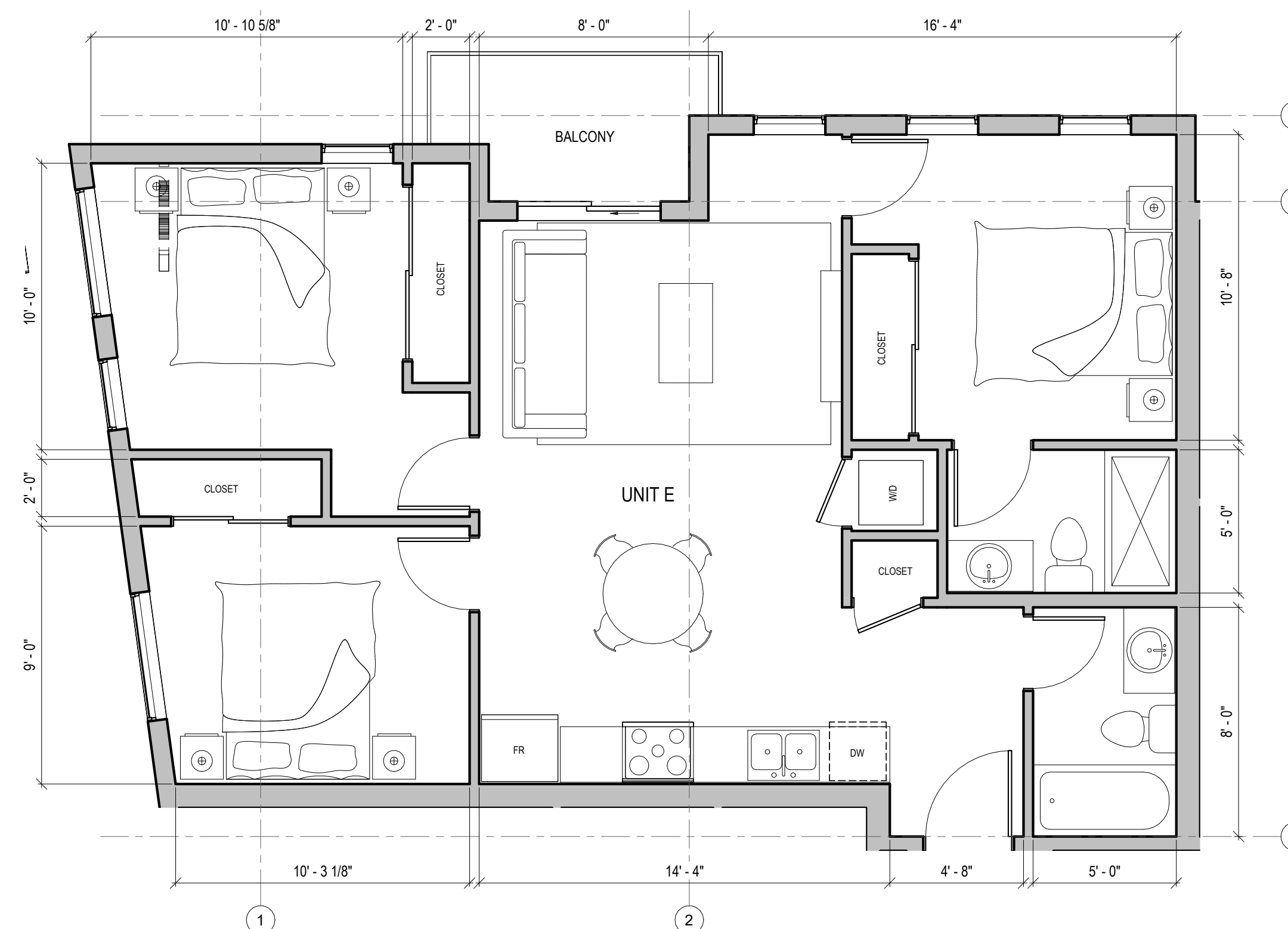
2 UNIT B
1/4" = 1'-0"



3 UNIT C
1/4" = 1'-0"



4 UNIT D
1/4" = 1'-0"



5 UNIT E
1/4" = 1'-0"



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DRAWING TITLE
**UNIT A, B, C, D & E FLOOR
PLANS**

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/4" = 1'-0" REVIEW BY XV

DRAWING NO. **A211**





RE-ISSUED FOR REZONING/
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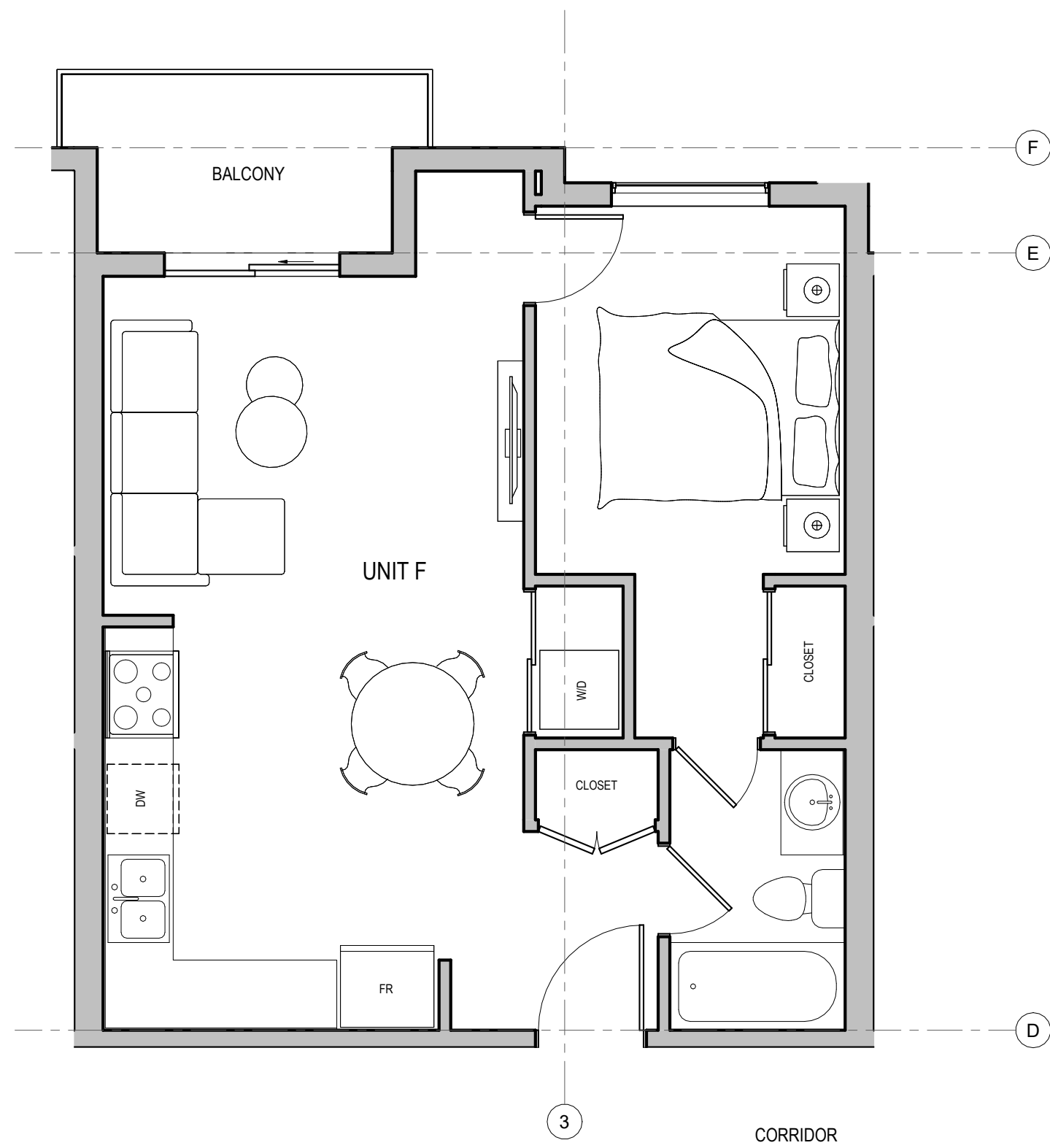
PROJECT NAME
1005 TILlicUM ROAD

PROJECT ADDRESS
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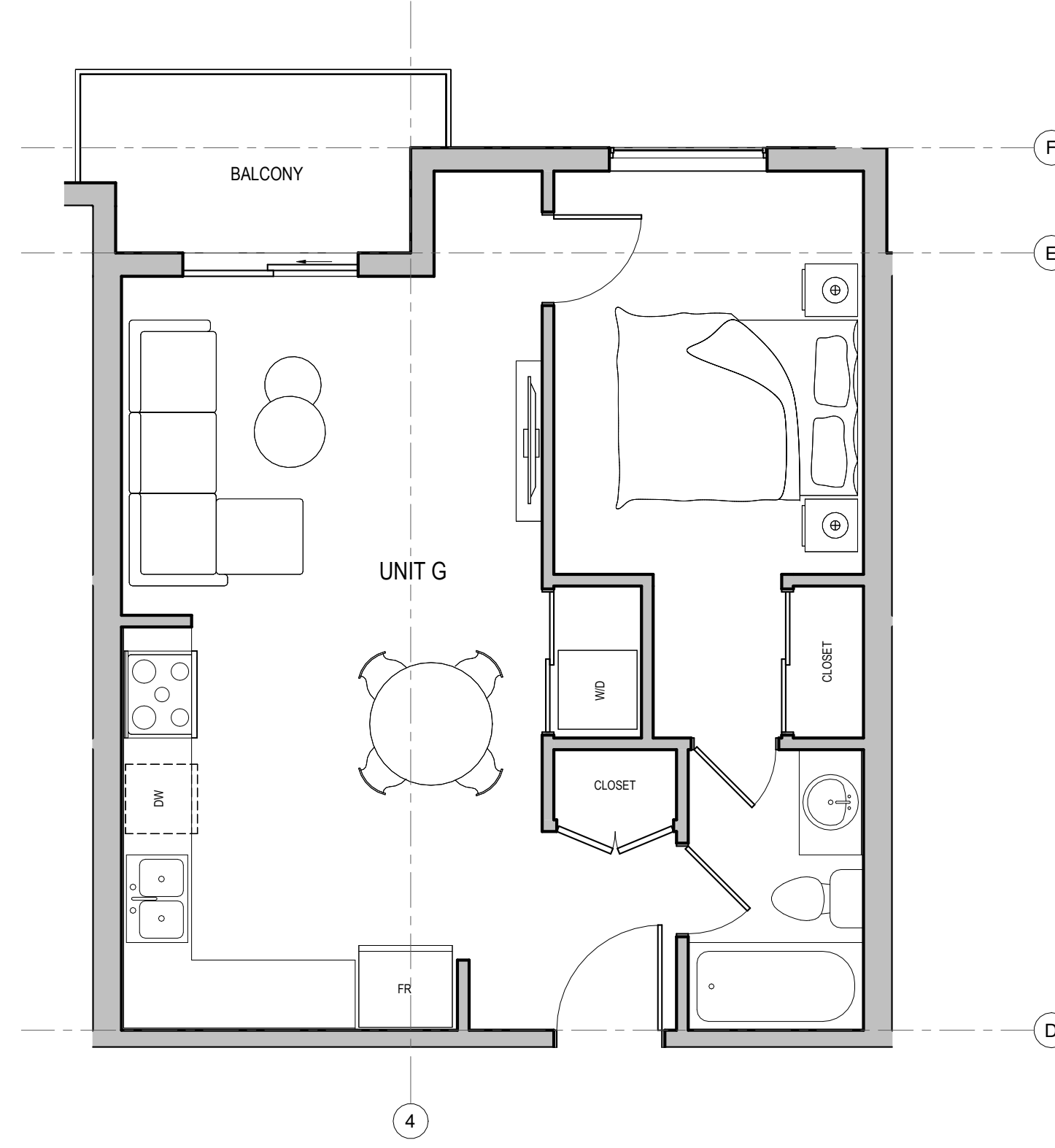
DRAWING TITLE
**UNIT F, G, H & J FLOOR
PLANS**

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/4" = 1'-0" REVIEW BY XV

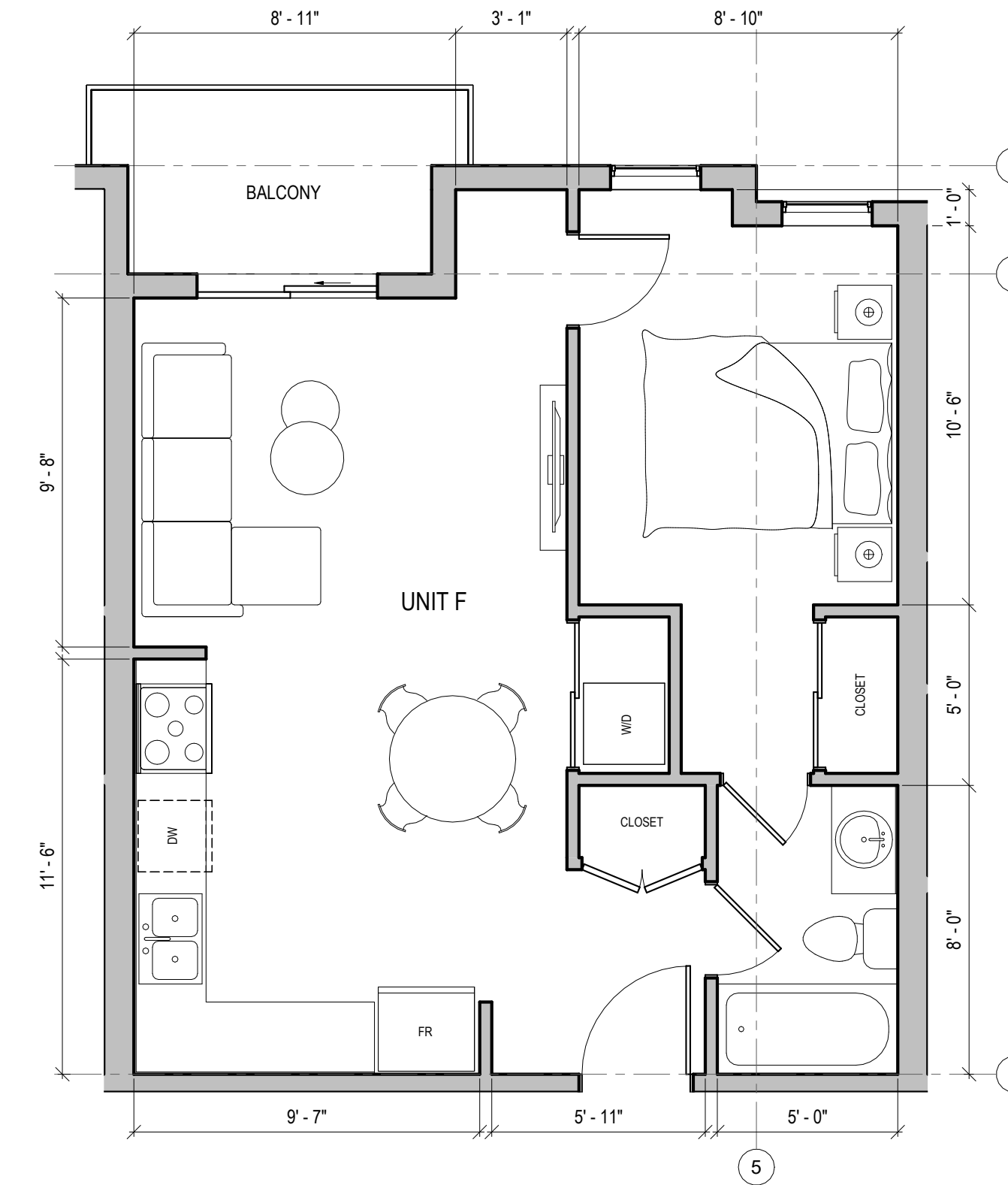
DRAWING NO. **A212**



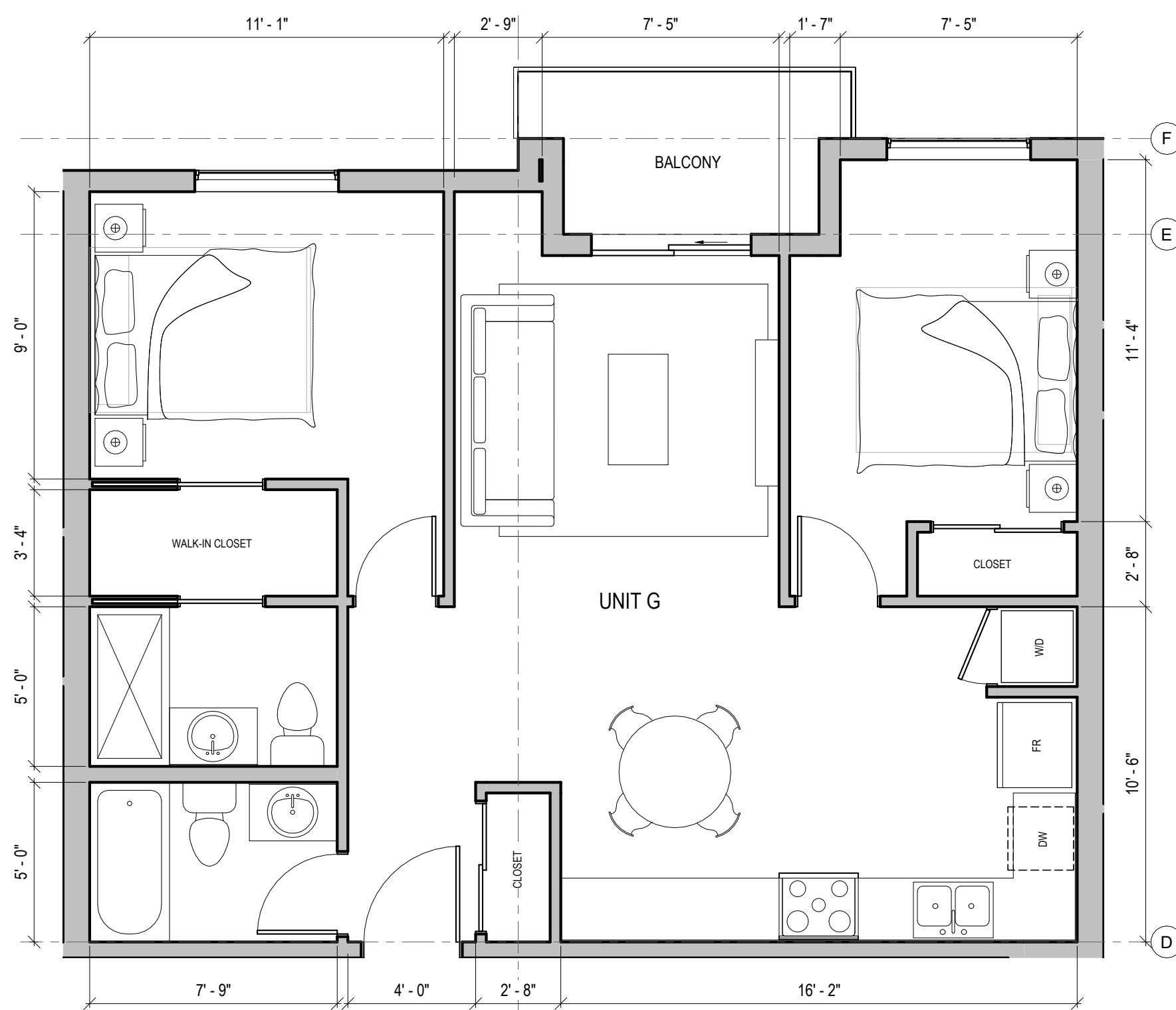
2 UNIT F1
1/4" = 1'-0"



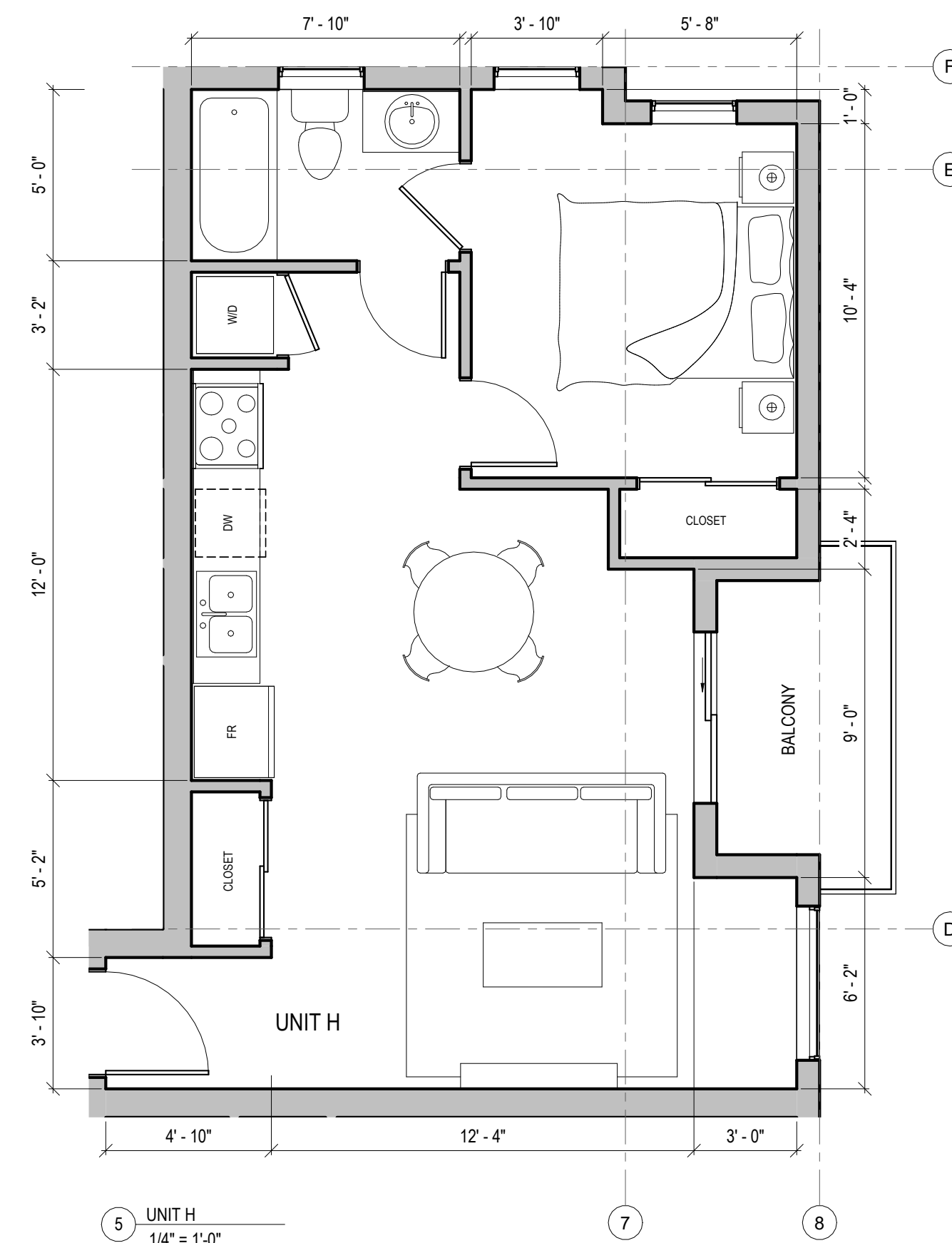
3 UNIT F2
1/4" = 1'-0"



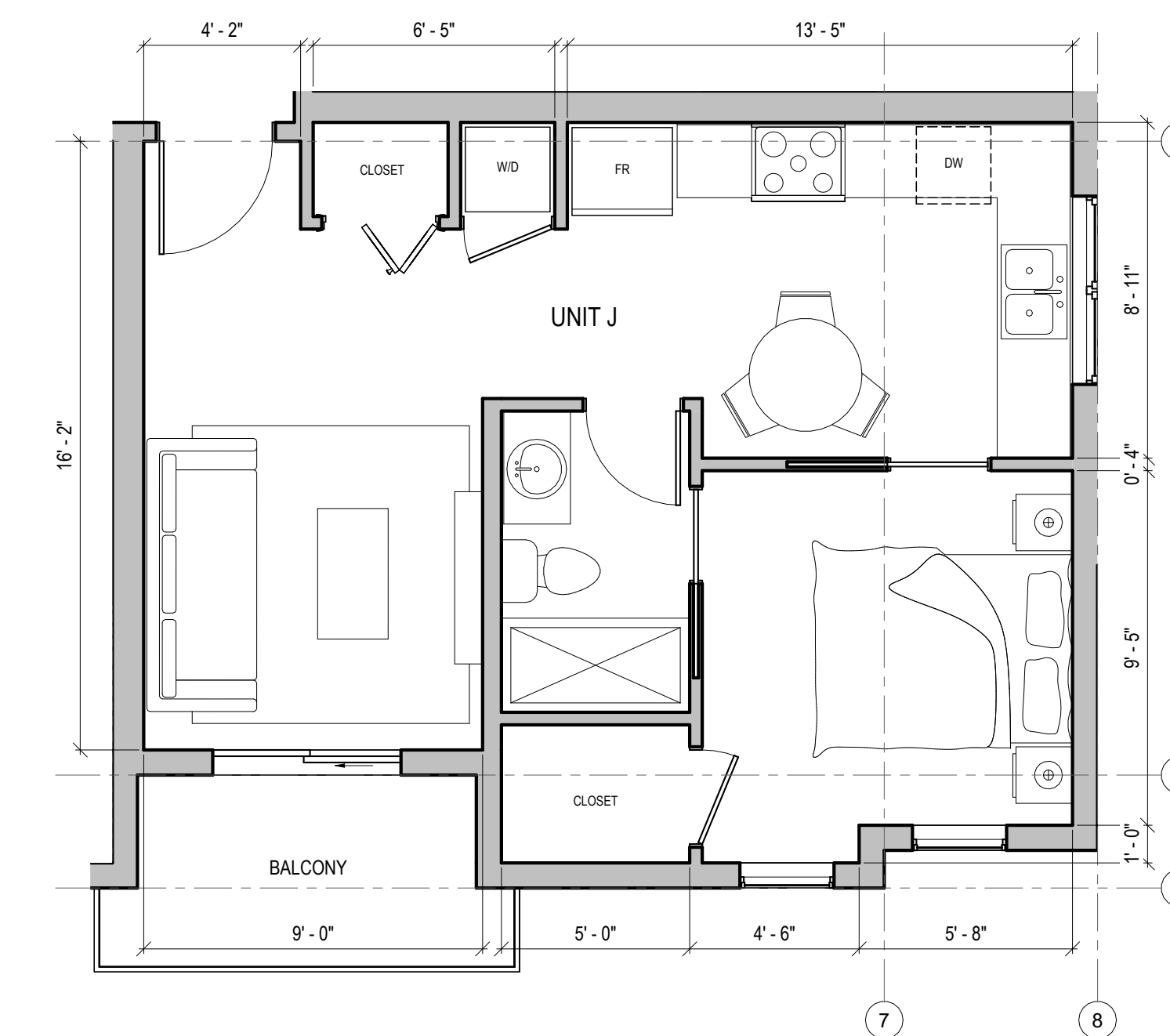
1 UNIT F3
1/4" = 1'-0"



4 UNIT G
1/4" = 1'-0"

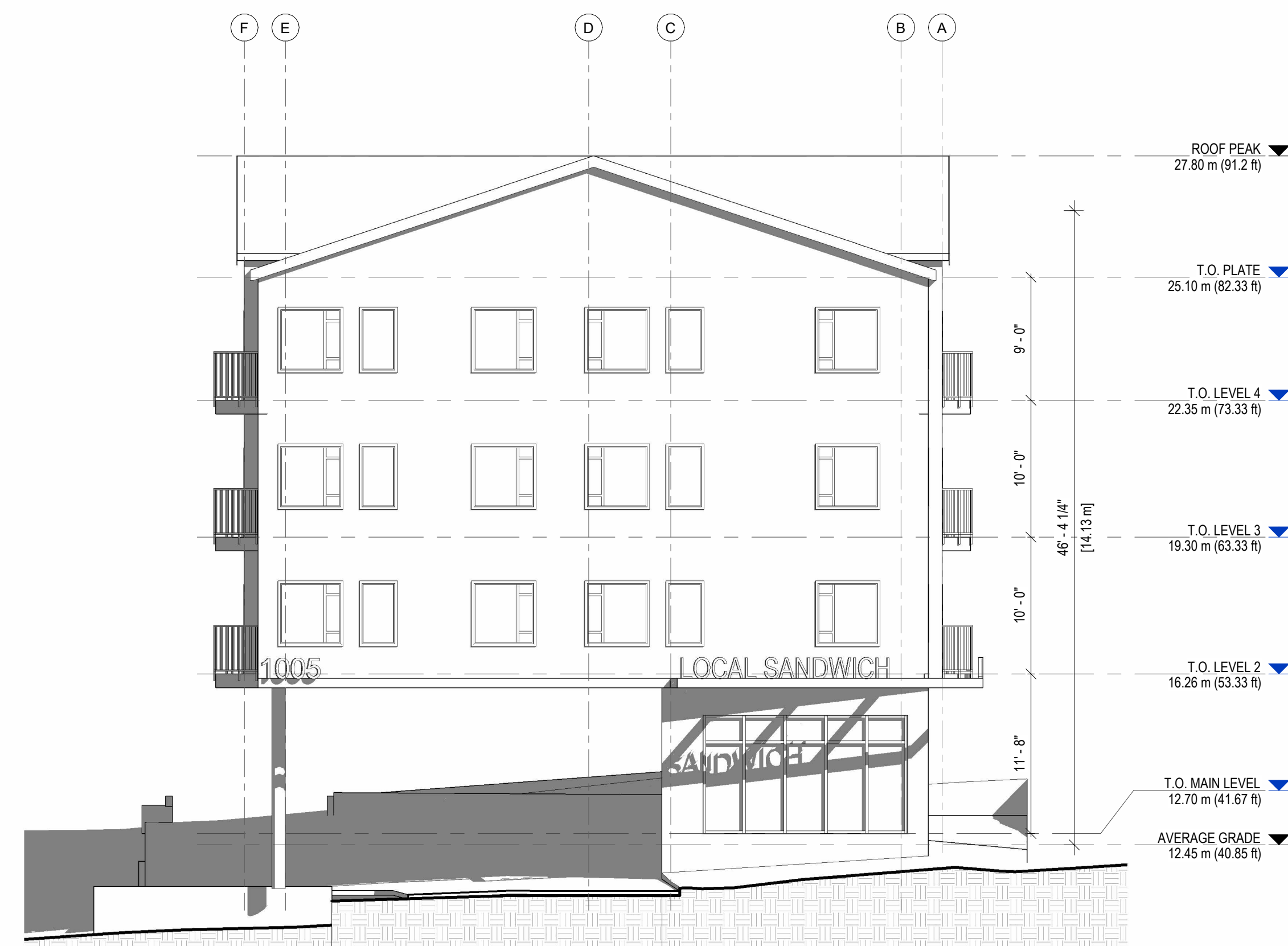


5 UNIT H
1/4" = 1'-0"



6 UNIT J
1/4" = 1'-0"

CORRIDOR



1 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



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PROJECT NAME
1005 TILlicUM ROAD

PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
**WEST, EAST & SOUTH
ELEVATIONS**

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/8" = 1'-0" REVIEW BY XV

DRAWING NO. **A301**



RE-ISSUED FOR REZONING/
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1005 TILlicUM ROAD

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1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
**NORTH ELEVATION &
SECTION A**

PROJECT NO. 23-004 DRAWN BY kat
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DRAWING NO. **A302**



2 NORTH ELEVATION
1/8" = 1'-0"



A SECTION A
1/8" = 1'-0"



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OCP AMENDMENT 2024.12.18
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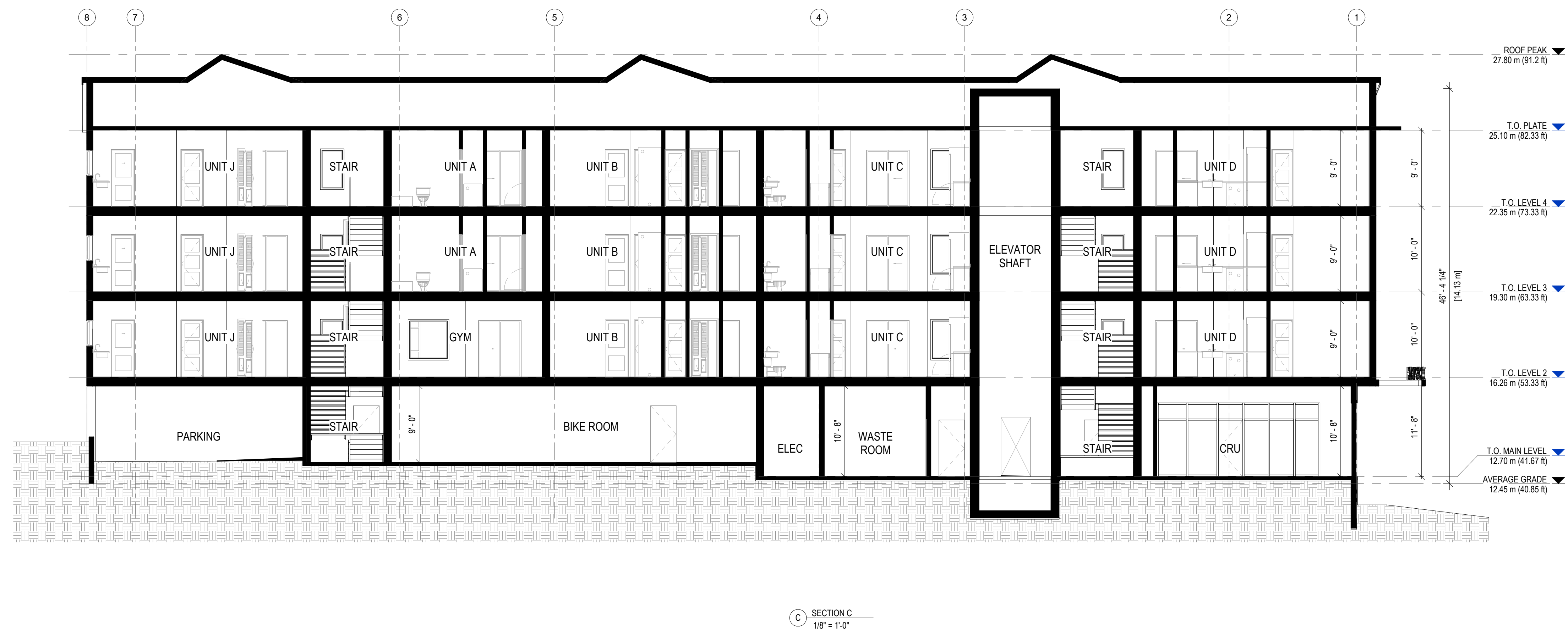
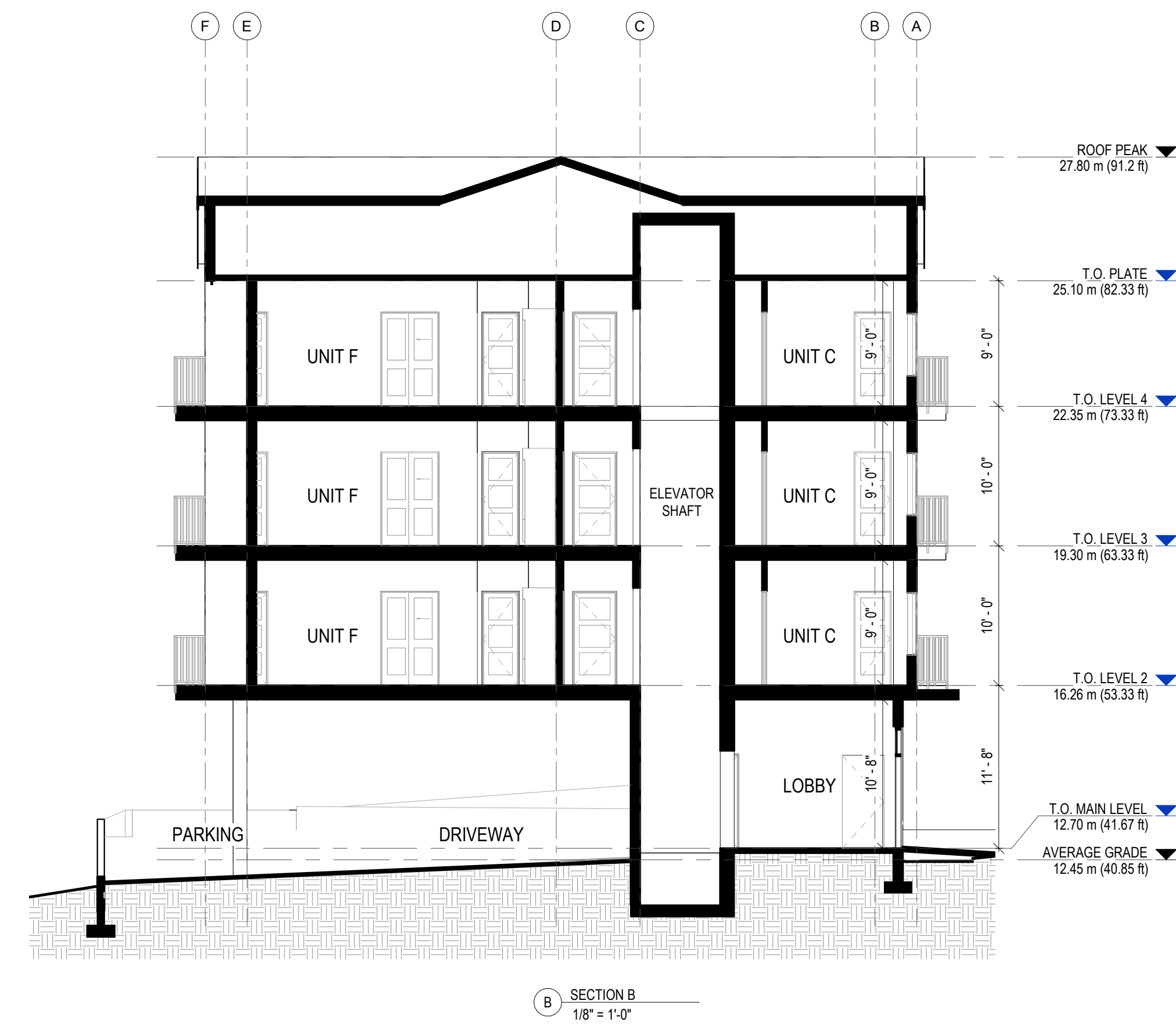
PROJECT NAME
1005 TILLCUM ROAD

PROJECT ADDRESS
1005 TILLCUM ROAD, ESQUIMALT, BC

DRAWING TITLE
SECTION B & C

PROJECT NO. 23-004 DRAWN BY kat
SCALE 1/8" = 1'-0" REVIEW BY XV

DRAWING NO. **A401**





March 21, 10am



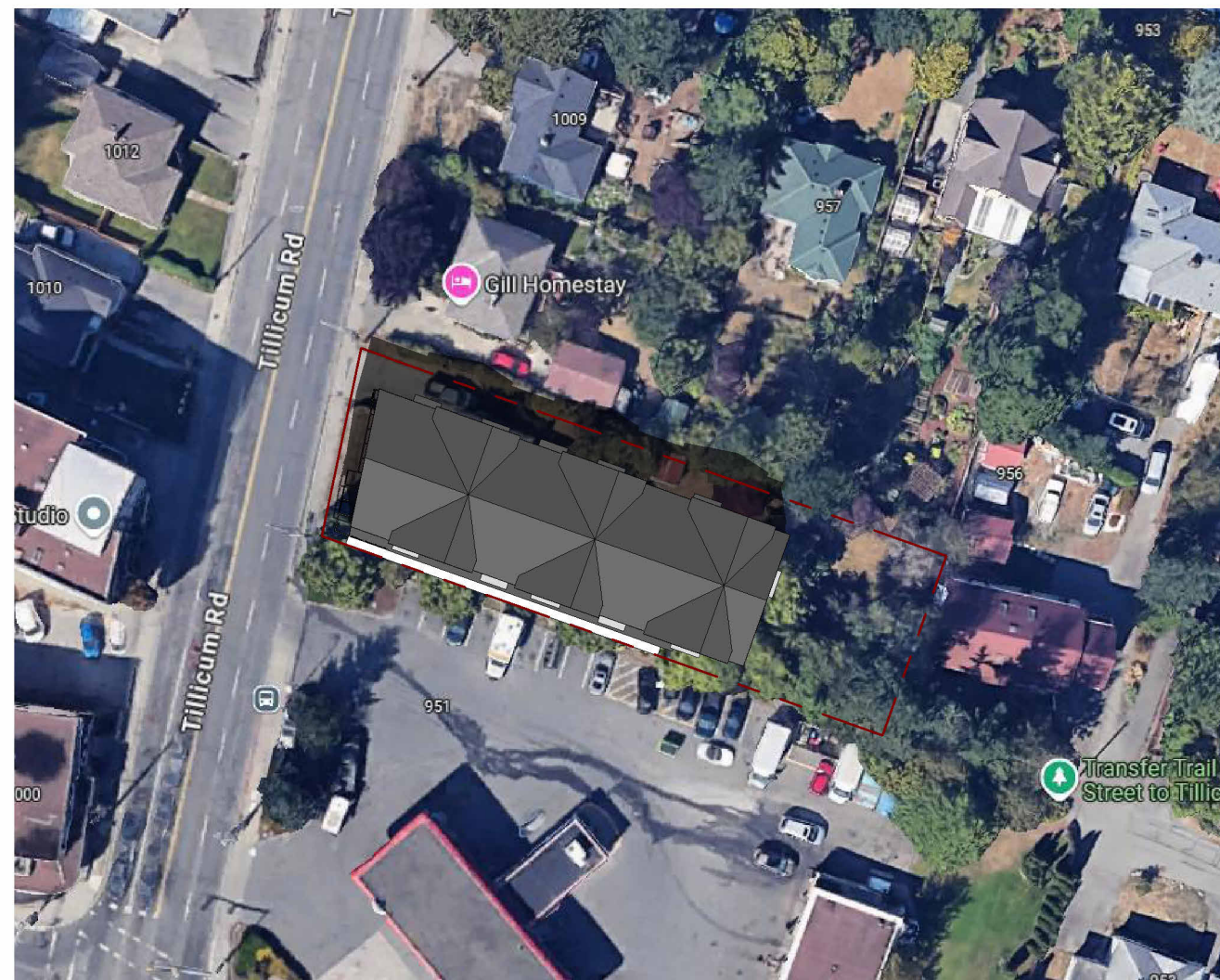
March 21, 12pm



March 21, 4pm



June 21, 10am



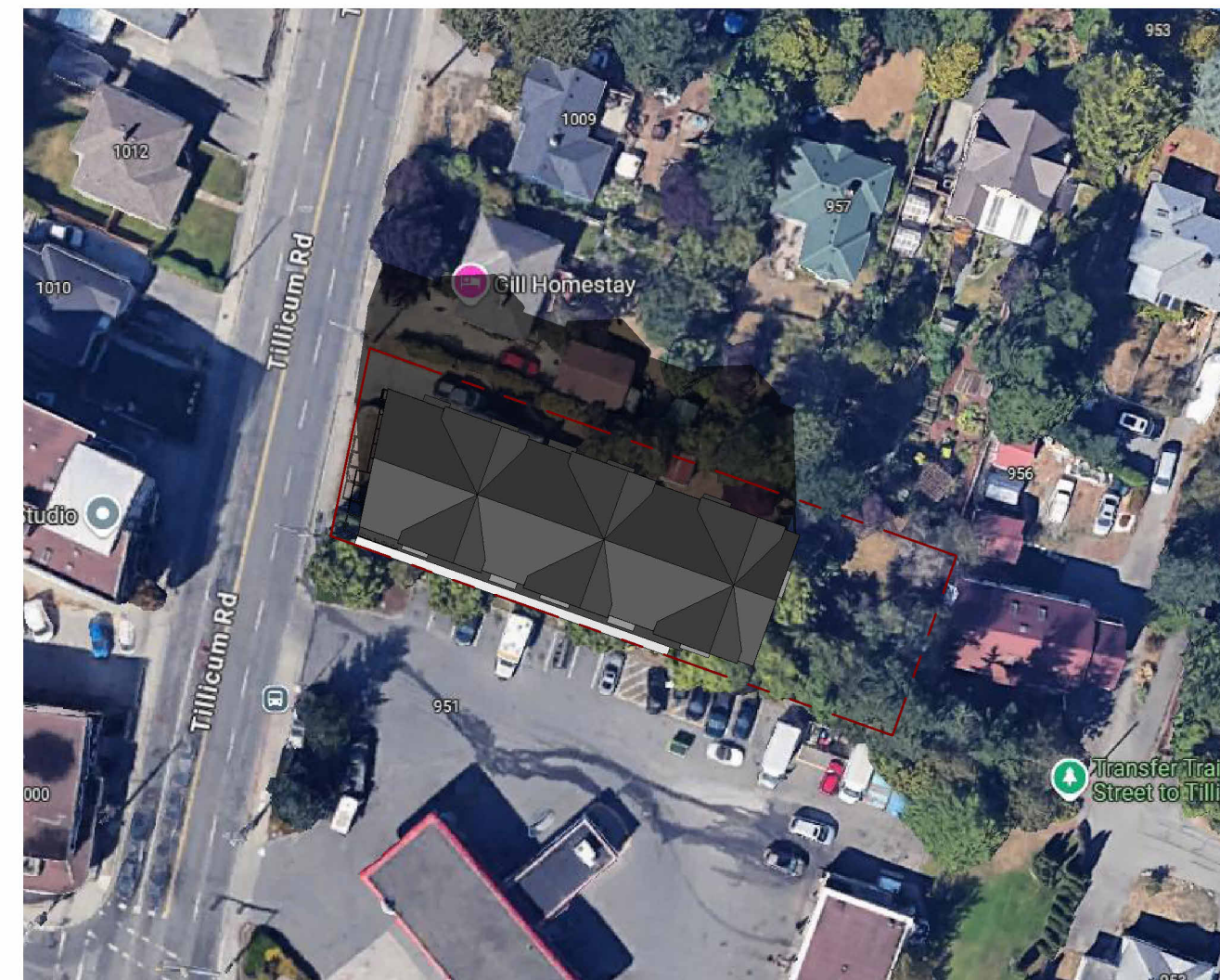
June 21, 12pm



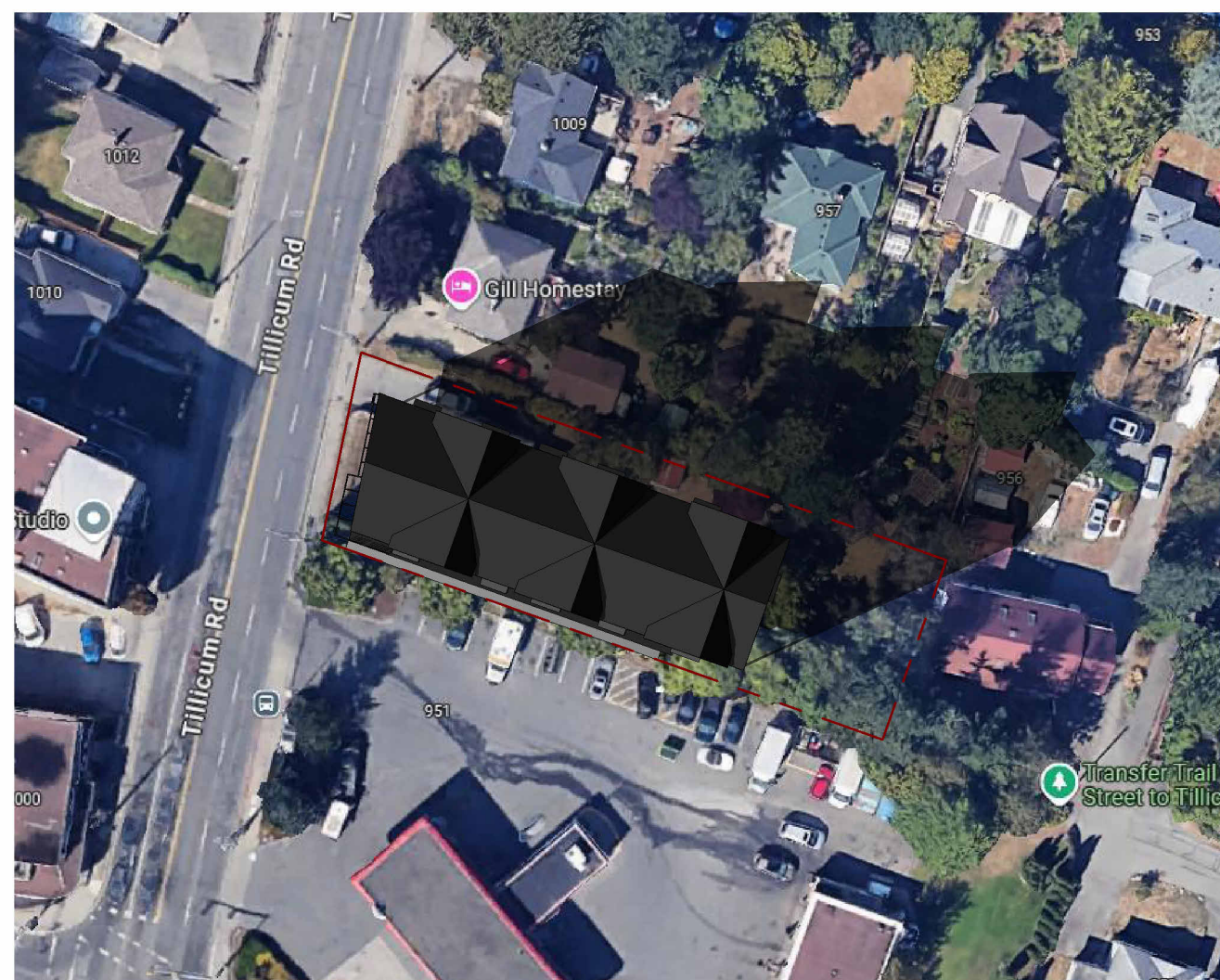
June 21, 4pm



September 21, 10am



September 21, 12pm



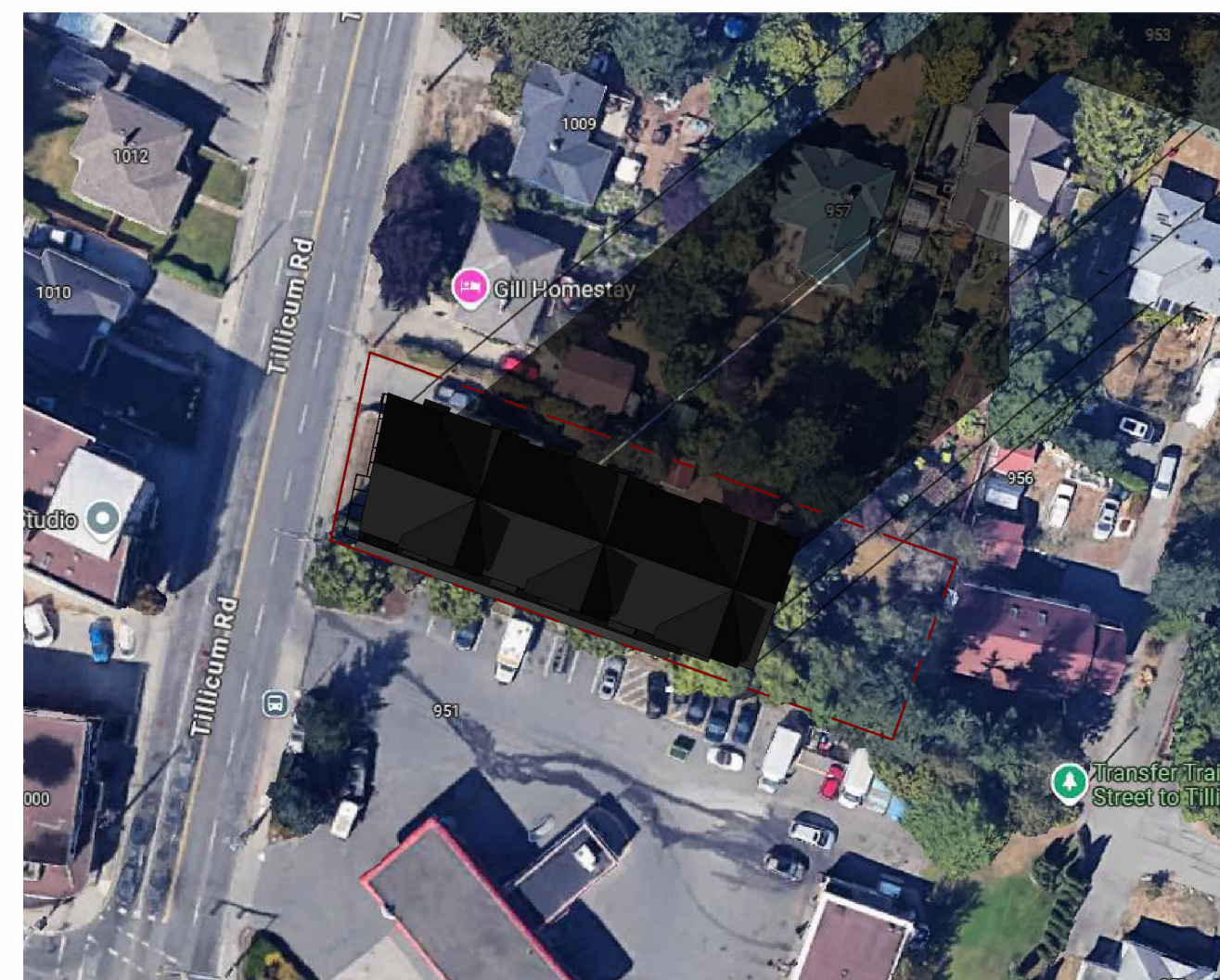
September 21, 4pm



December 21, 10am



December 21, 12pm



December 21, 4pm



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DRAWING TITLE
SHADOW STUDY

PROJECT NO. 23-004 DRAWN BY XV
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DRAWING NO. **A501**



3D PERSPECTIVE - FRONT VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



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DRAWING TITLE
3D VIEWS

PROJECT NO.	23-004	DRAWN BY	XV
SCALE		REVIEW BY	XV

DRAWING NO. **A502**