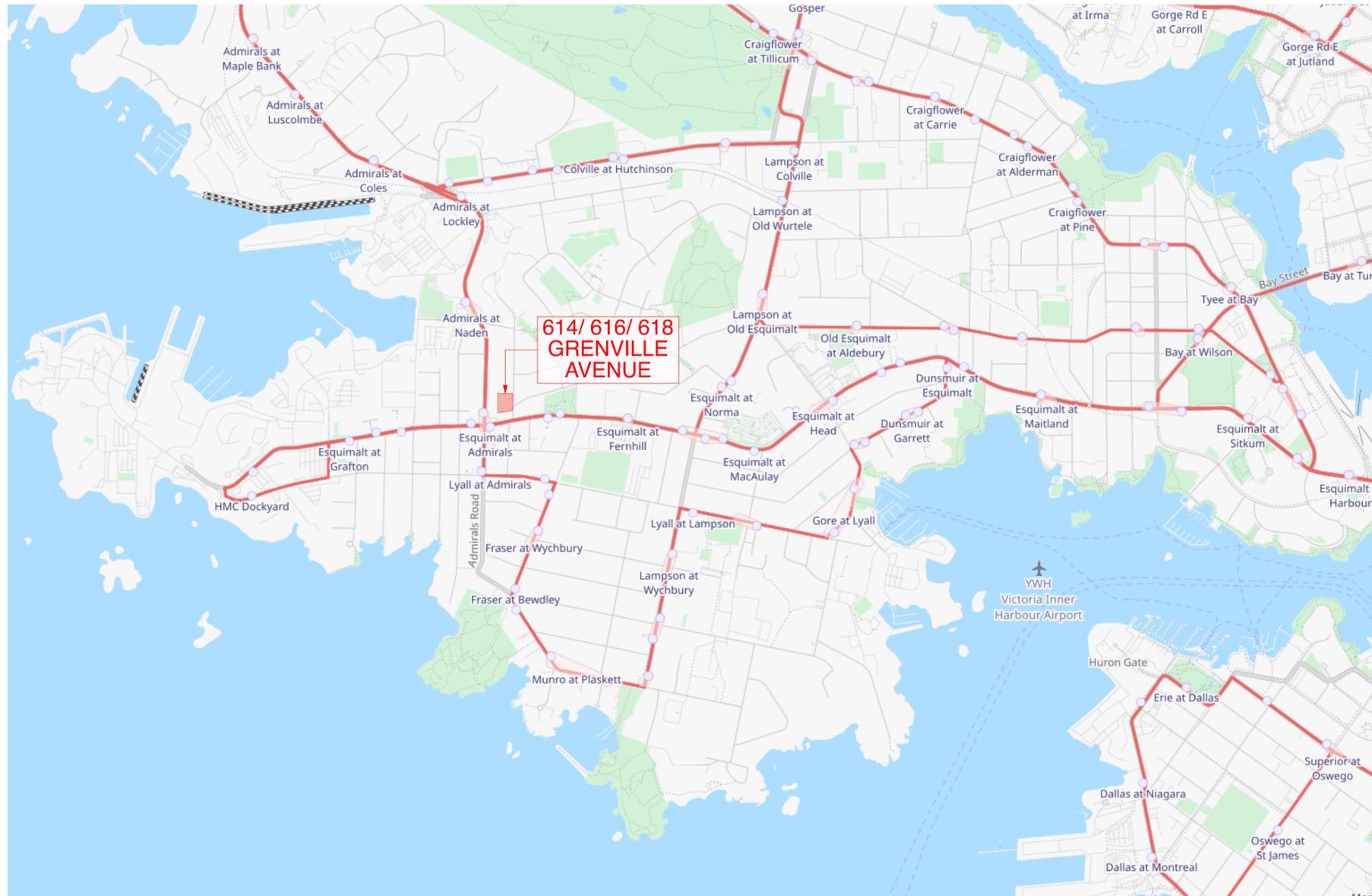




The Lincoln



TRANSIT & ACCESS

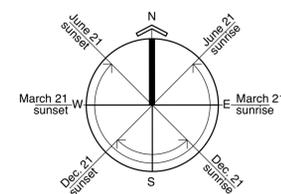
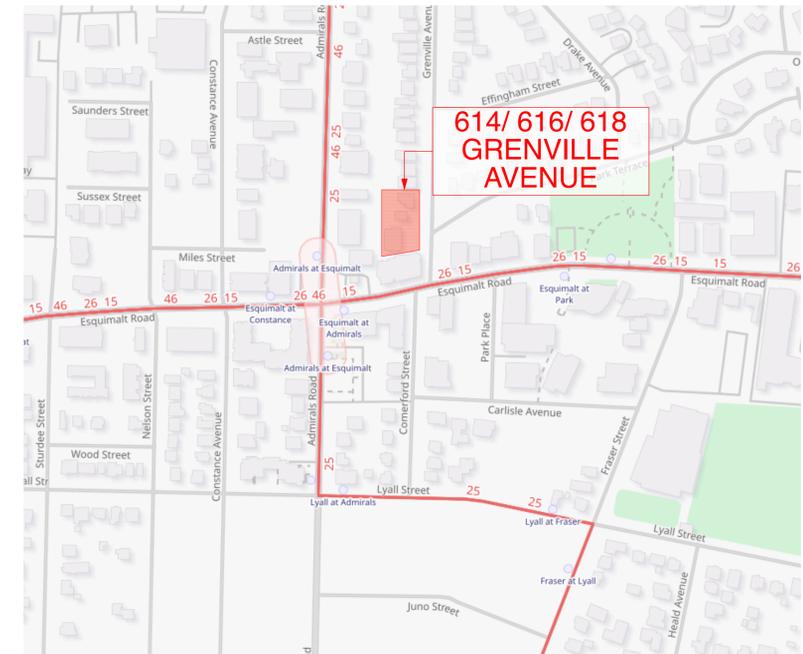
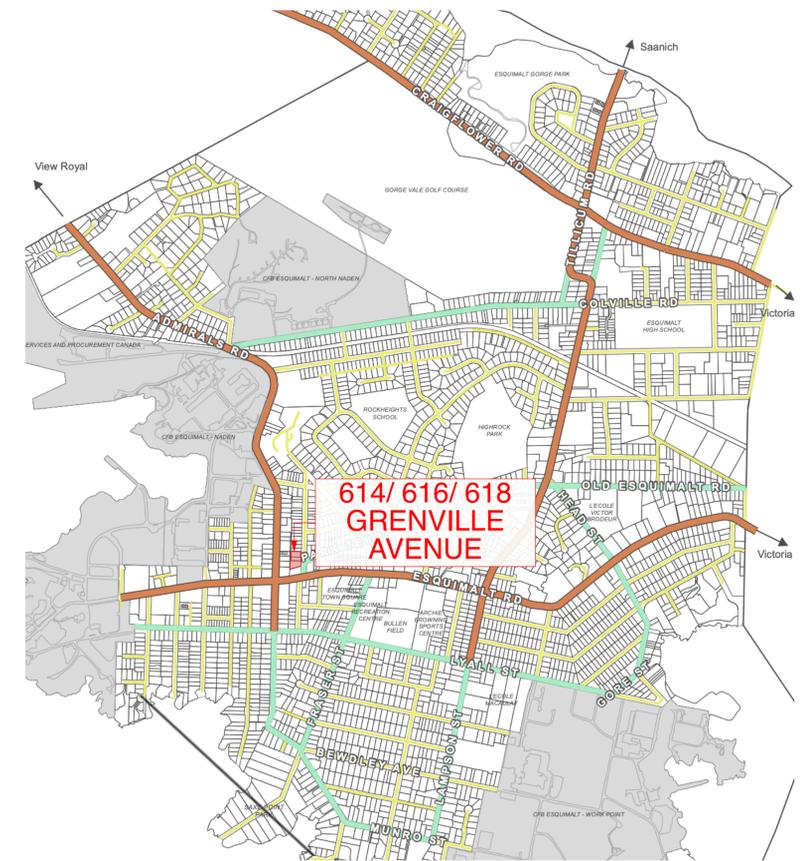


— Transit Routes

● Bus Stops

Site

- By intersection of 2 major roads; Admirals Rd and Esquimalt Rd. Provides access in and out of Esquimalt, towards Victoria and View Royal
- Access to multiple bus routes; 26, 46, 15 and 25.



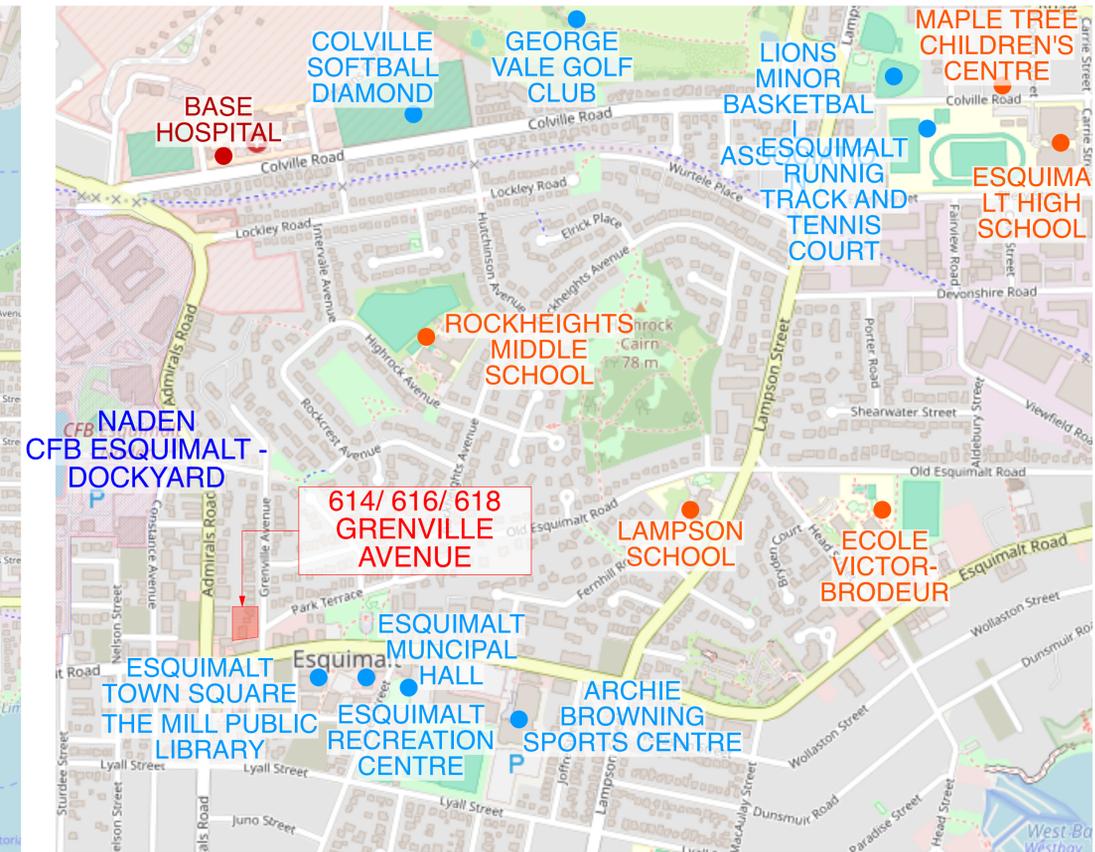
A1.0 - TRANSIT & ACCESS THE LINCOLN

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LOCAL AMENITIES AND SERVICES



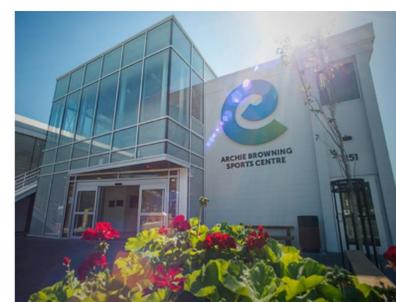
- Education
- Recreation / Community Centre / Library
- Religious
- Hospitals



Esquimalt Town Square & The Mill Public Library



Esquimalt Municipal Hall



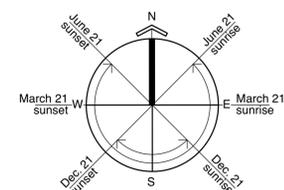
Archie Browning Sports Centre



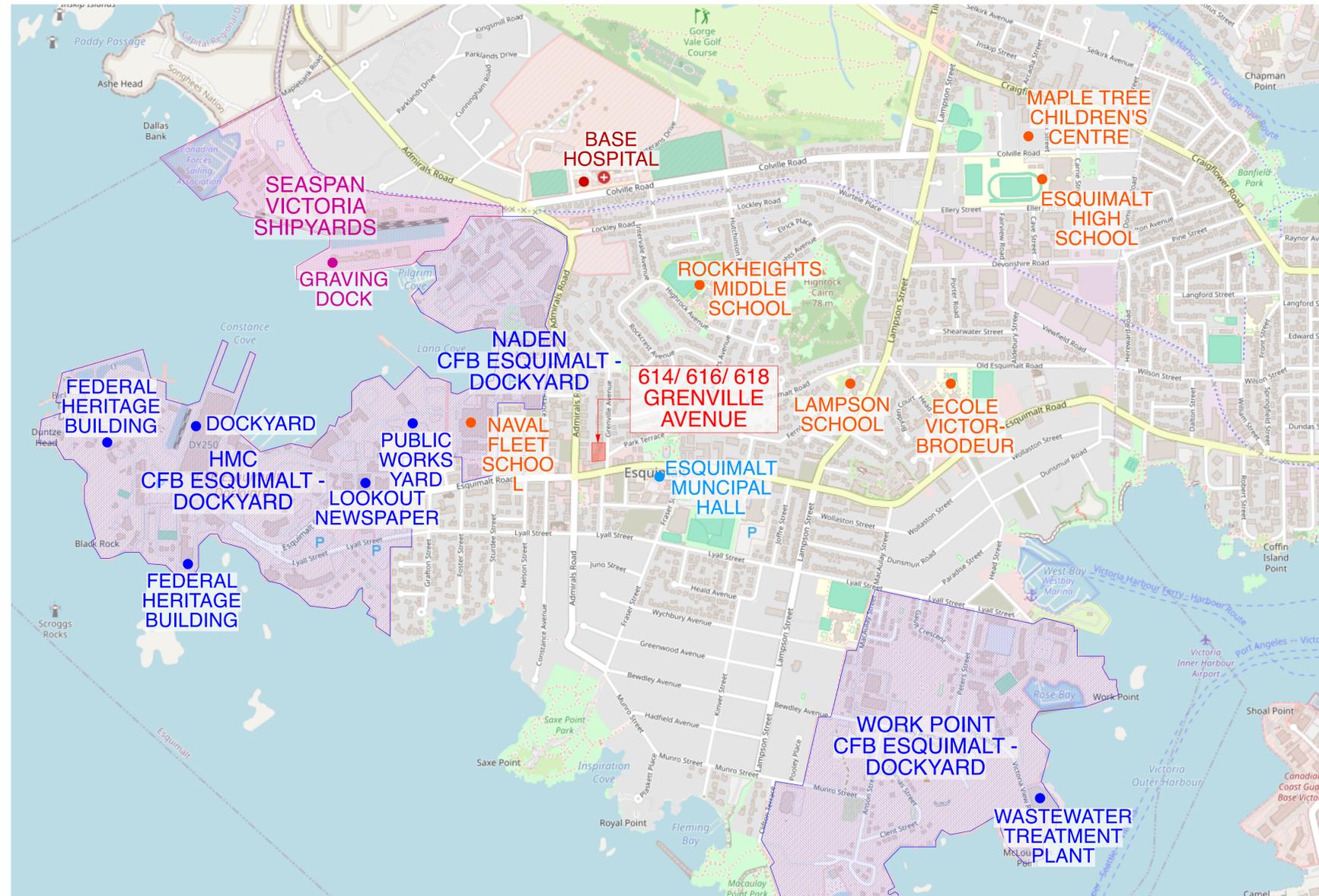
High Rock Park



Esquimalt Recreation Centre

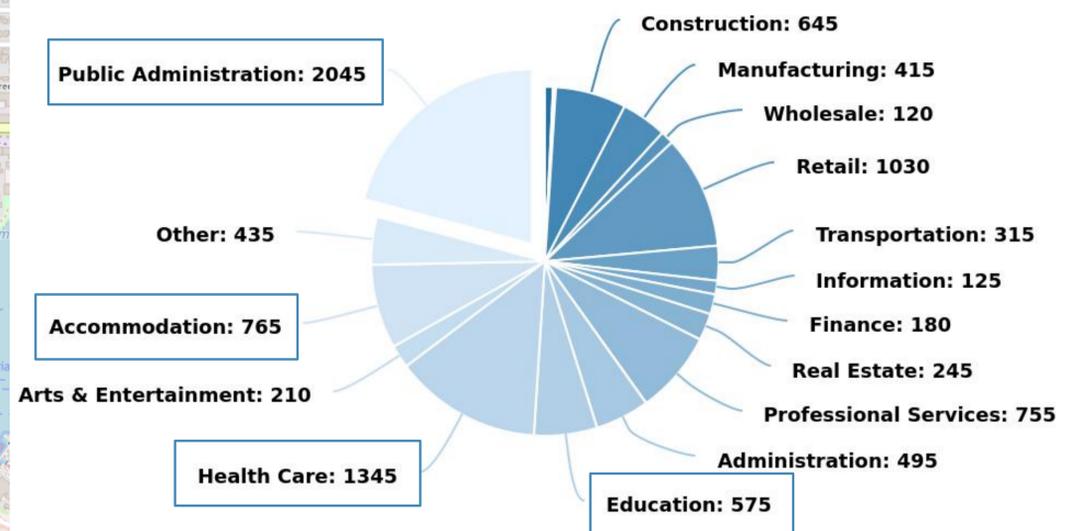


EMPLOYMENT SPACES

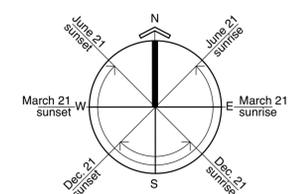


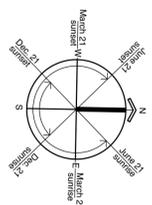
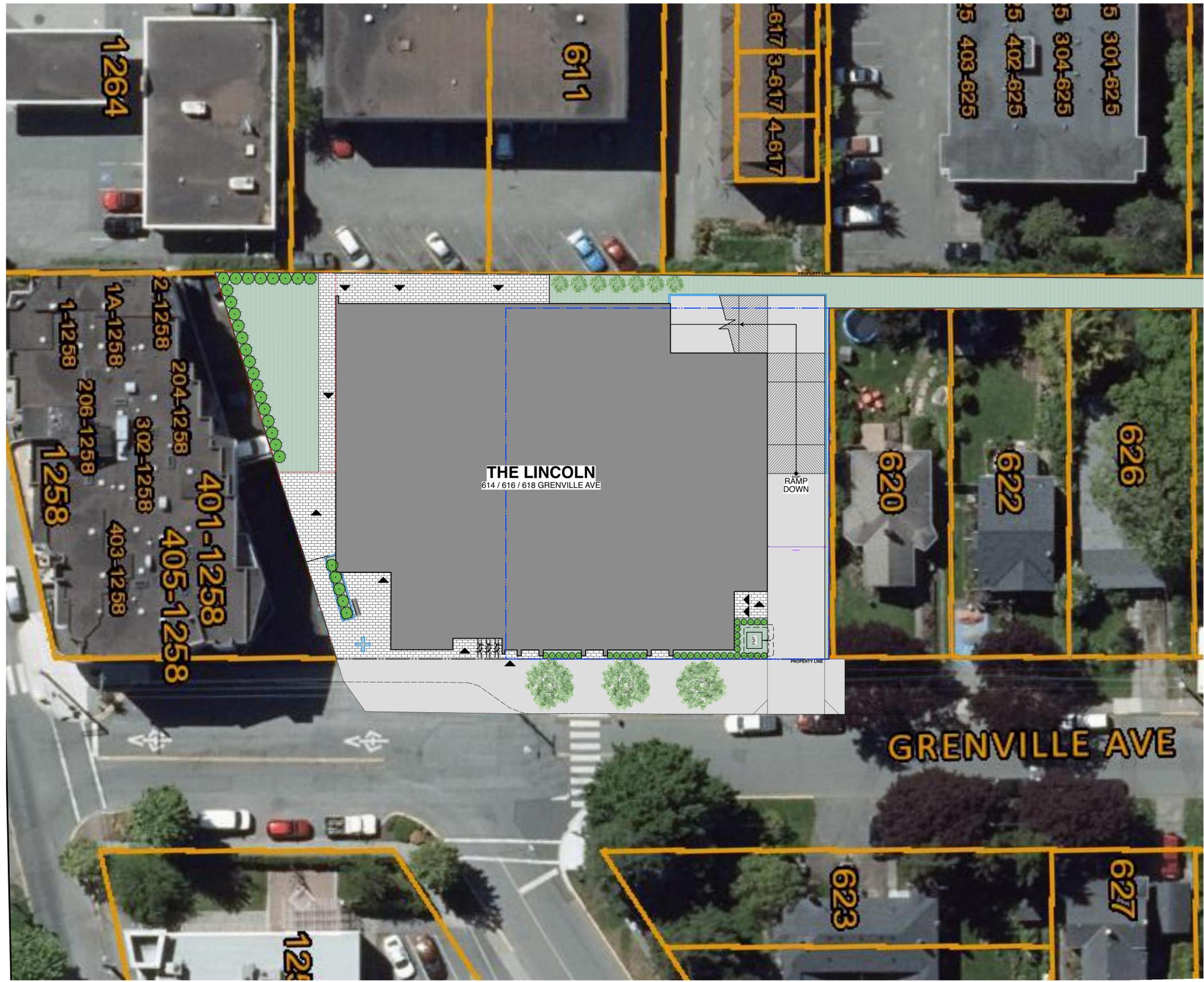
- Education
- Recreation / Community Centre / Library
- Hospitals
- Canadian Forces Base
- Shipyards

Labour Force by Industry



Statistics Canada. Census - 2022





A1.3 - SITE PLAN
THE LINCOLN

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OFFICIAL COMMUNITY PLAN & ZONING

Existing Zoning:

C3 : Core Commercial

RS-1 : Single Family Residential

RD-3 : Two Family / Single Family Residential

Re-zoned:

CD : Comprehensive Development zone for mixed use development

OCP Policy Compliance

5.3 Medium / High Density Residential Development

Policy

Encourage new medium density and high density residential development with high quality design standards for building and landscaping and which enhance existing neighbourhoods.

Policy

Prioritize medium density and high density residential development in proposed land use designated areas that:

1. reduce single occupancy vehicle use;
2. support transit service;
3. are located within close proximity to employment centres; and
4. accommodate young families.

Policy

A mix of dwelling unit sizes should be provided in medium density and high-density residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.

Policy

Consider new high density residential development proposals with a Floor Area Ratio of up to 3.0, and up to 12 storeys in height, in areas designated on the "Proposed Land Use Designation Map"

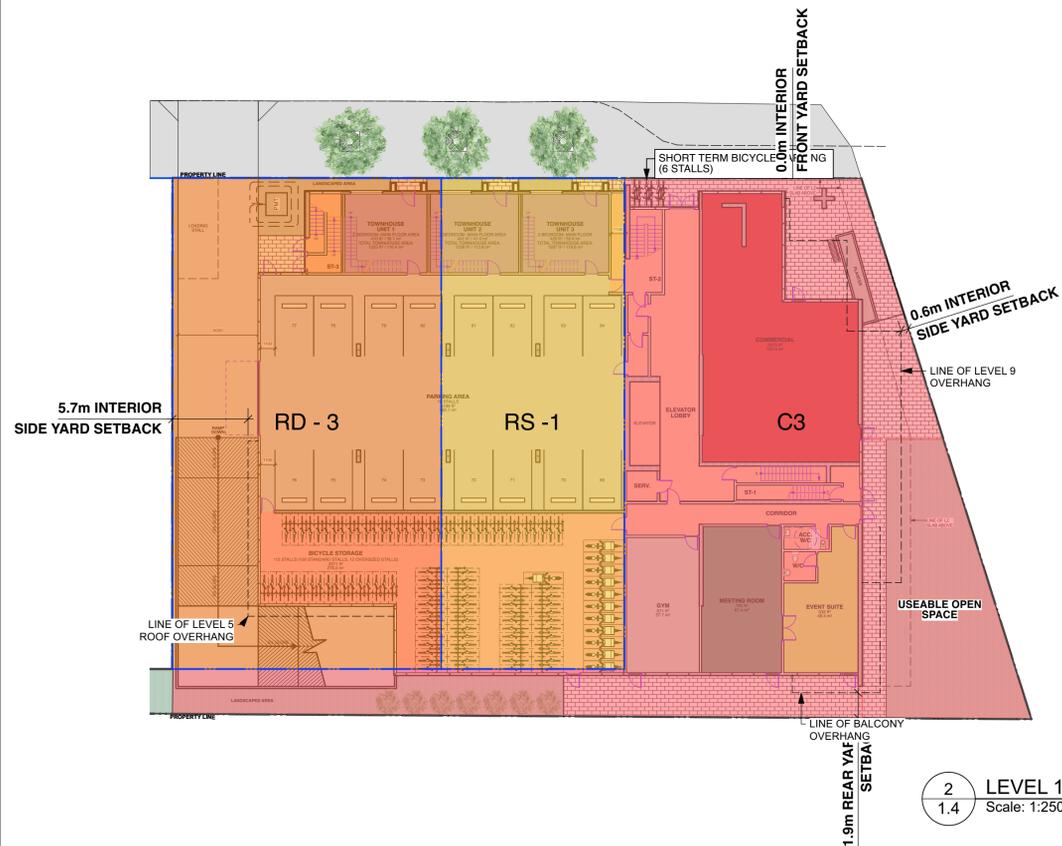
11.3 Cycling

11.3.2 New Development

OBJECTIVE: To encourage the inclusion of bicycle facilities in new developments.

Policy

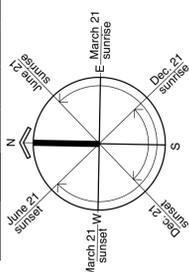
Encourage bike lockers in multi-unit residential and commercial/commercial mixed-use developments.



PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C3 / RS-1 / RD-3
SITE AREA (m ²)	2536.1 m ² / 27,298 ft ²
TOTAL GROSS FLOOR AREA	6,204.9 m ² / 66,790 ft ²
COMMERCIAL FLOOR AREA	192.5 m ² / 2072 ft ²
FLOOR SPACE RATIO (TOTAL GROSS FLOOR AREA / LOT AREA)	6,204.9 m ² / 2536.1 m ² = 2.45 : 1
LOT COVERAGE %	1535.5 m ² / 2536.1 ft ² = 60.5%
USABLE OPEN SPACE %	194.2 m ² / 2536.1 ft ² = 7.6 %
HEIGHT OF BUILDING	38.26 m
MAIN FLOOR ELEVATION	24.20 m
NUMBER OF STOREYS	11
PARKING STALLS (NUMBER) ON SITE	78 REQUIRED - PROVIDED 84
BICYCLE PARKING NUMBER (LONG-TERM AND SHORT-TERM)	116 REQUIRED - PROVIDED 118
BUILDING SETBACKS	
FRONT YARD	0.0 m
REAR YARD	1.9 m
INTERIOR SIDE YARD (NORTH)	5.7 m
INTERIOR SIDE YARD (SOUTH)	0.6 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	95
TOTAL RESIDENTIAL FLOOR AREA (m ²)	5838.0 m ² / 62,841 ft ²
AVERAGE GRADE	23.89 m (SEE 1/A0.1)

FLOOR AREA RATIO		
AREAS FOR FAR CALCULATIONS	m ²	ft ²
SITE AREA	2536.1 m ²	27,298 ft ²
MAIN	485.9 m ²	5,230 ft ²
LEVEL 2	931.1 m ²	10,022 ft ²
LEVEL 3	844.3 m ²	9,089 ft ²
LEVEL 4	843.6 m ²	9,080 ft ²
LEVEL 5	844.3 m ²	9,089 ft ²
LEVEL 6	843.6 m ²	9,080 ft ²
LEVEL 7	347.4 m ²	3,739 ft ²
LEVEL 8	347.4 m ²	3,739 ft ²
LEVEL 9	268.6 m ²	2,891 ft ²
LEVEL 10	268.6 m ²	2,891 ft ²
LEVEL 11	180.1 m ²	1,939 ft ²
TOTAL GROSS FLOOR AREA	6,204.9 m ²	66,790 ft ²
FLOOR AREA RATIO (COMBINED LOTS)		2.45 : 1
FLOOR AREA RATIO (SOUTH LOT: C3 ZONING)	2.97 : 1	
FLOOR AREA RATION (NORTH LOT: RS-1/RD-3 ZONING)	1.89 : 1	

PREPARED IN ACCORDANCE WITH SECTION 14. NUMBERS INDICATED BELOW ARE GROSS FLOOR AREA PER FLOOR EXCLUDING THE FOLLOWING: SECTION 14.1(G), 14.1(I) AND 14.2(A)
 P2 (NOT IN CALCULATION) 1,902.7 m² / 20,480 ft²
 P1 (NOT IN CALCULATION) 1,902.7 m² / 20,480 ft²



A1.6 - OCP & ZONING THE LINCOLN



GENERAL NOTES

1. ALL WORK TO CONFORM TO 2024 BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, BYLAWS AND STANDARDS.
2. ALL DIMENSIONS ARE IN METRIC (MILLIMETERS) UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF SHEATHING, CENTERLINE OF STUD, CENTERLINE OF DOORS AND WINDOWS, AND TO FACE OF ANY OTHER STRUCTURAL ELEMENT NOT LISTED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND INFORM COORDINATING REGISTERED PROFESSIONAL OF ANY DISCREPANCIES PRIOR TO UNDERTAKING THE PORTION OF WORK WHICH IS IN REFERENCE TO ANY DISCREPANCY.
5. DO NOT SCALE THESE DRAWINGS. FINLAYSON BONET ARCHITECTURE LTD. IS NOT RESPONSIBLE FOR ISSUES THAT ARISE FROM A FAILURE TO COMPLY.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS AND SPECIFICATIONS, MECHANICAL DRAWINGS AND SPECIFICATIONS, ELECTRICAL DRAWINGS AND SPECIFICATIONS, CIVIL DRAWINGS AND SPECIFICATIONS, LANDSCAPE DRAWINGS AND SPECIFICATIONS, INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS AND ANY OTHER CONSULTANT DEEMED PERTINENT TO THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, BYLAW APPROVALS, AND OBSERVE ALL REQUIRED SAFETY REGULATIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
8. PENETRATIONS THROUGH FIRE SEPARATIONS ARE TO BE SEALED WITH A LISTED ULC FIRESTOP ASSEMBLY.
9. IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT DRYWALL FOR GYPSUM WALLBOARD.
10. ALL EXIT DOORS TO BE 915mm x 2030mm AND EQUIPPED WITH AN AUTOMATIC DOOR CLOSURE.

PROJECT DATA	
LOCATION	
614, 616, 618 GRENVILLE AVENUE, ESQUIMALT, BC	
LEGAL DESCRIPTION:	
LOT 221, SUBURBAN LOT 42, ESQUIMALT DISTRICT PLAN 2854, EXCEPT THAT PART LYING NORTH OF THE SOUTHERLY BOUNDARY OF LOT A, PLAN 19331	
LOT 4 & 3, SUBURBAN LOT 42, ESQUIMALT DISTRICT PLAN 4668	
USE	
MIXED USE, RESIDENTIAL AND COMMERCIAL	
SITE AREA	
2536.1m ² / 27,298 ft ²	

UNITS	
TOWNHOUSES =	3
STUDIO UNITS =	10
1 BEDROOM UNITS =	59
1 BEDROOM + DEN UNITS =	8
2 BEDROOM UNITS =	7
2 BEDROOM + DEN UNITS =	8
TOTAL NUMBER OF UNITS =	95

DRAWING LIST	
A0.0	COVER SHEET
A0.1	PROJECT DATA
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN - LEVEL 1
A1.2	LANDSCAPE PLAN - LEVEL 7
A2.0a	P2 PARKING PLAN
A2.0b	P1 PARKING PLAN
A2.1	LEVEL 1 PLAN
A2.2	LEVEL 2 PLAN
A2.3	LEVEL 3 PLAN
A2.4	LEVEL 4 PLAN
A2.5	LEVEL 5 PLAN
A2.6	LEVEL 6 PLAN
A2.7	LEVEL 7 PLAN
A2.8	LEVEL 8 PLAN
A2.9	LEVEL 9 PLAN
A2.10	LEVEL 10 PLAN
A2.11	LEVEL 11 PLAN
A2.12	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	SECTIONS
A4.1	SECTIONS
A4.2	SECTIONS
A4.3	SECTIONS
A4.4	SECTIONS
A4.5	SECTIONS
A5.0	SOUTH STREETSCAPE
A5.1	EAST STREETSCAPE
A5.2	NORTH STREETSCAPE
A5.3	WEST STREETSCAPE
A6.0	PERSPECTIVES - ESQUIMALT RD WEST
A6.1	PERSPECTIVES - PARK TERR. WEST
A6.2	PERSPECTIVES - GRENVILLE AVE SOUTH
A6.3	PERSPECTIVES - ADMIRALS RD SOUTH
A6.4	PERSPECTIVES - ADMIRALS RD EAST
A6.5	PERSPECTIVES - AERIAL
A6.6	PERSPECTIVES - AERIAL
A6.7	PERSPECTIVES - AERIAL
A6.8	PERSPECTIVES - AERIAL
A6.9	PERSPECTIVES - RESIDENTIAL
A6.10	PERSPECTIVES - COMMERCIAL
A7.0	SOLAR STUDY

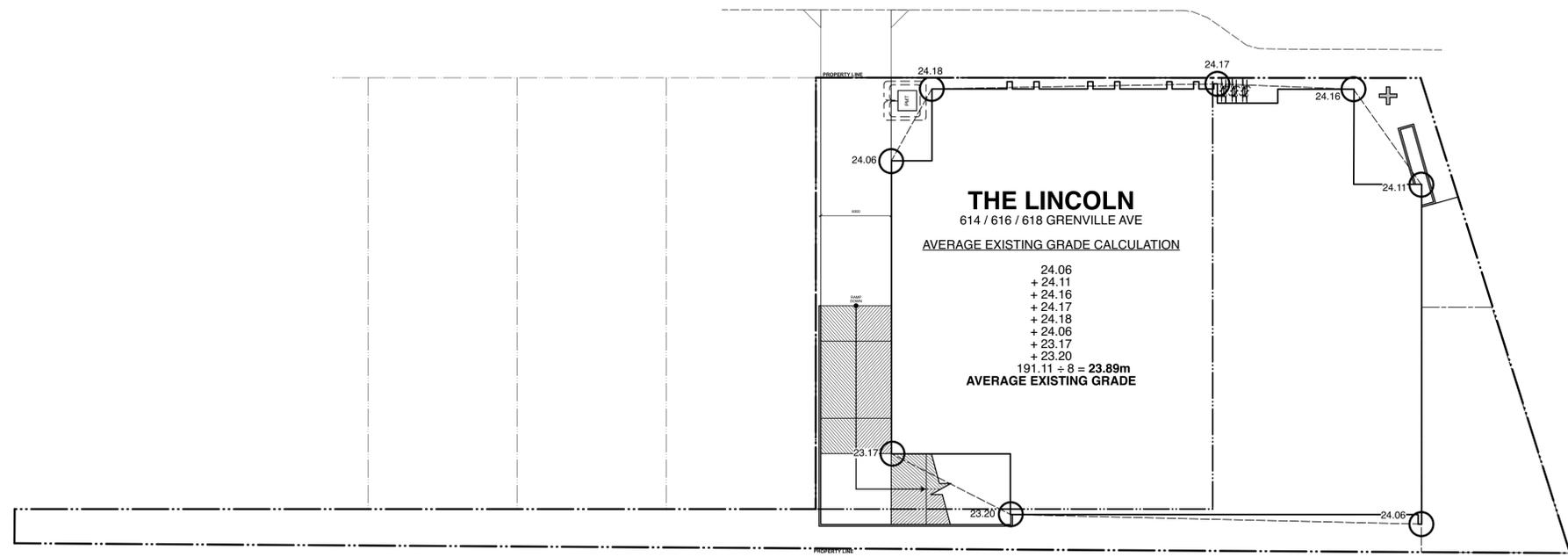
FLOOR AREA RATIO		
AREAS FOR FAR CALCULATIONS	m ²	ft ²
SITE AREA	2536.1 m ²	27,298 ft ²
MAIN	485.9 m ²	5,230 ft ²
LEVEL 2	931.1 m ²	10,022 ft ²
LEVEL 3	844.3 m ²	9,089 ft ²
LEVEL 4	843.6 m ²	9,080 ft ²
LEVEL 5	844.3 m ²	9,089 ft ²
LEVEL 6	843.6 m ²	9,080 ft ²
LEVEL 7	347.4 m ²	3,739 ft ²
LEVEL 8	347.4 m ²	3,739 ft ²
LEVEL 9	268.6 m ²	2,891 ft ²
LEVEL 10	268.6 m ²	2,891 ft ²
LEVEL 11	180.2 m ²	1,939 ft ²
TOTAL GROSS FLOOR AREA	6,204.9 m ²	66,790 ft ²
FLOOR AREA RATIO (COMBINED LOTS)	2.45 : 1	
FLOOR AREA RATIO (SOUTH LOT: C3 ZONING)	2.97 : 1	
FLOOR AREA RATION (NORTH LOT: RS-1/RD-3 ZONING)	1.89 : 1	

PREPARED IN ACCORDANCE WITH SECTION 14. NUMBERS INDICATED BELOW ARE GROSS FLOOR AREA PER FLOOR EXCLUDING THE FOLLOWING: SECTION 14.1(i), 14.1(ii) AND 14.2(a)
 P2 (NOT IN CALCULATION) 1,302.7 m² / 20,480 ft²
 P1 (NOT IN CALCULATION) 1,302.7 m² / 20,480 ft²

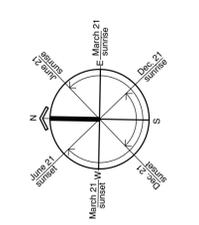
PROJECT INFORMATION TABLE	
ZONE (EXISTING)	C3 / RS-1 / RD-3
SITE AREA (m ²)	2536.1 m ² / 27,298 ft ²
TOTAL GROSS FLOOR AREA	6,204.9 m ² / 66,790 ft ²
COMMERCIAL FLOOR AREA	192.5 m ² / 2072 ft ²
FLOOR SPACE RATIO (TOTAL GROSS FLOOR AREA / LOT AREA)	6,204.9 m ² / 2536.1 m ² = 2.45 : 1
LOT COVERAGE %	1535.5 m ² / 2536.1 m ² = 60.5%
USABLE OPEN SPACE %	194.2 m ² / 2536.1 m ² = 7.6 %
HEIGHT OF BUILDING	38.26 m
MAIN FLOOR ELEVATION	24.20 m
NUMBER OF STOREYS	11
PARKING STALLS (NUMBER) ON SITE	78 REQUIRED - PROVIDED 84
BICYCLE PARKING NUMBER (LONG-TERM AND SHORT-TERM)	116 REQUIRED - PROVIDED 118
BUILDING SETBACKS	
FRONT YARD	0.0 m
REAR YARD	1.9 m
INTERIOR SIDE YARD (NORTH)	5.7 m
INTERIOR SIDE YARD (SOUTH)	0.6 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	95
TOTAL RESIDENTIAL FLOOR AREA (m ²)	5838.0 m ² / 62,841 ft ²
AVERAGE GRADE	23.89 m (SEE 1/A0.1)

OFF-STREET PARKING	
RESIDENTIAL PARKING SPACES REQUIRED DWELLING - MULTI FAMILY (APARTMENT) • NUMBER OF STUDIO DWELLING UNITS = 10 @ 0.5 = 5 • NUMBER OF 1-BEDROOM DWELLING UNITS = 59 @ 0.6 = 35.4 • NUMBER OF DWELLING UNITS GREATER THAN 1-BEDROOM = 26 @ 0.8 = 20.8	62 STALLS
COMMERCIAL PARKING SPACES REQUIRED	6 STALLS
VISITOR PARKING SPACES REQUIRED • 95 DWELLING UNITS @ 0.1 = 9.5	10 STALLS
TOTAL PARKING SPACES REQUIRED	78 STALLS
TOTAL PARKING SPACES PROVIDED	84 STALLS
ACCESSIBLE PARKING SPACES REQUIRED	3 STALLS
ACCESSIBLE PARKING SPACES PROVIDED	4 STALLS
LOADING SPACES REQUIRED	1 STALLS
LOADING SPACES PROVIDED	1 STALLS
BICYCLE PARKING	
SURFACE BIKE PARKING REQUIRED (SHORT-TERM)	6 STALLS
SURFACE BIKE PARKING PROVIDED (SHORT-TERM)	6 STALLS
SURFACE BIKE PARKING REQUIRED (LONG-TERM) • NUMBER OF DWELLING UNITS WITH 1-BEDROOM OR LESS = 69 @ 1.0 = 69 • NUMBER OF DWELLING UNITS WITH 2 OR MORE BEDROOMS = 26 @ 1.5 = 39 • COMMERCIAL AREA = 192.5 m ² @ 1 per 150 m ² = 1.3	110 STALLS
SURFACE BIKE PARKING PROVIDED (LONG-TERM) • 100 STANDARD SIZE STALLS • 12 E-BIKE/OVERSIZE STALLS	112 STALLS
TOTAL BIKE PARKING SPACES REQUIRED	116 STALLS
TOTAL BIKE PARKING SPACES PROVIDED	118 STALLS

PREPARED IN ACCORDANCE WITH CORPORATION OF THE TOWNSHIP OF ESQUIMALT BYLAW NO. 3089



1
1.5
AVERAGE EXISTING GRADE CALCULATION
Scale: 1:250



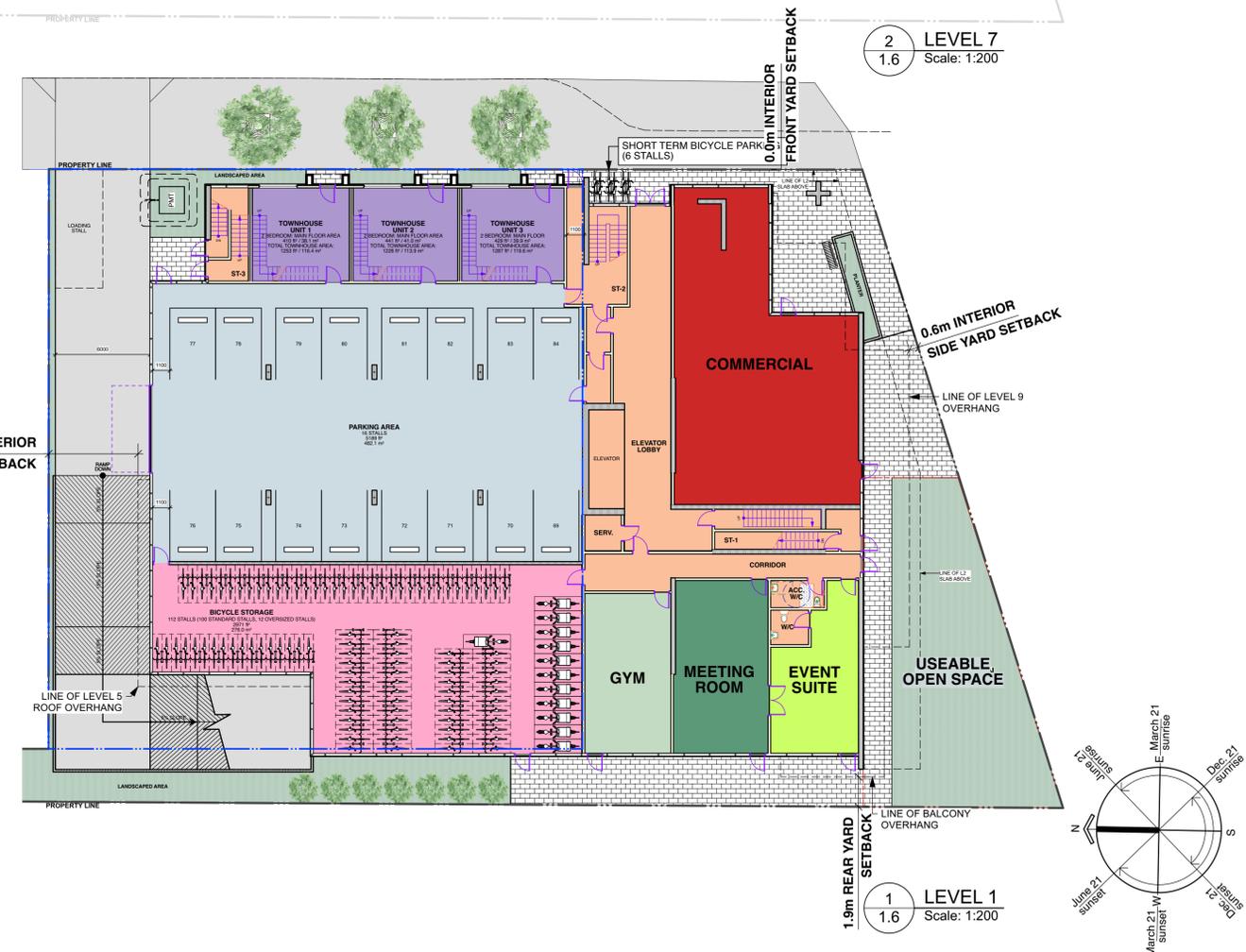
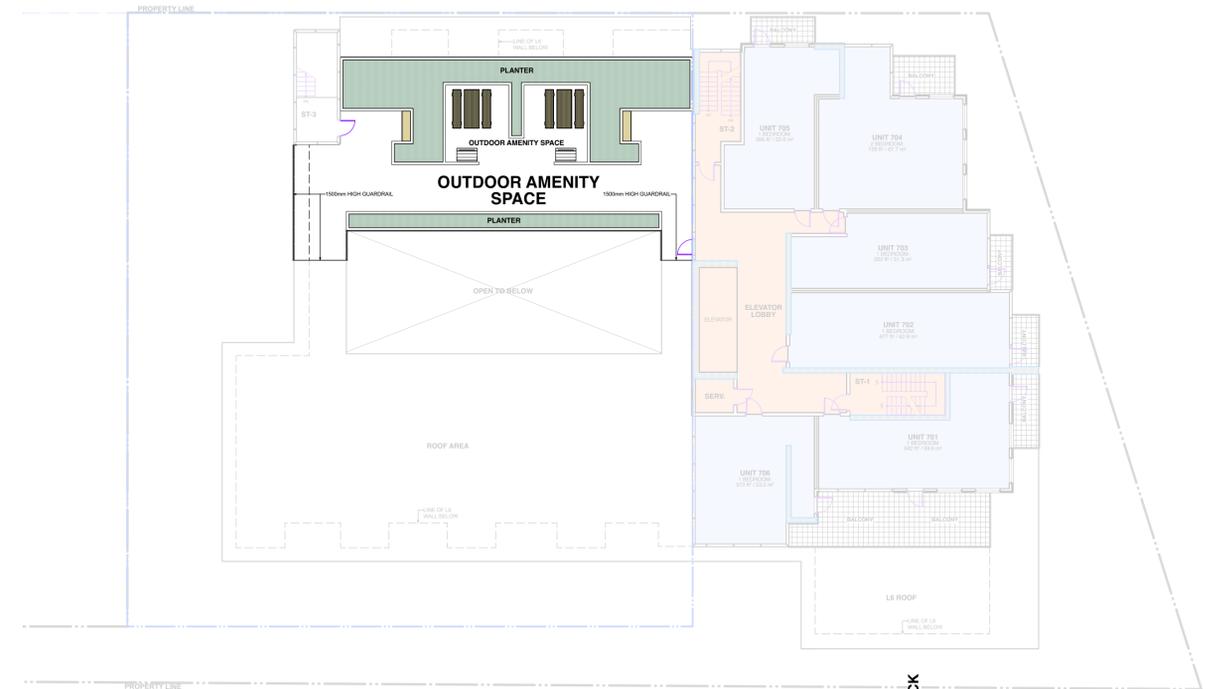
A1.6 - PROJECT DATA
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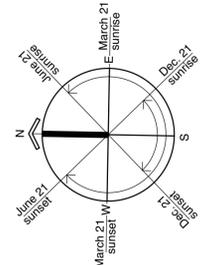
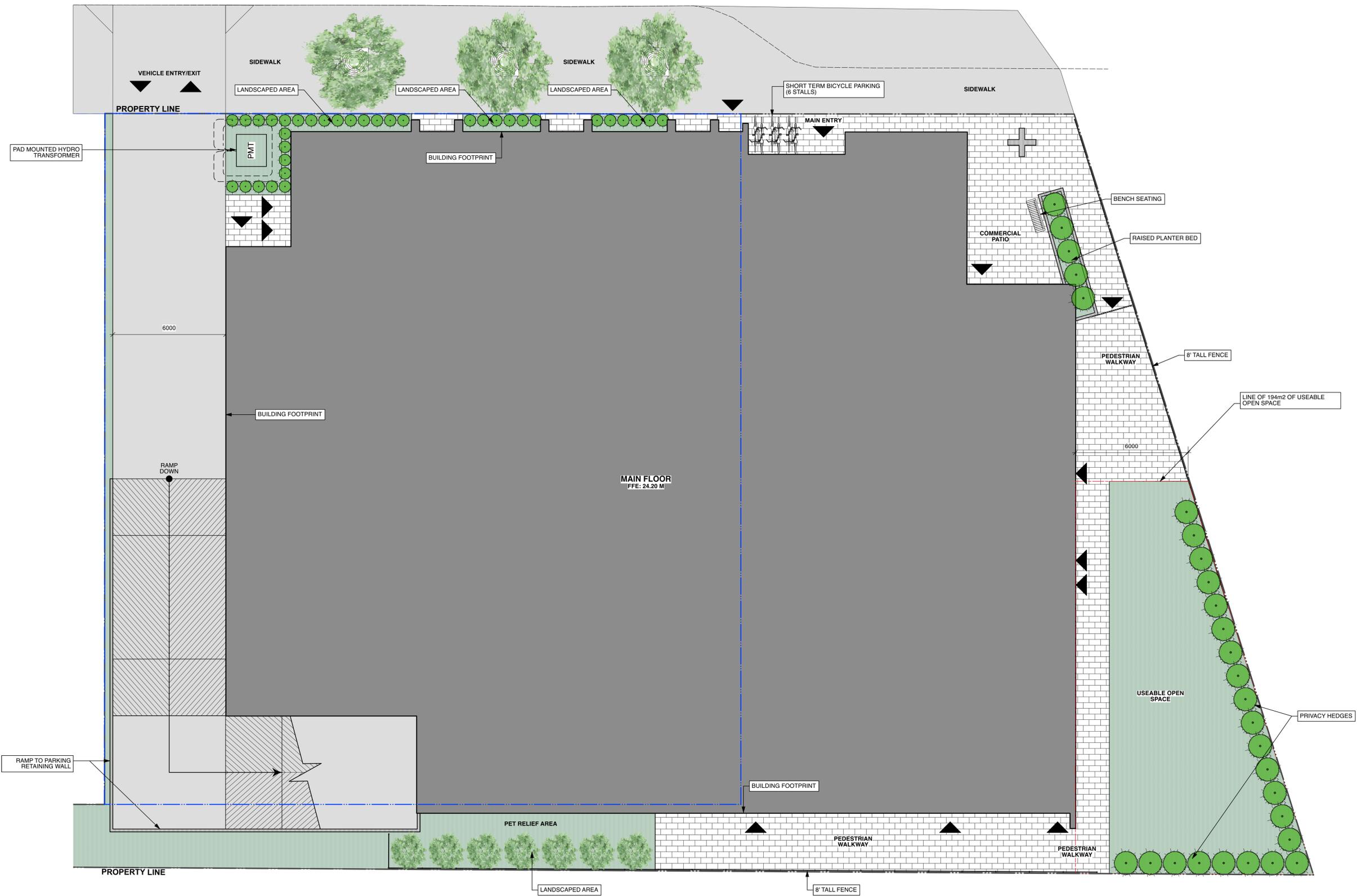


BUILDING PROGRAM & AMENITIES

Program	Location	Area	Purpose
Commercial	Level 1	192.5 m ²	Leasable Commercial Space
Event Suite	Level 1	49.4 m ²	Rentable Event Space For Building Residents
Meeting Room	Level 1	67.4 m ²	Rentable Meeting Room For Building Residents
Gym	Level 1	57.7 m ²	Multi-equipment Gym For Building Residents
Outdoor Amenity Space	Level 7	144.8 m ²	Patio & Barbecue Space For Building Residents
Useable Open Space	Level 1	194.2 m ²	Multi-purpose space for leisure, sports and more.



GRENVILLE AVENUE

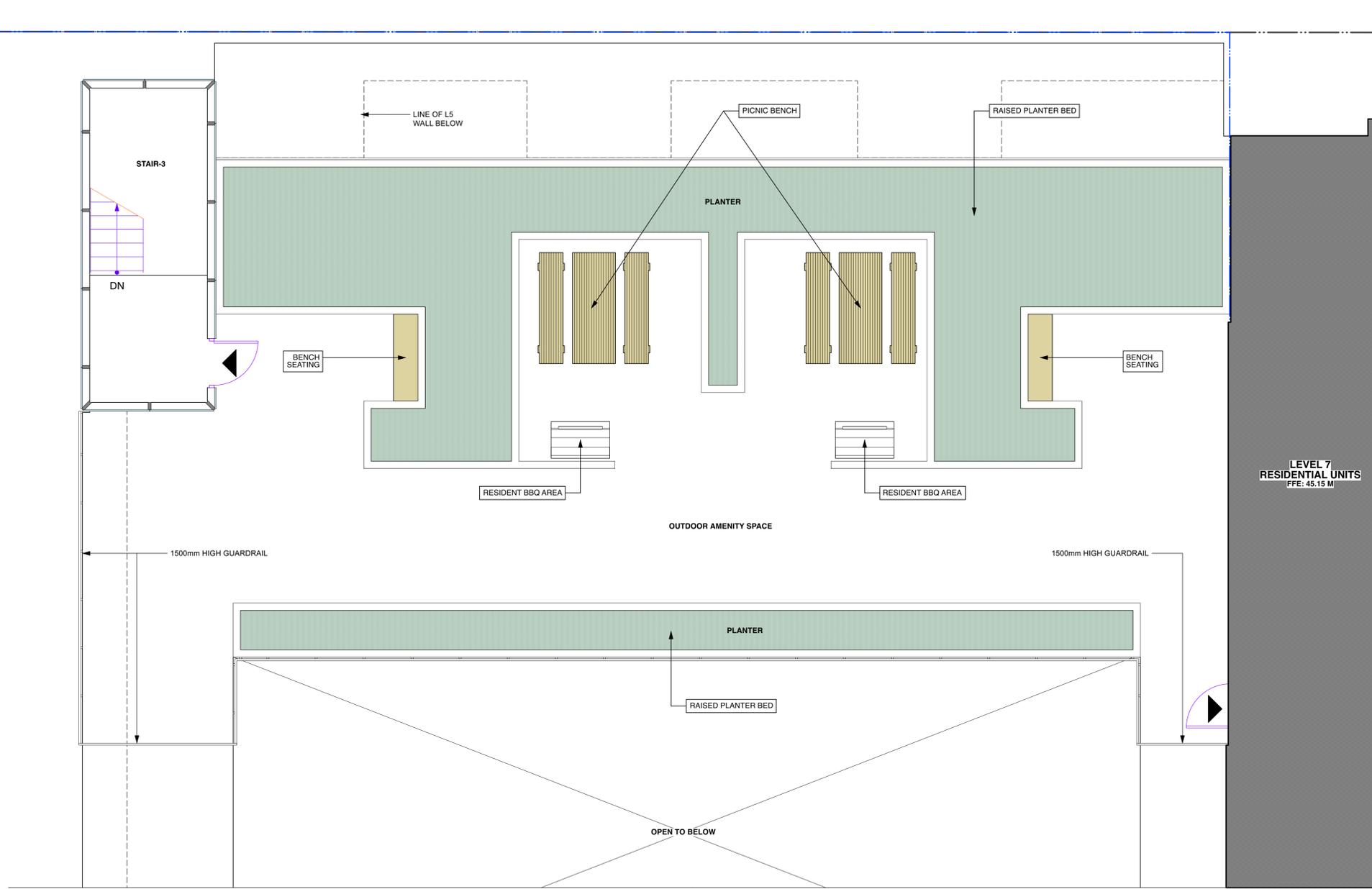


A1.7 - LANDSCAPE PLAN - LEVEL 1
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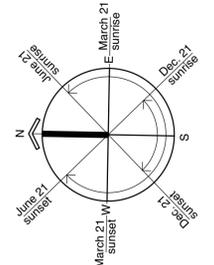
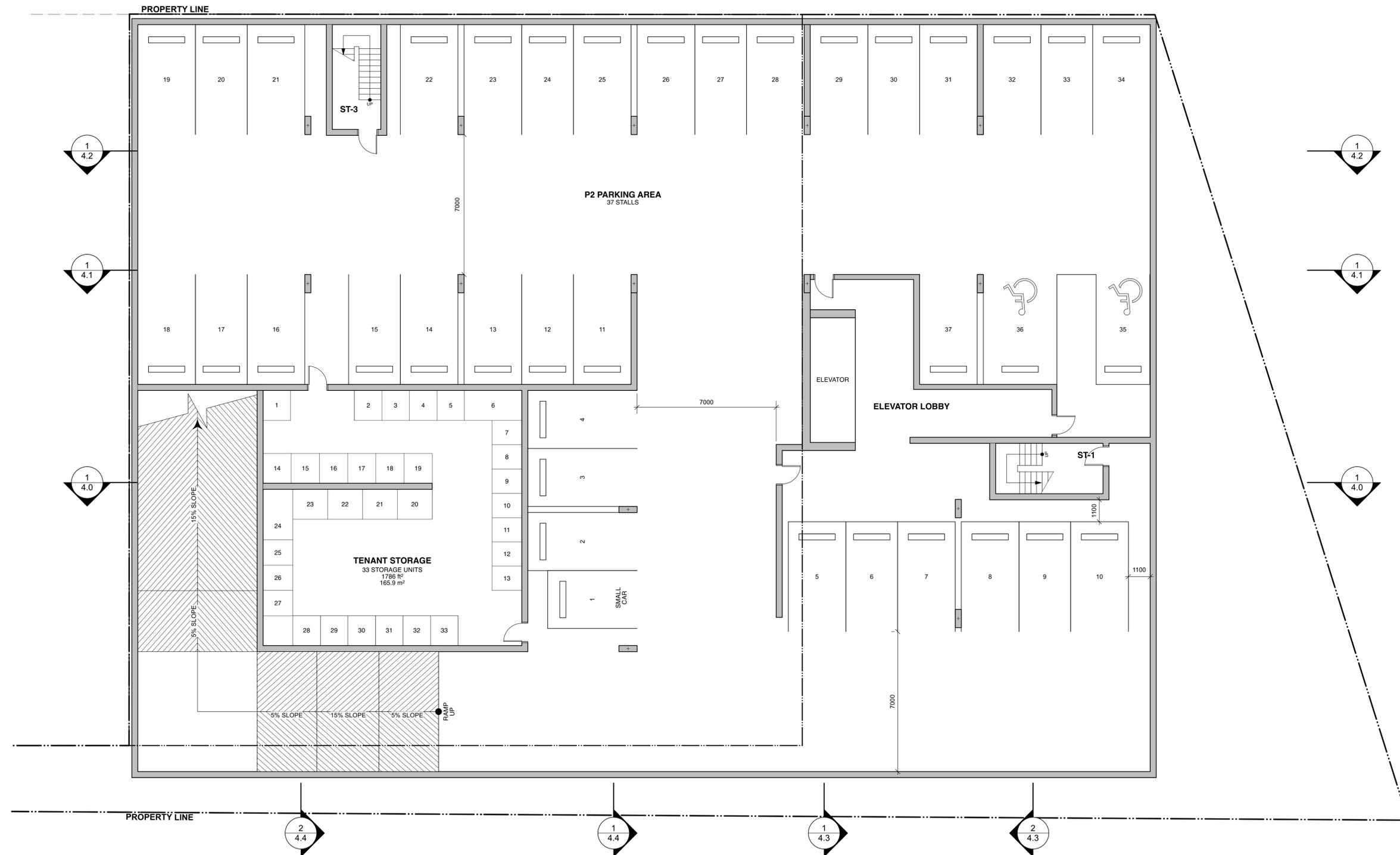
**A1.8 - LANDSCAPE PLAN - LEVEL 7
THE LINCOLN**

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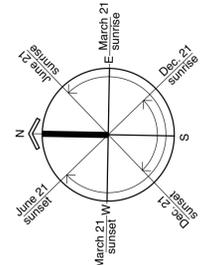
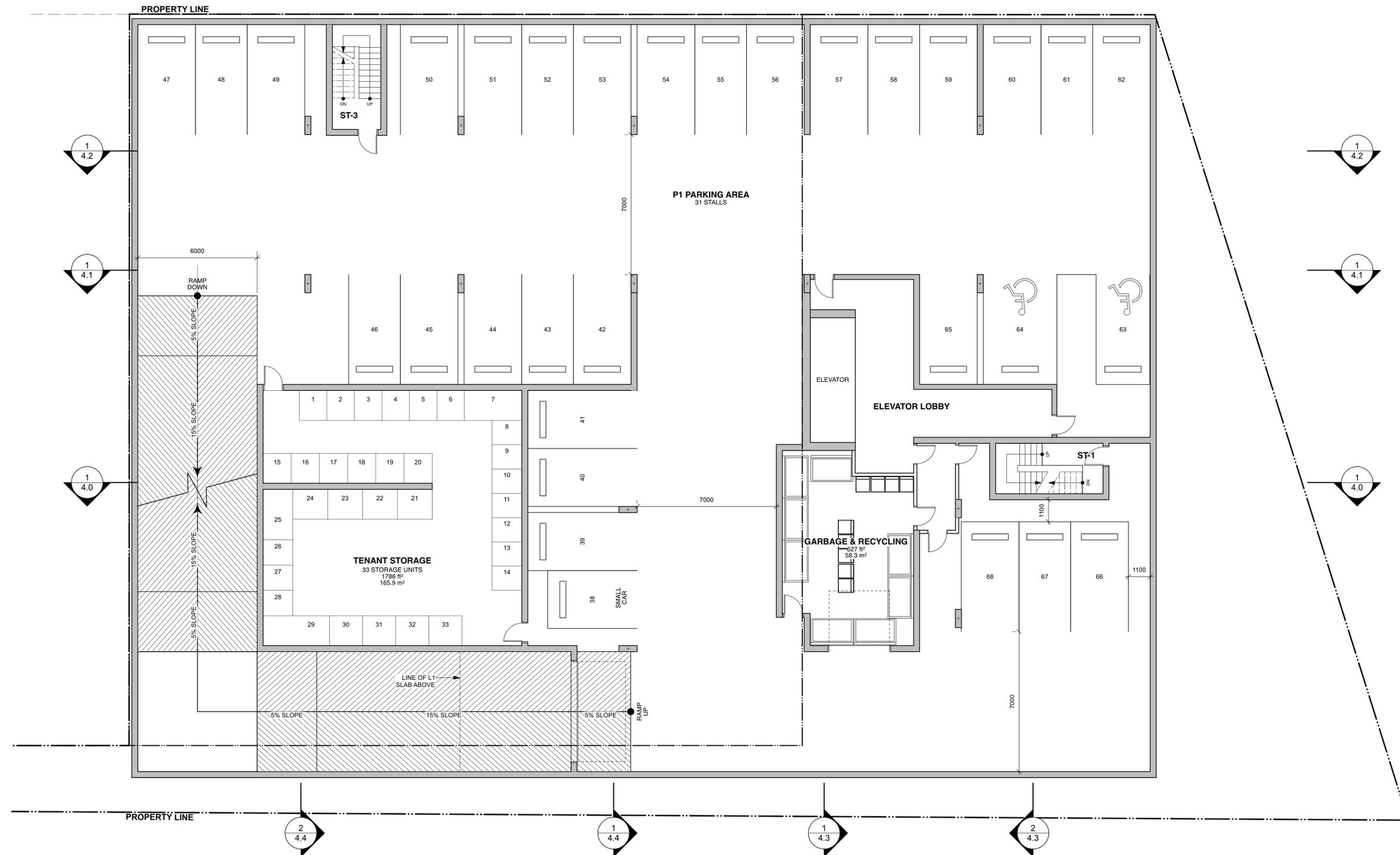
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PARKING STALL COUNT				
LEVEL	REGULAR	ACCESSIBLE	SMALL CAR	TOTAL
P2	24	2	11	37
P1	20	2	9	31
L1	16	0	0	16
TOTAL	60	4	20	84



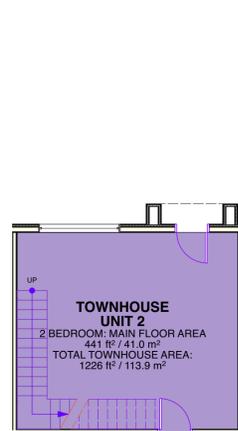
PARKING STALL COUNT

LEVEL	REGULAR	ACCESSIBLE	SMALL CAR	TOTAL
P2	24	2	11	37
P1	20	2	9	31
L1	16	0	0	16
TOTAL	60	4	20	84

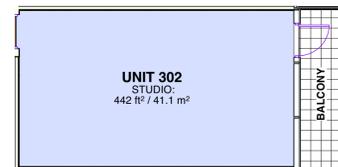
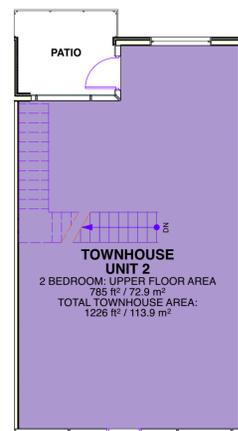


UNIT TYPOLOGY

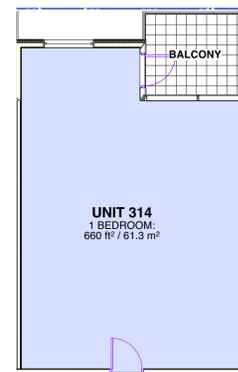
Typology	Townhouse	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	
Amount	3	10	59	8	7	8	= 95
Area	~ 116m ² - 120m ²	~ 41m ²	~ 51m ² - 63m ²	~ 64m ² - 69m ²	~ 68m ²	~ 87m ² - 93m ²	
Anticipated Target Audience	Families who want space with proximity to transit	Single Professionals Workers from the Naval Base	Single Professionals Workers from the Naval Base Young Couples Downsizing retirees	Single Professionals Workers from the Naval Base Young Couples + Families	Young Families Multi-generational households	Young Families Multi-generational households	



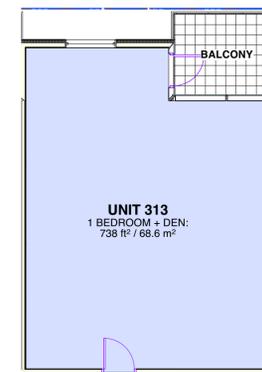
Typical Townhouse Unit



Typical Studio Unit



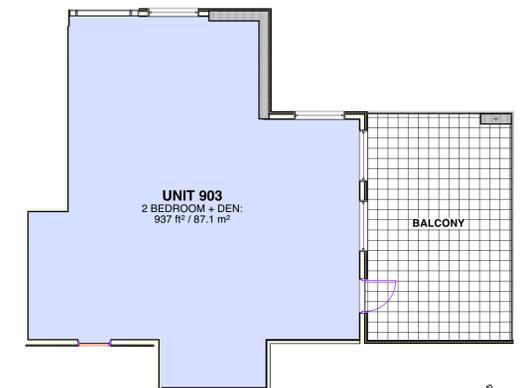
Typical 1 Bedroom Unit



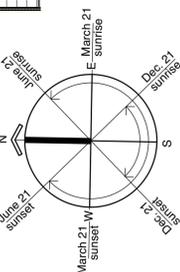
Typical 1 Bedroom + Den Unit

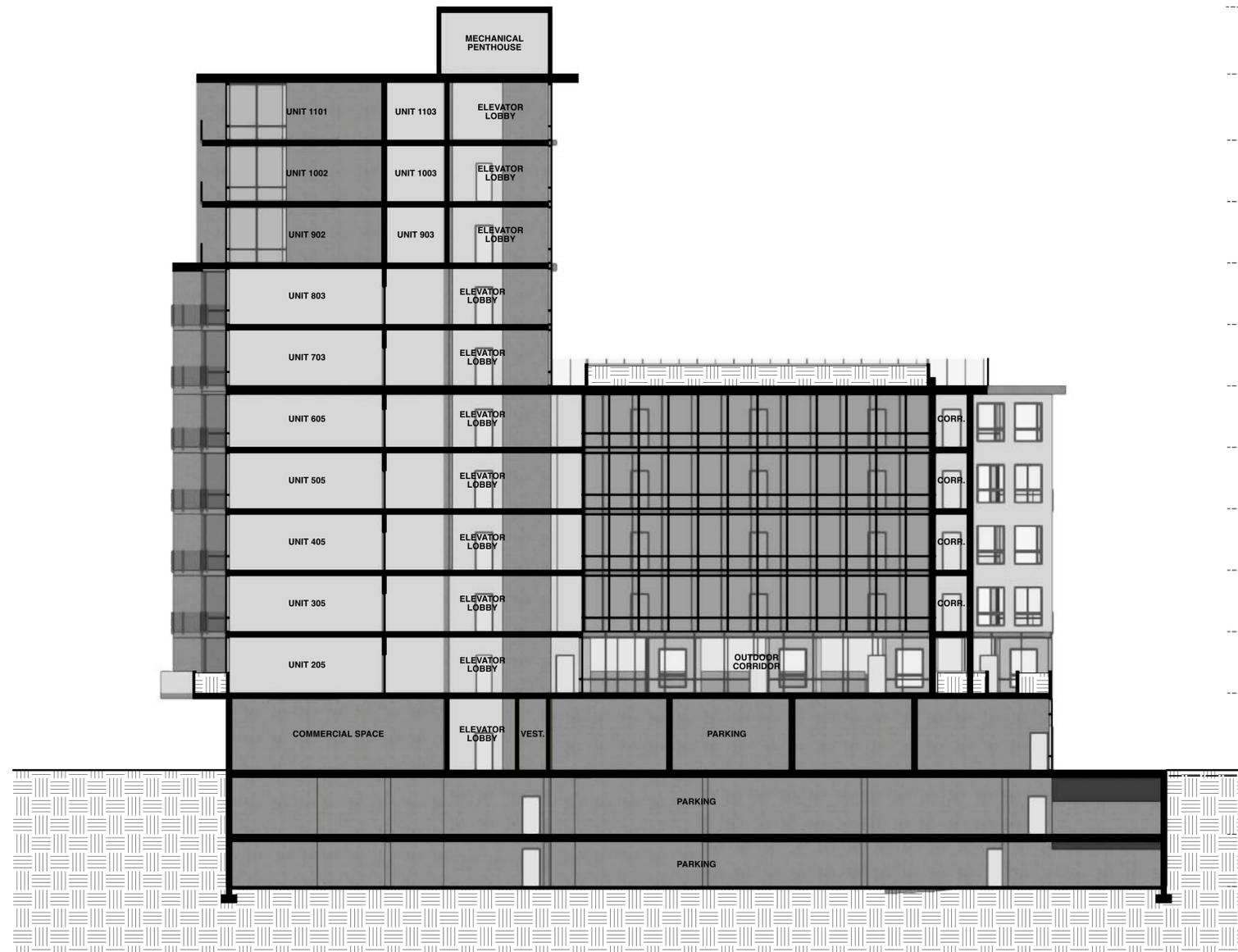


Typical 2 Bedroom Unit



Typical 2 Bedroom + Den Unit





Mechanical Penthouse - 65.81m

Main Roof - 62.15m

11th Floor 58.55m

10th Floor 55.20m

9th Floor 51.85m

8th Floor 48.50m

7th Floor 45.15m

6th Floor 41.80m

5th Floor 38.45m

4th Floor 35.10m

3rd Floor 31.75m

2nd Floor 28.40m

Main Floor 24.20m

Average Existing Grade 23.89m

P1 Parking 20.70m

P2 Parking 17.9m

38.260
BUILDING HEIGHT

1 SECTION
4.1 Scale: 1:150

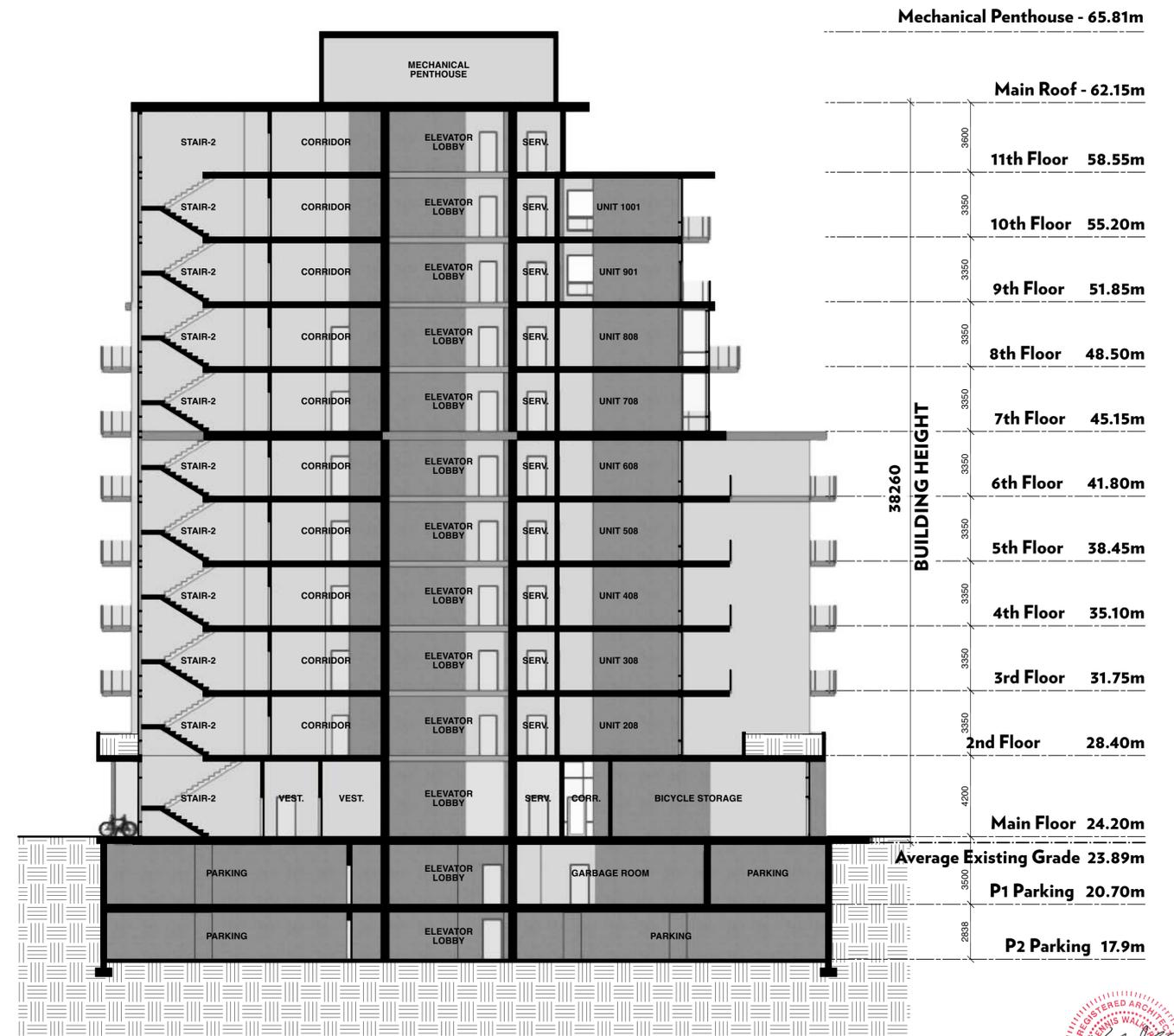


**A4.1 - SECTIONS
THE LINCOLN**





2 SECTION
4.3 Scale: 1:150



1 SECTION
4.3 Scale: 1:150



**A4.3 - SECTIONS
THE LINCOLN**



**A6.1 - PERSPECTIVES - PARK TERR. LOOKING WEST
THE LINCOLN**





**A6.2 - PERSPECTIVES - GRENVILLE AVE. LOOKING SOUTH
THE LINCOLN**

614 Grenville Ave. Esquimalt, B.C. PROJECT NO. 22521

SCALE: DATE: October 20, 2025

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**A6.3 - PERSPECTIVES - ADMIRALS RD. LOOKING SOUTH-EAST
THE LINCOLN**

614 Granville Ave. Esquimalt, B.C. PROJECT NO. 22521

SCALE: DATE: October 20, 2025

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**A6.4 - PERSPECTIVES - ADMIRALS RD. LOOKING EAST
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A6.9 - PERSPECTIVES - RESIDENTIAL
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