



1005 TILLICUM ROAD

32 RESIDENTIAL UNITS + 1 COMMERCIAL
REZONING AND OCP AMENDMENT



— BIKES
— PEDESTRIANS

1005 TILLICUM ROAD

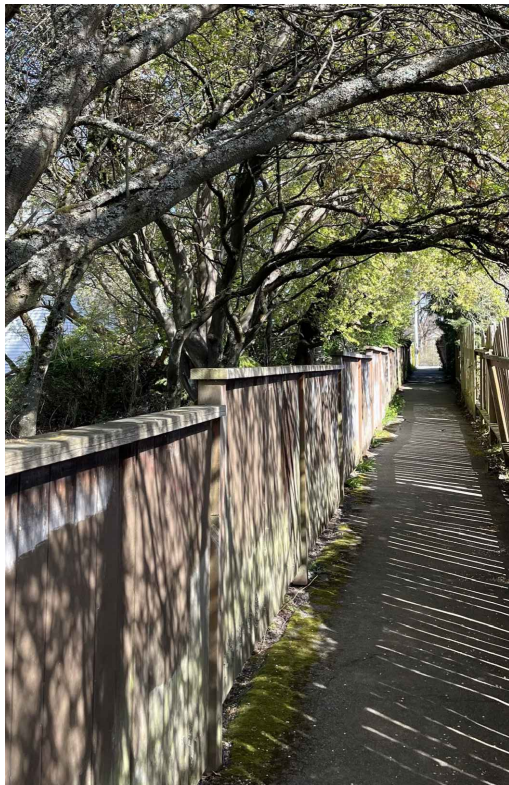
32 RESIDENTIAL UNITS + 1 COMMERCIAL
REZONING AND OCP AMENDMENT



SITE



SITE



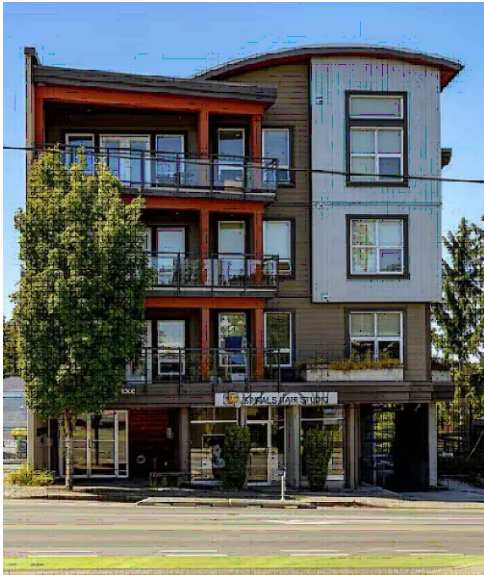
ADJACENT PATH



SITE



SITE



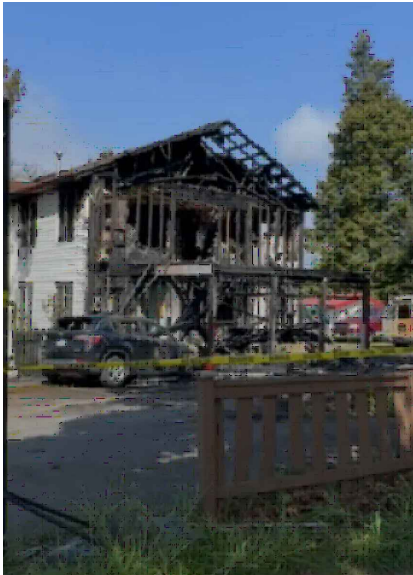
4 STOREY DIRECTLY ACROSS



TILLICUM ROAD



956 INSKIP ST (DIRECTLY BEHIND)



956 INSKIP ST (DIRECTLY BEHIND)

1005 TILLICUM ROAD

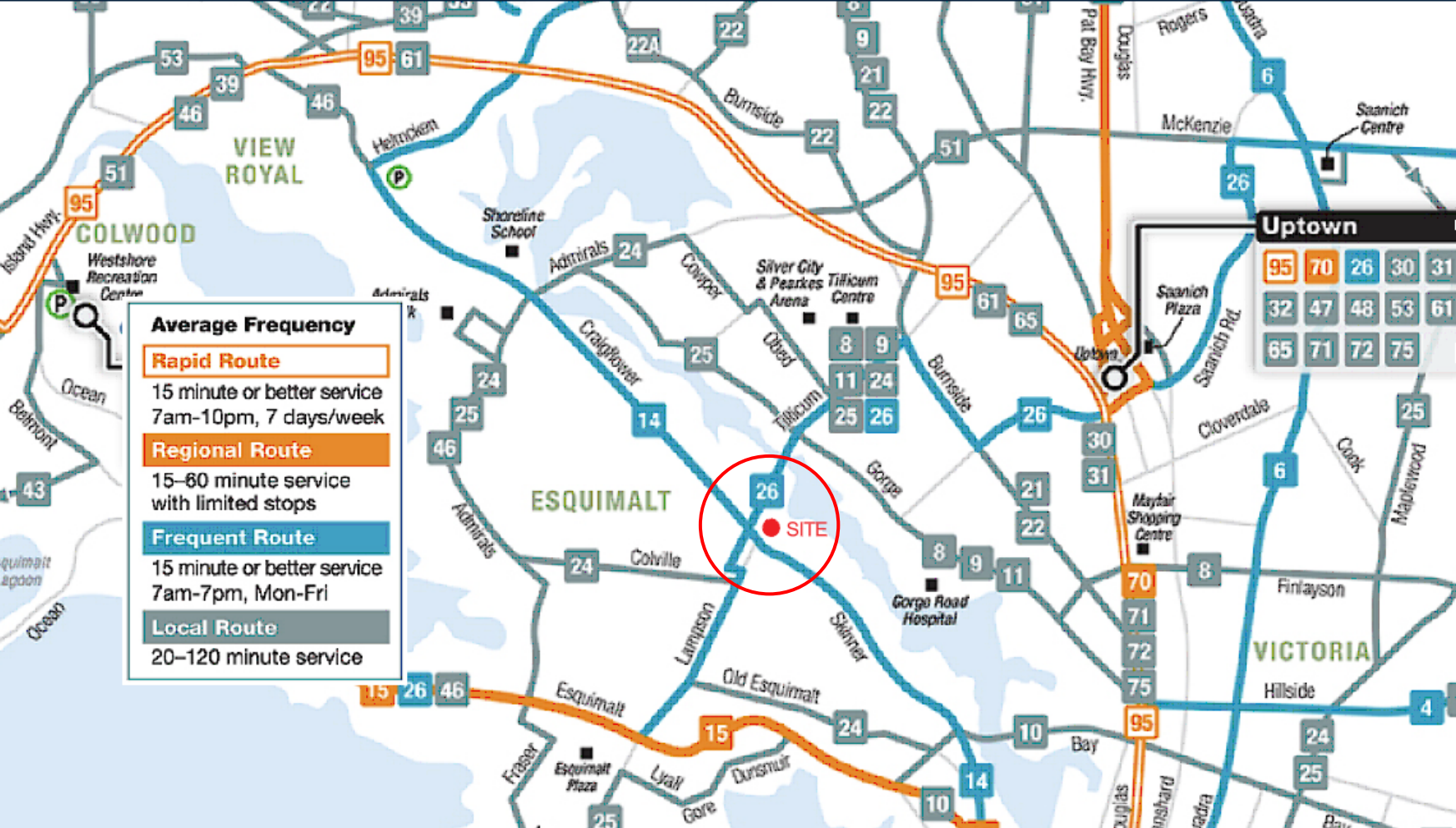


PRESENT - SINGLE FAMILY



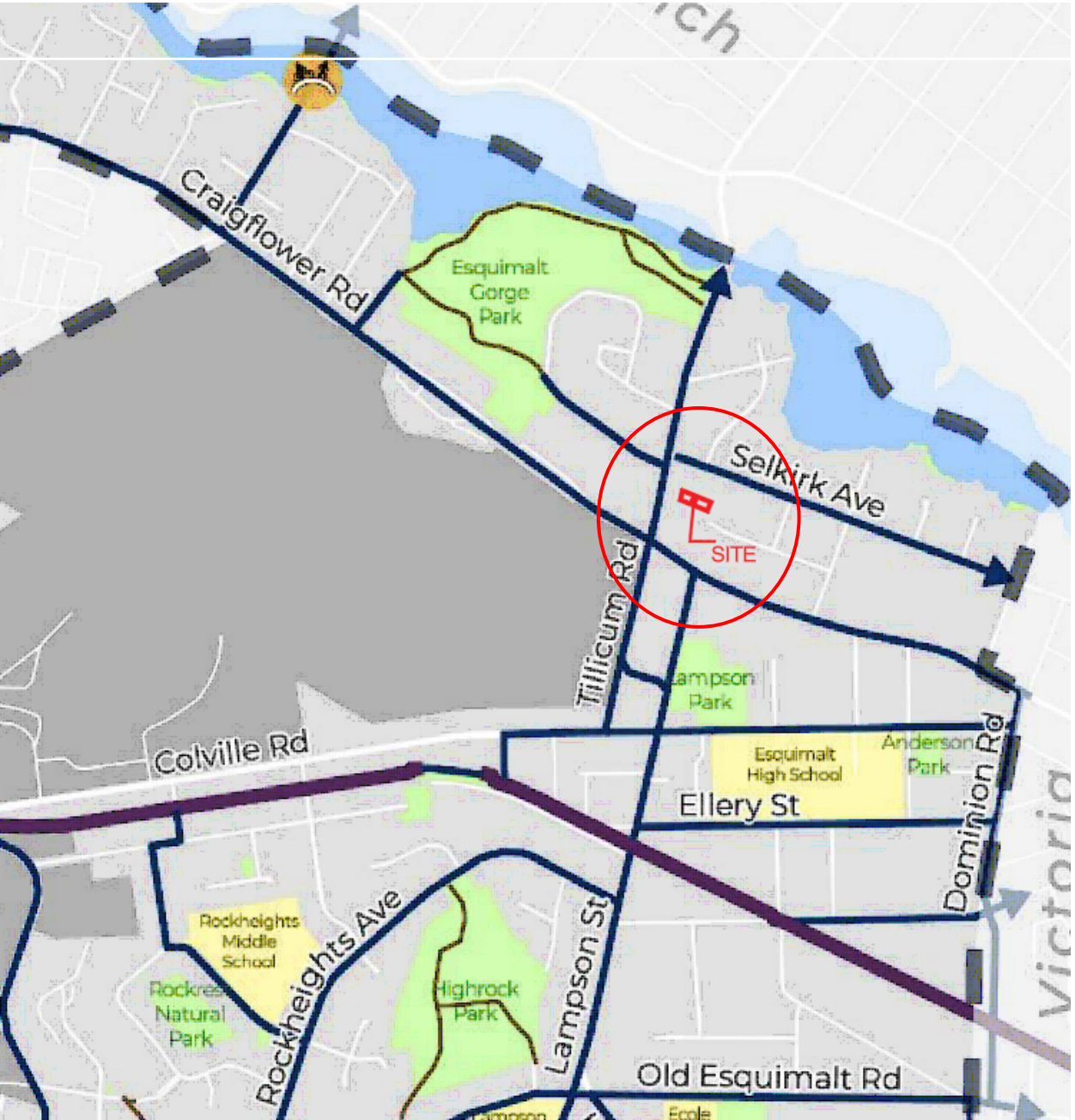
FUTURE - 2018 OCP - TOWNHOMES

1005 TILLICUM ROAD



PUBLIC TRANSIT

CYCLING NETWORK

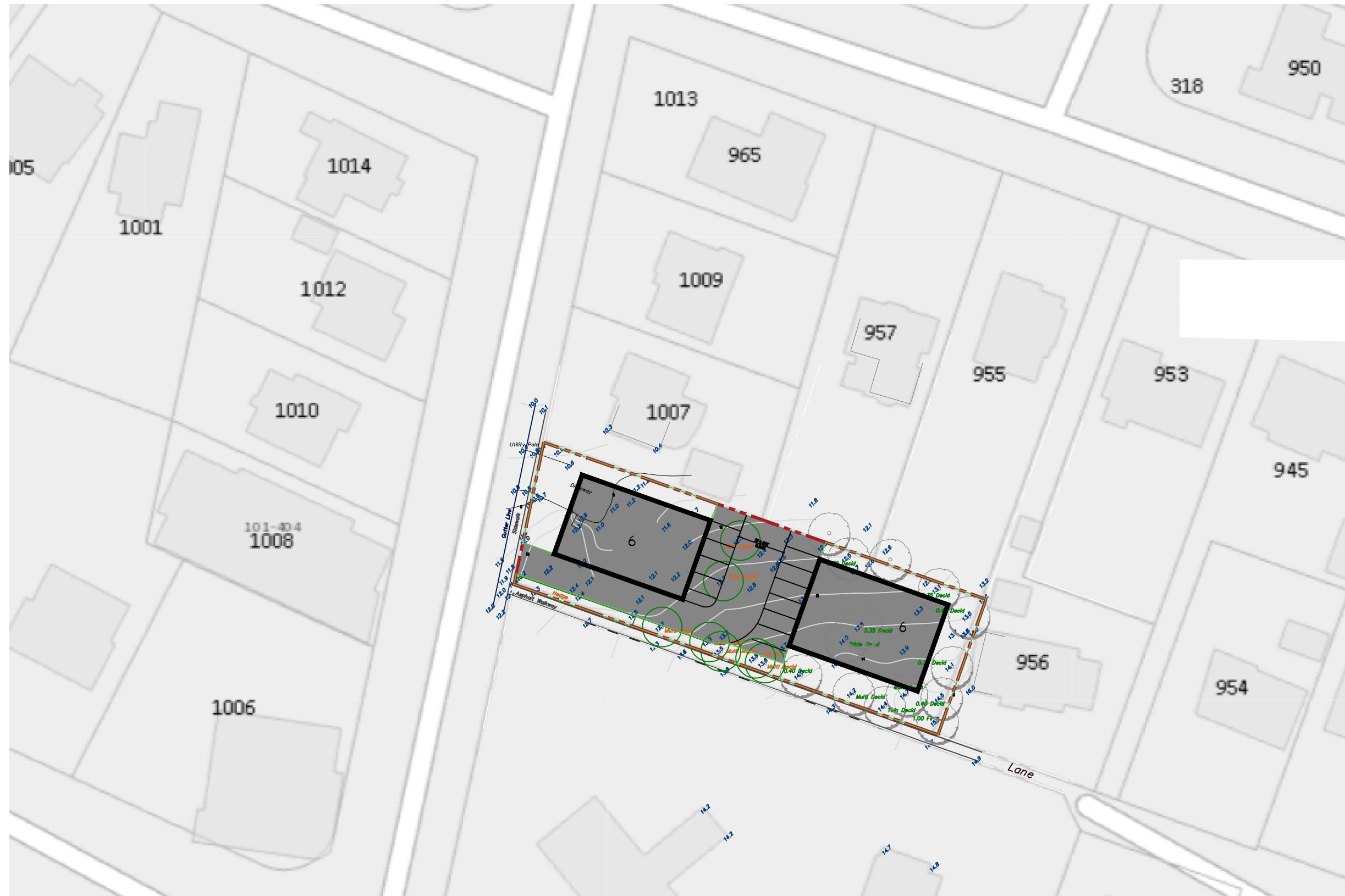


SITE



1005 TILLICUM ROAD

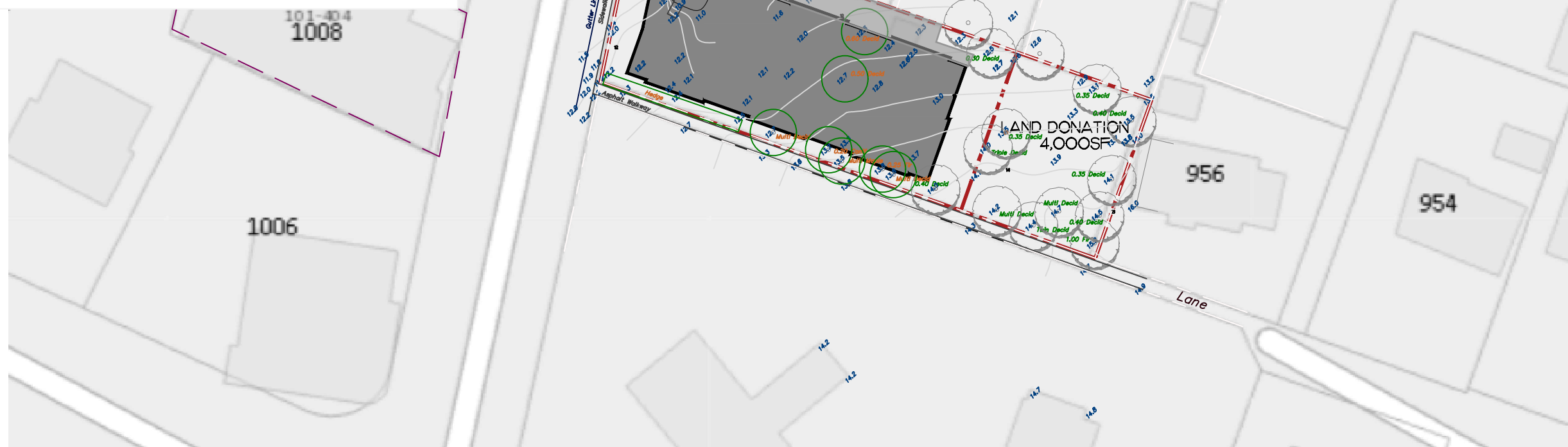
FEASIBILITY STAGE - TOWNHOME SCHEMES - 1



FEASIBILITY STAGE - TOWNHOME SCHEMES - 2



STOREYS: 5
1 COMMERCIAL
UNITS: 34
SITE COVERAGE: 45%
FAR: 1.94



1005 TILlicum ROAD

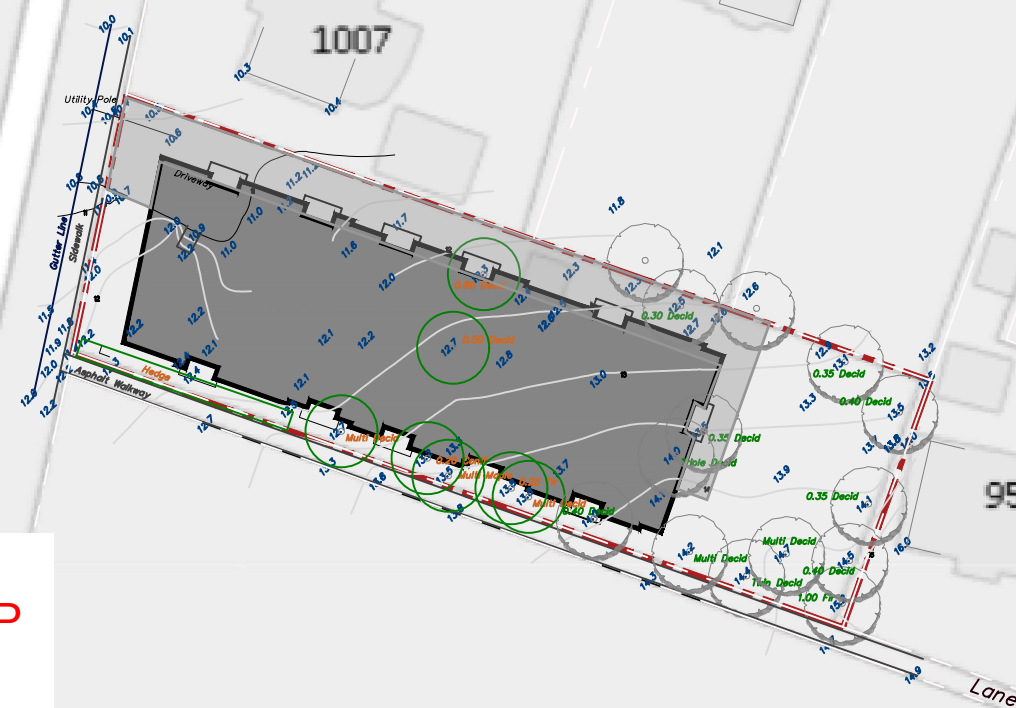
ORIGINAL CONDO SCHEME - 34 UNITS - 5 STOREY



STOREYS: 4
1 COMMERCIAL
UNITS: 32
SITE COVERAGE: 53%
FAR: 1.24

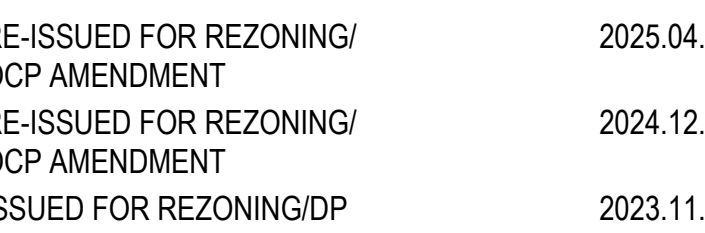
UNANIMOUS SUPPORT
AT DRC & APC

THE ASK:
BUILDING HEIGHT: 1 STOREY OVER OCP
SITE COVERAGE: 13% OVER OCP
FAR: 0.54 OVER OCP



1005 TILlicum ROAD

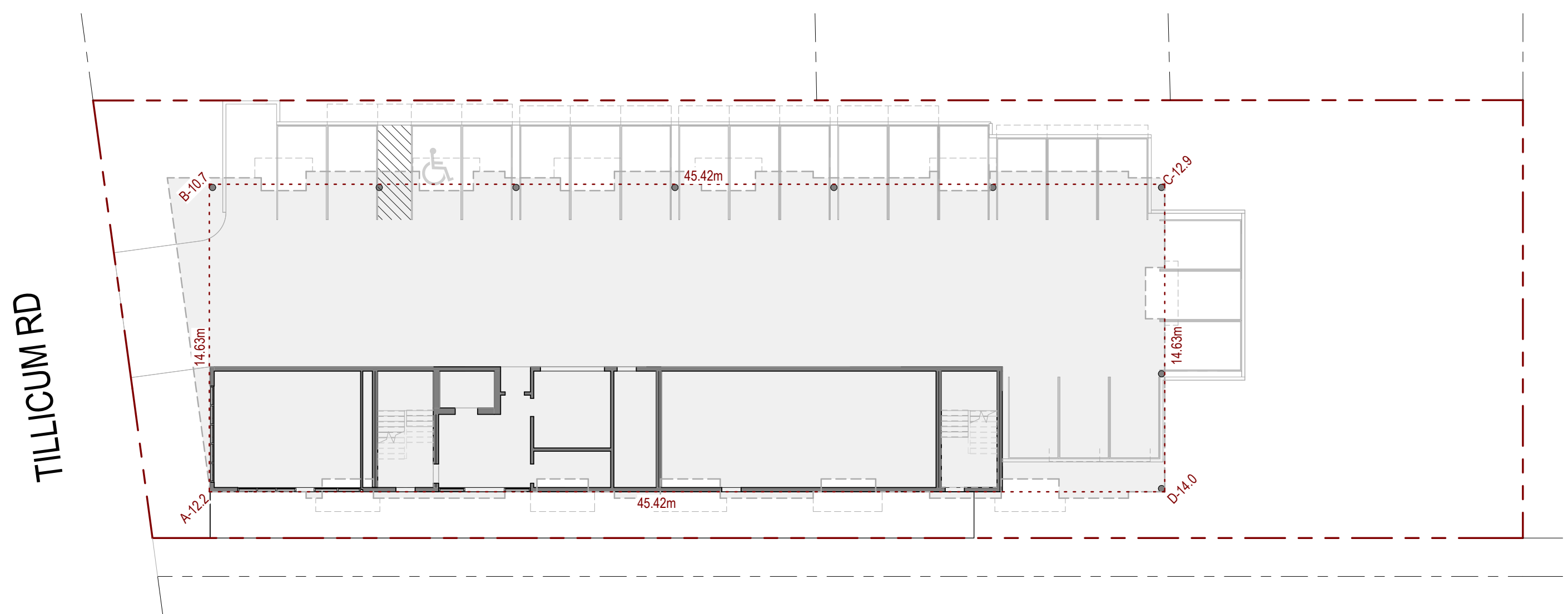
ORIGINAL CONDO SCHEME - 32 UNITS - 4 STOREY



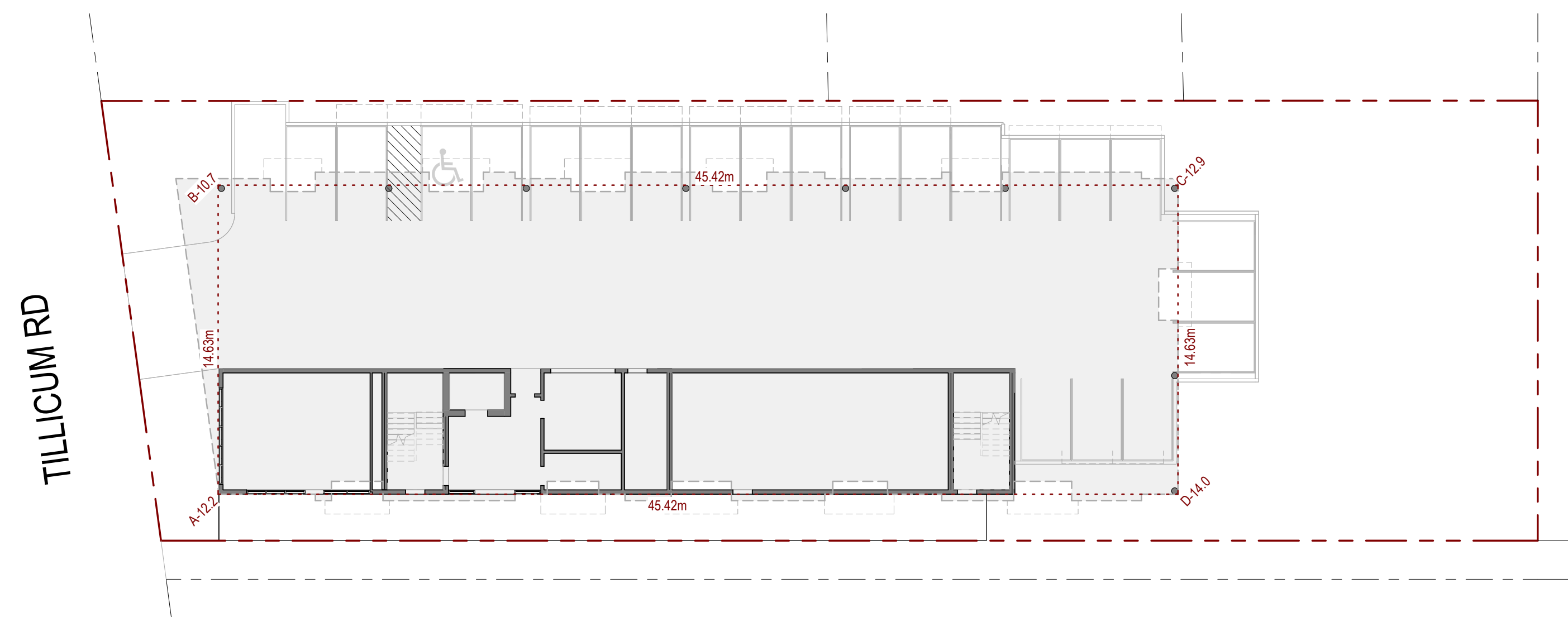
PROJECT ADDRESS
005 TILlicum ROAD, ESQUIMALT, BC

PROJECT NO.	23-004	DRAWN BY	k
SCALE	As indicated	REVIEW BY	X

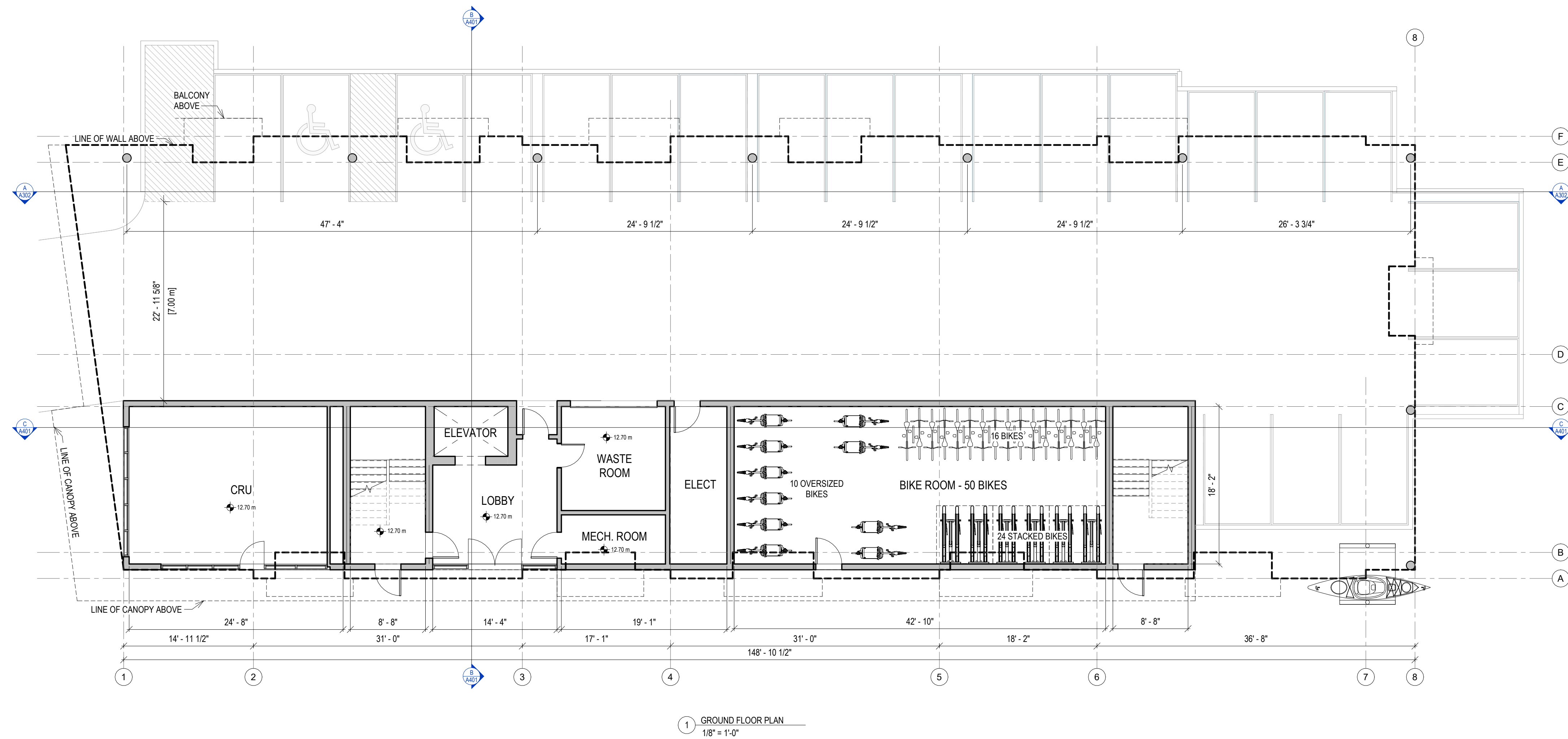
DRAWING NO. A10



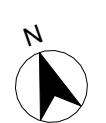
AVERAGE GRADE					
POINTS					
AB	12.20	10.70	11.45	14.63	167.51
BC	10.70	12.90	11.80	45.42	535.96
CD	12.90	14.00	13.45	14.63	196.77
DA	14.00	12.20	13.10	45.42	595.00
SUBTOTALS				120.10	1495.25
AVERAGE GRADE					12.45



DRAWING NO. A101



- NO INTERNAL BEDROOMS WITHOUT WINDOWS
- BALCONIES FOR EVERY UNIT
- AMENITY ROOM





3D PERSPECTIVE - FRONT VIEW



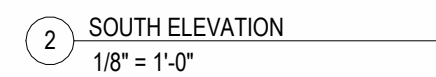
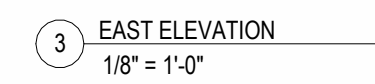
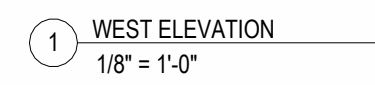
3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



PROJECT NAME
1005 TILlicum ROAD

DRAWING TITLE

WEST, EAST & SOUTH
ELEVATIONS

DRAWING NO. A301



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
NORTH ELEVATION &
SECTION A

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

DRAWING NO. A302



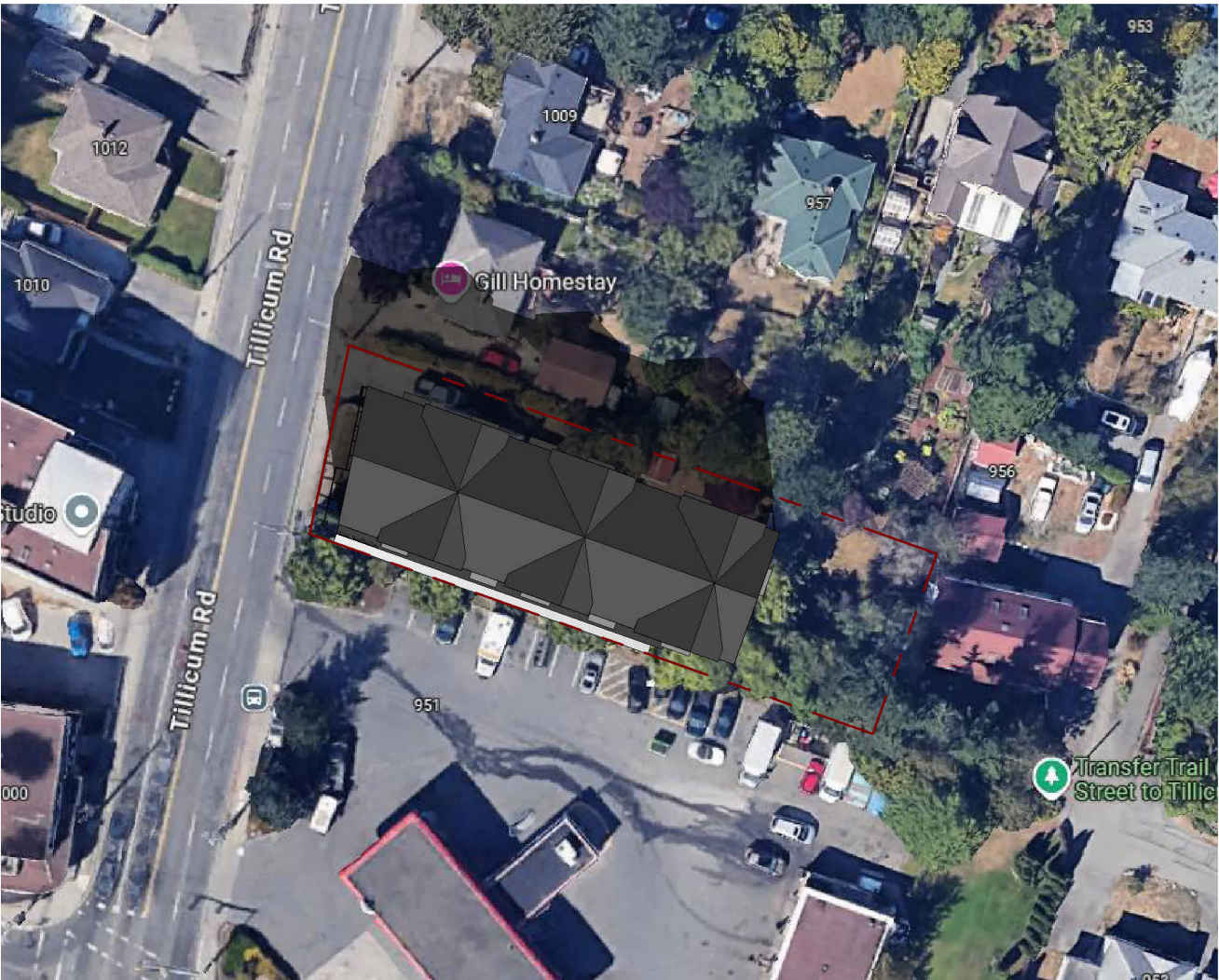
2 NORTH ELEVATION
1/8" = 1'-0"



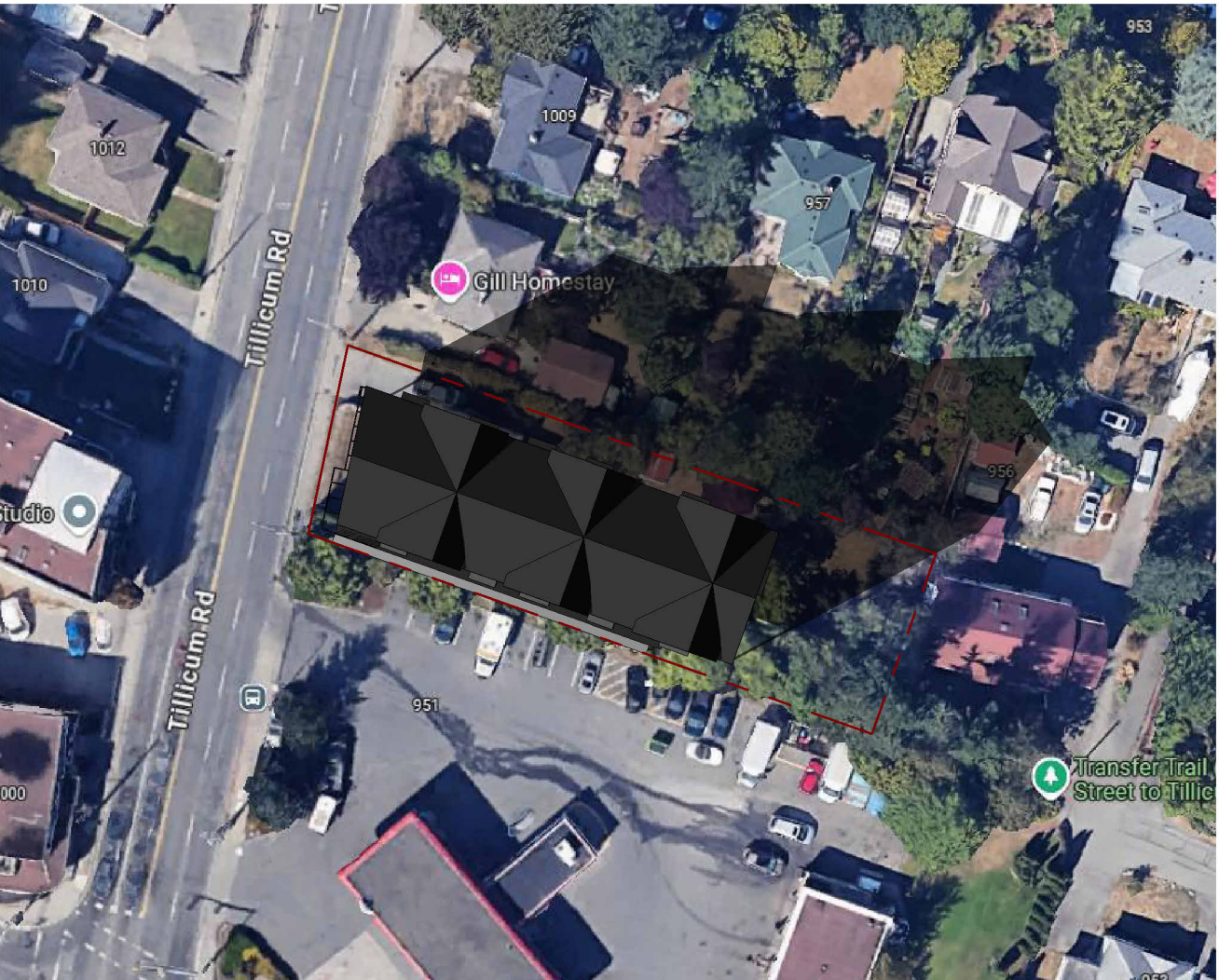
A SECTION A
1/8" = 1'-0"



March 21, 10am



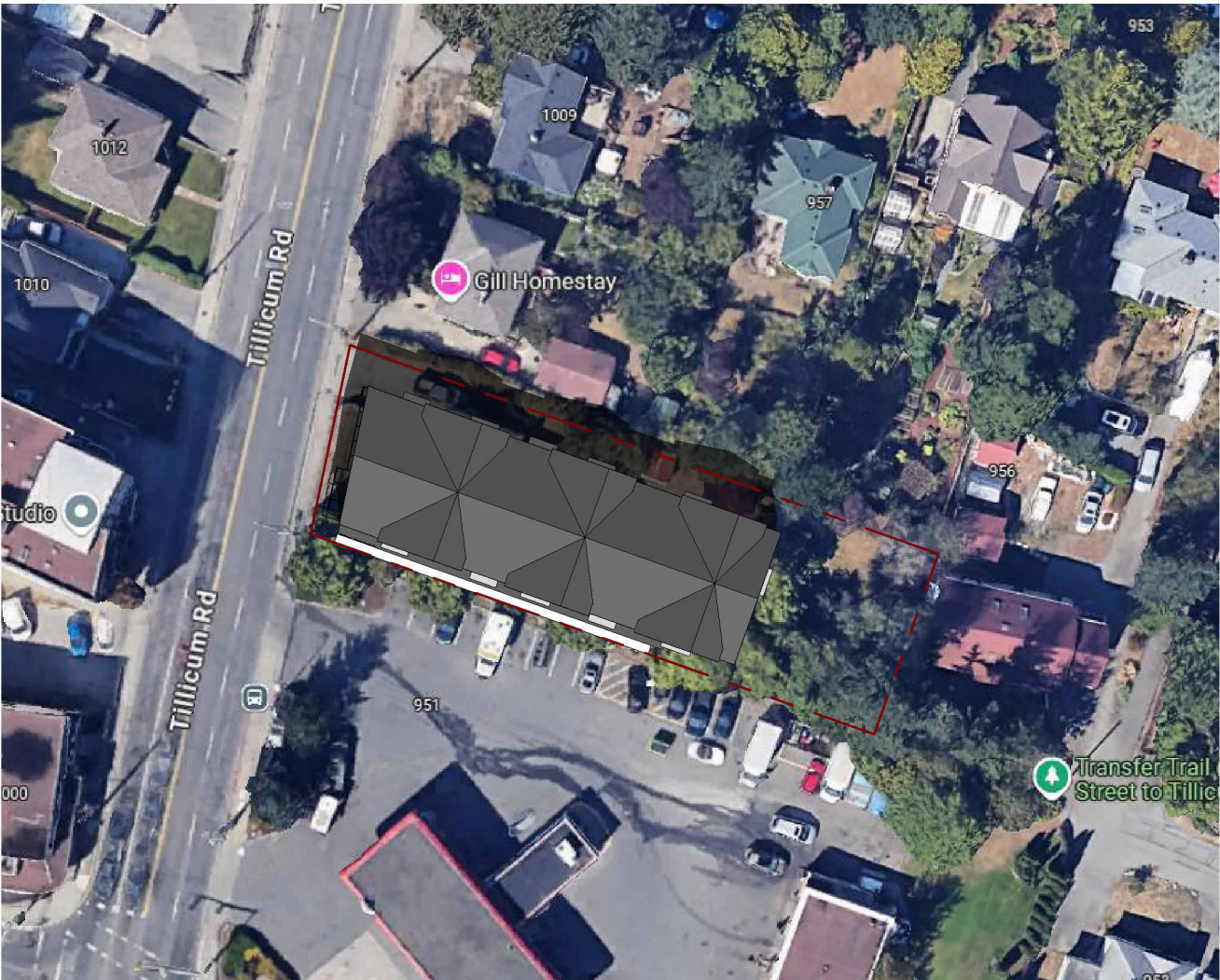
March 21, 12pm



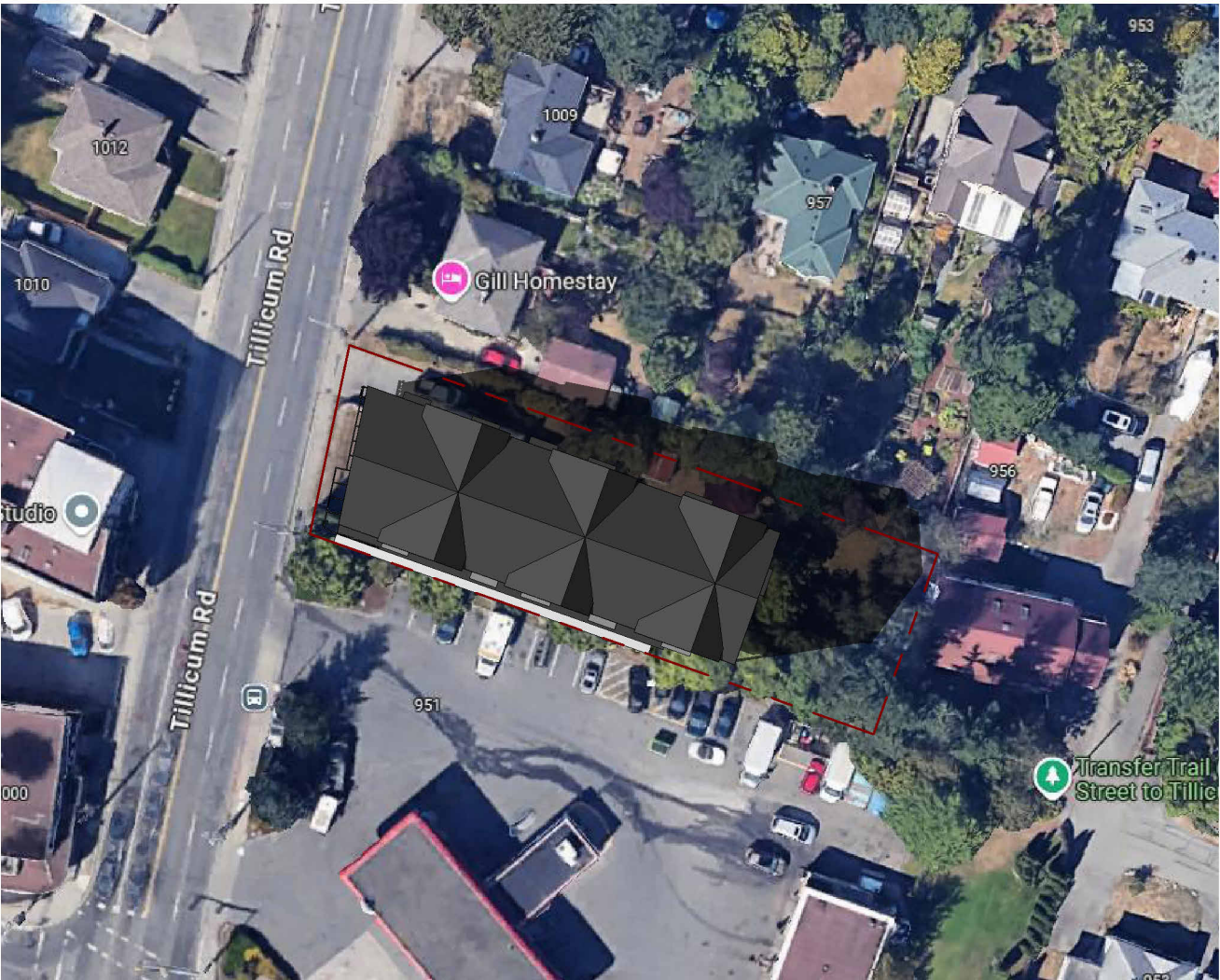
March 21, 4pm



June 21, 10am



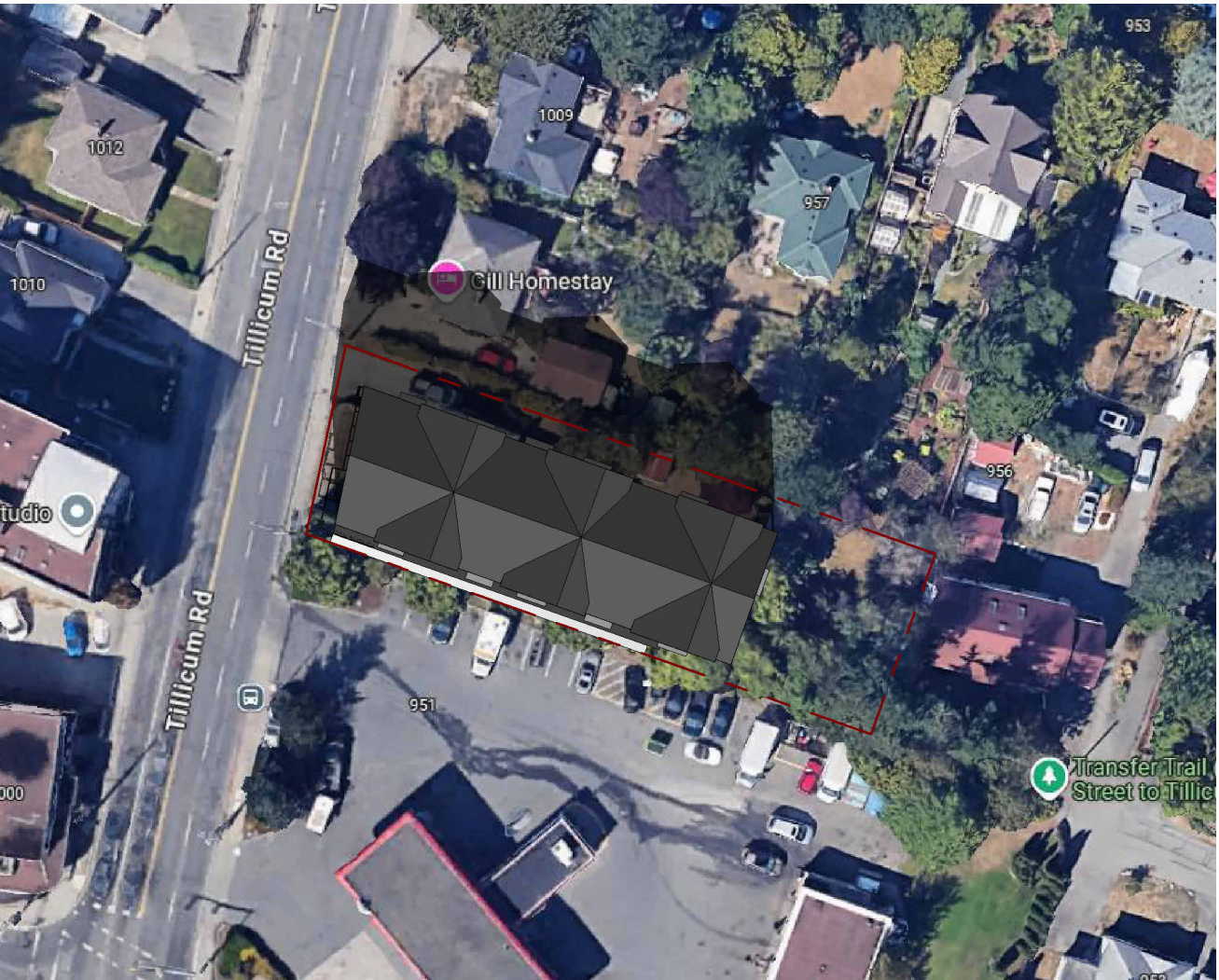
June 21, 12pm



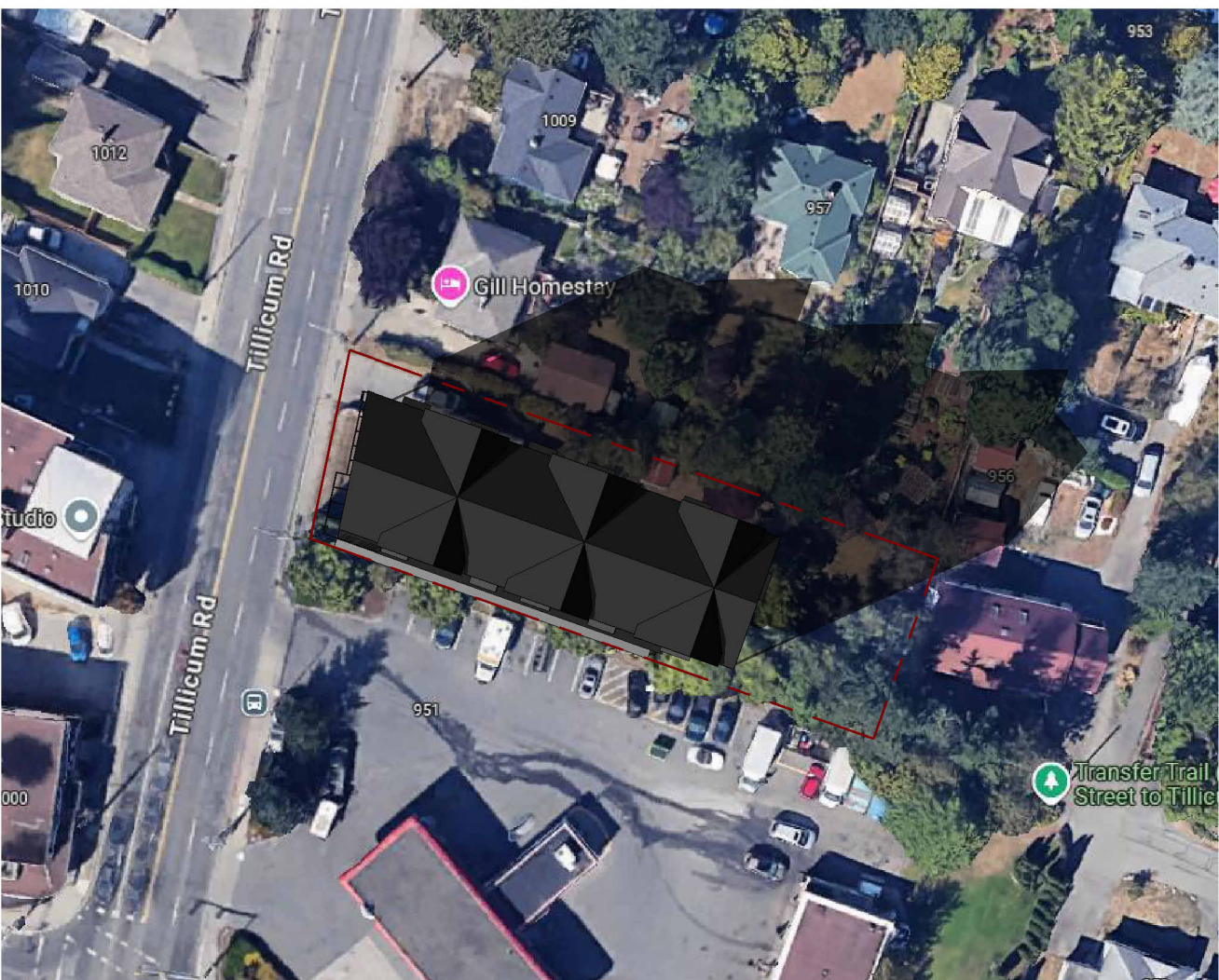
June 21, 4pm



September 21, 10am



September 21, 12pm



September 21, 4pm



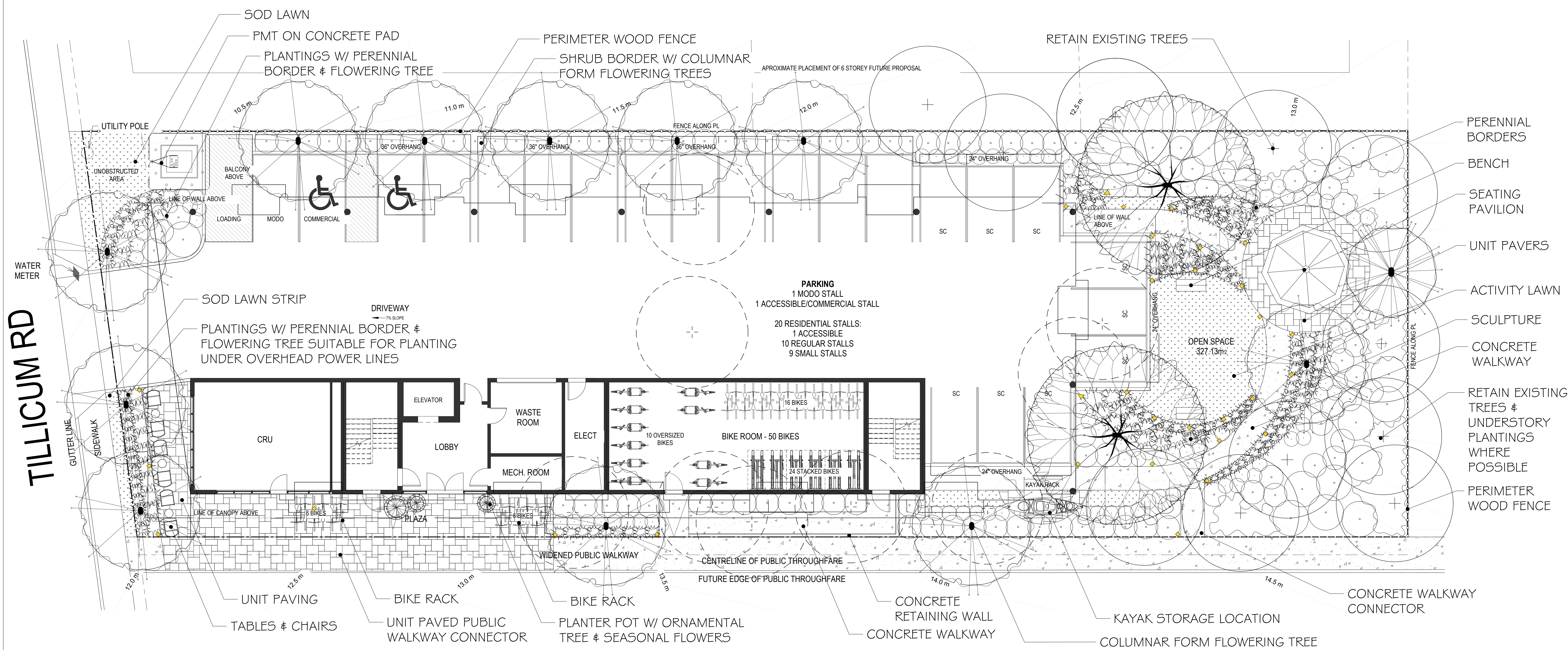
December 21, 10am



December 21, 12pm

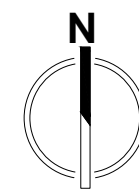


December 21, 4pm



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 - 3) THIS DRAWING IS THE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.



4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

project north:

issue / revisions:

No.	Issued / Revisions	Date
02	REVISED	04.07.25
01	ISSUED FOR REVIEW	03.10.25

seal:

project title:

1005 TILlicum ROAD

drawing title:

LANDSCAPE
CONCEPT PLAN

project no.:

1

date: 07 APR 2025 scale: 1:100

checked by: FORTH drawn by: RF

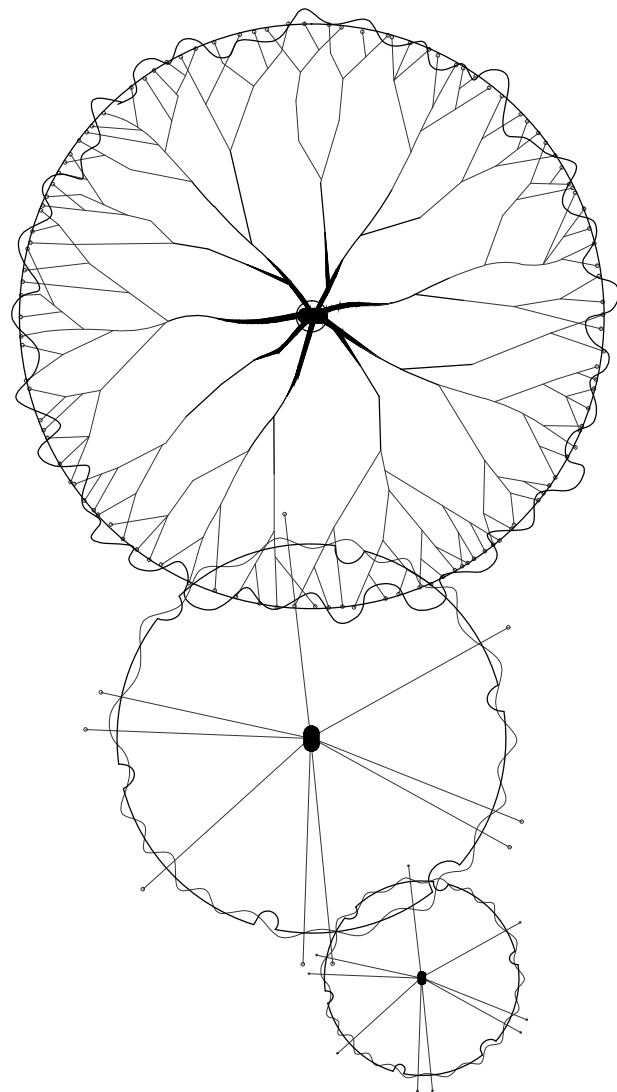
sheet no.:

L1

PLANT LIST

	KEY	COMMON NAME	BOTANICAL NAME	SIZE	GROUND	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
TREES	RMAP	Columnal Red Maple	Acer rubrum var. 'Bowhall'	8cm Cal	COVERS	BERG	Heartleaf Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	SP4
	FAGU	Columnar Purple Beech	Fagus sylvatica var.'Dawyks Purple'	8cm Cal.		VITI	Mountain Cranberry	Vitis idaea minus	SP4
	LIQU	Sweetgum	Liquidambar styraciflua 'Worplesdon'	8cm Cal.		FRAG	Coastal Strawberry	Fragaria chiloensis	SP4
	PDOG	Pacific Flowering Dogwood	Cornus nuttallii var.'Eddie's White Wonder'	6cm Cal.		AJUG	Black Bugleweed	Ajuga reptans 'Metallica'	SP4
	STYR	Japanese Snowbell	Styrax japonica	6cm Cal.		GLOR	Creeping California Lilac	Ceanothus gloriosus	SP4
	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	5cm Cal.		COTO	Creeping Cotoneaster	Cotoneaster dameri	SP4
	VPIN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolfs Pyramid'	2.5m Ht.		GAUL	Wintergreen	Gaultheria procumbens	SP4
LARGE	PIER	Lily of the Valley	Piens japonica var. 'Forest Flame'	#5 Pot	PERENNIALS & GRASSES	CARX	Vanegated Sedge	Carex morrowii var. 'Ice Dance'	#1 Pot
SHRUBS	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot		KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerester'	#1 Pot
	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot		TEST	Flame Sedge	Carex testacea	#1 Pot
	NINE	Pacific Ninebark	Physocarpus capitatus var. 'Diablo'	#5 Pot		JUNC	Common Rush	Juncus effusus	#1 Pot
						STIP	Spear Grass	Stipa calamagrostis	#1 Pot
MEDIUM	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#2 Pot		MISC	Maiden Hair Grass	Miscanthus sinensis	#1 Pot
SHRUBS	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot		SCIZ	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
	VACC	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbird'	#2 Pot	HEMI	Dwarf Daylily	Hemerocallis var. 'Stella D'Oro'	SP5	
	ABE	Glossy Abelia	Abelia x grandiflora var. 'Edward Goucher'	#2 Pot	IRIS	Sweet Ins	Ins pallida var.'Aureo -Vanegata'	SP5	
	SALA	Salal	Gaulthera shallon	#2 Pot	LAVA	Lavender	Lavandula angustifolia var. 'Hidcote'	SP5	
	RDOG	Red Twig Dogwood	Cornus stolonifera	#2 Pot	PERO	Russian Sage	Perovskia atrnplificifolia var. 'Lacey Blue'	SP5	
	YDOG	Yellow Twig Dogwood	Cornus alba var.'Bud's Yellow'	#2 Pot	ASTI	Astilbe	Astilbe chinensis var.'Pumila'	SP5	
	RIBE	Red Flowering Currant	Ribes Sanguineum var.'King Edward'	#2 Pot					
	CYPR	Upright Cypress	Cupressus varr. 'Wilma Goldcrest'	#2 Pot	Vines	CLEM	Montana Clematis	Clematis var. 'Elizabeth'	#2 Pot
						ARM	Evergreen Clematis	Clematis armandii	#2 Pot
SMALL	DWPJ	Dwarf Lily of the Valley	Piens japonica var. 'Debutante'	#1 Pot	Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification. - All areas to be irrigated with an automatic underground system.				
SHRUBS	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot					
	POLY	Sword Fern	Polysticum munitum	#1 Pot	+ TREES TO BE RETAINED + TREES TO BE REMOVED	LIGHTING PLAN BOLLARD LIGHT ACCENT LIGHT			
	ILEX	Japanese False Holly	Ilex crenatta convexa	#1 Pot					
	ADOG	Dwarf Red Twig Dogwood	Cornus sericea 'Arctic Fire'	#1 Pot					
	SPGF	Goldflame Spirea	Spirea bumalda var. 'Gold Flame'	#1 Pot					
	SARC	Sweetbox	Sarcococca humilis	#1 Pot					

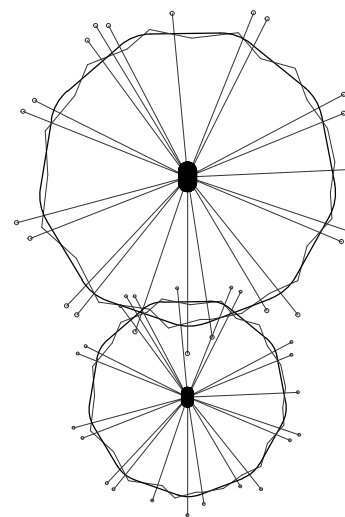
LEGEND



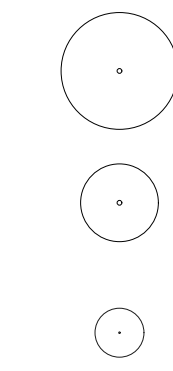
LARGE DECIDUOUS
SHADE TREE

SMALL ORNAMENTAL
DECIDUOUS TREES

ORNAMENTAL
TREE/SHRUB



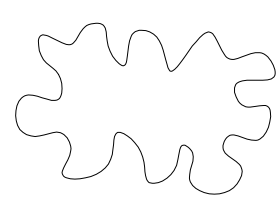
LARGE AND SMALL
CONIFEROUS TREES



LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB



GROUND COVER &
PERENNIALS

ORNAMENTAL
GRASSES

LIGHTING PLAN

- BOLLARD LIGHT
- ACCENT LIGHT