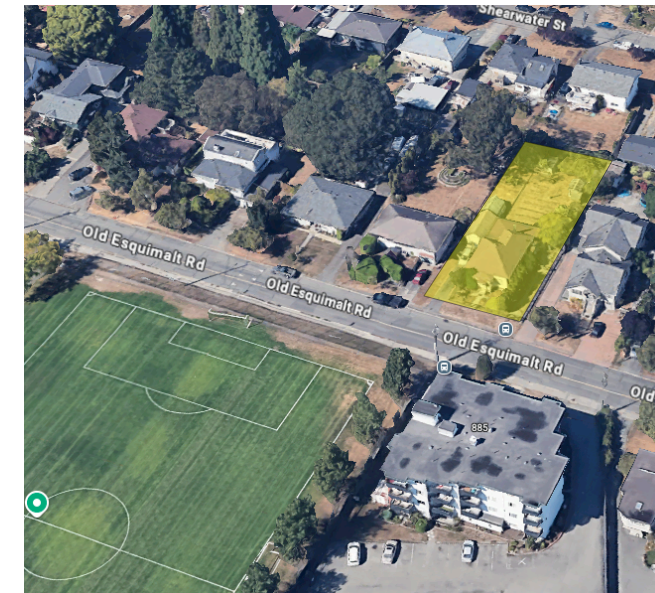
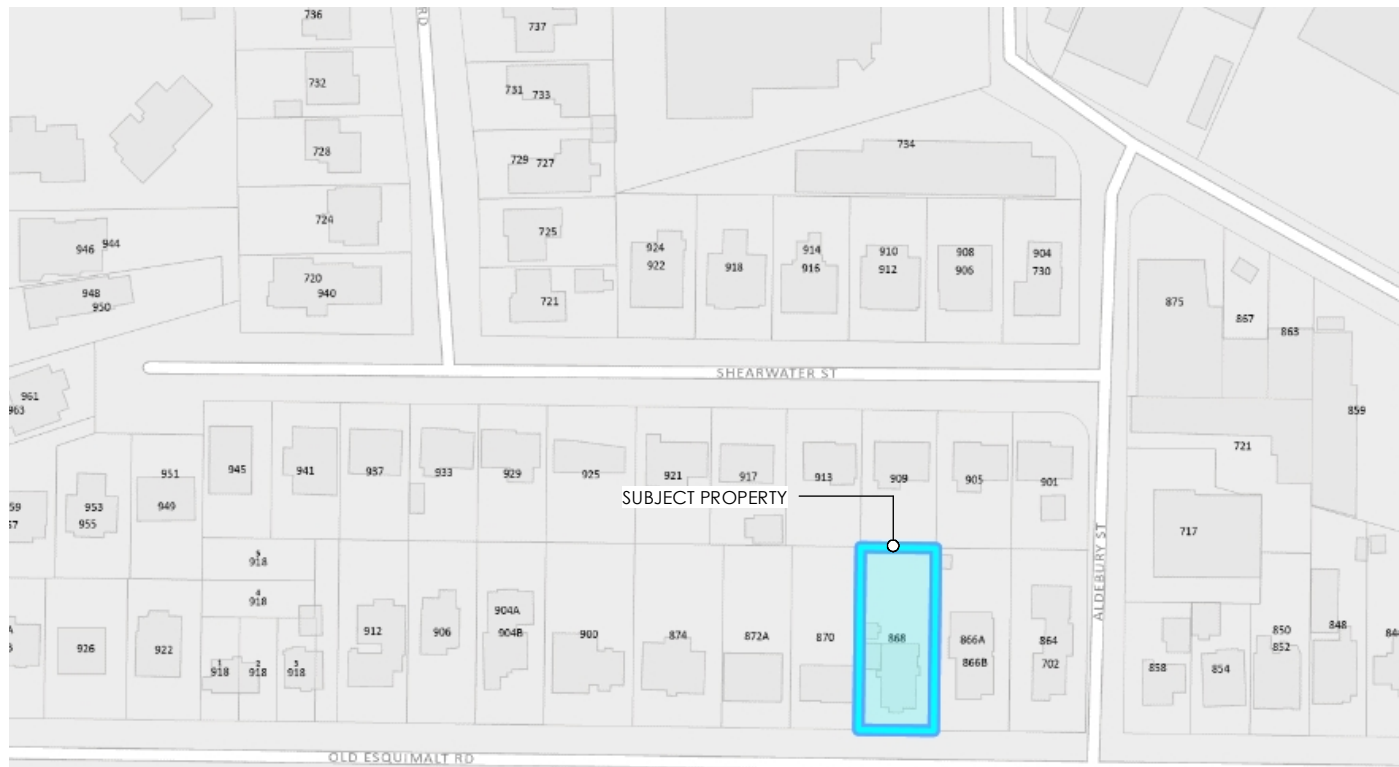




- OCP Designated Townhouse Residential
- Along Residential Collector
- Lot Area 940 m2
- Close proximity to transit and cycling transportation options
- Close proximity to schools and parks

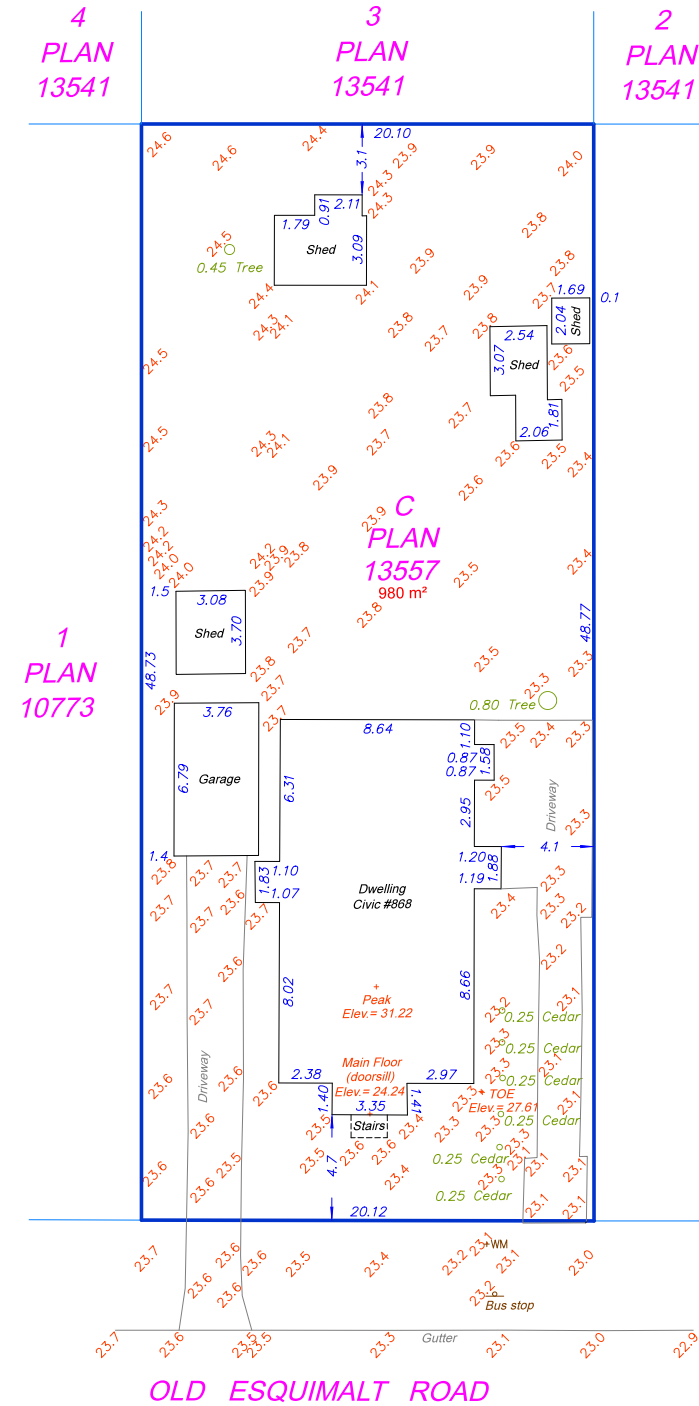
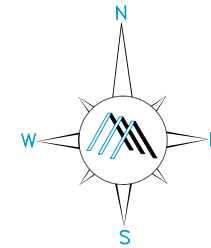
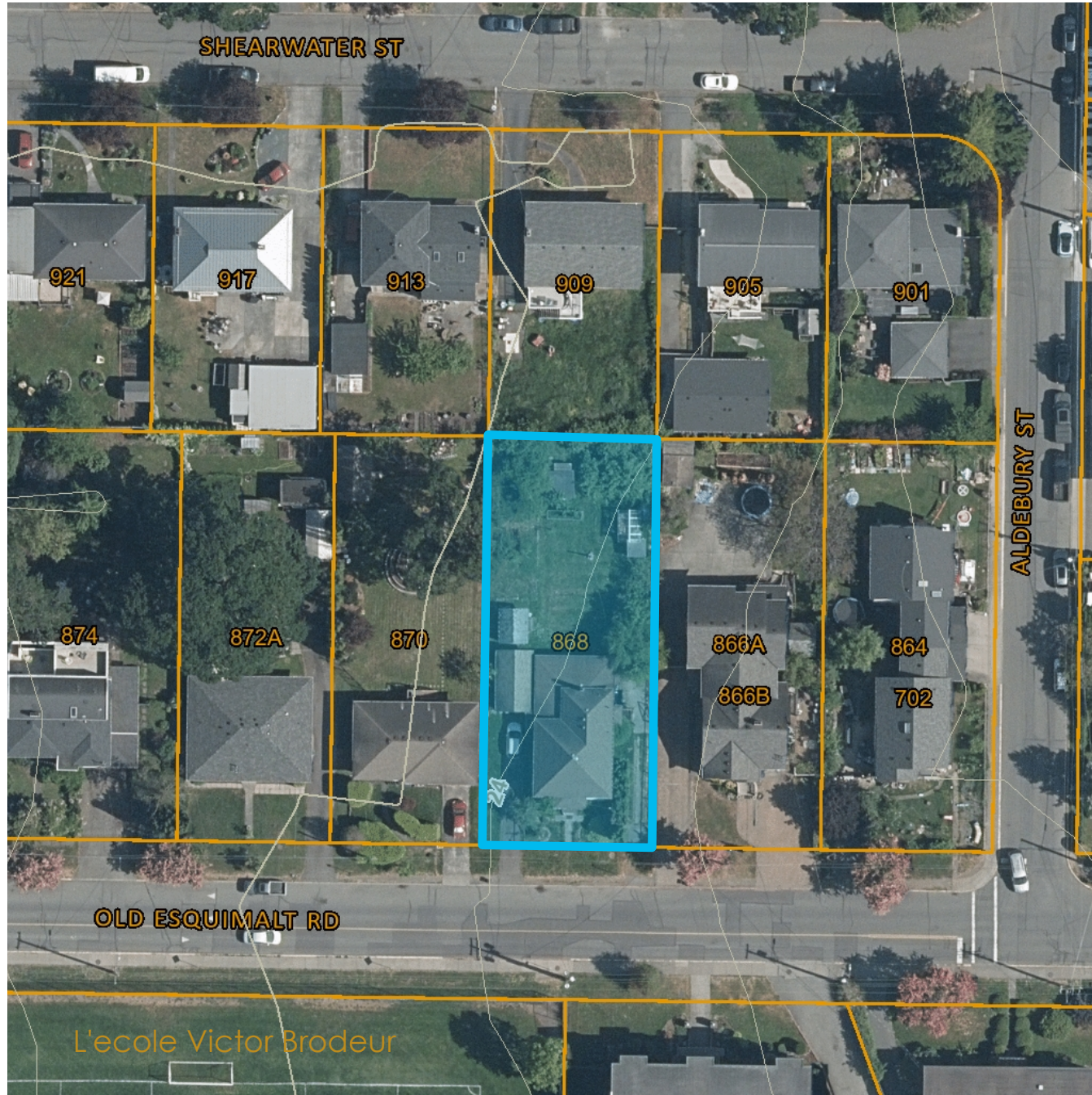


Aerial View of Subject Property (Yellow)

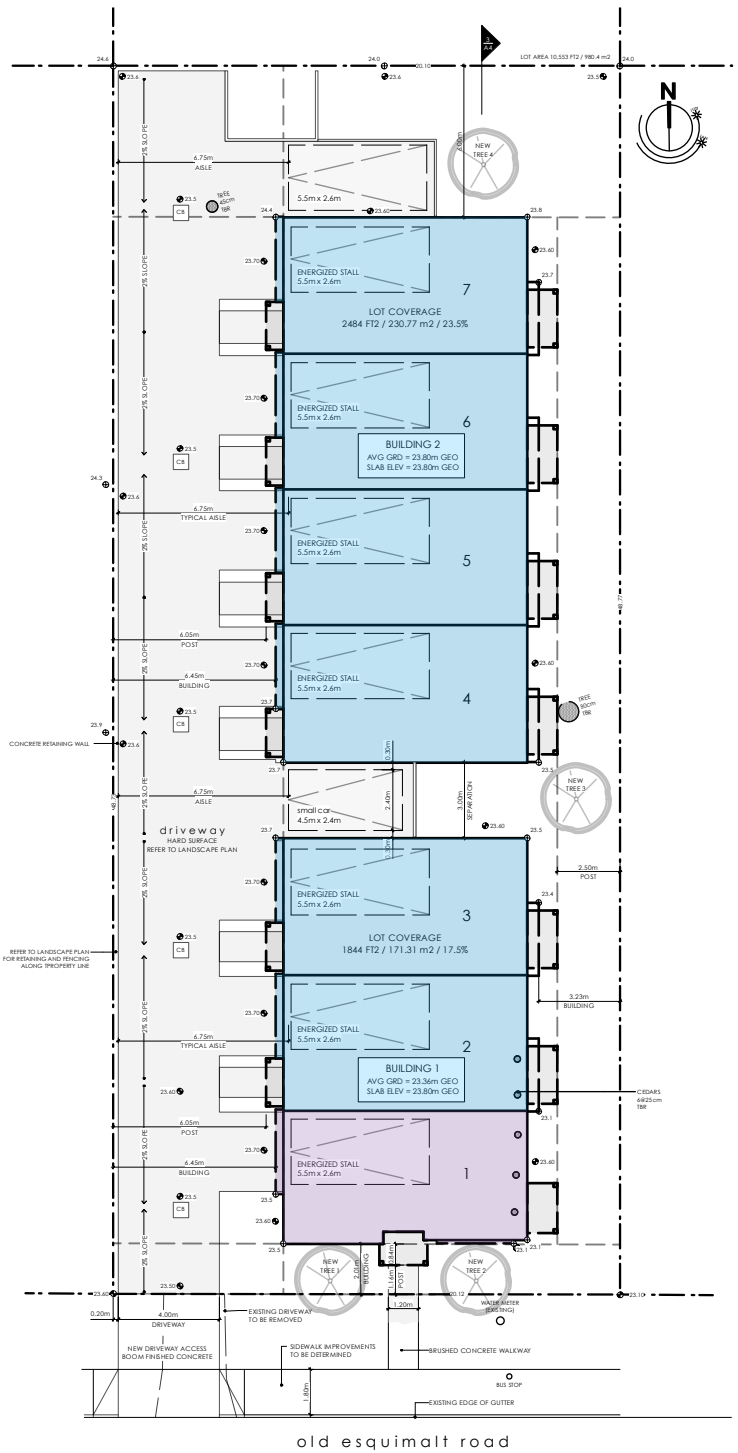
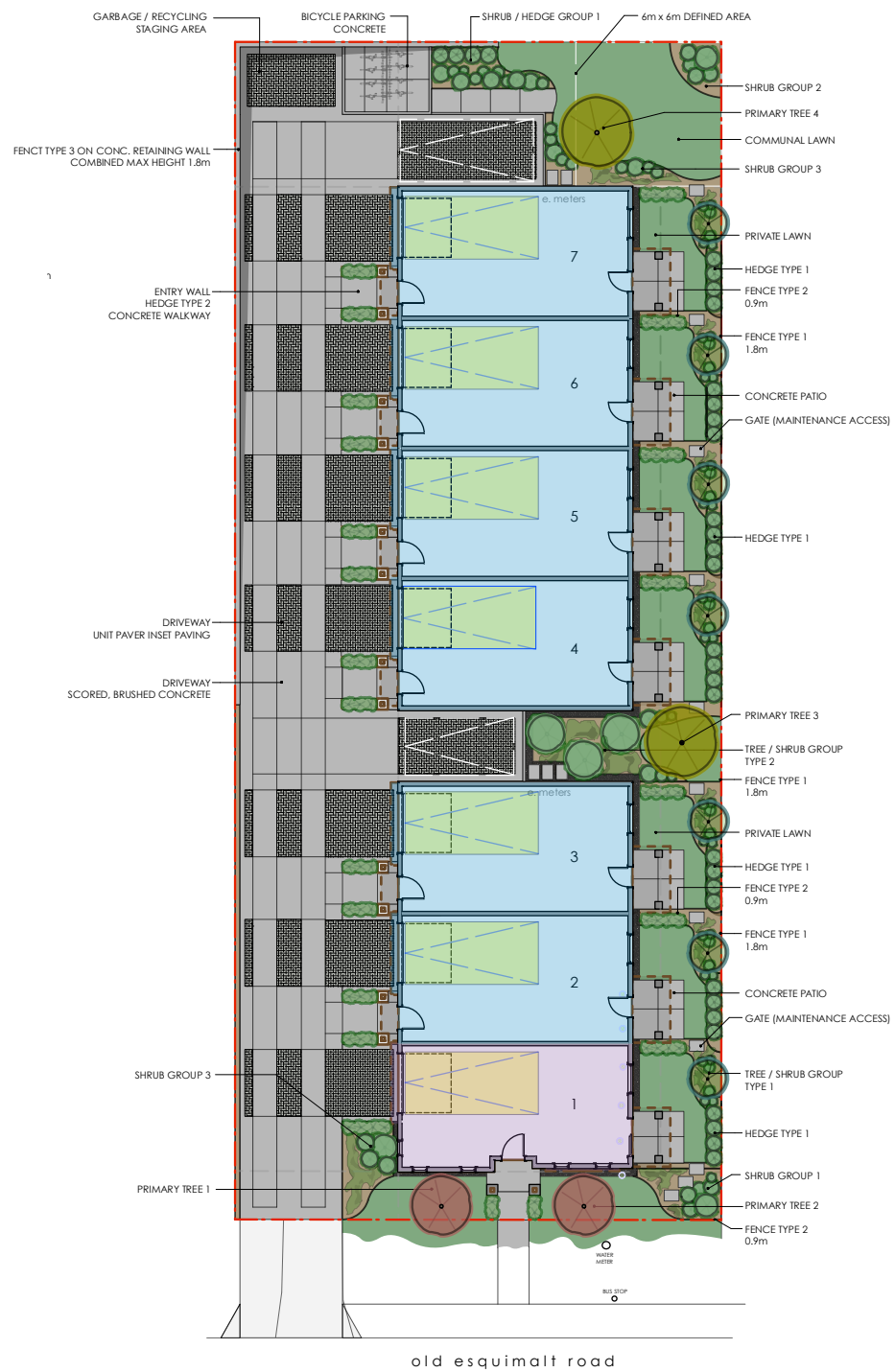


868 Old Esquimalt Road, Subject Property

Location Overview

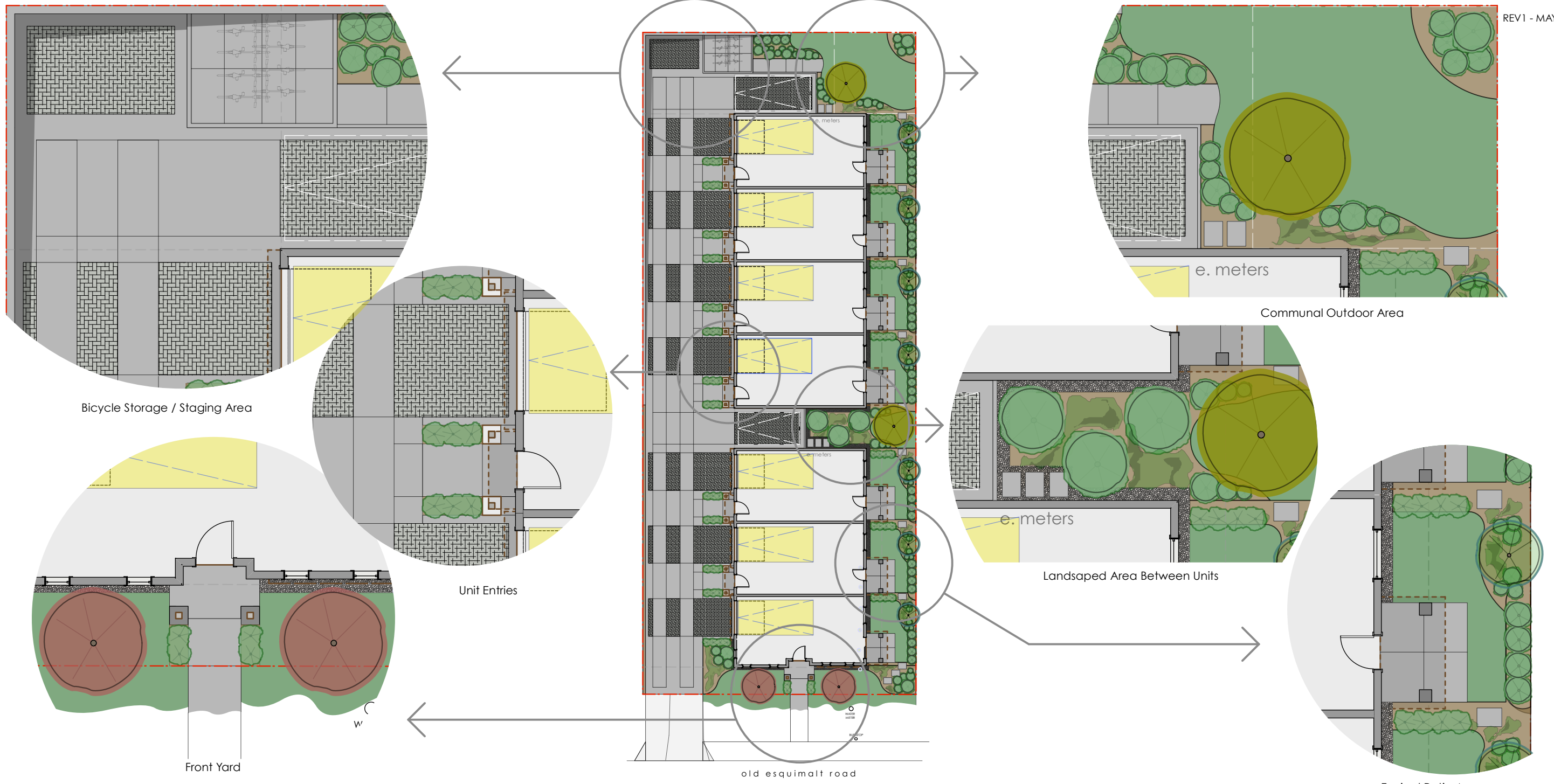


Existing Lot Overview



- DPA No. 6 - Multifamily Residential
- 2 Buildings, 7 Units Total (Townhouse)
- Parking located at interior of site, in building
- One concealed and energized parking space per unit
- Dedicated bike storage in unit with visitor parking
- All units have dedicated outdoor space
- Communal greenspace
- Typical unit size is ~1225 ft² / 114 m² + Garage
- Affordable unit size is ~1170 ft² / 109 m² + Garage
- Total floor area is 8558 ft² / 795 m²
- Total Floor Area Ratio is 0.81/1
- 4 new medium sized trees, 7 new small trees
- Native plantings, shrubs and groundcovers
- Driveaisle features decorative paving
- Visitor parking, bicycle rack and staging area

Lot Overview



Landscape Detail

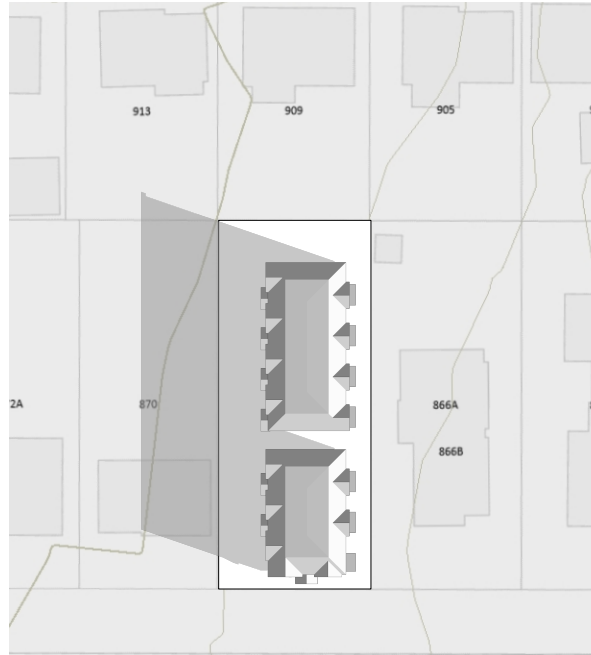
MARCH 21

JUNE 21

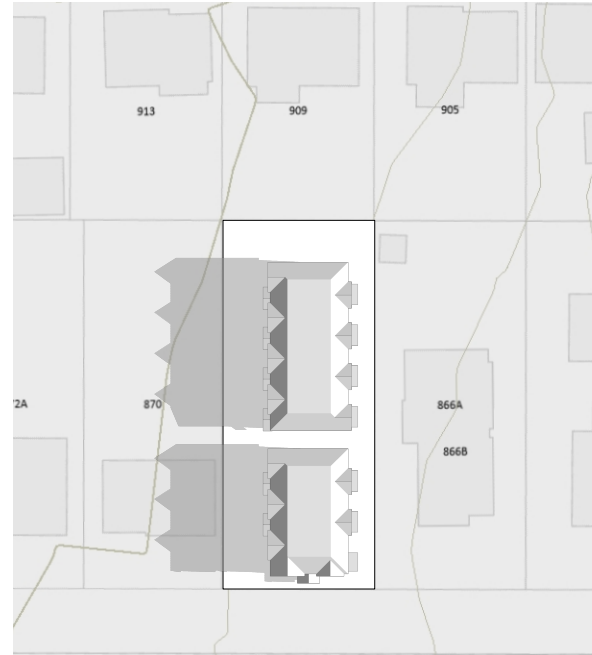
SEPTEMBER 21

DECEMBER 21

REV1 - MAY30.25



8 AM



8 AM



8 AM



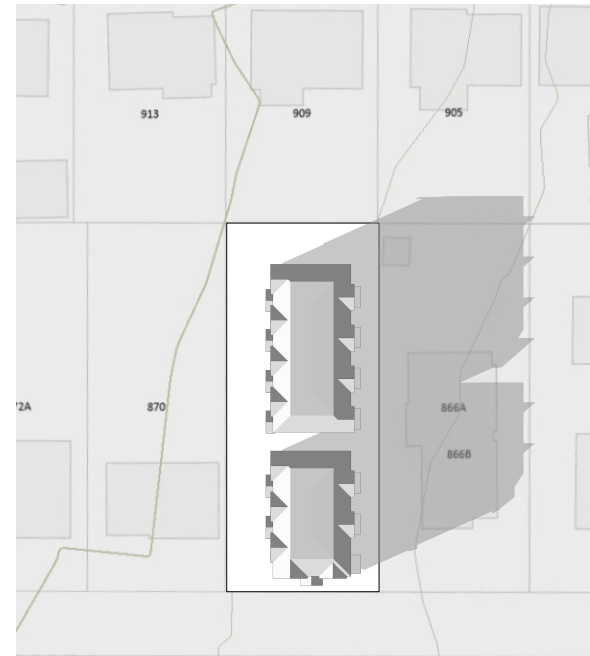
9 AM



4 PM



4 PM

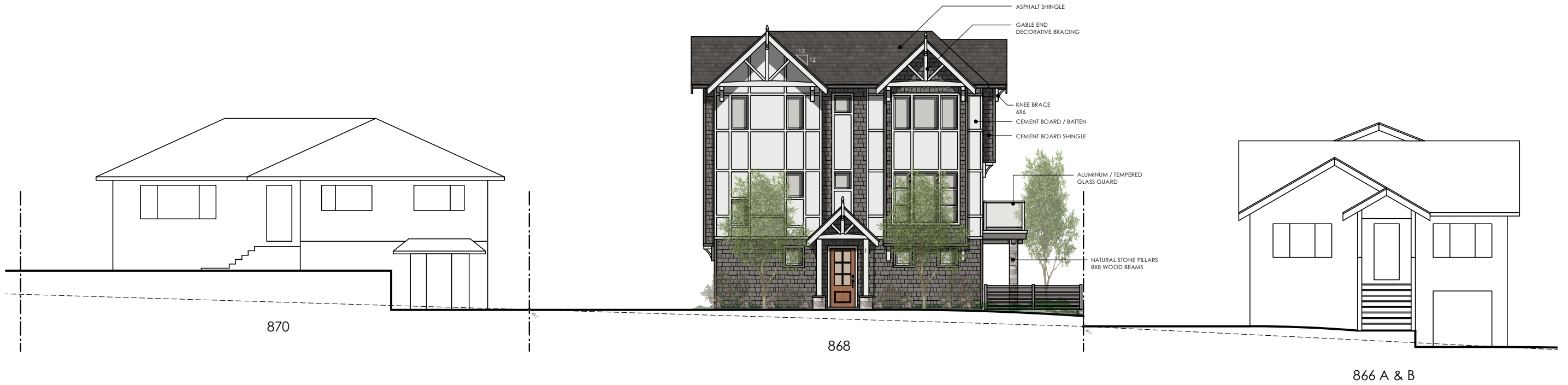


4 PM










3 PM

Shadow Study



Streetscape

Finishing Schedule	
	CEMENT BOARD SHINGLE JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	3.5" PROFILE CASING, AT SHINGLE LOCATIONS JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	CEMENT BOARD / BATTEN (3.5" PROFILE) JAMES HARDIE, COLOR PLUS (PREFINISHED) - "ARCTIC WHITE"
	NATURAL STONE VENEER K2 "PACIFIC ASHLAR" OR EQUIV.
	ASPHALT SHINGLE MALARKEY "LEGACY" "BLACK OAK"
	ENTRY DOORS, WOOD SIKKENS STAIN "BUTTERNUT"
	WINDOWS / METALS CASCADIA METALS "SLATE GRAY"

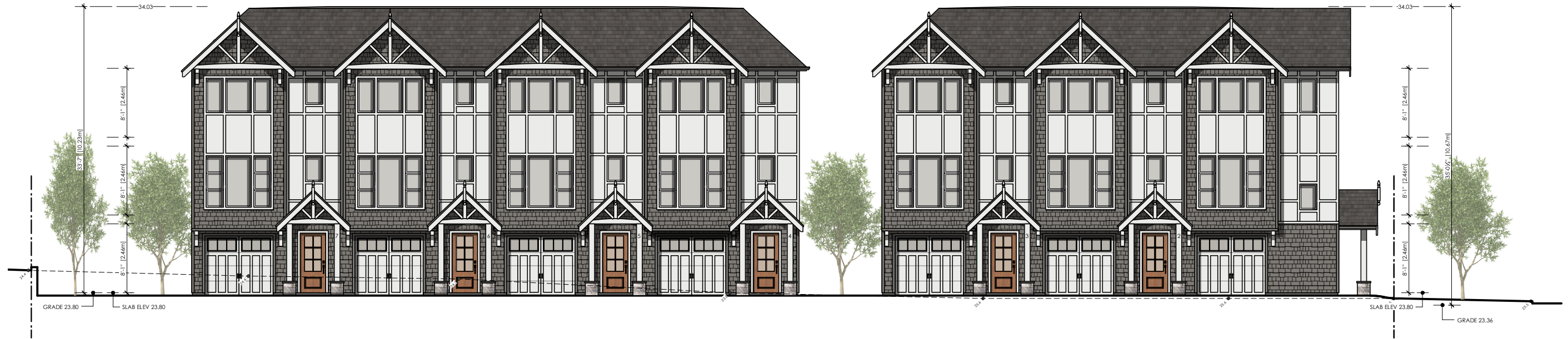


Typical Interior Unit Entry

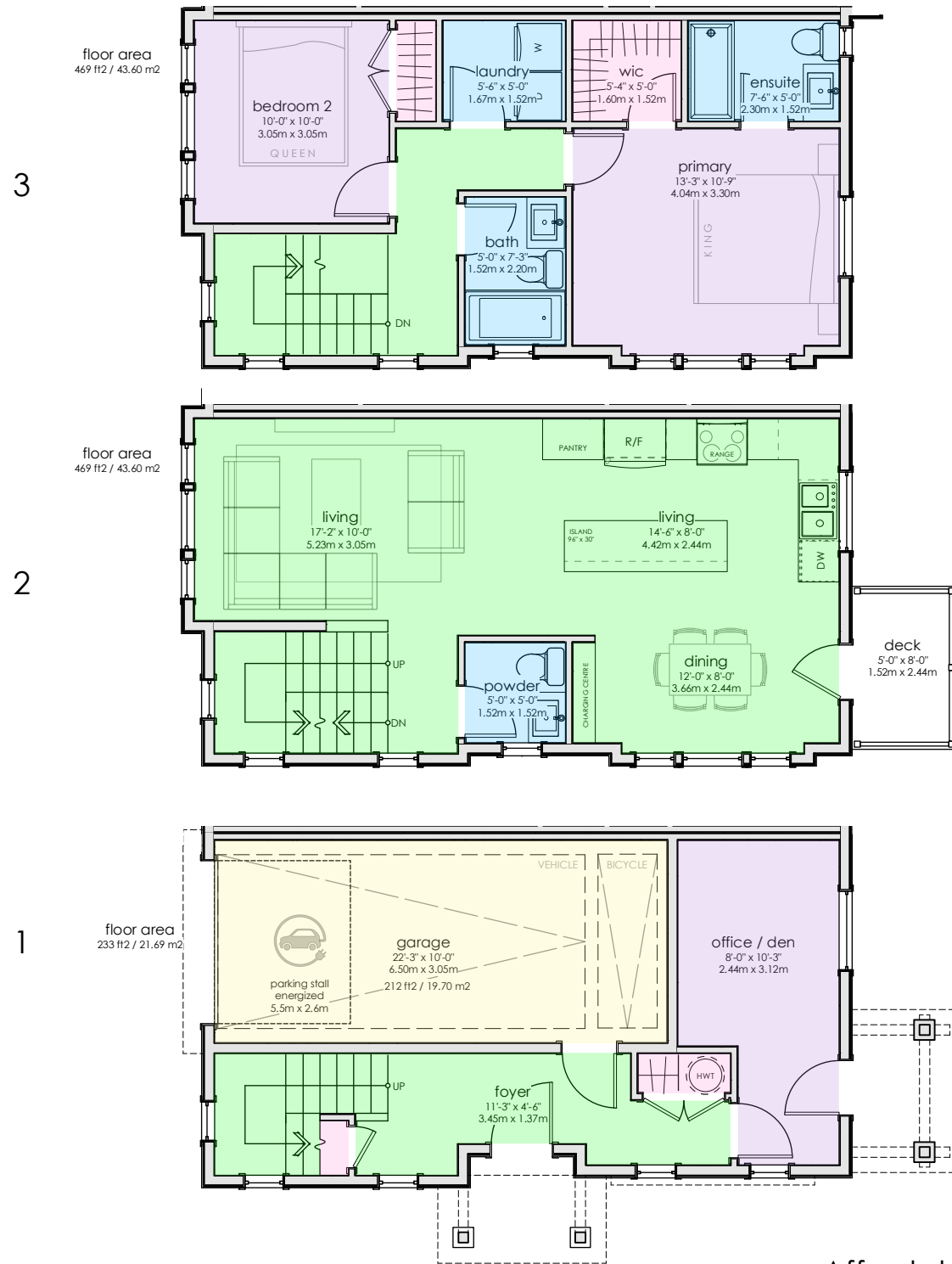


Unit 1, Facing Old Esquimalt Road

Exterior Design Features



East / West Exterior Design



Unit Size - ~1170 ft² / 108.9 m² + Garage

Designated Affordable Unit

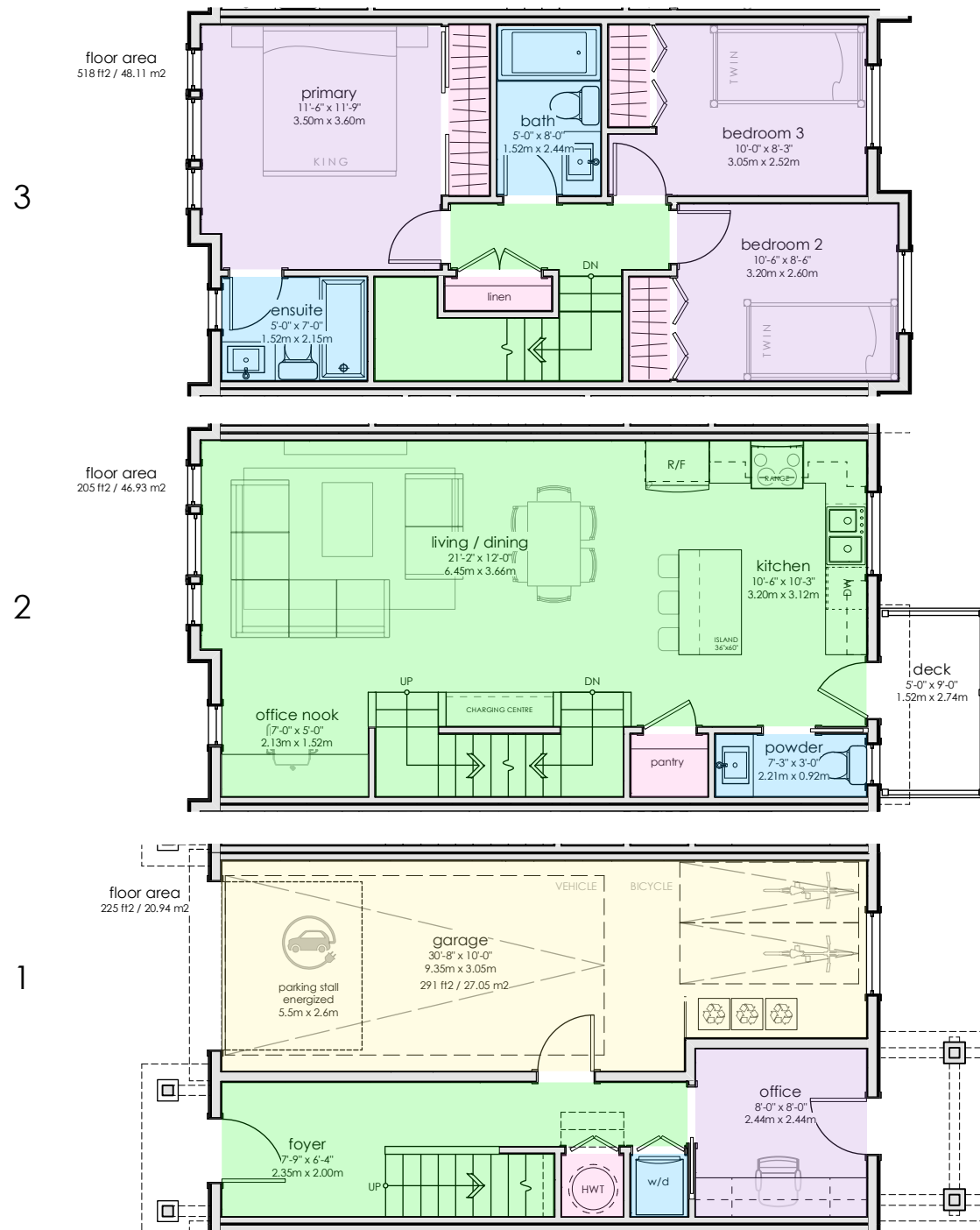
Flexible Layout - 2 Bedrooms, with Office

Ample living space and storage areas

Garage with bicycle parking

Deck and Patio Space

Affordable Unit (Unit 1) Overview



Unit Size - ~1225 ft² / 114 m² + Garage

Flexible Layout - 3 Bedrooms, with Office

Ample living space and storage areas

Garage with bicycle parking

Deck and Patio Space

Typical Unit (Unit 2-7) Overview