

- 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

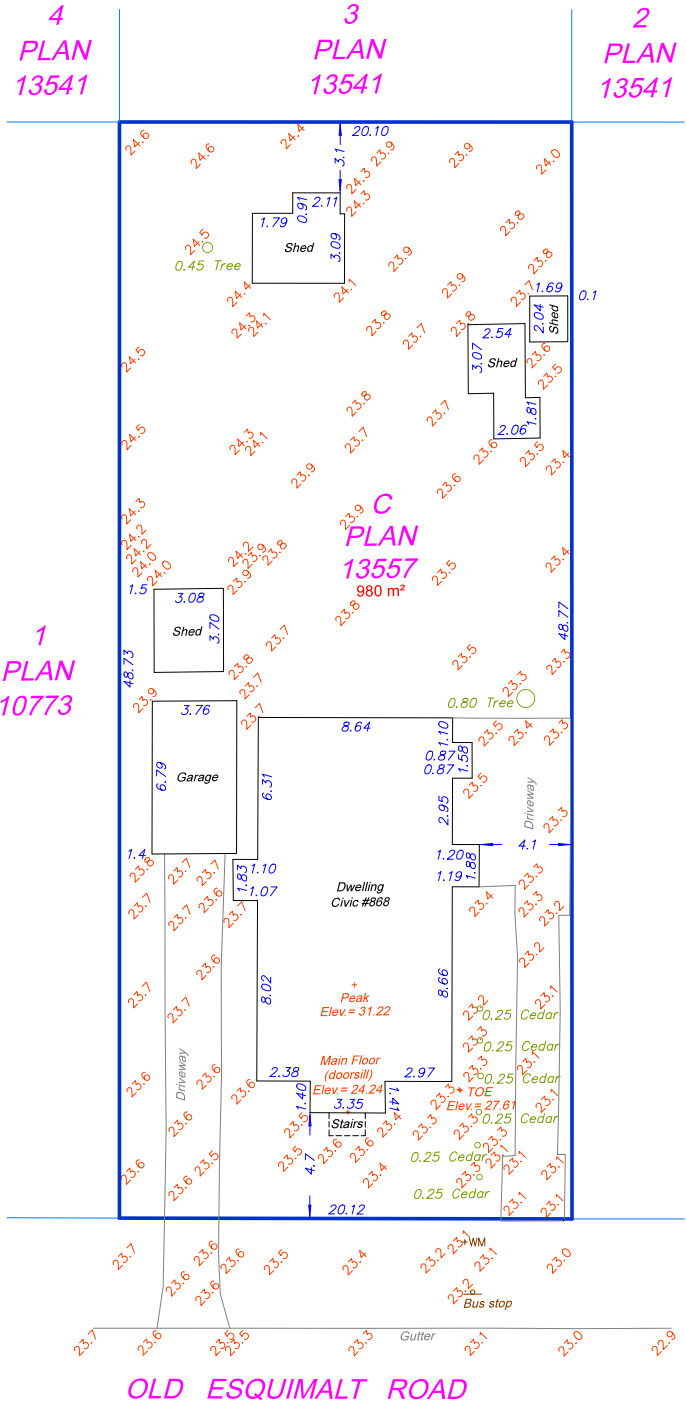
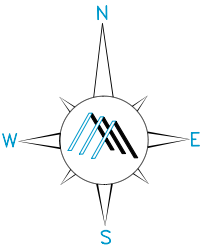


Aerial View of Subject Property (Yellow)

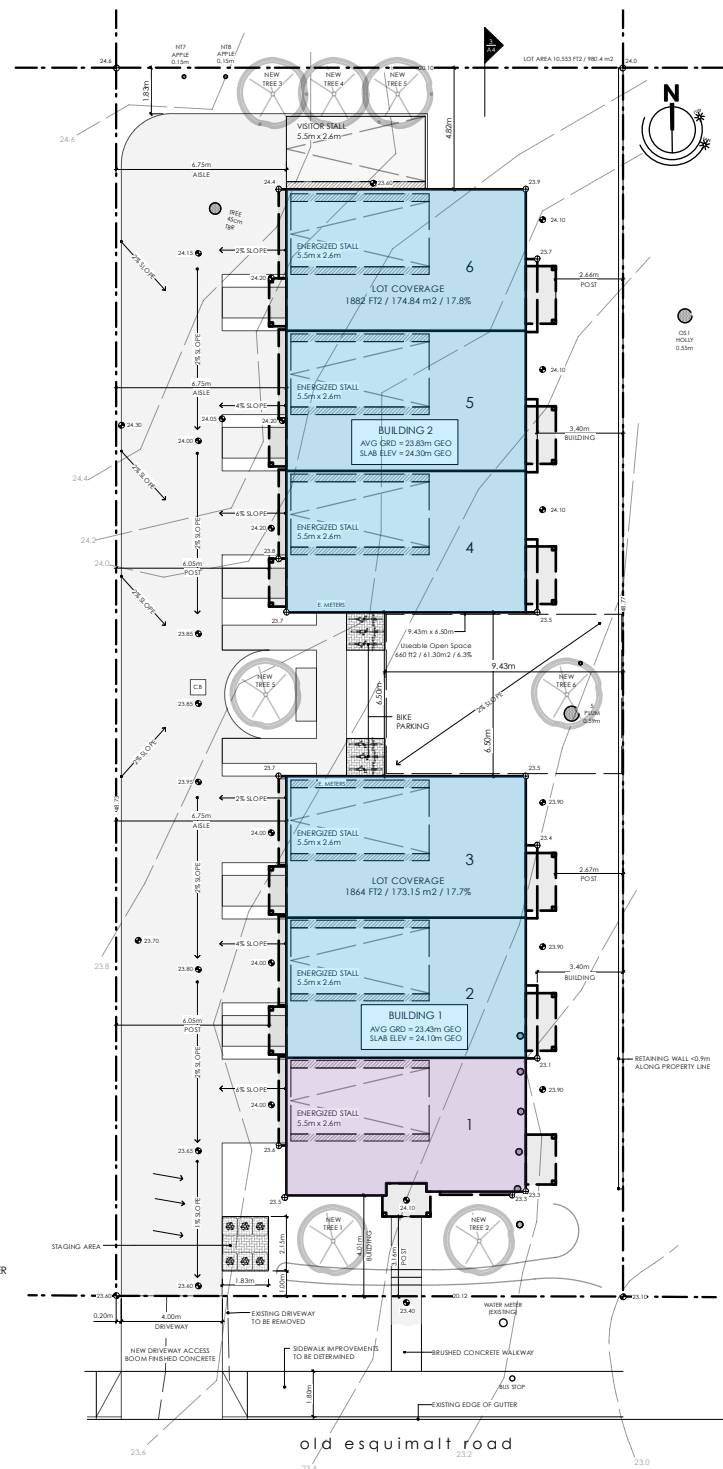
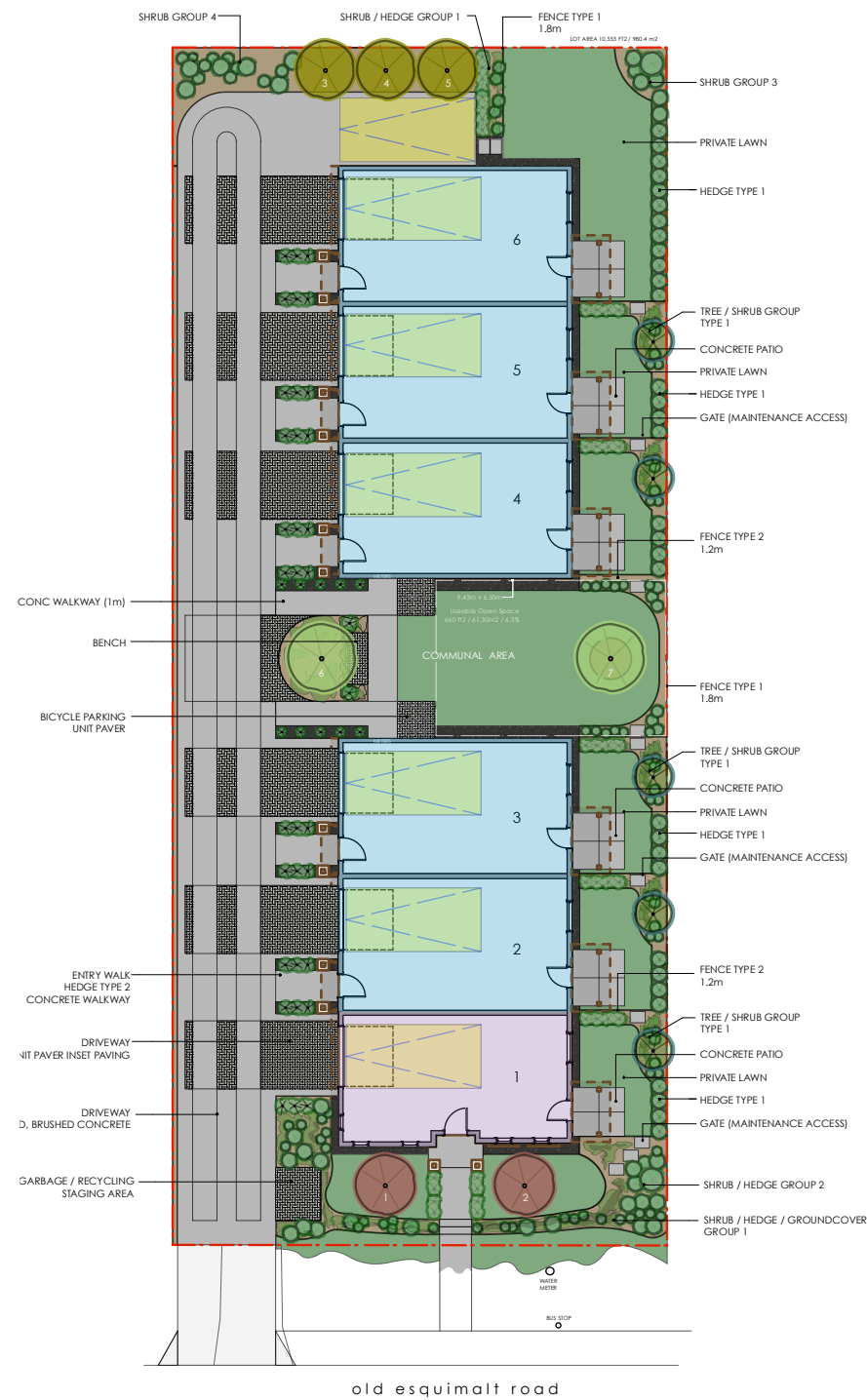


868 Old Esquimalt Road, Subject Property

Location Overview

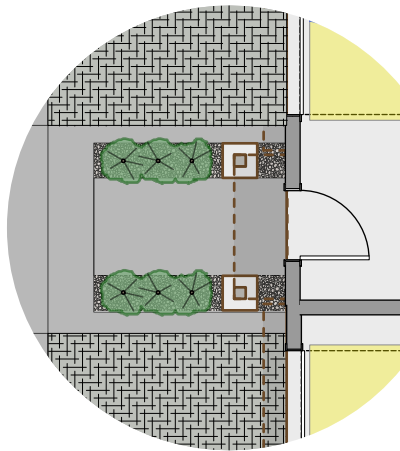


Existing Lot Overview

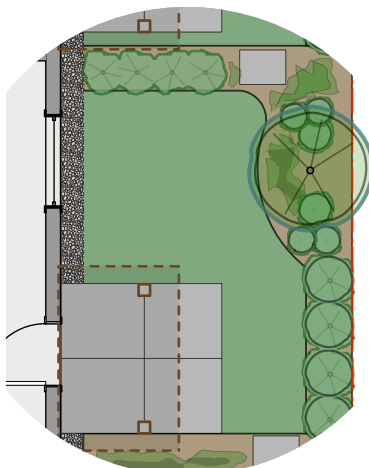


- DPA No. 6 - Multifamily Residential
- 2 Buildings, 6 Units Total (Townhouse)
- Parking located at interior of site, in building
- One concealed and energized parking space per unit
- Dedicated bike storage in unit with visitor parking
- All units have dedicated outdoor space
- Communal greenspace
- Typical unit size is ~1225 ft² / 114 m² + Garage
- Total floor area is 7341 ft² / 682.10 m²
- Total Floor Area Ratio is 0.698/1
- 7 new medium sized trees, 5 new small trees
- Native plantings, shrubs and groundcovers
- Driveaisle features decorative paving
- Visitor parking, bicycle rack and staging area

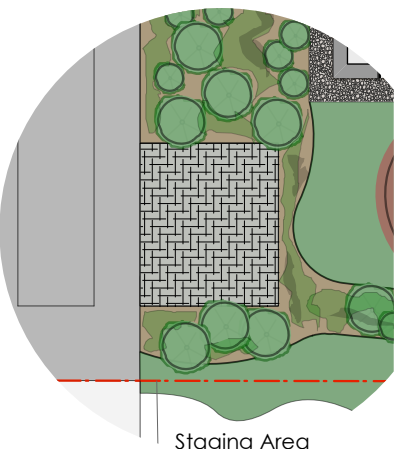
Lot Overview



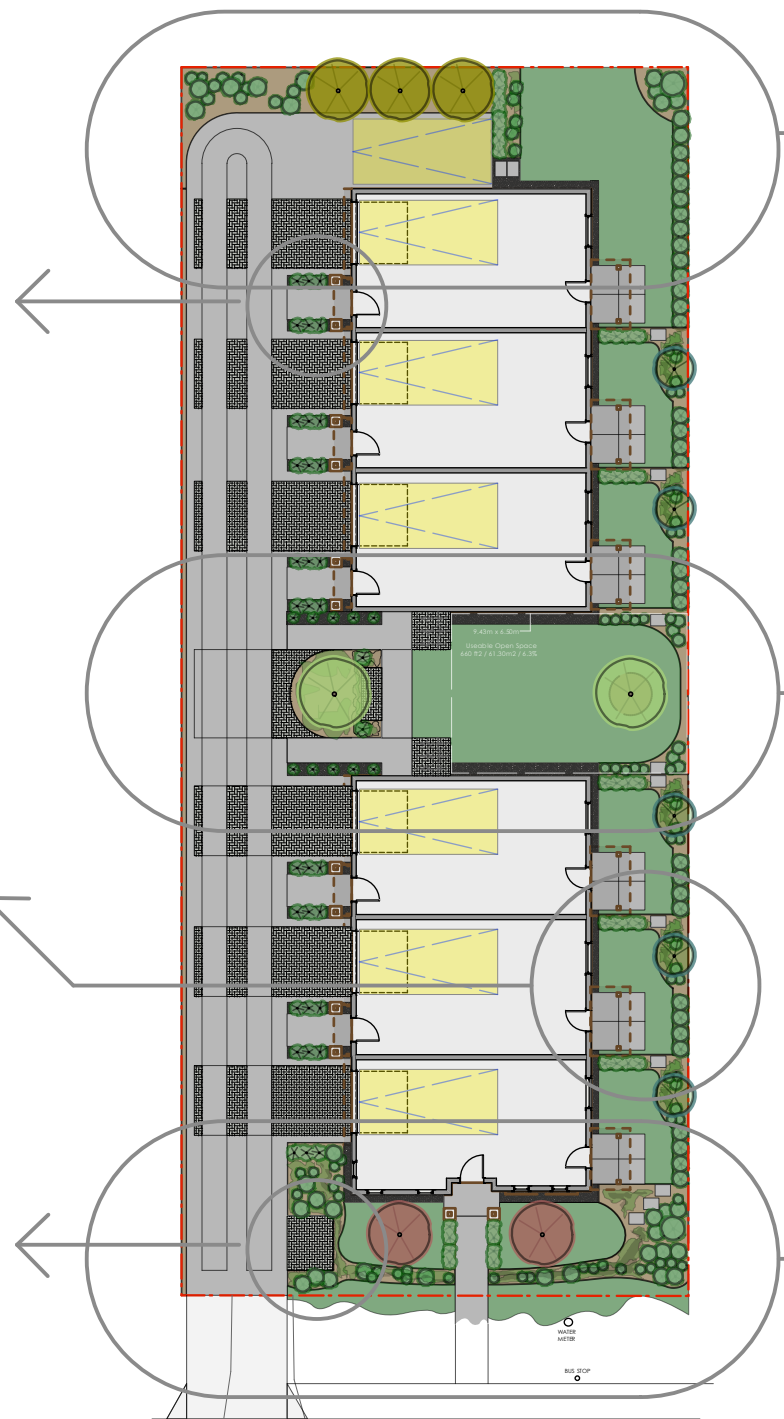
Typical Unit Entry



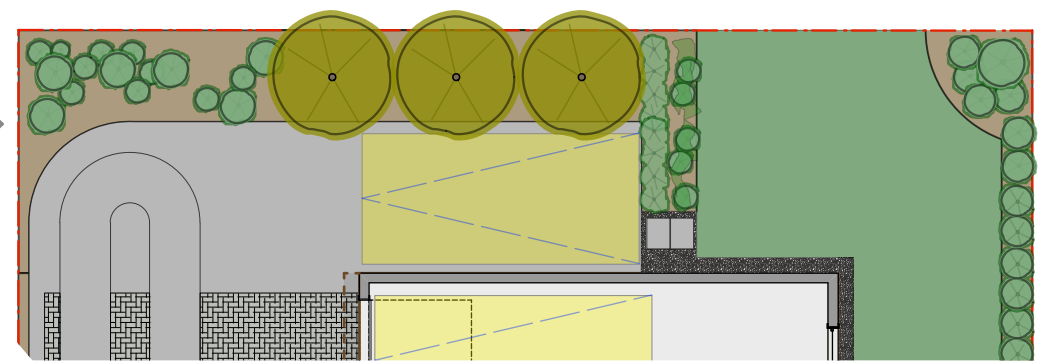
Rear Yard Areas



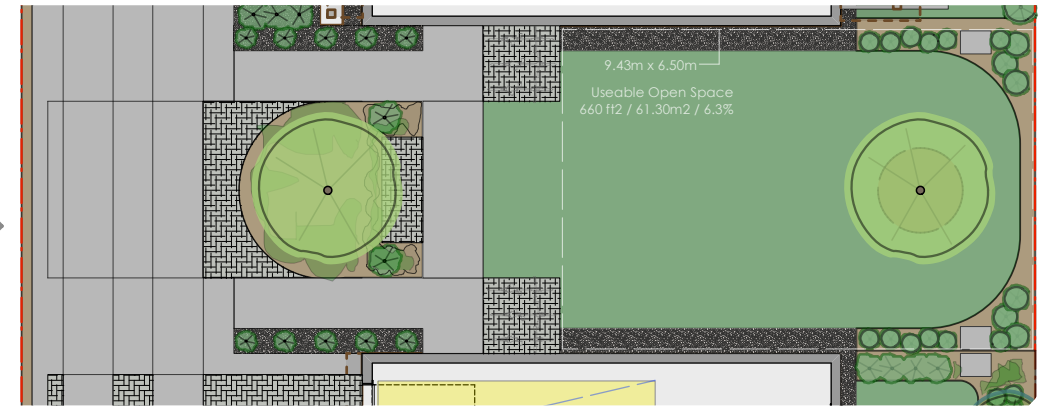
Staging Area



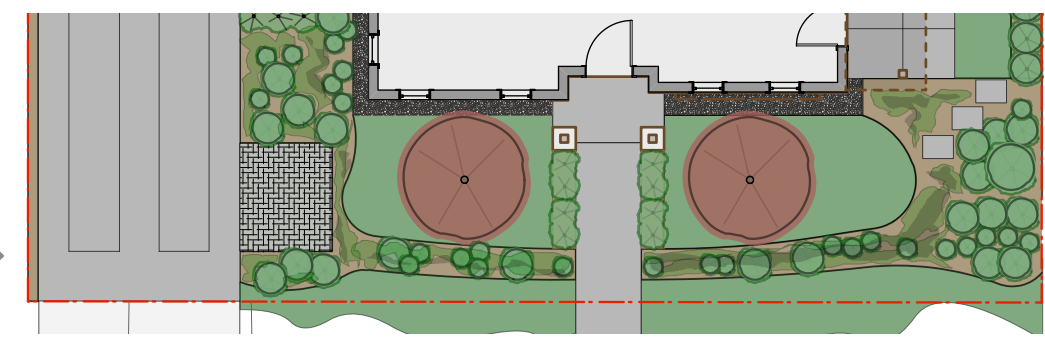
old esquamalt road



Rear Yard / North Buffer



Central Communal Area



Landscaped Yard Along Old Esquamalt Road

Typical Patio Area

Landscape Detail

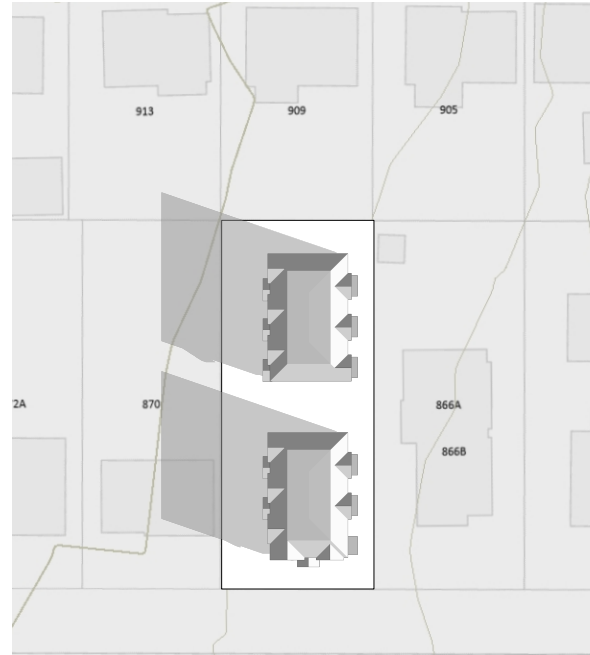
MARCH 21

JUNE 21

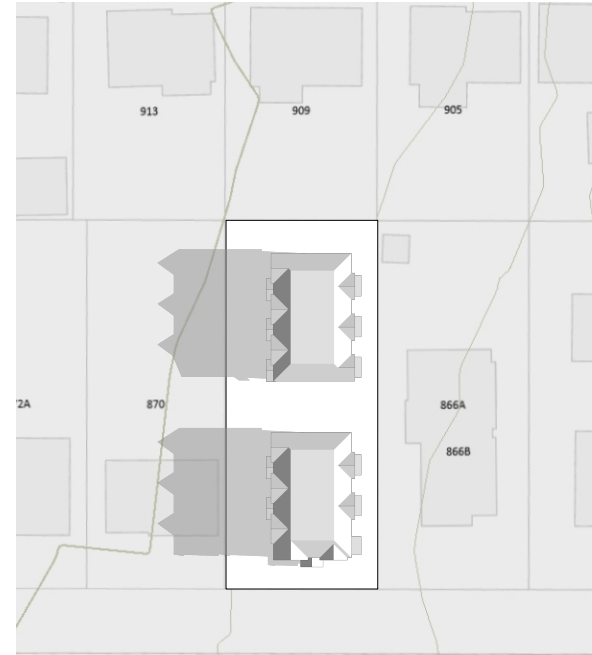
SEPTEMBER 21

DECEMBER 21

REV2.1 - DEC1.25



8 AM



8 AM



8 AM



9 AM



4 PM



4 PM

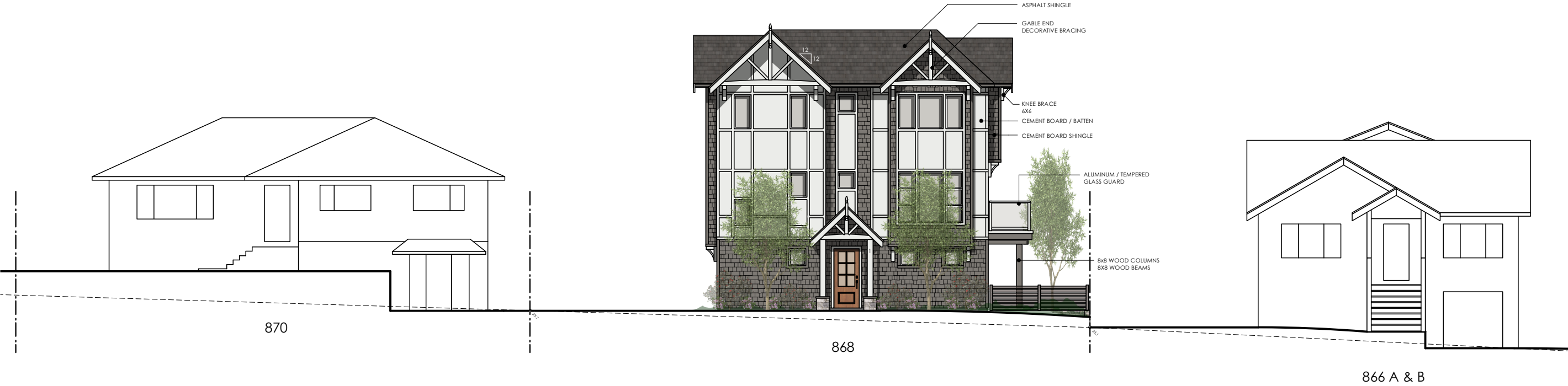


4 PM










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



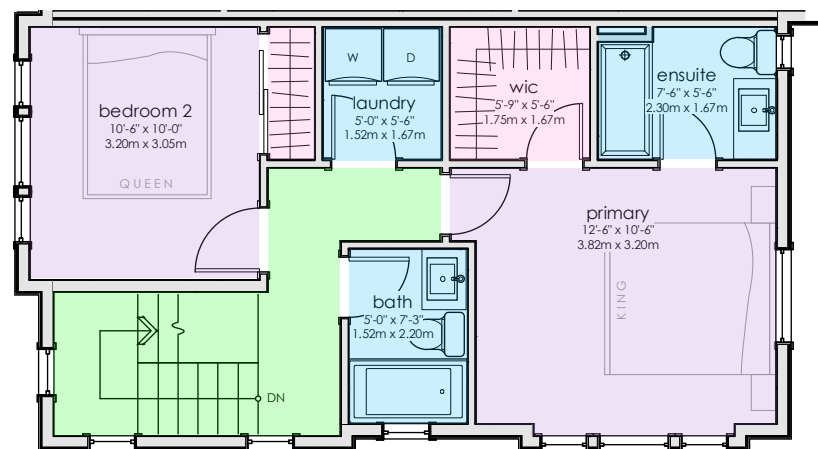
Unit 1, Facing Old Esquimalt Road

Exterior Design Features

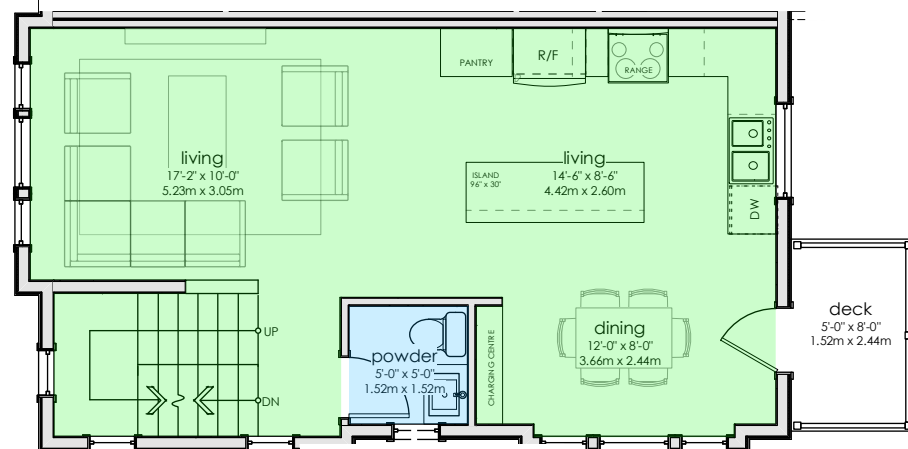


East / West Exterior Design

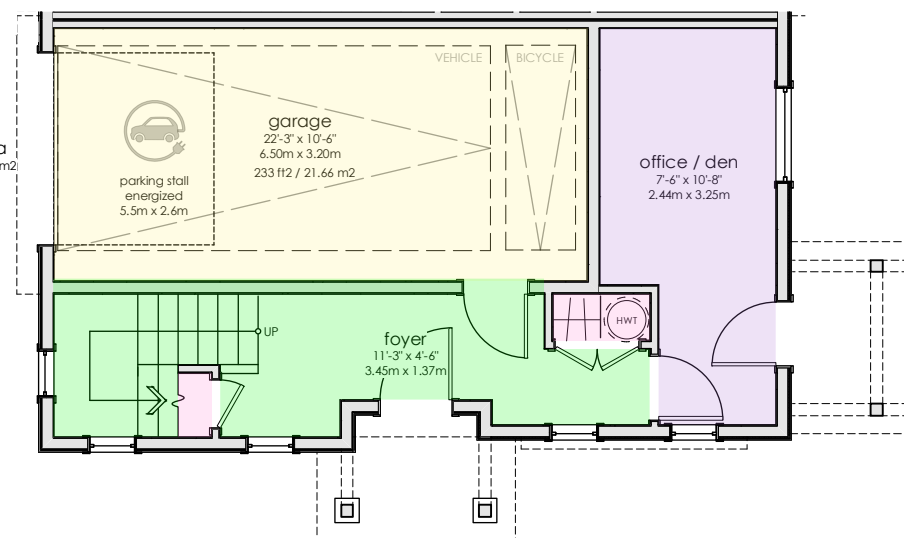
3

floor area
478 ft² / 44.38 m²

2

floor area
478 ft² / 44.37 m²

1

floor area
229 ft² / 21.23 m²Unit Size - ~1180 ft² / 110 m² + Garage

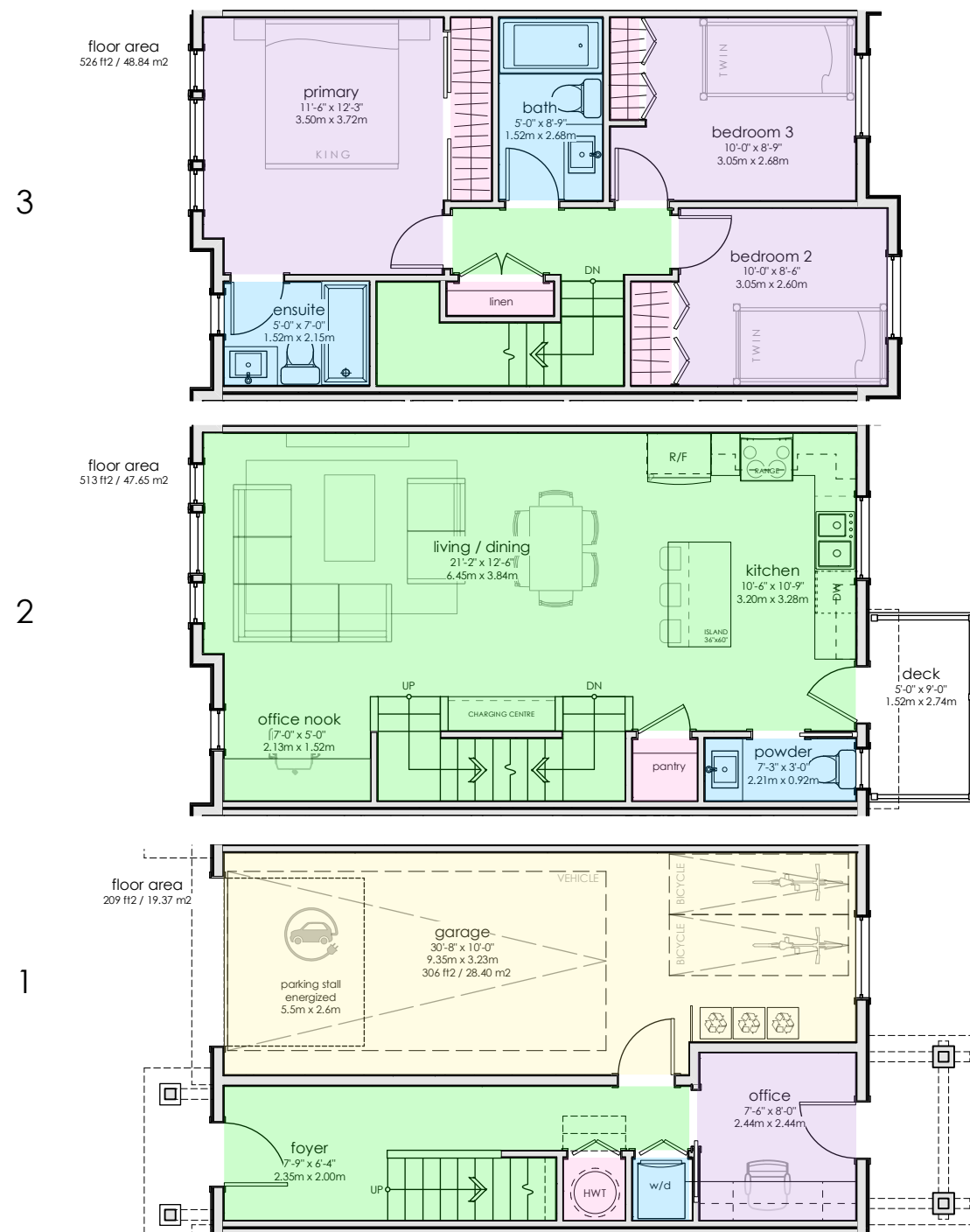
Flexible Layout - 2 Bedrooms, with Office

Ample living space and storage areas

Garage with bicycle parking

Deck and Patio Space

Unit 1 Overview



Unit Size - ~1250 ft² / 116 m² + Garage

Flexible Layout - 3 Bedrooms, with Office

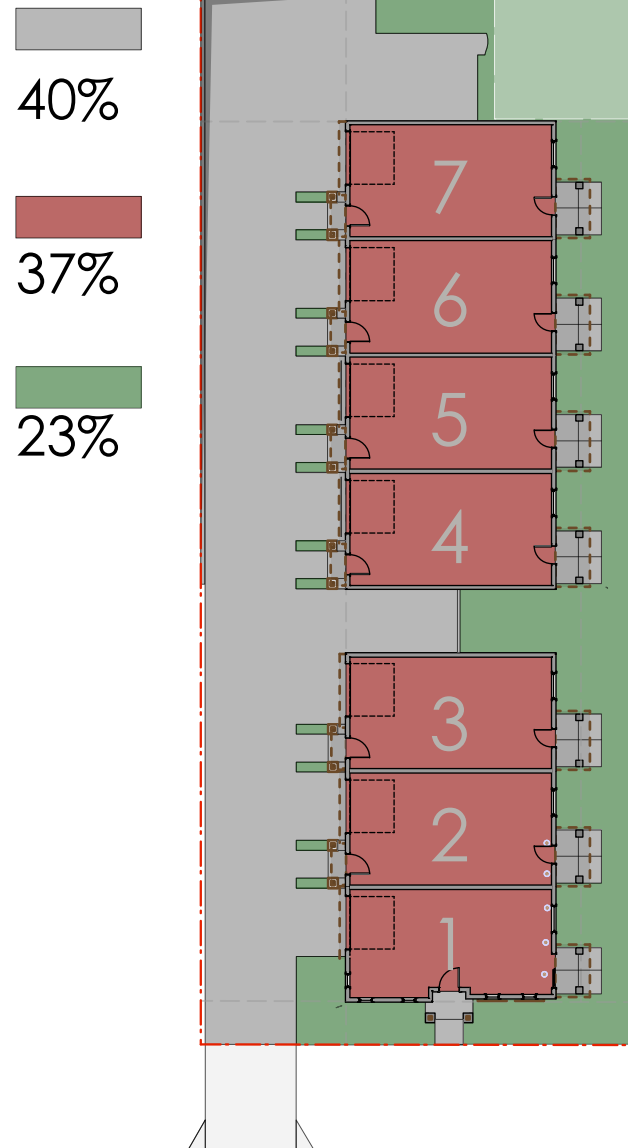
Ample living space and storage areas

Garage with bicycle parking

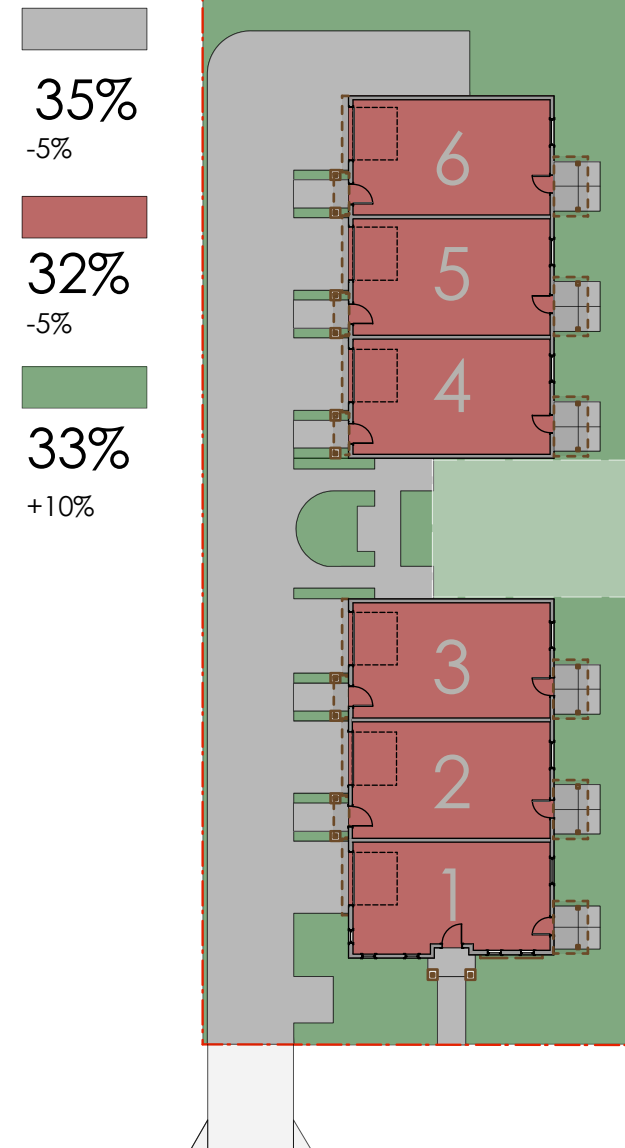
Deck and Patio Space

Typical Unit (Unit 2-6) Overview

PREVIOUS



CURRENT



Design Revisions - DRC and APC

- Unit density reduced from 7 to 6
- Open site space increased, and relocated
- Overall hardscape reduced by ~5%
- Overall landscaped areas increased by ~10%
- Setback from Street increased

Design Changes During Review Process