



JUNE 23, 2025

1005 TILLICUM ROAD

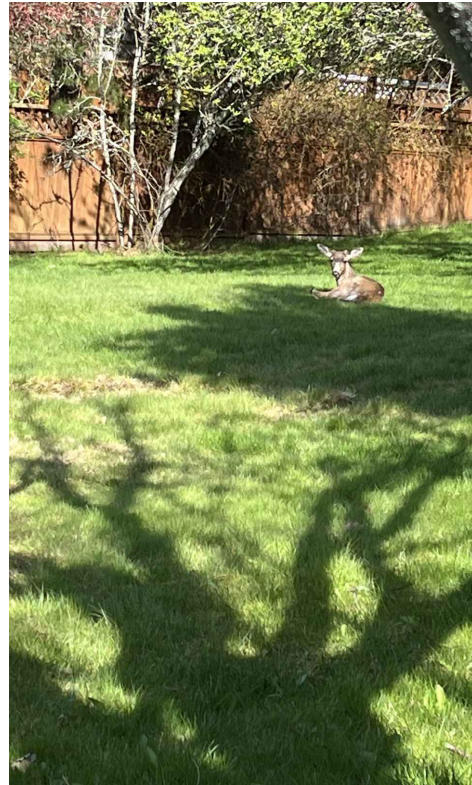
32 RESIDENTIAL UNITS + 1 COMMERCIAL
REZONING AND OCP AMENDMENT



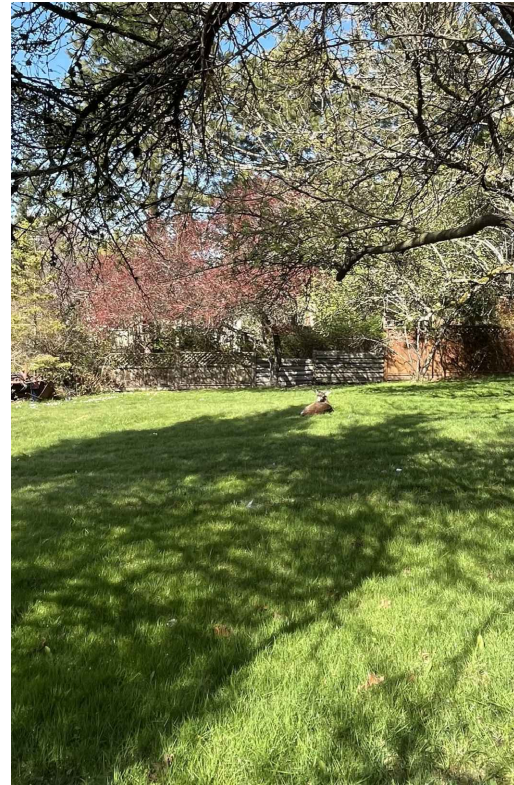
— BIKES
— PEDESTRIANS

1005 TILLICUM ROAD

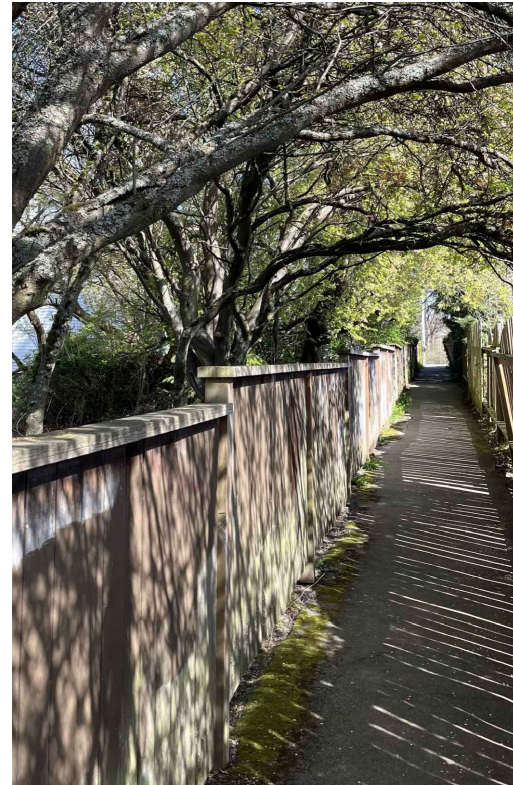
32 RESIDENTIAL UNITS + 1 COMMERCIAL
REZONING AND OCP AMENDMENT



SITE



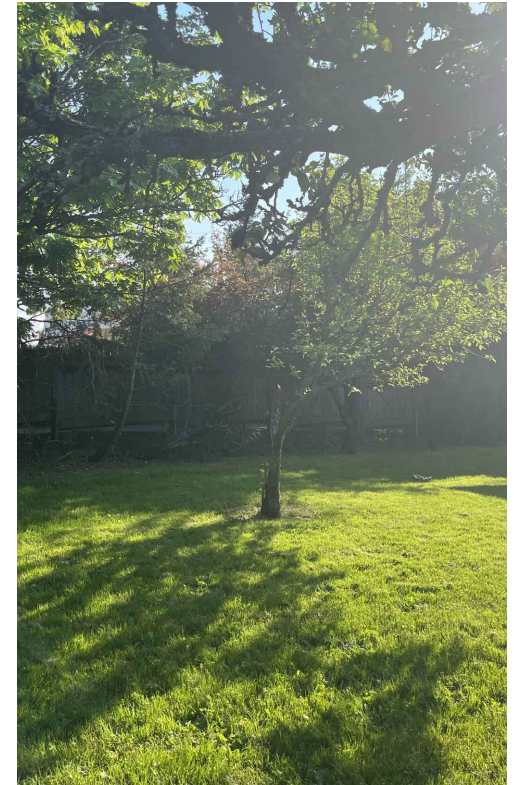
SITE



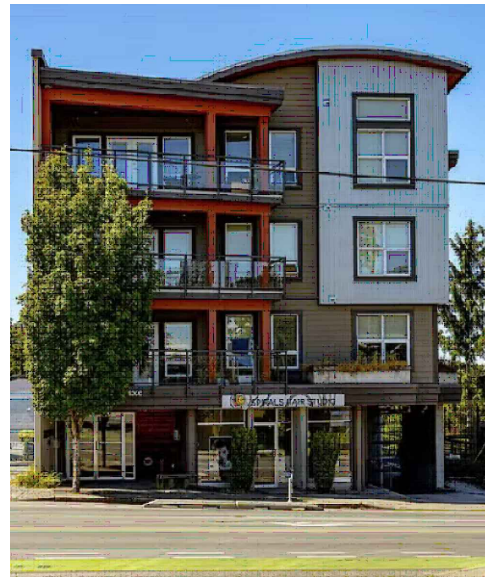
ADJACENT PATH



SITE



SITE



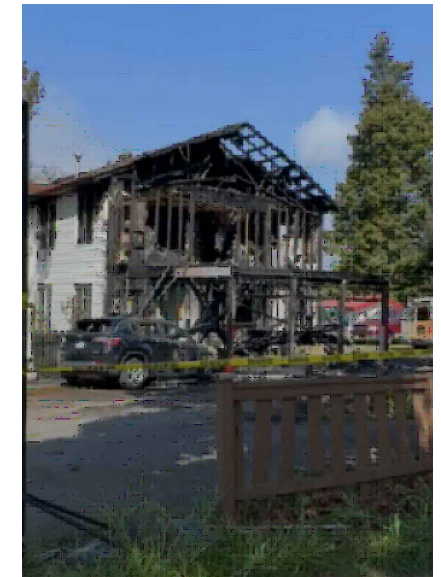
4 STOREY DIRECTLY ACROSS



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

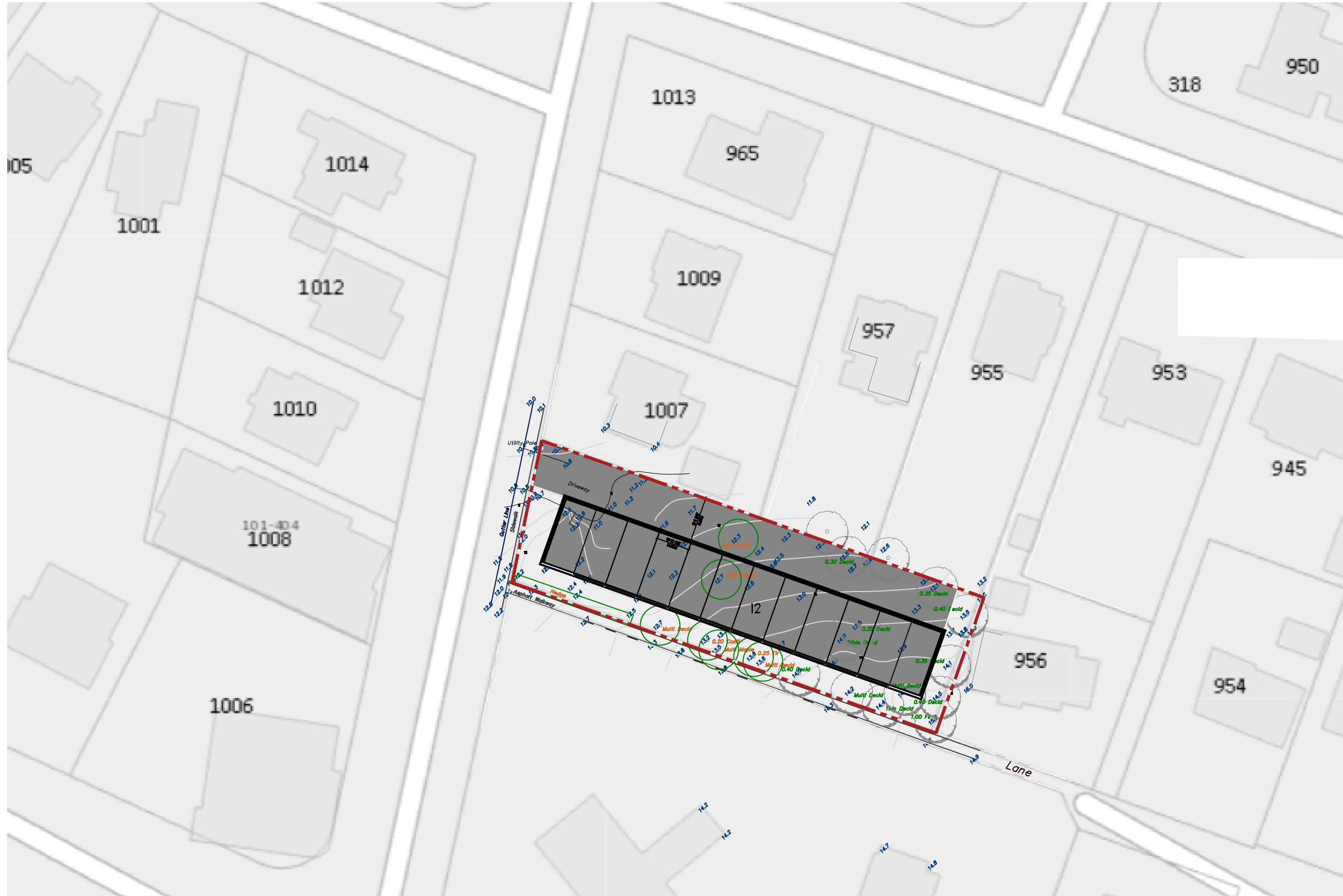


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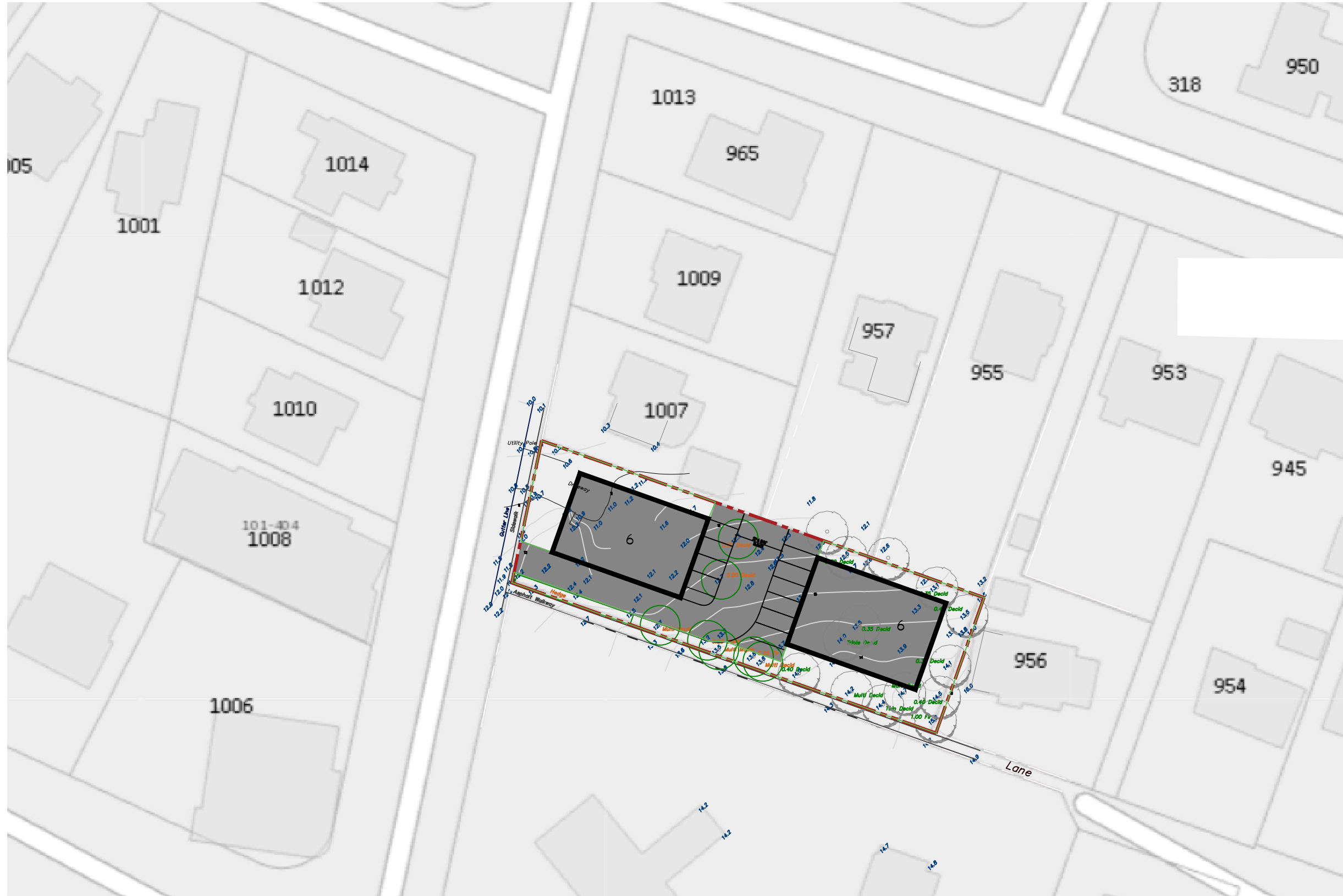


1005 TILLICUM ROAD

SITE



1005 TILLICUM ROAD

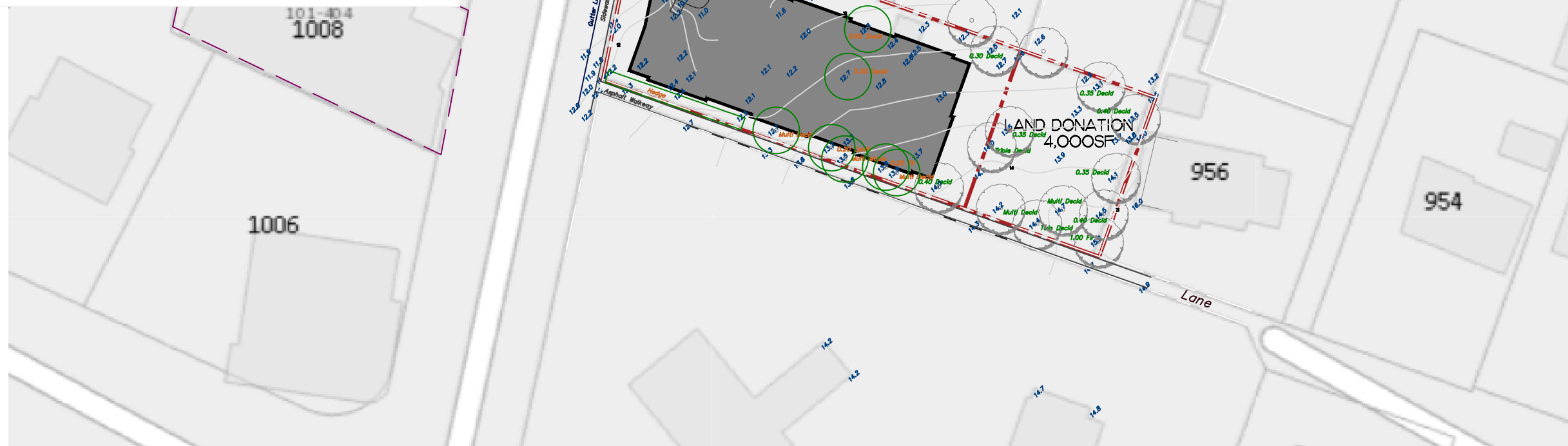


1005 TILLICUM ROAD

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



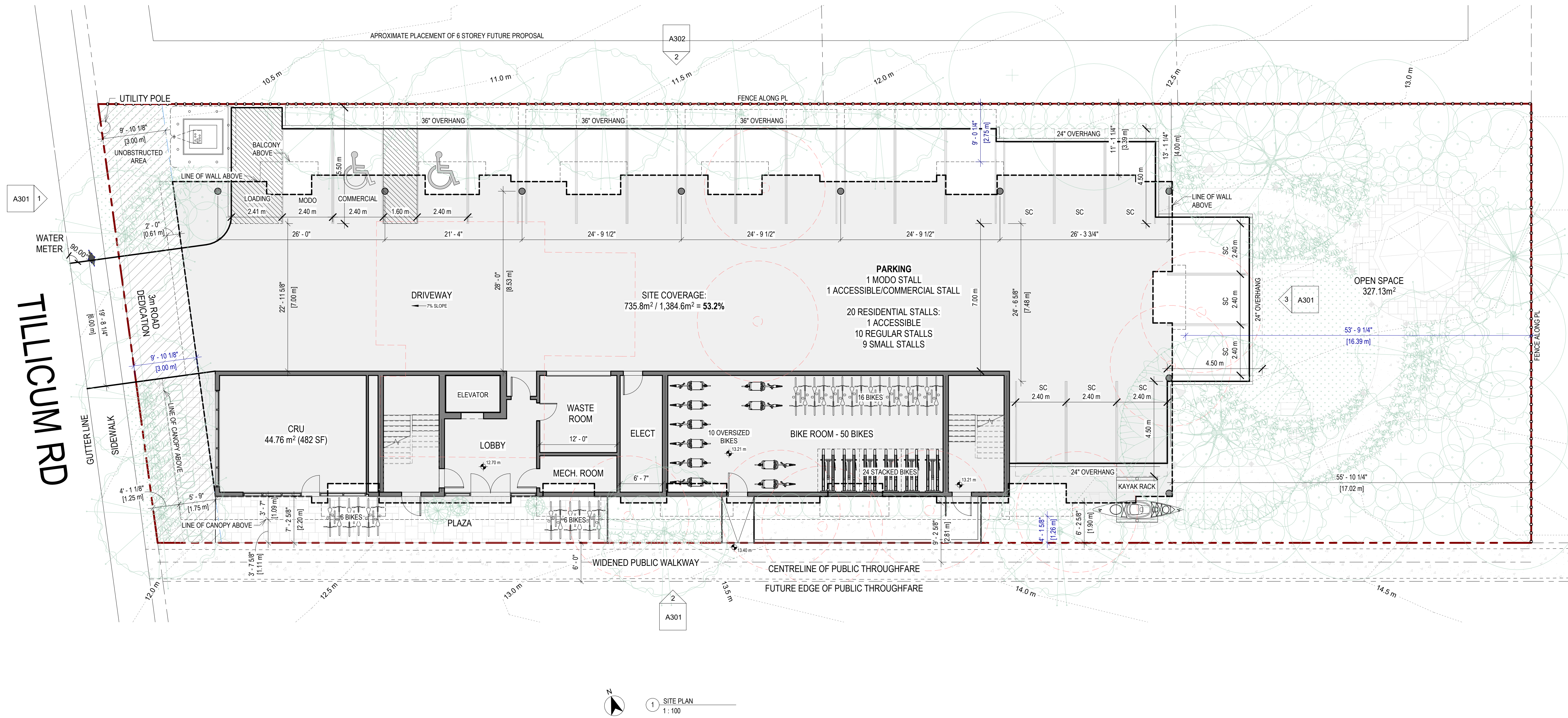
STOREYS: 4
1 COMMERCIAL
UNITS: 32
SITE COVERAGE: 53%
FAR: 1.24

UNANIMOUS SUPPORT
AT DRC & APC

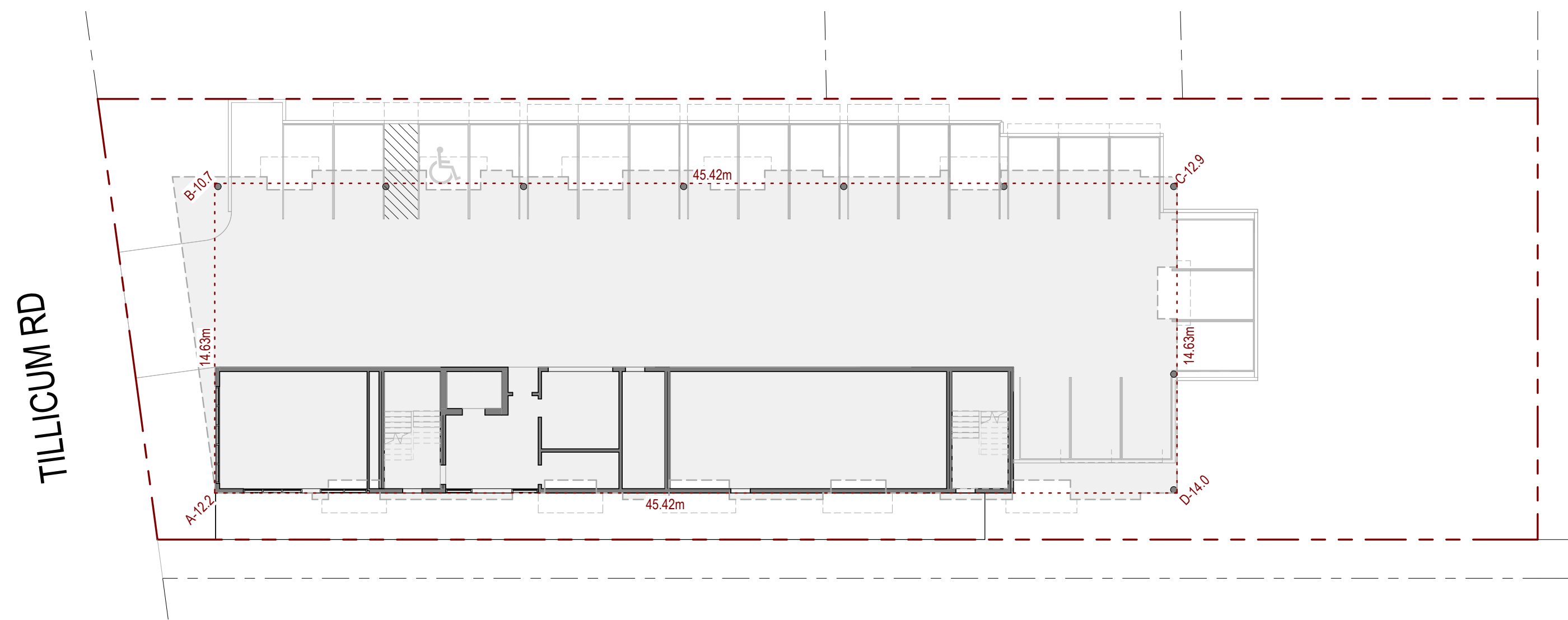


1005 TILLICUM ROAD

ORIGINAL CONDO SCHEME - 32 UNITS - 4 STOREY



1 SITE PLAN
1:100



2 AVERAGE GRADE
1:200

| 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 |



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

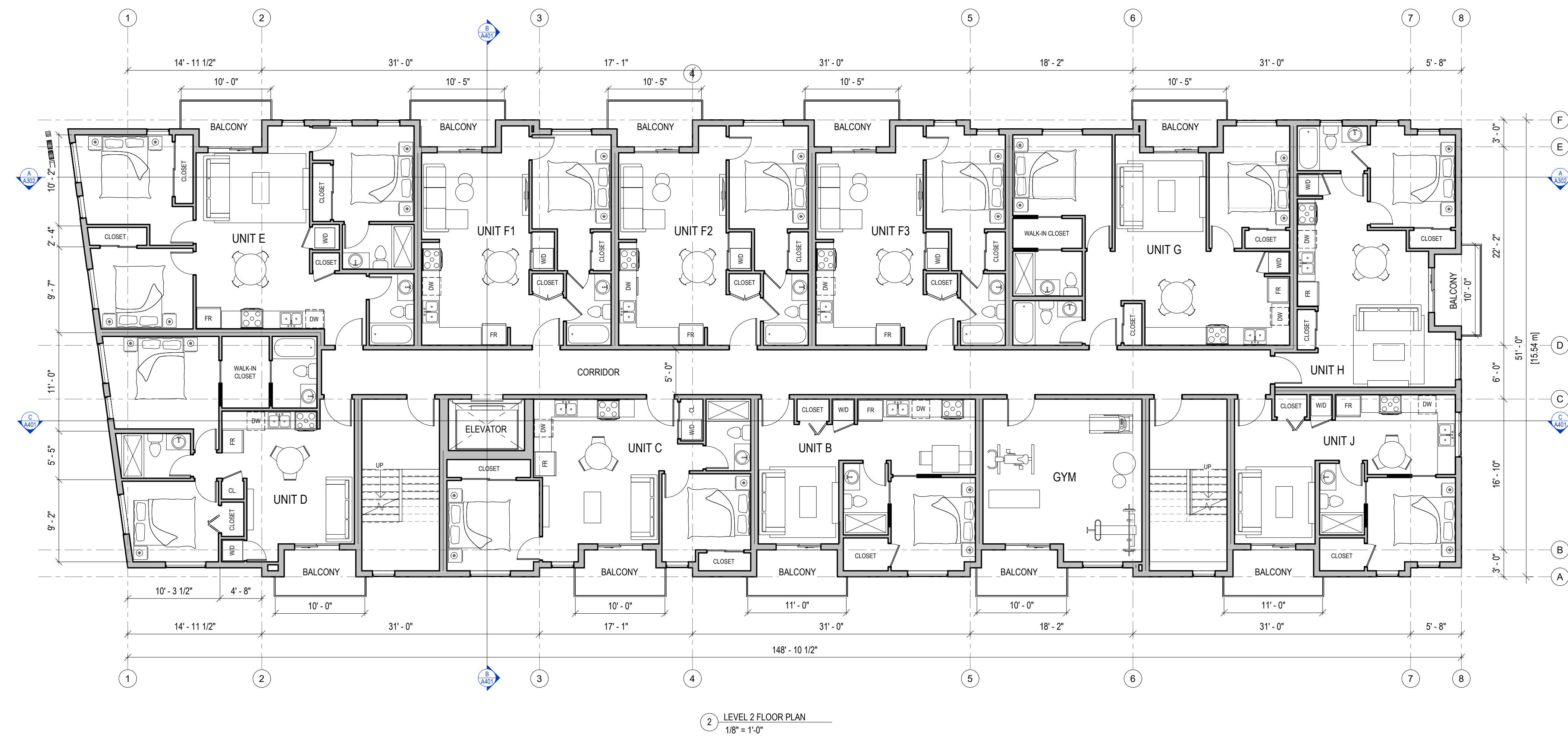
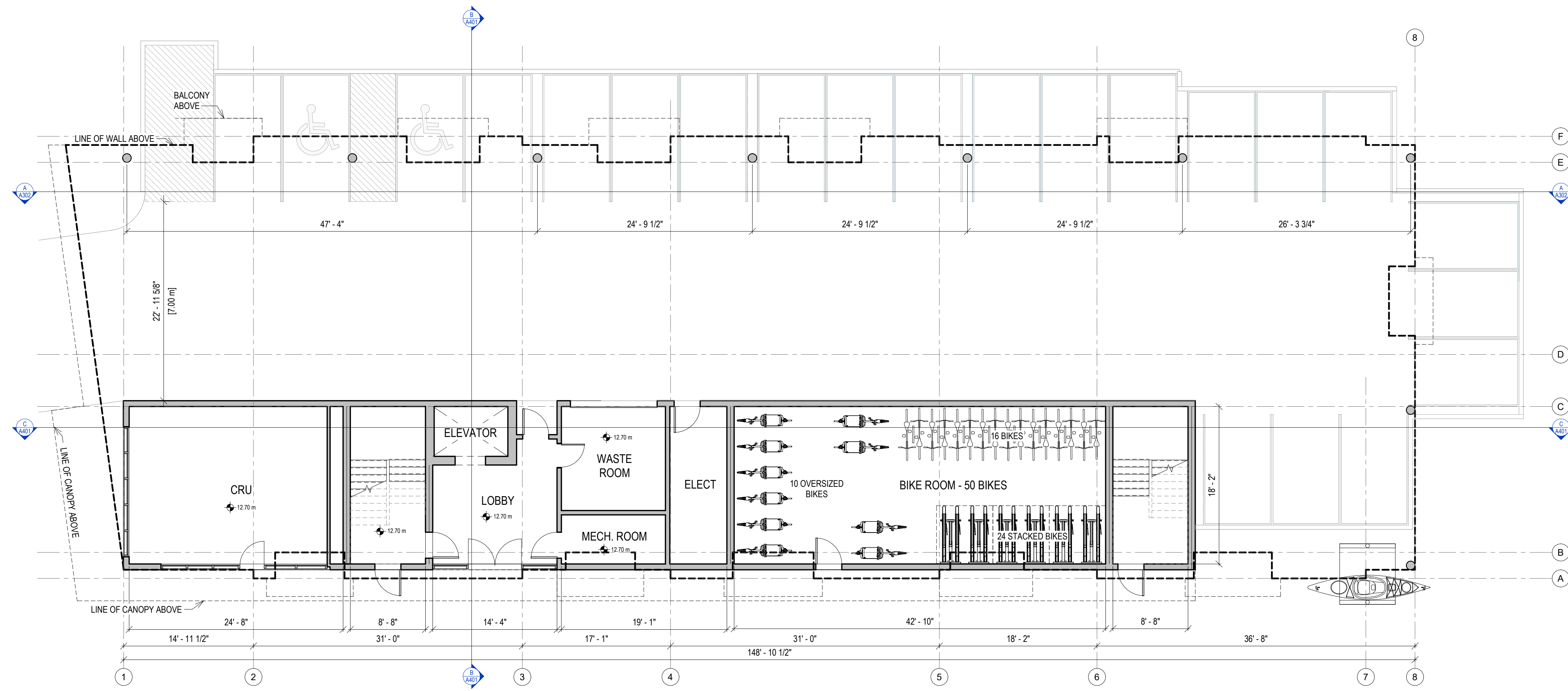
PROJECT NAME
1005 TILlicum ROAD

PROJECT ADDRESS
1005 TILlicum ROAD, ESQUIMALT, BC

DRAWING TITLE
SITE PLAN

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

DRAWING NO. **A101**



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
**GROUND & LEVEL 2
FLOOR PLAN**

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

DRAWING NO. **A201**





3D PERSPECTIVE - FRONT VIEW



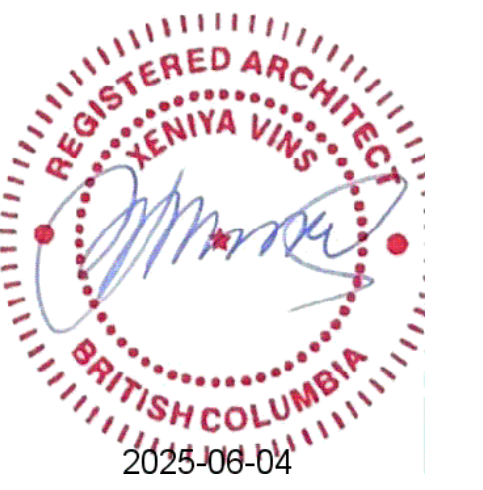
3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



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

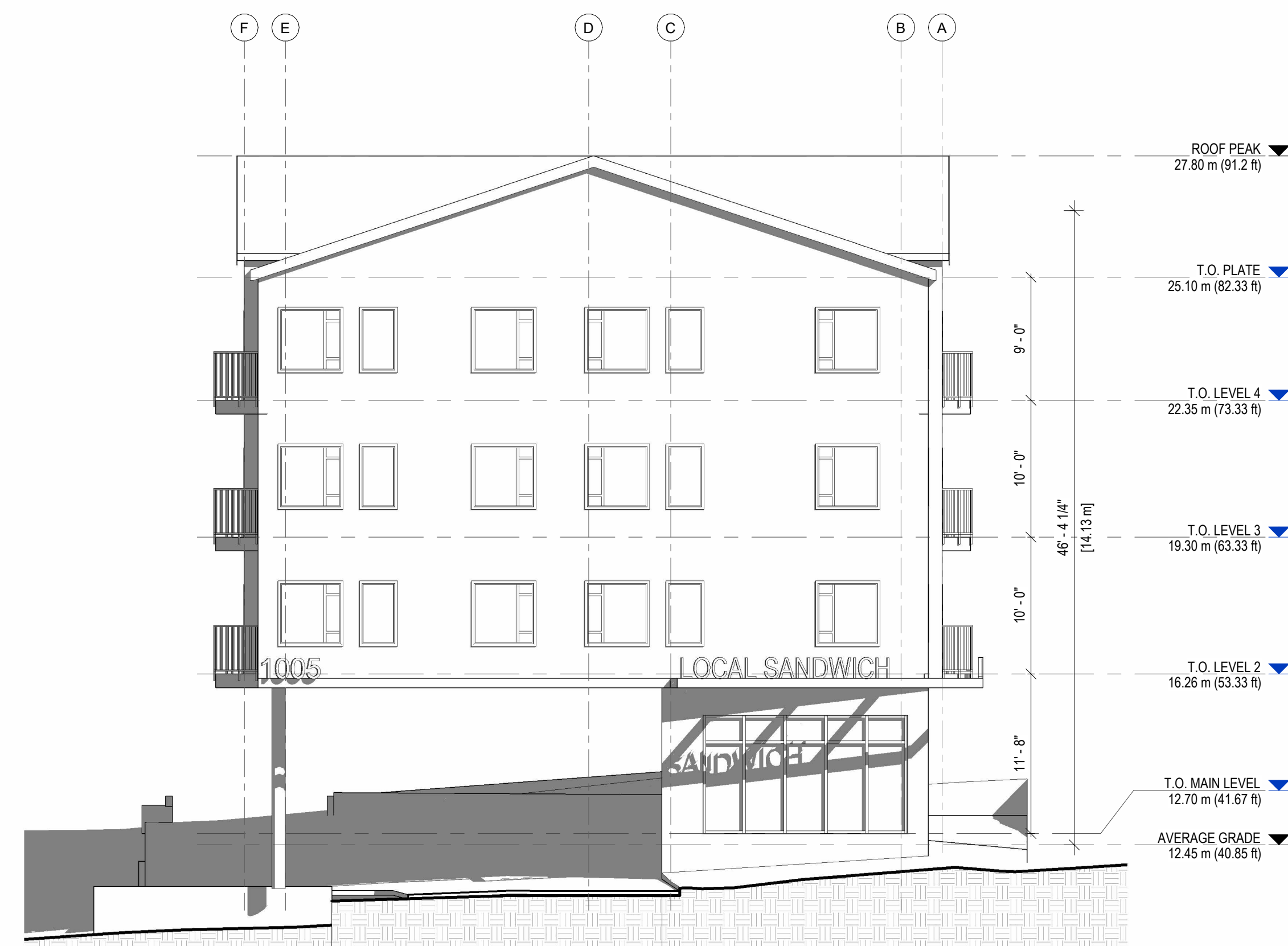
PROJECT NAME
1005 TILlicUM ROAD

PROJECT ADDRESS
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE
3D VIEWS

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

DRAWING NO. **A502**



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



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



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



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
**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/
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**



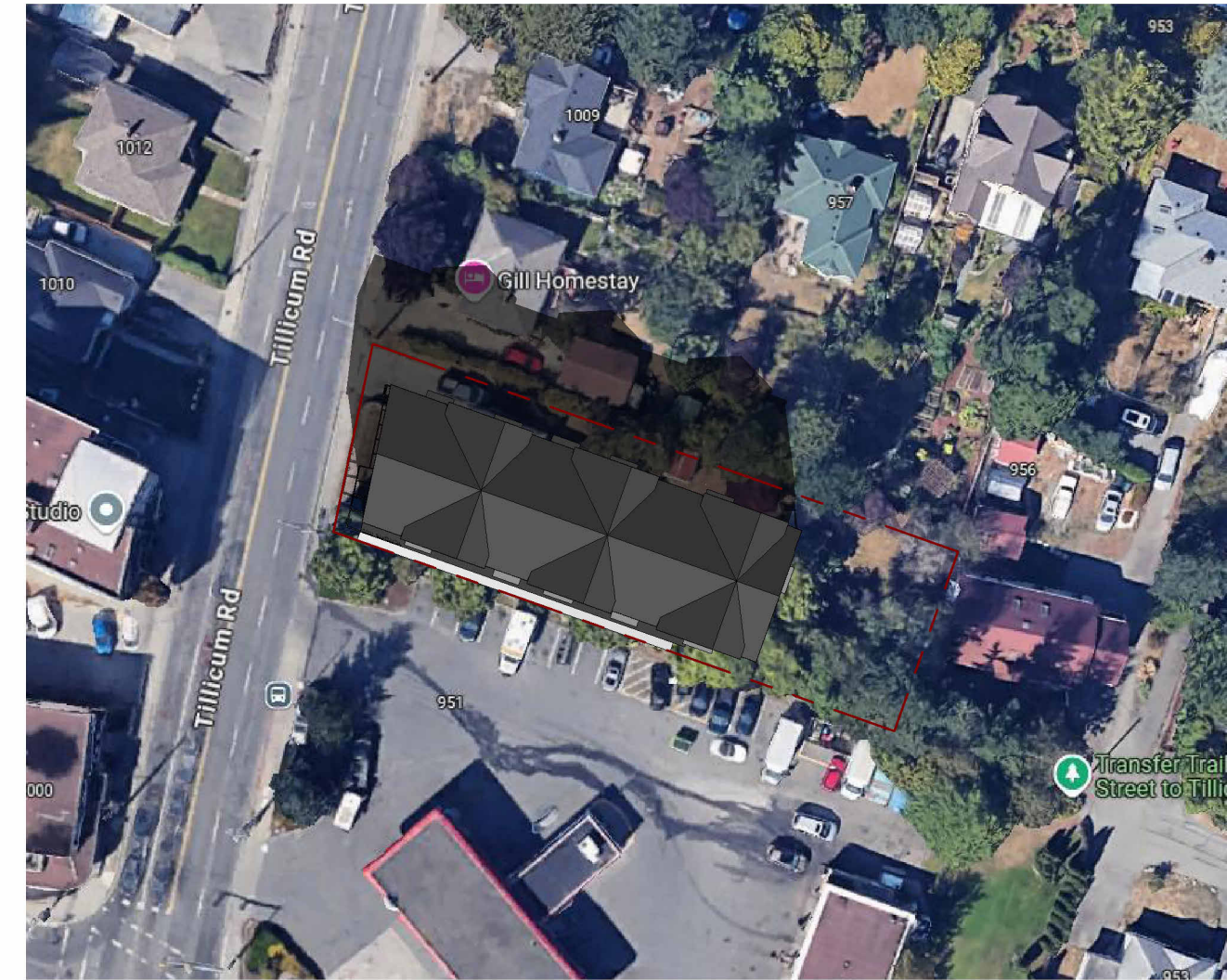
2 NORTH ELEVATION
1/8" = 1'-0"



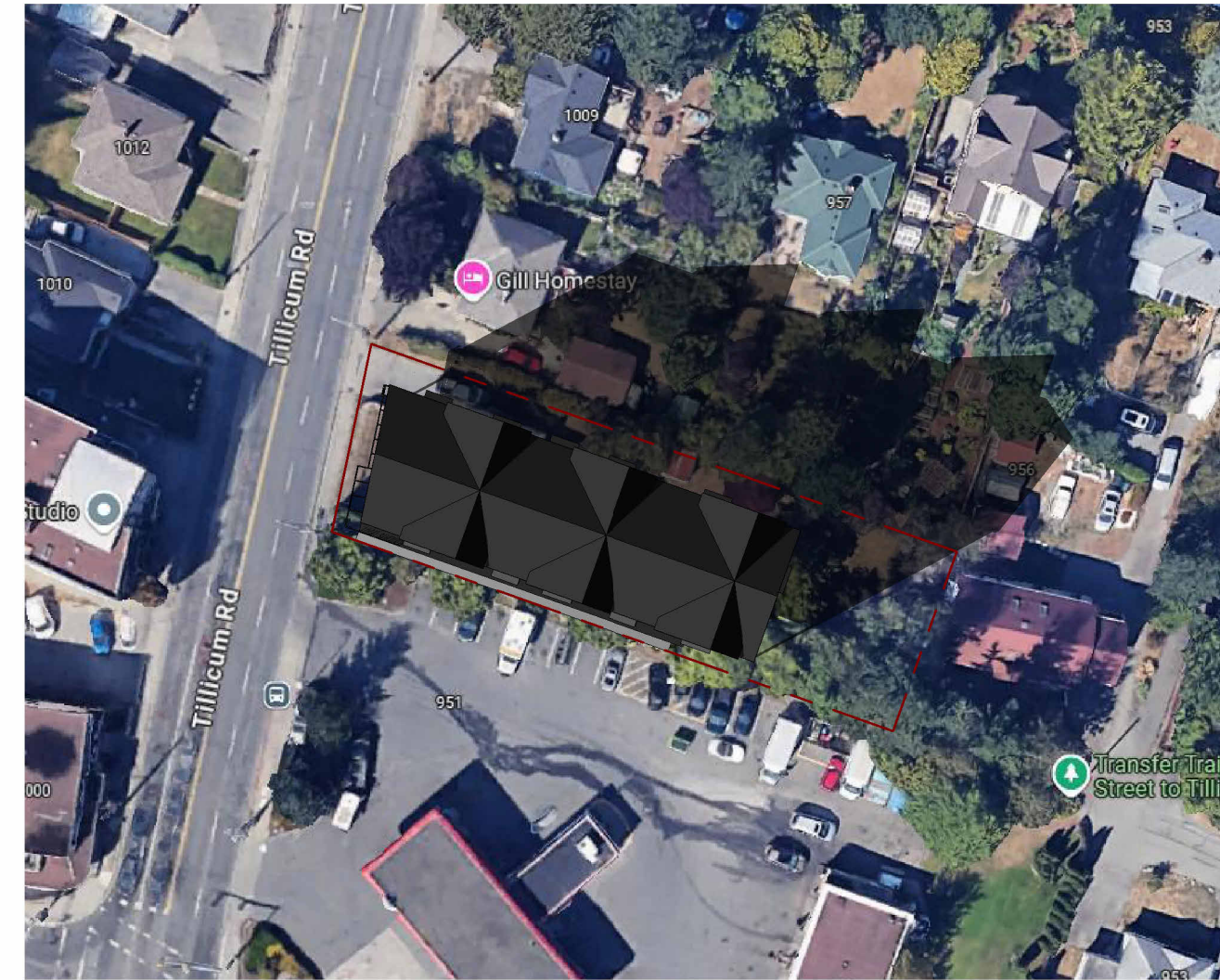
A SECTION A
1/8" = 1'-0"



March 21, 10am



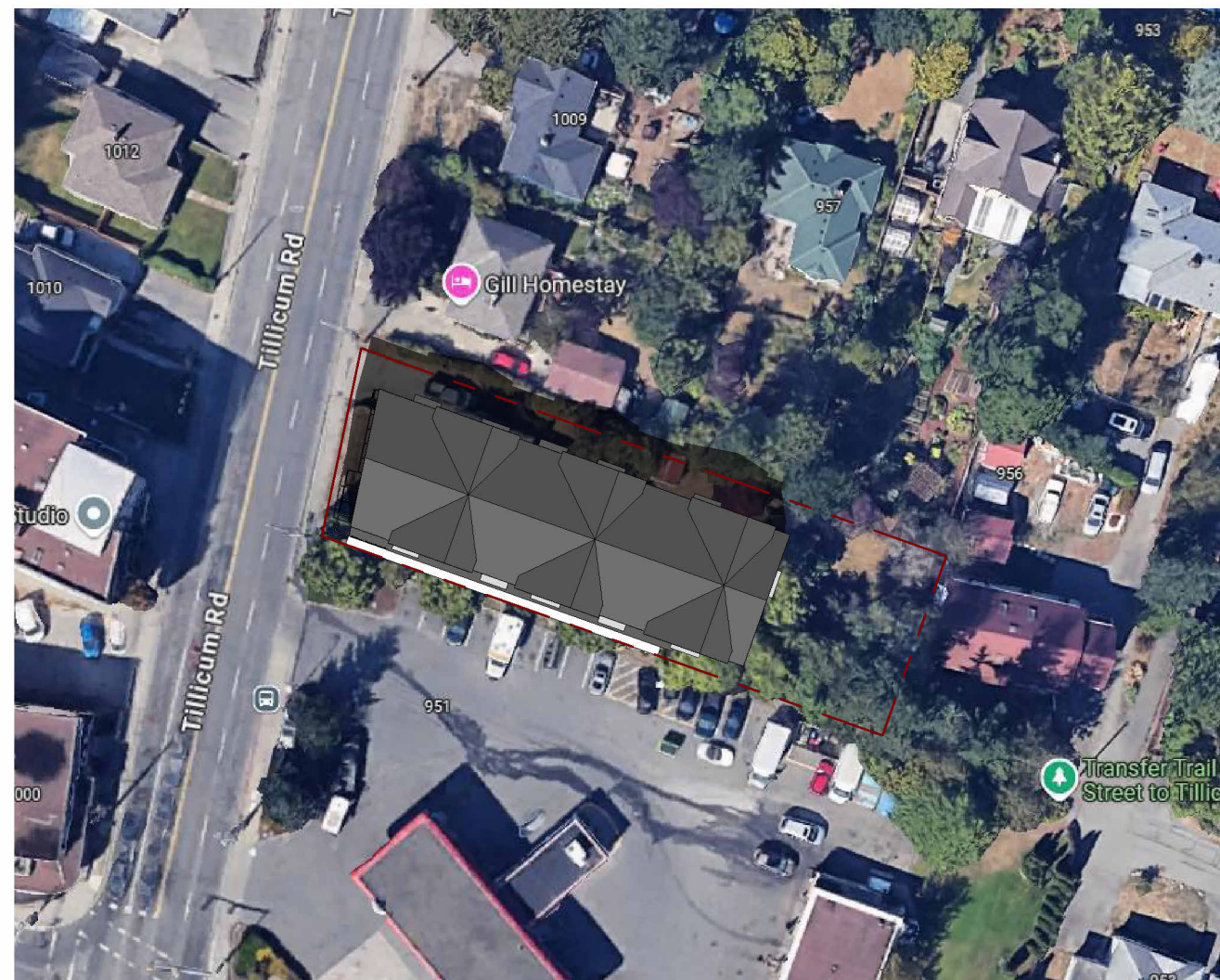
March 21, 12pm



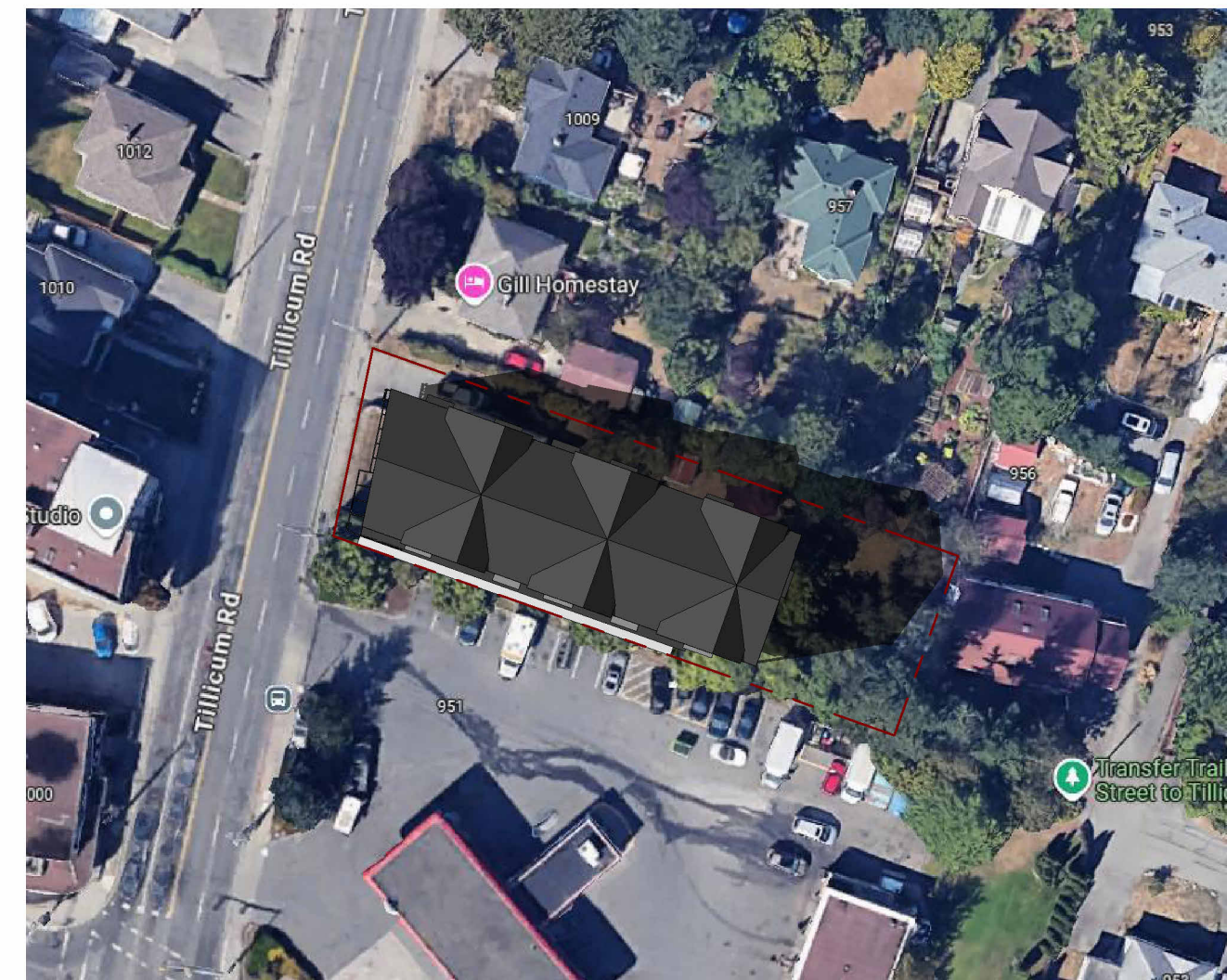
March 21, 4pm



June 21, 10am



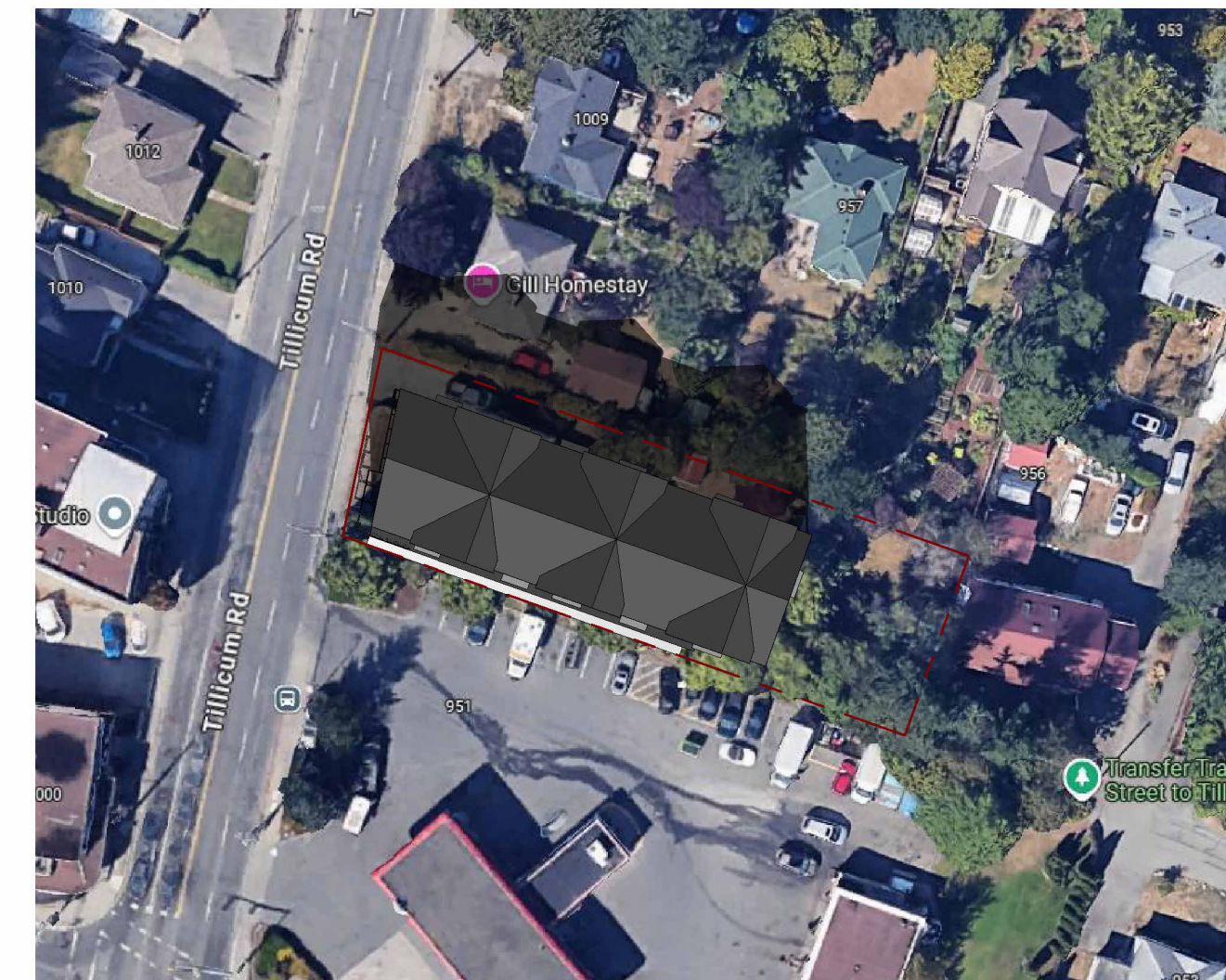
June 21, 12pm



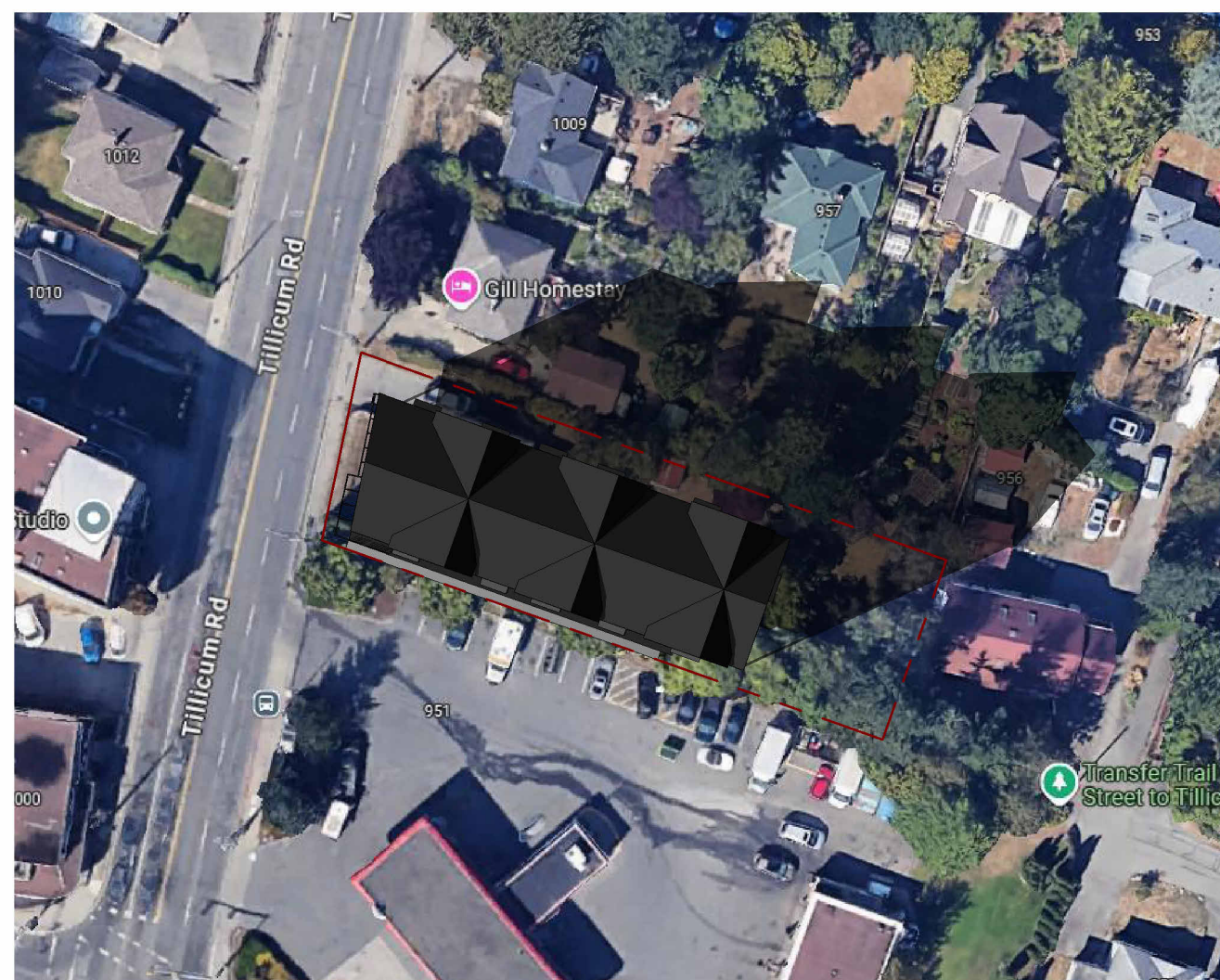
June 21, 4pm



September 21, 10am



September 21, 12pm



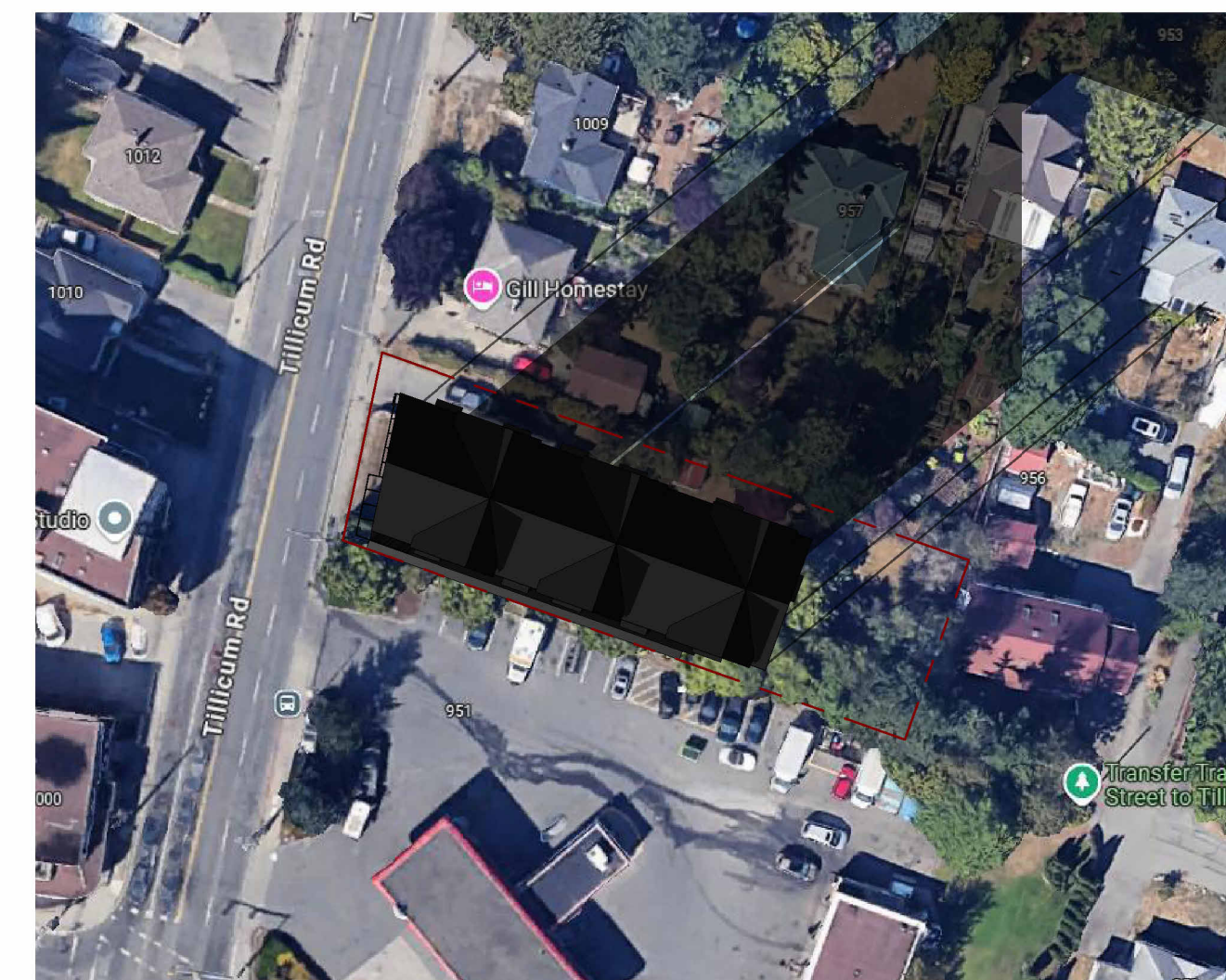
September 21, 4pm



December 21, 10am



December 21, 12pm



December 21, 4pm



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

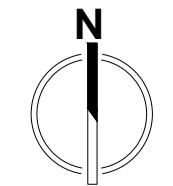
DRAWING TITLE
SHADOW STUDY

PROJECT NO. 23-004 DRAWN BY XV
SCALE 1/64" = 1'-0" REVIEW BY XV

DRAWING NO. **A501**

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NOTES:
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4★SITE
 LANDSCAPE ARCHITECTURE
 AND SITE PLANNING 250.608.7885

project north:

issue / revisions:

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

scale:

project title:
1005 TILLICUM ROAD

drawing title:
LANDSCAPE CONCEPT PLAN

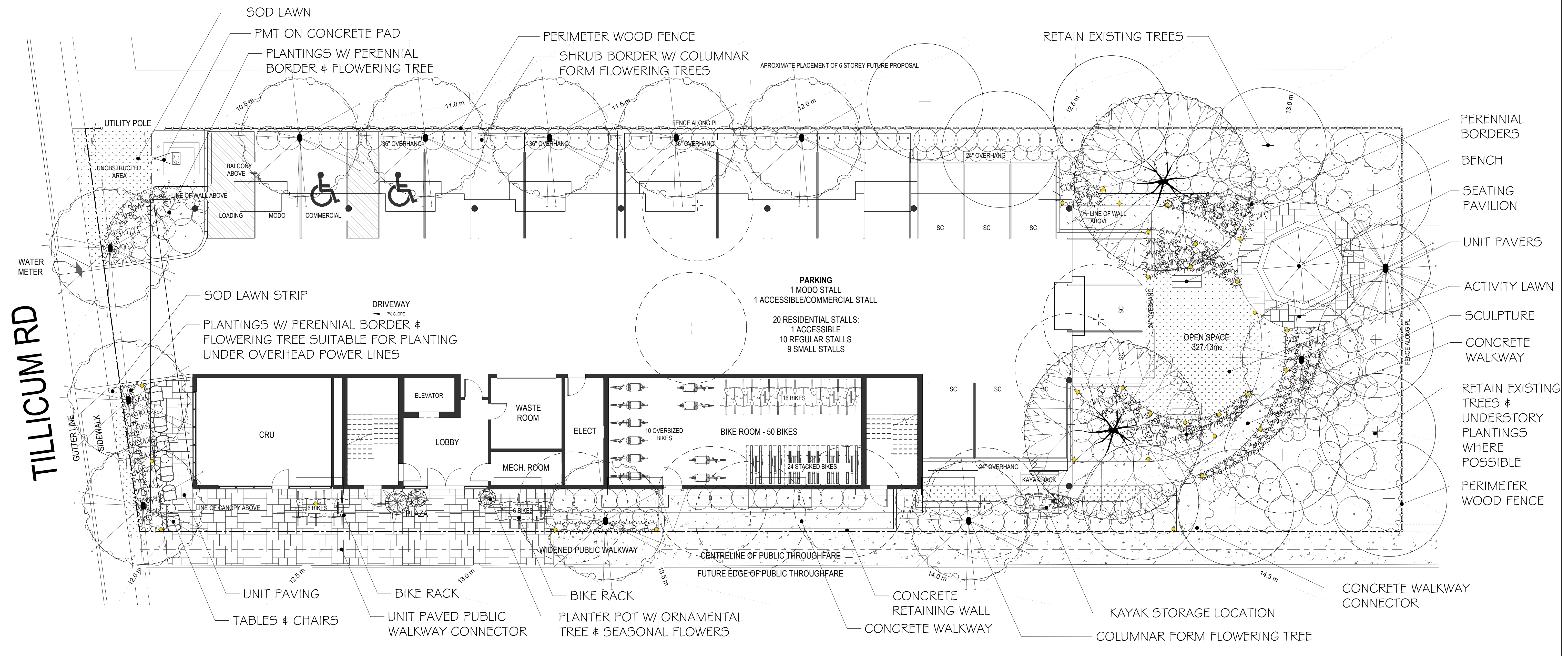
project no.: **1**

date: **07 APR 2025** scale: **1:100**

checked by: **FORTH** drawn by: **RF**

sheet no.:

L1



PLANT LIST

| KEY | COMMON NAME | BOTANICAL NAME | SIZE |
|--------|--------------------------------|--|----------|
| TREES | RMAP Columnal Red Maple | Acer rubrum var. 'Bowhall' | 8cm Cal |
| | FAGU Columar Purple Beech | Fagus sylvatica var. 'Dawyks Purple' | 8cm Cal. |
| | LIQU Sweetgum | Liquidambar styraciflua 'Worplesdon' | 8cm Cal. |
| | PDOG Pacific Flowering Dogwood | Cornus nuttallii var. 'Eddie's White Wonder' | 6cm Cal. |
| | STYR Japanese Snowbell | Styrax japonica | 6cm Cal. |
| | JMAP Japanese Maple | Acer palmatum var. 'Bloodgood' | 5cm Cal. |
| | VPIN Vanderwolf Pine | Pinus flexilis var. 'Vanderwolf's Pyramid' | 2.5m Ht. |
| LARGE | PIER Lily of the Valley | Piennis japonica var. 'Forest Flame' | #5 Pot |
| SHRUBS | LRHA Rhododendron | Rhododendron var. 'Pink Walloper' | #5 Pot |
| | LRHB Rhododendron | Rhododendron var. 'Gomer Waterer' | #5 Pot |
| | NINE Pacific Ninebark | Physocarpus capitatus var. 'Diablo' | #5 Pot |
| MEDIUM | ALAT Dwarf Burning Bush | Euonymus alata var. 'Compacta' | #2 Pot |
| SHRUBS | MAHC Dwarf Oregon Grape | Mahonia aquifolium var. 'Compacta' | #2 Pot |
| | VACC Evergreen Huckleberry | Vaccinium ovatum var. 'Thunderbird' | #2 Pot |
| | ABE Glossy Abelia | Abelia x grandiflora var. 'Edward Goucher' | #2 Pot |
| | SALA Salal | Gaultheria shallon | #2 Pot |
| | RDOG Red Twig Dogwood | Cornus stolonifera | #2 Pot |
| | YDOG Yellow Twig Dogwood | Cornus alba var. 'Bud's Yellow' | #2 Pot |
| | RIBE Red Flowering Currant | Ribes sanguineum var. 'King Edward' | #2 Pot |
| | CYPR Upright Cypress | Cupressus var. 'Wilma Goldcrest' | #2 Pot |
| SMALL | DWFL Dwarf Lily of the Valley | Piennis japonica var. 'Debutante' | #1 Pot |
| SHRUBS | EUOF Creeping Euonymus | Euonymus fortunei var. 'Emerald & Gold' | #1 Pot |
| | POLY Sword Fern | Polystichum munitum | #1 Pot |
| | ILEX Japanese False Holly | Ilex crenata 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 |

KEY

| COMMON NAME | BOTANICAL NAME | SIZE |
|--------------------------------|--|--------|
| BEAR Bearberry | Arctostaphylos uva-ursi var. 'Vancouver Jade' | SP4 |
| BERG Heartleaf Bergenia | Bergenia cordifolia var. 'Bressingham Ruby' | SP4 |
| VITI Mountain Cranberry | Vitis idaea minus | SP4 |
| FRAG Coastal Strawberry | Fragaria chiloensis | SP4 |
| AJUG Black Bugleweed | Ajuga reptans 'Metallica' | SP4 |
| GLOR Creeping California Lilac | Ceanothus glonosus | SP4 |
| COTO Creeping Cotoneaster | Cotoneaster dameni | SP4 |
| GAUL Wintergreen | Gaultheria procumbens | SP4 |
| CARX Vanegated Sedge | Carex morrowii var. 'Ice Dance' | #1 Pot |
| KARL Feather Reed Grass | Calamagrostis acutifolia var. 'Karl Foerester' | #1 Pot |
| TEST Flame Sedge | Carex testacea | #1 Pot |
| JUNC Common Rush | Juncus effusus | #1 Pot |
| STIP Spear Grass | Stipa calamagrostis | #1 Pot |
| MISC Maiden Hair Grass | Miscanthus sinensis | #1 Pot |
| SCIZ Kaffir Lily | Schizostylis coccinea var. 'Oregon Sunset' | SP5 |
| HEMI Dwarf Daylily | Hemerocallis var. 'Stella D'Oro' | SP5 |
| IRIS Sweet Ins | Ins pallida var. 'Aureo -Vanegata' | SP5 |
| LAVA Lavender | Lavandula angustifolia var. 'Hidcote' | SP5 |
| PERO Russian Sage | Perovskia atriplicifolia var. 'Lacey Blue' | SP5 |
| ASTI Astilbe | Astilbe chinensis var. 'Pumila' | SP5 |
| CLEM Montana Clematis | Clematis var. 'Elizabeth' | #2 Pot |
| ARM Evergreen Clematis | Clematis armandii | #2 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.

LIGHTING PLAN

- BOLLARD LIGHT
- ACCENT LIGHT

TREES TO BE RETAINED (circle with +)
TREES TO BE REMOVED (circle with -)

