



# Esquimalt Council 2<sup>nd</sup> Reading Presentation

1075 Tillicum Road  
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# Our Project Team

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# Design Review Committee & Advisory Planning Commission Endorsement & Recommendations

- ✓ Reconsider the design of the setbacks on the 5<sup>th</sup> and 6<sup>th</sup> floor to improve transition
- ✓ Locate the parkade further from the property line
- ✓ Increase accessible and visible bicycle parking stalls for public use
- ✓ Covenant restricting strata to not limit bikes in elevator
- ✗ Increase the commercial frontage to 75% , preferable 100% of Tillicum

# Recommendations from Council at 1<sup>st</sup> Reading

## **Further improve setbacks on the 5th and 6th floors to reduce massing**

- ✓ *We have strategically stepped back portions of the 5<sup>th</sup> and 6<sup>th</sup> floors facing Tillicum Rd and the Strata Lane to significantly change the expression of the building and reduce the massing in response to Council and Committee requests*
- ✓ *The North/West corner of the building has been made more prominent recognizing it is a focal point when entering the Township. The dark grey lap siding and vertical metal siding have been carried to the 5th and 6th levels and the roofline has been capped off to help the corner anchor the building, making the flanking edges less dominant.*
- ✓ *The continuous roof line has been broken up in key areas in response to the step backs and the 6th level balconies have been reduced to further accentuate the massing changes on the upper floors.*

## **Increase the amount of commercial space along Tillicum Rd.**

- ✓ *We have converted a ground floor residential unit into additional commercial space. This change increases the total CRU area by ~33%.*

Original: View of Corner



Revised: View of Corner



Original: View of Strata Lane



Revised: View of Strata Lane








# Proposed Massing Changes




 "Bump outs" on 5th and 6th floor removed

 Balconies on 6th floor changed to 'Juliet' style

 Building stepped back to reduce massing

 Roof line broken apart in response to step backs

 Corner of building has had materials carried up from lower floors. Roof has been made more prominent on the corner

 Continuous band along 4th level has been broken up to reduce massing











# Building Design- Materials



FIBRE CEMENT BOARD + BATTEN  
COLOUR: WHITE



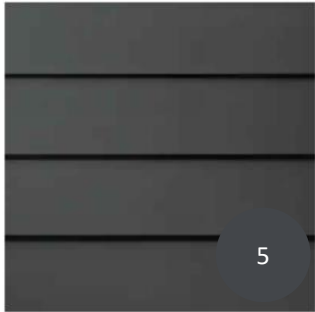
SMOOTH STUCCO CLADDING  
COLOUR: WHITE



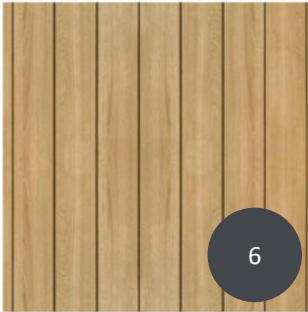
ALUMINUM GUARDRAIL WITH GLASS PANEL  
COLOUR: WHITE



VINYL WINDOWS  
COLOUR: WHITE



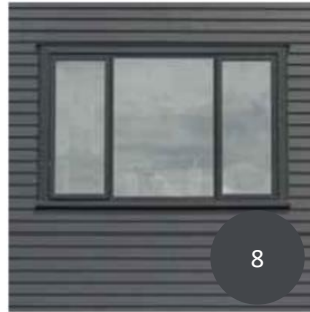
FIBRE CEMENT LAP SIDING  
COLOUR: DARK GREY



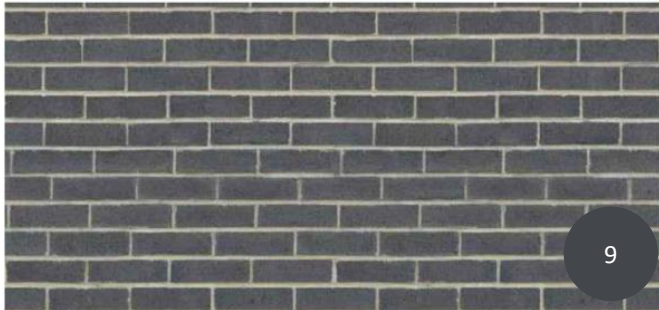
METAL VERTICAL SIDING  
COLOUR: WOOD TEXTURE



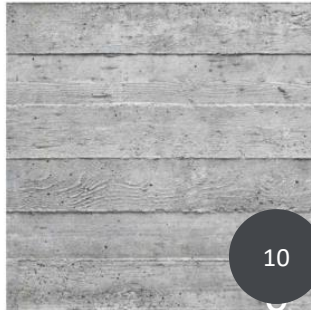
STEEL PICKET GUARDRAIL  
COLOUR: BLACK



VINYL WINDOWS  
COLOUR: BLACK



BRICK VENEER  
COLOUR: DARK GREY



ARCHITECTURAL BOARD FORM CONCRETE



ALUMINUM STOREFRONT WINDOWS  
COLOUR: BLACK



# Changes to Commercial Space

Original Design: 1,292 sq ft



Revised Design: + 33% = 1,727 sq ft





# Building Summary – Facts and Changes at a Glance

## Residential

- 99 Homes.
  - a. Jr. 1 Bed = 32.
  - b. 1 Bed = 8
  - c. Jr. 2 Bed = 34
  - d. 2 Bed = 22
  - e. 3 Bed = 3



## Commercial

- 1,727 sq ft



## Density

- FSR = 2.29



## Height

- 6 storey

## Vehicle Parking

- Resident = 83
- Flex Visitor = 5
- Modo = 1
- Total = 89
- Ratio = 0.90 stalls per unit

## Bicycle Parking

- 100 resident stalls

## Other

- EV rough in for every resident parking stall

## Setbacks

- 6m to Tillicum Rd.
- 3.6m to shared access lane
- 7.2m to East PL (shared with 1083 Tillicum Road)
- 3.5m to south

## Site Coverage

- 48%

## Resident Amenities

- Rooftop patio
- Amenity room with access to landscape courtyard

THANK YOU FOR YOUR  
CONSIDERATION