

# 1005 TILlicUM RD, ESQUIMALT, BC

CIVIC ADDRESS : 1005 TILlicUM RD, ESQUIMALT, BC  
 LEGAL DESCRIPTION : LOT 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 27609, PID 002-145-073

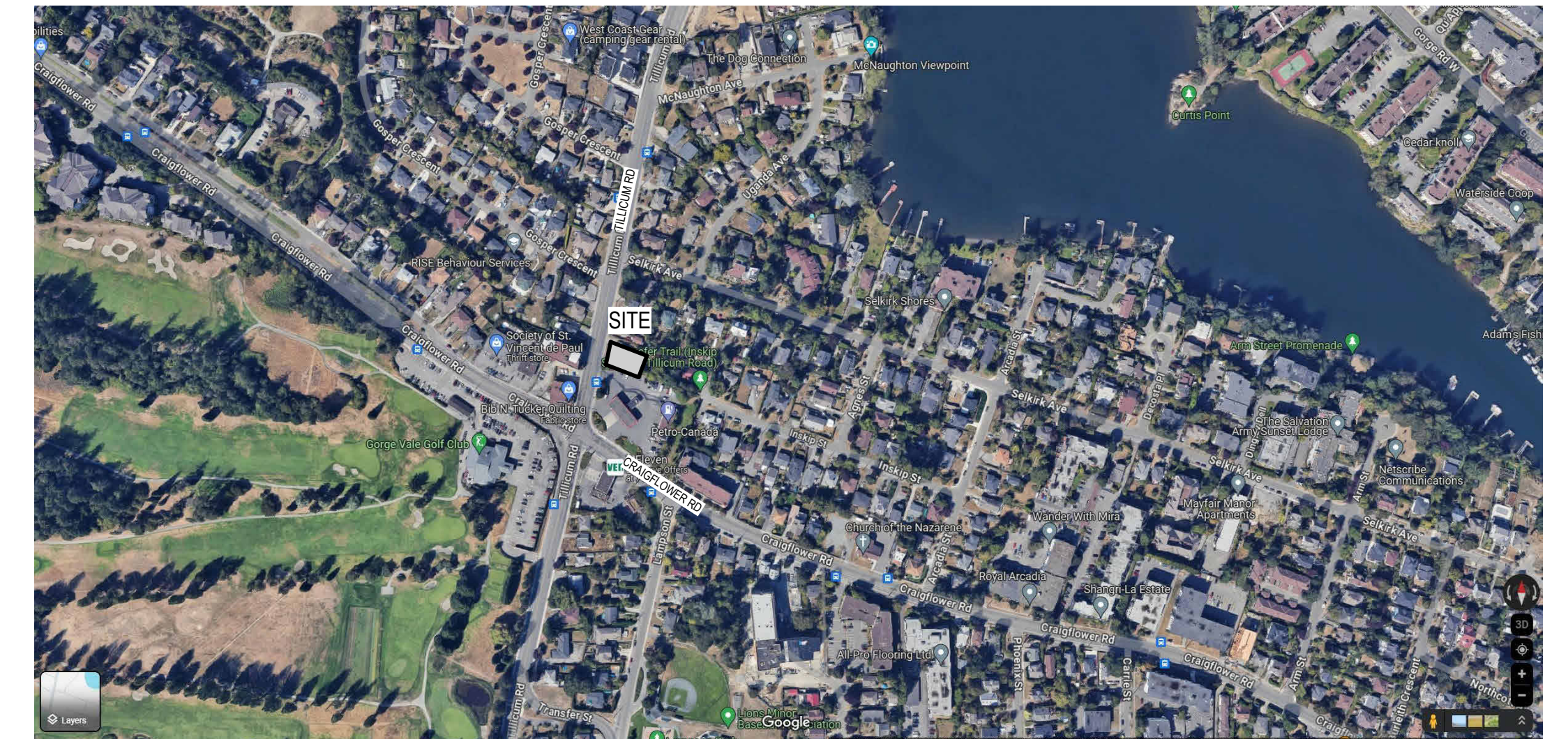
RE-ISSUED FOR REZONING/OCp AMENDMENT - DECEMBER 18, 2024

SITE INFORMATION				
LEGAL DESCRIPTION	Site Plan of Lot 1, Section 10, Esquimalt District, Plan 27609, PID 002-145-073			
CIVIC ADDRESS	1005 Tillicum Road, Esquimalt, V9A 1Z8			
ZONING	Existing		Proposed	
	RD-3 Two-Family Residential		Comprehensive	
SITE AREA (m <sup>2</sup> )	14,904	1,384.6 m <sup>2</sup>	14,904	
F.A.R.	1.95		1.24	
SITE COVERAGE			49.7%	
BUILDING HEIGHT			46'-4 1/4" (14.13m)	
SETBACKS				
FRONT			9'-10 1/8" (3.00 m)	
REAR			55'-10 1/4" (17.02 m)	
INTERIOR SIDE			6'-2 5/8" (1.90 m)	
EXTERIOR SIDE			11'-1 1/4" (3.39 m)	
HORIZONTAL PROJECTION			688.81 m <sup>2</sup>	
HORIZONTAL WIDTH			155'-6 3/4" (47.42m)	
BUILDING DATA				
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	TOTAL AREA (SF)	TOTAL AREA (m <sup>2</sup> )
<b>LEVEL 2</b>				
UNIT B	1 BED + 1 BATH	1	475	44.18
UNIT C	2 BED + 1 BATH	1	603	56.05
UNIT D	2 BED + 2 BATH	1	677	62.91
UNIT E	3 BED + 2 BATH	1	875	81.35
UNIT F1	1 BED + 1 BATH	1	525	48.80
UNIT F2	1 BED + 1 BATH	1	533	49.80
UNIT F3	1 BED + 1 BATH	1	528	49.13
UNIT G	2 BED + 2 BATH	1	709	66.14
UNIT H	1 BED + 1 BATH	1	548	50.95
UNIT J	1 BED + 1 BATH	1	497	46.25
	<b>TOTAL</b>	<b>10</b>	<b>6035</b>	<b>560.70</b>
<b>LEVEL 3 &amp; 4</b>				
UNIT A	STUDIO	2	677	62.90
UNIT B	1 BED + 1 BATH	2	961	89.35
UNIT C	2 BED + 1 BATH	2	1206	112.09
UNIT D	2 BED + 2 BATH	2	1354	125.82
UNIT E	3 BED + 2 BATH	2	1751	162.70
UNIT F1	1 BED + 1 BATH	2	1050	97.59
UNIT F2	1 BED + 1 BATH	2	1057	98.20
UNIT F3	1 BED + 1 BATH	2	1057	98.25
UNIT G	2 BED + 2 BATH	2	1539	142.98
UNIT H	1 BED + 1 BATH	2	1096	101.90
UNIT J	1 BED + 1 BATH	2	995	92.49
	<b>TOTAL</b>	<b>22</b>	<b>12,747</b>	<b>1,184.30</b>
<b>TOTAL RESIDENTIAL ALL LEVELS</b>		<b>32</b>		
COMMERCIAL UNIT		1	482	44.76
PARKING REQUIREMENT				
UNITS		Bicycle	Car	
STUDIO	2	6.25%	2	0.5
1 BR	18	56.25%	18	0.6
2 BR	9	28.13%	13.5	0.8
3 BR	3	9.37%	4.5	0.8
<b>TOTAL</b>	<b>32</b>	<b>100.0%</b>	<b>38</b>	<b>0.1 (Visitor)</b>
				<b>25 (24.6)</b>
SITE DATA				
GROUND FLOOR AREA		AREA (SF)	AREA (m <sup>2</sup> )	
L2 FLOOR AREA		5,752	534.4	
L3 FLOOR AREA		6,075	564.4	
L4 FLOOR AREA		6,075	564.4	
<b>GROSS FLOOR AREA</b>		<b>18,523</b>	<b>1,720.9</b>	
PARKING DATA				
PROPOSED PARKING			# OF PARKING	
LOADING			1	
COMMERCIAL			1	
RESIDENTIAL PARKING			<b>20</b>	
PARKING REQUIRED			25	
PARKING REDUCTION	CARSHARE VEHICLE (1.25) CARSHARE MEMBERSHIP (2.50)			
	LONG TERM PARKING 20% MORE (1.25)			
	LONG TERM PARKING 20% FOR OVERSIZED (1.25)			
<b>TOTAL PARKING REQUIRED</b>			<b>19</b>	
PROPOSED BIKE PARKING				
SHORT-TERM BICYCLE PARKING			# OF PARKING	
LONG-TERM BICYCLE PARKING	LONG-TERM BIKE PARKING REQUIRED: 38 + 8 (20%) = 46		12	
	OVERSIZED BIKES - 10		50	
<b>TOTAL PROPOSED BIKE PARKING</b>			<b>62</b>	

CONSULTANTS LIST	
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Arborist:	Scott Mitchell ISA Arborist PN-6138-A Hazard Tree Assessor CTRA 309 250-220-9298
Surveyor:	Way Mayentburg Land Survey www.weysurveys.com 250-658-5155 File: 22032/2511WO
Code Consultant:	Colin Cronkrite, P.Eng, CP Infrastructura / CP Code Consultants 778-223-1582 778-234-2234
Mechanical Consultant:	Domènec Cristini, ASCT Infrastructura Consulting Engineers 250-686-3420 778-234-2234
Development Manager:	Xquimalt Developments 250-880-0383

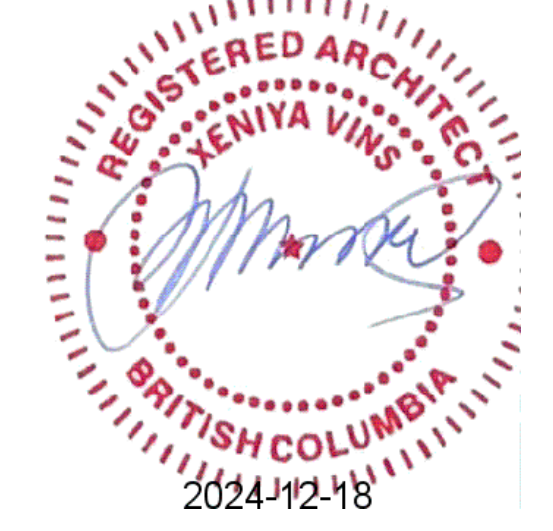


3D RENDERING



1 CONTEXT MAP  
1/4" = 1'-0"

DRAWINGS - ARCHITECTURAL	
A000	COVER PAGE
A001	SURVEY
A002	SURVEY - PROPOSED
A101	SITE PLAN
A201	GROUND & LEVEL 2 FLOOR PLAN
A202	LEVEL 3-4 FLOOR PLAN & ROOF PLAN
A211	UNIT A, B, C, D & E FLOOR PLANS
A212	UNIT F, G, H & J FLOOR PLANS
A301	WEST, EAST & SOUTH ELEVATIONS
A302	NORTH ELEVATION & SECTION A
A401	SECTION B & C
A501	SHADOW STUDY
A502	3D VIEWS



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  
**COVER PAGE**

PROJECT NO. 23-004 DRAWN BY kat  
 SCALE 1/4" = 1'-0" REVIEW BY XV

DRAWING NO. **A000**



RE-ISSUED FOR REZONING/ OCP AMENDMENT 2024.12.18  
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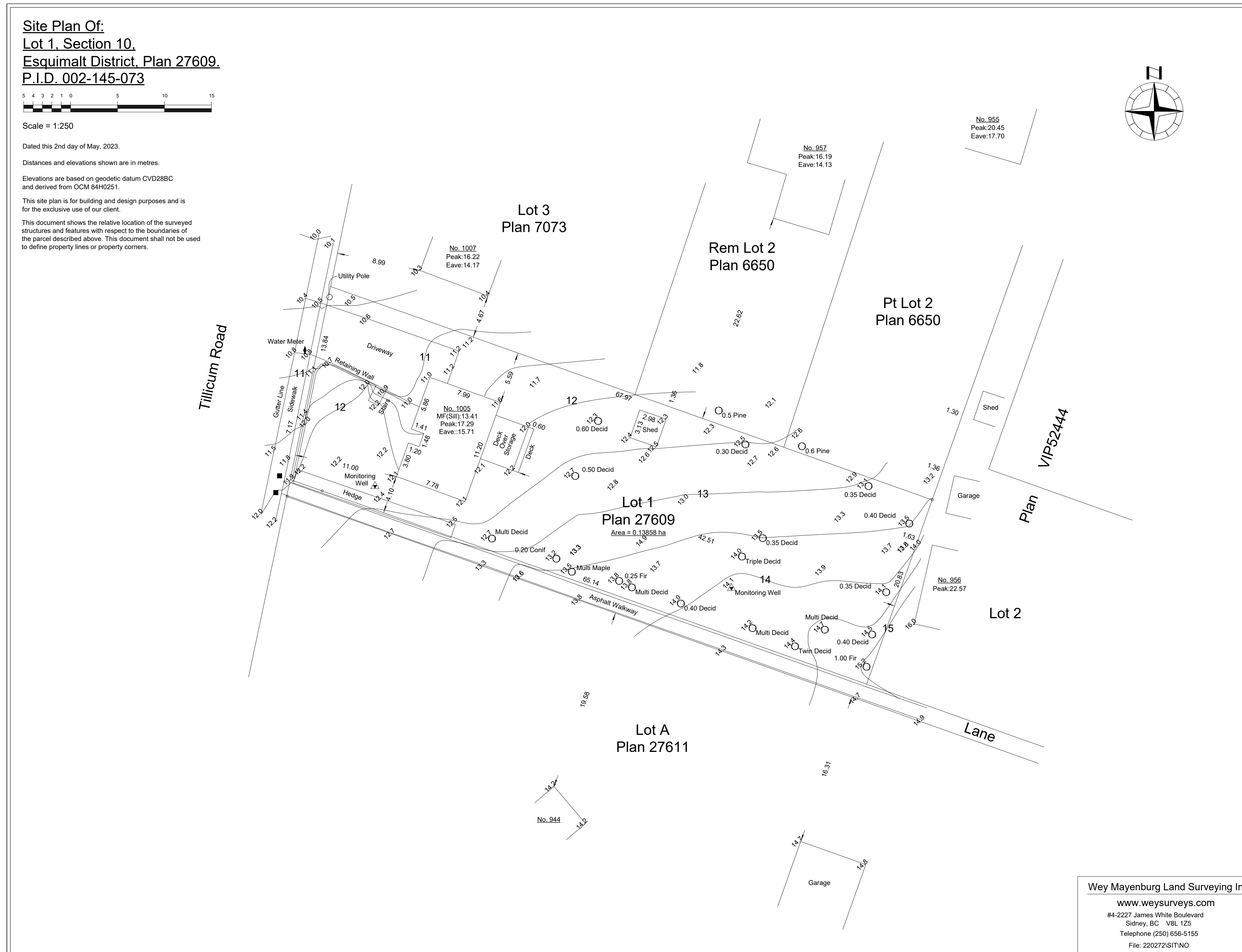
PROJECT NAME  
**1005 TILlicUM ROAD**

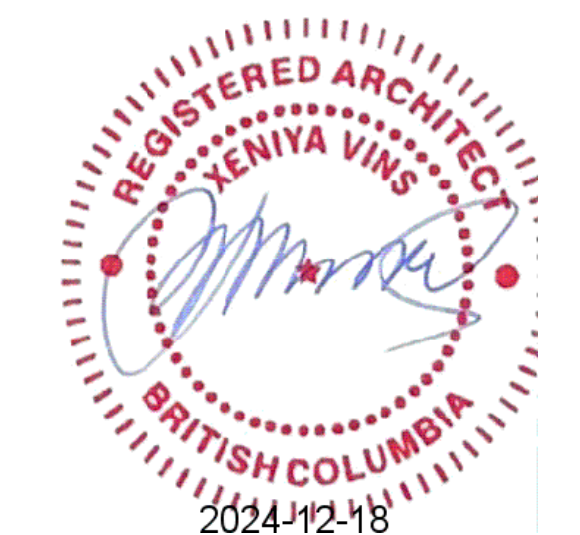
PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE  
**SURVEY**

PROJECT NO. 23-004 DRAWN BY kat  
SCALE 1:250 REVIEW BY XV

DRAWING NO. **A001**





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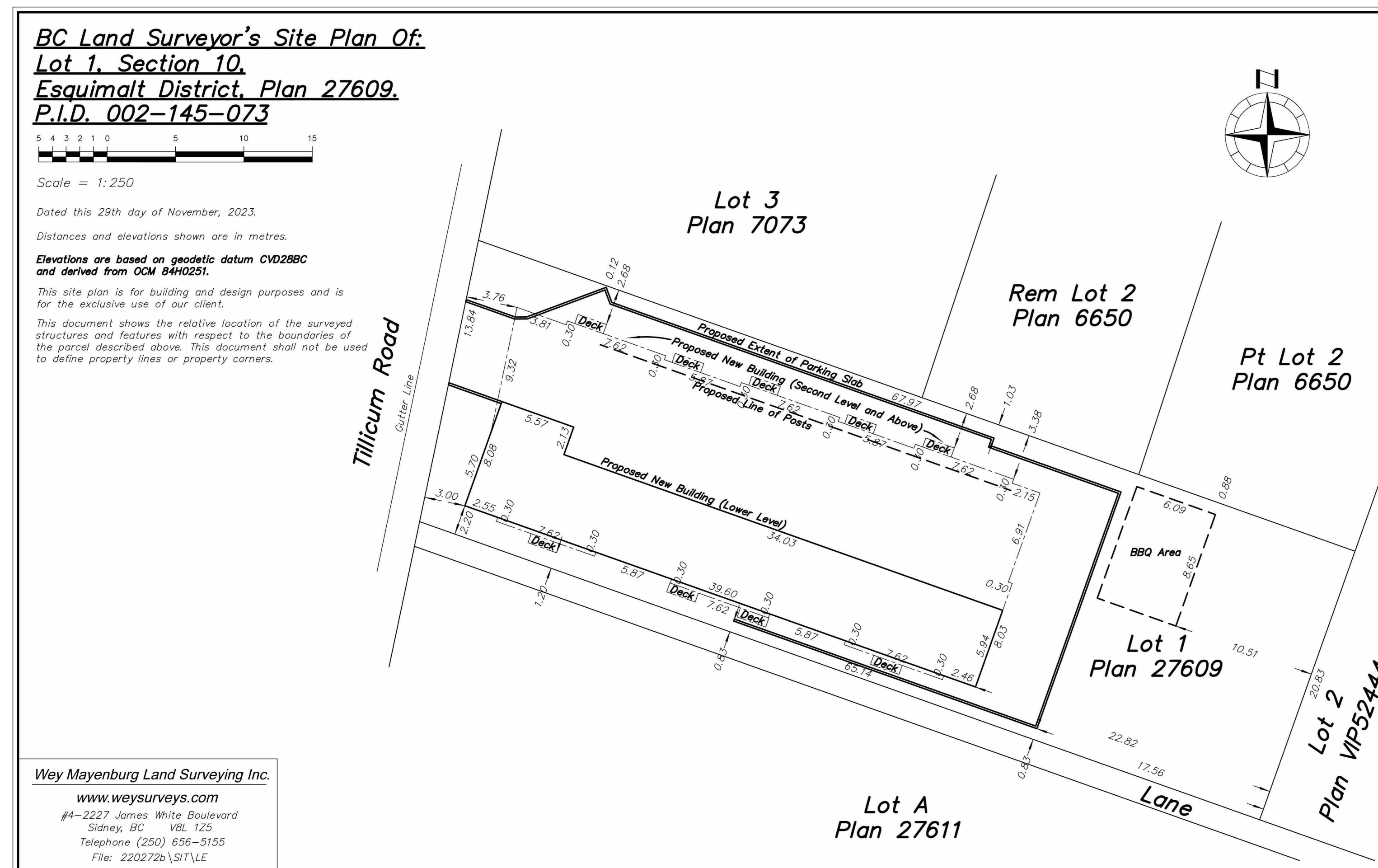
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PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE  
**SURVEY - PROPOSED**

PROJECT NO. 23-004 DRAWN BY kat  
SCALE 1 : 250 REVIEW BY XV

DRAWING NO. **A002**





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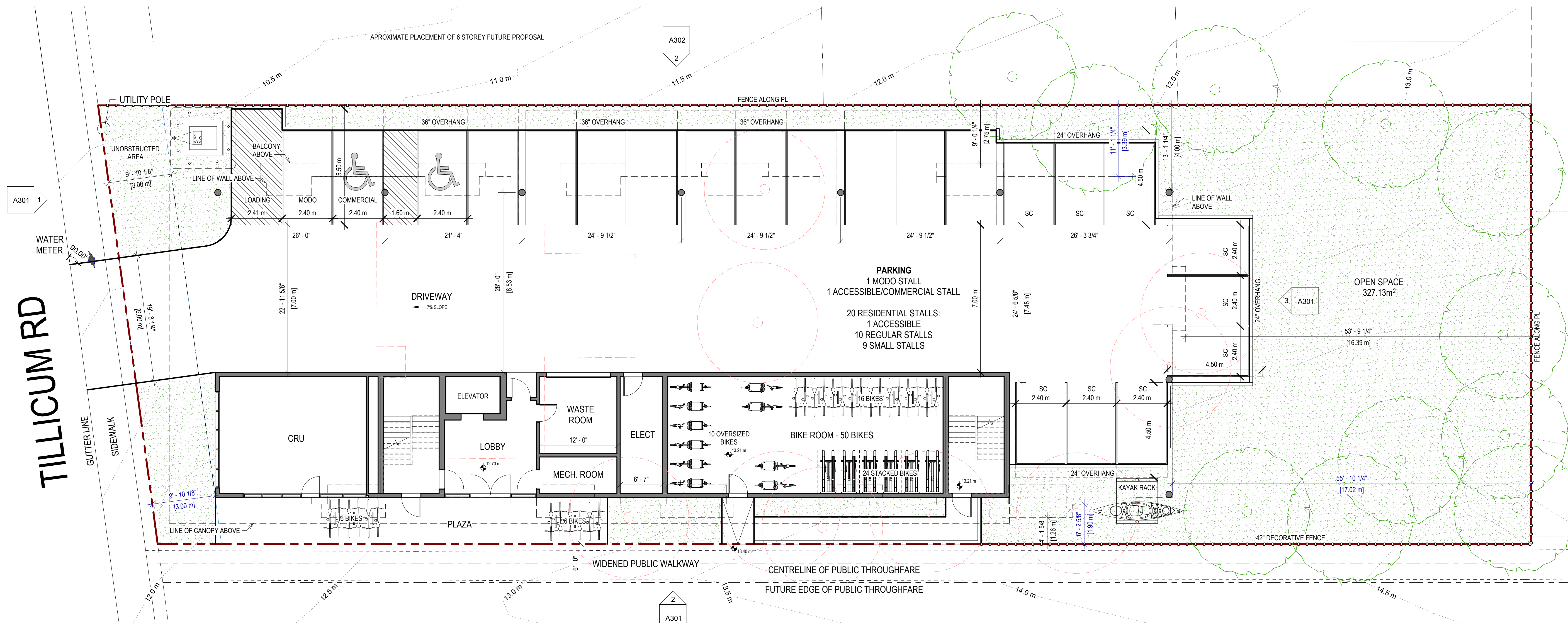
PROJECT NAME  
**1005 TILlicUM ROAD**

PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

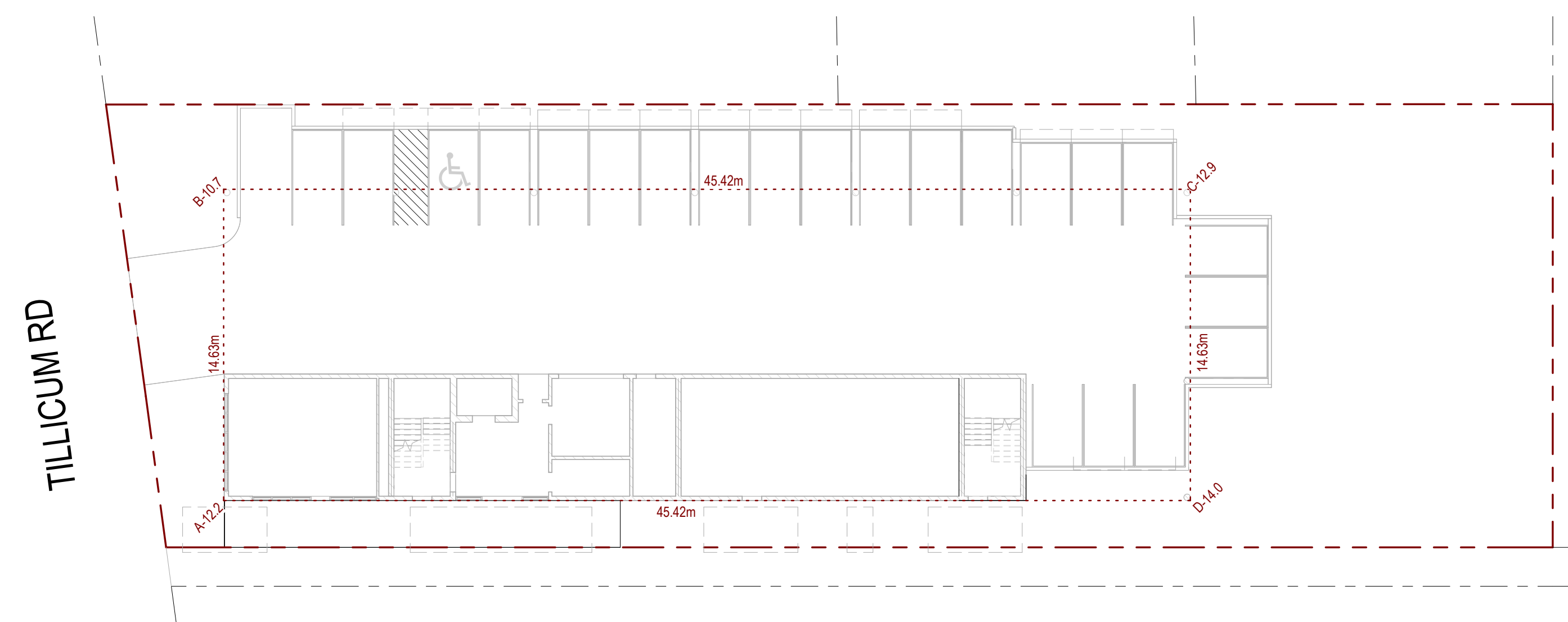
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**SITE PLAN**

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

DRAWING NO. **A101**

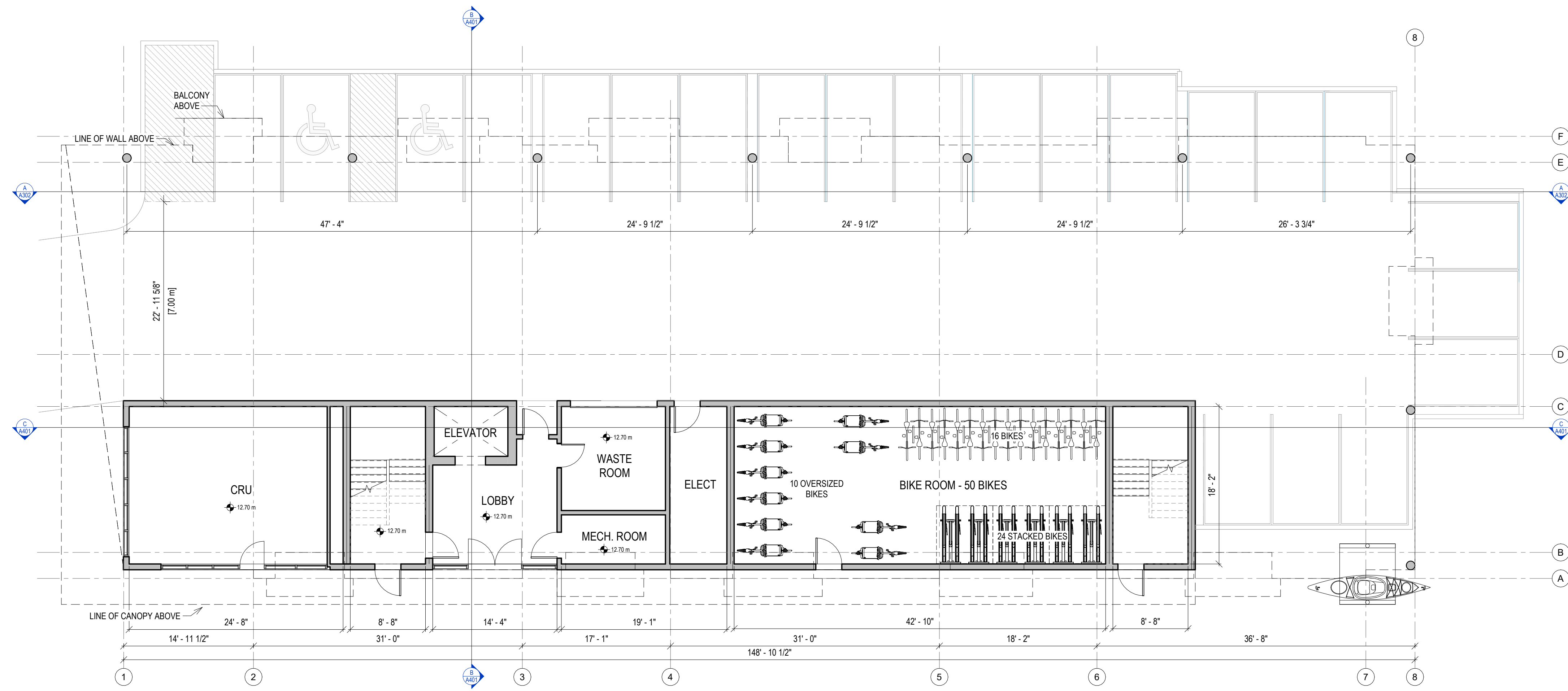


1 SITE PLAN  
1:100

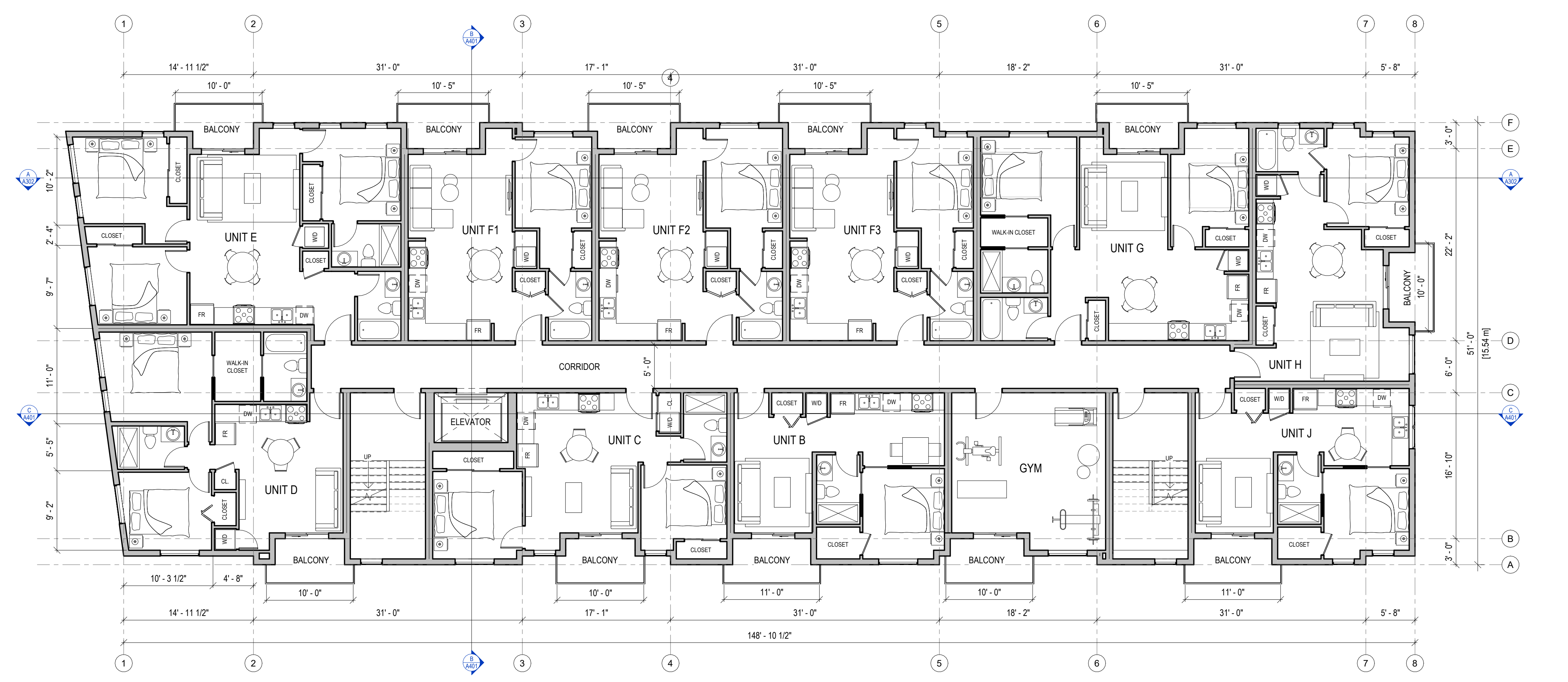


2 AVERAGE GRADE  
1:200

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



1 GROUND FLOOR PLAN  
1/8" = 1'-0"



2 LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



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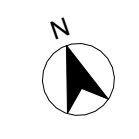
PROJECT NAME  
1005 TILlicUM ROAD

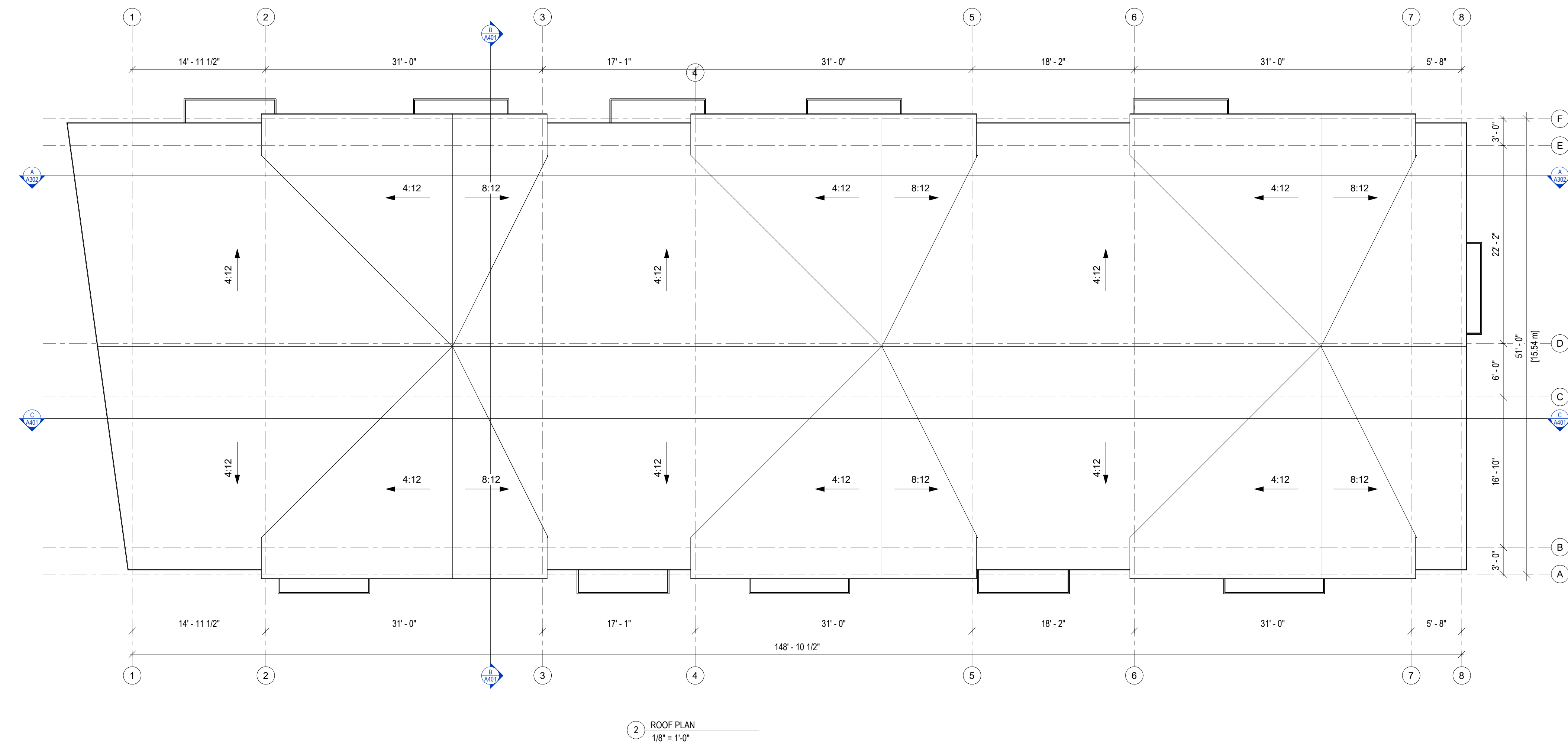
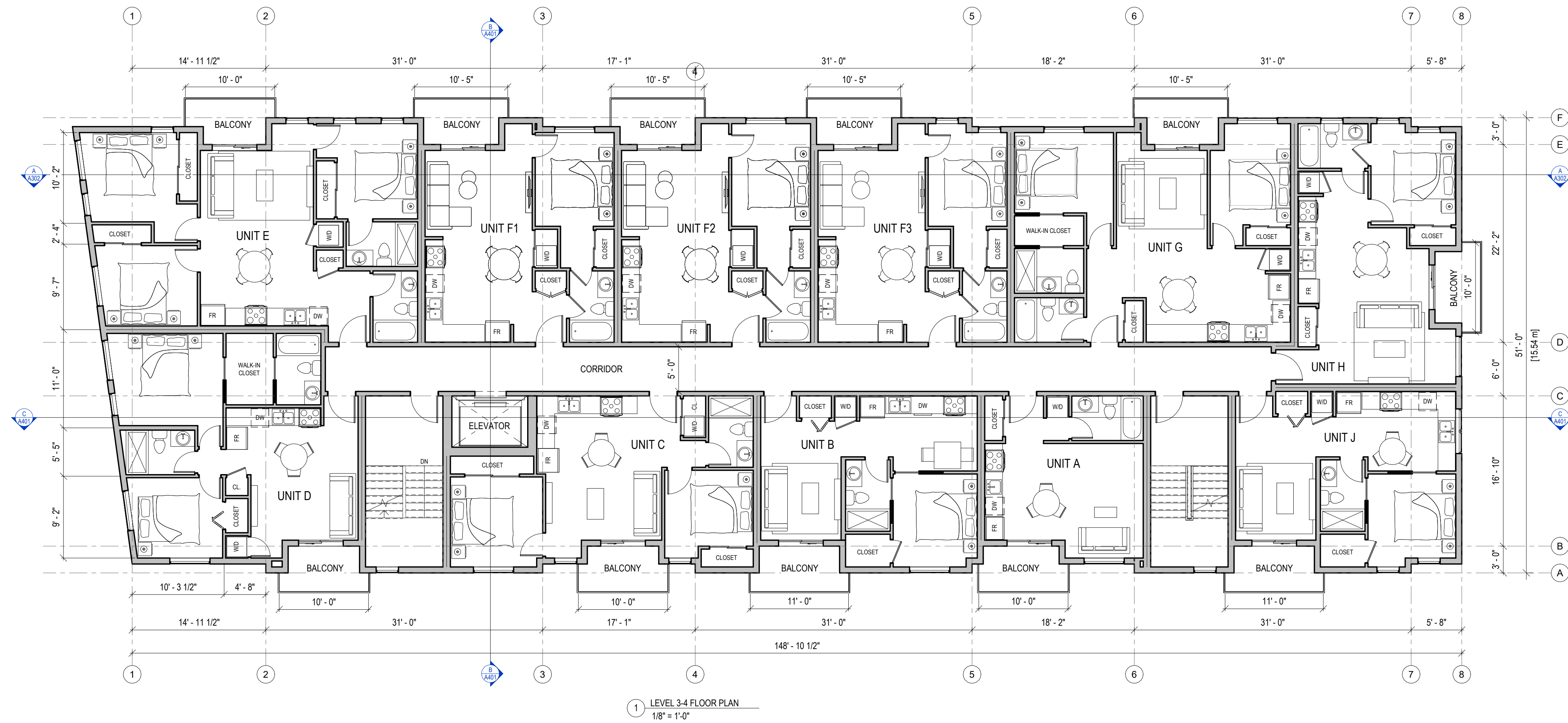
PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

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





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DRAWING TITLE  
**LEVEL 3-4 FLOOR PLAN &  
ROOF PLAN**

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

DRAWING NO. **A202**





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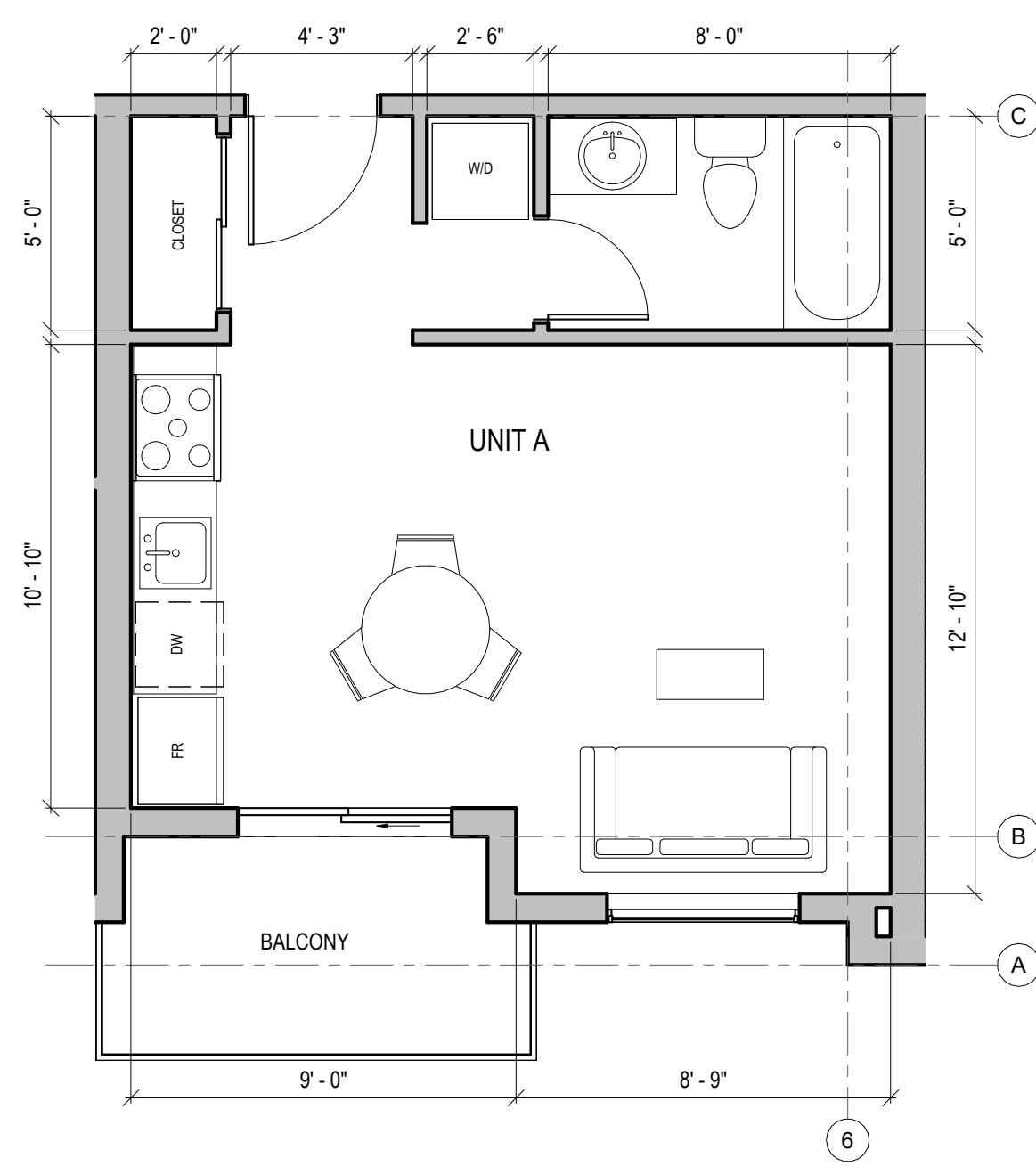
PROJECT NAME  
**1005 TILlicUM ROAD**

PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

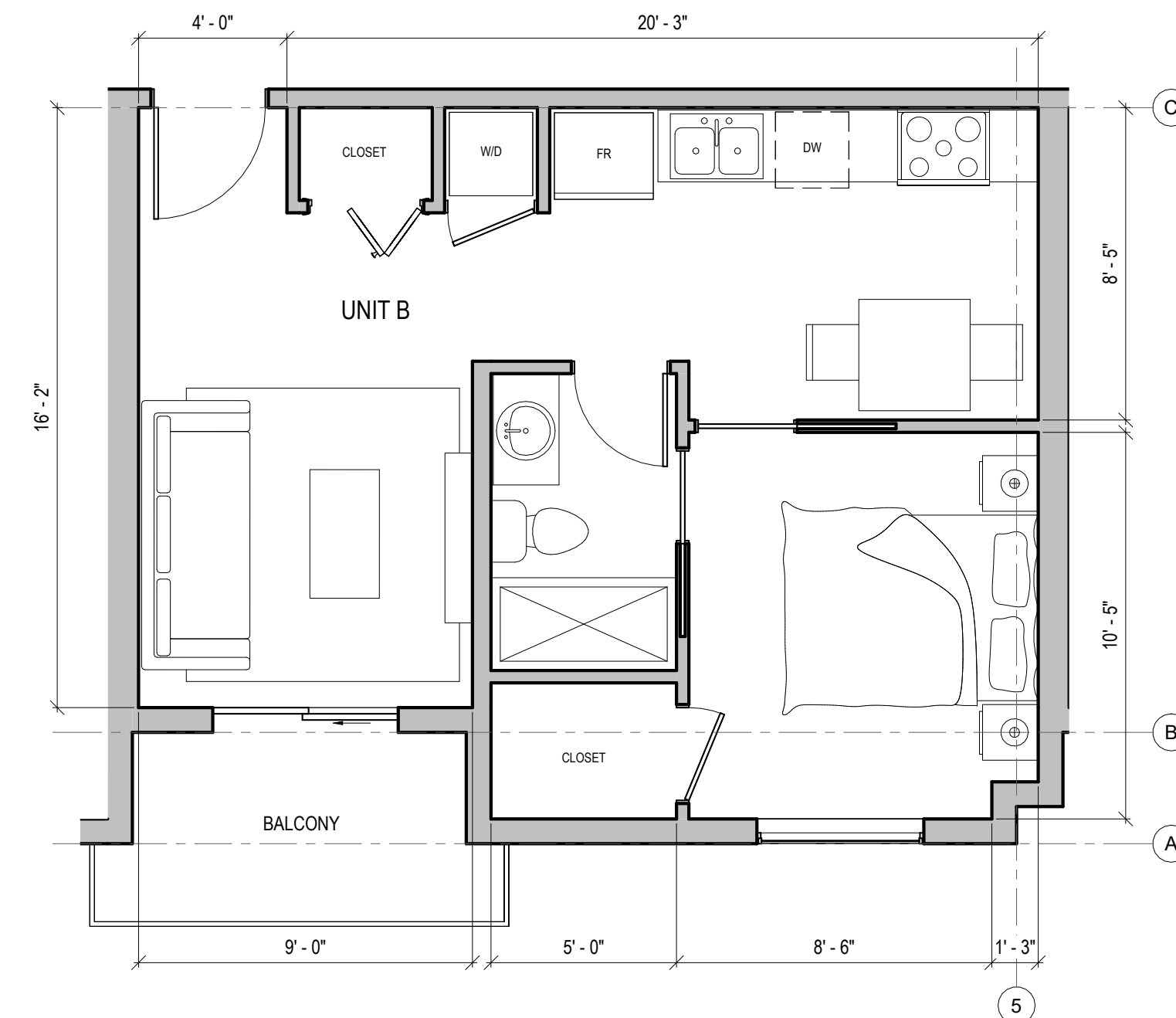
DRAWING TITLE  
**UNIT A, B, C, D & E FLOOR PLANS**

PROJECT NO. 23-004 DRAWN BY kat  
SCALE 1/4" = 1'-0" REVIEW BY XV

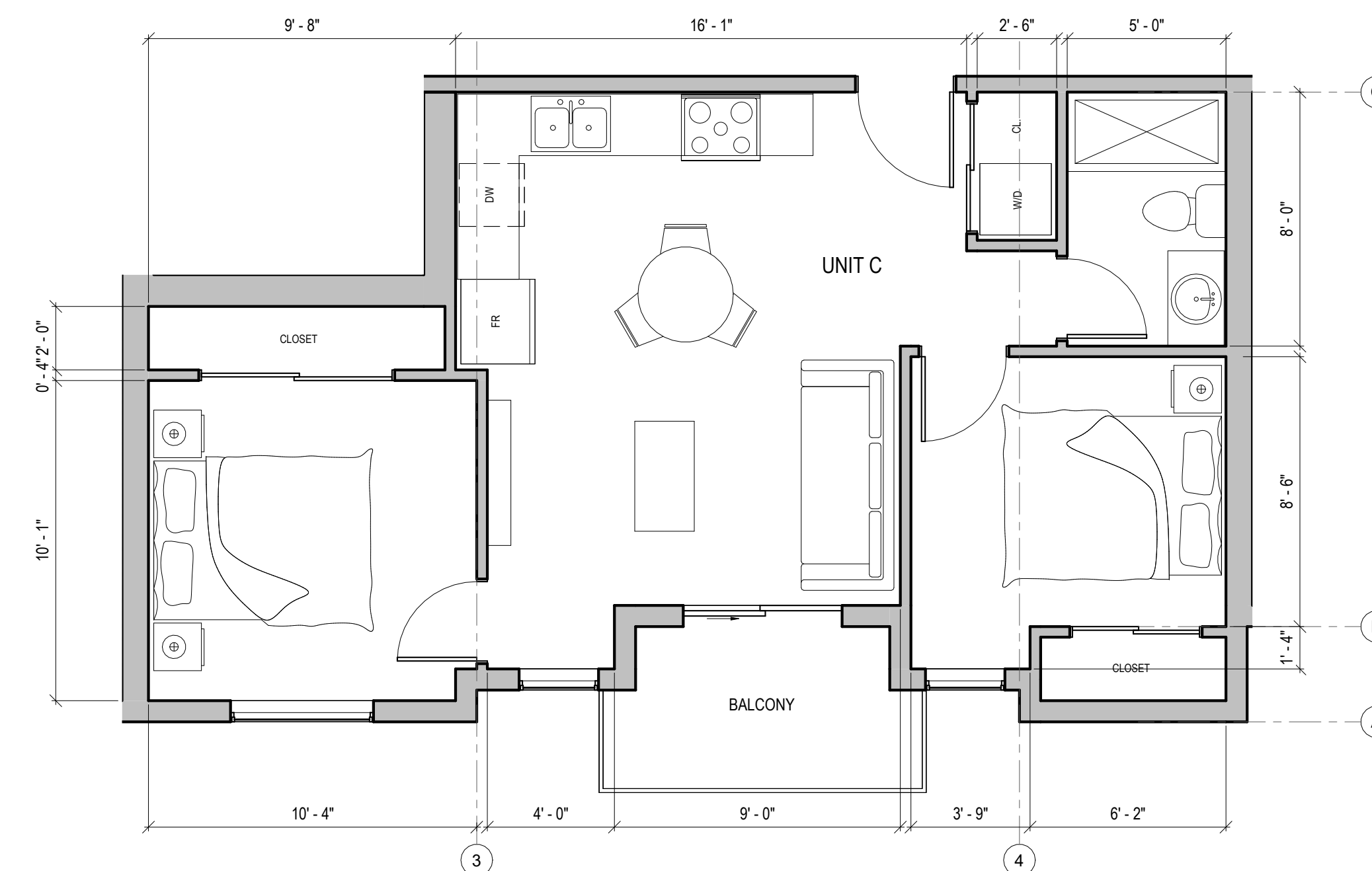
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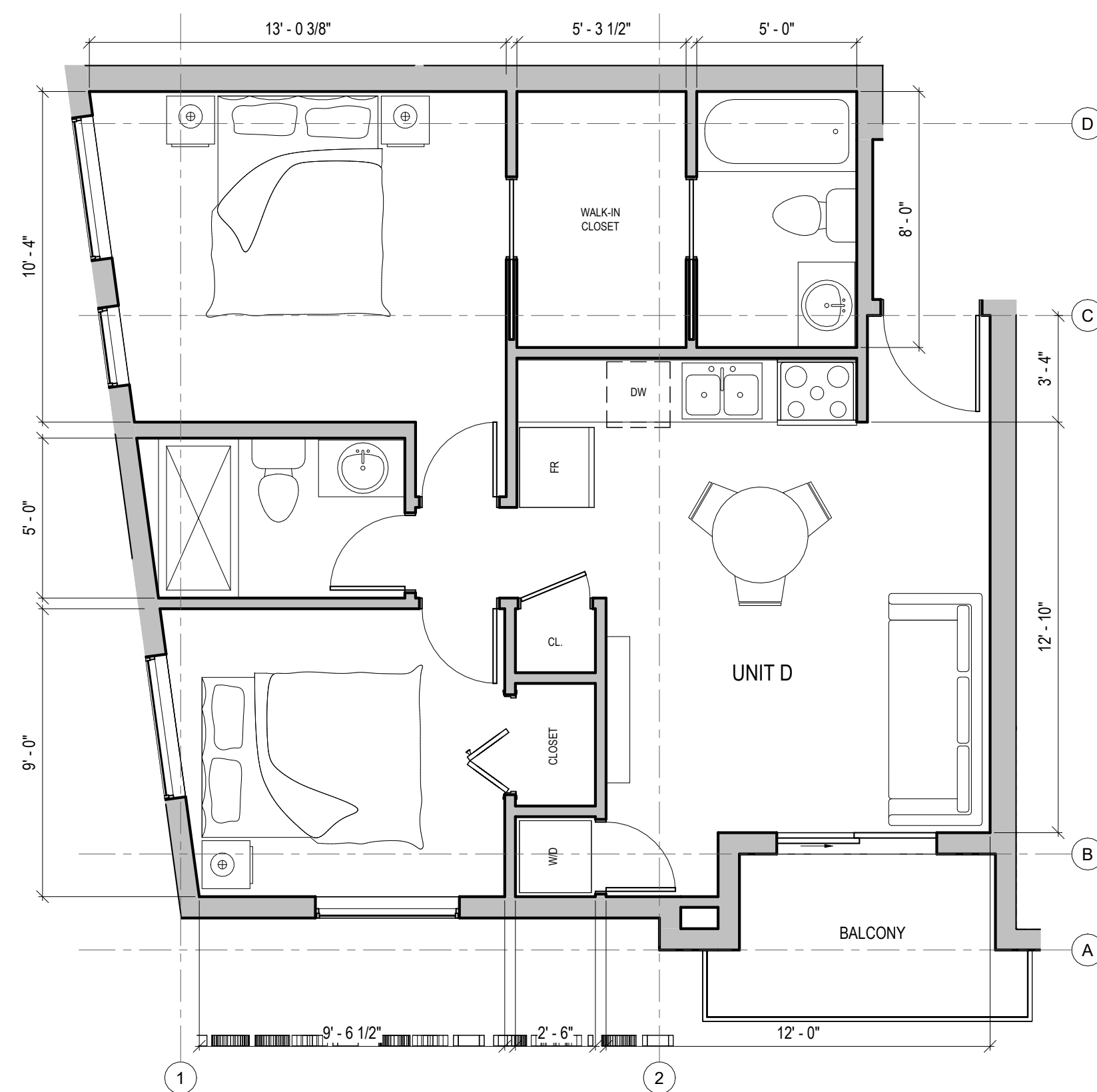
1 UNIT A  
1/4" = 1'-0"



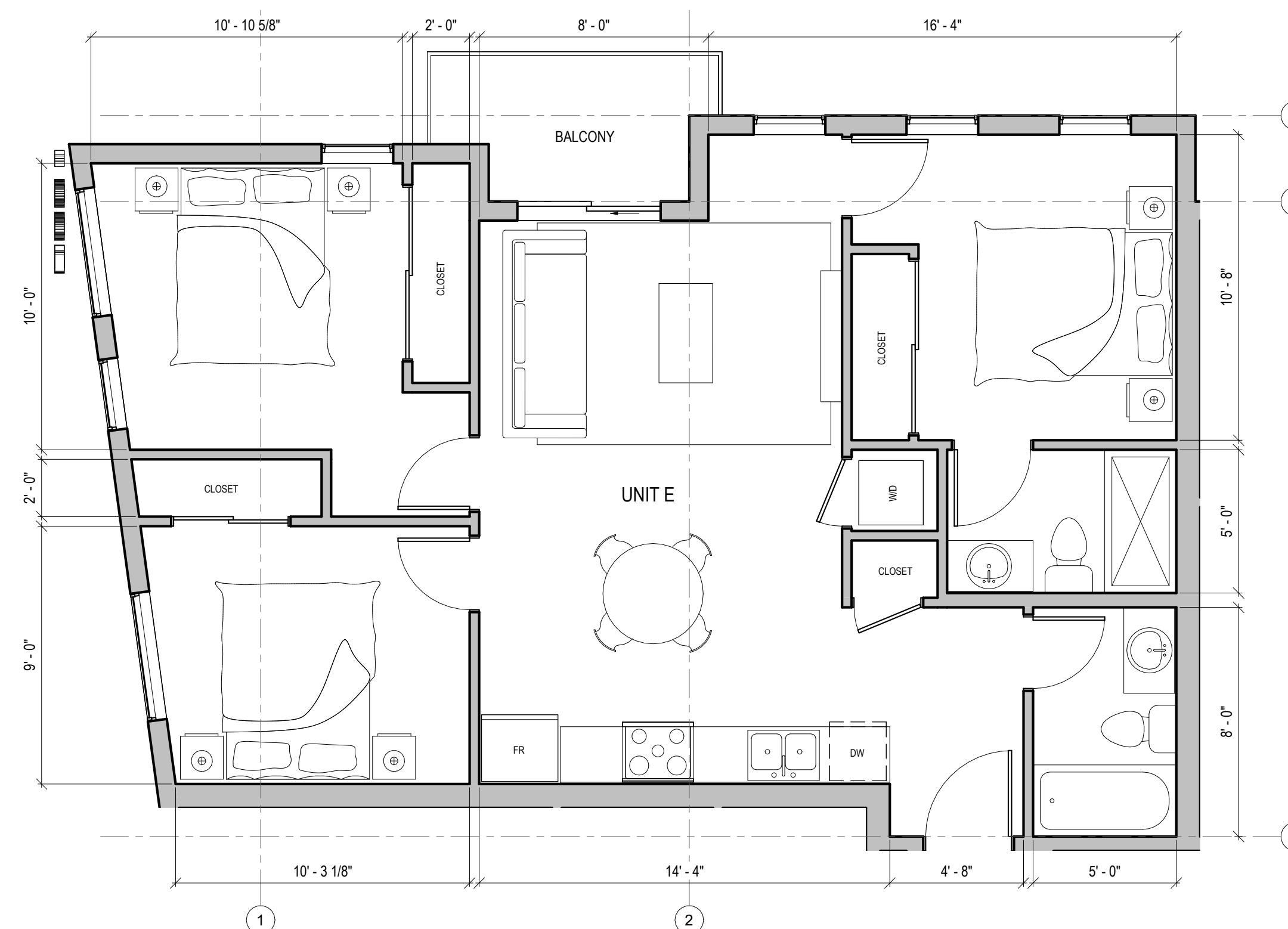
2 UNIT B  
1/4" = 1'-0"



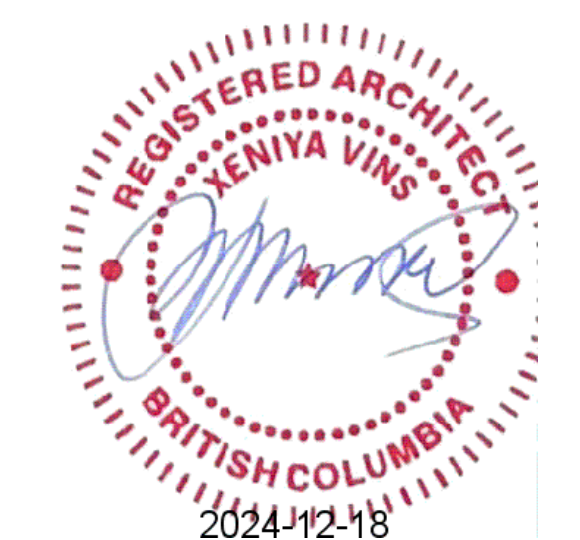
3 UNIT C  
1/4" = 1'-0"



4 UNIT D  
1/4" = 1'-0"



5 UNIT E  
1/4" = 1'-0"



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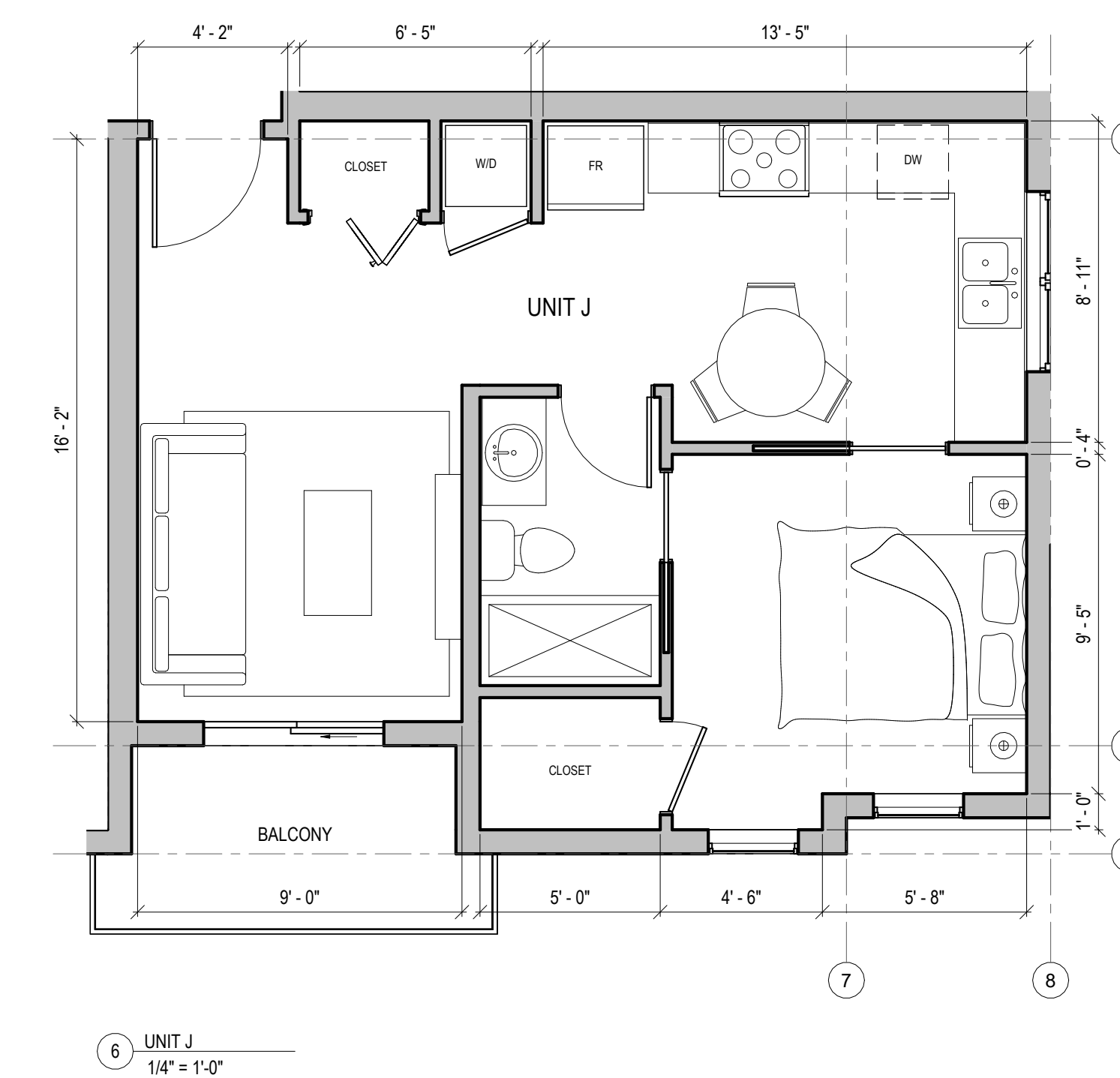
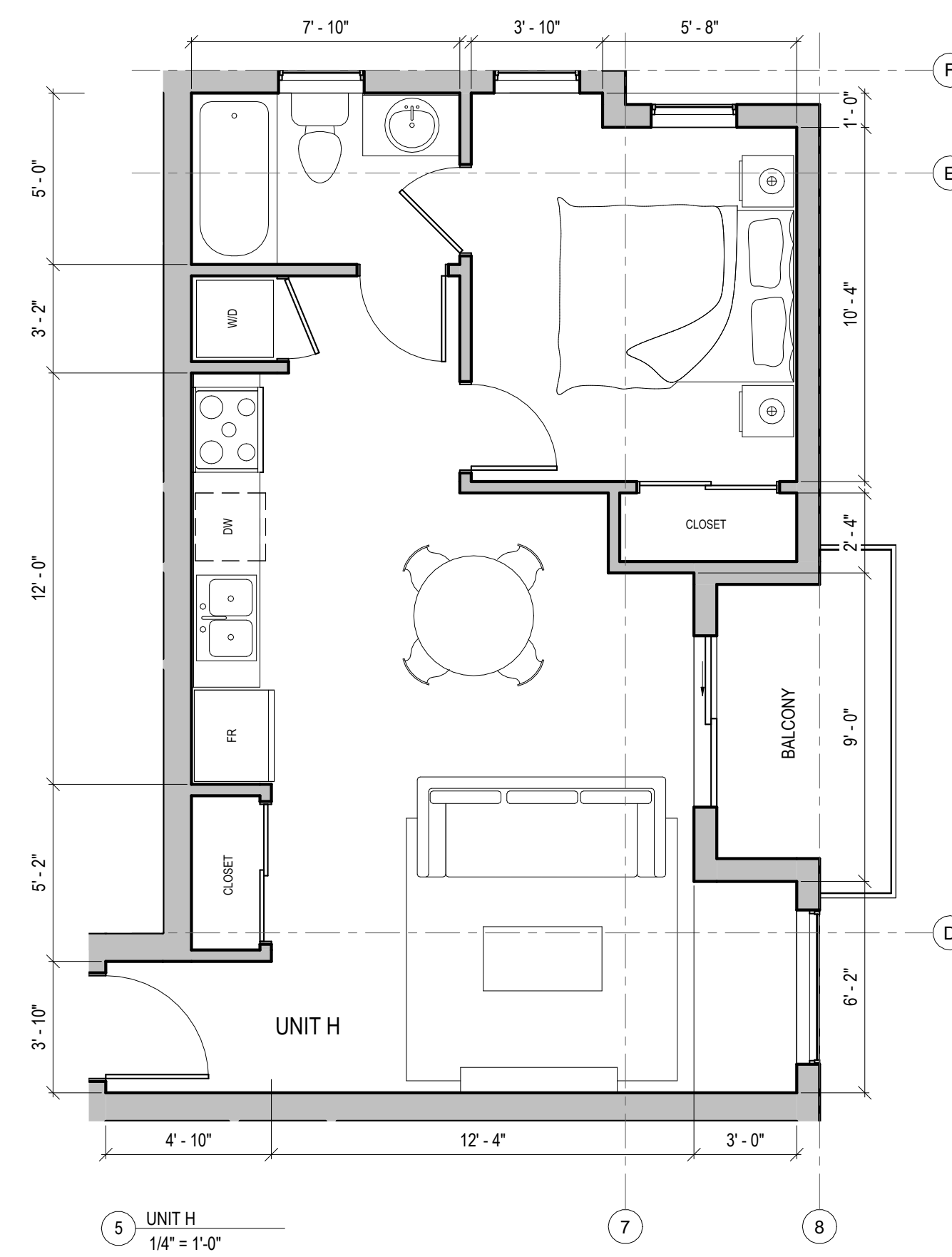
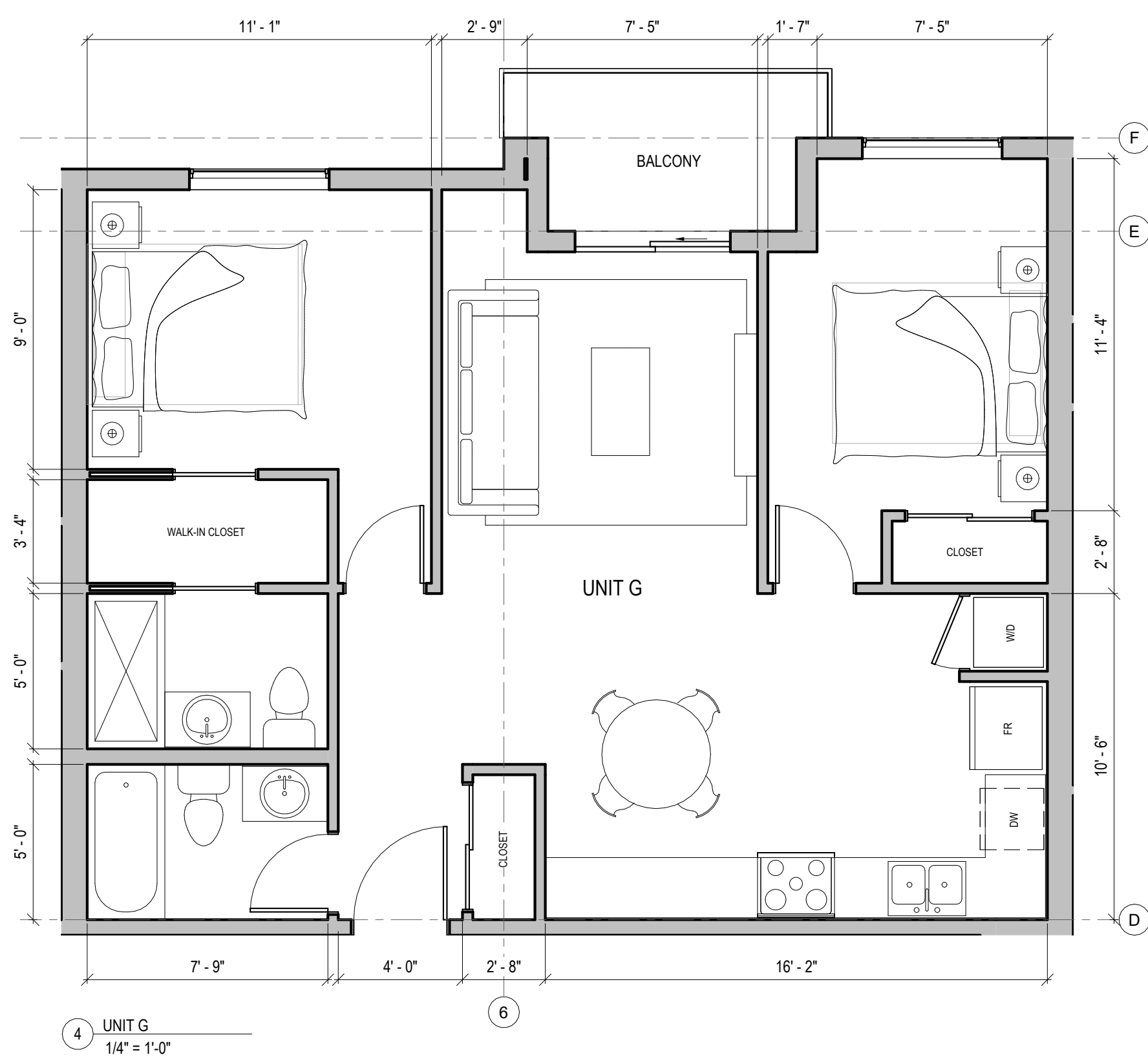
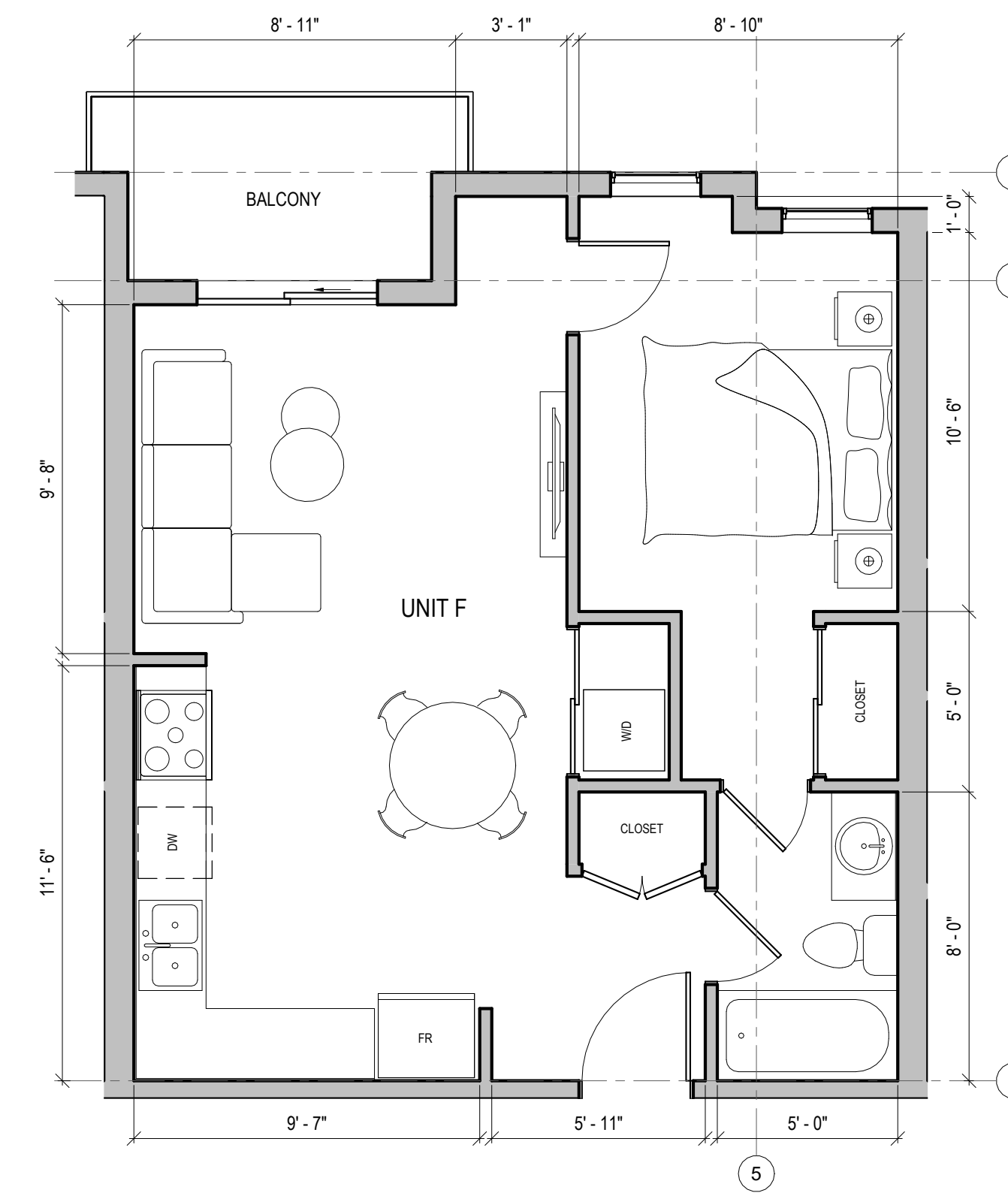
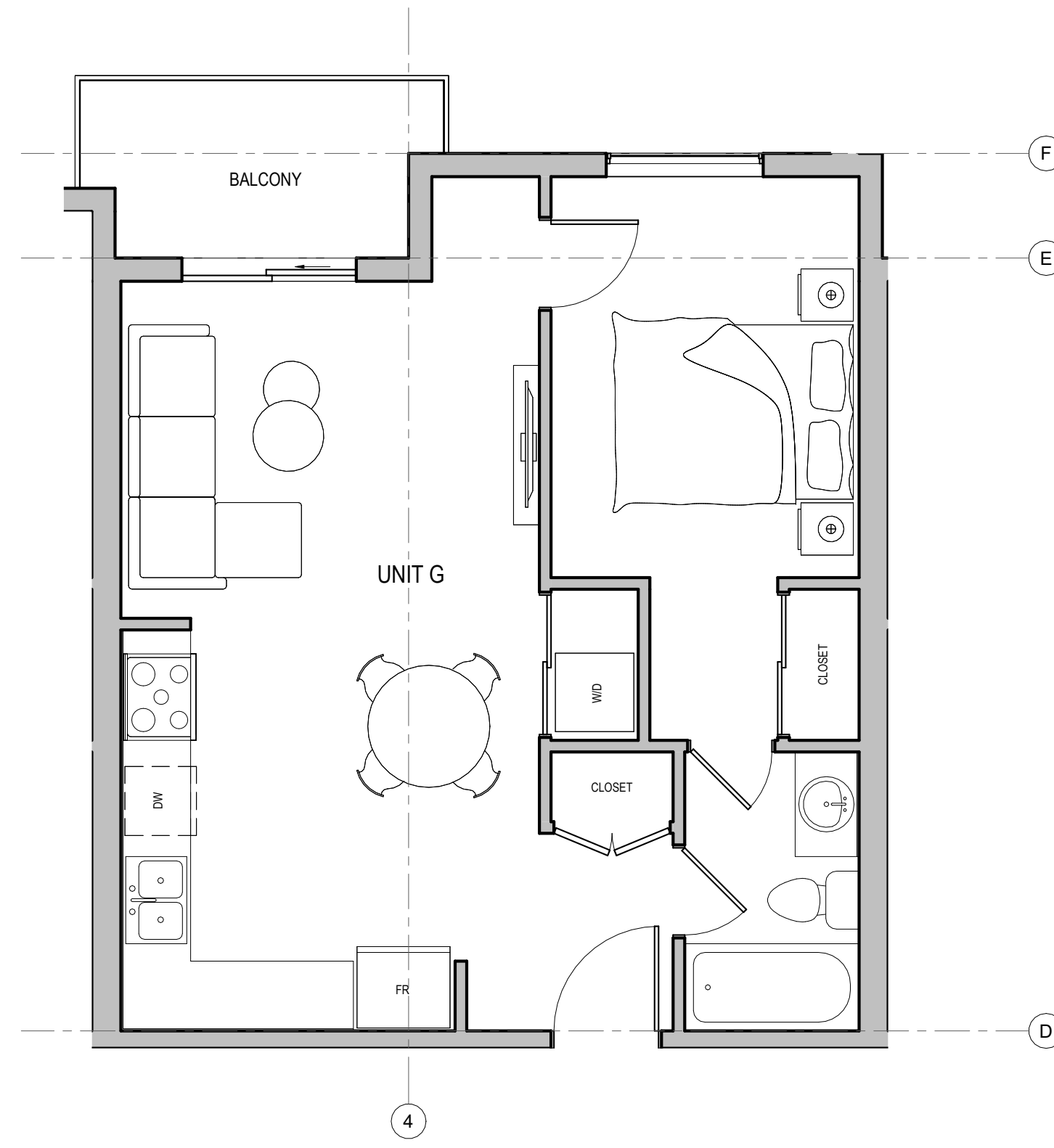
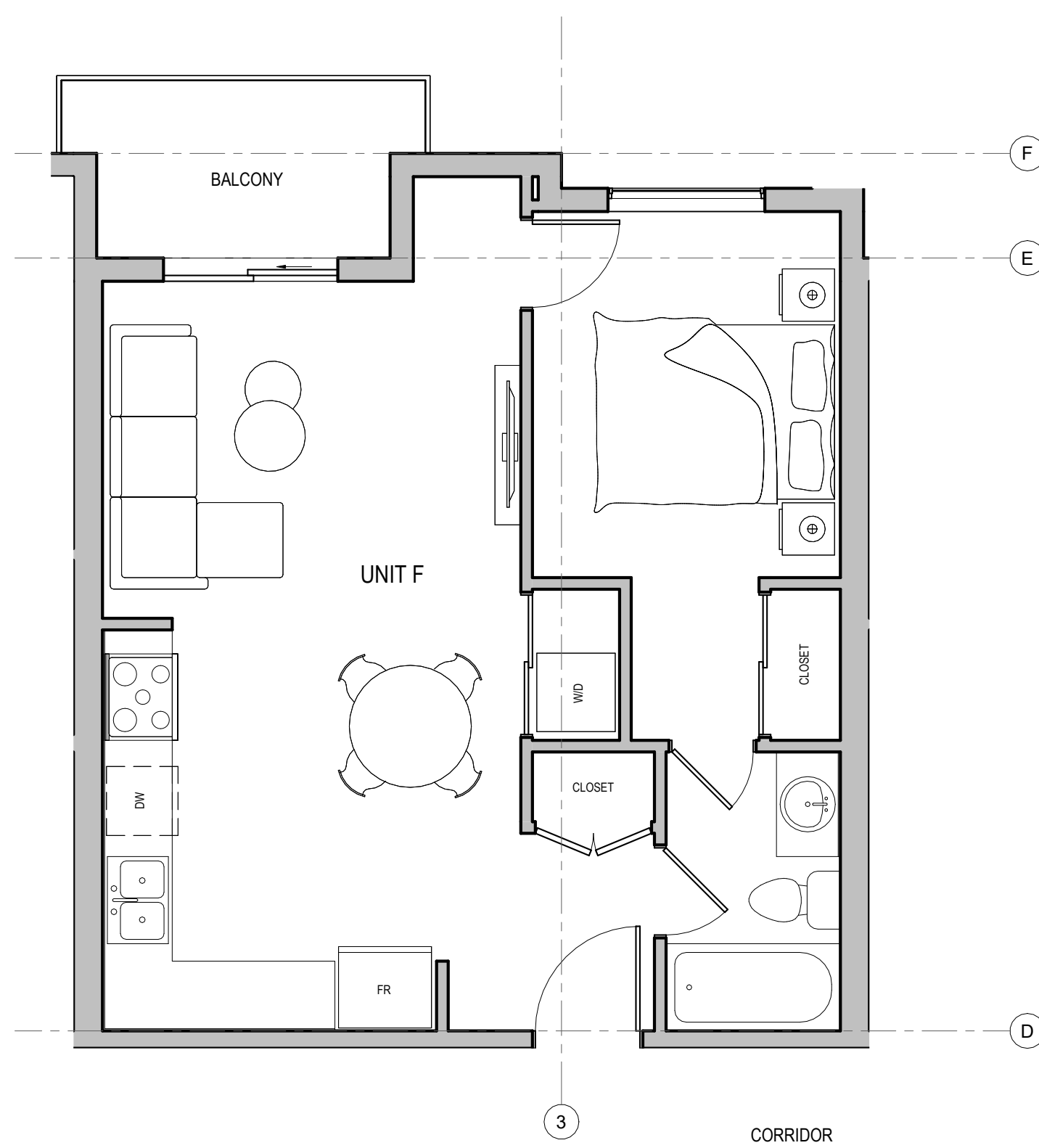
PROJECT NAME  
**1005 TILlicUM ROAD**

PROJECT ADDRESS  
1005 TILlicUM ROAD, ESQUIMALT, BC

DRAWING TITLE  
**UNIT F, G, H & J FLOOR  
PLANS**

PROJECT NO. 23-004 DRAWN BY kat  
SCALE 1/4" = 1'-0" REVIEW BY XV

DRAWING NO. **A212**



DRAWING NO. **A212**





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



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



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



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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**



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PROJECT NAME  
**1005 TILLCUM ROAD**

PROJECT ADDRESS  
1005 TILLCUM ROAD, ESQUIMALT, BC

DRAWING TITLE  
**NORTH ELEVATION &  
SECTION A**

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

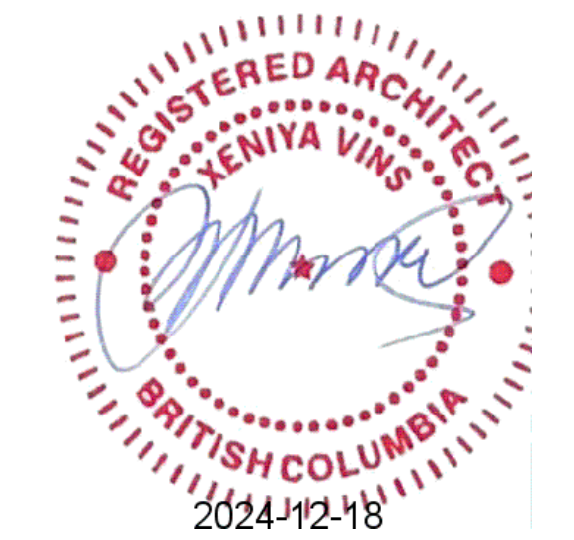
DRAWING NO. **A302**



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



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



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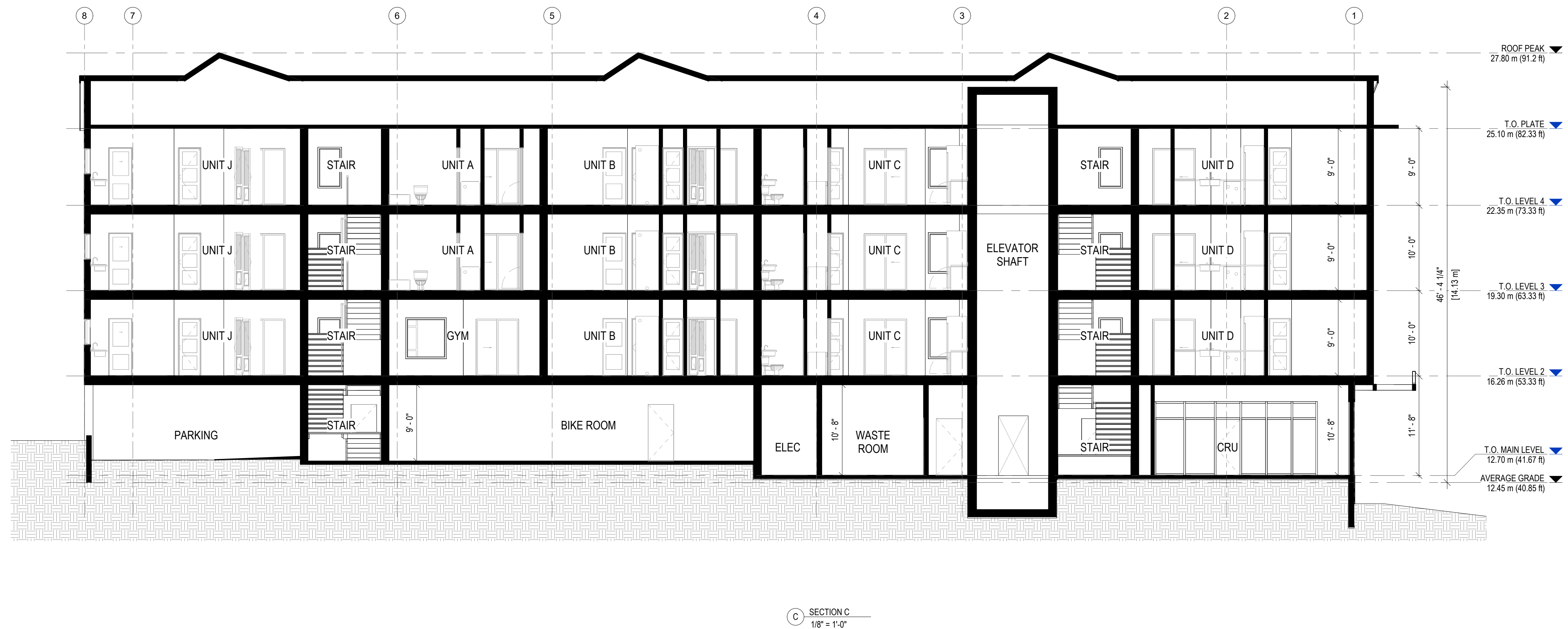
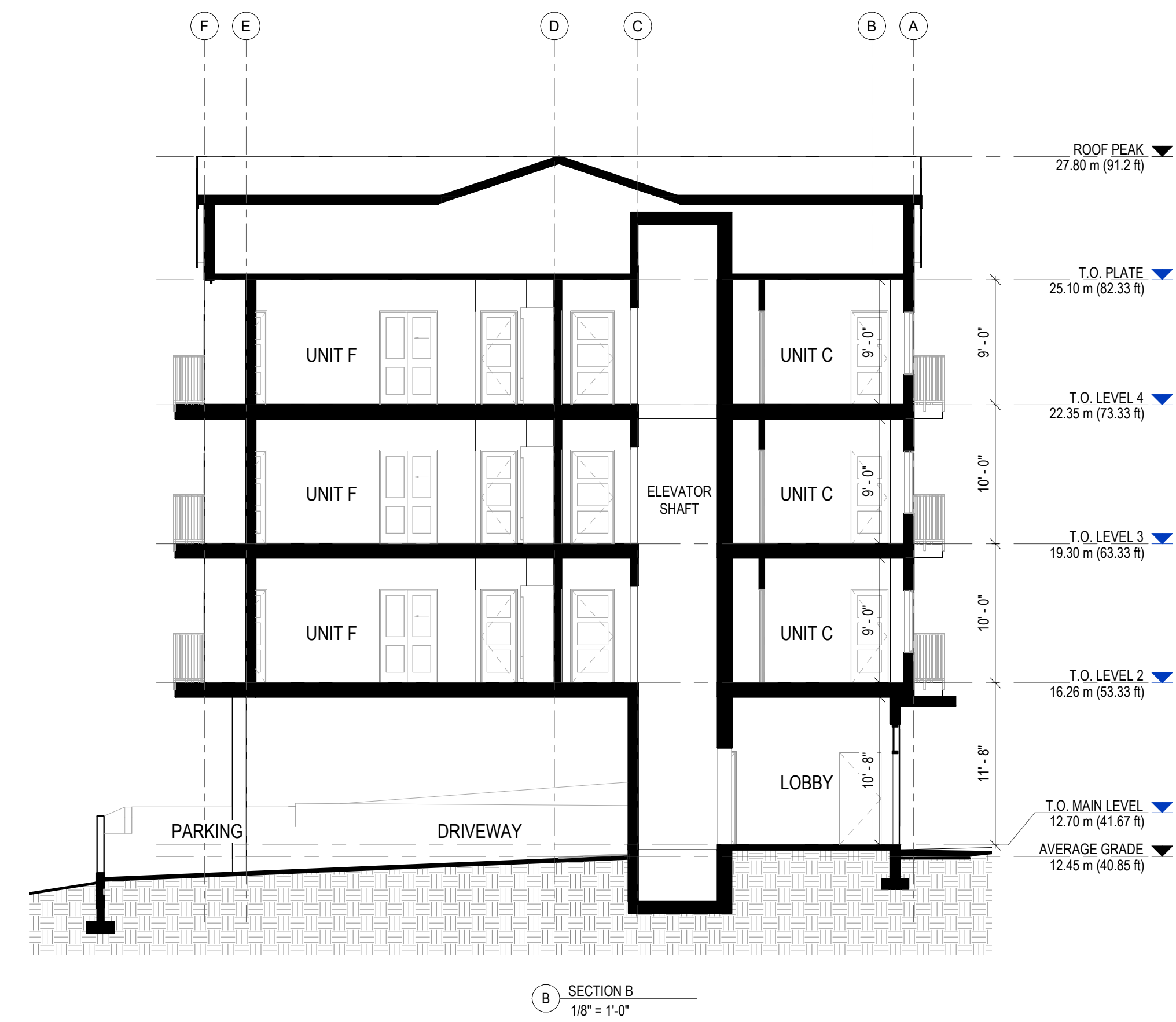
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DRAWING TITLE  
**SECTION B & C**

PROJECT NO. 23-004 DRAWN BY kat  
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DRAWING NO. A401

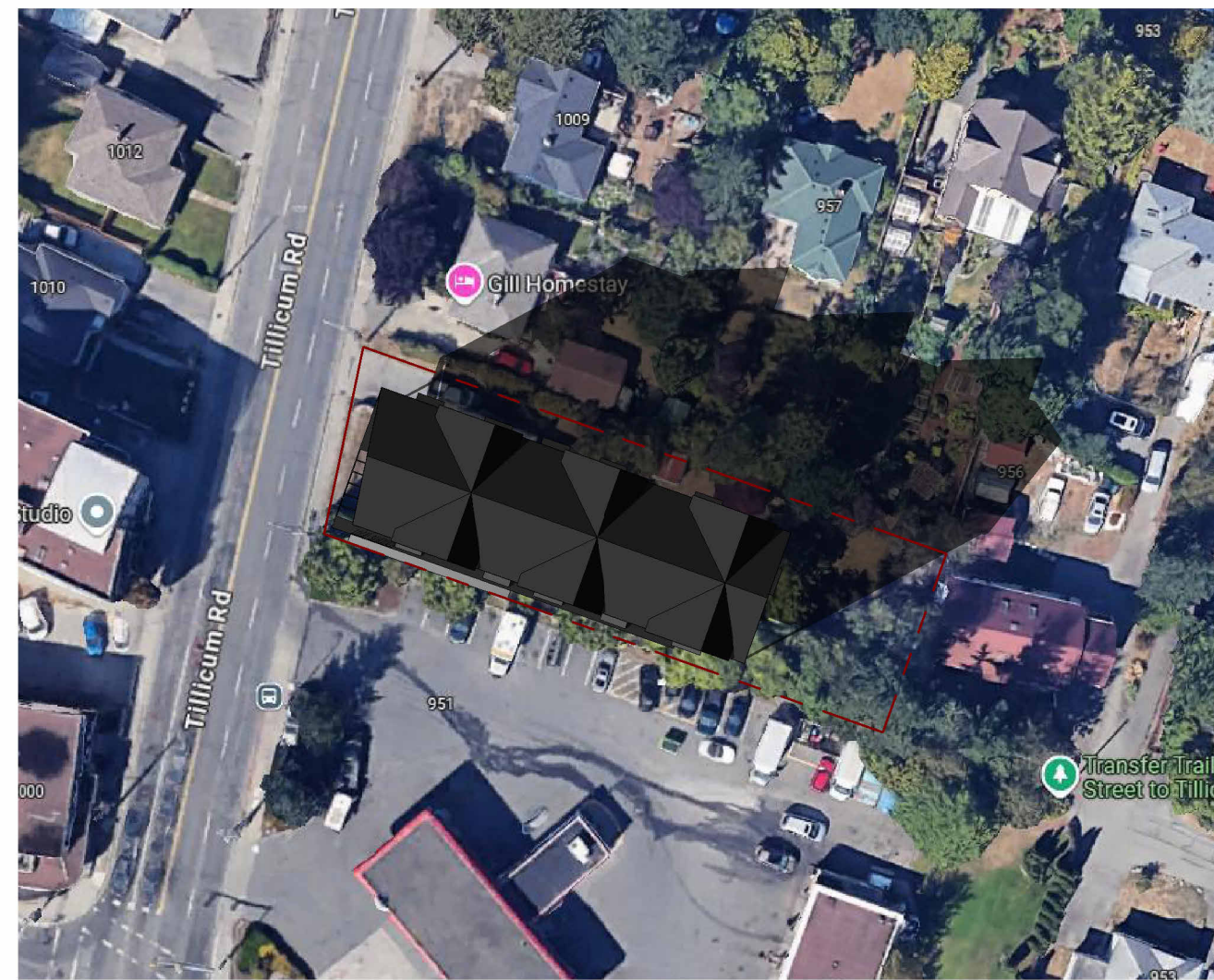




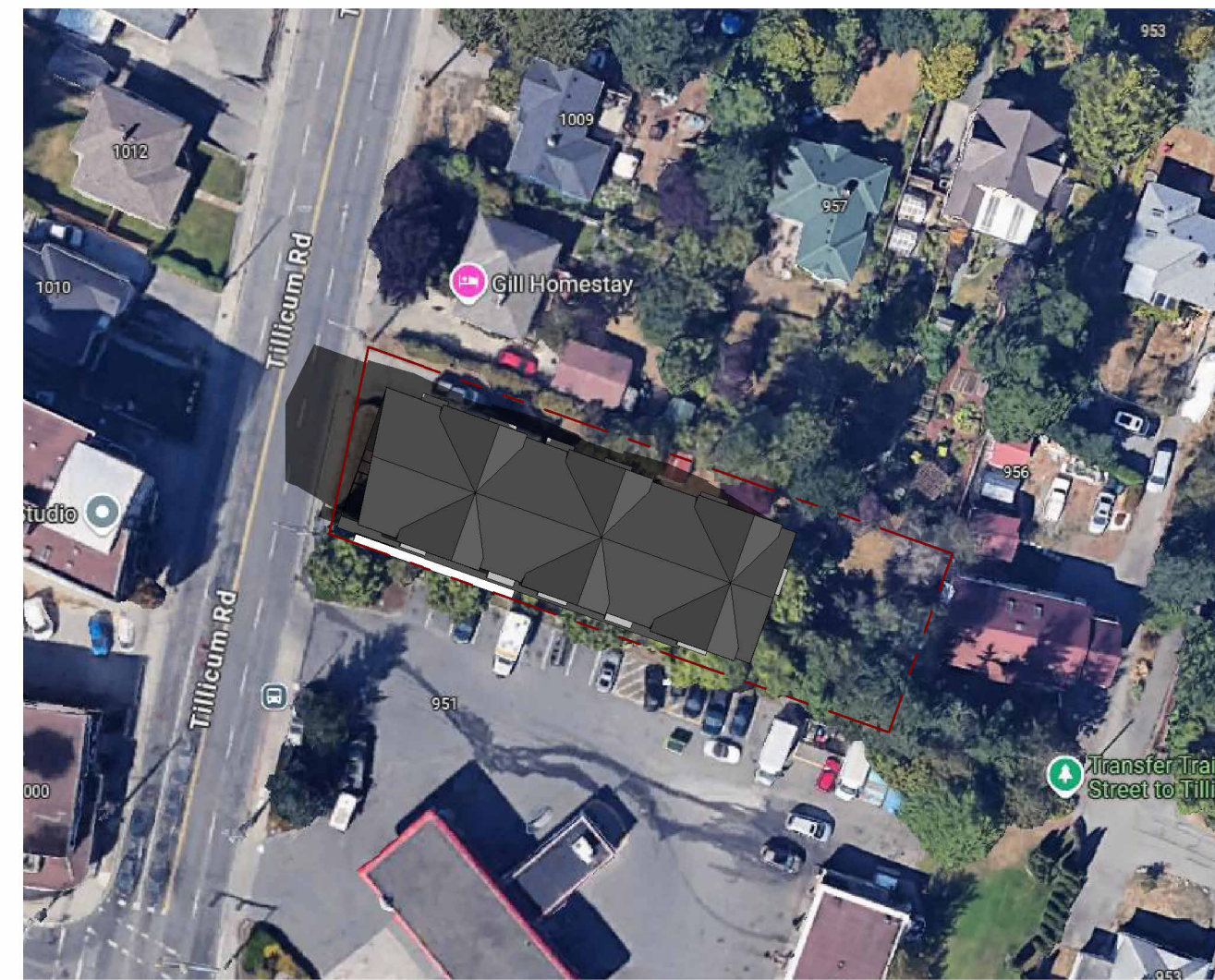
March 21, 10am



March 21, 12pm



March 21, 4pm



June 21, 10am



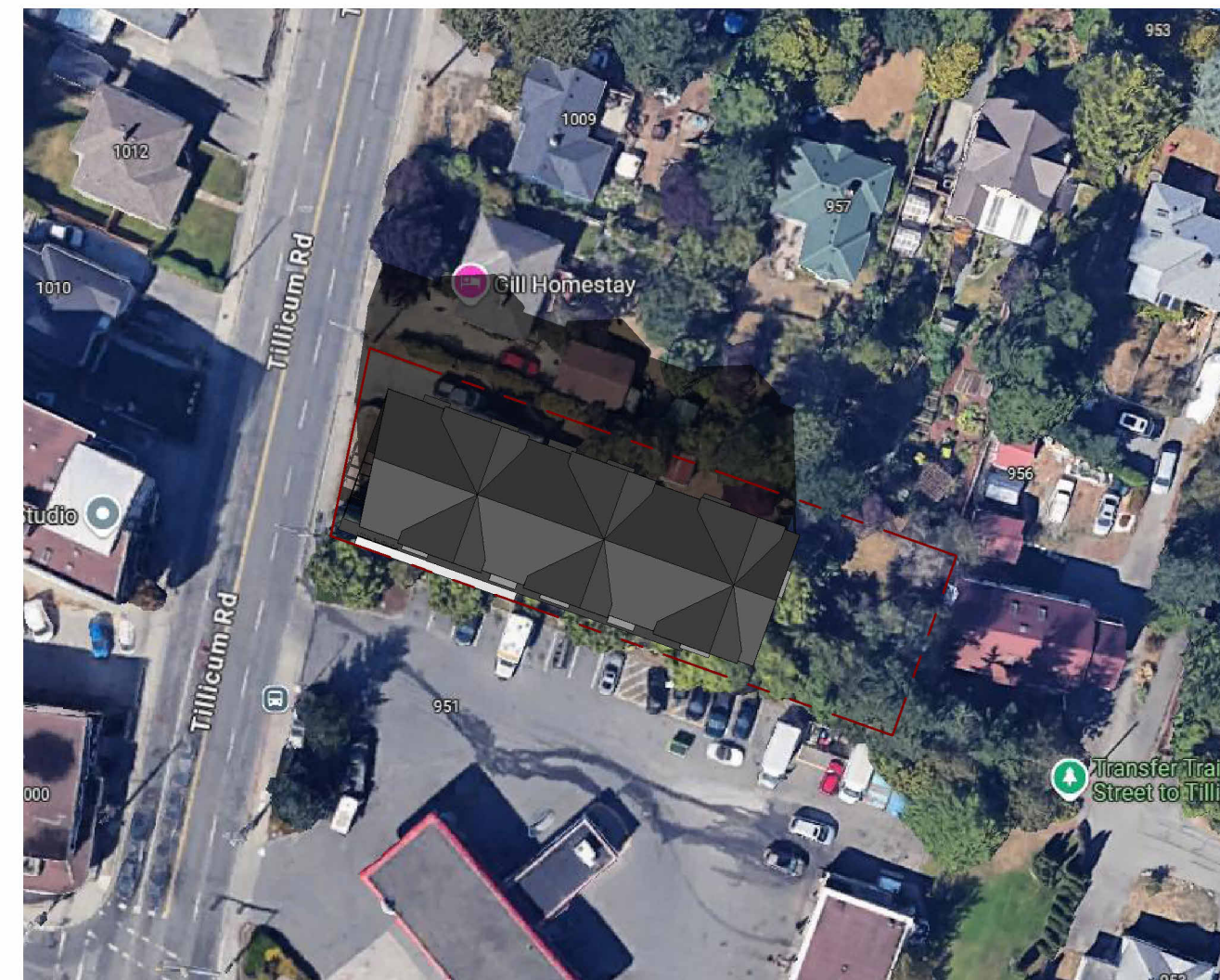
June 21, 12pm



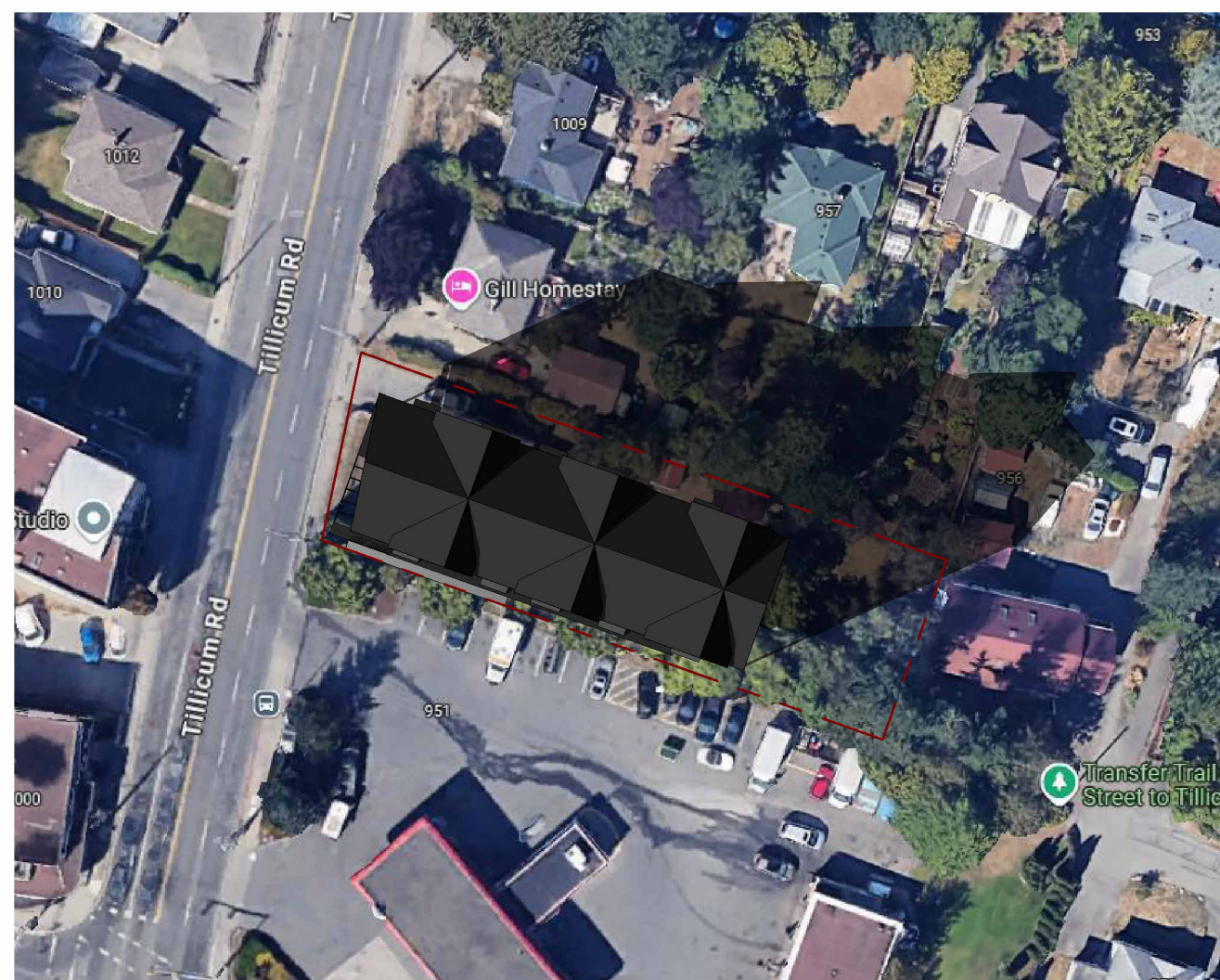
June 21, 4pm



September 21, 10am



September 21, 12pm



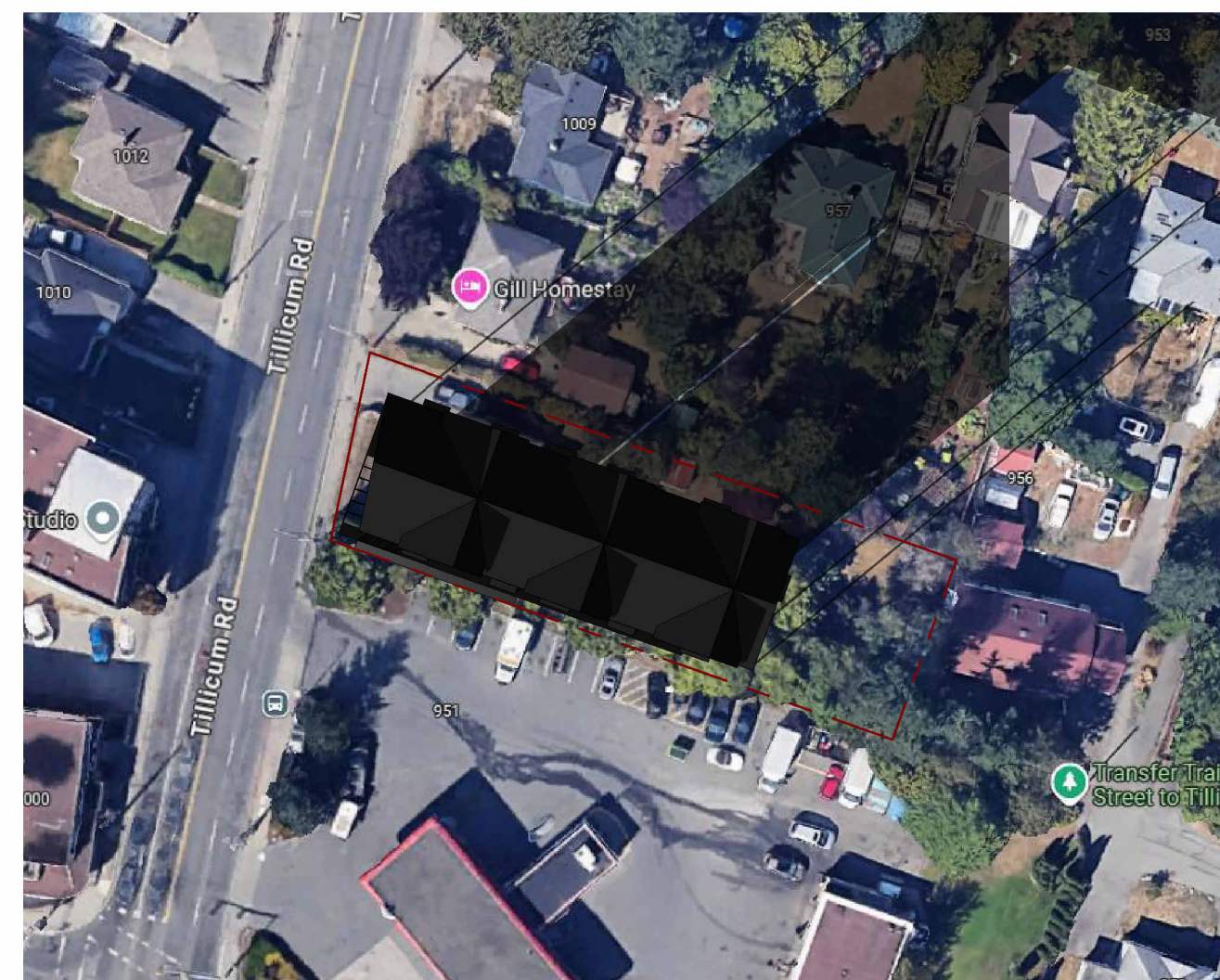
September 21, 4pm



December 21, 10am



December 21, 12pm



December 21, 4pm



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DRAWING TITLE  
SHADOW STUDY

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

DRAWING NO. A501



3D PERSPECTIVE - FRONT VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



3D PERSPECTIVE - SIDE VIEW



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DRAWING TITLE  
**3D VIEWS**

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

DRAWING NO. **A502**