3468 Tillicum - Highlights

1

Environmental Clean Up

Cleaning up existing contamination from Dry Cleaning operation.

2

Green Space and Tree Canopy Increases

We are converting 100% impervious parking lot with no trees to attractive well landscaped spaces with large boulevard trees.

3

Major Property Tax Increase

We are increasing the property tax contribution by **13** times from current.

4

Extended Stay Hotel Accommodations

The first new hotel since the Red Lion built in 1980s.

5

Expanding the Arts, Entertainment, Social Gathering Spaces, Local Small Business Accelerator, and Wellness Living

Artists Lofts, Public Plaza. Food trucks, Events

6

OCP Compliant



7

Staff Support



8

No Residential Tenants Displaced



9

Modern Family Size Homes

34% of the homes are 2BD or larger

10

Free Bus Passes for Tenants for 3 Years

Investing in Public Transit!


BARBER SHOP
SMOOTHIE BAR
CAFE


FUTURE NEIGHBOURING PROJECT



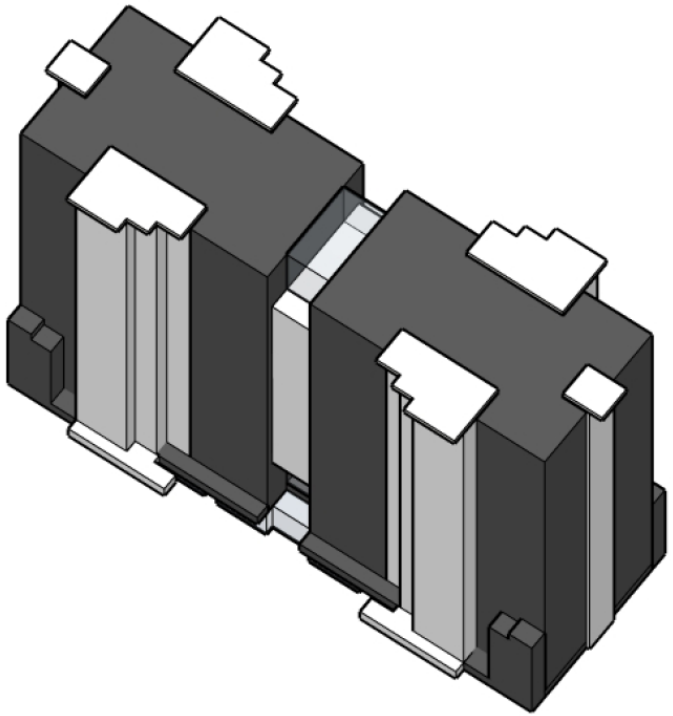


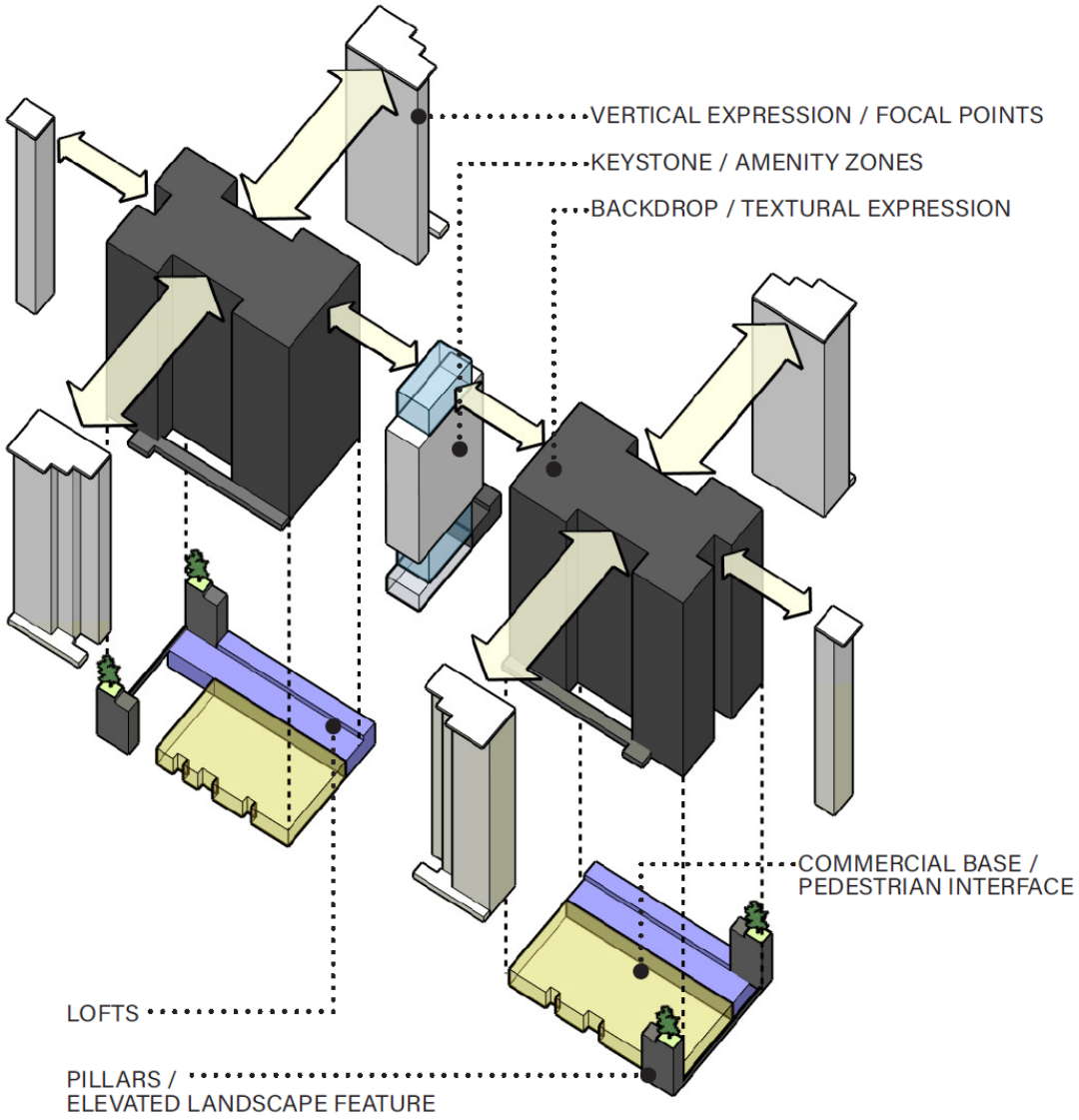

SMOOTHIE BAR
CAFÉ


RESTAURANT


TILLICUM ROAD

EXPLODED AXONOMETRIC MODEL

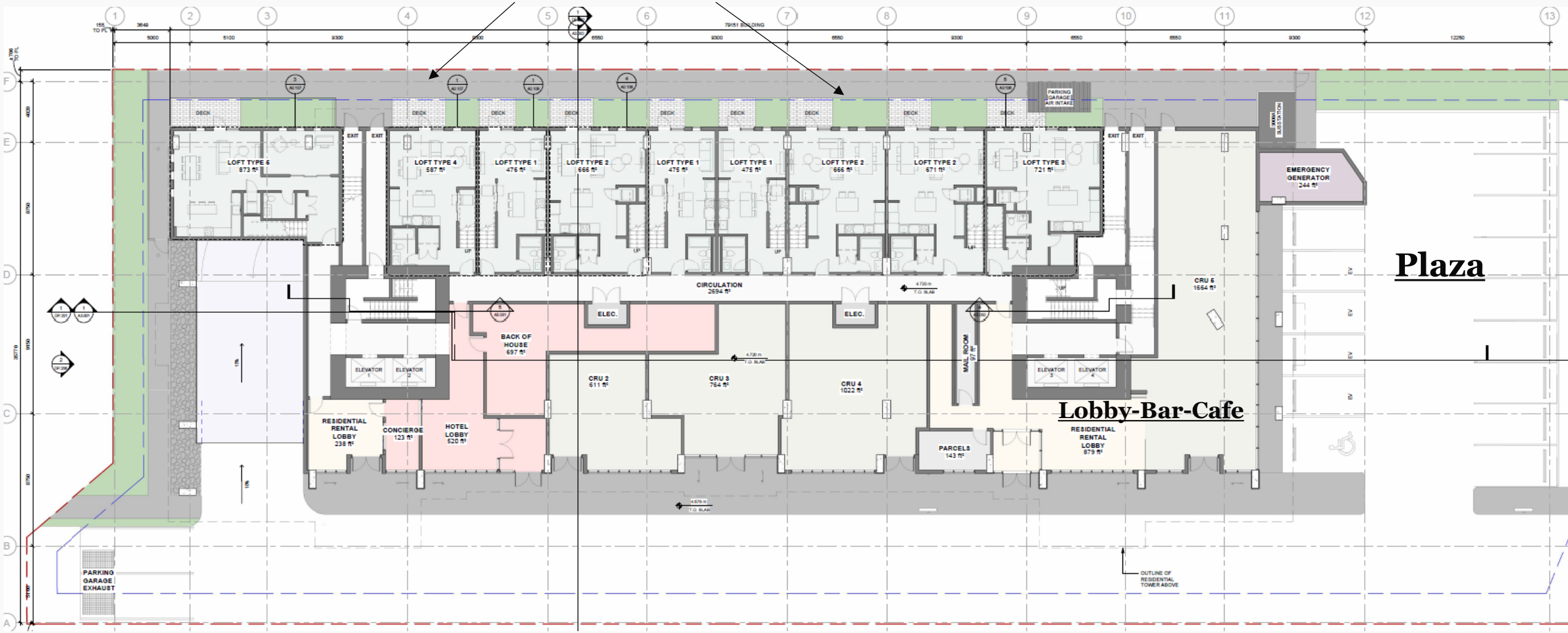






No Shadow on Parkside Place Homes in the Summer!

Creators Alley



Plaza

Lobby-Bar-Cafe

Main Floor

A Unique Community & Creative Hub

The integration of live/work lofts and Creators Alley fosters a dynamic creative ecosystem, offering unique experiences for guests and residents alike. These spaces will be home to a diverse range of local talent and showcase their creations:

- Recording Studio - Podcast
- Natural Medicine Healer
- Massage & Spa
- Private Chef & Cooking Courses
- Coffee/Bakery
- Jewelry Designer
- Painter/Visual Artist
- Textile Artist
- Musician/Music Teacher

Curated Experiences

Guests can book unique workshops and tours with on-site artists, offering an authentic local experience that drives creative economy.

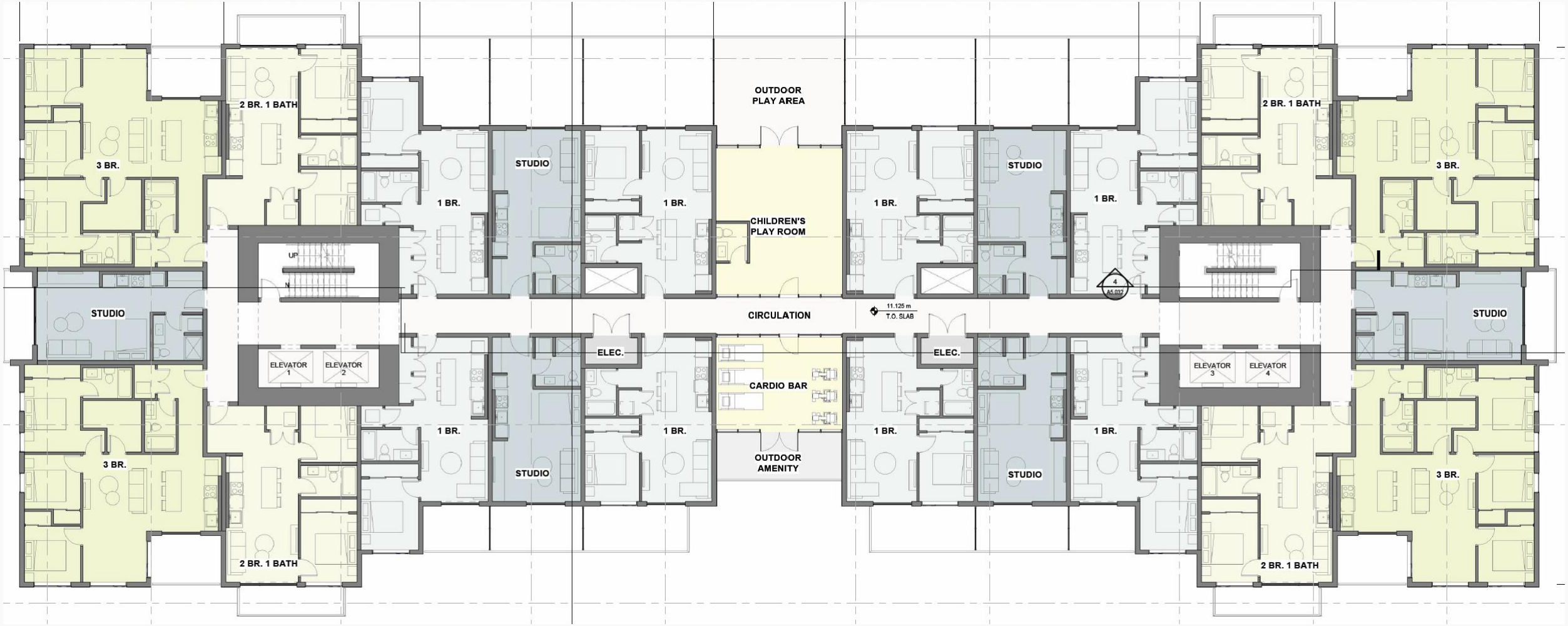
✨ Generate Experience Idea

Vibrant Public Plaza

A lively plaza with food trucks and a lobby bar/cafe will serve as a social hub for guests, residents, and the wider Saanich community.

Typical Floor Plate

Amenities Center of Building





Tillicum Village at a Glance: A Creative Paradise

Tillicum Village is designed as a dynamic mixed-use community, bringing together diverse living, hospitality, and retail options to serve Saanich's evolving needs and emerge as a future international arts & entertainment hub. This development directly addresses the region's acute housing challenges, contributing significantly to the supply of much-needed rental homes amidst very low vacancy rates and high rents, supporting the growing population and immigration. With its central location, stunning ocean views, sound-proof concrete construction, and proximity to numerous amenities, the hotel component will also create significant job opportunities and bolster the local economy.

302

Residential Rental Apartments

Adding much-needed housing supply to the community.

104

Hotel Suites

Modern, family-friendly units with full size kitchen and appliances and in-unit laundry, with focus on extended stay including professionally curated experiences.

9

Live/Work Lofts & Creators Alley

Dedicated spaces for creative artists and craft makers, fostering a vibrant cultural hub and showcasing local artisan creations.

4

Commercial Retail Units

Ground-floor spaces to enhance local services and shopping options for residents and visitors.

10

Amenity Rooms

Dedicated spaces for shared facilities and community use.

1

Lobby-Bar-Cafe

A welcoming central hub for guests and residents.

1

Outdoor Public Plaza

A vibrant space for community gatherings and events.

3

Food Trucks

Diverse culinary options from rotating food trucks adding to the plaza's vibrancy.

UNIT MIX - FOR RESIDENTIAL RENTAL

FLOOR	LOFT	STUDIO	1 BED	2 BR 1 BTH	2 BR 2 BTH	3 BED	TOTAL
1	9	0	0	0	0	0	9
2	0	6	8	4	0	4	22
3	0	6	8	4	0	4	22
4	0	6	8	4	0	4	22
5	0	6	10	4	0	4	24
*HOTEL 6,7,8,9							
10	0	6	10	4	4	0	24
11	0	6	10	4	4	0	24
12	0	6	10	4	4	0	24
13	0	6	10	4	4	0	24
14	0	6	10	4	4	0	24
15	0	6	10	4	4	0	24
16	0	6	10	4	4	0	24
17	0	6	8	4	4	0	22
18	0	6	8	4	4	0	22
TOTAL	**9**	**78**	**120**	**52**	**36**	**16**	**311**
	3%	**25%**	**39%**	**17%**	**12%**	**5%**	**100%**

UNIT MIX - HOTEL*

FLOOR	STUDIO	1 BED	2 BR 1 BTH	2 BR 2 BTH	TOTAL
6	4	14	4	4	26
7	4	14	4	4	26
8	4	14	4	4	26
9	4	14	4	4	26
TOTAL	**16**	**56**	**16**	**16**	**104**

RESIDENTIAL RENTAL UNIT TYPES

TYPE 1 - STUDIO					
BEDROOMS	STUDIO		BATHROOMS	1	
AREA	392	sf	36.4	m2	

TYPE 2 - 1 BED A					
BEDROOMS	1		BATHROOMS	1	
AREA	620	sf	57.6	m2	

TYPE 3 - 1 BED B					
BEDROOMS	1		BATHROOMS	1	
AREA	551	sf	51.2	m2	

TYPE 4 - 1 BED C					
BEDROOMS	1		BATHROOMS	1	
AREA	529	sf	49.1	m2	

TYPE 5 - 2 BED					
BEDROOMS	2		BATHROOMS	1	
AREA	674	sf	62.6	m2	

TYPE 6 - 2 BED					
BEDROOMS	2		BATHROOMS	2	
AREA	853	sf	79.2	m2	

TYPE 7 - 3 BED					
BEDROOMS	3		BATHROOMS	2	
AREA	1020	sf	94.8	m2	

TYPE 8 - LOFT 1					
BEDROOMS	1		BATHROOMS	2	
L1 AREA	475	sf	44.1	m2	
MEZZ. AREA	271	sf	25.2	m2	

TYPE 9 - LOFT 2					
BEDROOMS	1		BATHROOMS	2	
L1 AREA	666	sf	61.9	m2	
MEZZ. AREA	400	sf	37.2	m2	

TYPE 10 - LOFT 3					
BEDROOMS	1		BATHROOMS	2	
L1 AREA	721	sf	67.0	m2	
MEZZ. AREA	487	sf	45.2	m2	

TYPE 11 - LOFT 4					
BEDROOMS	1		BATHROOMS	2	
L1 AREA	587	sf	54.5	m2	
MEZZ. AREA	335	sf	31.1	m2	

TYPE 12 - LOFT 5					
BEDROOMS	1		BATHROOMS	2	
L1 AREA	873	sf	81.1	m2	
MEZZ. AREA	498	sf	46.3	m2	

HOTEL UNIT TYPES

TYPE 1 - STUDIO					
BEDROOMS	STUDIO		BATHROOMS	1	
AREA	392	sf	36.4	m2	

TYPE 2 - 1 BED A					
BEDROOMS	1		BATHROOMS	1	
AREA	620	sf	57.6	m2	

TYPE 3 - 1 BED B					
BEDROOMS	1		BATHROOMS	1	
AREA	551	sf	51.2	m2	

TYPE 4 - 1 BED C					
BEDROOMS	1		BATHROOMS	1	
AREA	529	sf		m2	

TYPE 5 - 2 BED					
BEDROOMS	2		BATHROOMS	1	
AREA	674	sf	62.62	m2	m2

TYPE 6 - 2 BED					
BEDROOMS	2		BATHROOMS	2	
AREA	853	sf	79.25	m2	m2

PARKING CALCULATIONS - REGULAR STALLS

*Saanich Zoning Bylaw, 2003, Amendment Bylaw, 2024, No.10071

USE	REQUIREMENT	UNITS	AREA m²	REQUIRED	PROVIDED		LOCATION
Residential Rental	0 per unit	311	-	0	**51**		(@ P1/P2)
Residential Rental Visitor	0.3 per unit	311	-	93	**23**	*shared stalls	(@ P1/P2)
Hotel Guests	1 per unit	-	-	104	**58**		(@ Grade/P1/P2)
Hotel Staff	1 per staff	4	-	4	**4**		(@ P1/P2)
Commercial (CD-6NV)	1 per 35m² GFA		377.3	11	**23**	*shared stalls	(@ Grade)
Acessible Parking	per Table below	201-300	-	4	**4**		(@ Grade/P1/P2)
Motorcycle Parking			-	0	**16**		(@ P1/P2)
TOTAL PARKING SPACES				220	**156**		

The water table is 2 levels below grade – it is not feasible to build parking below the water table. Additional 55 Bike Spaces provided to supplement.

BIKE PARKING

*Saanich Zoning Bylaw 8200 Table 7.4

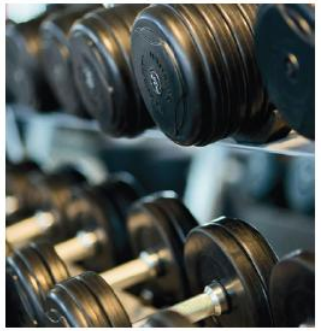
USE	BYLAW	UNITS	REQUIRED	PROVIDED	LOCATION
Residential Long Term	1 PER UNIT	311	311	**351**	(@ P1)
Hotel Long Term	1 PER 15 ROOMS/6 MIN.	104	6	**21**	(@ P1)
Commercial Long Term	1 / 250m2 GFA (<5000m2) + 1/ 500m2		1	**1**	(@ P1)
TOTAL LONG TERM			318	**373**	
LONG TERM SURPLUS				*55*	
Residential Short Term	6 PER DEVELOPMENT		12	**12**	(@ Grade)
Hotel Short Term	40% OF TOTAL + 6 VISITOR		9	**9**	(@ Grade)
Commercial Short Term	50% OF TOTAL COMMERCIAL STALLS		1	**1**	(@ Grade)
TOTAL SHORT TERM			22	**22**	

AMENITY SPACE

INSPIRED BY ROBIN SHARMA'S 8 FORMS OF WEALTH - LET'S BREAK IT DOWN:

04

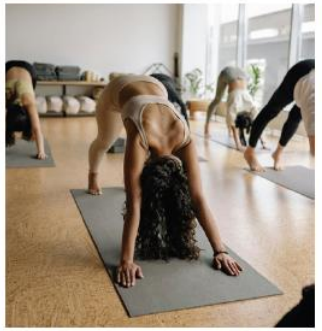
While over 80% of existing purpose-built rentals were constructed before the 1990s and lack modern amenities, we're raising the bar. Our 10 thoughtfully designed amenity spaces cater to the diverse lifestyles of today's tenants, offering everything from fitness to relaxation, and social to creative spaces. This flexibility ensures that each area can evolve to meet the changing needs and desires of our community, setting a new standard for wholesome and future-ready living.



GYM WITH WEIGHTS



CARDIO GYM



YOGA/DANCE STUDIO



KITCHEN & DINING ROOM



LIBRARY



GAMES ROOM



MOVIE THEATER



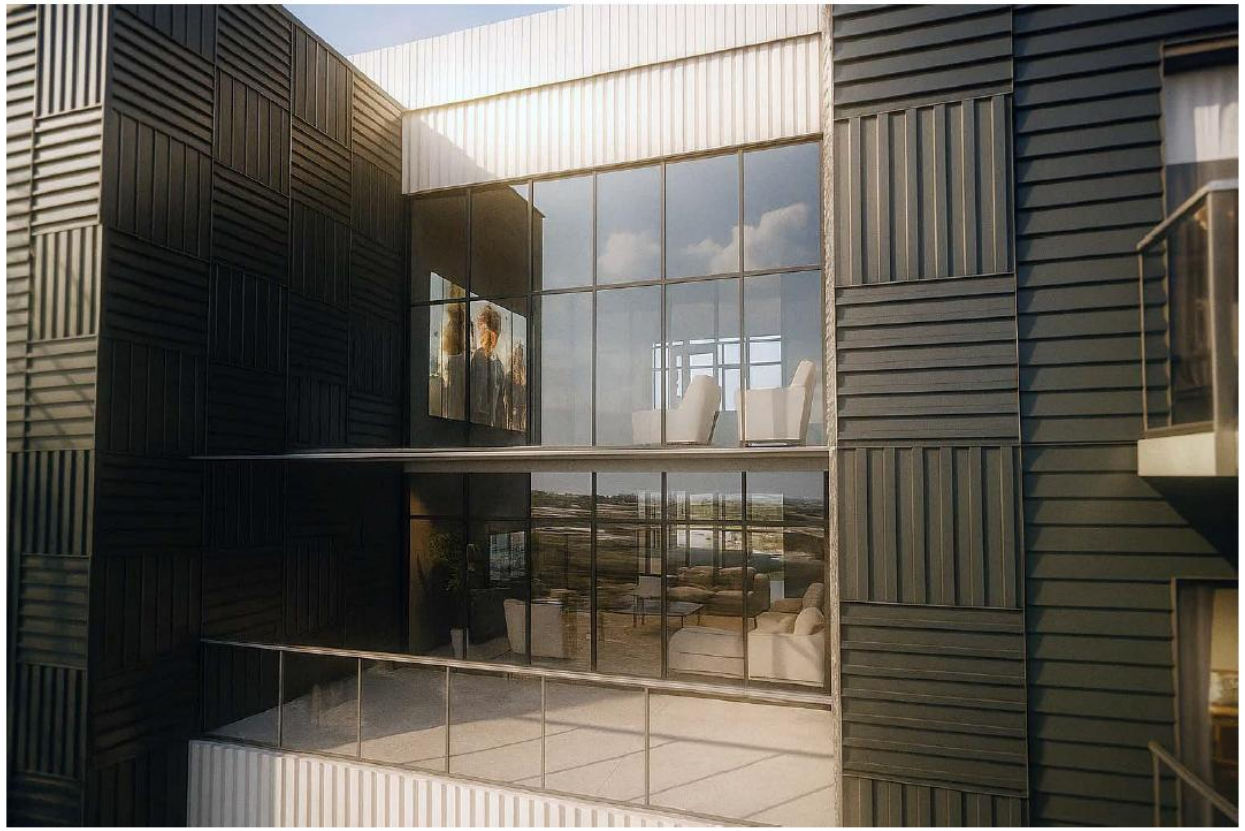
MUSIC STUDIO



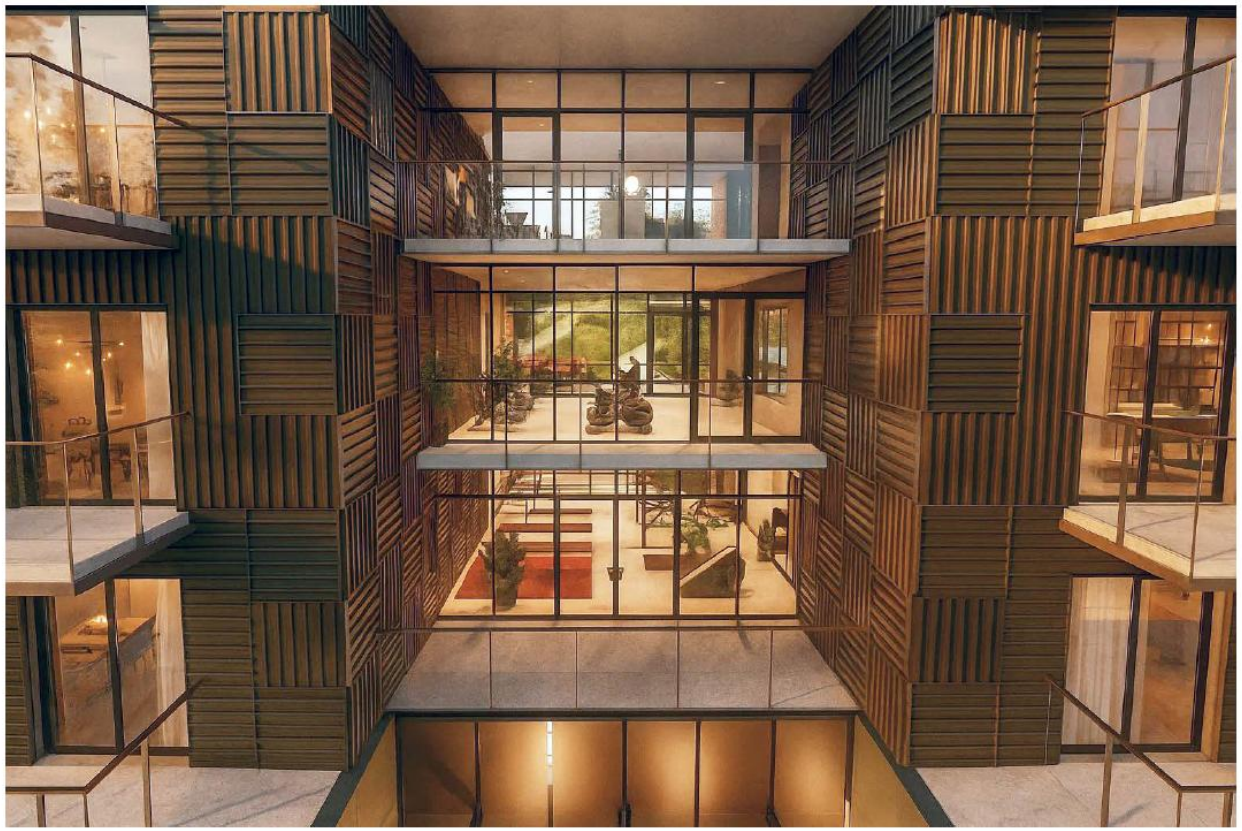
INDOOR/ OUTDOOR GARDENS



OFFICE WORKSPACE



UPPER AMENITY ZONE



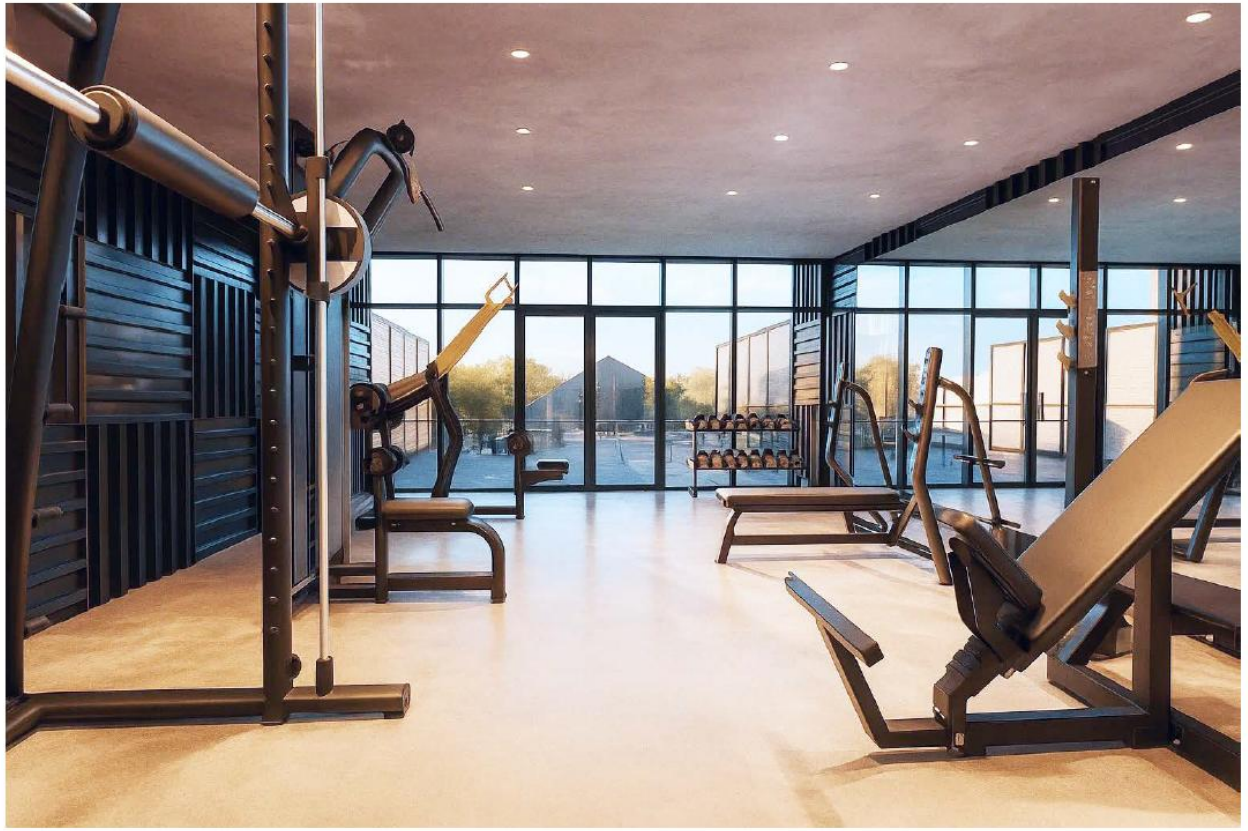
LOWER AMENITY ZONE



CHILDREN'S PLAY AREA - NORTH FACING



CARDIO BAR - SOUTH FACING



WEIGHT ROOM - NORTH FACING



SPIN STUDIO - SOUTH FACING



MUSIC ROOM - NORTH FACING



STUDY + MEETING ROOM - SOUTH FACING



DINNING ROOM - SOUTH FACING



LOUNGE - NORTH FACING

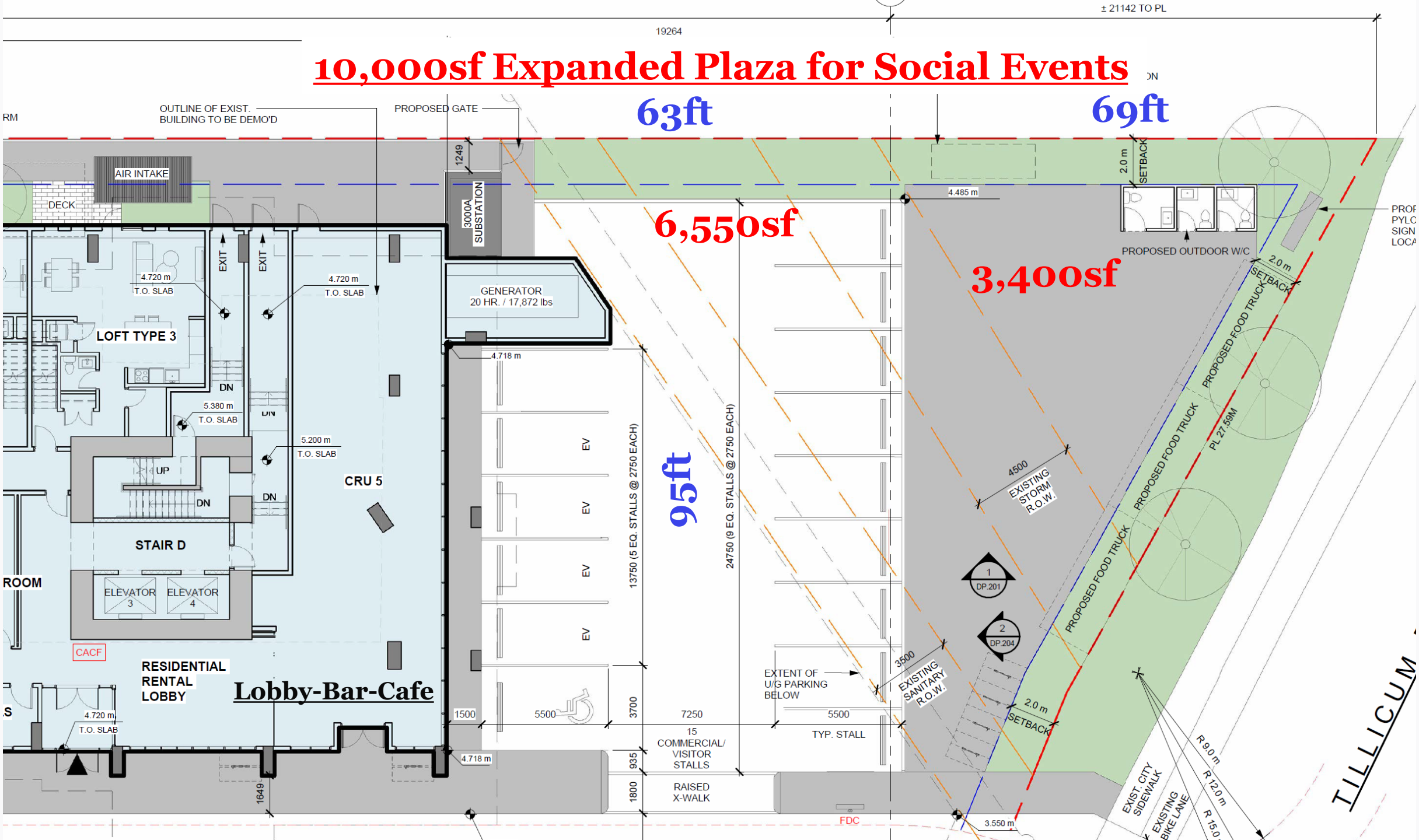


GAMES ROOM - SOUTH FACING



MOVIE THEATRE - NORTH FACING

10,000sf Expanded Plaza for Social Events



Permanent Courtyard with Flex Parking Area For Larger Events



Movie Nights – Sports Playoff Parties – Olympics



Family Friendly Concerts – Cultural Festivals





Farmers Markets

Current Property Tax Landscape

THE CORPORATION OF THE DISTRICT OF SAANICH
2026 TAX RATES
(dollars of tax per $1000 of taxable value)

Property Class	General Municipal GEN	Saanich Police GEN	Total Municipal	Regional District GEN	Regional Hospital District HOSP	BC Assessment HOSP	Municipal Finance Authority HOSP	Regional Transit HOSP	School District 61 (308) SCHOOL	Total Rate If In SD 61 (308)	School District 62 (389) SCHOOL	Total Rate If In SD 62 (389)	School District 63 (309) SCHOOL	Total Rate If In SD 63 (309)
(1) Residential	2.36411	0.91049	**3.27460**	0.23296	0.12363	0.0381	0.0002	0.3594	1.1719	**5.2008**	1.2843	**5.3132**	1.1316	**5.1605**
(2) Utility	17.54449	6.75654	**24.30103**	1.72867	0.43271	0.4142	0.0007	1.9408	12.0600	**40.8781**	12.0600	**40.8781**	12.0600	**40.8781**
(3) Supportive Housing	2.36411	0.91051	**3.27462**	0.23296	0.12363	0.0000	0.0002	0.3594	0.1000	**4.0908**	0.1000	**4.0908**	0.1000	**4.0908**
(4) Major Industry	3.47558	1.33839	**4.81397**	0.34245	0.42034	0.4488	0.0007	1.9408	1.6200	**9.5871**	1.6200	**9.5871**	1.6200	**9.5871**
(5) Light Industry	3.47558	1.33839	**4.81397**	0.34245	0.42034	0.1127	0.0007	1.9408	4.0400	**11.6710**	4.0400	**11.6710**	4.0400	**11.6710**
(6) Business	11.08467	4.26882	**15.35349**	1.09225	0.30289	0.1130	0.0005	1.9408	4.0400	**22.8429**	4.0400	**22.8429**	4.0400	**22.8429**
(7) Mngd Forest	16.62700	6.40323	**23.03023**	0.00000	0.37089	0.2642	0.0006	1.9408	2.2300	**27.8367**	2.2300	**27.8367**	2.2300	**27.8367**
(8) Rec/Non-Profit	8.55348	3.29402	**11.84750**	0.84281	0.12363	0.0391	0.0002	0.3594	2.3800	**15.5926**	2.3800	**15.5926**	2.3800	**15.5926**
(9) Farm	0.36098	0.13902	**0.50000**	0.03557	0.12363	0.0350	0.0002	0.3594	7.6700	**8.7238**	7.6700	**8.7238**	7.6700	**8.7238**

3468 TILLICUM RD VICTORIA V8Z 4H3

Area-Jurisdiction-Roll: 01-308-66-1153-000



Total value	$5,947,200
2026 assessment as of July 1, 2025	
Land	$5,888,000
Buildings	$59,200
Previous year value	$6,234,300
Land	$6,176,000
Buildings	$58,300

$5,947,200 x 22.8429/1000 = $135,851 Today



$45,000,000 x 22.8429/1000 = $1,027,930 (5 CRU / 104 Hotel)
$150,000,000 x 5.1605/1000 = $774,070 (311 Rental Suites)
Total = $1,802,000*

* Before applying 9% increase in 2027!

District of Saanich Property Taxes Collected Over 50 Years

- Assuming 5% annual tax growth
  (2024 & 2025 was 8% increase / 2027 is 9% increase)

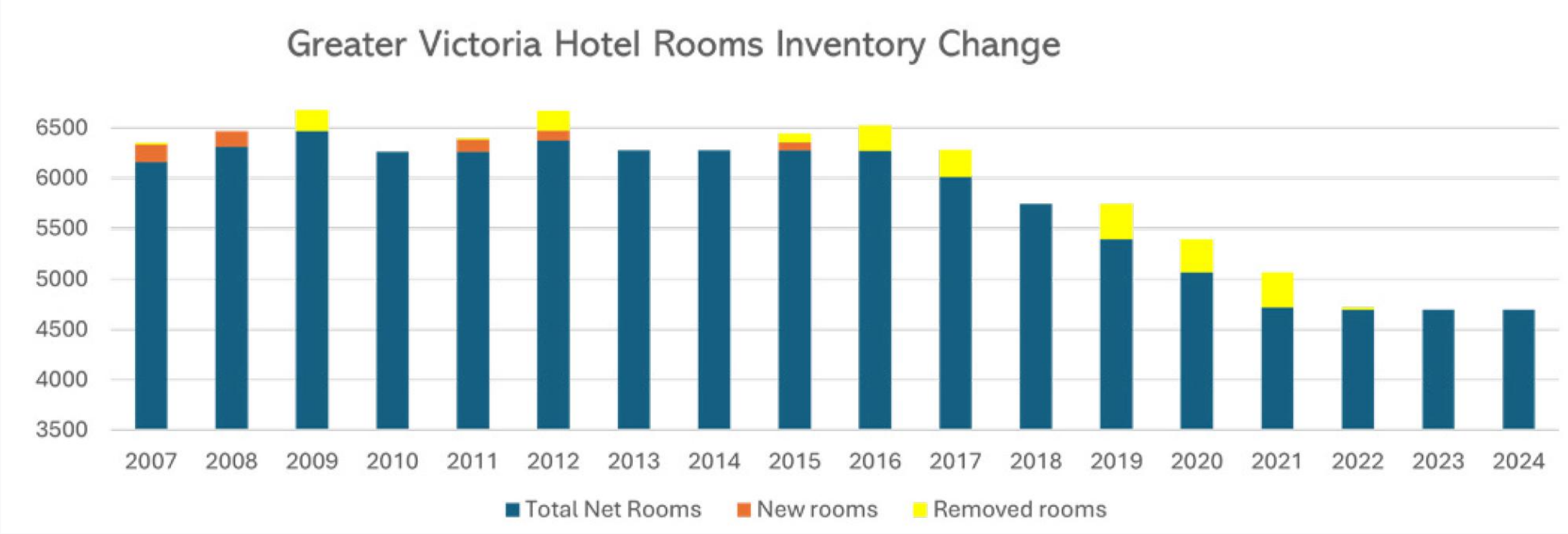
Total Property Taxes Collected

$376,826,000

Other Metrics:
Job Growth – income taxes
Sales Revenues – sales taxes
Occupancy/Lodging – more taxes
Many Other Community Benefits

District of Saanich Development Related Fees

Municipal Fees - misc	$ 400,000
Development Cost Charges - Residential	$2,529,000
Development Cost Charges - Bonding	$ 100,000
Development Cost Charges - Commercial	$ 35,000
Development Cost Charges – Hotel	$ 437,000
TDM Plan A - EcoPass ($85 x 311 x 12 x 3)	$ 951,660
Community Amenity Contribution	$ 895,000
Building Permit fee	$1,260,000
Hampton Lift Station	$1,800,000
Total Fees	**8,407,660**



25% Reduction in Hotel Rooms since 2014
While Tourism Continues to Grow

Embracing a Circular Economy & Regenerative Model

Tillicum Village is designed with sustainability at its core, fostering a regenerative ecosystem that benefits the environment, local businesses, and the community.



Resource Efficiency

Implementing robust recycling and composting programs across all units (hotel, residential, retail). Minimizing single-use plastics in hotel operations and encouraging sustainable practices among retail tenants.



Local Sourcing & Support

Prioritizing local suppliers for the lobby bar/cafe, food trucks, and encouraging retail units to feature products from Saanich and Vancouver Island, keeping economic value within the community.



Community & Shared Resources

Fostering a sense of community through shared amenities, potentially supporting car-sharing initiatives, and creating a vibrant public plaza that encourages local interaction and reduces reliance on external resources.



Solar Power Generation

Integrating on-site solar panels to reduce reliance on grid electricity and lower the development's carbon footprint.



Sustainable Design & Operation

Integrating energy-efficient systems, water conservation measures, and durable materials in the development's design and ongoing operations to minimize environmental footprint and promote long-term resilience.



Ample Bike & e-Scooter Parking

Promoting a healthy lifestyle and convenient eco-transport with access to over 800km of safe bike lanes.

The Economic Ripple Effect of Tillicum Village

This integrated development is a multifaceted economic catalyst. From construction to daily operations, Tillicum Village will generate jobs, increase local spending, and expand the municipal tax base, creating a cycle of growth for the entire community.



Construction Jobs

Immediate employment for tradespeople & builders across the entire development.



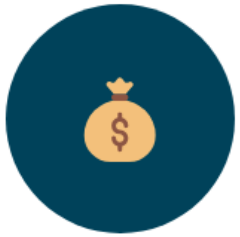
Direct & Indirect Employment

Ongoing jobs in hospitality, property management, retail, and for local artists.



Increased Local Spending

Hotel guests, residents, and businesses supporting the local economy.



Expanded Tax Base

New revenue for public services and community initiatives from the entire development.

Significant Tax Base Growth

13x

Projected growth in the site's tax base from its current use, providing substantial new revenue for Saanich.