



Esquimalt  
Town  
Square

PREVIEW PACKAGE

# Together

# We

# Reimagine





## A Forward-Looking Approach to Fostering Community.

### THINK**FORWARD**™

With every project at Aragon, we challenge assumptions in the way we design, build and market homes. We look past how things have always been done. And we look for new ways to improve how people live.

### LIVE**FORWARD**™

We're energized by the way place impacts people—and vice versa. We believe that the right neighbourhood can help people live better lives. And that the right building can make thriving neighbourhoods even more vibrant.

### DESIGN**FORWARD**™

To create new design standards, we push beyond what's easy and strive for what's best. Every project is an opportunity to make advancements in sustainability and livability—and redefine the urban home in the process.

# Others Saw a Works Yard. We Saw Possibility.

Innovative development means questioning assumptions and seeing possibility in locations that have been overlooked. Case in point: the former works yard at Esquimalt Road and Park Place is now at the heart of Esquimalt's next chapter. With a balance of residential, commercial and civic spaces, this renewed public square will be central to the community's identity—and shared sense of pride—for generations to come.



Lenny Moy  
President, Aragon Properties

“I’m a big believer in the principle that diversity yields more vibrant, healthier communities—and that starts with including a range of voices in the planning process. Time and again, I’ve seen how collaborating with local municipalities produces the best outcome for everyone: plans that truly reflect the needs of the local residents.

Embracing diversity also means pushing the principles of mixed-use development further. At Aragon, we consider diverse types of housing that meet the needs of individuals and families at different stages of life. We include spaces for living and working but also for shopping, learning, relaxing, collaborating, meeting and sharing.”



- A Public Square
- B Rental & Commercial Spaces
- C Public Library & Office Spaces
- D West Building Residences
- E East Building Residences
- F Art Walk





# Meet the Modern Town Square.

For thousands of years, public squares have formed the heart of cities and towns. Esquimalt Town Square brings that tradition into the present. Connected to the surrounding neighbourhood by pedestrian paths, the site includes a beautiful new public library, as well as an art walk that celebrates the creative energy of local artists. Green spaces and an open square are an ideal setting for farmers markets, town festivals and other community events.

The square will also be a hub for shopping, eating and socializing, with some of Esquimalt's most-loved cafés and shops moving in to ground-floor retail spaces. Meanwhile, a pioneering mass timber commercial building is designed to attract the next generation of creative and technology companies.



# An Open-Air Gallery in Your Backyard.

An art walk enriches the public plaza, offering a place where residents and the wider community can pause and feel inspired. Victoria-based artist Bill Porteous, along with the Township of Esquimalt, curated a series of four permanent works and one rotating piece, all by artists from Greater Victoria.

Supplied with laminated lumber (the same material used in the construction of the surrounding buildings), each artist explored the theme of community in their own style. Porteous himself produced a work that’s integrated into the facade of the rental building facing Esquimalt Road—a dynamic brick diagonal that runs five stories.



“I want the art walk to be a place that people are drawn to dwell in. That feeds them emotionally and psychologically.”



Fine artist Bill Porteous  
billporteous.com

**What initially drew you to this project?**

The opportunity to work in a different town centre—I’ve done a number of fairly large commissions in Victoria, but not in Esquimalt. I also felt it would be rewarding to help artists bridge the gap between our ability to imagine without limits, and taking that energy to create something site-specific.

**How did you choose the theme of community?**

It felt like a relevant topical consideration given today’s political landscape. It’s about what you want to contribute, not what you want to take.

**What were you looking for in the finished pieces?**

I’m always looking for something that moves me. Something that hits deeper than my intellect—more my solar plexus or my gut. And there has to be some eternal quality. Not a first impression but a lasting impression.



# Sustainability at Every Stage.

Principles of sustainable development informed every stage of the planning and construction process, culminating in the innovative design of Esquimalt Town Square—particularly the township’s new public library. With its distinctive rhythm of pillars, the library was built using sustainable mass timber construction, joining the ranks of several such pioneering buildings around the world.



**CLT MASS TIMBER TECHNOLOGY**

Not only does mass timber produce less CO<sub>2</sub> than traditional non-wood materials, but there is actually CO<sub>2</sub> stored in the wood itself—which means this material helps mitigate climate change. The wood for the library was sourced from sustainably managed forests.

**GEOHERMAL POWER**

The entire community is heated and cooled through renewable geothermal energy, which saves both money and the environment.

**NATURAL PRESERVATION**

The site plan preserves heritage Garry oak trees and uses rain gardens for natural water management.

**SUSTAINABLE TRANSPORTATION**

The underground parkade is equipped with electric vehicle charging stations, allowing for more environmentally-friendly transportation options.

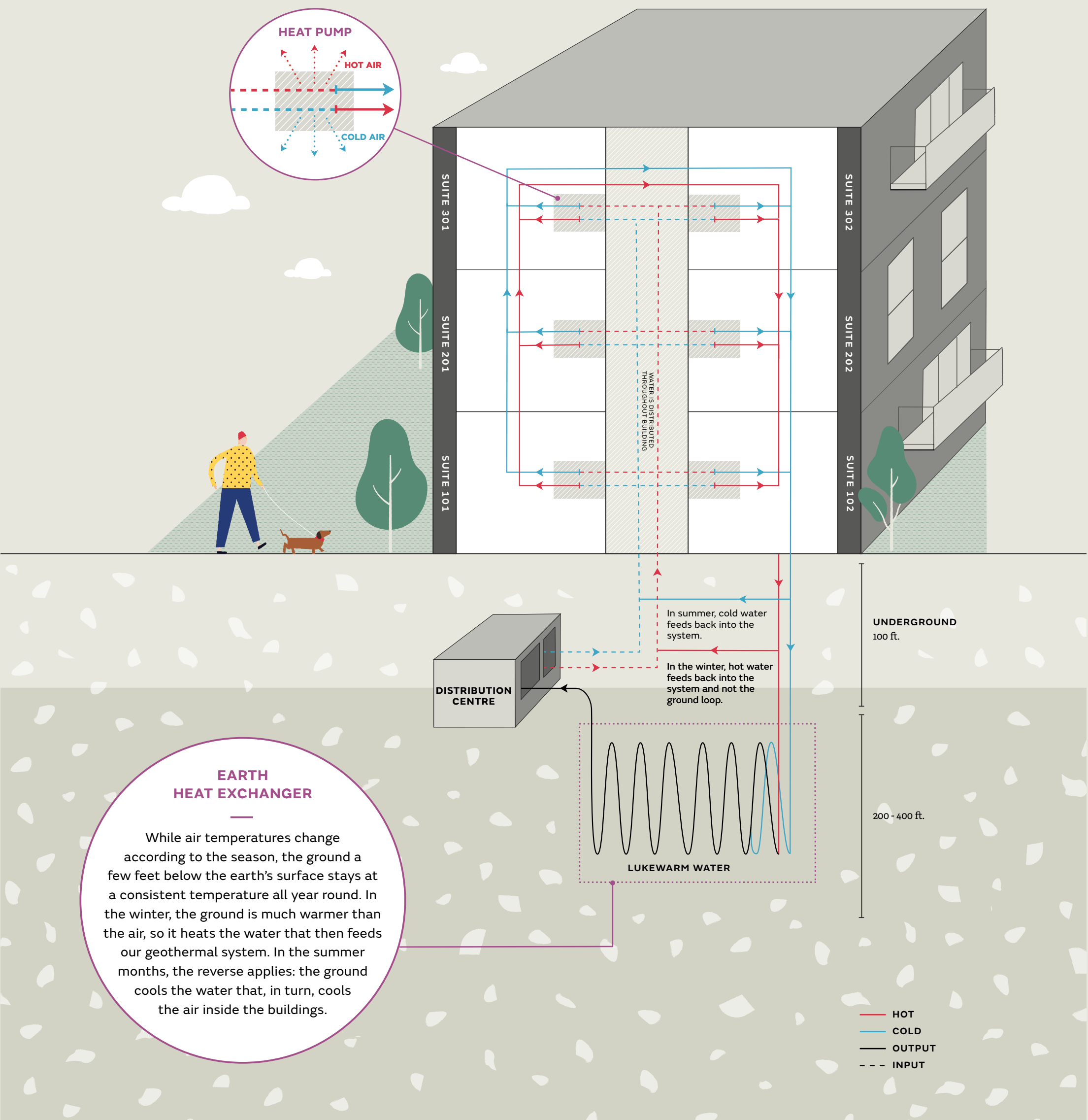




# Geothermal power cuts waste—and your energy bill.

Geothermal systems harness renewable energy, providing year-round heating and cooling to our entire site. Compared to traditional heating, this state-of-the-art system cuts energy costs by 20–50%. It's an environmentally responsible alternative that doesn't generate waste or require the burning of any fossil fuels.

It also offers superior comfort—without any loud mechanical systems outside or on the roof. While many builders using geothermal sell the system to the local utility (which charges the strata to use it), our system is owned by the community, which benefits the homeowners.



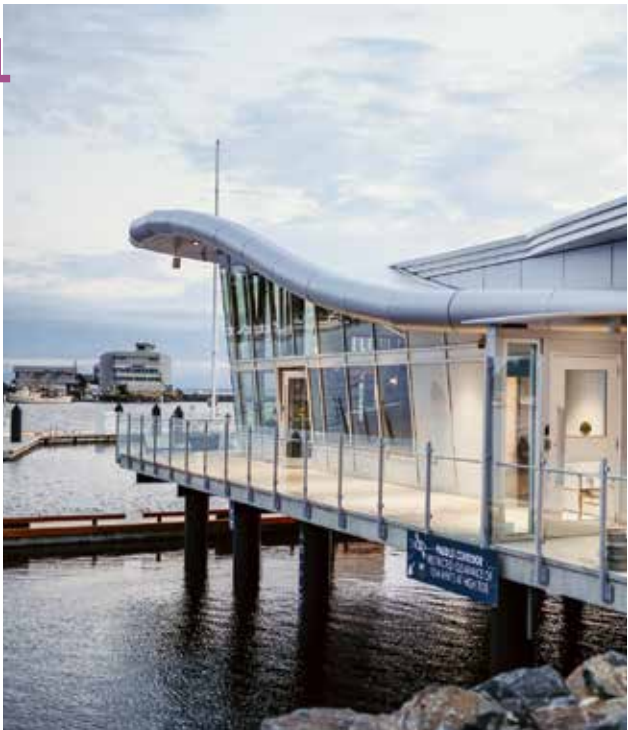


01 BOOM + BATTEN

The epitome of West Coast dining: fresh local ingredients, a creative menu, and a location right on the water.



01



02 VICTORIA HARBOUR FERRY

A friendly water taxi service connects Esquimalt to 13 stops around Victoria's harbour.

03 SPINNAKERS BREWPUB

A mandatory stop on any craft beer tour. Everything from traditional ales to barrel-aged sours are all made on-site.



03

02



# From home to Downtown Victoria in 15 min flat.

With its laid-back feel, it's easy to forget that Esquimalt is only minutes from Downtown Victoria. You can bike or take a water taxi to the city's core for a stress-free take on the daily commute—and fill your weekends in Victoria's curated

stores, cultural institutions, art galleries and live music venues. The city's eclectic food scene offers lots of reasons to get excited, from gourmet coffee and innovative microbreweries to hip eateries and sophisticated dining.





# Where Convenience Meets Natural Beauty.

Despite its close proximity to Downtown Victoria, Esquimalt has a culture and sense of place that’s all its own. Stunning coastlines, green spaces and urban pathways highlight its tranquil location surrounded by water.



01 SAXE POINT PARK

This natural refuge offers stunning views of the Olympic Mountains, along with trails and picnic areas.

02 LEN FRASER  
BARBER STYLIST

A great haircut for a fair price—it’s a formula that’s kept the Fraser family in business since 1976.

03 ESQUIMALT ROASTING  
COMPANY

Greg Sherwell is moving his beloved micro-roastery to a new space in Esquimalt Town Square.





- CAFÉS & RESTAURANTS
- 01

Gorge Pointe Pub
- 02

Sunnyside Café
- 03

Esquimalt Roasting Company
- 04

La Belle Patate
- 05

Fol Epi
- 06

Boom + Batten Restaurant & Café
- 07

Sticky Wicket Pub
- 08

Lighthouse Brewing
- 09

Bows & Arrows Coffee Roasters
- 10

Phillips Brewing
- 11

Vancouver Island Brewing
- 12

Jam Café
- 13

Q Bar at the Fairmont Empress
- 14

Nourish Kitchen & Café
- 15

Barb's Fish and Chips
- 16

Bin 4 Burger Lounge
- 17

10 Acres Bistro
- 18

Thai Green Elephant Restaurant
- 19

Hey Happy Coffee
- 20

Bard & Banker
- 21

Red Fish Blue Fish
- 22

Blue Nile African Restaurant
- 23

Il Terrazzo
- 24

Fry's Red Wheat Bread Bakery
- 25

Spinnakers Gastro Brewpub

- SHOPPING
- 26

Trek Bicycle Store
- 27

Esquimalt Plaza
- 28

Tudor House Liquor Store
- 29

The Bay Centre
- 30

Mayfair Shopping Centre
- 31

Bastion Square
- 32

Victoria's Chinatown
- 33

Esquimalt Farmers Market

- GROCCERS
- 34

Red Barn Market
- 35

Save-On-Foods
- 36

Finest At Sea
- 37

Wholesale Club
- 38

Country Grocer
- RECREATION
- 39

Esquimalt Recreation Centre
- 40

Westbay Marine Village
- 41

Esquimalt Adventure Water Park
- 42

Victoria West Community Centre
- 43

Archie Browning Sports Centre
- HEALTH & WELLNESS
- 44

Esquimalt Medical Clinic
- 45

Pharmasave Esquimalt Plaza
- 46

Complete Dental
- 47

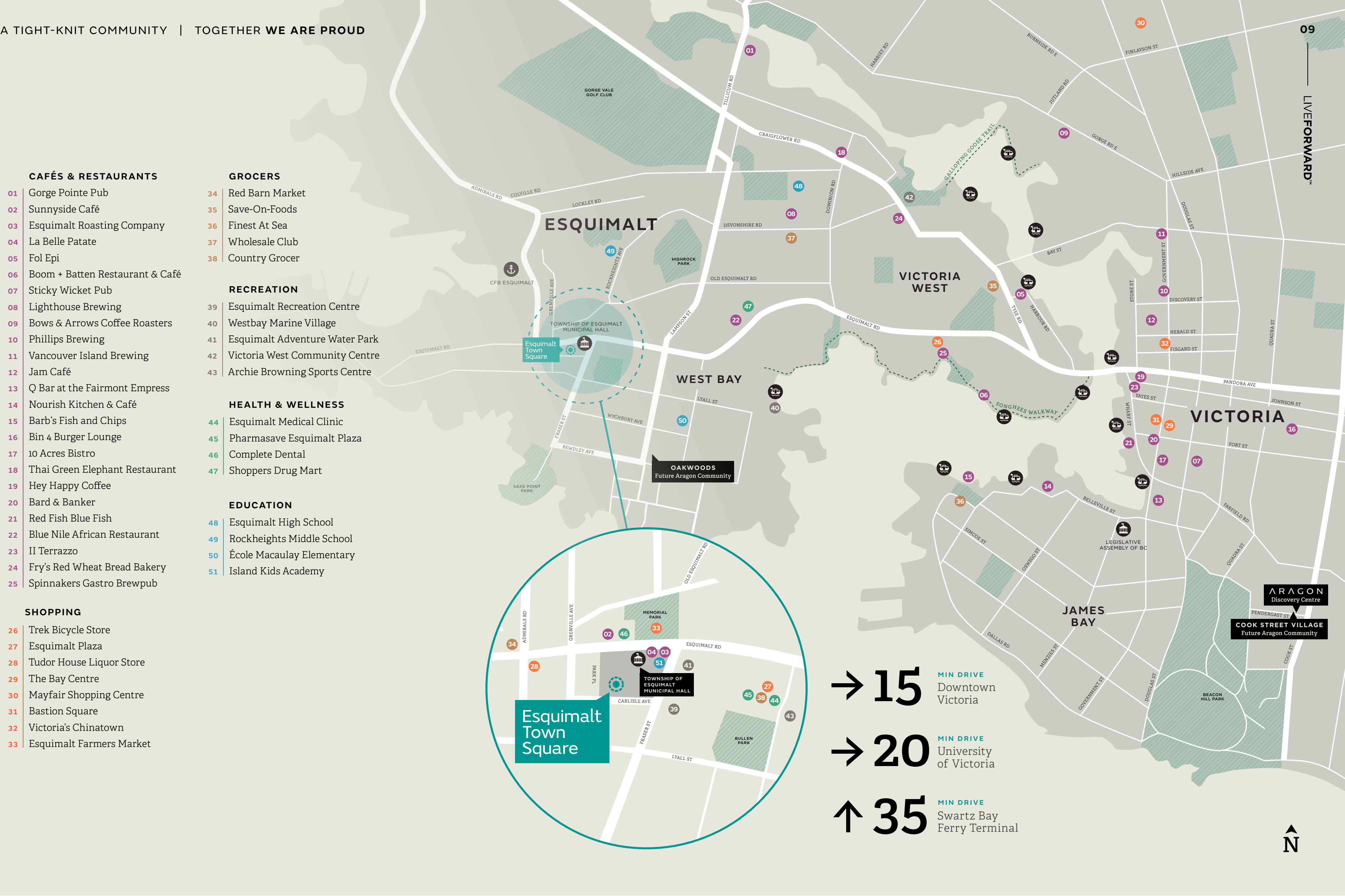
Shoppers Drug Mart
- EDUCATION
- 48

Esquimalt High School
- 49

Rockheights Middle School
- 50

École Macaulay Elementary
- 51

Island Kids Academy





# Residences Designed for the Way You Live.

The 1-3 bedroom residences at Esquimalt Town Square are designed to both maximize quality of life and reflect the serenity of their location. Outside, natural materials and a bold brick facade integrate seamlessly with an art walk pathway and ground-floor garden terraces.







# High Standards. & Even Higher Ceilings.

Livability is achieved through smarter design—the thoughtful touches that actually improve your life. That means open, flexible floor plans that get the most

out of every square foot. Expansive windows that let light stream in. And, best of all, 9'6" ceilings that make every room feel even bigger.



# Modern Interiors. West Coast Mindset.

Inspired by modern design and grounded in the beauty of the West Coast, the interior design features a natural colour palette pulled from the surrounding landscape.

Refined, high-quality materials are standard in every home—including distinctive feature walls made of reclaimed bricks from local heritage buildings.



#### HERITAGE BRICKS

Every Aragon home has a feature wall that's as unique as the communities we build. At Esquimalt Town Square, we chose to use reclaimed bricks that frame a sleek electric fireplace.



INSPIRED INTERIORS

Two designer colour schemes – Carlisle (Dark) or Saxe (Light)

High ceilings of 9’6” throughout most of the living spaces, with 8’6” ceilings in bathrooms

Wide plank 7.5” white oak engineered wood flooring is treated to resist damage and stains

Expansive windows flood homes with natural light, while white sunscreen roller shades control privacy and brightness

Secure Starline Eurostar patio doors with Low-E glass reflect heat while letting in light, and laminated glass sliding doors in select dens

Solid core interior doors offer increased privacy and fire resistance

Napoleon 50” wall-mounted linear electric fireplace

Feature wall made of reclaimed bricks from local heritage buildings

Custom millwork in all master bedroom closets

Pot lights in entries, halls, kitchens and bathrooms

Ceiling surface mount light fixture in all bedrooms

Full-capacity front-loading LG washer and dryer

SLEEK AND FUNCTIONAL KITCHENS

Quartz countertops with polished tile backsplash

Kohler Vault undermount single-basin sink with in-sink waste disposal

Kohler Purist pull-down faucet

Wood-look cabinetry in two colour schemes

Under-cabinet puck lighting

Gourmet appliance collection

- Fisher & Paykel premium stainless steel refrigerator
- Bosch 30” single wall oven
- Bosch 30” 4-burner gas cooktop
- Bosch 30” integrated pull-out hood vent
- Bosch 24” bar handle stainless steel dishwasher
- Panasonic stainless steel microwave with 2.2 cubic foot capacity

CONTEMPORARY BATHROOMS

Quartz countertops

Luxurious vanities finished with wood-look cabinetry

Oversized porcelain floor tile

Matte white tub surround wall tile

Hytec or MAAX ModulR acrylic tub and shower combo

Frameless glass shower enclosures

Kohler premium plumbing fixtures, including:

- Verticyl rectangular undermount sinks
- Persuade Circ dual-flush toilets
- Purist Collection single-control faucets
- Purist Collection shower head and tub faucet

Frameless polished wall mirrors in all ensuites

Kartners Oslo Collection washroom accessories

ADDITIONAL DESIGN-FORWARD FEATURES

Highly energy- and cost-efficient geothermal heating and cooling system in every home

Outdoor gas connections for every home, with hose bibs on ground floor, sub-penthouse and penthouse patios

Secure underground parkade with FOB remote entry

EV Duty electric car charging stations accessible at every parking stall

Peace of mind with WBI’s home warranty

- One year interior workmanship
- Two years mechanical, electrical supply and distribution systems
- Five years building envelope
- Ten years major structural components

Considered design details and a modern West Coast aesthetic reinforce the tranquil, contemporary feel.

LUXURIOUS BATHROOMS

From impeccably crafted vanities and large format tiles to premium fixtures—attention to detail gives each bathroom its serene contemporary aesthetic.







Framed by sleek cabinetry in a light (seen here) or dark colour scheme, these kitchens marry beauty with function. Each is equipped

with a collection of gourmet appliances whose precise, powerful performance ensure you feel like a chef in your own home.



# Outdoor Spaces You'll Actually Use.

On Vancouver Island, nature is part of everyday life. That's why every home at Esquimalt Town Square has ample outdoor space for entertaining and unwinding. Enjoy your morning coffee while taking in photo-worthy views of the Salish Sea and Olympic Peninsula. This is the epitome of West Coast living.



## PENTHOUSE EXCLUSIVES

Private rooftop patios complete with outdoor kitchens:

- Napoleon 30" stainless steel barbecue
- 24" weather-resistant stainless steel bar fridge
- Custom-designed powder-coated steel cabinetry
- Dekton countertops that are resistant to stains, heat and discoloration
- Kohler Vault stainless steel undermount sink with Kohler Purist pull-out bar faucet



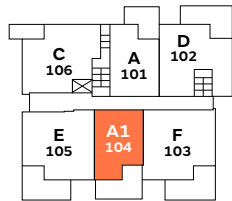
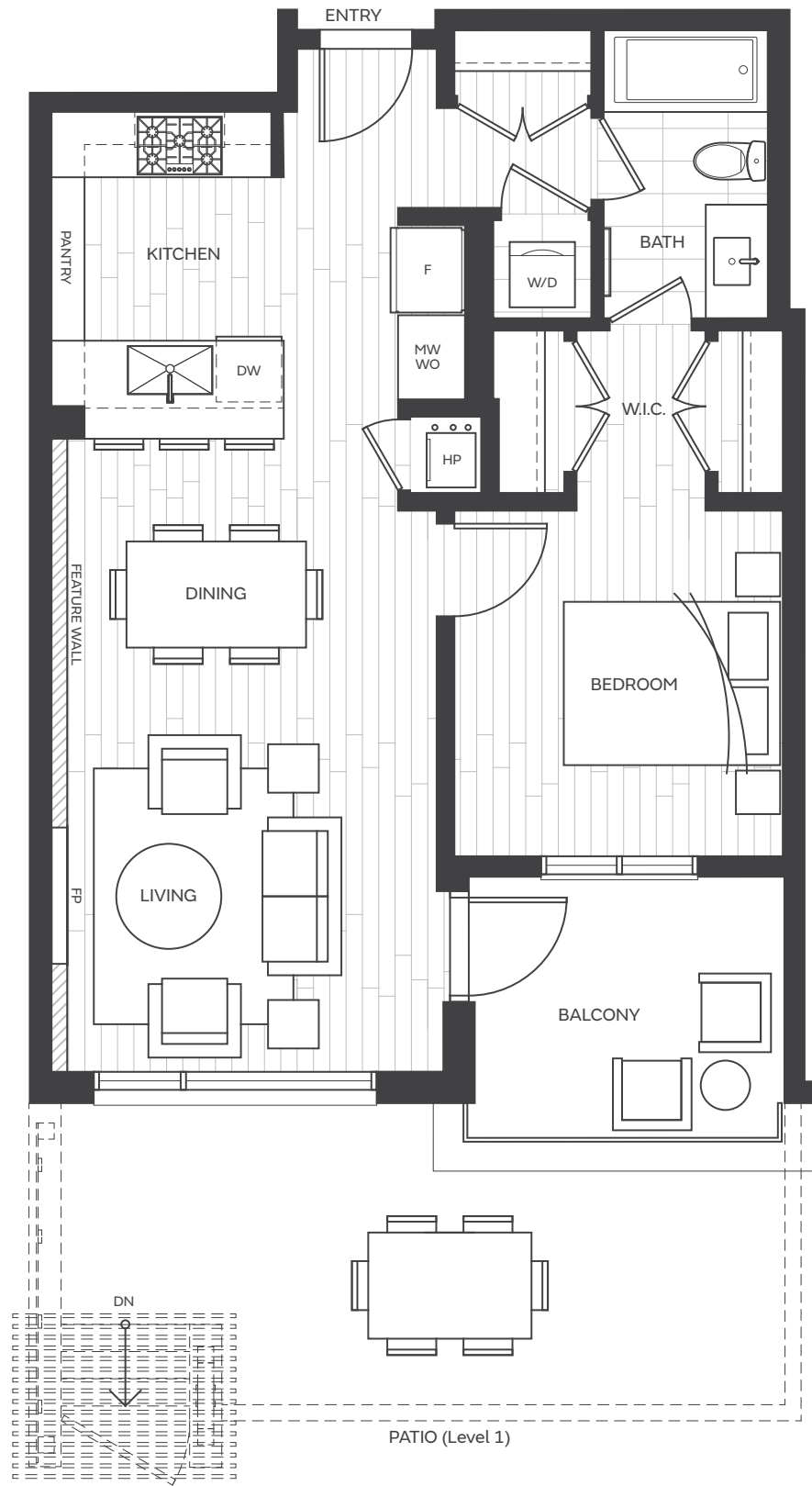
A1

1 Bedroom  
1 Bathroom

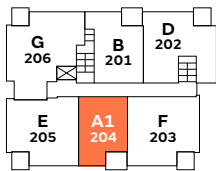
INTERIOR  
678 SF

EXTERIOR  
(Level 1) 287 sf  
(Levels 2-4) 87 sf

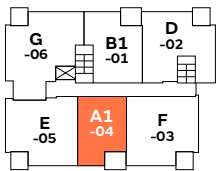
TOTAL  
765-965 SF



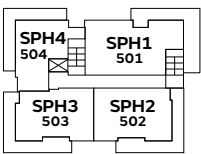
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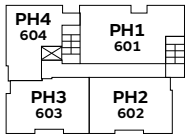
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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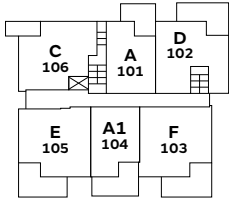
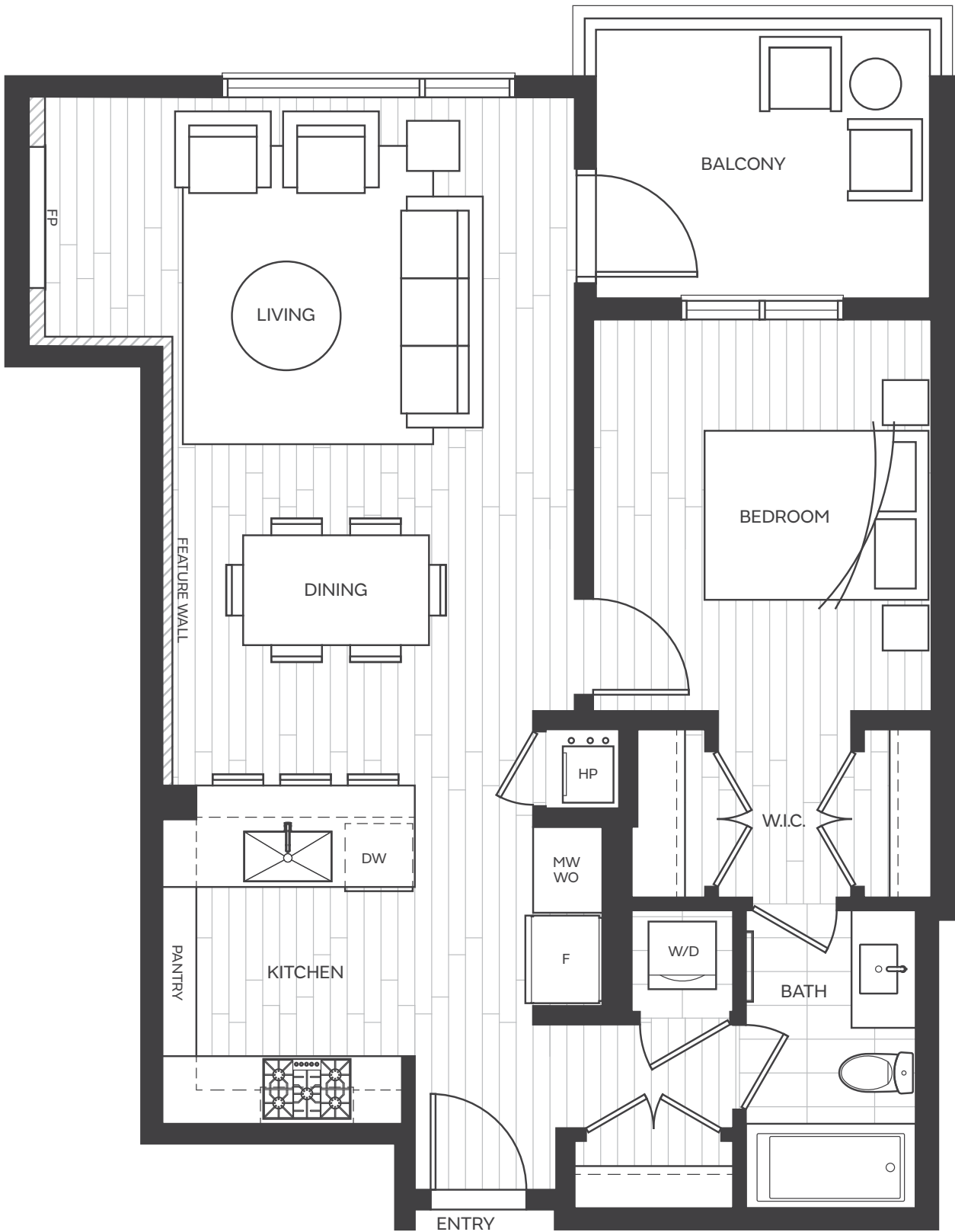




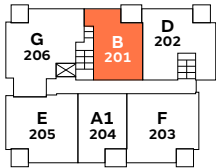
1 Bedroom

1 Bathroom

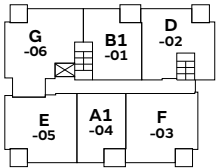
INTERIOR	EXTERIOR	TOTAL
743 SF	87 SF	830 SF



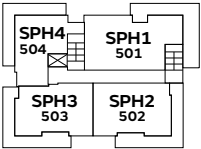
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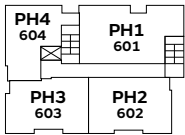
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LEVELS 3-4



LEVEL 5



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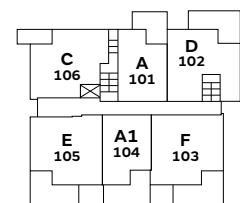
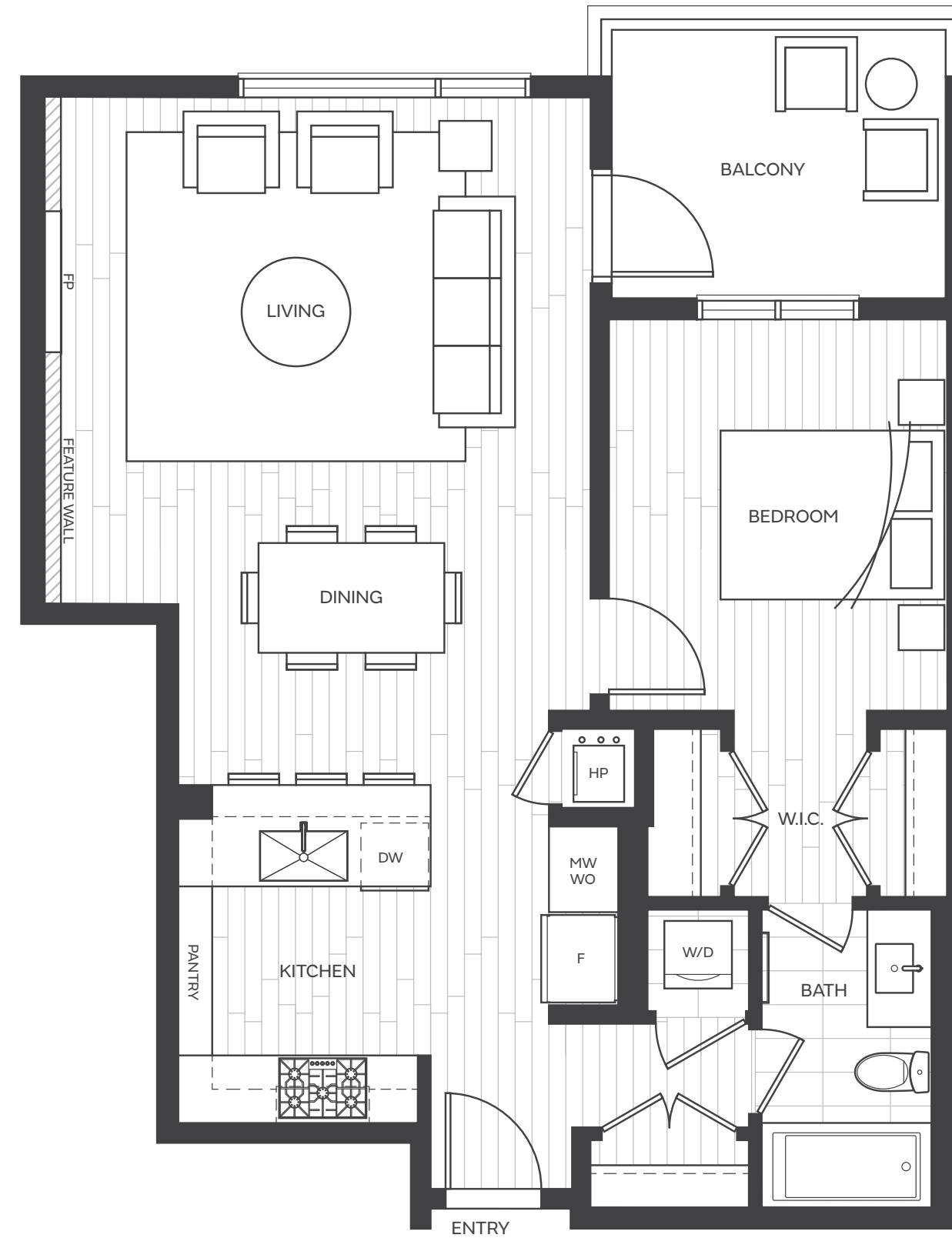




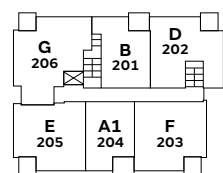
# B1

1 Bedroom  
1 Bathroom

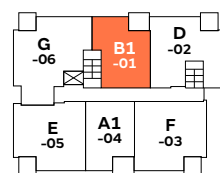
INTERIOR	EXTERIOR	TOTAL
775 SF	87 SF	862 SF



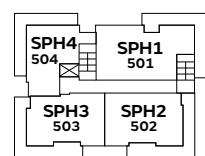
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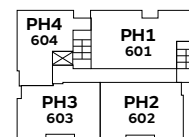
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LEVELS 3-4



LEVEL 5



LEVEL 6

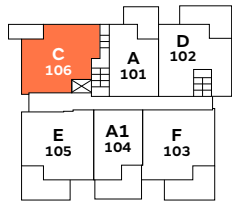
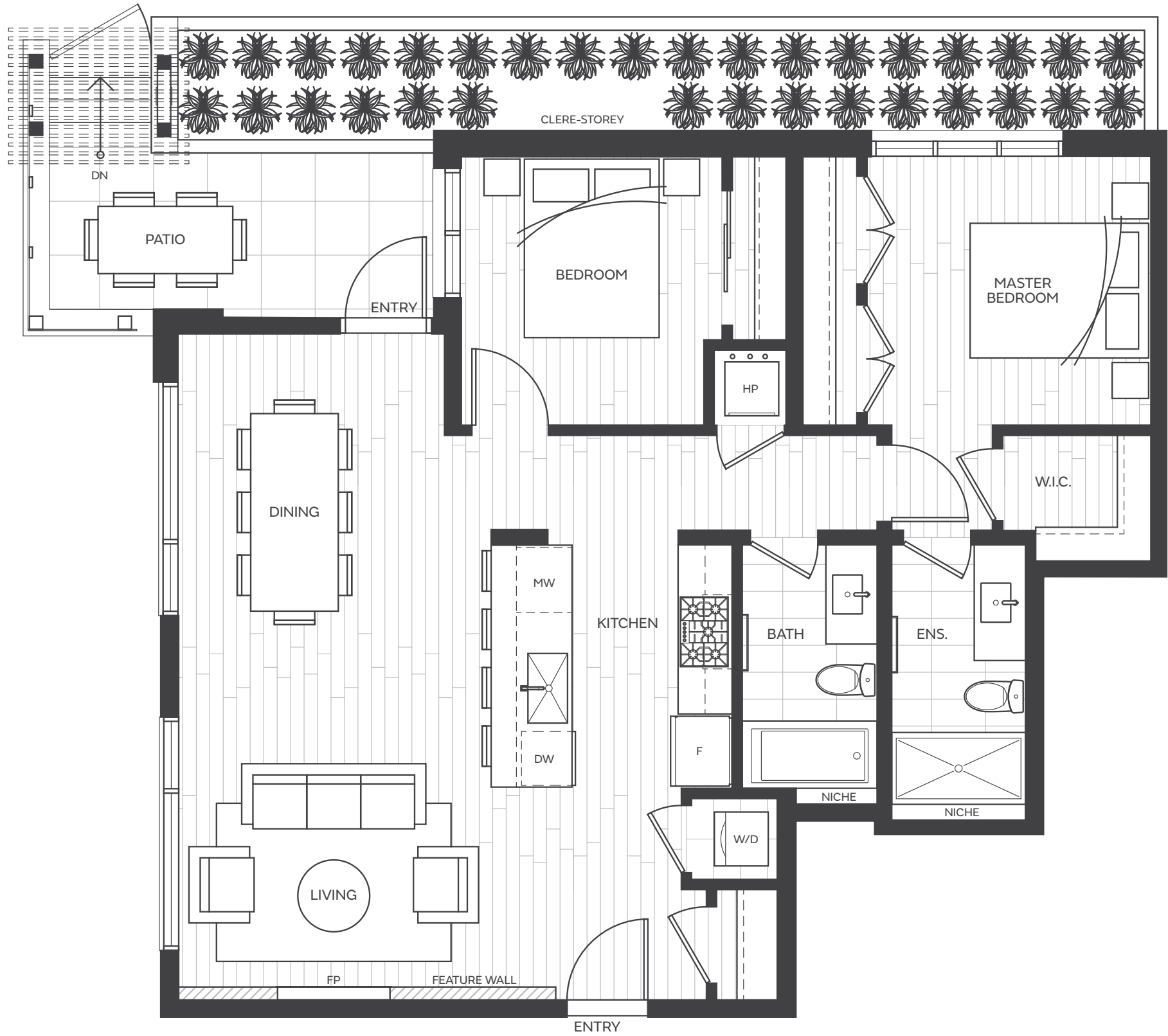
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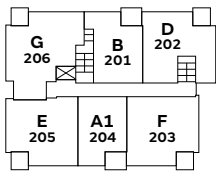


2 Bedroom  
2 Bathroom

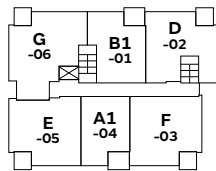
INTERIOR	EXTERIOR	TOTAL
990 SF	122 SF	1112 SF



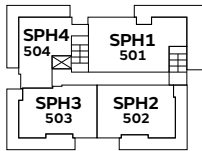
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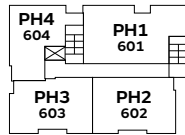
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LEVELS 3-4



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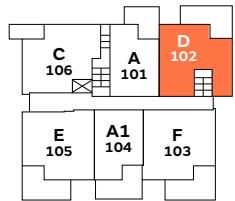
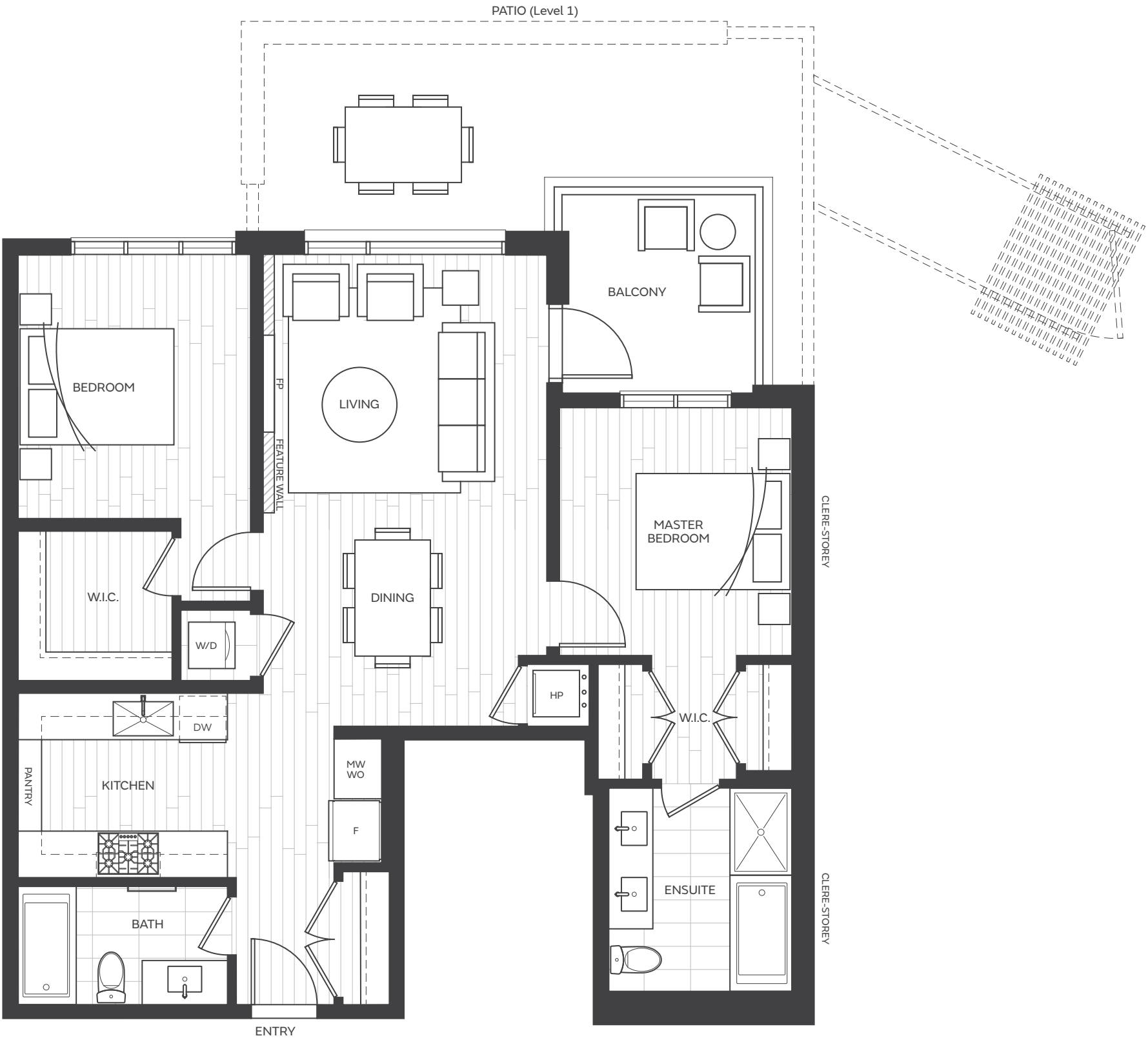




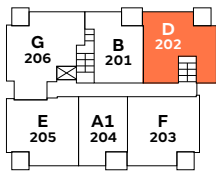
D

2 Bedroom  
2 Bathroom

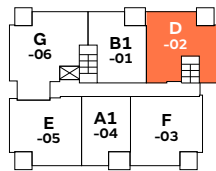
INTERIOR	EXTERIOR	TOTAL
980 SF	(Level 1) 271 sf (Levels 2-4) 72 sf	1052-1251 SF



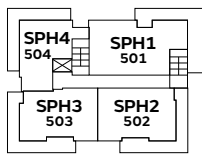
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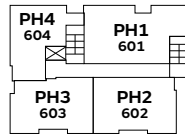
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LEVELS 3-4



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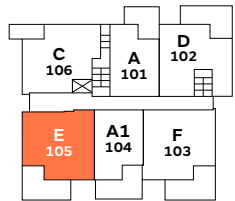
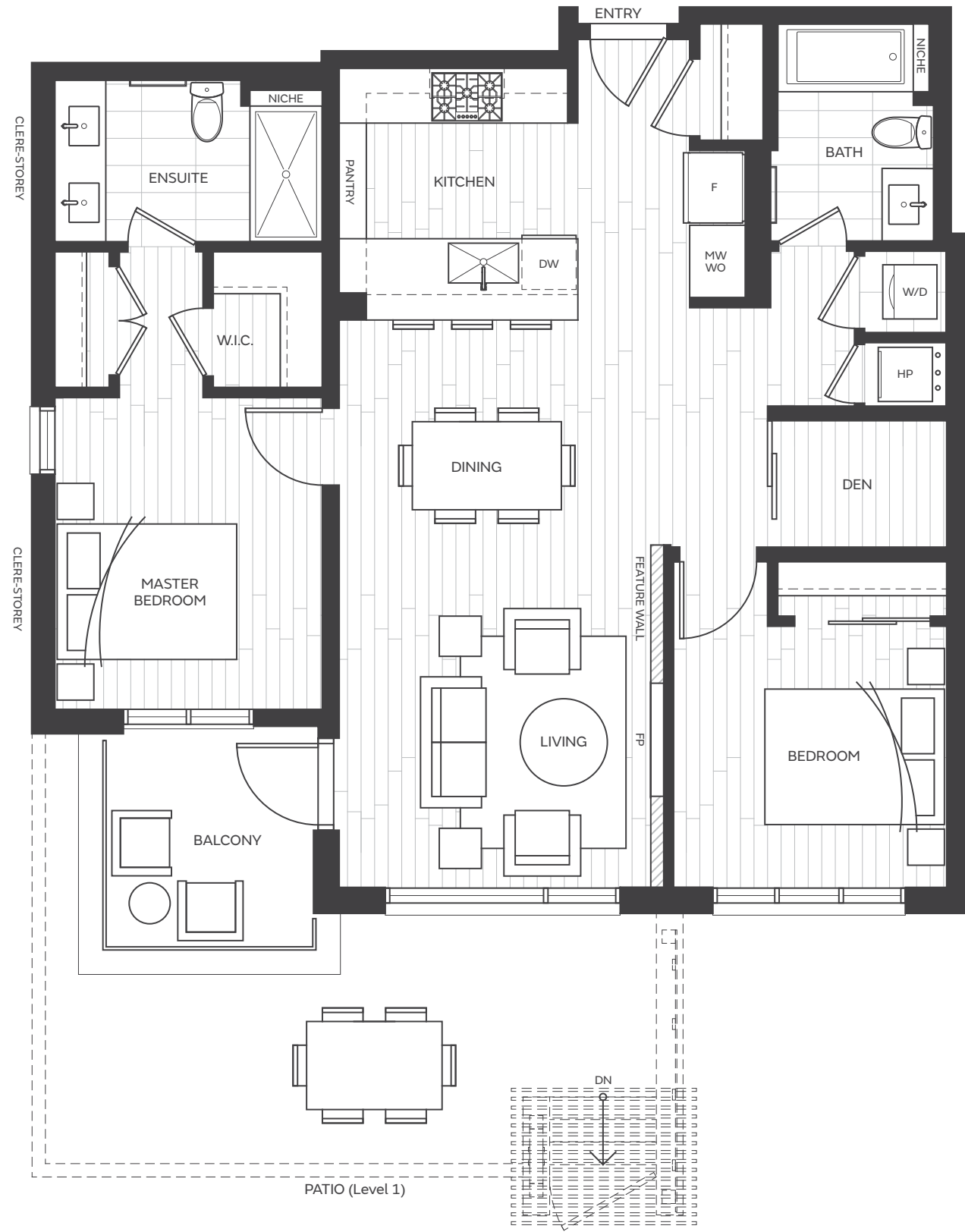




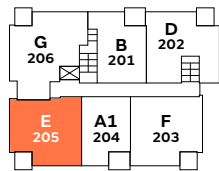


2 Bed + Den  
2 Bathroom

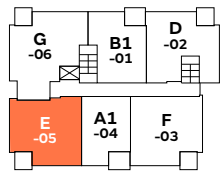
INTERIOR	EXTERIOR	TOTAL
1012 SF	(Level 1) 293 sf (Levels 2-4) 72 sf	1084-1305 SF



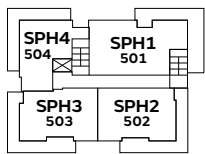
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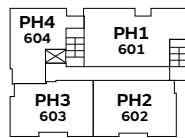
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LEVEL 5



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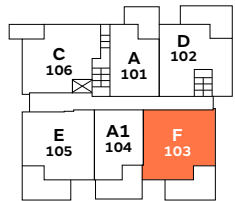
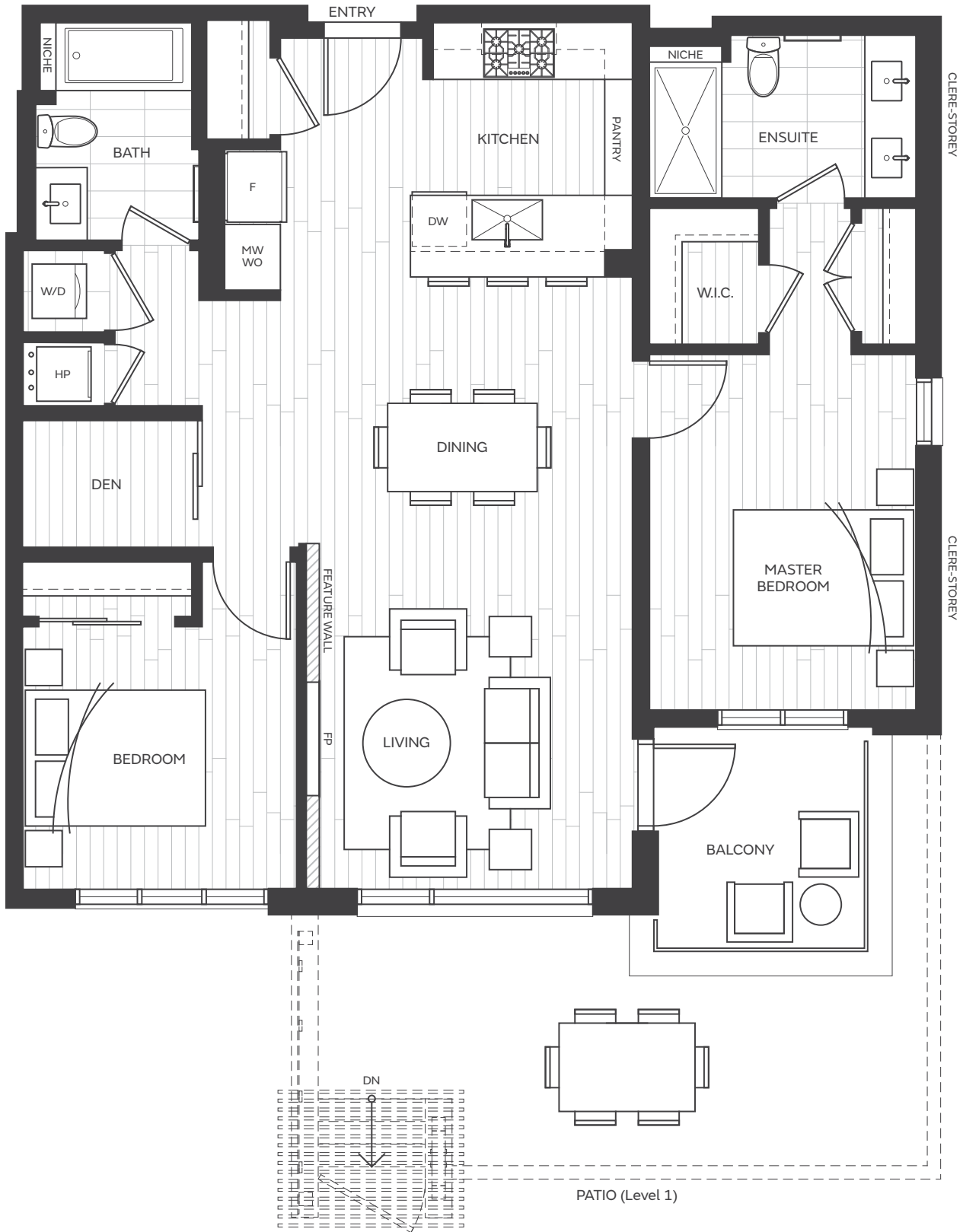




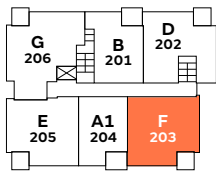


2 Bed + Den  
2 Bathroom

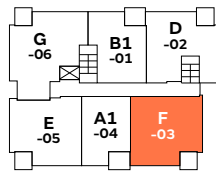
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1044 SF	(Level 1) 293 sf (Levels 2-4) 72 sf	1116-1337 SF



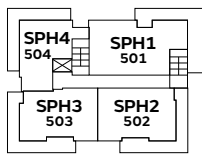
LEVEL 1



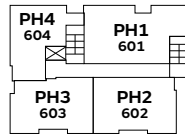
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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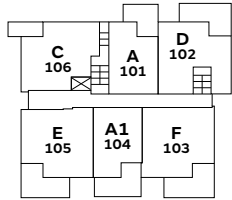
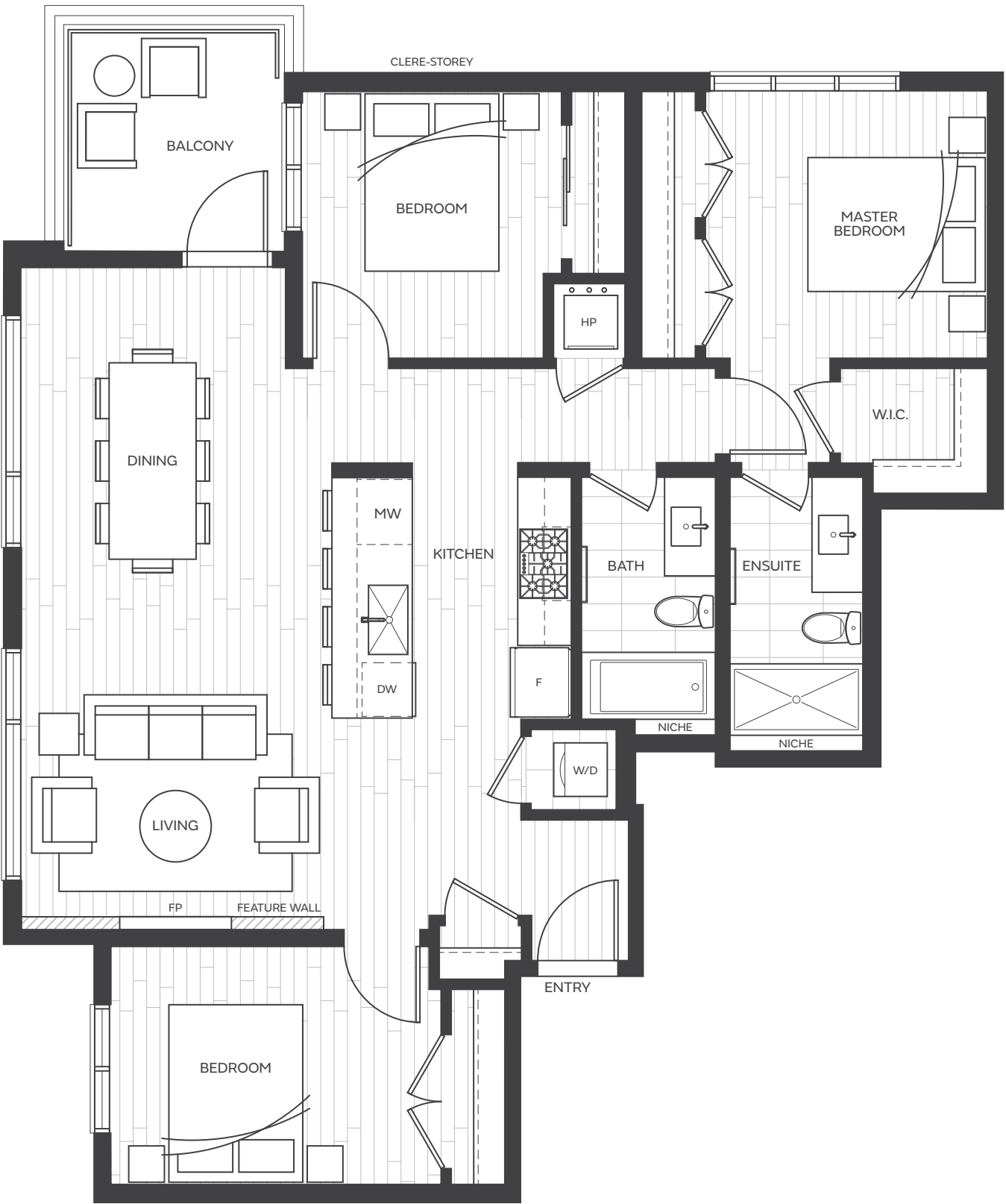




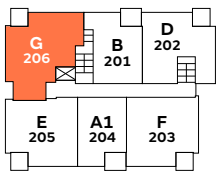


3 Bedroom  
2 Bathroom

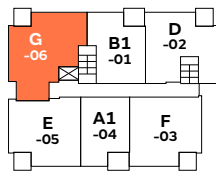
INTERIOR	EXTERIOR	TOTAL
1152 SF	72 SF	1224 SF



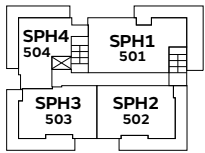
LEVEL 1



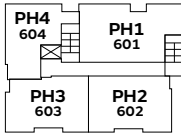
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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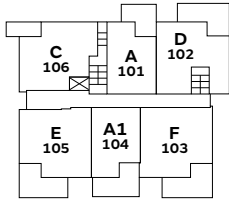




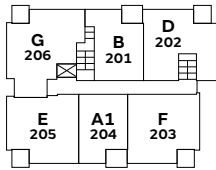
# SPH1

2 Bed + Den  
2 Bathroom

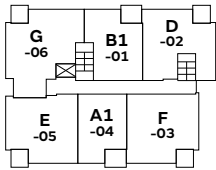
INTERIOR	EXTERIOR	TOTAL
1184 SF	428 SF	1612 SF



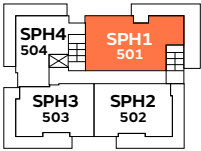
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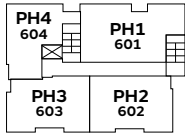
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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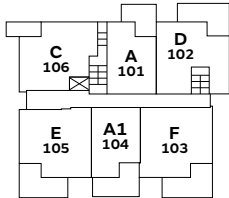




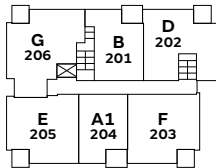
# SPH2

2 Bed + Den + Flex  
2 Bathroom

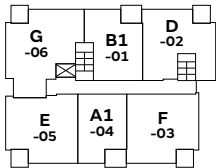
INTERIOR	EXTERIOR	TOTAL
1001 SF	366 SF	1367 SF



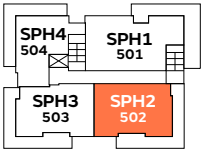
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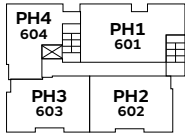
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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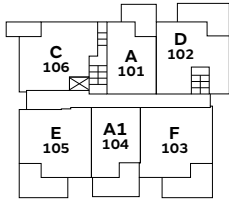




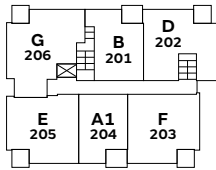
# SPH3

2 Bed + Den  
2 Bathroom

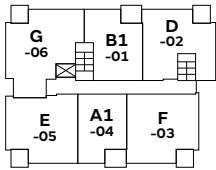
INTERIOR	EXTERIOR	TOTAL
958 SF	372 SF	1330 SF



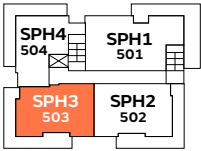
LEVEL 1



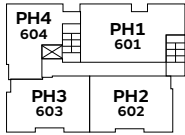
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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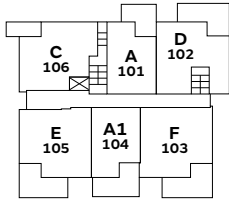




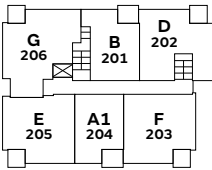
# SPH4

1 Bed + Den  
1 Bathroom

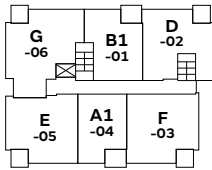
INTERIOR	EXTERIOR	TOTAL
807 SF	322 SF	1129 SF



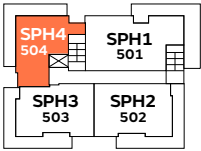
LEVEL 1



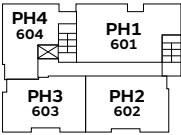
LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6

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# PH1

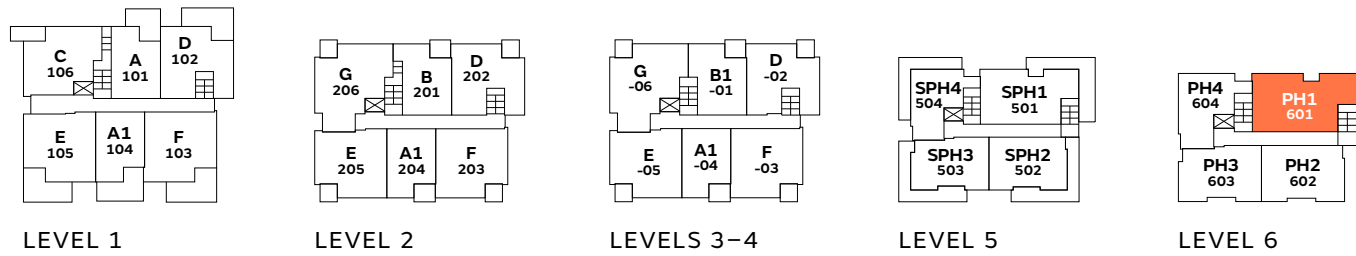
2 Bedroom  
2 Bathroom

INTERIOR	EXTERIOR	TOTAL
1292 SF	1178 SF	2470 SF

Level 6



Roof Deck



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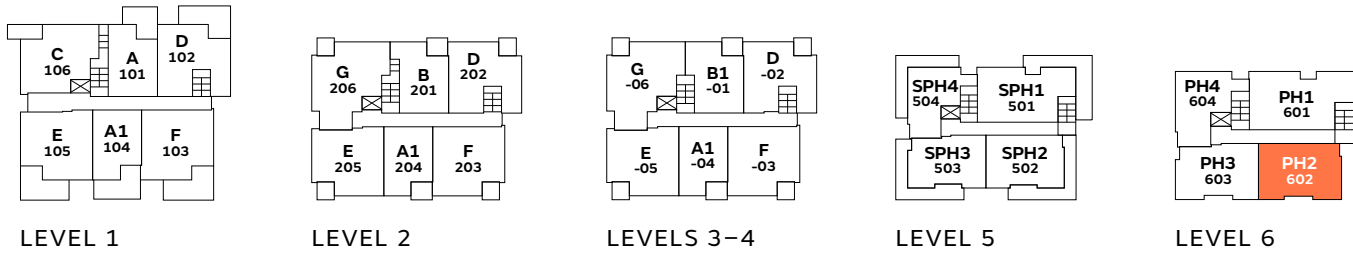
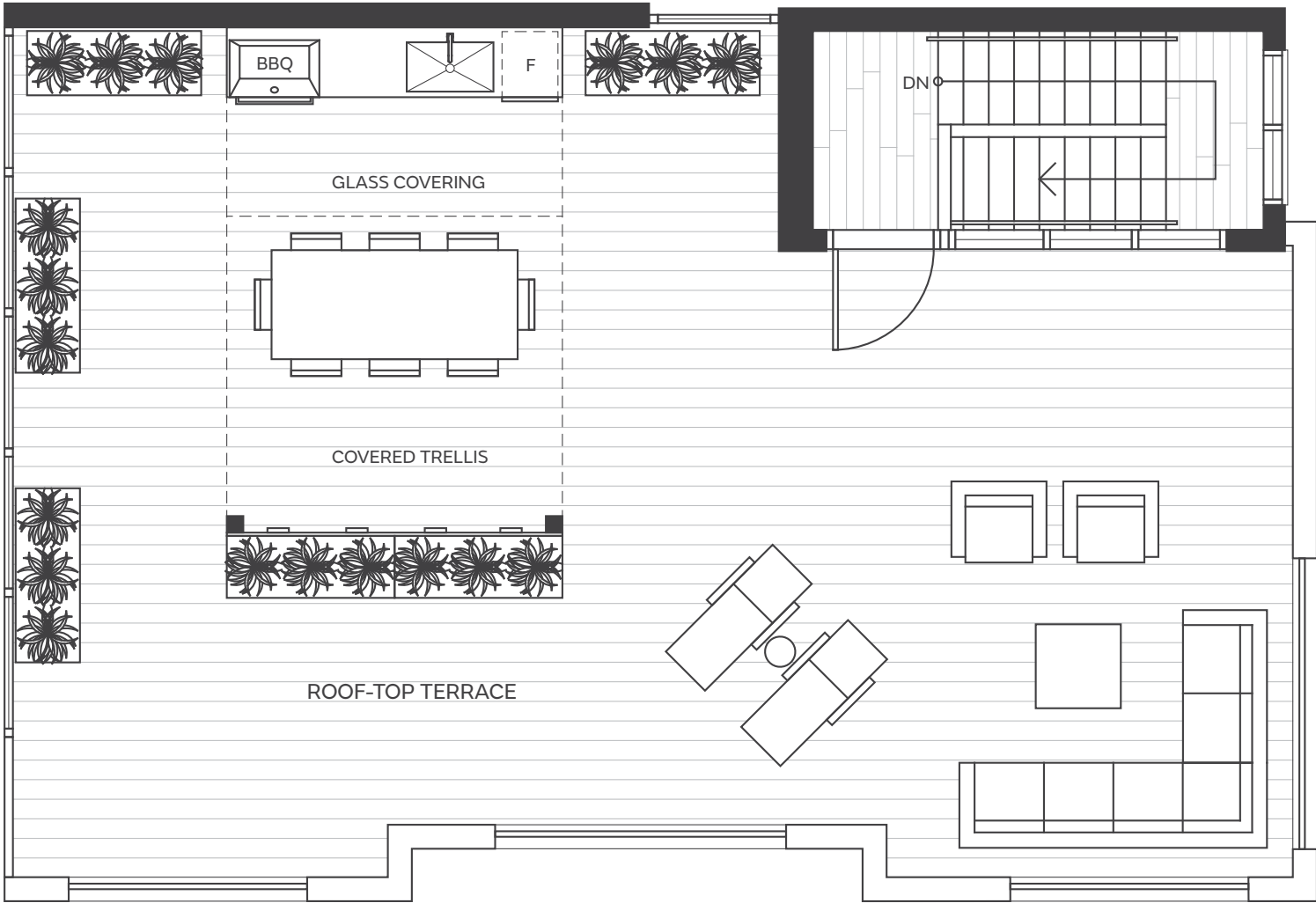




Level 6



Roof Deck



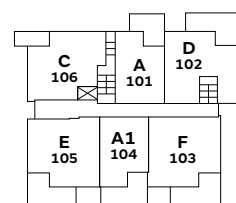
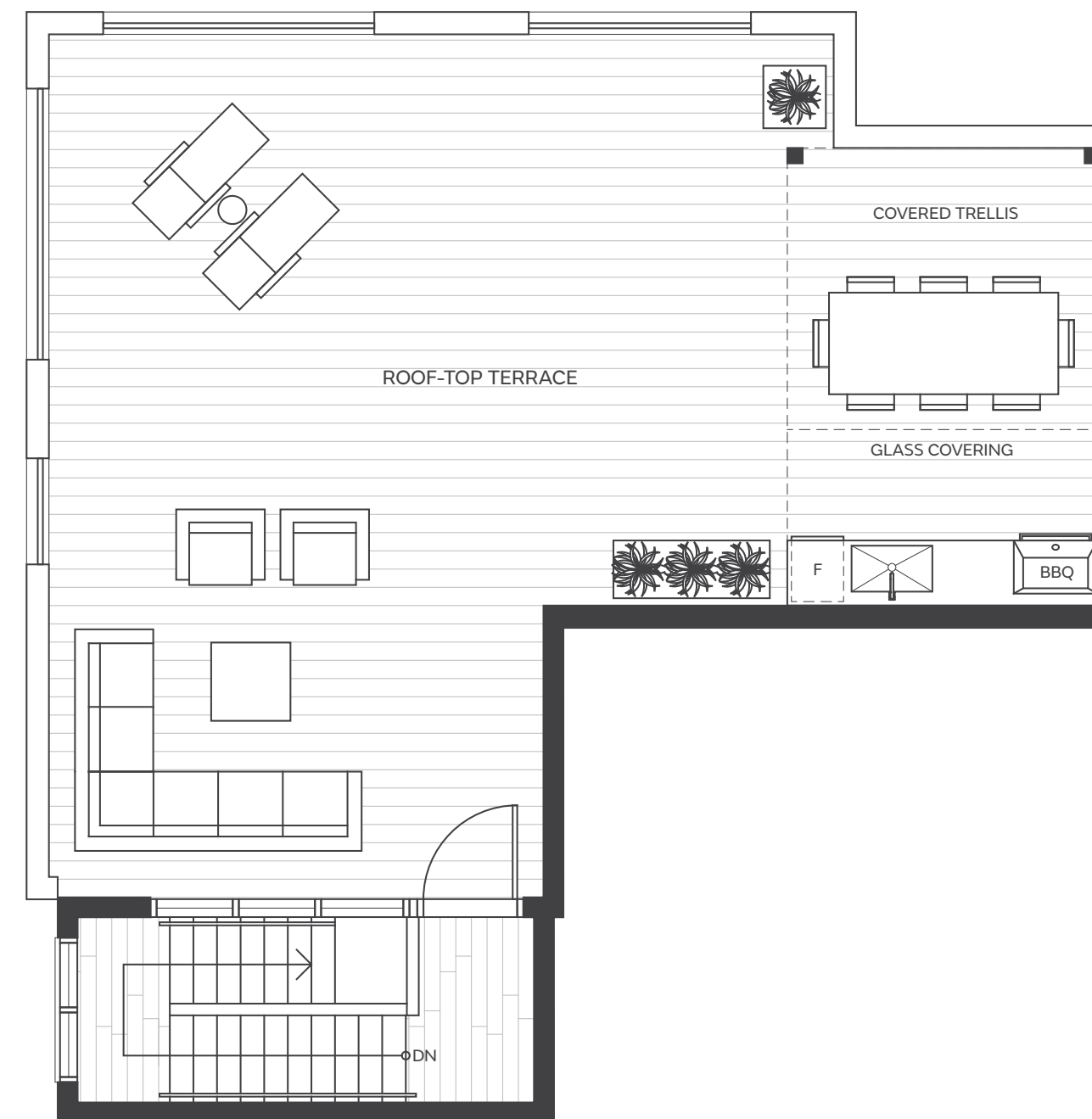




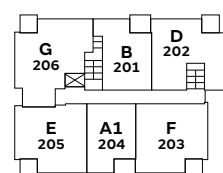
## Level 6



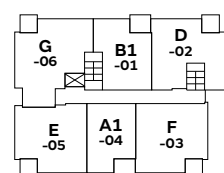
## Roof Deck



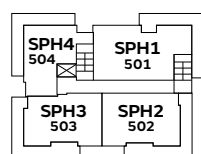
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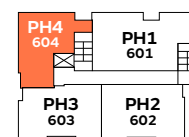
## LEVEL 2



LEVELS 3-4



LEVEL 5



LEVEL 6



# We Create New Design Standards.

We challenge old real estate models. We embrace the importance of living in a changing environment. We contribute to neighbourhoods with undiscovered potential. We find comfort in the unexpected.

Since our inception over 30 years ago, Aragon has focused on innovative and distinctive design combined with outstanding quality. Honouring these values expresses our desire and commitment to creating sophisticated homes.

- 01 THE PENINSULA  
New Westminster, B.C.
- 02 GLASSHOUSE LOFTS  
New Westminster, B.C.
- 03 PLATFORM  
Port Moody, B.C.
- 04 AMBER DOUGLAS PARK  
Vancouver, B.C.



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