

From: [Joshua Galbraith](#)
To: [Council](#)
Subject: Support for 1005 Tillicum Road
Date: July-17-25 10:55:24 AM

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am writing to support the development at 1005 Tillicum Road. I have been watching this plan with much interest as I live in the area and adding another small commercial unit to the area sounds fantastic. I really appreciate the care and thought that has gone into the plan with attempts to save as many trees as possible, making use of the walking path, and really making something that will fit the area. The amount of 2 and 3 bedroom units is amazing and basically unheard of for these kind of apartment buildings.

This is probably the development that I am most excited for in Esquimalt and hope that you approve it as quickly and easily as possible.

Cheers,

Joshua Galbraith
889 Lampson Street

Project: 1005 Tillicum Rd, Esquimalt, 4 storey, 32 units + commercial space

To: Mayor & Council

I have been approached by the developer of 1005 Tillicum Rd, who walked me through the latest plans for the scheme, and I am not opposed to this project.

Name:

Sara Adams Spirals Hair Studio

Address:

101-1008 Tillicum road

Signature:



Date:

May 13, 2025

From: [Bill Brown](#)
To: [James Davison](#)
Subject: FW: Support for Xquimalt Development - folder #RZ 000118
Date: May-23-25 10:19:00 AM

Hi James,

Please attach to your first Council Staff report for 1005 Tillicum Road.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: 1-250-414-7146 | www.esquimalt.ca

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From: Sandra Valens [REDACTED]
Sent: May-13-25 12:30 PM
To: Bill Brown <bill.brown@esquimalt.ca>
Subject: Support for Xquimalt Development - folder #RZ 000118

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Brown -

I'm providing this email in support of the proposed development at 1005 Tillicum Road by Xquimalt Developments.

I am a resident of a strata property nearby and met the developers at an information session about a year ago. Although the proposed design has evolved, I still support the proposed multifamily development on this site and the required rezoning.

As a local resident, I'm familiar with the available access to major transportation routes in the area including public transit and bike lanes. The adjacent property to the south is also a service station so a larger, multi-family development instead of a detached single family house makes sense. I believe that the proposed design makes excellent use of

the property, provides much needed homes, sufficient off-street parking, as well as open space next to the detached house at the end of Inskip Street. The inclusion of live-work units, which are in desperately short supply in the Township, and a small commercial space are appropriate at this major Craigflower/Tillicum intersection.

The lot coverage, height and scale of the project represent a logical step in the changing evolution of the neighbourhood. New developments across the street on Tillicum and further south and north have already started the process of this increased density along the major transportation corridor. The proposed widening and redevelopment of the existing pedestrian corridor to the south of the site will also be a welcome improvement to the community.

I'm also personally familiar with previous projects completed by Xquimalt Developments and can attest to the sensitivity of design and exceptional high quality of materials and construction methods. I have seen their recently completed project on Dominion at several points during construction and was impressed with the process and final result.

For these reasons, I am in support of the proposed development and re-zoning at 1005 Tillicum Road.

Regards,
Sandra Valens
946 Selkirk Avenue

Jevgenijs Djabkins

AE Electric Ltd & AE HVAC Systems

783 Cave St, Esquimalt.

250-589-3314

Re: Support for Rezoning and OCP Amendment – 1005 Tillicum Road

Hello,

I am writing on behalf of AE Electric Ltd. to express our support for the proposed rezoning and OCP amendment at 1005 Tillicum Road, led by Xquimalt Developments Ltd.

As an electrical & HVAC contractor, I have had the opportunity to work with Xquimalt Developments on several projects in the Township of Esquimalt over the past few years. In every instance, they have demonstrated a high level of professionalism, design integrity, and commitment to delivering high-quality housing that aligns with community needs.

In all discussions I have had with them, they expressed the desire to build homes for Esquimalt residents, while themselves residing in Esquimalt.

Their developments contribute to the local housing supply and reflect thoughtful integration with surrounding neighborhoods. The proposed 32-unit purpose-built rental housing project at 1005 Tillicum Road is another example of how Xquimalt Developments continues to bring forward well-considered, attainable housing options.

Based on our past experience with their projects, I am confident this new development will be a success—both in terms of construction execution and long-term community benefit.

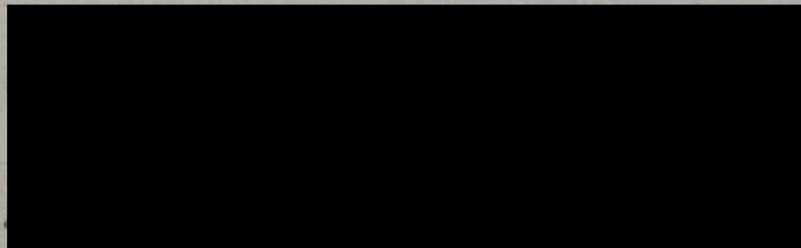
Specifically this corner

I fully support their application and encourage Council to approve it.

Sincerely,

Eugene

Owner AE Electric Ltd.



Sunset Lodge
952 Arm St,
Victoria, BC, V9A 4G7
250-385-3422
07/20/2025

**SUNSET
LODGE**
GIVING • HOPE • TODAY

Mayor and Council of the Township of Esquimalt,

Re: Support for Rezoning and OCP Amendment – 1005 Tillicum Road

We are writing on behalf of Operations Team at Sunset Lodge to express our strong support for the proposed rezoning and OCP amendment at 1005 Tillicum Road.

Like many care facilities in Greater Victoria, we face ongoing challenges in recruiting and retaining staff—particularly due to the lack of attainable rental housing nearby. The proposed 32-unit purpose-built rental development by Xquimalt Developments Ltd. would be a valuable addition to the neighborhood and presents a prime opportunity to help meet this need.

Located just a short distance from our facility, this project would provide much-needed housing options for frontline and support staff who are currently priced out of the area or forced into long commutes. We believe this kind of housing—well-located, modestly sized, and rental-focused—is exactly what the community needs more of.

We encourage Council to support this application.

Sincerely,



Sinisha Ivaz
Director of Operations
Sunset Lodge

Shane Martin
3-946 Selkirk Ave
Esquimalt, BC

21 July 2025

Mayor and Council

Corporation of the Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: Concerns Regarding Proposed Development at 1005 Tillicum Road

Dear Mayor and Council,

I am writing as a concerned resident regarding the proposed 32-unit condominium development at **1005 Tillicum Road**, specifically to address issues around **parking, transparency**, and the **viability of the car share strategy** outlined in the application materials.

1. Does a 32-Unit Building Truly Fit This Location?

Before addressing specific technical issues, I ask Council to step back and consider a broader question:

Does a 32-unit condominium truly fit on this lot, in this neighbourhood, with its current infrastructure?

The developer would like you to believe it does. But that's because their main goal is **profit**—not long-term livability or neighbourhood well-being. Once the project is built and units are sold, the residents and surrounding community are left to deal with the consequences.

2. Transparency and Accessibility of Development Information

The letter sent to residents regarding the proposed project was dated **July 7**, meaning most residents would not have received it until **July 10** at the earliest, and possibly not until as late as **July 14**. Additional information on the project was available at City Hall **only until July 21**, giving residents **11 days or less** to review the details and provide feedback.

If a resident was out of town during that narrow window, they would have had **no opportunity** to participate in the process.

The letter also failed to provide a **link or online reference** to the 1005 Tillicum Road application documents. Residents were asked to **physically travel to City Hall**, during weekday business hours, to access this information. That meant **only 6 business days** to seek more information. I was personally away for most of that time and unable to visit City Hall. I was forced to search online, where the project details were available but still left me seeking more information.

This lack of accessibility is **unreasonable** and excludes many community members who may have work or family obligations during business hours.

3. Parking Shortfall

According to Esquimalt's current bylaws, a 32-unit residential development must provide **at least 25 parking spaces**. The current proposal includes **only 19**, falling **six short** of the requirement.

Of the 32 units, **12 are multi-bedroom**, yet only **10 parking spots** are designated for these. This means **two multi-bedroom units** will have no assigned parking — a significant concern. Larger households are more likely to own at least one vehicle, and the lack of adequate parking will almost certainly lead to **overflow into neighbouring streets**.

4. Lack of Clarity on Visitor and Car Share Parking

There is no clear information about how many of the 19 spaces will be allocated for **visitor parking**. Nor is there clarity on how many will be used for **car share vehicles**, or how the car share system will work within this development.

- If two car share vehicles are on site, where will the second one park?
- What happens if the car share vehicles are unavailable or in use?

These logistics must be addressed before approval can be considered.

5. Spillover Parking Impacts Other Neighbourhoods

The proposed development is on a section of Tillicum Road that offers **no on-street parking** in front of or beside the property. With a significant shortfall in on-site parking and no overflow options nearby, **excess vehicles** — including those of residents, visitors, delivery drivers, and

maintenance workers — will be forced to park on **Selkirk Avenue, Uganda Avenue, and Inskip Street**.

This is **already happening**. I personally observed a vehicle parked at **957 Selkirk Avenue**, with the driver walking to **1007 Tillicum Road**. If that's happening now, what will happen once this new 32-unit building — and the **132-unit development at 1000 Tillicum Road** across the street — are completed? There will be large spillover to other streets, there is no parking on Tillicum Rd.

I have included a photo of **955 Selkirk Avenue**, taken on **July 19**, which shows how limited street parking already is. This section of Selkirk only allows parking on one side of the street.

6. Concerns Over the Assumption That Car Share Reduces Parking Needs

The City appears to be placing significant trust in **car share programs** to offset parking needs. However, no evidence or data has been provided to show that car share is **effective in condo developments** like this one.

For example, the City of Kelowna recently put its car share initiative **on hold**. Esquimalt should conduct its own due diligence before allowing developers to **sidestep parking requirements** based on car share assumptions.

There is no guarantee that residents will adopt or continue to use car share long-term. If car share becomes inconvenient or unreliable, residents will likely revert to **owning personal vehicles** — and the question remains: **where will they park?**

7. Commercial Unit Parking – Missing Information

The proposal includes a **ground-floor commercial unit**, but no information is provided about **parking for that space**.

- How many stalls are allocated to the commercial unit? If it is one spot where does a second customer park?
- Will customers or staff use residential or visitor parking spots?
- Remember customer vehicles cannot park on Tillicum Rd.

The lack of clarity here suggests the **already-limited parking supply** will face even more pressure.

8. Why Prioritize Defined Open Space Over Parking?

The proposal includes a **defined open space** in the rear yard — while still failing to meet minimum parking requirements. This raises a serious question:

Why is valuable land being used for landscaped open space when it could be used to address the parking shortfall?

While open space has value, in this case it comes at the **direct expense of practical infrastructure**. With **no street parking** around the site, this decision essentially forces the impact of under-parking **onto other neighbourhoods**.

The City should not prioritize landscaping over basic infrastructure — especially **in a high-density development with no overflow capacity on its own footprint**.

In Summary

I respectfully urge Council to **reconsider approval** of this development in its current form unless the following issues are addressed:

- Ensure the development meets all **on-site parking requirements**, with clear designations for resident and visitor parking.
- Provide full **transparency on car share logistics**, including the number of spaces allocated and supporting data from similar developments.
- Assess and **mitigate the impact of parking spillover** on Selkirk Avenue, Uganda Avenue, and Inskip Street.
- Improve public access by posting **development applications and supporting documents online** — not just at City Hall during limited hours.

I appreciate the City's efforts to grow responsibly and sustainably, but this must be done with full regard to **infrastructure, livability, and community impact**. I hope my concerns are taken seriously and reflected in further review of this application.

Sincerely,

Shane martin
Resident of Esquimalt

