

**Deborah Liske**

**From:** Arlene Eliuk [REDACTED]  
**Sent:** April-24-22 6:42 PM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** Submission for the 1075 Tillicum Rd Rezoning Public Hearing - Opposition to the plans

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

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.

I own a condo, suite 213, at 1083 Tillicum Rd, Gorge Point Condominiums, which I purchased as the original owner in 1995. It has been my only residence since then. I love living here and would not want to live anywhere else in Victoria. The beauty and location of Gorge Pointe Condos is unmatched.

I am also one of a large number of Esquimalt residents that are very opposed to Esquimalt Council approving a Zoning Bylaw change to allow for the plans set out by Abstract for developing the property at 1075 Tillicum, which has been occupied by a two story pub and above ground parking lot since 1992-93.

The Abstract development designs for a minimum of 160 sq metres of commercial space and 99 residential units, in a six story building, which will include blasting to create underground parking adjacent to our parking garage, are so problematic that local residents are deeply concerned.

The complaints we have related to the 1075 Tillicum plans include, but are not limited to, the six story height which will dwarf our properties, the shading issues as the sun is blocked, the density, the types of commercial spaces, the lack of adequate visitor parking and the sight lines. Adding trees will only block visibility.

I wish to focus my submission to Corporate Services and to the Mayor and Council on one problem which I consider to be first and foremost among many - the complete absence of a dedicated access lane for vehicles at 1075 between Tillicum Rd and the entrance to their underground parking. I cannot believe that an approval to move Abstract's plan forward would even be considered, unless it included a new and separate access lane. As the plan exists now, all vehicles having anything to do with 1075 Tillicum will be using our 1083/1085 lane from the street to our secure gates. In fact, anyone coming out of the underground parking will be in conflict with vehicles entering and exiting our gates. This was enough of an issue when the Gorge Pub parking lot was busy.

I do not own a car, so I walk across our courtyard a few times every day to walk the dog, to go to one of the bus stops, and to just come and go. I see the vehicle traffic and have observed the types and number of vehicles that access our buildings.


The residential/commercial proposed building at 1075 Tillicum is apparently offering five visitor spaces, to be used by both contractors and visitors! That is absurd. That plan was developed by people that have not observed the neighborhood or the flow of traffic.

A separate access lane is needed for the 99 new residents moving in using trucks then coming and going frequently; the numerous vehicles throughout the day delivering packages and meals; the Handi-dart, taxis and similar vehicles picking up and dropping off residents and visitors; emergency vehicles that always include fire trucks, ambulances and police (this happens more often than you would imagine); and the assorted other vehicles, scooters, motorcycles and bicycles.

Believe me, I have seen this countless times! When driving on Tillicum from Craigflower to Gorge, there is an elevated curve to the right in front of Gorge Pub that requires a driver to accelerate. Then, to turn right toward Gorge Pointe, a driver could find the driveway blocked by a taxi waiting at the pub door, a line up of vehicles waiting to go through our security gates, or emergency vehicles. This is only one scenario!

The new Esquimalt Gorge Park (where I walk twice every day by going under the bridge), has a new Pavilion coming up with some 96 parking spots. When there is an event at the Pavilion, there will be a huge congestion of traffic across the street from Gorge Pointe. Adding the proposed building at 1075 Tillicum will make the traffic issues untenable. Then there are two commercial spaces for 1075 that will require deliveries, staff parking and customer parking. All of the neighborhood streets require resident only permits.

I will end here because I believe I have made the point that the demands that the proposed property place on the entire use of space, the streets and the people are totally unreasonable. I truly hope that a zoning bylaw amendment to allow this development will be denied. Thank you for your consideration.

Arlene Eliuk  
213-1083 Tillicum Rd  
Victoria BC V9A 7L7  


## Deborah Liske

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**From:** Benoit Lanthier  
**Sent:** April-23-22 8:54 PM  
**To:** Corporate Services  
**Cc:** acooper@abstractdevelopments.com  
**Subject:** 1075 Tillicum Road

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information ☐ CAO ☐ Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For ☐ Action ☐ Response ☐ Report  
For Agenda ☒ Council ☐ COTW ☐ IC

Good day,

I am writing to Mayor and Council to express my support for the proposed project at 1075 Tillicum Road.

I have met with the Developer and have informed myself on the project through previously publicly accessible information. My support comes from a few factors:

- The fact the project meets the OCP
- The fact Tillicum Road is a good area for added density, the closeness to a grocery store, pharmacy, and major public transportation routes all play a role in this.
- The addition of commercial space is important. Adding space for (hopefully) a cafe and restaurant would help bring life to the area. Although Gorge Park is right across the street, there is a lack of commercial meeting space in the area. This development would hopefully attract similar tenants to Esquimalt Square and would be complementary to the Park.
- To my knowledge, the municipality's land is mostly developed. Adding this higher density will help Esquimalt grow in general.

A few items I believe would need to be looked into on the Municipality side as the development is on-going. The first is the addition of a proper fenced dog park for Gorge Park, as well as proper integration of the traffic plan associated to the site to the newly announce All Ages and Abilities Active Transportation plan for Tillicum Road.

Although the project has a high parking ratio of 0.9 (as stated by the Developer), I believe there may be some additional parking associated to the project which will spill out onto nearby streets. I believe if Esquimalt is to continue on this trend of growth and increased density, the archaic Parking bylaws and lack of parking enforcement needs to be addressed.

Thank you for your time and consideration.

Benoit Lanthier  
Resident of the Craigflower / Tillicum neighbourhood

## Deborah Liske

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**From:** Bev Walker  
**Sent:** April-23-22 1:00 PM  
**To:** Corporate Services  
**Subject:** re: 1075 Tillicum - Letter of Support

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CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information \_\_CAO \_\_Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For \_\_Action \_\_Response \_\_Report  
For Agenda ☒ Council \_\_COTW \_\_IC

Dear Council,

Please accept this email as my full support for the proposal at 1075 Tillicum.

I've lived at 764 Lampson St. with my partner for the past several years and really love the neighbourhood, amenities, and location. Unfortunately, the availability of housing is severely lacking. I have 5 grown children, 3 of which have had to move away from Victoria due to lack of affordability and availability in the housing market. Esquimalt is a unique and desirable location, close to downtown, uptown, and parks. It has the infrastructure to accommodate more density that would invite more young adults and families into our vibrant community. We need more diversity than the traditional single-family and duplex homes we see in abundance in our neighbourhood.

The 1075 Tillicum proposal by Abstract is the perfect addition to the neighbourhood. It is a great start to addressing the community housing needs. The addition of a new restaurant and commercial space so close to the Gorge Waterway encourages more walking and less driving as an added bonus. Sidewalk improvements will also create a safer and more welcoming atmosphere to Tillicum Road, which can be a bit scary to walk at night. Abstract has built beautiful projects throughout Greater Victoria; and, I have no doubt they will deliver a quality project that suits the needs of our growing neighbourhood and community.

Sincerely,

Bev Walker  
764 Lampson St.

**Deborah Liske**

**From:** Corporate Services  
**Subject:** FW: 1075 Tillicum Rezoning Hearing

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

On Apr 21, 2022, at 8:11 AM, Bill MacArthur [REDACTED] wrote:

Dear Mayor and Council

My name is Bill MacArthur. I live with my wife at 403-1083 Tillicum Road (Gorge Pointe Condominium Complex). We live adjacent to the proposed mix use building proposed by Abstract Development.

I was involved with the initial introduction by Abstract to the 112 units at Gorge Pointe and was involved in the town halls conducted by Abstract at the beginning of this process. I can say categorically that Abstract staff have been less than forthcoming and transparent at every step so far along this journey. They were not truthful when asked why they didn't contact the owners of Gorge Pointe, and were not truthful when asked directly about their draft documents indicating a six storey building. Their response was that they didn't know where I got the information and assured me that no plans were in place for a six storey structure.

I understand and support the need for Esquimalt to address population density when approving proposals for residential complexes. What I am asking council to consider is the fact that during and after the Community Engagement sessions conducted by Abstract, concerns were raised regarding the height, density, parking, shadowing and traffic generation vis-a-vis the Official Community Plan. Abstract either provided insufficient responses or ignored these areas all together.

The concerns identified in the previous paragraph, which were raised and not addressed by Abstract present negative impacts on Gorge Pointe Condominiums and surrounding residential homes that include:

- Congestion cause by abutting and shared egress
- Massing including visual impacts, loss of privacy and shadowing due to overwhelming height in relation to neighbouring buildings
- Compromised south facing site line along Tillicum Road

Abstract is proposing to exceed the upper bounds identified in the Floor Area Ratio (FAR) as Neighbourhood Commercial Mixed use with an amenity benefit that "may include but are not limited to" a series of options. These options include a street and boulevard enhancement and a cross walk across Tillicum Road in front of the proposed development. When questioned on these options and the validity of them to address problem areas, Abstract dismissed or brushed aside any concerns. A cross walk is not necessary given that there is an underpass just north of the proposed development, and street and boulevard enhancements as they are proposed would further reduce visibility to the south along Tillicum Road at what can already be described as difficult at times.

When looking at the proposed six storey building, it is clear that there will be insufficient parking for owners/visitors/delivery vehicles to that complex. As previously mentioned, the proposal does not "fit" with the community plan or look and feel of our neighbourhood.

We are asking Mayor and Council to consider limiting the development to four (4) storeys to ensure:

- Continued privacy and day light for surrounding residential dwellings
- Proper traffic flow and mitigation of congestion associated with a proposed six storey building using shared egress
- Better sight lines facing South on Tillicum Road providing for safer entry and exit to the proposed structure and Gorge Pointe
- Better fit with the existing neighbourhood, including recent developments just South and West of Gorge Pointe, and in fitting with the Community Plan

I have not made reference or included documents such as community plans, bylaws in order to be as brief as possible while addressing our concerns. I am sure that you are well aware of the specifics. In summary, we feel that there are a number of significant problems with the current application. Restricting the development to four storeys will address most, if not all of the concerns raised and still provide more homes for people in Esquimalt.

Thank you for your time and consideration

Respectfully,

Bill and Susan MacArthur  
403-1083 Tillicum Road  
Victoria BC  
V9A 7L7

## Deborah Liske

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**From:** Brenda Ellis <[REDACTED]>  
**Sent:** April-22-22 3:27 PM  
**To:** Corporate Services  
**Subject:** Rezoning application for 1075 Tillicum Rd.

CAUTION: This email originated from outside of the Township of Esquimalt Network. You should verify you recognize the sender and know the content is safe.

Re: 1075 Tillicum Rd.  
Re-zoning application

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To whom it may concern,

I live in the neighbourhood at 94 Uganda Ave. Esquimalt BC V9A5X6

**I am opposed** to the re-zoning application for the following reasons.

**1. Height** (too many stories – towering over the neighbourhood) I oppose the request to increase the height of the building to six stories beside a bird sanctuary and parks.

In my opinion this is too high and should be restricted to a maximum of four floors.

Plus, the height requested will be soaring above the tree height and will restrict light to the neighbouring Gorge Point condos.

**2. Size** – very small units and the number of units proposed will not create an environment for long term residents.

**3. Road access** to site is difficult now and 99+ more units with bikes and cars and pedestrians trying to cross the busy street will create even more traffic issues.

Thank you,  
Brenda Ellis  
94 Uganda Ave.

**Brenda Ellis**

[REDACTED]

[REDACTED]



## Deborah Liske

**From:** Colin Doyle [REDACTED]  
**Sent:** April-22-22 9:40 PM  
**To:** Corporate Services  
**Subject:** Redevelopment of 1075 Tillicum Road – Letter of Support  
**Attachments:** Letter of Support - Abstract Developments - 1075 Tillicum Road.pdf

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To whom this may concern,

**Re: Redevelopment of 1075 Tillicum Road – Letter of Support**

CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information \_\_CAO \_\_Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For \_\_Action \_\_Response \_\_Report  
For Agenda ☒ Council \_\_COTW \_\_IC

On behalf of Habitat for Humanity Victoria, please accept this letter of support for Abstract Developments in their proposal for the redevelopment of 1075 Tillicum Road in Victoria.

At Habitat for Humanity Victoria, our mission is to bring communities together to help local families build strength, stability and independence through affordable homeownership. Our goal is to give families a hand-up into affordable homeownership, and our hope is to eventually have them transition into the open market. Projects like this from Abstract Developments provide additional homeownership options for all families that live in Greater Victoria.

If you need any more information about Habitat for Humanity Victoria's support for this development, please contact me at the information provided below.

Sincerely,

**Colin Doyle** CertCIH  
Chief Executive Officer

Habitat for Humanity Victoria  
849 Orono Avenue Victoria, BC V9B 2T9  
Cell: [REDACTED] Office: (250) 480-7688 x102  
[ceo@habitatvictoria.ca](mailto:ceo@habitatvictoria.ca)  
[www.habitatvictoria.com](http://www.habitatvictoria.com)



I respectfully acknowledge the traditional territory of the Ləkʷəŋən peoples on whose lands we work, learn and play and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.

This transmission and any attachments/enclosures contain information which is confidential and/or privileged and is intended solely for the use of the person(s) to whom the message is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, please be advised that any review, disclosure, copying, distribution or use of this communication, or taking action on its contents is strictly prohibited. If you received this transmission in error, please notify the sender immediately and permanently delete or destroy this transmission, including any attachments/enclosures, without reading, copying or forwarding it to anyone else.



2022-04-22

Township of Esquimalt

Via email: [corporate.services@esquimalt.ca](mailto:corporate.services@esquimalt.ca)

To whom this may concern,

**Re: Redevelopment of 1075 Tillicum Road – Letter of support**

On behalf of Habitat for Humanity Victoria, please accept this letter of support for Abstract Developments in their proposal for the redevelopment of 1075 Tillicum Road in Victoria.

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If you need any more information about Habitat for Humanity Victoria's support for this development, please contact me at the information provided below.

Sincerely,



Colin Doylend

Chief Executive Officer  
Habitat for Humanity Victoria  
[ceo@habitatvictoria.com](mailto:ceo@habitatvictoria.com)



## Deborah Liske

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**From:** Daniel Kyba [REDACTED]  
**Sent:** April-24-22 9:15 AM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** 1075 Tillicum - Abstract proposal - TIA  
**Attachments:** TIA Synopsis.pdf

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.

Attached for your consideration is my assessment of the WATT Traffic Impact Assessment.

Dan Kyba

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

To the Mayor and Council

Re: Rezoning Application - 1075 Tillicum Road. File # 22-065

1075 Tillicum Road Traffic Impact Assessment  
24 March 2022 WATT Consulting Group

Proactively, Abstract should have commissioned and distributed such a study prior to the community engagement process. It appears that such a study was not commissioned until after the 7 March 2022 council meeting when Abstract's proposal was given first reading.

Abstract's omission partially invalidates the public engagement and Advisory Planning Commission processes since its participants did not have a comprehensive body of information upon which they can engage in reasoned discussion and proper evidence based decision making. This omission has also impacted negatively upon the informed standard of some letters to council regarding this topic.

The WATT study examines Tillicum Road between Craigflower Road and the Gorge Bridge. Information related directly to the impact upon the Gorge Pointe condos at 1083 and 1085 Tillicum Road is concentrated in section 6.4, pages 30-31 of the study.

From the condos there is a shared westbound laneway intersecting Tillicum Road. Directly opposite is the eastbound laneway intersecting from Esquimalt Gorge Park. Partially reproducing Table 8 we will focus upon the 'AM (PM)' Level of Service (LOS) of left and right hand turns onto Tillicum Road from both intersections:

**Table 8 – Tillicum Road / Site Driveway Traffic Operations**

<u>Key Movement</u>	<u>Existing</u>	<u>Background</u>	<u>Post Development</u>
EBLTR	D (E)	E (F)	E (F)
WBLT	D (F)	F (F)	F (F)
WBR	B (B)	C (C)	C (C)

Standard LOS definitions state that level D signifies unstable flow due to traffic volume, E shows greater instability due to greater volume and fewer or unusable gaps in traffic while F denotes a breakdown of the flow. Level C at the stable or near free flow is the lowest acceptable level of service.

The study does not take into account the impact of the crest of Tillicum Road south of these intersections that limits the sight lines vis-a-vis oncoming traffic. This omission negates the WATT conclusion that:

Based on the above, the planned road diet and the proposed development provide minimal impact to the public road network at this intersection. Excessive delays exiting the site and park driveways, but due to the limitations of the Synchro model and the limited vehicle volumes exiting the driveways, the actual delays are likely far less severe.

Regarding the WATT conclusion that actual delays are “likely far less severe”, this is a speculative argument that does not stand scrutiny since it is highly unlikely that if correct, the LOS will drop from F to C, the lowest level of acceptable traffic flow.

Anecdotally, the removal of a traffic lane on Gorge Bridge, has compressed the southwards flow from the bridge reducing the number and length of gaps thereby making left turns into traffic even more challenging at times.

According to WATT, the current and predicted volumes of east and westbound traffic justify neither a dedicated pedestrian crossing nor a full traffic signal. The nearby presence of a pedestrian underpass at the south end of the Gorge Bridge further diminishes the need for such a pedestrian crossing in this vicinity.

The compromised sight line due to the crest on Tillicum Road will also make any dedicated pedestrian crossing in this area dangerous to the pedestrians, according to the response to a 2001 request made for such a crossing.

Further to the WATT study Terms of Reference, there is the issue of congestion at the abutting access/egress points between Gorge Pointe condos and Abstract’s proposed development. Here we have strictly anecdotal information.

During peak traffic hours at Gorge Pointe and from the parking lot of the former pub and liquor store, there were delays at these access/egress points. There were also issues with motor vehicle traffic exiting the parking lot not obeying the ‘Stop’ sign at that lot exit. These two streams of traffic would then combine on the shared laneway onto Tillicum Road.

By and large, incidences of congestion due to these abutting access/egress points were occasional and minor. However, the volume of traffic from a 99 unit building onto the shared laneway combined with the existing volume from Gorge Pointe will likely lead to increasing delays and potential conflict between the residents of the neighbouring buildings.

Replacing motor vehicles with bicycles does not mitigate this issue since bicycles are still obliged to follow the rules of the road.

With respect,

Daniel Kyba  
403, 1085 Tillicum Road

## Deborah Liske

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**From:** Denise Nadeau [REDACTED]  
**Sent:** April-20-22 2:07 PM  
**To:** Mayor and Council; Corporate Services  
**Subject:** re 1075 Tillicum Abstract Development Proposal - to be considered for Public Hearing

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.

Dear Mayor and Council,

I now have concerns about the extent to which this development proposal is in violation of the guidelines set in the document: *Designing Density: Planning for Social Connectedness in Multi-Family Housing*. This proposal, with 65% of units less than 600 square feet and in fact 40% less than 500, is not family oriented and with that amount of crowding of micro-units, does little to support families. We are in a housing crisis and we need affordable housing that builds community, not a stopover pad for young single professionals.

The proposed height as well counters a community feeling. Across the street are 3 level townhouses, our community is four levels and there are single family two floor homes on MCNaughton and Gosper Crescent. We need a development that fits with the neighbourhood, provides a sense of aesthetic harmony, at three or four storeys. If you drive along Granville St. or Oak in Vancouver, main thoroughfares, the new developments are a modest height while increasing density. Which also contributes to traffic safety. I am deeply concerned that the Abstract proposal does none of this.

I have expressed my concerns re the lack of loading lane for the proposal as well as how that hampers emergency access to 1083. As chair of Emergency Preparedness here at Gorge Point, I assure you this is a serious matter and must be addressed.

Sincerely,

Dr. Denise Nadeau

--  
Denise Nadeau  
#212- 1083 Tillicum Rd.  
Victoria, B.C. V9A 7L7

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input type="checkbox"/>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

[REDACTED]

[REDACTED]

[REDACTED]

I respectfully acknowledge that I live, work and play on the sovereign lands and seas of the WSÁNEĆ and lək'wəŋən peoples (Songhees and Esquimalt)

## Deborah Liske

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**From:** Nick Martin [REDACTED]  
**Sent:** April-21-22 8:04 AM  
**To:** Corporate Services; Mayor and Council  
**Subject:** public hearing on 1075 Tillicum on April 25

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: April 21, 2022 For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: _____ For <input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report For Agenda <input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC
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We would appreciate our letter below being sent to the mayor and each member of Esquimalt council, and being placed on the council agenda for the public hearing on the proposed Abstract development at 1075 Tillicum Road.

Thanks you.

Mayor and members of council:

As two of the more than 200 residents of 1083 and 1085 Tillicum Road abutting the proposed 99-suite condo at 1075 Tillicum Road, we have a direct stake in the details of this project. While we greatly appreciate the housing shortage in Greater Victoria and Esquimalt, this proposal raises alarming concerns about the rights of current residents versus the rights of future residents of 1075 Tillicum, and the rights of the developer to create chaos for all of us.

Esquimalt's official plan and municipal bylaws are both explicit and implicit that a property developer must meet its obligations and responsibilities within the confines of its property --- it cannot offload those obligations and responsibilities onto long-existing neighbours.

Abstract proposes to build a six-storey building with a majority of small suites unsuitable for families, crammed into a small footprint at 1075 Tillicum that will tower over and shade its neighbours --- including both single-family homes and the contiguous condos. That alone raises concerns about future conflict among neighbours, but other issues are of even more significance.

The project does not have a loading zone. The project does not provide access to emergency vehicles. It would be far too generous to call the number of visitor parking spots Abstract proposes to build, a handful. The project would make what is already a difficult and often precarious left turn onto Tillicum Road significantly more problematic and dangerous.

Our spacious courtyard at 1083 and 1085 Tillicum often accommodates four to six or more vehicles of a wide range of services: moving vans, appliance and furniture delivery, painters,

electricians, plumbers, health care, Canada Post, couriers galore, grocery delivery, taxis. We easily accommodate emergency vehicles.

Abstract proposes to place its building entrance immediately behind the coffee shop at the corner of the building, a few meters off Tillicum. Any vehicle parked there would block our unobstructed access and egress. Abstract told council April 4 that it is unaware what size of vehicle would fit under the entrance to its underground parking, nor did the developer say if there was any room for more than one vehicle at a time.

Your bylaws require a loading zone to have unobstructed access and egress, and a turning lane of at least 6.75 meters beside it --- how does Abstract provide that space without encroaching on our property?

Abstract quite unreasonably and arrogantly told municipal council on April 4 that it could 'temporarily' block access and egress to our property when a large truck such as a moving van needed to unload.

There is nothing temporary about an unloading moving van.

What happens when more than one vehicle has business at 1075 Tillicum at one time? Do they simply park in front of our gate? Do they clog up the entryway? Do they park on Tillicum with their four-way flashers going?

Abstract will have owners of 99 units moving into the building. There will be delivery of 99 fridges, 99 stoves, 99 dishwashers, 99 washing machines, 99 dryers. There will be furniture and beds for 99 units.

Abstract is 33 visitor parking spaces short of what your bylaw requires. It proposes five commercial parking spaces which would become visitor spots at 5 p.m.

Abstract argues that the coffee shop is not a destination, it is a community gathering place. What happens if not everyone, staff and customers, understands that they are to walk, bicycle, or take the bus to the coffee shop? What of the vague and unspecified professional office that is the second part of the commercial space? Is it a dentist, a lawyer, a realtor? What if staff and clients/patients don't understand that they are to walk, bicycle, or take the bus to this professional office?

When visitors discover they have nowhere to park on site, they will park at the pavilion across Tillicum in Gorge Park, they will park on McNaughton or Uganda, maybe even as far away as Fairway. Meanwhile, while they're trying to figure out where to go, they will block our access and egress.

We have great difficulty now making left turns onto Tillicum, and this is before 1075 Tillicum has 99 occupied units, and before the pavilion in Gorge Park is completed. Looking to our left, where there is a severe dip in the road, we get about four seconds in which approaching traffic from the direction of Craigflower becomes visible and reaches us --- less if it's one of the high proportion of vehicles which speeds.

Any vehicles parking in the entryway, and any vehicles sitting on Tillicum with four-way flashers, will only exacerbate this problem.

Esquimalt and Saanich both plan to have one lane of traffic in each direction, along with bicycle lanes, which will squeeze four lanes of vehicles into two lanes, and further reduce the short periods in which there will be a break in the traffic for us to turn.

Yet Abstract has proposed to install a boulevard along Tillicum in which it will plant trees, which would obliterate our ability to see traffic approaching from our left, and would hide our own waiting-to-turn vehicles from approaching traffic.

So far, everyone has blissfully signed off on these trees --- the design review committee, the advisory planning commission, municipal staff, and, to date, council. The advisory planning commission was very concerned whether Abstract would offer sufficient charging stations for e-bikes, but rubber-stamped this potential traffic chaos with nary a syllable of concern.

We're here. We've been here for decades. The official plan and bylaws exist to protect our rights as Esquimalt residents as well as future residents of new buildings.

Abstract has no right to make our lives more difficult, nor does the developer have any right to offload its obligations and responsibilities onto us.

Evelyn Ferguson and Nicholas Martin  
210-1085 Tillicum Road

## Deborah Liske

---

**From:** Fern Spring [REDACTED]  
**Sent:** April-24-22 6:04 PM  
**To:** Corporate Services  
**Subject:** Proposed Rezoning of 1075 Tillicum Road

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.

To Esquimalt Mayor and Council

I have grave concerns about the proposal for rezoning the property at 1075 Tillicum Road. Firstly let me say that I am opposed to the plan in its entirety—wrong location and traffic concerns. The building is far too massive for the area, dwarfing surrounding buildings. And because of the expected increase in traffic on an already busy road there will be motorists seeking alternate routes through the neighborhood, primarily to gain access to Craigflower if travelling south or Gorge if travelling north, particularly during rush hours.

If Council decides to approve this project, at least have the discretion to limit any building height to four stories. Then it would then conform somewhat to the height of homes in the area. Alternatively a good option would be to build townhouses similar to those constructed opposite this proposed site.

I appreciate the need for additional housing in the municipality, but with this particular case a serious second look is required.

Your attention to the foregoing is appreciated.

Fern Spring,  
302 Uganda Avenue

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<u>Deb H</u>
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

**Deborah Liske**

**From:** harly [REDACTED]  
**Sent:** April-22-22 7:39 AM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** Concerns regarding proposed development of 1075 Tillicum Rd.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 22, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

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.

Our names are Harlene and Ron Prach. We live at 214-1083 Tillicum Road and bought our home in 2007.

We have several concerns regarding the 1075 Tillicum Rd. Development.

## Community

Our unit faces Uganda and McNaughton. The community has changed positively over the last several years. There used to be a drug/party house on Uganda and drug dealings happening by the water's edge. Now, the community has **FAMILIES** that live in the area – On a daily basis, you can see families walking to the water's edge on McNaughton with towels around their shoulders to go swimming. Paddle boarders and kayakers that live here – taking to the water. Children riding their bicycles up and down the street. Citizens going for walks, running and jogging. It has become a well-loved, vibrant community.

Units that are less than 400 and 500 square feet are not homes. They are a place to sleep. (these concerns were left out of the minutes of a Zoom meeting with Abstract). This will impact greatly on our neighbourhood. We need affordable homes for families. A vibrant community needs a mix of ages and blends of income. We fear this development will have a negative impact on the community and change the positivity that has been made with other developments such as the townhomes on Tillicum and the new homes on McNaughton and upgrades to other homes.

## Height

The proposed height of the development is too high in comparison to the immediate neighbours, especially when you take into consideration that it is on elevated land compared to the rest.

The shadow that will be created for residents of 1083/1085 Tillicum, homes on McNaughton and Uganda will take away much wanted and needed sunlight. Interestingly, when the

minutes of a zoom meeting with Abstract were sent out, the most detrimental of the shadowing presentation was not included.

The proposed roof top patio will also be a detriment. 1083/1085 Tillicum, as well as many of the homes, do not have air conditioning. This means that a rooftop patio will be looking into our homes, particularly during the summer months and with windows open, there could be noise that affects residents' ability to rest and sleep.

### **Access to our residence**

We fear that daily access to 1083 and 1085 Tillicum will be negatively affected by access for the new development. This has been outlined in quite detail in an overview of concerns that was previously submitted from the residents of 1083 and 1085 Tillicum. We agree wholeheartedly with the concerns that were outlined in that submission, and therefore, will not repeat in it's entirety as you already have this.

### **Traffic**

This proposed development is going to have a negative effect for traffic on Tillicum. It is already very difficult during certain times of day to get onto Tillicum Road with your vehicle. In many instances, your only option is to turn right due to traffic congestion. Now, with the new pavilion in Esquimalt Park, we will have even more visitors accessing the park and having more vehicles trying to access Tillicum from the new development will be a nightmare.

There is already difficulty viewing on-coming traffic due to the hill. The idea to add trees to the boulevard beside an outside patio will only aggravate the ability to see on-coming traffic. Once again, impacts have been addressed in the overview of concerns previously submitted by 1083-1085 Tillicum, therefore, no need to repeat (you already have this outline.)

### **Parking**

Insufficient parking has been proposed by Abstract for this development. Insufficient parking for residents, insufficient parking for visitors, insufficient parking for commercial vehicles and delivery, insufficient parking for emergency vehicles. All this insufficiency will create problems for the residents of Gorge Point Condos and the ability to access our own homes. This could greatly affect someone's life if emergency vehicles cannot access our property.

### **Summary**

This proposed development has too many negative impacts for the neighbourhood.

Density, Height, Shading, Massing, Unit sizes, Loading Zone, Parking, Commercial space, Sight lines, fit with the neighbourhood, noise, traffic impacts, access lane, emergency access, access for people with disabilities.

Mayor Barbara Desjardins and fellow Councillors, please take our concerns into consideration and protect our neighbourhood with a proposal that will add value and not be a negative influence.

Yours sincerely,

Harlene and Ron Prach

**Deborah Liske**

**From:** Jan Norton [REDACTED]  
**Sent:** April-21-22 11:28 AM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** Abstract Development proposal for 1075 Tillicum Rd

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 22, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

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.

Dear Mayor, Council and decision makers,

I am writing to express my very VERY grave concerns regarding the proposed development for 1075 Tillicum Road, which has been presented by Abstract Developments. There are so very many reasons as to why this proposal flies against common sense - especially in that location!

The sheer volume of increased traffic in the area is one huge concern. Tillicum Road, with its number of commuters to and from the navy base, is an extremely busy thoroughfare. The traffic flow has already been hampered by the single-lane change on the Tillicum Bridge (very few people actually use the extra walkway), and back-ups occur very regularly for those turning left onto Tillicum from Gorge Rd. There are three new townhouse developments across the street from the proposed area, as well as higher traffic volume anticipated from the pavilion across the street in the park. Even now, it is a huge challenge to access Tillicum Road from the Gorge Pointe Condominium complex, due to traffic volume, speeding and the hill (limited visibility) leading up from Craigflower Rd. Abstract has proposed a line of trees on the boulevard, which upon first reading, sounds picturesque, however would be catastrophic for visibility! With so many more people trying to access the road each time there is a new development, every day seems more hazardous.

Parking is another huge issue. Far too little parking is being offered, especially in view of the fact that a coffee shop has been proposed. The idea is nice, but the situational reality is impossible. Also, people trying to access a coffee shop from the park, after a walk on the walkway would have very awkward access and there would be a lot of J-walking/running across the street happening. There is no proposed place for emergency vehicles, moving/delivery trucks, or visitors. How can that be?? Surely that has been majorly overlooked.

The proposed height of 6 stories is far FAR too high. None of the photos provided by Abstract actually show the proportionate height with other buildings in sight. The Gorge Pointe Condos would be positively dwarfed and shadowed, as would any of the other homes and townhouses in the area.

The size of the suites definitely do not fit in with the Esquimalt town plan that was compiled when residents were surveyed in the past. The vast majority of them are very small and not family oriented.

I do believe that our town council must think hard and fast about the rezoning that has been put forward and must keep limits on development to within the established guidelines. A lower, more family-oriented complex would be much more suitable - with a courtyard of some sort, parking for all owners and for visitors, disability and loading zones, improved access lanes and better sight lines into traffic (not just money donated TOWARD the cause in order to compensate).

Thanks in advance for being proactive towards caring about our community and the people in it rather than the developers. I am a very concerned citizen.

Sincerely,  
Jan Norton  
211 - 1083 Tillicum Road.

## Deborah Liske

---

**From:** Jesse Battle [REDACTED]  
**Sent:** April-25-22 11:47 AM  
**To:** Corporate Services  
**Subject:** re 1075 tillicum road (pid018-050-859 lotB section 10 esquimalt district planvip55556

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.

Dear Corporate Officer,

My name is Jesse Battle and I reside at 1082 Gosper Crescent Esquimalt BC.

We have been at this address since 1958 and have never had any problem with the Gorge Pub or any business in our area. We really do not understand what you want to replace what was established here over the years. Why not just leave well enough alone and let the setting of the beautiful Gorge Park be what it is.

Sincerely Jesse and Elsie Battle

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

## Deborah Liske

---

**From:** John O'Hara [REDACTED]  
**Sent:** April-25-22 4:04 AM  
**To:** Corporate Services  
**Subject:** Amenity Contribution vs Traffic Impact Assessment  
**Attachments:** 25 Apr Amenity Contr. re Traff. Imp.pdf

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please verify you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Dear Esquimalt Mayor and Council

1. I hope to provide a view point re: the Amenity Contribution to support a Pedestrian Crossing or even a Traffic Signal, at the future 1075 Tillicum Rd & Gorge Pointe with Tillicum Rd.
2. This presentation supersedes the one submitted on Sat, 23 Apr 2022.

Respectfully,

John and Brenda O'Hara, 402 Tillicum Rd, V9A 7M3

# **AMENITY CONTRIBUTION vs TRAFFIC IMPACT ASSESSMENT**

## **WATT Consulting Group**

### **1. TRAFFIC STUDY 23 – 02 – 2022, during peak periods. FIG #5**

#### **OBSERVATION:**

[1] AM = 71% R [12/17 + 29% L [5/17], while 657 [S] + 744[N].

[2] PM = 33% R [[3/9] + 67% [6/9], while 872[S] + 1009[N]

### **2. TRAFFIC STUDY: POST-DEVELOPMENT PROJECTION**

#### **1075 Till. Rd + Gorge Pointe**

##### **a. OPENING DAY = FIG #9**

[1] AM = 58% [29/50] + 42% [21/50], while 663[S] + 760[N]

[2] PM = 48% [13/27] + 52% [14/27], while 888 [S] + 1020[N]

##### **b. 2032 HORIZON = FIG #10**

[1] AM = 58% [30/52] + 42% [22/52], while 729[S] + 834[N]

[2] PM = 46% [13/28] + 54% [15/28], while 975[S] + 1121[N]

### **3. IS A TRAFFIC SIGNAL WARRANTED? [Page 26, paragraph 5.0]**

#### **BASIS: “Canadian Traffic Signal Warrant Matrix Procedure” P26**

##### **a. TRAFFIC VOLUME [Middle paragraph]**

Traffic volume does not exceed 75/hr out of Gorge Pointe and 1075 Tillicum.

**A full traffic signal is not warranted at this intersection.**

**b. PEDESTRIAN CROSSING [Second last paragraph]**

Insufficient data are available.

The presence of a bridge underpass nearby

The U-shaped Gorge Park entrance / egress system

The channelized left turn-off towards Gorge Pointe and 1075 Tillicum Rd

**c. CONCLUSION**

The implementation of a traffic signal or a pedestrian crossing in the vicinity of this site, is not recommended at this time.

**4. TRAFFIC OPERATION ANALYSIS [Page 31, 2<sup>nd</sup> paragraph from the bottom]**

Traffic volume does not exceed 75/hr out of Gorge Pointe and 1075 Tillicum.

**A traffic signal is not warranted.**

**5. CONCLUSIONS [Page 32, paragraph 7.0, last sentence]**

Currently not warranted are: a pedestrian crossing and traffic lights, at this intersection.

**6. PROPOSED COMMUNITY AMENITY CONTRIBUTION**

As reflected in the proponent's Public Hearing Presentation, approximately \$107 000 would be made available for Active Transportation improvements. Slide 20 shows a pedestrian crossing and parking areas on Tillicum Rd. As indicated above, the "WATT Consulting Group" Traffic Study, does not warrant a pedestrian crossing nor traffic lights at this intersection.

John & Brenda O'Hara, 402-1085 Tillicum Rd, V9A 7M3.

## Deborah Liske

---

**From:** John O'Hara [REDACTED]  
**Sent:** April-23-22 4:35 PM  
**To:** Corporate Services  
**Subject:** 1075 Tillicum Roof Top Patio  
**Attachments:** 25 Apr Roof top patio.pdf

CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information \_\_CAO \_\_Mayor/Council  
Other\_\_\_\_\_  
Referred to: Deb H  
For \_\_Action \_\_Response \_\_Report  
For Agenda ☒ Council \_\_COTW \_\_IC

CAUTION: This email originated from outside of the Township of Esquimalt Network.  
you recognize the sender and know the content is safe.

Dear Esquimalt Mayor and Council:

I hope to present a few points regarding the 1075 Tillicum Rd "Roof Top Patio", during my 2-minute presentation.

Sincerely,

John & Brenda O'Hara, 402-1085 Tillicum Rd, V9A 7M3

# **ROOF TOP “COMMON AREA”, ie “PATIO”**

## **HAVING A FLAT ROOF FUNCTION AS AN ENTERTAINMENT CENTRE DEFINITELY IS NOT “GREEN” – WHATEVER THAT MEANS**

### **1. PURPOSE OF THIS AMENITY**

To provide a common meeting area, c/w patio and BBQ, as per Appendix I, slide #9 [Abstract Public Hearing Presentation].

### **2. IMPACT UPON NEIGHBOURHOOD**

#### **a. PRIVACY**

[1] Nearby residents, will lose their freedom within their own back yards.

[2] Who would like to be looked down upon?

#### **b. NOISE**

[1] Events may carry on late into the night.

[2] During silent hours, noise will travel considerable distances.

#### **c. USAGE**

Year-round? Or just during the warmer season: May – Sep incl?

### **3. USER AMBIENCE: TO BE AWAY FROM**

a. Air handling units.

b. Sewer stacks.

c. Dryer vents.

d. Roof drains

#### **4. PRACTICALITIES re: STORAGE and SHELTERING**

- a. An open-air patio, c/w a BBQ, propane tanks, chairs, tables and umbrellas requires a storage space. A few well-made garden sheds, securely mounted, will do.
- b. From time to time, it may even rain but still one wants to enjoy the outdoors. A very sturdy cabin or two, will accommodate that.

#### **5. CONCLUSION**

- a. Privacy intrusion and noise generation, cause together a poor neighbourly relationship.
- b. A mini-city on top, may contravene height limitations [ Zoning Bylaw 1992 #2050, art 15]

John & Brenda O'Hara, 402-1085 Tillicum Rd, V9A 7M3.

## Deborah Liske

---

**From:** John O'Hara [REDACTED]  
**Sent:** April-23-22 4:24 PM  
**To:** Corporate Services  
**Subject:** Amenity Contribution  
**Attachments:** 25 Apr Amentiy contr vs Traffic.pdf

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.

Dear Esquimalt Mayor and Council

I hope to provide a view point regarding an amenity contribution to construct a pedestrian crossing near 1075 Tillicum Road / Gorge Point , during my 2-minute presentation.

Sincerely,

John & Brenda O'Hara, 402-1085 Tillicum Rd, V9A 7M3

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

# **AMENITY CONTRIBUTION vs TRAFFIC IMPACT ASSESSMENT**

## **WATT Consulting Group**

### **1. TRAFFIC STUDY 23 – 02 – 2022, during peak periods. FIG #5**

#### **a. OBSERVATION:**

This is winter time

Minimal bike traffic

Does not represent May – Sep conditions.

#### **b. DATA:**

[1] AM = 71% R [12/17 + 29% L [5/17], while 657 [S] + 744[N].

[2] PM = 33% R [[3/9] + 67% [6/9], while 872[S] + 1009[N]

### **2. TRAFFIC STUDY: POST-DEVELOPMENT**

#### **a. OPENING DAY = FIG #9**

[1] AM = 58% [29/50] + 42% [21/50], while 663[S] + 760[N]

[2] PM = 48% [13/27] + 52% [14/27], while 888 [S] + 1020[N]

#### **b. 2032 HORIZON = FIG #10**

[1] AM = 58% [30/52] + 42% [22/52], while 729[S] + 834[N]

[2] PM = 46% [13/28] + 54% [15/28], while 975[S] + 1121[N]

### **3. IS A TRAFFIC SIGNAL WARRANTED? [Page 26, paragraph 5.0]**

#### **a. TRAFFIC VOLUME [Middle paragraph]**

Traffic volume does not exceed 75/hr out of Gorge Pointe and 1075 Tillicum.

**A full traffic signal is not warranted at this intersection.**

**b. PEDESTRIAN CROSSING [Second last paragraph]**

Insufficient data are available.

The presence of a bridge underpass nearby

The U-shaped Gorge Park entrance / egress system

The channelized left turn-off towards Gorge Pointe and 1075 Tillicum Rd

**c. CONCLUSION**

The implementation of a traffic signal or a pedestrian crossing in the vicinity of this site, is not recommended at this time.

**4. TRAFFIC OPERATION ANALYSIS [Page 31, 2<sup>nd</sup> paragraph from the bottom]**

Traffic volume does not exceed 75/hr out of Gorge Pointe and 1075 Tillicum.

**A traffic signal is not warranted.**

**5. CONCLUSIONS [Page 32, paragraph 7.0, last sentence]**

Currently not warranted are: a pedestrian crossing and traffic lights, at this intersection.

**6. PROPOSED COMMUNITY AMENITY CONTRIBUTION**

As reflected in the proponent's Public Hearing Presentation, approximately \$107 000 would be made available for Active Transportation improvements. Slide 20 shows a pedestrian crossing and parking areas on Tillicum Rd. As indicated above, the "WATT Consulting Group" Traffic Study, does not warrant a pedestrian crossing nor traffic lights at this intersection.

John & Brenda O'Hara, 402-1085 Tillicum Rd, V9A 7M3.

## Deborah Liske

---

**From:** Fern Spring [REDACTED]  
**Sent:** April-20-22 2:23 PM  
**To:** Corporate Services  
**Subject:** Rezoning 1075 Tillicum Road/ April 25, 2022 Council meeting

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.

To: Mayor & Council

In the Spring of 2015 Gorge Pointe was in the process of a lengthy remediation project of its buildings. As a result numbers of contractor/worker's vehicles were parked on nearby streets (notably Uganda Ave.) hours on end five days a week. Appeals to both the contractor and the municipality produced little relief.

Currently this proposed ill-located condominium building is much larger and will be of much, much longer duration (years?). However, this time the municipality has more than sufficient lead time to put in place the necessary requirements to protect the neighbourhood from the impact of excessive parking either through the Development Permit or some other restrictions. We look for your lead in this matter.

Your consideration of the foregoing is appreciated.

John Spring  
302 Uganda Avenue

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 21, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	_____
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

## Deborah Liske

---

**From:** Jordan Fairlie [REDACTED]  
**Sent:** April-22-22 1:28 PM  
**To:** Corporate Services  
**Subject:** 1075 Tillicum  
**Attachments:** Jordan\_Scan593.pdf

CAUTION: This email originated from outside of the Township of Esquimalt Net  
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CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: \_\_\_\_\_ April 25, 2022  
For Information \_\_ CAO \_\_ Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For \_\_ Action \_\_ Response \_\_ Report  
For Agenda ☒ Council \_\_ COTW \_\_ IC

To Whom it May Concern,

Please find attached my letter to support Abstract Developments application at 1075 Tillicum Rd.

Regards,

Jordan Fairlie

Dear Mayor and Council,

My name is Jordan Fairlie and I am the property owner at 1250 Woodway Rd. While I was hoping to speak to you in-person I am unable to attend the Public Hearing on Monday. However, I believe it is important to still offer my support to Abstract's application.

Living in the CRD, housing is a topic that is often top of mind for many. I am supportive of densifying our community in the right ways and adding new homes in the right locations. We have a need for more housing in Esquimalt and projects like Abstract's which have a pleasing design and are located on major corridors like Tillicum are appropriate to help address the need.

This project will create opportunity for people to enter our housing market and enjoy what is great about Esquimalt; our parks, waterways and local businesses that make us unique. There are many areas where this type of development would be unsettling, but the proximity of the project to other multi-family developments makes it a supportable location and project. I am particularly excited about the future commercial space included in their application as it will be great to have something to replace the pub which has closed. I can imagine residents and visitors who want to grab some food and enjoy the nearby amenities of our community, including the new tea house in Gorge Park will take advantage of this amenity.

As a resident of Esquimalt who is invested in seeing our community grow and develop in an appropriate fashion, I fully support this development.

Best regards,

  
Jordan Fairlie

## Deborah Liske

---

**From:** Jordan Miller <[REDACTED]>  
**Sent:** April-24-22 8:4  
**To:** Corporate Services  
**Subject:** Letter of support 1075 Tillicum rd

CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information \_\_ CAO \_\_ Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For \_\_ Action \_\_ Response \_\_ Report  
For Agenda X Council \_\_ COTW \_\_ IC

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please recognize the sender and know the content is safe.

To the Mayor and Council of Esquimalt.

Thank you for taking the time to read this email. I am a home owner at 4-1052 Tillicum Rd. I am writing to express my support for the building proposed at 1075 Tillicum.

The proposed building would bring welcome change to the community. It will provide 99 desperately needed homes. The lack of housing has forced several of my friends to live with multiple roommates, live in RVs or move out to the edge of the city and endure long and polluting commutes. This building would allow 99 families to experience what Esquimalt has to offer.

The retail units on the ground floor will bring life to the street and be home to businesses that will bring amenities which have been lacking in the neighbourhood. The retail, along with the proposed landscaping and contribution to streetscape improvements on Tillicum will greatly enhance the experience of the residents of the neighbourhood.

I sincerely hope that you see the benefits of the proposed building will bring and grant approval for its construction. The building would be a welcome addition to the community and I look forward to seeing it built.

Sincerely  
Jordan Miller

Get [Outlook for Android](#)

## Deborah Liske

**From:** Corporate Services  
**Subject:** FW: 1075 Tillicum Road Public Hearing

**From:** Joshua Galbraith  
**Sent:** April-23-22 9:31 PM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** 1075 Tillicum Road Public Hearing

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: April 25, 2022
For Information __ CAO __ Mayor/Council
Other _____
Referred to: Deb H
For __ Action __ Response __ Report
For Agenda <input checked="" type="checkbox"/> Council __ COTW __ IC

Dear Esquimalt Mayor and Council,

I live in Esquimalt, and I am writing in regarding the proposed development at 1075 Tillicum rd. I would have liked to have spoken in person at the public hearing but unfortunately, I have a prior commitment. I am in support of this proposal. We are amid a housing crisis and far more needs to be done as soon as possible. I continue to see friends priced out of the region. There have been multiple studies done that show the benefits of density and walkability for a neighbourhood. I believe these benefits to the local community, and municipality at large, outweigh vehicle related concerns of traffic and parking. For a couple of easy summaries please see below:

<https://www.youtube.com/watch?v=7Nw6qyyr1Tel>

<https://www.youtube.com/watch?v=bnKIVX968PQ>

I personally would have liked to see more commercial space in the mixed building. Additionally, I in general think that we need to be providing more 3-bedroom units to the community. However, I do not want the perfect to be the enemy of the good and this is a good development for Esquimalt. It should be approved.

I also want to echo what I see others have noted in previous emails that a crosswalk at Tillicum between Craigflower and Gorge would tremendously help the walkability and safety of the area. Gorge Park is a great asset to our community and we should be making sure that it is easy to get to.

Thank you for your time,

Joshua Galbraith

889 Lampson Street

I would like to acknowledge that I am emailing from the territory of the Lekwungen-speaking peoples, specifically the Esquimalt and Songhees nations that have been here since time immemorial and continue to be here.

## Deborah Liske

**From:** Judith Whitemarsh  
**Sent:** April-21-22 1:35 PM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** 1075 Tillicum rezoning public hearing

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: April 22, 2022
For Information __ CAO __ Mayor/Council
Other _____
Referred to: _____
For __ Action __ Response __ Report
For Agenda __ Council __ COTW __ IC

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.

From Judith Whitemarsh  
404-1085 Tillicum Road

Security. I did not buy a retirement home to fight it out in my golden years to keep residents of 1075 from coming onto our property or marina. We have two bylaws now one where we have to escort our guests on our property and smoking restrictions. Are 1075 going to respect the smoking one or is our insurance company going to allow them on our property.

Insurance costs. Who is going to cover our extraneous insurance costs.

Child safety. How can children get to school safely. Wheelchair crossing Tillicum Road. Get across access lanes.

Emergency vehicle access.

Privacy from apartments staring in.

Trees along Tillicum. You can't see now when you come around corner. Never mind adding in trees

They had mentioned takeout food. Or a little food place. Where are those cars going to park.

We were asked if we wanted a dog park for our dogs. Don't see anything on the plan for a safe place for that.

The human factor should be revisited here. It is really a sad situation.

Sent from my iPhone

**Deborah Liske**

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**From:** lorjan [REDACTED]  
**Sent:** April-22-22 2:17 PM  
**To:** Corporate Services  
**Subject:** Rezoning Application 1075 Tillicum

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

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.

To be included in the Council Meeting 25 April 2022.

Dear Mayor and Council,

I would like to express a few of my concerns regarding this proposed development.

The height of this building should be a maximum of 4 stories; however, townhouses would be a much better fit for this extremely busy section of Tillicum. We already have a problem with traffic speeding along Tillicum (I've never seen anyone pulled over by the police). Once Esquimalt follows through on the "road diet" plan, frustrated drivers will probably just use the new centre turn lane rather than wait in the traffic. That will be both frustrating and nerve-wracking for those of us trying to make a left turn onto Selkirk Avenue.

The ingress and egress for residents of 1075, 1083 and 1085 Tillicum will be a nightmare.

The proposed development has totally inadequate parking for residents, visitors and for the proposed commercial uses. We really miss the old Pub and would love to see a replacement, but to think that all patrons will arrive on foot is unrealistic.

This is market housing, not affordable housing and these micro units are designed to maximize developer's profit. Please scale the complex back and build fewer but larger units which would provide adequate living space for small families.

Respectfully,

Lorraine Mainwaring  
Janice Edwards  
#309 - 853 Selkirk Ave.  
Victoria, BC V9A 2T7

## Deborah Liske

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**From:** Corporate Services  
**Subject:** FW: Correspondence for Public Hearing - 1075 Tillicum Road  
**Attachments:** Esquimalt.docx

On Apr 25, 2022, at 10:27 AM, Lynn Merry [REDACTED] wrote:

Please find attached correspondence for the Public Hearing tonight for the 1075 Tillicum Road property.

Sincerely

Lynn Merry

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED: _____	April 25, 2022
For Information __CAO __Mayor/Council	
Other_____	
Referred to: _____ Deb H	
For __Action __Response __Report	
For Agenda <input checked="" type="checkbox"/> Council __COTW __IC	

Lynn Merry  
405-1085 Tillicum Road  
Victoria, BC V9A 7M3

April 18, 2022

Dear Mayor Desjardins and Esquimalt Councillors:

Be advised that I have concerns with the proposed development at 1075 Tillicum Road as follows:

Parking Variance: It is proposed that the development would have 84 parking stalls for 99 units which results in 46 fewer parking stalls required by bylaw. This variance is unacceptable. I live at Gorge Pointe which consists of 112 two bedroom units. We have one parking stall for each unit plus a total of 25 extra parking stalls which can be rented out for second vehicles. Every one of the extra stalls are rented out and we have a wait list of approximately 10 owners looking for extra spaces. With 40% of the units at 1075 Tillicum Road being two and three bedrooms, I don't believe there will be enough parking stalls for the development. It is just not realistic to think that owners will not have one or two vehicles even with free bus passes and the proposed car share. Where will these extra vehicles park? Uganda Street or Gorge Park?

The Vehicle Ownership Observations in Bunts Report states that the data was collected from comparable multi-family strata buildings in close proximity to the subject site. Although the sites are in reasonably close proximity to the proposed development, I do not agree that the sites are comparable. Two of the properties have significantly fewer units (27 and 31) and all three properties, even though two have addresses on Gorge Road, have ingress/egress to the property off a residential street. The proposed development at 1075 Tillicum will be sharing a very short right-of-way with our property and 137 other vehicles from Gorge Pointe. As well, none of the three comparable properties have commercial space with the potential of delivery trucks and short term visitors to commercial space. The report does not consider ingress/egress to the property from a very busy Tillicum Road and the shared right-of-way.

Massing/Height: Six storeys is too high and 99 units too many. Due to the elevation of the surrounding properties (Gorge Pointe and the single family homes on Uganda Street), this structure will tower over neighbouring properties. Concerns include shadowing and loss of privacy for our units that have windows and balconies facing the proposed development.

The number of units is also a concern. The property directly across Tillicum Road from the Pub property is approximately the same size lot and when developed, only ten new units were constructed. Within approximately one square kilometer there has and is many new developments taking place, including 214 units at Tillicum Road, Obed Avenue and Albina (with a total of 231 parking stalls), 50 units at Tillicum Road and Gorge Road (with a total of 70 parking stalls) and 5 units at 1048/1050 Tillicum Road

(with a total of 10 parking stalls). As you can see, other developments clearly have parking ratios higher than the proposed development at 1075 Tillicum Road. The increased number of vehicles due to the new development around this neighbourhood (approximately 400 additional vehicles) is going to exacerbate the existing congestion, traffic noise and safety issues. It is already very difficult to access and leave our property during rush hour.

Setback on Tillicum Road: Because of the grade along Tillicum Road in front of the 1075 property and the amount of traffic, it is already dangerous for motorists, pedestrians and cyclists. This proposed development is located very close to Tillicum Road and with the addition of new boulevard trees, outdoor seating for the commercial space and the possibility of delivery vehicles stopped in the right-of-way, there are added safety concerns. It is too much massing along Tillicum Road even with the set back of the upper units.

Construction: There is concern with the construction stage of this development as well including noise, dust, blasting for the underground parkade and security and the impacts to the residents of Gorge Pointe. Where will the construction vehicles park and work? How will they turn around? The right-of-way between the property will be used I would think during construction and then for deliveries, etc when the building is constructed. This will add to our already busy right-of-way where at times there is a line up of 4-5 vehicles waiting to get in our gate. Will there be security contracted to guard the site overnight and on weekends? How will the developer mitigate dusty and construction debris? How will the developer mitigate any damage to our property/parkade during blasting? There really is no place other than the existing pub parking lot for any storage of equipment and vehicles.

Conclusion:

In closing, the proposed development of six storeys does not fit within the character of the neighbourhood. The additional vehicles and massing will exasperate existing traffic, congestion and safety concerns on Tillicum Road as well as on our shared right-of-way. The residents of Gorge Pointe should not be inconvenienced for the use of our property during the construction phase and after completion of construction with respect to access to and egress from our property. A four storey building with larger setbacks from Tillicum Road and Gorge Pointe property may be appropriate for this site.

Sincerely

Lynn Merry

## Deborah Liske

---

**From:** Nona Brack [REDACTED]  
**Sent:** April-25-22 1:00 PM  
**To:** Corporate Services  
**Subject:** Attention Debra Hopkins Public input to 1075 Tillicum Rd proposal - April 25th, 2022

**Importance:** High

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please verify you recognize the sender and know the content is safe.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

Hello Debra

Please see below for our comments:

### Public Input on rezoning of 1075 Tillicum Rd – Township of Esquimalt

In principle we somewhat support the concept of the proposed development at 1075 Tillicum Road to be a comprehensive development.

We do not support Abstract Developments proposed 99 unit – 6 story height of a building for the following reasons:

- a) The height of the 6 stories is too tall and impacts many neighboring properties for both privacy and light/shadow effects. We would encourage council to come for a walk around this area to see and consider these impacts to the neighborhood. A 4-story proposal would be more aesthetic, in line with the neighborhood and a current proposal for the corner of Tillicum and Gorge Rd west development which is along the same lines as this Abstract proposal.
- b) The proposed 99 units is excessive for the neighborhood based on the housing density currently occurring on Tillicum Rd with properties beside (1083 Tillicum Rd) and across the street (1060 & 1052 Tillicum Rd) from 1075 Tillicum Rd. There is also a proposal for the Tillicum/Gorge Rd west development which is for only 50 units. The 99-unit idea seems rather unrealistic for the space.
- c) Traffic concerns are twofold:
  1. Obviously parking will be an issue. Parking was an issue with the smaller Gorge Point pub population to the surrounding neighborhoods of Uganda and McNaughton avenues.
  2. The developer (Abstract) noted a speed bump installation on McNaughton Ave in their consultations. The current residents of McNaughton were not able to achieve this traffic calming solution so we have to question how Abstract is able to make this occur if they build in an area.

Thank you for your time and these considerations.

Nona and Brian Brack  
915 McNaughton Ave.  
Esquimalt, BC.

Re: 1075 Tillicum Rd.  
Re-zoning application

To whom it may concern,

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

I live in the neighbourhood at 96 Uganda Ave. Esquimalt BC V9A5X6

**I am opposed** to the re-zoning application for the following reasons.

1. I do not support greedy developers who destroy neighbourhoods on the pretext of creating something better. The only thing that is better is their bank accounts.
2. Demolishing the Gorge point pub is destroying the neighbourhood meeting place and a perfectly good building. What is going to replace it? A new building that blocks the sunset for the people in the condominiums? How is that an improvement?

**3. Height** (too many stories – towering over the neighbourhood) I oppose the request to increase the height of the building to six stories beside a bird sanctuary and parks.

In my opinion this is too high and should be restricted to a maximum of four floors. Plus, the height requested will be soaring above the tree height and will restrict light to the neighbouring Gorge Point condos.

**4. Size** – very small units and the number of units proposed will not create an environment for long term residents.

**5. Road access** to site is difficult now and 99+ more units with bikes and cars and pedestrians trying to cross the busy street will create even more traffic issues. This, I think, is a very serious issue. The road is bumper to bumper now at commuter times.

Thank you,  
Peter Thompson  
96 Uganda Ave.

**Brenda Ellis**



## Deborah Liske

**From:** Danny Proulx [REDACTED]  
**Sent:** April-25-22 10:10 AM  
**To:** Corporate Services  
**Subject:** Rezoning Application of 1075 Tillicum Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
RECEIVED: April 25, 2022  
For Information \_\_CAO \_\_Mayor/Council  
Other \_\_\_\_\_  
Referred to: Deb H  
For \_\_Action \_\_Response \_\_Report  
For Agenda ☒ Council \_\_COTW \_\_IC

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.

We live at 918 McNaughton Avenue and are unable to attend the meeting this evening. Below is a list of our concerns.

1. Our backyard faces the current parking lot. We are concerned there will be absolutely NO PRIVACY with a 6 story building as well as a rooftop restaurant. A three or four story building seems more appropriate and it also keeps in line with the other surrounding buildings. Also, with a rooftop restaurant if it is an open space gives us great concerns about noise issues.
2. Concerns about the impacts of shadowing onto our property from a six story building. Also, even if trees are placed where the current fence exists to help with the privacy issues it would still create major shadowing onto the our property.
3. Parking - with a minimum of 99 units and only 88 parking stalls - it would not be sufficient parking. What happens if all the tenants have vehicles? Where would there friends and family park when visiting them? Where would guests park for the proposed restaurant and other potential businesses? McNaughton Avenue, Uganda Avenue and other streets in the area would become greatly impacted.
4. Concerns with traffic congestion on Tillicum Road.
5. Concerns about the traffic that would move thru McNaughton. We would need speed bumps in place to help slow down traffic on McNaughton Ave.
6. Concerns with damages to our property when blasting starts and well as noise. We also have a retaining wall where the fence separates our yard from the current parking lot. When blasting starts we have concerns that our retaining wall may get damaged or fall over.

Thanks. Ramona and Danny

## Deborah Liske

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**From:** Richard Fisher [REDACTED]  
**Sent:** April-22-22 3:5  
**To:** Corporate Services  
**Subject:** Gorge Point Project  
**Attachments:** Gorge Point Project.pdf

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

Please find attached my letter of support for this development.

Thank you.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
RECEIVED: _____ April 25, 2022
For Information __CAO __Mayor/Council
Other_____
Referred to: _____ Deb H
For __Action __Response __Report
For Agenda <u>X</u> Council __COTW __IC

Richard Fisher / Agency Director, Owner

Trapeze Communications Inc / Phone [REDACTED]  
[trapeze.ca](http://trapeze.ca) / [facebook](https://www.facebook.com/trapeze) / [instagram](https://www.instagram.com/trapeze)

TRAPEZE

April 22, 2022

Dear Mayor and Council,

Re: Gorge Point Project - 1075 Tillicum Rd.

My name is Richard Fisher and I have been a proud Esquimalt resident and taxpayer for the past 20 years.

I am writing to voice my support for the Gorge Point Project and I'm urging you to vote "yes" and move this development forward.


We cannot ignore the current state of our housing market and the limited options that are currently available. If we wish to retain current citizens as well as welcome new people to our community, we must have an abundance and variety of housing to meet the needs of folks at whatever life stage they may find themselves.

Above and beyond the practical considerations, surely it cannot be lost on anyone that this development is a huge improvement over the existing building and will greatly enhance the attractiveness and vitality of the neighbourhood.

I also wish to state that Abstract Developments has an excellent reputation and an extremely successful track record of projects in Greater Victoria including Black and White, Element, Bowker and Emerson to name a few. As they state, Abstract just doesn't just build houses, they build communities.

Thank you for considering my letter and I trust you will get behind this project and support this worthy development.

Sincerely,

  
Richard Fisher  
678 Fernhill Road  
Esquimalt, BC

## Deborah Liske

---

**From:** Michael Galvon [REDACTED]  
**Sent:** April-25-22 9:57 AM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** 1075 Tillicum Road - Rezoning Proposal

CAUTION: This email originated from outside of the Township of Esquimalt Network. Please verify you recognize the sender and know the content is safe.

To Mayor and Council:

Rezoning Application - 1075 Tillicum Road  
File # 22-170

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 25, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> _____
Referred to:	<input checked="" type="checkbox"/> Deb H
For	<input type="checkbox"/> Action <input type="checkbox"/> Response <input type="checkbox"/> Report
For Agenda	<input checked="" type="checkbox"/> Council <input type="checkbox"/> COTW <input type="checkbox"/> IC

My wife and I have lived at 307 Uganda Avenue since 1993. We recognize that increased housing density is a planned feature of our neighbourhood and accept that 1075 Tillicum will be developed as a multi-story residential and commercial mix.

We have reviewed the proposal put forth by Abstract Developments and attended two of the community engagement online meetings. There are serious flaws in the Abstract proposal most of which have been described in detail by other neighbours.

We respectfully request Mayor and Council not approve the project.

Here are some of our concerns.

### Height, Massing and the OCP

I urge you all, if you have not already done so, to visit the 1075 Tillicum neighbourhood. Park on Uganda Avenue and look north-west toward to the Gorge Pointe Pub site. Notice the height of the tallest conifers – this is approximately the height of the proposed 6-story building. Notice how the building will tower over the neighbourhood in contrast to the existing condo buildings at 1083 and 1085 Tillicum. Next walk or drive across the bridge into Esquimalt from Saanich. Notice how the condos on your left move smoothly up from the water to Tillicum. The 4-storey height is mirrored by the mature trees in the park across the street and continues in the roof profiles of the 4-story town homes following over the hill. Then, picture the proposed building. The tallest structure in the area built on the highest point of land between Gorge and Craigflower.

This image and the view from the neighbourhood does not fit with the the COP Section 6.1 policy, "...contributes positively to the visual and aesthetic character of its site, setting and surrounding properties."

In addition a 6-story building will create significant sun shadowing for existing residents on both sides of Tillicum and down McNaughton

### Density

One of the goals of Bylaw 2922 is support the development of housing that meets the needs of current and future residents, specifically young families. Conservatively over 50% of the proposed 99 units are market housing for speculators and/or vacation rental and too small for young families. The 99 units on a small lot with a majority of market housing will create a crowded and transient feel for this area.

This neighbour already has plenty of density with 112 units between 1083 and 1085 Tillicum and four new-ish 8 unit town homes on the west side of Tillicum.

## **Traffic and Parking**

The Traffic Impact Assessment (TIA) LOS (Level of Service) projections clearly shows the problems that await the residents of 1075, 1083, and 1085 Tillicum Road and the surrounding neighbourhood should this proposal pass. The largely 4-lane (two north, two south) section of Tillicum Road around the development site is a busy major corridor and packed at peak hours. Removing the curb lane for the test phase of the Active Transport AAA bike lanes will exacerbate the problem and further impair access to and from the three Tillicum Road properties. How do you intend to plan for time-sensitive emergency vehicle access for over 200 homes when Tillicum Road is gridlocked?

Abstract Development's proposal does not allow for an EAL on their property, so they are proposing to use the EAL of 1083 and 1085 Tillicum for their use to facilitate service and emergency vehicles. Based on Adam Coopers comments at the most recent hearing, Abstract's plan allows for moving vans and commercial vehicles to block this access road when required by the residents of 1075 Tillicum

The proposed onsite parking is inadequate in every way. The OCP states, "the project's parking requirements can be satisfied on-site;" and "The project's parking requirements should not unduly affect neighbouring land uses."

## **Sewer Service and the Uganda Pump Station**

Recently, March 1, 2022, the CRD sent out a bulletin to residents in this area requesting assistance with source control of materials entering drains and toilets. The pump station has been "challenged" with the ongoing buildup of obstructive materials that "has increased the frequency of maintenance and shortened the lifespan of equipment required to operate the pump station, resulting in a significant increase in cost to operate the server servicing your neighbourhood."

Over the past few years we have seen a rise in the "red light" alerts on the pump station as it is directly across from our house. These warnings indicate pumping capacity thresholds have been reached and manual intervention is required. Excess sewage is diverted into the Gorge until levels subside or a pump truck arrives to start draining the cistern.

As you likely know, this is not exclusively a sewage issue as Inflow and Infiltration are contributing factors. However, the pump system appears to be inadequate now. How will the addition of 99 homes affect this situation? Is the developer responsible for a portion of necessary upgrades?

Sincerely,

Terry Ann Duncan and Michael Galvon  
307 Uganda Avenue