

## Deborah Liske

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**From:** Corporate Services  
**Subject:** FW: In support of Development application at 1075 Tillicum

**From:** Gabrielle Doiron [REDACTED]  
**Sent:** March-04-22 9:27 AM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** RE: In support of Development application at 1075 Tillicum

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 4 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> Late Item
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

Dear Mayor and Council,

I am in full support of the proposed development application at 1075 Tillicum and I encourage the Mayor and Council to send this project to public hearing.

This is a great location to add new housing in the community and we are in need of more housing options here in Esquimalt.

This application also encourages homeowners to reduce their environmental impact by giving up cars, which I believe is in line with your new transportation plan.

The neighborhood Pub was a gathering place for the community. I know that many of the community members around the Tillicum road area were sad when it closed and are hoping that it will be replaced with another pub or similar type venue where people can gather and socialize. There is a lack of restaurants or pubs to solicit in this area and Esquimalt is in need of more of these types of businesses. With the beautiful event center opening across the street in Gorge Park, it would be a nice compliment to a neighborhood that is becoming a more attractive place to live by creating more housing and improving the quality of living in Esquimalt.

In addition to this, **I would implore you to please consider a crosswalk on Tillicum between Craigflower and Gorge.** There are .8 kilometers between pedestrian crossing points. Every day I see people running across the street in heavy traffic and speeding cars. I know people would make the argument that it will slow down traffic, but there is an issue with speeding on Tillicum and it is only a matter of time until someone runs across the road and gets hit by a car (especially elderly people who live in the area). With more commercial space being added to this area, it would be in the best interest of the council to safeguard its community and add a crosswalk in this area so they can safely access amenities in their community.

The proposed development at the old pub has my support and it deserves the Mayor and Council's as well.

I hope to see this application approved.

Thank you,

Gabrielle Doiron and James Martens

(Owners, 9-1060 Tillicum Rd)

## Deborah Liske

**From:** Erin Willis [REDACTED]  
**Sent:** March-04-22 10:57 AM  
**To:** Corporate Services  
**Subject:** [SPAM] 1075 Tillicum Development

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 4 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> Late Item
Referred to:	<input 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.

Hello,

I am writing in support of the development at 1075 Tillicum from Abstract that is having its first reading before council on the 7th.

I live in View Royal at Craigflower and Admirals and frequently use the amenities in the immediate area of the development especially the Gorge View park.

The addition of 100 homes close to shops, transit infrastructure and green space will be a much welcome addition to the area especially considering the housing crisis.

I understand that the developer is looking for a parking variance but will be providing ample bike storage, BC Transit passes for homes with no parking, and modo car share e-vehicle and membership for all homes. Additionally they are proposing a \$100K CAC towards active transportation improvements along Tillicum. Considering mode shift is a key objective to the CleanBC plan and that both Saanich and Victoria are planning a AAA bike lane along the gorge this is the perfect place to reduce car dependency.

Thank you for your time,  
Erin Willis

## Deborah Liske

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**From:** Jeanette Kelly [REDACTED]  
**Sent:** March-04-22 12:49 PM  
**To:** Corporate Services  
**Subject:** 1075 Tillicum Rd Abstract Developments

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

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 4 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> Late Item
Referred to:	<input 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

Mayor & Council,

My husband and I are homeowners at 1060 Tillicum Rd. We have participated in the Zoom info meeting hosted by Abstract Developments, received follow-up mailers and have spoken directly to Adam Cooper of Abstract Developments. After hearing about the design, target buyer and amenities the development will bring to our community, we are very excited to see this project go forward. Esquimalt is a neighbourhood with so much to offer 1st time buyers, families or people looking to downsize or simplify their lives. We have ample green spaces, playgrounds and recreation opportunities. Why not open our space to affordable, safe and environmentally conscious housing? We feel confident development all along the Tillicum corridor will see business and employment opportunities, increased usage of transit and rejuvenation of the Tillicum Shopping Centre. It would be great to have a neighbourhood gathering place such as a coffeeshop or small pub where friends and neighbours can walk over, socialize and best of all :shop local!

Thank you for the opportunity to express our support of our "hometown".

Jeanette & Lorne Kelly

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Jeanette Kelly

## Deborah Liske

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**From:** Ryan Cole  
**Sent:** March-04-22 9:05 PM  
**To:** Corporate Services  
**Subject:** 1075 tillicum

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 7 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> Late Item
Referred to:	<input 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. you recognize the sender and know the content is safe.

I have tried to email the council but have not gotten any confirmation it was received.

I am writing about the 1075 Tillicum development application.

My name is Ryan Cole, I live at 311 Uganda ave. I have been an Esquimalt resident for 10 years.

I have attended all the meetings that Abstract has had for community input.

This development is not something I wish to see happen. I support housing developments, but this one is too high for this area. Abstract was inferring to residents that it had to be 6 storeys because of the OCP. It only has to be UP TO 6 storeys. This lot is the highest point in the neighborhood and building up 6 storeys is going to dominate the area. My privacy in my backyard will be gone. I will have balconies looking directly into my house.

Since Abstract presented their shadow study, one resident sold their house and left Esquimalt. I have always felt Esquimalt cared about residents, and for the first time I don't feel that.

I think this should be capped at 4 storeys, like every other development in the area. The trees line the area at 4 stories and it would fit in at that height.

Increased traffic is a concern, privacy, shadows, parking. All of these things are going to hinder my current situation. It's easy to vote Yes to this if you don't live here. We need the council to stick up for us, the people who live right here.

I met with the Mayor and walked her on the site to show her that the drawings do not paint the whole picture. In fact, they do not show any of the houses who will be impacted.

I urge you to cap this height at 4 stories, just like the property next to it.  
We need you.

## Deborah Liske

**From:** Justin Temmel  
**Sent:** March-04-22 10:17 PM  
**To:** Corporate Services  
**Cc:** Jennifer Horsfall  
**Subject:** 1075 Tillicum Road

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: March 7, 2022  
For Information \_\_CAO\_\_ Mayor/Council  
Other Late Item  
Referred to: Deb H  
For \_\_Action\_\_ Response \_\_Report\_\_  
For Agenda X Council \_\_COTW\_\_ IC

Dear Mayor and Council,

We are the homeowners at 1051 Tillicum Road, immediately next door to the late Gorge Point Pub. We are positioned to be some of the most affected by the extensive construction work and resulting high density building right next door. While we obviously aren't thrilled to be in this situation, we think it's important for you to know that we do still support the project for several reasons.

We understand that there is a severe shortage of available housing in this city, and we are thankful that we managed to get into the housing market ourselves. Few of our peers have been as lucky as we have in that regard, and these condos will open up more much-needed housing opportunities for them and other residents of Victoria.

Given the current housing crisis, we feel that no-one who has managed to buy a single family home outside of suburbs, ourselves included, should stand in the way of a project that increases home density this close to the downtown core. We are a city surrounded by water and mountains and cannot keep expecting those working in Victoria to commute and live continually farther from their workplaces. It is unsustainable for our time, money, and fuel to be wasted commuting back and forth each day. Higher density from multi-story buildings and townhouses, especially on busy streets like Tillicum, is a big part of the solution.

Abstract has been great to deal with, and they have put an impressive amount of effort into keeping peace with those of us that will have to live next door. They've demonstrated a high willingness to minimize the impact their construction will have on the rest of us, and try to leave the area better than they found it. For example, when we expressed concern that the balconies on the side closest to our property would loom over our backyard, Abstract adjusted their drawings to step back the 5th and 6th floors away from our property line and made strong efforts to ensure that our privacy hedge would be kept intact. Other neighbours had expressed concerns about lack of greenspace, and so the design was adjusted to include extensive landscaping along the roadside of their sidewalk, making that part of Tillicum safer and more enjoyable for pedestrians. They have also gone above and beyond to demonstrate how their design will not throw shade over the surrounding single family homes unless the sun was already low in the sky.

Finally, the design of the building includes private and communal outdoor spaces and beautiful architecture, all of which will promote mental health and community for these new residents and green spaces for birds, bees, and small animal life. This space has been thoughtfully designed and will be an asset to those living there as well as the neighbourhood. It's not a pub, but it is something else that we desperately need-- housing.

We encourage you to support this application and advance it to public hearing.

Thank you,

Justin Temmel, Jennifer Horsfall

## Kim Maddin

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

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 7 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> Late Item
Referred to:	<input 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

-----Original Message-----

From: Sak Johl [REDACTED]  
Sent: March-06-22 4:15 PM  
To: Corporate Services <Corporate.Services@esquimalt.ca>  
Subject: 1075 Tillicum

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.

Esquimalt Mayor and council

My name is Sak Johl.I recently had an opportunity to work with the mayor,council and the planning department of Esquimalt,to build 5 Townhomes at 1052 Tillicum.

The area surrounding Gorge Park is the gateway to Esquimalt from Sannich.Recently,the area has not only been updated with my development of 5 new townhomes,but now an older duplex is been replaced with 5 new townhomes @1048 Tillicum.

The former Gorge Pointe Pub area is now been considered as mixed use residential.I support the idea of additional housing for this area.Abstract's reputation of quality design will enhance the modernization of the Gorge Park Area. The one recommendation would be a pedestrian crossing at the corner of Tillicum Rd. and McNaughton Ave.

Sak Johl

Sent from my iPhone

## Kim Maddin

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**From:** Corporate Services  
**Subject:** FW: For Council Meeting March 7th. 1075 Tillicum Rd. Gorge Pub redevelopment.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 7, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> <u>Late Item</u>
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

**From:** Ron Pettapiece [REDACTED]  
**Sent:** March-07-22 7:36 AM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** For Council Meeting March 7th. 1075 Tillicum Rd. Gorge Pub redevelopment.

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 Council  
RE: 1075 Tillicum

I was contacted by Adam Cooper, Director of Community Planning and Development, from Abstract Developments. He saw that I had been a participant at the initial community consultation session. In his email he mentioned that he was trying to build support for Abstract's proposal to build a 6 story . His exact words were "see if it's possible to earn your support". I then had a phone conversation with Adam late last week.

Unfortunately I cannot support the proposal as it stands for several reasons"

1. Adam did nothing to allay my fears about the **blasting of rock** required to put in the underground parking. I recently sold my family property at 607 Beach Dr about 1 block away from the abstract development in the 600 block of Beach Drive in Oak Bay. The blasting continued for many months and caused damage to nearby homes, including my own. Adam mentioned that he did not think the blasting would cause significant disruption to neighbours and I seriously doubt this, considering that the building site appears to be perched on rock.
2. **Maintaining some sort of historic pub or eating facility/destintion**, ideally on the top floor so that many people could enjoy the wonderful view. Adam mentioned that there would be 1300 SqFt. available on the street level that could be used by a retailer; hopefully a food outlet.
3. Keeping a **reasonable building height**. Six stories is proposed. Adam assured me that the shadow created by a 6 story building would not create a shadow for the dwellers of the adjacent condominium structure. This seems unlikely considering the angle that the sun sets in the West. I live in the neighbourhood and the sun falls directly on line with where the building will be positioned. So there will definitely be an impact on the dwellers of the South side of the condo building.
4. **Pedestrian traffic** caused by a new condo building across from Gorge Park. I realize that the issue of traffic crossing and road safety are a municipal, rather than an Abstract Development issue. Adam mentioned that \$100K will be given to help with traffic, beautification issues. I have seen many close call accidents where pedestrians have tried to get across the road with their children and pets to get into the Gorge Park. This will only increase with more residents and with no food facility in the newly built public building in the park. So some solution to this (eg. overpass, pedestrian crossing at the park entry etc.) will need to be worked into the roadways plan.

Ron Pettapiece  
1190 Rhoda Lane



## Deborah Liske

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**From:** Fred Bilingham [REDACTED]  
**Sent:** March-07-22 1:11 PM  
**To:** Corporate Services  
**Subject:** Rezoning of 1075 Tillicum Road- File 22-065

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:	March 7, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/> <u>Late Item</u>
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

Sent from [Mail](#) for Windows  
Hi,

I would like to submit a comment in regard to the proposed rezoning of 1075 Tillicum Road, the site of the former Gorge Point Pub. I am supportive of the plan to rezone this land for multi-family development, as I am aware of the necessity to increase density in both Esquimalt and across the CRD to create a more sustainable region. As I see it, the more people living this side of the Island Highway, the fewer cars driving in and out from the Westshore every day, and the more opportunities for people to live car free, relying on transit and cycling.

In conjunction with this however, I believe it is very important to ensure that commercial activity is retained on the ground floor, be that in the form of a licensed premises like a pub/restaurant or a café. Pubs and cafe's are really important elements for community building, providing spaces for neighbours to meet up and mix. For instance, on my last visit to The Gorge Point Pub before it closed, I met a neighbour from 2 doors away who I had never met before and found we had a mutual friend in common! In this area over the past couple of years we have lost Gorge-eous Coffee, and Il Greco is due for a rebuild/development (albeit both of these are in Saanich) as well as the closure of the Gorge Point. I love how walkable Esquimalt is, but you have to retain places like pubs and cafe's to make there be somewhere to walk to.

I'm not sure if it is possible to zone for a specific commercial use? If not, would it be possible to add a clause or covenant to the rezoning approval that a proportion of the ground floor of the site be dedicated to commercial space, with a specification that the use has to have the capacity to promote social/community mixing?

I hope this is possible. We have lived in Esquimalt for nearly 4 years, and really love it here. My wife was saying only a couple of days ago how much more we would have struggled with COVID and lockdowns without being able to go on daily walks through the trees or down to the ocean, and I'm really looking forward to the upcoming implementation of the Active Transportation Plan. It's a great neighbourhood and community, and a new pub or similar in this location would really help keep it that way!

Thanks so much for your time,  
Fred Bilingham  
1027 Colville Road

## Deborah Liske

**From:** Corporate Services  
**Subject:** FW: 1075 Tillicum Road.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 11, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For <input checked="" 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

**From:** Heidi Isberg  
**Date:** March 10, 2022 at 5:27:14 PM PST  
**To:** Barb Desjardins <[barbara.desjardins@esquimalt.ca](mailto:barbara.desjardins@esquimalt.ca)>  
**Subject:** Fwd: 1075 Tillicum Road.

Barb  
Thanks. I tried to send it to the address as suggested. It was not delivered. So, here it is again. Please have it circulated to a Development Services and to Mayor and Council.  
Always. Don

Sent from my iPad

Begin forwarded message:

**From:** Heidi Isberg  
**Date:** March 10, 2022 at 5:21:21 PM PST  
**To:** [corporate@esquimalt.ca](mailto:corporate@esquimalt.ca)  
**Cc:** \_\_\_\_\_, DAN WALDIE \_\_\_\_\_, Paul Loving  
**Subject:** Fwd: 1075 Tillicum Road.

Mayor and Council  
Good afternoon. I am enclosing a copy of my email dated March 3, 2022. This was sent to Development Services and Bill Brown. Please review this email and add it into the information for consideration. I did listen to the portion of the meeting March 7, and I noted that none of these issues were discussed. I feel that there are so many facets of this development that need to be reviewed and considered in detail.  
Respectfully. Don Linge

Sent from my iPad

Begin forwarded message:

**From:** Heidi Isberg  
**Date:** March 3, 2022 at 11:10:12 AM PST  
**To:** [development.services@esquimalt.ca](mailto:development.services@esquimalt.ca)  
**Cc:** Paul Loving \_\_\_\_\_, DAN WALDIE \_\_\_\_\_, \_\_\_\_\_  
[bill.brown@esquimalt.ca](mailto:bill.brown@esquimalt.ca)  
**Subject:** 1075 Tillicum Road.

Dear Mayor and Council

Good morning. My name is Don Linge. I reside with my wife at #5-1083 Tillicum Road. We live in the Gorge Point Condominium Complex which

is located adjacent to the proposed development at 1075 Tillicum Road. I have viewed the material for this development on line. I have walked the property and had a brief informal meeting with Mayor Desjardins.

Firstly, I do recognize that a development on this property is inevitable. However, I suggest that the current proposal is not a good fit for the surrounding community. Secondly, I suggest that the maximum number of stories should be 4. I say this only because I know that there will be a development on this property.

I am concerned about a number of factors in the current proposal. The first is the height of the building and the number of stories. I think that the building should be no higher than 4 stories. As the proposal currently shows the Developer wishes a building of 6 stories, plus a rooftop amenity area.

I note that our complex is limited to 4 stories in height. Therefore, the existing proposal will dwarf our building. If approved for 6 stories this would allow the residents of the new building to look down upon our complex, the individual units, and any residents who are wishing to use their balconies or common property.

I also note that the development is located on a piece of property that is higher than the adjacent single family dwellings. I feel that a 6 story building would deprive the residents of the homes on MacNaughton and Uganda of their privacy. The residents of the new building will overlook the homes, which will severely affect the privacy and use of the surrounding homes. Again, with a rooftop area that situation will be even more magnified. Not only will the privacy be affected but there could be additional noise emanating from the rooftop area which would affect the residents of all of the surrounding homes, including Gorge Point.

Again, I note that the proposed building will be immediately adjacent to some single family dwellings. There is no stepping up of the heights of the buildings between each other. At least with a 4 story building there will be less of the enormity of the difference in the building heights.

I am also concerned about the shadowing over the surrounding areas. I have been told that plans which show the shadowing have been prepared. However, I ask Council to be vigilant in reviewing those plans as there are many variables in the timing of the shadowing.

I advise that our current ingress/egress from the Condominium complex is difficult. Many residents of our complex already have difficulty exiting our property onto Tillicum Road. It is becoming more difficult with the construction of the new townhomes on Tillicum. It will become even more problematic with the construction/opening of the new community facility in Gorge Park. I also mention in passing that there is another proposed development at Gorge and Tillicum which will potentially increase the traffic flow.

The proposed ingress/egress to the new building at 1075 Tillicum will cause considerable traffic problems for the residents of Gorge Point, and for entering onto, or exiting, Tillicum Road. It will also cause more problems for other residents living on Tillicum Road, MacNaughton, and Uganda. What measures are being taken to deal with the traffic issues, congestion and traffic flow for the vehicles on Tillicum Road?

The proposal also mentions improvements to the boulevard. However, there are existing problems with sight lines going onto Tillicum Road. The existence of any foliage could cause further problems. It is noted that there is a hill on Tillicum to the south of the entrance to the properties. That also causes sight issues for traffic, which will be further amplified by the increased vehicle traffic for the new development.

The proposal also includes new Commercial establishments. There does not appear to be sufficient parking for those establishments. The type of Commercial establishments may require substantially more parking than is being allocated within the application. I recognize that the Developer has made provisions for bicycle storage and ride sharing, but those items are for the residents of the complex and do not address the parking for the commercial areas.

To summarize, I feel that there are a number of problems with the current Application. I strongly feel that the maximum height must be no more than 4 stories and that if the rooftop area is to be included some steps must be taken to minimize the impact on The surrounding homes.

Yours respectfully.  
Don Linge.

Sent from my iPad

## Deborah Liske

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**From:** Denise Nadeau < >  
**Sent:** March-18-22 11:08 AM  
**To:** Mayor and Council; Corporate Services  
**Subject:** concerns about 1075 Tillicum Road development proposal  
**Attachments:** letter to Esquimalt Council Re Abstract.docx

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

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 18, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For	<input checked="" 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

March 18, 2022

Dear Mayor, Council and Corporate Services,

I recently received in my mailbox a flyer outlining Abstract Developments plans for 1075 Tillicum Road. Frankly I am shocked that such a proposal is being considered considering the following:

- A dangerous traffic and pedestrian situation

The proposed high density building will increase an already perilous traffic situation on Tillicum. At present there is no light to allow traffic in and out of our complex and the increasing traffic that will be coming in and out of Esquimalt Gorge Park due to the new facility and events like the market. There are bus stops on both sides of the street- people take chances when they have to get to work. There is no visible speed limit on Tillicum; cars drive fast. I have already been in an accident where a bike rider on the sidewalk hit my car when I was entering our property. It is not safe for cyclists either. I participated in the transportation consultation and there was no improvement approved for Tillicum. Unless a traffic light is installed this situation can result in serious injury and deaths.

- Added to that, Abstract is proposing a line of trees in front of the building on the sidewalk, which will affect the sight line of drivers turning left as they come out of the complex. A safe sight distance needs to be assured for drivers turning left , unless there is a traffic light.
- No parking in the neighbourhood

Besides no parking for construction vehicles there is no parking provided for users of the proposed coffee shop besides something like 6 visitors spot in the building. At the moment the design is proposing to use the same entranceway as our building, which is problematic, to say the least, during construction, with no parking available.

- The proposal is for a 6 storey building. While I am aware that Esquimalt has a 6 storey limit the shadow cast on our property will be significant considering the 1075 property is already on a gradient. No other property in the neighbourhood is that high and it should be kept to the same level as other properties.
- I have heard a rumour that this may not go to a public hearing. This is a market housing proposal not an affordable housing building and should receive due process as there are serious problems with the proposal.

Thank you for your consideration. I look forward to hearing about how you will deal with these concerns.


Denise Nadeau

1083 Tillicum. Rd.

Victoria V9A 7L7

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



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

March 18, 2022

Dear Mayor, Council and Corporate Services,

I recently received in my mailbox a flyer outlining Abstract Developments plans for 1075 Tillicum Road. Frankly I am shocked that such a proposal is being considered considering the following:

- ☐ A dangerous traffic and pedestrian situation  
The proposed high density building will increase an already perilous traffic situation on Tillicum. At present there is no light to allow traffic in and out of our complex and the increasing traffic that will be coming in and out of Esquimalt Gorge Park due to the new facility and events like the market. There are bus stops on both sides of the street- people take chances when they have to get to work. There is no visible speed limit on Tillicum; cars drive fast. I have already been in an accident where a bike rider on the sidewalk hit my car when I was entering our property. It is not safe for cyclists either. I participated in the transportation consultation and there was no improvement approved for Tillicum. Unless a traffic light is installed this situation can result in serious injury and deaths.
- ☐ Added to that, Abstract is proposing a line of trees in front of the building on the sidewalk, which will affect the sight line of drivers turning left as they come out of the complex. A safe sight distance needs to be assured for drivers turning left , unless there is a traffic light.
- ☐ No parking in the neighbourhood  
Besides no parking for construction vehicles there is no parking provided for users of the proposed coffee shop besides something like 6 visitors spot in the building. At the moment the design is proposing to use the same entranceway as our building, which is problematic, to say the least, during construction, with no parking available.
- ☐ The proposal is for a 6 storey building. While I am aware that Esquimalt has a 6 storey limit the shadow cast on our property will be significant considering the 1075 property is already on a gradient. No other property in the neighbourhood is that high and it should be kept to the same level as other properties.
- ☐ I have heard a rumour that this may not go to a public hearing. This is a market housing proposal not an affordable housing building and should receive due process as there are serious problems with the proposal.

Thank you for your consideration. I look forward to hearing about how you will deal with these concerns.

Denise Nadeau

1083 Tillicum. Rd.

Victoria V9A 7L7

## Deborah Liske

**From:** Corporate Services  
**Subject:** FW: Making left-hand turns onto Tillicum.

**From:** John O'Hara  
**Sent:** Sunday, March 27, 2022 8:16:47 AM  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject:** Making left-hand turns onto Tillicum.

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 28, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<u>Bill</u>
For <input checked="" 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

Dear Mayor and Council:

### General Conditions

1. Point "A" within the attachment, identifies where a vehicle would stand, trying to make a left-hand turn from Gorge Pointe
2. Point "B" within the attachment, shows the intersection with Tillicum Rd and McNaughton Ave.
3. Using mappedometer.com, the distance between "A" and "B", was measured to be: 110m
4. From "A", "B" is invisible due to a protruding rock formation, a curve to the left and a drop on Tillicum Rd [Southward].
5. Vehicles within the left lane driving northward from "B", are seen first at "A".
6. At 50 km/h: a vehicle moves 13.9 m/sec, covering the distance "B" to "A" in 7.9 or 8 seconds.
7. Tillicum Rd is 4 lanes wide.

### Present conditions

1. The Abstract complex does not exist yet.
2. No traffic is leaving the Kinsmen Gorge Park area yet.
3. Only traffic from Gorge Pointe uses this exit point onto Tillicum Rd.
4. There are no trees along the Tillicum Rd curb.
5. Once the road from the south looks clear, a driver needs to look to the right for the odd pedestrian and traffic coming from the N.
6. By this time, perhaps 1.5 to 2 seconds have passed.
7. The driver making a left onto Tillicum Rd, better get going. There are only 6 to 6.5 seconds, left.

### Future conditions

1. The Abstract complex has been built.
2. Traffic leaving Kinsmen Gorge Park, are able to turn right of left, onto Tillicum Rd.
3. Gorge Pointe traffic, is additional to the Abstract volume.
4. The developer wants to plant a row of trees along the Tillicum Rd curb. These trees will form an additional barrier to check for traffic coming from "B". This will cause more decision time being spent for drivers making a safe left-hand turn onto Tillicum Rd. This will shorten the 8-second window by at least 1 additional second. This will leave only 5 to 5.5 seconds to make a left turn.
5. Once the road from the south is clear, a driver needs to look to the right for the odd pedestrian and traffic coming in from the north and vehicles leaving Kinsmen Gorge Park. Only then, can a left-hand turn onto Tillicum Rd, be made.
6. Drivers wanting to make left-hand turns, simultaneously leaving "A" and the Kinsmen Gorge Park, are anxious to get going. They could very well "meet" one another in the middle of Gorge Rd.



7. All drivers, making left-hand turns, better get going even faster. There are only 5 to 5.5 seconds left, to made a safe left-hand turn.

**Conclusion**

A traffic study would support the unsafe conditions, as described in the above paragraph.

Sincerely,

John and Brenda O'Hara, 402-1085 Tillicum Rd.

**Deborah Liske**

**From:** Corporate Services  
**Subject:** FW: 1075 Tillicum Rd: Abstract Proposal

**From:** John O'Hara  
**Sent:** Friday, March 25, 2022 5:16 PM  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject:** 1075 Tillicum Rd: Abstract Proposal

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	March 28, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<b>Bill</b>
For	<input checked="" 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

Dear Mayor and Council:

**Re: Massing**

1. The Proposed 1075 complex could be up to 6 storeys tall. The neighbourhood consists of 2-storey residential homes along McNaughton, two recently built 4-storey complexes across Tillicum Rd and the 4-storey Gorge Pointe condominium. In regards to Gorge Pointe, the #1 floor of the Abstract proposal is at least 5 ft higher than floors #1 at both 1083 / 1085 Tillicum Rd.
2. This large structure would in effect be 7 floors high, and be out of proportion to the surroundings. To fit in gently, a 4-storey complex is much more reasonable.

**Re: Trees along Tillicum Rd**

1. Abstract proposes trees to be planted between the curb at Tillicum Rd and the sidewalk. This will additionally obstruct vehicles leaving Gorge Pointe and 1075 Tillicum Rd.
2. Factor One: Without those trees, looking southward, there is a slight rise followed by a drop and a curve to the left, on Tillicum Road. Cars only become visible at a distance of at not even 100 m. Having to deal with 4 lanes of traffic, one must be very cautious to make a left-hand turn.
3. Factor Two: Add to this a row of trees. This will worsen the condition, to the point that right-hand turns will become mandatory. This will add significant travelling time / distance if one wants to get to e.g. the Songhees walkway and the downtown Esquimalt shopping centre.
4. No more impediments for vehicular traffic ought to be allowed, looking south at the exit of 1083/5 Gorge Pointe and the 1075 Tillicum Bldg.

Sincerely,

John and Brenda O'Hara, 402-1085 Tillicum Rd.

Ann Walker  
#102-1085 Tillicum Road  
Victoria, British Columbia  
V9A 7M3

Municipality of Esquimalt  
1229 Esquimalt Road,  
Victoria, British Columbia  
V9A 4P1

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 1, 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

Dear Sirs:

Re: 1075 Tillicum Road

I live at the Gorge Point Condominium Complex on Tillicum Road. I have had an opportunity to Review the proposed plans for the development at 1075 Tillicum Road.

I recognize that a development will occur, but I am opposed to the current proposal. It is too large and will create many problems for the residents of Gorge Point.

Those problems include:

- Parking and driveway access
- Noise from the rooftop patio
- Blasting
- Potential wind currents through our Common property
- Lack of access for larger vehicles
- Shadowing of surrounding properties

Please pass my opposition onto the Council Members and Planning Department.

Respectfully



Ann Waler

30 March 2022

Judy G Parker

202-1085 Tillicum Rd,

Victoria, BC V9A 7M3

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 4, 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

**Attention: Mayor and Council**

**RE: 1075 Tillicum Rd "ABSTRACT DEVELOPMENT"-**

I am the first owner in building 1085 Tillicum Road (Gorge Pointe) & have been a resident since 1994. I have grave concerns about the proposed ABSTRACT Development at 1075 Tillicum. I appreciate that this section of land will be developed as it is prime land.

- a. **The height of the new proposed building:** this height will dwarf our building and take away sunlight to many balconies in our 1085 building and our vast garden areas. The new building should be limited to four stories maximum.
- b. **Roof top area:** over the years, we had lived with the pub and its noises but the "social roof top area" will increase noise issues which will affect all residents of Gorge Pointe and the surrounding area.
- c. **Shadowing:** in 1085 we have residents on the lower level and the proposed size and extent of the new building will take away from the ability to use their patios for flowers and mini gardens. Proper shadow study should be performed.
- d. **Gorge Pointe Main Entrance/Exit:** I can see much confusion here as traffic would be entering Gorge Pointe & the new building. The exit for the new building would be "blind on both sides" until the driver clearance the ramp which would be right in the middle of our entrance driveway. Also, residents of Gorge Pointe who are leaving would have to be prepared for cars crossing our entrance/exit way.
- e. **Blind corner:** with the proposed installation of trees on Tillicum Road, this will make a difficult left turn as the visibility will be obscured. In the past, even the signage for the pub made left turns difficult- never the less trees as proposed!!!
- f. **Proposed Cross walk across Tillicum:** I was part of the Gorge Pointe Strata Corporation strata council in 2001 & we had made a formal proposal to Esq Council about a crosswalk in line with the pub and Park. Our proposal was turned down as a safety issue as there is a rise in Tillicum Rd right at this area which obscures vision over the rise.

Please take a few minutes and come and look at our property which we have maintained an extremely good standard since you (ESQ Council) gave us permission to remediate our exterior. Once you have seen our concerns, it will make it easy to relook at the original proposal and modify.

Thank you for your attention to this issue,



Judy G Parker

202-1085 Tillicum Rd, Victoria, BC V9A 7M3

## Deborah Liske

---

**From:** Corporate Services  
**Subject:** FW: Concerns and Options for 1075 Tillicum Road Development  
**Attachments:** Overview of Concerns and Options for 1075 Tillicum Development.pdf

**From:** Norma Loudon  
**Date:** April 11, 2022 at 9:38:07 PM PDT  
**To:** Mayor and Council <[mayorandcouncil@esquimalt.ca](mailto:mayorandcouncil@esquimalt.ca)>  
**Subject:** Concerns and Options for 1075 Tillicum Road Development

Hi,

Please find attached an overview of concerns and options regarding the 1075 Tillicum Road development for your consideration. This information is being submitted on behalf of residents at 1083 and 1085 Tillicum Road.

Our concerns have significant future impacts to our homes, lives and the future needs of residents of this development. We understand and appreciate the pressure the municipality faces in dealing with housing needs and therefore we have provided alternate suggestions and recommendations. We've made every effort to provide you information that is well researched and thoughtfully raised with all perspectives taken into account.

Thank you for taking the time to read this material.

Sincerely,  
1083 and 1085 Tillicum Road residents

Submitted by:  
Norma Loudon  
201,1083 Tillicum Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 12, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	Bill
For	<input checked="" 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

## Overview of Concerns and Options for 1075 Tillicum Rd. Development

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Thank you for taking the time to hear our concerns regarding the proposed development site of 1075 Tillicum Road. This is a synopsis of our issues and their impact on the existing neighbourhood, along with information to support Esquimalt's efforts to approve a residential and commercial mixed-use development designed for a variety of residents.

The development proposal does not conform to several guidelines set out in the Esquimalt official community plan (Bylaw 2922) and has significant negative impacts on the surrounding neighbourhood resulting from height/massing, density, access, traffic impacts, and parking.

### Height/Massing

The 1075 Tillicum proposal does not contain a horizontal view of the development in relation to the immediate neighbours. Due to the slope of the property the height of the current two-story pub is roughly equal to the height of the 3<sup>rd</sup> floor of 1083 Tillicum. Abstract's 6 storey proposal with an additional rooftop deck is the equivalent to an 8-story building when compared to 1083 Tillicum and the single-family dwellings on McNaughton. Due to a drop in elevation between 1075 Tillicum and our two Gorge Pointe condo complexes (1083 and 1085 Tillicum) the height of this 6-storey development does not meet Bylaw 2922's objective of maintaining neighbourliness, where buildings compliment the type and scale of adjacent buildings. This development does nothing to minimize the impact of this sloping site on neighbours.

Abstract Development have not provided a streetscape visual with their proposal nor have they have provided measurement differences between the height of their development and the top of 1083 Tillicum, 1051 Tillicum and neighbouring properties on McNaughton. This information would clearly demonstrate the visual sloping impact on its neighbours.

Although the development is using a lighter colour on the top two floors, the sheer size of the box building does little to reduce the significant effect of massing. We hoped for a more creative approach for housing to better compliment the neighbourhood and entrance to Esquimalt, as well as supporting the small-town feel that retains residents in living here.

### Density

Bylaw 2922 indicates that in areas zoned neighbourhood commercial mixed-use proposals with a height of up to 6 storey and a Floor Area Ratio (FAR) of up to 1.5 for the residential portion can be considered. The bylaw allows a greater FAR be proposed when accompanied by a community amenity contribution. The Abstract Development is proposing an FAR of 2.32 along with a community amenity gift of about \$105,000 (\$1,050 per home). This small gift will do little to support active transportation needs on Tillicum or necessary upgrades to the Tillicum Gorge bridge underpass.

Interestingly Abstract provided the District of Saanich a community amenity contribution of \$352,000 for a 77 home 6 storey multi-family development with an FSR of 2.6 at 3839/3851/3861 Quadra in the Fall of 2021. Esquimalt may want to consider increasing the request for a community amenity contribution if this development's FAR is not reduced.

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. With 1/3 of the units less than 400 sq feet, 40% are less than 500 sq feet and 65% of all units are less than 600 sq feet. The target market of this development are single owners or investors. These micro units exacerbate the perception of crowding in this development which further damages and corrodes interactions with neighbours and others in the community<sup>1</sup>. It does little to support young families to find housing. Buildings need a mix of ages and a blend of incomes to support a vibrant community.

A 4-storey development where the majority of units are 2-bedroom, or a townhouse development will be better suited to the neighbourhood and better expands the target market to young families.

### Access Lane In/Out of 1075, 1083 and 1085 Tillicum Road

The bylaws require a loading zone, with 'unobstructed' access and egress, and a 6.75-meter (22-plus feet) lane for manoeuvring, which means encroachment onto our property (1083 and 1085 Tillicum Road). Esquimalt's regulations do not assume that existing neighbours will be encroached upon to satisfy a developer's responsibilities on its own property.

Below is an example of the vehicle access challenge that will be exacerbated by the new development.



A 99-unit development will require ease of access for daily deliveries (i.e., moving vans, furniture deliveries, contractors, food deliveries, Canada post, UPS, garbage, and recycling trucks). Adam Cooper of Abstract Development stated in the April 4, 2022, Council meeting that he was unaware of the over height dimension of the driveway under the building, but a cube van would be accommodated. Cube vans come in different sizes, but we would expect them to be more than 10 feet high. The architectural plans do not show the height of the ingress/egress nor how high the lower bound of the second storey will be.

During that meeting Adam indicated that for larger height vehicles the strata lane could be temporarily shut down and traffic controls put in place to allow access for the residents of the 112 condos behind the

development. This suggestion will have significant negative impacts to all residents.

We need more detailed information that will ensure daily access to 1083 and 1085 will not be negatively impacted by this development.

### Emergency Access Lane (EAL)

Abstract Development's current near lot line to lot line development 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. Any parking will reduce the EAL to one vehicle width and there is no turning radius due to our gates, which means our EAL will be compromised.

It is imperative we have reassurances that emergency vehicle access to 1083 and 1085 Tillicum will not be reduced or compromised due to this development.

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<sup>1</sup> Township of Esquimalt - Designing Density: Planning for social connectedness in multi-family housing Dec. 2019

## Traffic Impacts

Tillicum is considered one of the municipality's principal through-traffic routes. Abstract's traffic impact study does indicate some delays to entering Tillicum Road, but it does not address the substantial difficulties which will occur at the entrance to the development. There are already times when our residents experience delays at the entrance/exit to Gorge Pointe. Currently, there are times when traffic can be backed up to Tillicum Road.

It is expected that there will be a traffic sign confirming that the new driveway cannot be blocked by any vehicles. This will provide less area for vehicles attempting to enter either Gorge Pointe or the new development. Potentially this could cause more vehicles having to wait on Tillicum Road.

Abstract is proposing to plant trees along Tillicum Road which will further exacerbate visibility issues when exiting onto an already very compromised south facing sight line due to the crest of the hill, and the bending of the road.

Abstract's proposal accommodates 90 vehicles (including a car share) and 100 bicycles which will be entering and exiting onto Tillicum where there are currently no bike lanes. Bikes have the same right of way into traffic as vehicles. The traffic impact assessment does not address the fact that the bicycles entering and exiting the complex will cause further delays and problems with sight lines and visibility for vehicles entering and exiting the properties.

There is a very strong likelihood that the lack of parking and entrance/exit delays will cause difficulties between drivers, pedestrians, bicycles and the respective Strata Councils.

## Parking

Bylaw 2922 requires 135 parking stalls in total, including 97 for residential, 33 for visitors and given the small size of the commercial units only 5 parking stalls are required for commercial clients. Abstract's proposal is short by 46 parking stalls (short 13 residential and 33 visitor).

According to Abstract's traffic impact assessment 82% of all households in Esquimalt have access to at least one vehicle, and 68% of all trips to, from and within Esquimalt are made using a personal vehicle. With no street parking and if you consider the 5 flex parking stalls likely to be used to support the commercial units, there will be no visitor parking for any visitors of this 99-unit development.

This proposal will cause visitors to park illegally, use the very limited street parking on McNaughton and the new Gorge Park pavilion's 90+ parking stalls will soon be used by visitors to 1075 Tillicum. A similar 6 story Abstract development with 77 homes at 3880 Quadra is providing 7 visitor parking stalls and there is no commercial need in that development. This parking proposal is nowhere near realistic.

## Conclusion

1075 Tillicum Road is the gateway into Esquimalt and stands pride of place as a first impression of our community. Ensuring that increased density respects the existing neighbourhoods and residents and increases the quality of life for all in the Township is crucial<sup>2</sup>.

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<sup>2</sup> Township of Esquimalt - Designing Density: Planning for social connectedness in multi-family housing Dec. 2019



It is our sincere wish that Mayor and Council seriously contemplate the concerns raised and consider how a 4-storey mixed commercial and multi-residential building or a townhouse development would better address a number of the goals set out in bylaw 2922 and be a more suitable neighbour for this community. We would very much like to support this neighbourhood continuing to be a caring and vibrant community for current and future residents and businesses.

Thank you for your time and consideration.

Sincerely,  
Residents of 1083 and 1085 Tillicum Road

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 12, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	
Referred to:	Bill
For	<input checked="" 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

Sue Hanley  
#103-1085 Tillicum Road  
Victoria, British Columbia  
V9A 7M3

Municipality of Esquimalt  
1229 Esquimalt Road,  
Victoria, British Columbia  
V9A 4P1

Dear Sirs:

Re: 1075 Tillicum Road

I live at the Gorge Point Condominium Complex on Tillicum Road. I have had an opportunity to review the proposed plans for the development at 1075 Tillicum Road.

I recognize that a development will occur, but I am opposed to the current proposal. It is too large and will create many problems for the residents of Gorge Point.

Those problems include:

Parking and driveway access  
Noise from the rooftop patio  
Blasting  
Potential wind currents through our Common property  
Lack of access for larger vehicles  
Shadowing of surrounding properties

Please pass my opposition onto the Council Members and Planning Department.

Respectfully,

  
Sue Hanley

## Deborah Liske

---

**From:** John O'Hara <>  
**Sent:** April-13-22 7:30 AM  
**To:** Corporate Services  
**Subject:** Truck Parking 1075 Tillicum Rd  
**Attachments:** 1075 Till. Parking Limitations.docx

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 13, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	<input checked="" type="checkbox"/> Bill
For <input checked="" 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

Dear Mayor and Council:

1. The shared road way from Tillicum Rd towards Gorge Pointe and 1075 Tillicum Rd, does not support vehicular parking due to contravening the Corporation of the Township of Esquimalt "Street and Traffic Regulation Bylaw 2017, No 2898 [Feb 2021]", as reflected in the attachment.
2. Even if waived, a truck will have to maneuver a 3+ point [ 180+ degrees] turn as there is no turn-around space.
3. Furthermore, the truck will hinder uninhibited access to emergency response vehicles, such as ambulances and fire trucks.
4. That particular area serves also the only way to enter Gorge Pointe / 1075 Tillicum Rd and leaving both complexes, when making a left-hand turn.
5. Other space to park vehicles must be made available to off-load goods or personal belongings [People moving in / out of 1075 Tillicum Rd]. Said space existed to serve the Gorge Pub.

Sincerely,

John O'Hara 402-1075 Tillicum Rd.

## **1075 TILLICUM: TRUCK PARKING LIMITATIONS**

To: Mayor and Council, Esquimalt Municipality

### **CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

#### **STREET & TRAFFIC REGULATION BYLAW 2017, NO 2898, FEB 2021: EXCERPT**

*"Bylaw No. 2898 Page 20*

##### **Curb Parking**

*40. Except on any street or portion of a street, designated as an "Angle Parking" Zone by the Municipal Engineer, a driver shall not stop, stand, or park a vehicle on a roadway other than on the right side of the roadway and with the right-hand wheels parallel to that side, and where there is a curb, within 30 cm of the curb.*

##### **Yellow Curb Lines**

*41. Without derogating from the powers of the Municipal Engineer under Section 14, no person shall stop, park or leave standing any motor vehicle, attended or unattended, adjacent to any portion of a curb painted yellow, except when necessary to avoid conflict with any other traffic or to comply with the direction of a police officer."*

#### **PUB PARKING AVAILABILITY**

1. The Pub parking lot, offered 47 [incl 1 handicap] customer parking spaces.
2. That same parking lot provided a turn-around / back-up space for delivery vehicles.

#### **STREET PARKING AVAILABILITY**

3. Tillicum Rd: None, curbs all painted yellow. No parking allowed.
4. McNaughton Ave: All residential parking, except for a 50 m dead-end section going East [From the intersection with Uganda to the Gorge].
5. Uganda: Open parking availability, except for a 50 m dead-end section [From the intersection with McNaughton Ave to a concrete wall [Gorge Pointe Condominium]].
6. Selkirk: Open parking available, but too far away already.

### **PROPOSED PARKING AVAILABILITY: Parking for guests / customers**

7. During one of the past presentations, it was stated by the proponent, that no “Sysco”-style delivery vehicles should be expected at the site.

8. Instead, the proponent will make 6 parking spots available for the coffee shop and offices / businesses. Of those 6, one would think that at least 2 would be set aside for personnel. That only leaves 4 for customers.

9. One cannot expect, everyone arriving on foot or on bikes or by bus. There will be guests or clients arriving by car. Finding limited parking at the site and in the neighbourhood, they soon stay away, to the detriment of the affected businesses.

### **ACTUAL ADDITIONAL PARKING NEED: Parking for delivery vehicles & moving vans.**

10. From time to time, delivery vehicles will be dropping off merchandise and parcels for the abovementioned businesses and residents. Think FedEx, Canada Post / Purolator, United Parcel Service [UPS], Maximum Express.

11. From time to time, Owners at 1075 Tillicum will be moving in and out. Large cube vans or long moving trucks will be involved this time.

### **PARKING SPACE DESCRIPTION**

12. There is a “shared” triangular, paved area which serves vehicular traffic to / from Gorge Pointe [GP] and 1075 [1075] Tillicum Rd. The south part of this area is used by vehicles arriving for both GP and 1075. That same south part, also serves vehicles making a left-hand turn leaving GP and 1075 onto Tillicum Rd.

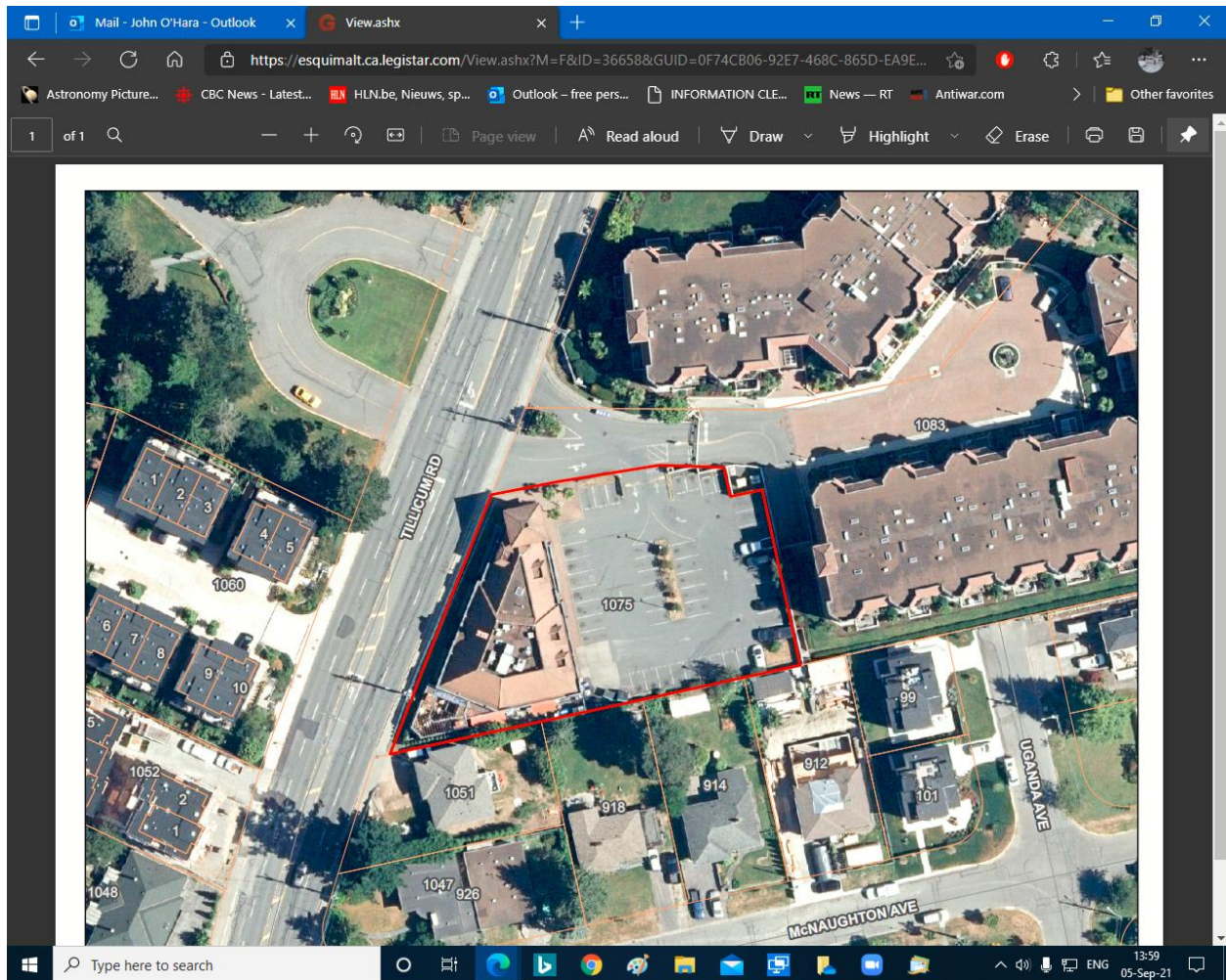
13. The curb adjacent to 1075, is painted yellow. This is a cautionary symbol, indicating this part of the road way is not a parking area.

14. What once was a Pub parking area, is now built up.

15. Regardless: trucks will be arriving, as explained above. They will need parking and a turn-around area.

**OBJECTIONS TO PARKING ALONG THE YELLOW CURB WITHIN THE “SHARED” TRIANGULAR  
AREA– Even if an exception were provided**

16. Any vehicle parked along the yellow curb contravenes the Corporation of the Township of Esquimalt “Street and Traffic Regulation Bylaw 2014, No2898 [Feb 2021]”, paragraph 41 [page 20].
17. Any vehicle parked along the yellow curb, will hinder traffic from Tillicum Rd towards Gorge Pointe / 1075 Tillicum Rd.
18. The truck, will have to make a 3+point turn under tight conditions, to negotiate a 180+ degree turn around a triangular island.
19. The proximity of the Gorge Point gate and the 1075 vehicular exit/entrance area, furthermore will affect the driver to negotiate the 180+ degree turn-around maneuver.
20. The truck, could also back up onto Tillicum Rd, but this is not advisable.
21. Emergency response vehicles [Fire trucks, Ambulance and Police] will be affected.
22. The attached photograph shows the area in question: above the upper border line of 1075 and from Tillicum Rd, to the right.



## **CONCLUSION**

### **Adjustments are required:**

23. Parking vehicles north of 1075, within the access road way towards VIS3743 and the 1075 Tillicum underground parking cannot be supported.

Sincerely,

John O'Hara 402-1085 Tillicum Rd

VIS3743 Committee Member re: "1075 Tillicum Rd / Abstract".

## Deborah Liske

---

**From:** Daniel Kyba  
**Sent:** April-12-22 6:27 PM  
**To:** Corporate Services  
**Cc:** Mayor and Council  
**Subject:** 1075 Tillicum Road - Abstract proposal - File #: 21-581  
**Attachments:** Presentation.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 submission regarding the aforementioned proposal.

With respect,  
Dan Kyba

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 13, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	_____
Referred to:	<input checked="" type="checkbox"/> Bill
For <input checked="" 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



## **To the Mayor and Council**

### **Re: Abstract Developments 1075 Tillicum Road Rezoning Application (File #: 21-581)**

Good governance is not a cat and mouse game.

The measure of good governance lies within the interplay of the formal rules of legal abidance and informal value-based compliance amongst the individual and corporate players within any given jurisdiction. Between the two standards it is the informal that plays the primary role with the formal acting as a backstop against egregious noncompliant informal behaviour.

For a corporate player the key measure is the willingness and capacity to establish and maintain credible commitments. A credible commitment includes the recognition of other parties' long-term interests and the proactive resolve to correct inequities should they arise.

In relation to the aforementioned paradigm, council may wish to consider the following inequities and resolve them within the limits of its formal disciplinary power.

a) The Community Engagement Process.

This process was not managed by a disinterested third party.

Prior to preparing a development plan, possible inequities must be first identified, then formally addressed during the community engagement. Abstract prepared its development plan prior to the community engagement process and by and large remained committed to that plan regardless of the possible inequities community members brought forward. These inequities include:

- 1) Massing
- 2) Congestion.

The importance of resolving inequities due to excessive massing and congestion are addressed throughout the Official Community Plan. Recognising the importance of these issues, Abstract in its presentations to the community, the Advisory Planning Commission and Council did not proactively do the following:

- 1) Present a streetscape of its proposed six-storey structure in relation to the surrounding neighbourhood.
- 2) Prepare an assessment of the potential impact due to placing the access/egress of a 100 unit building abutting the access/egress of an existing 112 unit development.
- 3) Prepare an assessment of the potential impact due to 212 units sharing an intersection onto Tillicum Road.

In response to issues of massing and congestion as brought up during the community engagement process, Abstract did the following:

- 1) Prepared a shadow study that does not show any shadowing upon nearby McNaughton Avenue and subsequently did not include this study in its presentation to council. (Appendix 1)
- 2) Excluded from its presentation to council site plans giving visual reference to the aforementioned congestion issues. (Appendix 2 & 3)

It was not until April that a Traffic Impact Assessment was made available. That study shows that left hand turns onto Tillicum Road from Gorge Pointe carry a high and unacceptable LOS. Adding traffic from Abstract's proposed 99 unit development will likely raise the LOS to a higher unacceptable level.

This will be further exacerbated by restricting the left facing sight line by way of planting boulevard trees as Abstract is proposing. (Appendix 4)

b) Presentation Insufficiency

For evidence-based decision making to occur, presentations must be subject to independent third party validation. Abstract's rezoning application should have been returned by either Esquimalt planning staff or the Advisory Planning Commission for the following reasons:

- 1) Internal inconsistencies
- 2) Unaddressed externalities
- 3) Inadequate independent validation

c) Lack of Due Diligence

The Advisory Planning Commission was clearly unaware of the local conditions and was unable to either recognise or address the gaps between Abstract's submission and those local conditions.

I am therefore, extremely grateful to the council members who visited and examined the local conditions in relation to Abstract's submission. I expect that all future development proposals are subject to site visitation and validation by at least Planning Commission members.

d) Emergency Access Lane

The shared roadway with Abstract's proposed development is an emergency access lane into Gorge Pointe. Emergency vehicular traffic along this lane should never be delayed.

During the April 5 meeting with council, Abstract's representative said that the company envisages this shared lane as being used for parking by service and commercial vehicles to its property.

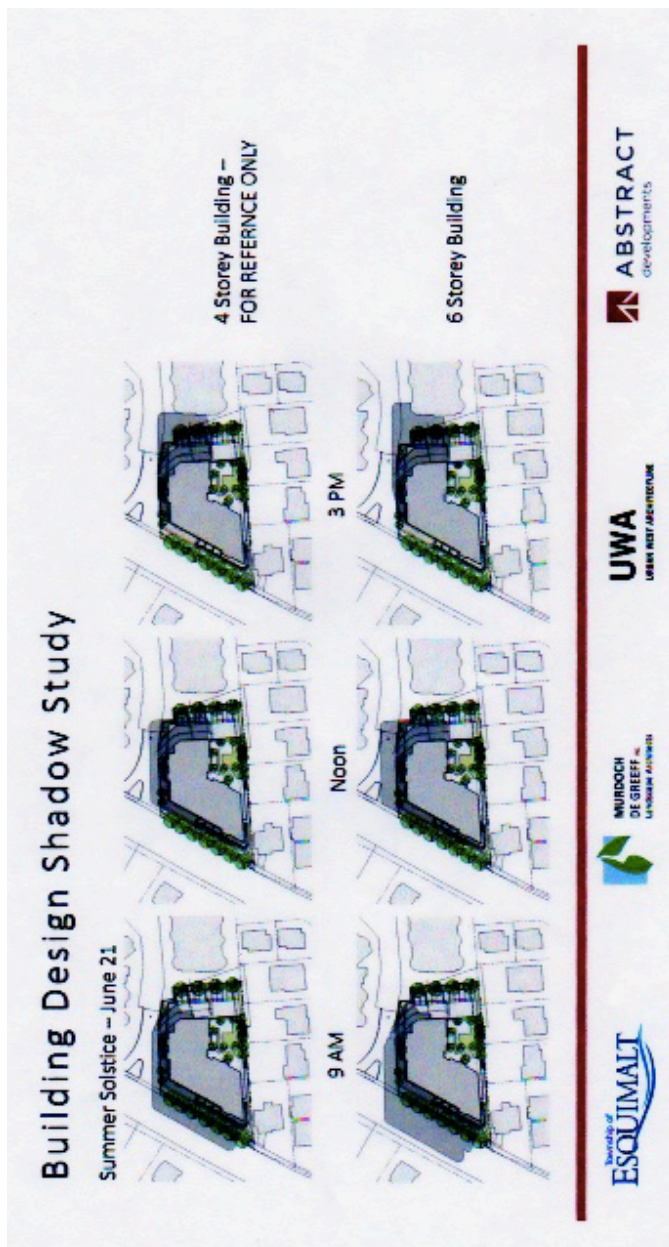
If this is Abstract's intention, then residents at Gorge Pointe may be put at risk due to blockages along this shared lane delaying the entry and exit of emergency vehicles.

Summing up, Abstract's rezoning proposal, as it is written and submitted should be rejected and council's proposed bylaw not pass third reading.

With respect,

Dan Kyba  
403, 1085 Tillicum Road.

Appendix 1  
Abstract Shadow Study



## Design Development

### Vehicle Access

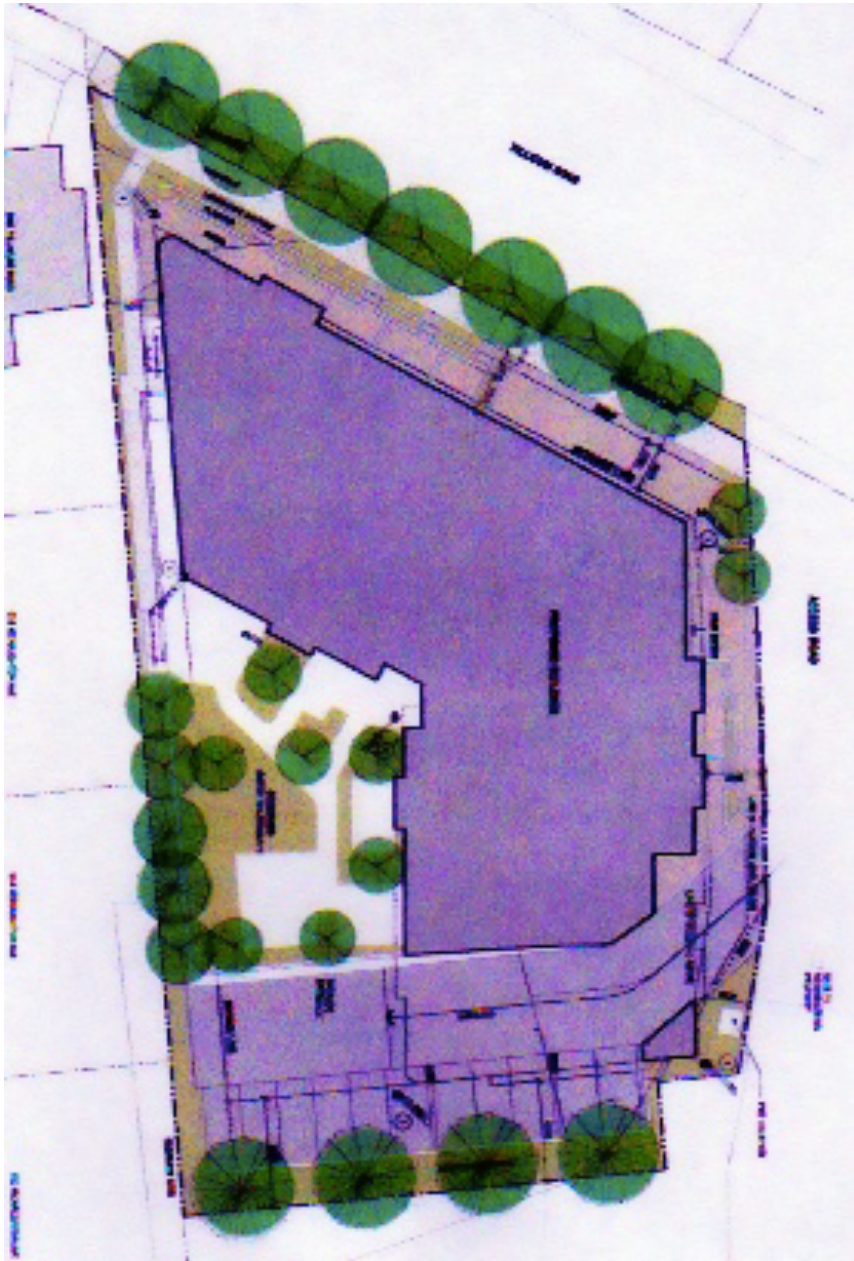
- ✓ Vehicle access to and from Tillicum to remain at shared access point (along with the Palm Trees!)
- ✓ Underground parking
  - i. Maximize stalls
  - ii. Locate access as far away from Tillicum road as possible

Appendix 3  
Traffic: 2 pm Saturday, March 26





Appendix 4  
Proposed Boulevard Enhancement along Tillicum Road



**Kim Maddin**

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**From:** [REDACTED]  
**Sent:** April-13-22 4:46 PM  
**To:** Corporate Services  
**Cc:** [REDACTED]  
**Subject:** Rezoning Application 1075 Tillicum Rd  
**Attachments:** Rezoning concerns 1075 Tillicum.docx

CORPORATION OF THE TOWNSHIP OF ESQUIMALT RECEIVED: <u>April 14</u> , 2022 For Information <input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council Other _____ Referred to: <u>Bill</u> For <input checked="" 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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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 Afternoon,

Further to the Notice of Public Hearing notice regarding 1075 Tillicum Rd. I submit the following concerns.

Thank you

April 7, 2022

Beulah and Gerry Cooper  
3B-1085 Tillicum Rd  
Victoria, BC  
V9A 7M3

ATTN: Mayor and Council  
RE: Abstract Development  
1075 Tillicum Rd  
Victoria BC

Good Morning,

I am writing today regarding the proposed changes to the property at 1075 Tillicum Rd (previously Gorge Pointe Pub). I would like to register my concerns as to the proposal from Abstract Development regarding the following parts of their proposal:

1. Proposed Cross across Tillicum. Our Council petitioned Esquimalt in 2001 for a crosswalk in line with the Pub and Park. We were turned down for what we were told were safety issues at the time. The reasons were to do with the rise in Tillicum Rd at this area making vision very limited.
2. Gorge Pointe Main Entrance/Exit. I have concerns about the proposed entrance/exit traffic to the new development will cause congestion and heightened chances for accidents. If the new proposal is accepted this will cause blind spots exiting the new development. There should not be cross over of traffic at the entrance way. The visibility issue will be compounded if the proposed trees are installed on Tillicum Rd. We have lived with the problems of the Gorge Pub sign over the years and I believe we should be doing something to alleviate not add to the problem.
3. Height and Shadowing. We request a shadowing study to be conducted prior to height approval. The proposed roof top social area will compromise all the residents of Gorge Pointe and the surrounding area. We need to ensure the new building is not so large as to affect the livability and sunshine for these suites. A four story (maximum) building will retain the sunlight for these suites and our gardens on our property.

We look forward to Esquimalt Council attending our property to get a strong visual of our concerns.

Thank you for your consideration.

Beulah and Gerry Cooper  
3B – 1085 Tillicum Rd  
Victoria, BC  
V9A 7M3



## Kim Maddin

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**From:** Marvin Fast [REDACTED]  
**Sent:** April-13-22 6:34 PM  
**To:** Corporate Services  
**Subject:** Public Hearing re 1075 Tillicum rd. Amendment.

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 whom it may concern;

My wife and I live at 1083 Tillicum rd, and we strongly oppose a change of the Zoning bylaw from C-6A to allow for a 6 story building, ( CD No.147 ) For 1075 Tillicum rd. We are concerned about the much traffic trying to access Tillicum rd, as it is already difficult now. Also, the traffic trying to access Tillicum rd from directly across the street from the park. We would not be happy about a large building that is more than 4 floors in height, and that has a lot of units causing the traffic to become next to impossible, both in and out of the one driveway, at the top of the hill and with a corner, causing a dangerous situation of injury and or possible death. Any larger or taller building would not fit in to the look of the neighbourhood and would take away form the privacy of those who already live here and the surrounding neighbourhood.

Respectfully; Marvin and Melba Fast. Owners at 1083 Tillicum rd.

Sent from my iPad

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 14 , 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Bill
For <input checked="" 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:** DONALD WILD [REDACTED]  
**Sent:** April-14-22 3:38 PM  
**To:** Corporate Services  
**Subject:** 1075 Tillicum Road proposal

CORPORATION OF THE TOWNSHIP OF ESQUIMALT	
RECEIVED:	April 19, 2022
For Information	<input type="checkbox"/> CAO <input type="checkbox"/> Mayor/Council
Other	<input type="checkbox"/>
Referred to:	Bill
For	<input checked="" 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.

To Mayor and Council Members,

Please hear and accept the voice of one more person who is a taxpayer and condo owner of 1085 Tillicum Road. The future looks dark as the proposed new development has gone far beyond what the Municipality has previously used as future guidelines.

Please, I ask you to reconsider all the negative impact which this proposal indicates, including no condo visitor parking, density, height restrictions and concern regarding safety coming in and off Tillicum Road. We need to have this ironed out before it's too late.

We live in a peaceful and beautiful community and the last thing we need is ill will between the perspective Stratas.

I thank you kindly for your attention.

Sincerely,

Vera D Wild,

04 - 1085 Tillicum Road