



ABSTRACT

301-1106 Cook Street
Victoria, BC V8V 3Z9

T 250 883 5579 F 250 995 8611
abstractdevelopments.com

RECEIVED

FEB 25 2022

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

To: Alex Tang
From: Adam Cooper
Date: February 25, 2022

Re: 1075 Tillicum – Public Consultation Summary per Schedule A of Esquimalt's Development Application Procedures and Fees Bylaw

Dear Alex,

As part of our commitment to informing and engaging the public about our proposal to rezone and redevelop 1075 Tillicum Road, Abstract Development's has undertaken the following steps to ensure our consistency with the Township's Development Application Procedures and Fees Bylaw.

- On May 19th, 2021 at 6pm, Abstract hosted an online community engagement session for 58 registered attendees to; inform residents that we had purchased the property and intended to redevelop the site for multi-family housing; to respond to inquiries about the status of the Gorge Point Pub and to collect information from area residents about what they valued about their community, what needed to be improved and how our project could advance broader community objectives.

A video recording of this session was posted to Abstract's website and is available here:
<https://vimeo.com/552930842>

- On June 23rd, 2021 Abstract hosted a second online community engagement session for 33 registrants to; present a concept site plan for the property; to provide details on what uses were proposed in the project; to provide information for our vision on a safer more pedestrian friendly Tillicum ROW as well as how initial community feedback had been incorporated into the project.

A video recording of this session was posted to Abstract's website and is available here:
<https://vimeo.com/567249799>

- On July 21st, 2021 Abstract hosted a third online community engagement session for 28 registrants to; present the final design and architectural expression of the building; clarify all technical details of our application (height, parking count, unit count, setbacks, etc.), clarify details on shading by providing a solar study and what our intended CAC would be.

A video recording of this session was posted to Abstract's website and is available here:
<https://vimeo.com/578239733>

- On February 10th, 2021 The Township of Esquimalt mailed out a notification to home owners within 100m of the property providing information on the application and requesting feedback.

6 responses with feedback were received by Abstract and are attached as an Appendix A to this memo.



In response to the requirement below from Schedule A of the TOE's Development Application Procedures and Fees bylaw, Abstract hand delivered letters to all homes highlighted with yellow in the map below representing an area approximately 260m around the subject property (1075 Tillicum – shown in blue). A sample of the flyers we distributed is attached to this memo as Appendix B.

- The applicant must consult with residents and owners of property within 100 meters of the parcel that is the subject of the application by holding a public meeting on the parcel or another suitable location in the immediate neighbourhood.





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APPENDIX A: Responses to TOE's Public Notification

Adam Cooper

From: Web Form
Sent: February 23, 2022 2:33 PM
To: Community - Abstract Developments
Subject: 1075 Tillicum Webform - In Development

Follow Up Flag: Follow up
Flag Status: Flagged

Name

Tania Baillie

Email

[REDACTED]

Address

Canada

[Map It](#)

Message

I'm curious why the plan is to only have 89 parking spaces to serve residents and visitors but 100 homes and two commercial spaces - doesn't seem like enough parking.

Cheers, Tania

Receive Project Updates

- Yes, I would like to receive updates on 1075 Tillicum Rd and related projects.

Adam Cooper

From: Web Form
Sent: February 16, 2022 1:38 PM
To: Community - Abstract Developments
Subject: 1075 Tillicum Webform - In Development

Follow Up Flag: Follow up
Flag Status: Flagged

Name

Samaya Cortez

Email

[REDACTED]

Address

#405 - 1083 Tillicum Rd
Esquimalt, British Columbia V9A 7L7
Canada
[Map It](#)

Subject

Feedback for 1075 Tillicum

Message

I don't see how you have addressed any of the concerns in our early meeting.
You still plan going ahead with 6 Stories with a full block square building that isn't aesthetically pleasing or suit the history of this corner. The full square 6 stories blocks sun and views and devalues many people's property.
Getting in and out of our parking area and congestion. 100 homes is misleading when some of those "homes" are only 300 sq ft.
I don't see ANY kind of recognition of concerns or adjustments.

Receive Project Updates

- Yes, I would like to receive updates on 1075 Tillicum Rd and related projects.

Adam Cooper

From: Erickson, Steve <[REDACTED]>
Sent: February 24, 2022 2:11 AM
To: Adam Cooper
Subject: FW: 1075 Tillicum

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Adam

I am disappointed that Abstract thinks that a 6 storey building is appropriate for an area where all buildings in the area are 4 stories. I am opposed to this high a development. I would support a 4 storey build and I hope the commercial space is given priority to a food service outlet
Thanks Steve Erickson

CONFIDENTIALITY NOTICE / AVIS DE CONFIDENTIALITE

This communication may contain privileged or confidential information. If you are not the intended recipient or received this communication by error, please notify the sender and delete the message without copying or disclosing it. / *Ce message peut contenir de l'information légalement privilégiée ou confidentielle. Si vous n'êtes pas le destinataire ou croyez avoir reçu par erreur ce message, nous vous saurions gré d'en aviser l'émetteur et d'en détruire le contenu sans le communiquer*

Adam Cooper

From: Daniel Kyba <[REDACTED]>
Sent: February 21, 2022 12:23 PM
To: Adam Cooper
Cc: mayorandcouncil@esquimalt.ca
Subject: 1075 Tillicum
Attachments: Appendix 4.pdf

On January 14, I asked Esquimalt council to return your submission for a redo due to its insufficiency. Reasons include:

- a) Internal inconsistencies
- b) Unaddressed externalities
- c) Inadequate independent validation

Attached is Appendix 4 based upon the presumption that my request will not be accepted.

Dan Kyba
1085 Tillicum Road

Appendix 4

Unaddressed Externalities

Abstract has submitted an insufficient proposal (Appendix 1, 2 & 3) that should be returned, redone then resubmitted. Recognising that the process has been turned backwards Council must consider the following:

Unaddressed by Abstract are the following externalities:

- a) Proposed six story height vis-a-vis neighbouring buildings.

Abstract's proposal does not include a horizontal view of its proposal in relation to its immediate neighbourhood. Examples of such a view are in the neighbouring rezoning applications for 1048 and 1052 Tillicum Road.

There is a drop in elevation of about one story from Tillicum Road to 1083 Gorge Pointe; there is a smaller drop in elevation towards 1085 Gorge Pointe. Visually the current three story former pub building is at equal elevation to 1083's four story height. Directly across the street at 1048 and 1052 Tillicum are three story town houses.

The Abstract proposal is at odds with reference to a neighbourhood in the Community Plan (Bylaw 2922; pages 125-127) where to reduce the visual impact of 'massing' and to maintain a transition in scale to the current context, street-side buildings are lower than back buildings.

Abstract has also not presented a map locating the nearest existing six storey buildings and thereby provide neighbouring context.

- b) Congestion.

Abstract's 100 unit proposal envisages its building exit intersecting the current 112 unit Gorge Pointe exit. Furthermore, there will then be a shared exit onto Tillicum Road. During periods of high traffic volume, there will likely be lengthy delays exiting and entering Tillicum Road as well as into Gorge Pointe and Abstract's proposed development.

Abstract has not addressed this issue by way of a Traffic Impact Assessment.

- c) Compromised south site line along Tillicum Road.

Tillicum Road crests south of the Gorge Pointe street exit. The Road also bends behind a utility pole. These factors compromise the site line southwards as vehicles enter Tillicum Road from Gorge Pointe. Adding Abstract's proposed community enhancements of trees or shrubbery along Tillicum, thereby justifying a two storey enhancement above four storeys, will further compromise the view making this intersection more dangerous than it already is (Zoning Bylaw 2050; Section 24).

- d) Shadow effects.

Upon a request made by a McNaughton Avenue resident, Abstract conducted a shadow study. The resident's concern regarded the potential negative effect of a six story building casting a shadow onto his property.

Abstract did not address this concern by way of presenting a shadow assessment in the SE quadrant during high summer.

Addressing these issues, Abstract's proposal should be restricted to three and no more than four storeys in elevation as per the Community Plan. The number of units should be reduced to prevent congestion at their respective exits then onto Tillicum Road. Reducing the height of Abstract's proposal to three or four storeys will exclude any need for boulevard enhancements thereby keeping the already limited site lines as they currently exist.

The ideal development proposal for this lot would be townhouses similar to those across the street at 1048 and 1052 Tillicum.

Finally, in response to Abstract's implied comments at the Planning Commission meeting, there is, in the immediate neighbourhood, no easily accessible public access onto the Gorge waterway apart from a viewpoint at the end of McNaughton Avenue.

Adam Cooper

From: Web Form
Sent: February 16, 2022 9:40 AM
To: Community - Abstract Developments
Subject: 1075 Tillicum Webform - In Development

Follow Up Flag: Follow up
Flag Status: Flagged

Name

Judy Parker

Email

[REDACTED]

Address

202-1085 Tillicum RD.,
Victoria V9A 7M3
Canada
[Map It](#)

Subject

1075 project

Message

I would like to see more images of the new proposed building. As an owner in 1085 Tillicum, I am concerned about access into our project as you have placed your parkade entrance beside ours as I see in the one imagine presented. Also your building is towering over our building reducing sunlight to many of our suites. The increased traffic at our corner is going to be a concern & where have you projected parking for the coffee shop?

Receive Project Updates

- Yes, I would like to receive updates on 1075 Tillicum Rd and related projects.

Adam Cooper

From: Web Form
Sent: February 17, 2022 4:32 PM
To: Community - Abstract Developments
Subject: 1075 Tillicum Webform - In Development

Follow Up Flag: Follow up
Flag Status: Completed

Name

Dale Windle

Email

[REDACTED]

Address

1083 Tillicum Road
Suite 303
Victoria, British Columbia V9A 7L7
Canada
[Map It](#)

Subject

1075 Tillicum

Message

Hi.

Keep us informed.

Thanks,

Dale

Receive Project Updates

- Yes, I would like to receive updates on 1075 Tillicum Rd and related projects.



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APPENDIX B: Flyers Distributed to Area Residents

About Abstract Developments

Over the past 20 years, Abstract Developments has built over 500 homes in thoughtfully planned, mixed use developments across Greater Victoria. We are driven by our passion for creating innovative, community-minded developments that enhance how people live.

Our unwavering commitment to excellence has been recognized with more than 50 local and national awards for design, customer care and development planning.

For more information please visit: www.abstractdevelopment.com

"Thank you for spending some of your time with us."

*Mike Miller
President & CEO*



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Hello Neighbour.



Abstract Developments has purchased the Gorge Pointe Pub and intends to redevelop the property.

Before we make an application to the Township of Esquimalt, we want to hear your thoughts on some important questions:

1. What is important for us to know about your neighbourhood?
2. What do you like about your neighbourhood and what do you want to see more of?
3. Are there amenities that could be added to your neighbourhood to make it an even better place to live?



Community Conversation

Abstract will be hosting our first community engagement event on Wednesday May 19th at 6:00 PM. Please consider joining the conversation to share your thoughts with us.

To register your interest in attending please email:
tsullivan@abstractdevelopments.com

Please RSVP by 4:30 PM on May 18th, 2021.

The Site – Key Facts

- Address – 1075 Tillicum Road – see map below
- Currently home to the Gorge Point Pub
- Currently Zoned C-6A – which permits licensed liquor establishments
- Esquimalt’s Official Community Plan envisions the site for “Neighbourhood Commercial Mixed-Use” which is intended to “encourage the development of a series of neighbourhood commercial mixed-use nodes throughout Esquimalt that will primarily serve the daily needs of the surrounding neighbourhood but may also include destination uses.”



Community Amenities

Abstract is seeking your input on what the important considerations and neighbourhood amenities may be when giving consideration to redeveloping this property. Our hope is to reflect the community values in our application.

Amenities often include things like upgrades to local parks, sidewalk improvements or public art. What do you feel make for good neighbourhood amenities?

If there are amenities or upgrades that are important to you, please participate in our online conversation so that we hear your thoughts and reflect your priorities in our application.

Feel free to jot your thoughts down here and share them at the meeting.

My Neighbourhood Priorities

1.

2.

3.

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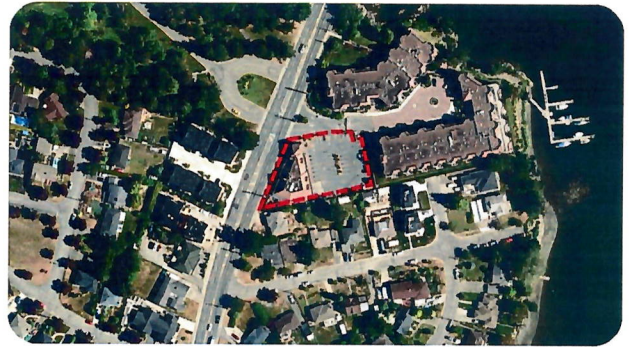
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Victoria, BC V8V 3Z9
T: 250 883 5579 F: 250 995 8611
abstractdevelopments.com

Hello Neighbour.



Abstract will be hosting a second community engagement event on June 23rd, 2021 at 6PM. We collected your input at our first community conversation on May 19th, 2021 and are working on developing our plans.

At this meeting we will be sharing some ideas about our concept and listening to more of your feedback which we will use to inform our development permit and rezoning application to the Township of Esquimalt.



Please consider joining the conversation to hear the latest on this project and to share your thoughts with us.

To register your interest in attending please email:
tsullivan@abstractdevelopments.com

Please RSVP by 4:30 PM on June 22nd, 2021.

The Site

- Address – 1075 Tillicum Road
- Currently Zoned C-6A
- Proposed Zoning – Neighbourhood Commercial Mixed-Use

Esquimalt's Official Community Plan

Esquimalt's OCP calls 1075 Tillicum as a site for "Neighbourhood Commercial Mixed-Use" which is intended to encourage the development of commercial/residential nodes throughout Esquimalt that serve the daily needs of the surrounding neighbourhood.

Project Concept

- ✓ Mixed-use development with landscaped outdoor area to respond to priorities in Esquimalt's OCP.
- ✓ Ground floor commercial space with food and beverage opportunities to provide a neighbourhood gathering space.
- ✓ Underground parking with secure bicycle parking to screen parking from neighbours and provide safe storage for cyclists.

Community Amenity Contributions



What is a CAC?

CAC's are tools used by city's to fund public benefits and help address growth related public infrastructure like new parks, childcare, community facilities, public art etc.

We want to reflect local priorities in our contribution. Based on our initial meeting, we understand the following are important to area residents:

- ✓ Maintain Commercial Space – We heard the community loud and clear that there is a desire to continue to have food and beverage available in this location and a gathering space for residents.
- ✓ Improve Pedestrian Safety – We heard that Tillicum is very busy with fast moving traffic and that our application needs to contribute to making a safe space for people (and dogs!) to walk.
- ✓ Consider a Pedestrian Crossing – Residents told us they would like to have a crosswalk to Gorge Park to connect existing and future residents to the park. We are working with the Township of Esquimalt to determine the feasibility of supporting a new pedestrian crossing on Tillicum Road.

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Hello Neighbour



Abstract would like to be hosting a third community engagement event on July 21st, 2021 at 6PM.

Behind the scenes our team has been working hard to finalize our massing and architectural expression and incorporate the feedback we collected from community members like you. We are ready to present our final concept and we hope you can join us.



To register your interest in attending this online event please email:
tsullivan@abstractdevelopments.com

Please RSVP by 4:30 PM on July 20th, 2021.



Esquimalt's (OCP) Official Community Plan

1075 Tillicum is designated as "Neighbourhood Commercial Mixed-Use" which considers projects up to 6 storeys in height with commercial and residential uses designed to serve the daily needs of the surrounding neighbourhood.

Project Concept

- Six storey, mixed-use building with 100 homes
- Two new commercial spaces along Tillicum accounting for 50% of the property frontage
- 89 secure underground parking spaces to serve residents and visitors
- 100 secure bicycle parking spaces for residents
- A landscaped courtyard and rooftop amenity space for residents

Community Amenity Contributions

- ✓ A new sidewalk with landscape boulevard on Tillicum
- ✓ A MODO car sharing vehicle for future and existing area residents
- ✓ Financial contribution to a pedestrian crossing on Tillicum
- ✓ Built to a higher energy performance standard than required by the Township (i.e. Step Code 3)

Design Concept

- ✓ Improved landscaping along Tillicum with new street trees and landscaping (see residential cross section below)
- ✓ Increased landscape separation from vehicle traffic for improved pedestrian comfort on Tillicum
- ✓ Outdoor plaza with seating to support a commercial use that continues the legacy of a community gathering space
- ✓ Ground oriented homes with direct sidewalk connections and layered landscaping along Tillicum



Hello Neighbour!

Abstract Developments would like to invite you to learn more about our proposal for a six-storey, mixed-use building at 1075 Tillicum Rd.

By visiting our project website (link below) you can learn more about our proposal, provide us with your comments and sign up to receive updates. View the community update videos to learn about our design process and understand how we have worked to incorporate and address input we have received from our neighbours.

abstractdevelopments.com/developments/1075-tillicum



Please send any comments you have by Feb 25, 2022 to:
Adam Cooper, Director of Community Planning & Development
(250)-208-1444 / acooper@abstractdevelopments.com

Although this notice has been distributed by the Township of Esquimalt, the contents of this notice are those of the developer and do not represent the position of the Township on the application. The Township of Esquimalt makes no representations or warranties, express or implied, with respect to the content, accuracy, truthfulness or reliability of any information contained in this notice whether in full or in part.

Project Details



- ✓ Six storey, mixed-use building with 100 homes
- ✓ Two new commercial spaces along Tillicum accounting for 50% of the frontage
- ✓ 89 secure underground parking spaces to serve residents and visitors
- ✓ 100 secure bicycle parking spaces for residents
- ✓ A landscaped courtyard and rooftop amenity space for residents

Community Benefits

- ✓ A new wider sidewalk with landscape boulevard facing Tillicum Road
- ✓ A Modo car sharing vehicle with memberships for future and existing area residents
- ✓ A financial contribution towards active transportation upgrades on Tillicum Road
- ✓ Built to a higher energy performance standard than required by the Esquimalt (i.e. Step Code 3)



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APPENDIX C: Summary of Proceedings of Public Engagement Events

Community Engagement Meeting # 1 - May 19th @ 6pm

Name	Address	Email
Jeanette & Lorne Kelly		
Scot Osborne		
Merleen D'Andrade		
Timothy Hewett		
Brenda Ellis & Peter Thompson		
Daniel Kyba & Jane Ross		
Liz Engert		
Paul Loving		
Michael Roy		
Steve Erickson		
Lynn Merry		
Bill MacArthur		
Gabrielle Doiron		
John & Meilinda Rose		
Jane Ross & Dan Kyba		
Trina Mendria		
plevie72		
Judith Whitemarsh		
anne carson		
robin h		
Wendy Perry and Dan Waldie		
Mindy Demers	1083 Tillicum Road	
Denise Nadeau	212-1083 Tillicum Rd.	
Elisa Lay		
Norma Loudon		
Todd Fowler		
Rheana Watterson		
Deborah Davidson	204-1083 Tillicum Rd	
Samaya & Hector Cortez		
Leona Doucet		
carol pal	106-1085 Tillicum Road	
Lyn Ferguson & Nick Martin	210 -1085 Tillicum	
trudy grantham		
Dorothy Barnes		
Arlene Eliuk		
Gillian Wotherspoon		
Richard Serl		
Susan Fischlin	303-1083 Tillicum Rd	
Ron Pettapiece		
Peggy Madson		
Gordon and Ann Doll	1083 Tillicum Road	
Claudia Hewett		
Colleen Letilley	#102 1083 Gorge Point	
Judy Parker		
Danny Proulx	918 McNaughton Avenue	
Terry Carson		
Harly		
Sue Hanley		
Deanna Barnett		
Agnés Caravati		
NJ C		
Adelia Godwin	02-1085 Tillicum	
Justin Temmel	1051 Tillicum	
Wendy McLellan		
John O'Hara		

Community Engagement Meeting # 2 - June 23rd @ 6pm

Name	Address	Email
Merleen D'Andrade	926 McNaughton Avenue.	
Nicola Cooper	117 - 1083 Tillicum Road	
Ryan Cole		
Norma Loudon		
Carol Pal	106-1085 Tillicum	
Mindy Demers	1083 Tillicum	
Sue Hanley		
Michael Galvon		
Lynn Merry		
Bill MacArthur	1083 Tillicum	
Leona Doucet	03-1083 Tillicum Road	
Judy Parker		
Deanna Barnett		
John & Brenda O'Hara	402 1083 Tillicum	
Catherine Hay		
CAROLYN REDL & Hans Boerger	407 1083 Tillicum	
Beulah Cooper	3 1083 Tillicum road	
Jane Ross & Dan Kyba		
Deborah Davidson		
Richard Serl		
Colleen Letilley		
Hector and Samaya Cortez	1083 Tillicum	
Danny	918 McNaughton	
Nick Martin & Lynn Fergeson	210-1085 Tillicum	
Wendy Perry & Dan Waldie		
John and Melinda		
Joan Williams		
harly		
Judith Whitemarsh	404B-1085	

Community Engagement Meeting # 3 - July 21st @ 6pm

Name	Address	Email
Tracy Motyer		
Mindy Demers	316-1083 Tillicum Rd	
Norma Loudon		
Mike and Stacey Carlos		
Robin Hutchinson	1083 Tillicum	
John and Delphia Scratchley		
John O'Hara		
Merleen D'Andrade		
Michael Galvon		
Sue Hanley		
Leona Doucet		
harly		
Richard Serl		
Judith Whitemarsh		
Rheana Watterson		
Leona Doucet		
Scot Osborne		
Lyn Ferguson and Nick Martin		
Danny Proulx		
CAROLYN REDL		
John and Melinda		
carol pal		
Ryan Cole		
Colleen Letilley		
Daniel Kyba		

Community Engagement - Summary of Feedback

Theme

Traffic and Pedestrian Safety

want to see improved safety for pedestrians along Tillicum
Provide a connection to the park entrance
Want to see cyclist and pedestrian improvements
Active transportation plan should be looked at for guidance
Concern about traffic operations entering the property
Concern about increased congestion as a result of the lane closure on Tillicum bridge
Concern about traffic and parking spillover on Tillicum and sidestreets
An access to the park is required
Provide an overstreet pedestrian crossing
Incorporate speed bumps on side streets
Esquimalt must enforce resident only parking areas
A pick up / drop off area is needed
Will there be visitor parking? Neighbours are concerned about traffic and parking overflow
Where would a new pedestrian crossing go?
Safety concern having to walk under the Tillicum bridge
Access in and out of site should be reviewed
Left turn onto Tillicum is a concern for neighbours
Concerned that a crosswalk will increase traffic congestion on Tillicum

Building Design

Height should be residential scale at the street
Height at six storeys is a concern for neighbours
Privacy concerns expressed by neighbours
Concern about homogeneity of buildings
Building should include EV chargers for sharing with the neighbours
Residents want the palm trees in the driveway preserved
There is concern about the retaining wall on the property edge - it is leaning toward McNaughton
Concern around proposed development in proximity to existing multi-family with regard to fire
Concern around shadowing of neighbours / provide a shadow study
Attention should be paid to residents living in close proximity to the building
Trees - consider wildlife and nature (song birds) in your application
300 sq ft unit is not big enough to be a home
Consider way to reduce sound - in particular around the courtyard area
Concern around 6 storey height, particularly for residents on McNaughton / Uganda
Want a 4 storey building not 6
How will the gate for the adjacent project function?

Commercial Space

Want a quality coffee shop

Want a liquor establishment

Commercial space is needed to create a gathering space for residents

Want a pub and restaurant

A social gathering space is very important

The pub is part of the history of the neighbourhood

Want a rooftop pub

Provide a pub / keep the pub

Maintain a food establishment in the area

Provide food trucks in the parking lot once the pub closes down

What will happen when the pub closes? Concern around the empty building

Provide truck delivery area

Keep a pub instead of a café

Security

Concern around security from introducing more homes in the area

Construction

Concern around blasting and drilling and potential impacts to property

Concern around insurance and the impacts of drilling

Can mass timber be used?

Concern about safety during construction activity / ensure pedestrian and elderly can safely navigate the area

General

Will the project have affordable units?

An expression of support for change in this location

Accommodate the dog owners when planning your sidewalk improvements

Desire for improved access to the Gorge Waterway