

April 7, 2025

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

RE: Rezoning Application – 1005 Tillicum Road

Your Worship and Members of Council:

We write to express support for the rezoning application for the development located at 1005 Tillicum Road. From a review of the documents, the application has many favourable qualities:


- While the proposal requires amending the Official Community Plan, the form of development is appropriate for this high-profile corner location and aligns well with approved projects.
- With a significant shortfall of housing in Esquimalt and throughout the Capital region, this development provides new housing choices that will enhance the overall liveability of the neighbourhood.
- The addition of this building is consistent with other buildings being constructed nearby, is of a suitable scale, adds to the commercial offering, and offers generous landscape space.

As a neighbouring property owner, we believe this rezoning will bring significant benefits to the neighborhood and the Township as a whole and strengthens Craigflower & Tillicum as a 'gateway' location.

Xquimalt Developments has thoughtfully considered the impact of their development on the surrounding area. We encourage you to support this application and to work with the applicant to ensure their plans are implemented.

Thank you for your consideration.

Respectfully submitted,
DENCITI DEVELOPMENT CORP.



David A. Fawley, Principal

From: Bill Brown
Sent: January-08-24 12:42 PM
To: James Davison
Cc: Mikaila Montgomery
Subject: FW: 1005 Tillicum Rd

FYI

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

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From: Council Correspondence <council.correspondence@esquimalt.ca>
Sent: Monday, January 8, 2024 12:38 PM
To: Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: FW: 1005 Tillicum Rd

Copy of correspondence forwarded to:

CAO
Bill, Director of Development Services

Deb Hopkins, (She/Her)
Director of Corporate Services, Township of Esquimalt
Lekwungen Territory
Tel: 250-414-7135 | www.esquimalt.ca

**Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations.
Nətsəmat (We are all One) həyšʷqə.**



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From: Doug Sharp [REDACTED]
Sent: Sunday, January 7, 2024 6:41 PM
To: Council <Council@esquimalt.ca>
Subject: 1005 Tillicum Rd

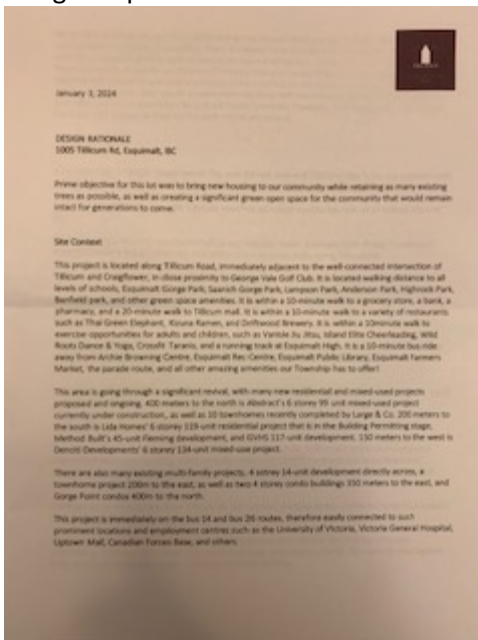
CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honoured Mayor and Council,

My name is Doug Sharp, I live at 939 Selkirk Ave Esquimalt V9A2V2. I received this letter in my mailbox Sunday. It is dated Jan. 6, 2024. I am opposed to this development as proposed. It would greatly shadow the houses to the north of it. It is too many units for the land size. Four townhomes or a similar development to the ones next to Gorge Park would be more suited to the area. EV's tend to start fires. Do we want this right next to a gas station? This also seems an obvious push to force the rest of the single family homes to be subject to the same overdevelopment. It is important for me to express my concerns as I feel I and my neighbours will be less able to do so as legislators become caught up in build it fast and quick to meet mandates without public consultation. I have chatted with neighbours. They are not impressed. There is a lot in this letter trying to sell the idea to us. Saving trees, less cars, close to transit, central etc. we know this as we live here. The developers are from Toronto selling to who? To say other large developers have projects approved near us is also a weak argument when putting the wrong project in the wrong place. The three new houses built at the corner of Agnes and Selkirk are great. I thank you for your consideration of that property. I also thank you for the consideration you are giving to the height and potential shade created by the Lida Homes 6 story 119 unit. I don't want the company Xquilmalt to 'x' us out. These units will sell between \$500k and \$1m. Present interest etc. approx \$4000 to \$8000 a month. Affordable? Too much pressure is already on the Tillicum Rd corridor and the Craigflower Rd intersection.

Thank you for you time,

Doug Sharp





January 06th 2023

Hello,

This letter is to inform you that a Public Consultation meeting for our 1005 Tilbourn Rd rezoning application is scheduled for Saturday January 13, 11am to 1pm at 1005 Tilbourn Rd.

Your place of residence falls within 100m of proposed application, and we would love to hear from you on how we could improve our proposal.

We invite you to come and view the site in person. The ownership group, as well as the architect will be there to answer any questions you may have.

Esquimalt's bylaw compels us to inform you of this meeting no more than 10 and no less than 3 days before this meeting is held, so we apologise if some of you find this notice gives you too little time to plan your visit. If you cannot make this meeting, we are always available to answer your questions over the phone, email or we are happy to meet in person.

Enclosed and attached you will find architect's rationale letter describing the project.

Please note that when you are attending this meeting, we are required to ask for your full name, your address and your comments, and we will be forwarding all that information to Planning after the meeting for the record.

Kariya & Jaron
250-880-0383
kariya.vin@utoronto.ca

Class I (SE) and Class II (S) bike storage and racks will be provided within the designated secure bike room (excluding space for 8 cargo bikes.)

Generous landscape buffer surrounds the entire site, to ensure the feeling of greenery and nature is prominent.

Form and Character

Building massing runs east-west with the site, and is condensed into the most compact shape possible to allow for significant mature tree retention and ample open space at ground level.

The building is pushed forward, towards Tillicum Road to ensure visibility for the commercial unit at the front of the building. The building is also pushed towards the northern property line as much as possible to allow for a larger setback from the single-family homes on the south.

Proposed ground floor programming is street-oriented following best practices of urban design, activating the public path. Live-work units will have their front yards and entrances facing the path, commercial unit and the lobby will open up to the corner of Tillicum Road, improving the pedestrian experience that is currently being revamped by the Township from being primarily car-oriented (bike lanes added.) The public path and the frontage along Tillicum Rd will be substantially updated/re-paved/re-landscaped as part of this development, and new trees is proposed to be planted.

Building massing breaks up the facade into separate volumes for visual interest. The longer horizontal elevation along the public path is broken into three separate elements. A variety of materials, textures, and colours further add at breaking up the building massing and adding dimension.

Front elevation facing Tillicum Road will feature a public art element that is currently in development.

To summarise, this mixed-use project will provide homes for 34 families, along with new commercial space, in a well-connected area of Esquimalt. The project will retain majority of its mature trees and protect them with a covenant.

The building will consist of a thoughtful design, built with high-quality durable materials, and generous landscaping.

I trust this rationale together with the rest of the application helps you understand our proposal for this lot. Please do not hesitate to contact us if you have any questions or further requirements.

Santia Vito

Architect

Esquimalt Developments Ltd

416-875-4846

We think that this development would be well suited for just about any demographic due to its location, and the variety of proposed unit plans. There is a layout here for everyone! Live-work units can be a great spot for young professionals, well-connected to major employment centres via transit, as well as to the hustle and bustle of downtown Victoria (15 minute bike ride away). Project's larger 3-bedroom units together with proposed outdoor amenity could be a perfect starter home for families with young children. A few studio units would accommodate students with direct transit connections to Camosun and UVic, and a 15-minute bike ride to Royal Roads University. Proximity to the highway would be ideal for those who depend on their car for work and to get around.

Site Description

The subject site is 14,904 square feet in size, over 68 feet wide and 223 feet long. It has a pedestrian path running along its entire southern property line, connecting Tillicum Road and Inskip Street.

The lot is moderately sloped, with 4 meters elevation gain from front to the rear, or an overall slope of 5%.

The lot has many mature trees most of which we intend to retain. 3 meters right-of-way is proposed along the entire frontage of the lot, to improve the pedestrian realm along Tillicum Rd.

Esquimalt Developments is working with the Township on ways of protecting the green space at the rear of the property in the shape of a covenant, to ensure the trees are protected for generations to come.

Project Description

The proposed Project will consist of a five storey 14 residential stories over parking) mixed-use building with 32 residential units and 500 square feet of ground floor commercial space, as well as 2 live-work units facing the pedestrian path.

The unit mix consists of 3 (2%) Studio units, 13 (39%) 1-bedroom units, 10 (31%) 2-bedrooms units, and 6 (14%) 3-bedroom units.

The project proposes a total of 28,886 square feet (gross) of buildable area, an FAR of 1.95.

Due to its condensed massing, the project's site coverage is under 40% (more similar to a townhome project than to a condo building, which typically come with 75-80% coverage due to underground parking), allowing for substantial amenity area, appropriate soil volumes for planting new trees, and most importantly - retaining the existing trees.

Vehicular access to parking is from Tillicum Rd, and primary entrance to the residential lobby is accessible from the pedestrian path (Transfer Trail).

10 parking stalls are located at surface level, shielded away from view by the building mass and landscaping. Additional 13 surface stalls could have been proposed on this lot, but were decided against in fav of mature tree conservation, and additional tree planting.

Sent from my iPhone