

Deb Hopkins

From: Jonah Ross
Sent: May-26-23 12:43 PM
To: Dan Horan; James Davison; Deb Hopkins
Subject: FW: Purchase of 914 McNaughton St. Abstract Developments and construction on Tillicum Rd

Copy of correspondence forwarded to:
Council & CAO – For Information
James, Acting Director of Development Services – For Information
Deb, Corporate Officer – For inclusion in Jun 5 Agenda

Jonah Ross
Temp. Administrative Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | www.esquimalt.ca



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From: Mark J [REDACTED]
Sent: Friday, May 26, 2023 7:25 AM
To: Council <council@esquimalt.ca>
Cc: QAA Diane cell [REDACTED]
Subject: Purchase of 914 McNaughton St. Abstract Developments and construction on 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.

Hello

I'm unable to attend the upcoming Council Meeting on approval of the Abstract Developments and construction on Tillicum Rd. but I want to have some say in these proposals.

I live in the Gorge Point Condos on Tillicum on the south side of the Gorge Waterway and have already had grave concerns on traffic management and safety when attempting to leave home in my car. Due to the curve in the road on the north side and the hill/blind spot to the south, it has already been very difficult and even dangerous at times to simply drive out of our condo onto Tillicum Rd. This has been greatly compounded by the ill-conceived changes in the lanes and bike lanes at Tillicum and Gorge which has created a great backlog of cars which at times like rush hour, completely blocks off the northbound lanes in front of the Gorge Point Condos. There is no caution to drivers on Tillicum regarding vehicles like mine attempting to turn south onto Tillicum and a considerable risk for all drivers if I or other drivers attempt to leave the condo parking area.

While I have no objection to the Abstract Developments condo planned beside our condo, it is clear that there will be a huge increase in dangers in front of our entrance/exit without strong mitigation measures and cautions/warning lights

for drivers. I do support the purchase of 914 McNaughton St. by Abstract Developments and do believe this will alleviate much of the construction related problems of concern for drivers like myself. However, the already hazardous situation for drivers like myself, as outlined above, needs to be addressed fully by the municipality.

Thank you.

Mark Jeffers/Diane Guthrie
206-1083 Tillicum Rd. Victoria, BC
V9A 7L7

Deb Hopkins

From: Jonah Ross
Sent: May-26-23 12:46 PM
To: Dan Horan; James Davison; Deb Hopkins
Subject: FW: June 5 meeting - Temporary Usage Permit - Abstract Development - 914 McNaughton Street

Copy of correspondence forwarded to:

Council & CAO – For Information

James, Acting Director of Development Services – For Information Deb, Corporate Officer – For inclusion in Agenda (Jun 5)

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

From: Bill MacArthur [REDACTED]
Sent: Friday, May 26, 2023 8:52 AM
To: Council <council@esquimalt.ca>
Subject: June 5 meeting - Temporary Usage Permit - Abstract Development - 914 McNaughton Street

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Good day.

I am writing in support Abstract Developments application for a temporary usage permit at 914 McNaughton Street during the development of their project at 1075 Tillicum Road.

As a resident of Gorge Pointe Condo's located at 1083 and 1085 Tillicum Road, we have been concerned for some time around the congestion that will occur at the single entry point to our condo site and the 1075 Tillicum Road development.

By approving this temporary usage permit, a majority of the congestion issues should be addressed. The result will provide for greater safety for residents, passers by and workers alike, and, we believe, provide for a positive relationship between project workers and condo residents.

As such, I am respectfully requesting that you approve this temporary usage permit.

Thank you for your consideration.

Bill and Susan MacArthur
403-1083 Tillicum Road
Victoria BC V9A7L7
[REDACTED]

Deb Hopkins

From: Jonah Ross
Sent: May-30-23 2:09 PM
To: Deb Hopkins; James Davison
Subject: FW: support for 914 McNaughton Temporary Use Permit

Copy of correspondence forwarded to:

Deb, Corporate Officer – For Council Agenda (Jun 5) James, Acting Director of Development Services – For Information

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

From: Denise Nadeau [REDACTED]
Sent: Monday, May 29, 2023 4:12 PM
To: Council <council@esquimalt.ca>
Subject: support for 914 McNaughton Temporary Use Permit

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,

This letter is to support Abstract getting a Temporary Use Permit for 914 McNaughton Street. While I sympathize with MacNaughton Street residents stuck with the traffic it seems the best solution. If the present 1075, 83, 85 entrance was used it would cause huge disruption on Tillicum and also mean construction workers parking on Macnaughton. So I guess this is the lesser of two evils but it does seem to solve some very egregious traffic and parking challenges.

Sincerely,

Denise Nadeau 212 -1083 Tillicum Rd.

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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 W̱SÁNEĆ and lək'wəŋən peoples (Songhees and Esquimalt)

Deb Hopkins

From: Jonah Ross
Sent: May-30-23 2:12 PM
To: Deb Hopkins; James Davison
Subject: FW: Temporary Use Permit for 914 McNaughton Ave

Copy of correspondence forwarded to:
Deb, Corporate Officer – For Council Agenda (Jun 5)
James, Acting Director of Development Services – For Information

Jonah Ross
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | www.esquimalt.ca

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From: Anne-Louise Gibbons [REDACTED]
Sent: Monday, May 29, 2023 7:37 PM
To: Council <council@esquimalt.ca>
Subject: Temporary Use Permit for 914 McNaughton Ave

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

I live at 1083 Tillicum Road and the construction at 1075 Tillicum Road is a concern because access to my building may be threatened by construction vehicles, and so forth. If the vehicles can park elsewhere, access becomes easier and more fluid. For this reason, I ask that you grant a temporary use permit for 914 Mcnaughton Ave.

Thank you for this opportunity to make my views known.

Anne-Louise Gibbons
313-1083 Tillicum Road
[REDACTED]

Deb Hopkins

From: Jonah Ross
Sent: May-30-23 2:16 PM
To: Deb Hopkins; James Davison
Subject: FW: Temporary Use Permit Application - 914 McNaughton Ave

Copy of correspondence forwarded to:
Deb, Corporate Officer – For Council Agenda (Jun 5)
James, Acting Director of Development Services – For Information

Jonah Ross
Corporate Services Assistant
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From: Lynn Merry [REDACTED]
Sent: Tuesday, May 30, 2023 8:52 AM
To: Council <council@esquimalt.ca>
Subject: Temporary Use Permit Application - 914 McNaughton Ave

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 a resident in Gorge Pointe condos at 1083/1085 Tillicum Road.

A development has been approved for 1075 Tillicum Road (the old Gorge Pointe Pub) with construction tentatively starting this summer. We have a shared easement (driveway) with this property and had been advised that we would be required to share our driveway during construction with trucks, workers, deliveries, etc during the approximately 2+ years of construction.

I was very happy to hear that Abstract Development has purchased the property at 914 McNaughton Avenue with the intention of using it for construction access, construction parking and a construction office during this time. Gorge Pointe has 110 condos with approximately 185 vehicles that accesses that driveway on a daily basis. As well, delivery trucks, landscaping vehicles, visitors, contractors, garbage trucks, emergency services, etc. have to access that same driveway to get to our property. The addition of construction vehicles in this small area is a safety concern for vehicles entering and exiting our property as well for pedestrian, dog walkers and cyclists who may or may not be seen due to large vehicles being parked in this area. It is also a concern with that our

contractors (deliveries, garbage, etc) and emergency services may not be able to enter our property when needed.

The Temporary Use Permit to use the McNaughton property will help to alleviate any disruptions to the owners of Gorge Pointe and all that access our property and as such, I am requesting Council approve the Temporary Use Permit for 914 McNaughton Avenue.

Sincerely

Lynn Merry
405-1085 Tillicum Road

Deb Hopkins

From: Jonah Ross
Sent: May-30-23 2:22 PM
To: Deb Hopkins; James Davison
Subject: FW: Temporary Use Permit Application - 914 McNaughton Ave

Copy of correspondence forwarded to:
Deb, Corporate Officer – For Council Agenda (Jun 5)
James, Acting Director of Development Services – For Information

Jonah Ross
Corporate Services Assistant
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From: Wendy Perry [REDACTED]
Sent: Tuesday, May 30, 2023 9:48 AM
To: Council <council@esquimalt.ca>
Cc: Dan Waldie [REDACTED]
Subject: Temporary Use Permit Application - 914 McNaughton Ave

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:

We are residents in Gorge Pointe condos at 1083/1085 Tillicum Road.

A development has been approved for 1075 Tillicum Road (the old Gorge Pointe Pub) with construction tentatively starting this summer. We have a shared easement (driveway) with this property and had been advised that we would be required to share our driveway during construction with trucks, workers, deliveries, etc during the approximately 2+ years of construction.

We were very happy to hear that Abstract Development has purchased the property at 914 McNaughton Avenue with the intention of using it for construction access, construction parking and a construction office during this time. Gorge Pointe has 110 condos with approximately 185 vehicles that accesses that driveway on a daily basis. As well, delivery trucks, landscaping vehicles, visitors, contractors, garbage trucks, emergency services, etc. have to access that same driveway to get to our property. The addition of construction vehicles in this small area is a safety concern for vehicles entering and exiting our property as well for pedestrian, dog walkers and cyclists who may or may

not be seen due to large vehicles being parked in this area. It is also a concern with that our contractors (deliveries, garbage, etc) and emergency services may not be able to enter our property when needed.

The Temporary Use Permit to use the McNaughton property will help to alleviate any disruptions to the owners of Gorge Pointe and all that access our property and as such, we are strongly requesting Council APPROVE the Temporary Use Permit for 914 McNaughton Avenue.

Sincerely

Wendy Perry & Dan Waldie
306-1085 Tillicum Road

Sent from my iPhone



May 23, 2023

TEMPORARY USE PERMIT NOTICE

Dear Resident,

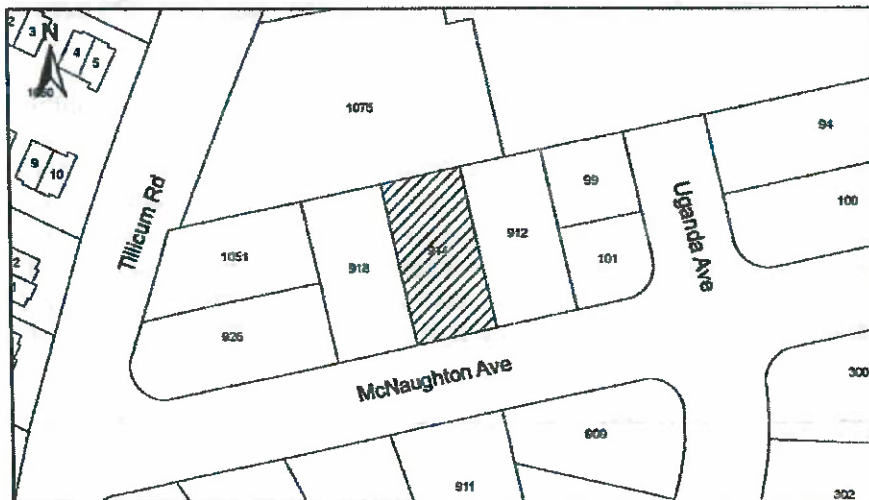
There is a temporary use permit application in your neighbourhood. The Township has received this application from the registered owner of 914 McNaughton Avenue (see map below).

What does this mean?

Zoning Bylaw, 1992, No. 2050 allows Council to issue a Temporary Use Permit pursuant to the Local Government Act section 493 for a land use not otherwise permitted by the Township's Zoning Bylaw on a temporary basis for a period of two years. Find more information about zoning and the bylaw at Esquimalt.ca/development.

As part of the application process, the public has an opportunity to provide input to Council regarding the proposed temporary uses.

Site Location:



Description of Land:

Address: 914 McNaughton Avenue Parcel Identifier (PID): 005-972-116 Legal description: Lot 4, Block 1, Section 10, Esquimalt District, Plan 5484

Purpose of the application:

The Temporary Use Permit would allow the site to be used as construction access, construction parking, and a construction office during the construction of the building at 1075 Tillicum Road. If approved, the Permit would be valid for two years from the date of issue.

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Input opportunities:

The Municipal Council will consider this application on **June 5, 2023 at 7:00 p.m.** in the COUNCIL CHAMBERS, ESQUIMALT MUNICIPAL HALL, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1.

All persons believing their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard and may indicate their support or opposition for the proposed bylaw changes in one of the following ways:

1. Written submissions must be received by **12:00 p.m. on June 5, 2023**. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Comments may be submitted by:
 - Emailing comments to council@esquimalt.ca
 - Mailing or delivering comments to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1
 - Placing written comments in the drop box by the main door to Municipal Hall, 1229 Esquimalt Road
2. Speak in person at the public input opportunity during the meeting.
3. Electronic participation may be arranged by contacting the Corporate Officer prior to 4:30 p.m. on the day of the meeting at 250-414-7135.

A copy of the Temporary Use Permit and information related to this application may be reviewed from May 23, 2023 until June 5, 2023 at Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1 between 8:30 a.m. and 4:30 p.m., Monday through Friday, except statutory holidays.

Personal information contained in communications to Council on this matter is collected under the authority of section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Comments expressed orally during the Meeting will be webcast live and recorded to form part of the public record. Written submissions will form part of the Township's public record and may be included in a public agenda and posted on our website. Your phone number and email address will not be disclosed; however, your address is considered relevant to this proposal and will be disclosed to inform Council of your opinion in relation the proposed bylaw(s). Questions regarding the collection of personal information may be referred to the privacy team at foi@esquimalt.ca or 250-414-7135.

More information about the project: Alex Tang at 250-414-7132

Thank you,
Debra Hopkins, Corporate Officer

TEMPORARY USE PERMIT - 914 McNaughton Avenue.

Dear Mayor and Council:

Mon, 29 May 2023

1. Brenda and John O'Hara are residents at 402 – 1085 Tillicum Rd [Gorge Pointe], V9A 7M3.
2. Abstract plans to construct a 6-storey complex at 1075 Tillicum Rd. Presently, the entrance / exit to 1083 / 1085 Tillicum Rd also provides access / egress to the 1075 Tillicum Rd building site. During the 2-year construction phase, parts of Tillicum Rd and the entrance / exit to & from Gorge Pointe will be affected by trucks, machinery, and building materials and a Site Office.
3. To alleviate these future traffic impediments, the Registered Owner of 914 McNaughton Avenue, has requested a "Temporary Use Permit" at this site, which would serve as:
 - a. Temporary Construction Vehicle Access;
 - b. Temporary Construction Staging;
 - c. Temporary Construction Storage and Parking, and
 - d. Temporary Construction Site Office.
3. Brenda and John O'Hara support Abstract's initiative and kindly request that Council approves the "Temporary Use Permit" at 914 McNaughton Avenue.
4. We thank Mayor and Council in advance for approving this "Temporary Use Permit".

Sincerely,





Brenda and John O'Hara

Deb Hopkins

From: Jonah Ross
Sent: May-29-23 2:24 PM
To: Dan Horan; Deb Hopkins; James Davison
Subject: FW: Temporary Use permit 914 McNaughton Ave - support

Copy of correspondence forwarded to:
Council & CAO – For Information
Deb, Corporate Officer – For Council Agenda (Jun 5) James, Acting Director of Development Services – For Information

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

From: Terrie Klotz [REDACTED]
Sent: Friday, May 26, 2023 2:52 PM
To: Council <council@esquimalt.ca>
Subject: Temporary Use permit 914 McNaughton Ave - support

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 strongly support the temporary use permit for 914 McNaughton Ave. This will greatly alleviate issues with access for residents and guests of 1083 and 1085 Tillicum Rd during the construction at 1075 Tillicum Rd.

Thank you for your consideration
Terrie

Terrie Klotz
203-1083 Tillicum Rd
Victoria, BC V9A 7L7
[REDACTED]

Deb Hopkins

From: Jonah Ross
Sent: May-29-23 2:24 PM
To: Dan Horan; Deb Hopkins; James Davison
Subject: FW: 914 McNaughton Ave Temporary Use

Copy of correspondence forwarded to:
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Jonah Ross

Temp. Administrative Assistant

Township of Esquimalt | Corporate Services

Tel: 1-250-414-7153 | www.esquimalt.ca



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From: Justin Temmel [REDACTED]
Sent: Friday, May 26, 2023 2:50 PM
To: Council <council@esquimalt.ca>
Cc: Jennifer Horsfall [REDACTED]
Subject: 914 McNaughton Ave Temporary Use

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Council,

My wife and I live at 1051 Tillicum Rd, the property immediately adjacent to the 1075 Tillicum Rd development site, and we support the temporary use of the McNaughton property to support construction. I believe that using this property as proposed will reduce disruptions to those of us in the surrounding area, and Esquimalt at large by reducing impacts on traffic at the Tillicum Bridge bottleneck. Further, removing the older single family home at 918 McNaughton paves the way for something a little higher density, which we continue to be in desperate need of in the GVA.

This proposal seems like a win-win as far as we can tell and we hope you will approve it.

Deb Hopkins

From: Jonah Ross
Sent: May-29-23 2:23 PM
To: Dan Horan; Deb Hopkins; James Davison
Subject: FW: Abstract Temporary Use Permit

Copy of correspondence forwarded to:
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James, Acting Director of Development Services – For Information

Jonah Ross

Temp. Administrative Assistant

Township of Esquimalt | Corporate Services

Tel: 1-250-414-7153 | www.esquimalt.ca



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From: Jan Norton [REDACTED]
Sent: Friday, May 26, 2023 2:13 PM
To: Council <council@esquimalt.ca>
Subject: Abstract Temporary Use Permit

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

Dear Mayor and Council Members,

I am a resident of 1083 Tillicum Rd, and would like to express my support of Abstract's application for a Temporary Use Permit for the property they have recently purchased at 914 McNaughton Ave., Esquimalt BC.

The use of this property, during the construction of their condo at 1075 Esquimalt Rd, would, in my opinion, hugely alleviate the traffic congestion at the access to 1083, 1085 and 1075.

I sincerely hope that you will support this application. While I realize that this project will be extremely upsetting to ALL residents in the area (McNaughton St., Uganda St. and Tillicum Rd), having an access route away from the busy, already backed-up traffic on Tillicum would be very beneficial and much appreciated.

Sincerely,

Jan Norton

#211-1083 Tillicum Rd.

Gorge Pointe Condos