

To the Township of Esquimalt Mayor and Council

**RE: Zoning Bylaw No. 3161 909 McNaughton Avenue**

My wife and I are long-term residents of Uganda Avenue. We join our neighbours in opposition to the proposed rezoning application for 909 McNaughton. The motion as we understand will add the use of Group Children's Day Care Centre to Strata Lot A at this address. In other words, the owner intends to evict two families from their affordable rental housing and convert the upstairs and downstairs suites into a commercial business.

**Two Concerns**

First, you and previous councils have made it clear how seriously you take the housing "crisis". Affordable homes for families are obviously a high priority. Here is an opportunity to continue with that mission and keep two homes available to young families. It is councils duty to protect existing housing stock and provide businesses with appropriate commercial locations.

Second, while 909 McNaughton may technically qualify for this type of rezoning it is not the only location available for a daycare business in this neighbourhood. In fact, it may be one of the least appropriate properties for this use.

**Additional Points**

Traffic and Safety

- Vehicle traffic count and speeds reach dangerous levels throughout the day on McNaughton, Uganda and Selkirk
- There are no sidewalks on Uganda Avenue and McNaughton Avenue.
- Despite the posted parking restrictions non-residents and construction workers park every week day on these streets
- This illegal parking will likely continue when the Abstract development is completed and the lack of sufficient onsite parking for 1075 Tillicum becomes evident.
- These conditions effectively create a one-lane road for cut-through traffic to slalom through and not a safe path for two dozen small children to walk everyday.
- These safety issues will be immediately clear to your Worship and council if you visit McNaughton Avenue during the hours that children would be dropped off and picked up. This would be roughly 7:30am to 9:00am and 3:30pm to 5pm.

Site Characteristics

A tiny yard and substantial slope from the road to the rear of the property restrict the usable space for this type of business and limit parking options.

Child drop-off and pick-up will either completely block McNaughton Avenue or create an unsafe environment for parents and children walking on both McNaughton and Uganda.

**Conclusion**

Safety and site suitability may not be on the list of considerations you weigh for this rezoning application. However, if you do approve the rezoning, you risk sending the message that these concerns along with preserving affordable housing are not as important to this council as the proponents business plan.

Michael Galvon and Terry Ann Duncan  
307 Uganda Avenue  
May 25, 2025