

March 31, 2023

Corporation of the Township of Esquimalt
3rd Floor, 1229 Esquimalt Road
Esquimalt, BC, V9A 3P1

Attn: Mayor and Council

RE: Temporary Use Permit for 914 McNaughton Avenue



Dear Mayor and Council,

1075 Tillicum, a new 6 storey, mixed-use development approved in April of 2022, presents an exciting opportunity to provide new housing and commercial space in the Township of Esquimalt and represents a significant investment in the community. Since the project was approved last year, I understand that Abstract Developments has been working to plan the construction of this new building, which will create a beautiful new gateway into Esquimalt.

Through the planning of the construction activities, it became clear the existing and planned built environment around 1075 Tillicum Rd will present challenges to constructing the building in a timely manner, without causing disruption to the community. In particular, the limited vehicle access to the 1075 Tillicum Rd property, the relatively small frontage and the upcoming active transportation improvements planned for this stretch of Tillicum Rd all present challenges to constructing this new addition to Esquimalt.

Based on supportive initial input from Township of Esquimalt Planning and Engineering Staff, I have purchased the lot at 914 McNaughton Ave to provide Abstract Developments with an opportunity for a secondary and temporary vehicle access point to 1075 Tillicum Rd. As outlined in this letter, the temporary use of 914 McNaughton Ave to facilitate the construction of 1075 Tillicum Rd will significantly reduce the impact of construction activity on Tillicum Rd and the traffic burden for Esquimalt residents who rely on this major corridor as their primary connection in and out of the Township. By providing temporary access, Abstract has confirmed there is an opportunity to reduce the number of expected closures of Tillicum Rd and to reduce their overall construction duration, which is a net benefit to the community.

The current zoning for 914 McNaughton Ave is RD-4 (Two Family DADU Residential) which allows for up to two dwelling units but does not contemplate temporary uses to support construction activities. To support the construction of 1075 Tillicum Rd, I am applying for a Temporary Use Permit for 914 McNaughton Ave, for the three purposes outlined below.

A diagram, attached to this document as "Appendix A: 914 McNaughton Construction Access Diagram", supports my request and provides a visual representation of some of the challenges Abstract Developments is facing in constructing their project at 1075 Tillicum Rd.

The temporary uses contemplated for 914 McNaughton Ave include:

Temporary Construction Vehicle Access and Staging

- Construction vehicle access through to 1075 Tillicum Rd;
- Material deliveries and truck staging, hoisting equipment setup, concrete pumping and access for other vehicles during construction.

Temporary Construction Storage and Parking

- Parking for trades and construction personnel;
- Temporary storage of materials, tools and other items.

Temporary Construction Site Office

- Temporary accessory structures including a construction site office, which may include lunch-room and washroom facilities;
- Temporary power installation to provide electrical service to 1075 Tillicum Rd;
- Fencing along the property lines with 918 and 912 McNaughton Ave to secure the property and visually screen TUP activities from the adjacent homes.

The following factors are critical in considering this application,

Tillicum Rd is a Major Road with Significant Traffic Volume and Planned Active Transportation Upgrades

- Tillicum Rd is a “Major Road” along with Admirals Rd, Craigflower Rd, Esquimalt Rd, and Lampson St.;
- According to Watt Engineering’s March 2021 Baseline Conditions Report, prepared as part of the Township’s Active Transportation Network Plan, all of these Major Roads have traffic volumes exceeding 10,000 vehicles per day;
- That said, Tillicum Rd south of Gorge had the highest utilization rate with over 18,000 vehicle trips per day in 2018;
- In the summer of 2023, the Township of Esquimalt will upgrade Tillicum Rd to deliver significant active transportation improvements including reducing vehicle travel lanes from 4 to 2, introducing a center turn lane and protected bike lanes on either side of the street, as well as a new pedestrian crossing located at the south end of the 1075 Tillicum Rd frontage;
- The reduction in lanes and installation of protected bike infrastructure significantly reduces the ability of Tillicum Rd to accommodate construction activity at 1075 Tillicum;
- Without granting of the TUP for 914 McNaughton, there will likely be sustained impacts to traffic flow on Tillicum during Abstract’s construction period.

Limited Vehicle Access to 1075 Tillicum Rd.

- Vehicle access to 1075 Tillicum Rd is via a shared strata lane which served the former Gorge Pointe Pub and continues to serve the 114 homes located at 1083 and 1085 Tillicum;
- The existing easement governing the use of the shared strata lane does not contemplate using the lane for construction activities and the residents of the 114 homes at 1083 and 1085 Tillicum Rd have expressed concerns about the experiencing the full impact of construction activity and how it may impact their access to Tillicum Rd;
- In addition to requesting the temporary use permit to mitigate construction activities on Tillicum Rd, I understand Abstract is also actively working with residents at 1083 and 1085 Tillicum to negotiate a temporary and expanded access to the strata laneway to further support their planned construction activities.

New Servicing Opportunities

- In addition significantly reducing construction impacts on the community, the purchase of 914 McNaughton has also created an opportunity for 1075 Tillicum's future storm and sanitary services to be routed to McNaughton, rather than across Tillicum Rd
- Servicing the property to McNaughton, also significantly reduces the impact on Tillicum Rd, as previously Abstract planned to cut across Tillicum Rd which would have required multiple full-day closures in order to connect the new storm and sanitary services located on the west side of Tillicum Rd

Granting permission for the requested temporary uses at 914 McNaughton Ave will aid in the construction of the new multi-family development at 1075 Tillicum Rd and provide numerous benefits to the broader community, while minimizing potential negative impacts on the immediate neighbours. In this case I believe the specific circumstances of the project warrant granting permission for the temporary uses. While I appreciate there may be some temporary impacts to residents on McNaughton Ave, I am committed to minimizing disruptions to existing residents by working with Abstract Developments during the construction process.

Mitigating Measures to Support the Temporary Use Permit

In order to reduce the impact of the temporary uses at 914 McNaughton Ave, I am proposing the following mitigating measures for Abstract Developments to follow:

- Implementation of a comprehensive construction traffic management plan;
- Traffic control people (as needed) to be stationed along McNaughton Ave and at the strata lane to ensure existing residents can safely enter and exit the area;
- Secure site fencing to be installed along the property lines of 914 McNaughton Ave to control access, screen the temporary activities and reduce the visual impact on 918 and 912 McNaughton Ave;
- Retaining the existing water service at 914 McNaughton Ave to support dust control, as well as vehicle and road cleaning;
- Prohibiting vehicles from idling on the property when not in use;
- Prohibiting loud music from the property;
- Prohibiting work taking place outside of Esquimalt's standard working hours;
- McNaughton Ave to be cleaned as needed to ensure no mud or debris is left on the road;
- Installation of appropriate erosion and sedimentation control measures as necessary;
- Ensuring trucks go through a truck wash before exiting to Tillicum Rd;
- No concrete pumping from McNaughton Ave

In addition to these mitigating measures outlined above, I am open to working with the neighbouring properties at 918 and 912 McNaughton Ave as well as other impacted neighbours, to develop solutions that may address concerns arising as a result of the request for a temporary use permit.

Lastly, following completion of the new structure at 1075 Tillicum Rd by Abstract Developments, I envision that 914 McNaughton Ave could also be redeveloped to introduce new and diverse housing options which address Esquimalt's housing needs and align with the vision for the community as outlined in the Official Community Plan.

I thank you in advance for consideration and look forward to working with you on this application.

Sincerely,



Kalman Gogo