

From: [Jonah Ross](#)
To: [Dan Horan](#); [Deb Hopkins](#); [James Davison](#)
Subject: FW: Temporary Use Permit Application - 914 McNaughton Ave
Date: May-31-23 1:45:44 PM

Copy of correspondence forwarded to:
Council & CAO – For Information
Deb, Corporate Officer – For Late Agenda Item (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: Dann Koller <[REDACTED]>
Sent: Tuesday, May 30, 2023 3:22 PM
To: Council <council@esquimalt.ca>
Cc: [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:

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

Dann Koller
308 1083 Tillicum Road

From: [Jonah Ross](#)
To: [Dan Horan](#); [Deb Hopkins](#); [James Davison](#)
Subject: Rob Painton Re 914 McNaughton Ave Temporary Use
Date: May-31-23 2:18:48 PM
Attachments: [Rob Painton Re 914 McNaughton Ave Temporary Use.pdf](#)

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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).

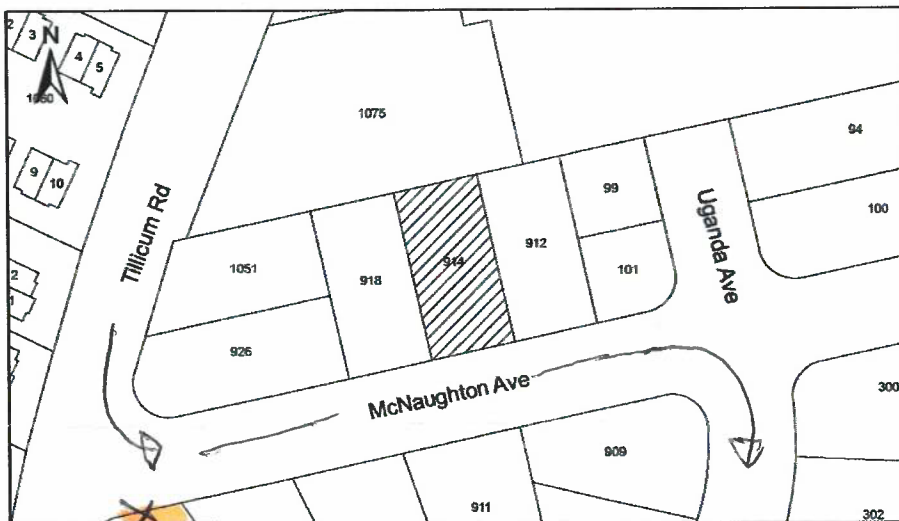
What does this mean?

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:

"NO" BOB PAINTON 1037 TILlicum RD. 50 YEARS



"STOP IT"

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.

IT'S CRAZY NOW! CARS
CUTTING THROUGH TO CRAIGFLOWER E.
USING MCNAUGHTON, UGANDA, SELKIRK
ARCADA. 100'S OF CARS PER DAY

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

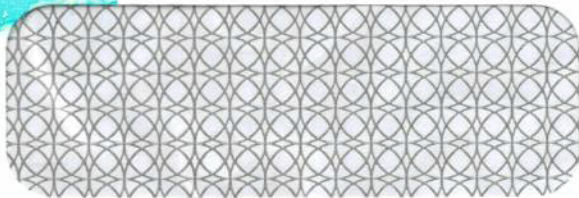
De

BOB PAINTON

Affix
Postage

Apposez
un timbre-
poste

MAYOR D!



1. Veuillez joindre la partie inférieure de votre état de compte en y indiquant le montant de votre paiement dans la case prévue à cet effet.
2. Inscrivez votre numéro de compte au dos de votre chèque ou mandat (postal ou bancaire). N'envoyez pas d'argent comptant.

1. Please enclose bottom portion of your statement. Be sure to fill in amount of payment in space provided.
2. Write your account number on the back of your cheque or money order. Do not mail cash.

NO BLOCKS ON THE
ROAD LIKE SARNIAH ☹️

From: [Jonah Ross](#)
To: [Dan Horan](#); [Deb Hopkins](#); [James Davison](#)
Subject: FW: support of temporary use at 914 McNaughton Ave
Date: June-01-23 2:13:29 PM

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

Jonah Ross
Corporate Services Assistant
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From: Trina Mendria <[REDACTED]>
Sent: Thursday, June 1, 2023 9:34 AM
To: Council <council@esquimalt.ca>
Subject: support of temporary use at 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 of 1085 Tillicum Rd and we support the temporary use permit at 914 McNaughton Ave for the construction at 1075 Tillicum Rd.
Trina Mendria

June 1, 2023

To Mayor and Council
ESQUIMALT MUNICIPAL HALL,
1229 Esquimalt Road,
Esquimalt, BC V9A 3P1

Subject: Temporary Use Permit
Reference: 914 McNaughton

From: Nancy Huber, Gorge Pointe 1083 Tillicum Rd. Unit 309, V9A7L7

Dear Mayor and Council,

I support the request from Abstract Development for a temporary use permit for 914 McNaughton Ave.

Gorge Pointe 1083 & 1085 Tillicum Rd. with 110 units has shared use of the driveway access with 1075 Tillicum, Abstract Development.

Add to our owners' use of the driveway we have our daily deliveries, trades trucks, garbage trucks, visitors, at times ambulance, fire trucks, etc. It is necessary to have this driveway clear for access to our complex. The addition of Abstract's need and use of construction vehicles would increase concerns of access and safety.

Thank you.
Sincerely,


Nancy Huber


From: [Jonah Ross](#)
To: [Dan Horan](#); [Deb Hopkins](#); [James Davison](#)
Subject: FW: 914 McNaughton TUP
Date: June-02-23 1:41:09 PM

Copy of correspondence forwarded to:
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From: Mike Hill [REDACTED]
Sent: Thursday, June 1, 2023 5:08 PM
To: Council <council@esquimalt.ca>
Subject: 914 McNaughton TUP

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 long time (17 years) resident at 304 Uganda Avenue.

The proposed TUP will be a substantial burden on residents in this area.

The streets are already very narrow and are difficult for two-way traffic to navigate. Complicating this is that the street is still used as a shortcut for rush hours traffic. Rush hours have lengthened due to street modifications to Tillicum Road in Saanich. Having heavy vehicles accessing the site on a regular basis through McNaughton **will overwhelm the capacity of this street** to serve current needs, which are already taxed.

Furthermore, there are no sidewalks on Uganda or McNaughton Streets. People enjoy walking on the street and there is lots of pedestrian traffic going to Gorge Park and the shopping plaza across the bridge. Traffic congestion is **highly likely affect the ability of pedestrians to safely pass** through this area.

Parking on Uganda and McNaughton by residents is already at high levels. If there are heavy vehicles waiting to access the site on McNaughton, they will require reserved parking or sit on the street, neither of which seems feasible based on the above.

In addition to the TUP, parking in the neighbourhood by construction and trades workers will be a

significant frustration to residents, given that there is very little parking available and workers are likely to displace residents.

In short:

1. **I do not support the TUP** and suggest the developer purchases adjacent residential property on Tillicum to access the site and where residents will be less affected.
2. Construction worker **parking should also be restricted** from this area.
3. There should be a **well-thought out plan** by the municipality for managing the construction impacts on residents, which seems very challenging given the context.

Thank you

Michael Hill



From: [Norma Loudon](#)
To: [Council](#)
Subject: In favour of Temporary Use Permit of 914 McNaughton Avenue
Date: June-02-23 2:22:44 PM

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.

To Esquimalt Council,

I live at 201, 1083 Tillicum Road and I am in favour of the Township granting a temporary use permit of 914 McNaughton Avenue. This temporary use will alleviate the negative impact of Abstract Development using our complex's shared driveway which would have detrimental effects on our ability to enter and exit from our property. It will also alleviate significant traffic impacts on Tillicum Road which is already extremely poor, with congestion and public safety impacts.

Please approve this temporary use permit in the interest of the majority of homeowners and commuters in the area.

Thanks,
Norma Loudon

Sarah Holloway

From: Scot Osborne <[REDACTED]>
Sent: June-02-23 3:18 PM
To: Council
Subject: Temporary Use Permit for 914 McNaughton Ave.

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Dear Mayor and council , my name is Scot Osborne and I own and live in the house directly across from 914 McNaughton Ave . I strongly oppose the granting of the temporary use permit for 914 McNaughton Ave. My reasons for this is that I am a [REDACTED] living across the road from the proposed access for a construction site and it will dramatically affect my quality of daily life , contstruction traffic entering and exiting the site onto a residential street exceeding the posted 5500 Kg weight limit , gravel trucks honking air horns constantly when backing into the site , headlights shining into my home while backing in to get loaded out , concrete trucks and pump trucks etc. Tractor trailers blocking the road unloading lumber and walls to be craned onto the site , limiting me access to enter and exiting my own property at my own free will. Sincerely Scot Osborne property owner at 911 McNaughton Ave.

Sarah Holloway

From: Fern Spring [REDACTED]
Sent: June-03-23 1:42 PM
To: Corporate Services
Subject: Temporary Use Permit #00013- 914 McNaughton Ave.

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Mayor & Council

The applicant's elaborate presentation in support of a Temporary Use Permit makes no mention of the fact that the permit would be valid for TWO YEARS. Also the TUP allows for operation on the site seven days a week!

The disruption and impact on two small residential streets over this time with no traffic calming measures, no reduced speed limits (50k), no speed cushions, and critically, no sidewalks, is likely to be severe.

Uganda has been depicted as a "secondary access route" for vehicles to Tillicum via Selkirk. This on a street with significant pedestrian usage which should not in any way be subjected to the potential danger of excessive traffic flow either from the site or otherwise and should be closely monitored. Also any overflow contractor parking will only add to the congestion.

Will access to Tillicum via McNaughton for residents going about their daily business continue to be regularly available or are there likely to be significant delays? How about access to Uganda via McNaughton from Tillicum? With forthcoming bike lanes on the Tillicum stretch what will be the overall impact?

In reviewing this proposal one hopes Council will give due consideration to those residents who will be most affected over the long term.

Fern & John Spring
302 Uganda Avenue