

**Andy Le & Hoa Kha**

912 Mcnaughton Ave  
Victoria, BC V9A 4H1

15th April 2016

**Trevor Parker - Senior Planner**

Attention: Mayor and City Council  
Township of Esquimalt Development Services  
3rd floor 1229 Esquimalt Road  
Esquimalt, BC V9A 3P1



Dear Mr. Parker,

We are writing this letter regarding the rezoning at 910 Mcnaughton Ave.

My wife and I have been here since 1994 and have three kids born and raised at 912 Mcnaughton Ave. We live in a great neighborhood and have had no problems at all up until recently. Our house has a great view of the Gorge waterway from our living room; I have attached a picture of our view from the living room. Our concern is that the neighboring house (910 Mcnaughton Ave) has decided to expand their home which will block the scenery.

Our Neighbors, my wife, and I would like to keep the same setback at the current out or even see a new single family home at 910 Macnaughton Ave. We love the view of the Gorge waterway we have from our living room and to see it blocked would be disappointing.

We would like to ask the Mayor and City Council to keep the house on 910 Mcnaughton Ave as a single family home and avoid rezoning.

Sincerely,

  
Andy Le & Hoa Kha



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# John and Delphia Scratchley

305 Uganda Avenue, Esquimalt, B.C. V9A 5x8



April 12, 2016  
The Township of Esquimalt  
**Development Services**  
1229 Esquimalt Road  
Esquimalt, B. C.



To: Who it may concern,

## Proposed Construction of Two Single Family Houses at 910 McNaughton Street

As home - owners and taxpayers of this Township, we are writing to object to the proposed changes at 910 McNaughton Street. We understand that this lot will change from one single family unit to two single family units in spite of the fact that this site is not zoned for and is seven feet short of the necessary dimension. It seems this fact will be flaunted in order to accommodate the developer(s) of the property. Two homes on this lot does not fit the "thumb-print" of our neighbourhood. Concerns over street parking and increased density from home owners is very valid.

Trevor Parks assured us that a covenant could be in place in order to prohibit illegal suites from being built after the fact or space being rented to second parties. Covenants do not work as we have witnessed in the seventeen years we have resided at this address. We have examples of this on both McNaughton and Uganda. A duplex becomes a fourplex and suites are quickly rented out. This also occurs when there is a change in ownership and new buyers move in.

The concerns of surrounding property owners and taxpayers are overridden by the developer(s) and the Township's thirst for those extra tax dollars and development fees.

With regard to covenants, we can point to the fact that though signed "as gospel", they are often overlooked and suites get rented out illegally. We are in fact almost surrounded by illegal buildings with basement suites. We were unaware of submitting any formal complaints on matters such as this until just recently. Neighbours were also unaware of how to respond to these situations.

There is absolutely no objection to building a new single family home at this site. Two is one too many. The neighbourhood needs to be protected and the bylaws are designed to do exactly that. Please show respect for the home owners who comprise this neighbourhood.

Sincerely,

John Scratchley

Delphia Scratchley