

Katie Lauriston

From: David Biltek <david@departurestravel.com>
Sent: Monday, November 27, 2017 2:58 PM
To: Katie Lauriston
Cc: Alec Johnston
Subject: RE: Revised Plans Received for 944 Heywood Avenue - DPV No. 00003

Katie:

Our CALUC continues to be very concerned about variances that exceed a change of more than 15%, which in this particular case applies to ALL of the requested variances.

We have seen too many examples of variances approved by the City which then several years later create problems for neighbours and in fact the original property.

The standards for setbacks etc. were created for a variety of reasons: health, fire prevention, aesthetics etc. If Council continues with changes it may be best to review all such standards and create new ones. We have also seen variances, along with subdivision, etc., which effectively change a property without the benefit of community review. A recent example is 515 Foul Bay

We believe that a “variance” is a small change and not the substantial ones we see here.

David Biltek
Advisor in the Art of Travel



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There is no better compliment than a referral!

From: Katie Lauriston [mailto:kauriston@victoria.ca]
Sent: Monday, November 27, 2017 2:40 PM
To: planandzone@fairfieldcommunity.ca
Subject: Revised Plans Received for 944 Heywood Avenue - DPV No. 00003

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 944 Heywood Avenue – DPV No. 00003

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DPV Application No. 00003 for 944 Heywood Avenue.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

LOT A

- Part 1.23.8 (a) - Relaxation for the minimum required front yard setback from 6.00m to 3.20m
- Part 1.23.8 (b) - Relaxation for the minimum required rear yard setback from 6.00m to 1.61m
- Schedule C Section 3 - Relaxation to allow parking within the front yard

LOT B

- Part 1.23.8 (a) - Relaxation for the minimum required front yard setback from 6.00m to 3.25m
- Part 1.23.8 (b) - Relaxation for the minimum required rear yard setback from 6.00m to 4.63m
- Part 1.23.8 (c) - Relaxation for the minimum required side yard setback from 2.4m to 1.5m

The details of this application can be found on the Development Tracker at [944 Heywood Avenue](#). You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Yours truly,

Katie Lauriston

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