

Amanda Ferguson

Subject: FW: COTW application for 944 Heywood Avenue

From: Linda Carlson

Date: July 10, 2018 at 11:59:25 AM PDT

To: Councillor Jeremy Loveday <jloveday@victoria.ca>, Councillor Pam Madoff <pmadoff@victoria.ca>, Councillor Margaret Lucas <mlucas@victoria.ca>, Councillor Ben Isitt <bisitt@victoria.ca>, Councillor Charlayne Thorton-Joe <cthorton-joe@victoria.ca>, Councillor Chris Coleman <ccoleman@victoria.ca>, Councillor Geoff Young <gyoung@victoria.ca>, Councillor Marianne Alto <malto@victoria.ca>, Mayor Lisa Helps <lhelps@victoria.ca>

Subject: COTW application for 944 Heywood Avenue

Dear Councillors and Mayor

I am writing to support staff's recommendation to oppose the small lot rezoning for 944 Heywood Avenue, Application No. 00003.

I am not a resident of Fairfield and the fate of 944 Heywood Avenue does not directly affect me. My concern is how small lot rezoning is being used for purposes not intended by the bylaw as approved by Council.

Lately it appears small lot rezoning applications tend to be contrary to the wording and intent of the bylaw. It appears to be a means to demolishing an existing house in order to build two new houses on a lot that is zoned for one primary residence.

However, my understanding of the small lot rezoning bylaw is that it was intended to allow increased density by permitting additional housing, such as garden suites or carriage houses, to be built as infill. In some cases small lot zones have been used to construct small stand-alone houses. It was not intended to be used as a license to demolish existing housing in order to construct two new dwellings on property that was zoned for one house. New construction tends to be larger than existing neighbourhood homes and the result is the City loses green space. Applications include variances to decrease setbacks and increased site coverage contrary to provisions in the small lot zoning bylaw.

944 Heywood already has a well built and solid small house, suitable for a family. The only rationale for demolition is to make way for new construction to replace the existing house.

I am concerned that if Council approves increased density through small lot rezoning, the zoning is being misused and will become a tool for developers to bypass zoning and site requirements.

Thank you for your consideration,

Respectfully,
Linda Carlson
43 Lewis Street