

Katie Lauriston

From: planandzone@fairfieldcommunity.ca
Sent: Wednesday, August 09, 2017 1:30 PM
To: Katie Lauriston
Cc: Alec Johnston
Subject: Re: Revised Plans Received for 944 Heywood Avenue - DPV No. 00003

Katie:

Please forward the following comments to Mayor and Council

The Fairfield Gonzales CALUC continues to have major concerns about the variances that exceed a 15% change in the standard. In this case all the requested variances are far in excess of 15%.

Our concern is also about the significant number of variance requests, the vast majority of which are in excess of 15%,

The setback, sideyard, and other standards were set for many reasons: safety, aesthetics, fire, etc. every time these standards are allowed to be reduced their value is called into question and every subsequent development is expecting that a variance of greater reduction will be approved.

if you continue with allowing variances we strongly advise that a review of these standards take place. there may be good reasons to eliminate or alter some standards, and there may also be good reasons to maintain others.

we became quite concerned about variances when we saw the major difficulty an APPROVED variance caused. this variance allowed a house to be built within one foot of the property line.

David Biltek

Chair,

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

website: <http://fairfieldcommunity.ca/caluc/>

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(near Moss St, beside Sir James Douglas School)
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On 09.08.2017 12:56, Katie Lauriston wrote:

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) – Reduce the required front yard setback from 6.00m to 3.50m
- Part 1.23.8 (b) – Reduce the 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) – Reduce the required front yard setback from 6.00m to 3.25m
- Part 1.23.8 (b) – Reduce the required rear yard setback from 6.00m to 4.12m
- Part 1.23.8 (c) – Reduce the 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

Planning Secretary

Sustainable Planning and Community Development

Development Services Division

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