

**Lauren Martin**

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**From:** David Biltek [REDACTED]  
**Sent:** Friday, May 05, 2017 8:50 AM  
**To:** Noraye Fjeldstad  
**Subject:** RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Noraye

Please advise Mayor and Council of our concerns about these variances

We have adopted a policy of raising concern about any variance which is more than 15% change in the standard set back etc.

We continue to see more and more variances where we raise our concern because the requests are more than 15%. If this is to continue it may behoove Council to request a review of setbacks and other standards.

These standards were set for reasons of amenities, safety, street scape among others, some of these should NOT be changed but it may be time to change the standards, until such time we will continue to raise concern about variances that exceed a 15% change

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]  
**Sent:** May-04-17 9:08 AM  
**To:** planandzone@fairfieldcommunity.ca  
**Subject:** Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 Thurlow Road – DVP No. 00190

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

Lot A:

- Introduction and General Regulation Section 27 (1): Allow the front setback to be measured from the front property line
- Part 1.2.5 a: A relaxation to the minimum required front yard setback from 7.5 to 3.05
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 1.97m to 1.5m.

Lot B

- Introduction and General Regulation Section 27 (1): Allow the frontage to be Thurlow Road
- Part 1.2.2 b.: Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c: Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m.

The details of this application can be found on the Development Tracker at [1358 Thurlow Road](#). You will also 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 within 30 days from the date of this email.

Yours truly,

**Noraye Fjeldstad**  
Administrative Assistant  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Phone: 250-361-0212  
Fax: 250-361-0386  
Email: [nfjeldstad@victoria.ca](mailto:nfjeldstad@victoria.ca)



**Lauren Martin**

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**From:** David Biltek [REDACTED]  
**Sent:** Friday, May 05, 2017 9:40 AM  
**To:** Noraye Fjeldstad  
**Subject:** RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Also can you add the following

We also are aware that there may be some tagged trees on the property and we have an ongoing concern about the removal of mature trees and them being replaced with younger smaller whips. As well some of the areas in Fairfield have very soft soil and when new foundations are installed there can be some serious disruptions, vibrations to surrounding properties which can and do cause damage

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]  
**Sent:** May-05-17 9:35 AM  
**To:** David Biltek [REDACTED]  
**Subject:** RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Thank you for your email, David. I will ensure this correspondence is included in the report to Mayor and Council.

**From:** David Biltek [REDACTED]  
**Sent:** Friday, May 05, 2017 8:50 AM  
**To:** Noraye Fjeldstad <NFjeldstad@victoria.ca>  
**Subject:** RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Noraye

Please advise Mayor and Council of our concerns about these variances

We have adopted a policy of raising concern about any variance which is more than 15% change in the standard set back etc.

We continue to see more and more variances where we raise our concern because the requests are more than 15%. If this is to continue it may behoove Council to request a review of setbacks and other standards.

These standards were set for reasons of amenities, safety, street scape among others, some of these should NOT be changed but it may be time to change the standards, until such time we will continue to raise concern about variances that exceed a 15% change

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Noraye Fjeldstad [<mailto:NFjeldstad@victoria.ca>]

**Sent:** May-04-17 9:08 AM

**To:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

**Subject:** Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

**Re:** 1358 Thurlow Road – DVP No. 00190

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

**Lot A:**

- Introduction and General Regulation Section 27 (1): Allow the front setback to be measured from the front property line
- Part 1.2.5 a: A relaxation to the minimum required front yard setback from 7.5 to 3.05
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 1.97m to 1.5m.

**Lot B**

- Introduction and General Regulation Section 27 (1): Allow the frontage to be Thurlow Road
- Part 1.2.2 b.: Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c: Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m.

The details of this application can be found on the Development Tracker at [1358 Thurlow Road](#). You will also 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 within 30 days from the date of this email.

Yours truly,

**Noraye Fjeldstad**

Administrative Assistant

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC V8W 1P6

Phone: 250-361-0212

Fax: 250-361-0386

Email: [nfjeldstad@victoria.ca](mailto:nfjeldstad@victoria.ca)



## Katie Lauriston

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**From:** David Biltek [REDACTED]  
**Sent:** Friday, May 26, 2017 8:30 AM  
**To:** Katie Lauriston; Alec Johnston  
**Subject:** RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Katie and Alec:

As before we continue to be concerned about variances where the change is more than 15%, and in this case there are two as outlined in red.

The variances were put in place for many reasons...if Council continues to reduce variances maybe it should conduct a review of variances and set new standards

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Katie Lauriston [mailto:klauriston@victoria.ca]  
**Sent:** May-25-17 8:56 AM  
**To:** planandzone@fairfieldcommunity.ca  
**Subject:** Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 & 1360 Thurlow Road – DVP No. 00190

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

Lot A:

- Introduction and General Regulation Section 27 (1) - Regarding front lot line definitions for irregular lots, a relaxation to allow that the front lot line be considered the property line along Thurlow Rd.
- Part 1.2.5 a. - Relaxation to the minimum required front yard setback from 7.5m to 3.05m
- Part 1.2.5 c. - Relaxation to the minimum required side yard setback from 1.97m to 1.50m

Lot B:

- Introduction and General Regulation Section 27 (1) - Regarding front lot line definitions for irregular lots, a relaxation to allow the street frontage to be the lot line along Thurlow Rd.
- Part 1.2.2 b. - Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c. - Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m

The details of this application can be found on the Development Tracker at 1358 & 1360 Thurlow Road. You will also 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.

## Katie Lauriston

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**From:** Katie Lauriston  
**Sent:** Thursday, July 06, 2017 8:42 AM  
**To:** 'David Biltek'  
**Cc:** Alec Johnston; Chris Coleman (Councillor)  
**Subject:** RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Good Morning Mr. Biltek,

Thank you for submitting your concerns regarding the variances requested for Development Variance Permit No. 00190 for 1358 & 1360 Thurlow Road. I will ensure your comments are submitted for review by Mayor and Council.

Kind Regards,

**Katie Lauriston**  
Planning Secretary  
Sustainable Planning and Community Development  
Development Services Division  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



**From:** David Biltek [REDACTED]  
**Sent:** Thursday, July 06, 2017 8:34 AM  
**To:** Katie Lauriston <klauriston@victoria.ca>  
**Cc:** Alec Johnston <ajohnston@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>  
**Subject:** RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Katie

Please advise Council that once again in these matters the FGCA CALUC is advising Council that we have major concerns about changing setbacks and other standards by more than 15%, and all of these but one exceed that mark, some by a rather large amount.

We have recently seen the impact a legal variance had on a development. The permitted variance allowed a house to be built within ONE FOOT of the property line. Maybe at the time it seemed reasonable, but today presents a major problem

We continue to feel that if Council is going to accept such changes it may be better to conduct a complete review with public input on setbacks and other standards, all of which were created for particular reasons

**David Biltek**

## Chair

### Fairfield Gonzales Community Association Land Use Committee

**From:** Katie Lauriston [mailto:klauriston@victoria.ca]

**Sent:** July-05-17 3:35 PM

**To:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

**Subject:** Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

**Re:** 1358 & 1360 Thurlow Road – DVP No. 00190

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00190 for 1358 & 1360 Thurlow Road.

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

Lot A:

- Introduction and General Regulation Section 27 (1) Regarding front lot line definitions for irregular lots – Relaxation to allow that the front lot line be considered the property line along Thurlow Road
- Part 1.2.5 (a) – Relaxation to the minimum required front yard setback from 7.5m to 3.05m
- Part 1.2.5 (c) – Relaxation to the minimum required side yard setback from 1.97m to 1.50m

Lot B:

- Introduction and General Regulation Section 27 (1) Regarding front lot line definitions for irregular lots – Relaxation to allow the street frontage to be the lot line along Thurlow Road
- Part 1.2.2 (b) – Relaxation to the minimum required lot width from 15m to 13.70m
- Schedule F Section 4 (c) – Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m

The details of this application can be found on the Development Tracker at 1358 & 1360 Thurlow Road. 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