

## Katie Lauriston

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**From:** ALICE ALBERT [REDACTED]  
**Sent:** Friday, May 19, 2017 8:04 AM  
**To:** David Biltek; Katie Lauriston  
**Cc:** Lisa Helps (Mayor); Chris Coleman (Councillor); Jonathan Tinney  
**Subject:** Re: Revised Plans Received for 1421 Fairfield Road - DPV No. 00033

Thanks David, points well ade. Alice

Sent from Samsung tablet

----- Original message -----

**From:** David Biltek <[REDACTED]>  
**Date:** 05-19-2017 07:55 (GMT-08:00)  
**To:** Katie Lauriston <klauriston@victoria.ca>  
**Cc:** "Lisa Helps (Mayor)" <mayor@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, Jonathan Tinney <JTinney@victoria.ca>  
**Subject:** RE: Revised Plans Received for 1421 Fairfield Road - DPV No. 00033

Katie:

Please convey to the Mayor and Council our ongoing concern about variances that are beyond a 15% change or reduction in the standard.

In this particular case all the variances are between a 20 to 50% change in the standard. We view changes such as these not simple variances but major changes to the nature of the building set on the property.

We have seen recently a house set on property as an approved variance that was located within one foot of the property line. This has caused much grief for the property owner and neighbours but was an approved variance.

We continue to receive variance notices that are all well beyond the 15% we have set as our marker to comment. All such referrals to us have been above this 15% marker. Given this it may be time for Council to ask Planning Staff to review these standards. In one case on which we have previously commented, there were 10 - 12 variances for each of three houses on a newly subdivide parcel of land. Changes such as these are not simple but rather may have a significant impact on the built property and neighbours.

All standards have been set for a reason: safety (from fire spread), aesthetics, privacy between neighbours, street scape, etc...it may be time that some of these are amended.

David Biltek  
Chair  
Fairfield Gonzales Community Association Land Use Committee