

From: David Biltek [mailto: [REDACTED]]

Sent: Monday, April 10, 2017 8:09 AM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>

Cc: Alec Johnston <ajohnston@victoria.ca>; Quinn Anglin <ganglin@victoria.ca>

Subject: DPV 00021 for 515 Foul Bay Road

Mayor Helps and Members of Council:

This development has caused much concern in the immediate neighbourhood, and our committee has inspected the site along with the developer, and spoken to the neighbours extensively.

We advise that Council take a closer look at this entire development because of the number and substantial range of variances.

Over the last several months we have developed a significant concern regarding variances. Our concern was raised after we dealt with an application on Robertson, where a Council some years ago had approved a variance which allowed a house to be built within 1 foot of the property line. That decision may not have had much affect when it was done but is now cause for some grief for the developer and neighbours.

This has caused us to take a new and closer look at variances. We will be commenting more and will be suggesting that Council look more closely at most variances. In particular, we will be advising or requesting a Community Meeting be held for any variance or set of variances:

1. where the change is greater than **15%, e.g. if a setback of 7 meters is required and the variance requested is 6 meters or less,**
 2. where there are several variances plus a subdivision
- unless there are extenuating circumstances such as rocks, cliff or other physical features which make such variances necessary

Relaxing variances more than suggested in our policy calls into question fire and safety, amenity, good neighbour standards and may lead to poor streetscapes and designs. We are not challenging density, increased density is a directive of the OCP, but density is mostly a design issue, and relaxing variances too much has negative implications.

In this particular case we also would refer Council to the Gonzales plan of 2002 and the ongoing work on the current Gonzales Local Area Plan which pay particular attention to the Queen Anne heights area in which this development is located. It is our belief that this development is not consistent with the 2002 Gonzales plan nor the final draft of the 2017 LAP for Gonzales.

as such we would suggest that Council take a much closer look at the development application (DPV 00021) for 515 Foul Bay and consider asking the FGCA CALUC to hold a Community Meeting

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

From: David Biltek [<mailto:david@departuretravel.com>]

Sent: Friday, Dec 9, 2016 11:11 AM

To: Lisa Helps (Mayor); Chris Coleman (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Alison Meyer; Jonathan Tinney; Rob Bateman; Charlotte Wain

Cc: FGCA CALUC

Subject: 515 Foul Bay

Mayor Helps and Council members

You are no doubt aware of the many concerns that residents nearby 515 Foul Bay have regarding the subdivision, development and many variances

We too have received emails and one of our members has met with some of the neighbours as well some of us have reached out to others nearby to ask about their thoughts on the situation There is no question that there is substantial concern about the development

We would if acceptable offer our assistance. If the neighbours, the developer and city would like to meet to review the development and see if there are compromises or changes that might alleviate concerns or at least increase an understanding as to what is happening and why, we would be prepared to arrange such a meeting and act as an 'honest broker'

As you are aware CALUCS have no formal role in such matters. We cannot compel or really even cajole anyone to the table. The city on the other hand could cajole and encourage

We would do our best to act as a broker and maintain an even handed meeting but we can only do so with your assistance

If you would like to chat please let me know by email or telephone 7809331934. I am away in Alberta for Friday through to Monday but will have email and cell phone accessibility

We hold no position on the development as is our policy. We simply would like to help

David Biltek
Chair
FGCA CALUC
7809331934