

Alicia Ferguson

From: Public Hearings
Subject: RE: Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road

From: Ben and Sandy
Sent: Monday, September 05, 2016 7:59 PM
To: Public Hearings <PublicHearings@victoria.ca>
Cc: Chris Coleman (Councillor) <ccoleman@victoria.ca>; Rob Bateman <rbateman@victoria.ca>; plandandzone@fairfieldcommunity.ca
Subject: Re: Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road

To Whom It May Concern

We are writing with regards to the Development Permit with Variance Application No. 00004 for property known as 1421 Fairfield Road. We received a letter from the City of Victoria dated August 26, 2016 giving us notice of opportunity for public comment.

My wife and I own and reside at 1474 Faircliff Lane, a property immediately adjacent to 1421 Fairfield Road. We strongly oppose the request for the multiple variances of the Zoning Regulation Bylaws that the developer has requested.

In specific, we oppose the following variances requested:

We oppose the request to increase the height from 5.0 m to 6.8 m and to increase the number of storeys from 1 to 2 on proposed Lot D

We oppose the request to increase the height from 5.0 m to 7.5 m, to increase the number of storeys from 1 to 2 and to increase the site coverage from 25% to 27.4% on proposed Lot E

We oppose the request to reduce the front setback from 7.5 m to 6.25 m and to reduce the rear setback from 7.5m to 3.5m on proposed lot F.

We oppose the above requested variances for the following reasons:

Previously there was only one heritage detached single family dwelling located on 1421 Fairfield Road. It mysteriously burned to the ground after a developer purchased it. The lot that occupied 1421 Fairfield Road had many mature trees and had a large garden. Unfortunately without any public consultation, the current developer bulldozed all this greenery taking down most of the mature trees. It now looks like a wasteland. The removal of these trees have had a negative impact on our environment by reducing the amount of carbon that is removed from the atmosphere. The developer should not be rewarded for this travesty by granting him the variances he has requested.

According to the letter we received, it appears the developer is now allowed to put three houses on the lot, one of which will have a secondary suite. This will substantially increase the density on that lot. This in itself will have a negative impact on our privacy. Increasing the height of the proposed buildings and allowing them to become two stories, will further reduce our privacy, as the occupants of these much larger proposed homes will be able to look directly into our back yard. This will similarly negatively affect the two other homes on either side of us that are also adjacent to 1421 Fairfield Road. I must strenuously object to the request for a variances to setback on lot F. This would put this new house far too close to the house located on 1423 Fairfield Rd. and would encroach on our house as well. It also goes counter to the character of our neighborhood.

The increased density that will result from this proposal will further aggravate the excessive traffic and parking problems in this neighborhood. There is a public park close to this development, and the added traffic from this development will pose a threat to the children playing in this park.

The only reason the developer has requested these variances is so that he can ask much more money for the homes that are planned for this property. Why should City hall agree to these variances which only benefits the developer financially, and has only negative affects to the residents who live adjacent to this development? I have spoken to several other neighbors who have many of the same concerns as ours. We know they will also be submitting letters in opposition to these variances.

Please keep in mind that my wife and I have lived at 1474 Faircliff Lane for 29 years, have duly paid our fair share of property taxes for all those years, and have been good citizens of the Fairfield community as well as the city of Victoria. We believe that it is incumbent on the city councillors to consider our needs over and above a developer, whose only concern is to make a profit. The developer will not, like my wife and I, live and contribute to the community as we do daily. Remember, city councillors have a solemn duty to represent their citizens.

Finally, I note that the developer has made no attempt to consult with ourselves nor any of our neighbors affected by this development. He clearly has no respect for the people living in this area.

For all the reasons above, I respectfully request that the city councillors consider their duty to represent their citizens and reject all the variances requested.

Benjamin How and Sandra Dennis, Property owners of 1474 Faircliff Lane

Cc: Chris Coleman, City of Victoria Planner, and Fairfield Community Association Land Use Committee.