

Christine Havelka

From: Public Hearings
Subject: FW: 1066/1070 Finlayson

From: John Smith [[mailto:](#)]
Sent: January-15-16 10:43 AM
To:
Subject: Re: 1066/1070 Finlayson

Thank you for your lengthy explanation of the yet again/new proposal to subdivide the lots at the corner of Finlayson and Jackson streets.

I have no idea what this explanation means....sorry....but it just makes my head swirl trying to pick out the logic.

The neighbours to this corner spent hours collecting signatures on a petition to stop this proposal.. They were successful and now we're back to square one.... it's mind boggling.

The two owners have informed the neighbours that they've found a loophole, and will be proceeding without the community's approval.

Lisa Help's administration is acquiring a reputation for not consulting neighbourhoods before proceeding with decisions – camping in Topaz Park, My Place at the Boys and Girls Club-

This seems to be fitting in to that pattern.

This subdivision shouldn't be happening.

Doris McLennan

From: [Jonathan Tinney](#)
Sent: Tuesday, January 12, 2016 9:40 AM
To:
Cc: [Councillors](#) ; [Jason Johnson](#)
Subject: FW: 1066/1070 Finlayson

Hello Ms. McLennan,

Thank you for your email forwarded by Clr. Isitt below.

The Application being considered by Council is a Development Variance Permit to reduce the rear yard setback of the property located at 1070 Finlayson Street in order to facilitate a subdivision (with 1066 Finlayson Street) to create a new lot. A rezoning is not required to facilitate a subdivision as the proposal meets the subdivision regulations under the R1-B Zone, Single Family Dwelling District, for lot area and lot width. Each lot would be larger than the minimum site area required in the R1-B Zone.

The applicants have an alternative subdivision plan that does not require any variances and can proceed through the subdivision approval process without requiring any Council permissions. However, the proposed new lot is "L-shaped", and would not fit as well with the overall streetscape and lot pattern of the neighbourhood. An irregular-shaped lot would also impose limitations on building design. For these reasons, the applicants have proceeded with the proposal that only requires a setback variance for 1070 Finlayson Street and no variances for the new lot created by subdivision.

The previous Application was also for a Development Variance Permit to reduce the rear yard setback of 1070 Finlayson Street and lot width of the proposed new lot to facilitate a similar subdivision under the R1-B Zone. At the Council meeting on January 15, 2015, Council declined this Application. However, the applicants have revised their proposal to one variance, and have chosen to apply with a new and revised Development Variance Permit which is permissible both under the Provincial *Local Government Act* and the City's *Land Use Procedures Bylaw*.

A meeting where Council will consider public input on the new Application is scheduled for January 28, 2016. I encourage you to attend this meeting and provide your comments to Council and the public at this time. Legislative Services will also post on the Council Agenda any written correspondence (email or letter) received prior to 4:30pm on January 27 if you wish to submit correspondence to Council expressing your concerns regarding the proposed variance. You can send correspondence to publichearings@victoria.ca.

Sincerely,

Jonathan Tinney
Director
Sustainable Planning & Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0511 F 250.361.0248



From: Ben Isitt (Councillor)
Sent: Monday, January 11, 2016 12:30 PM
To: Doris McLennan; Jonathan Tinney <JTinney@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: RE: 1066/1070 Finlayson

Thanks for writing, Doris.

As City Council liaison to the Hillside-Quadra neighbourhood, I am forwarding your message to the City's Director of Planning, Jonathan Tinney, who hopefully can have his staff provide information on the rules and procedures regarding new applications for properties that have already been subject to a public hearing.

All the best,

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca / Tel. 250.882.9302
Web. www.BenIsitt.ca

From: Doris McLennan]
Sent: Saturday, January 09, 2016 4:25 PM
To: Councillors
Subject: 1066/1070 Finlayson

We just went thru this re-zoning application last year, with an enormous petition against the rezoning, which was then denied.

The property owners have told the neighbours that they are asking for an abnormal lot size/shape and therefore can ask for and get this rezoning and divide up the properties.

Why is this happening again? Have the owners found some loophole they can use?

There is still overwhelming opposition to this subdivision for all the same reasons stated last year.

What is going on?

Doris McLennan

3161 Fifth St.

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