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Sent: January-22-18 12:52 PM

To: 'Nina Jokinen'

Cc: 'Ben Isitt (Councillor)'; 'Jeremy Loveday (Councillor)'; 'Chris Coleman (Councillor)'; 'Margaret Lucas (Councillor)'; 'Marianne Alto (Councillor)'; 'Pam Madoff (Councillor)'; 'Charlayne Thorton-Joe'; 'Geoff Young (Councillor)'; David Biltek (david@departurestravel.com)

Subject: 1980 Fairfield Place - Board of Variance Hearing Jan 25th

Dear Board of Variance Members:

I am writing to voice my opposition to the variances being sought for 1980 Fairfield Place.

The Board of Variance deals with requests for minor relaxations to the zoning bylaws. The variances requested are not minor, rather when taken as a whole are substantial. The applicant is seeking variances to increase the floor area well beyond what is permitted by zoning, to increase the building height and number of storeys from 1.5 to 2 storeys (plus a basement), and to reduce setbacks including the setback adjacent to Gonzales Hill Park.

There is no undue hardship associated with this application. The irregular shape of the lot is not unique to this property, and the lot configuration and zoning requirements were known to the applicants when they purchased the lot. None of these variances are required in order for the applicant to build a house on this property. The applicant wants to build a large house, and it is the size of the house that leads to the variance requests.

The property is immediately adjacent to Gonzales Hill Park, and at present is a contiguous part of the Garry Oak rock outcrops and native woodlands of the park. The proposal will result in multiple Garry Oaks being cut down, and the extensive blasting combined with the reduced setback to the park will harm the park's Garry Oak trees and natural environment. The park is there for the use and enjoyment of all residents, and variances that jeopardize the native trees and parkland should not be permitted.

The neighbourhood is aware that the applicant's representative is a member of the Board of Variance, and that is of some concern. This application also comes on the heels of City Council's decision to reject the development proposed for 515 Foul Bay Road, which bears remarkable similarities with respect to the variances being sought and potential impact on the subject and adjacent properties. It is of concern that this application is going to the Board of Variance rather than as a development permit application. As a result of it going to the BOV, park users and the general public have not been made aware of the application, there is no sign posted on the site, it is not on the City's development permit tracker, the BOV meeting agendas are not published, and only adjacent property owners/occupants have the right to speak at the hearing.

The process for development applications that affect public lands and therefore the public interest should be open, transparent and readily accessible to the public, and there should be a full and meaningful opportunity for all affected parties to comment. Arguably we are all "owners" of Gonzales Hill Park, and we have a collective right and responsibility to protect the natural environment of the park, consistent with the Gonzales Neighbourhood Plan.

I would respectfully request that the Board of Variance deny the variance requests, as they are not minor, are not required, and the development will harm the natural environment and the public's use and enjoyment of the park.

Thank you for your consideration.

Karen Ayers