

6. LAND USE MATTERS

6.1 Rezoning Application No. 00538 & Development Permit Application No. 00538 for 335 Moss Street (Fairfield)

Committee received a reports dated June 7, 2017, from the Director of Sustainable Planning and Community Development regarding applications to subdivide the lot to create one small lot, while maintaining the existing house on a regular lot.

Councillor Lucas withdrew from the meeting at 10:06 a.m. and returned at 10:08 a.m.

Committee discussed:

- The height of the retaining wall and configuration of the parking space.

Councillor Alto withdrew from the meeting at 10:17 a.m. and returned at 10:18 a.m.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00538 for 335 Moss Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00538, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit with Variances Application No. 00538 for 335 Moss Street, in accordance with:
 1. Plans date stamped May 19, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances for the Existing Dwelling:
 - i. Part 1.2.5 (c) - reduce the minimum required side yard setback from 3.00m to 1.30m
 - ii. Part 1.2.5 (d) - reduce the minimum required combined side yard setback from 4.5m to 3.1m.
 3. The Development Permit lapsing two years from the date of this resolution.

Amendment: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the motion be amended in the following point:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00538 for 335 Moss Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set **and that a new petition be conducted before the application comes to a public hearing.**

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Young, that the amendment be amended as follows:

and that a new petition be conducted before the application comes to a public-hearing Council.

On the amendment to the amendment:

CARRIED 17/COTW

For: Mayor Helps, Councillors Coleman, Isitt, Loveday, Lucas, Madoff,
Thornton-Joe, and Young
Against: Councillor Alto

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Concerns about the building's massing and site coverage.
- The original goals of the R1-S Zone and the current goals the City is trying to achieve with housing.

Main motion as amended:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00538 for 335 Moss Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set and that a new petition be conducted before the application comes to Council.
2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00538, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit with Variances Application No. 00538 for 335 Moss Street, in accordance with:
 1. Plans date stamped May 19, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances for the Existing Dwelling:
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 - ii. Part 1.2.5 (d) - reduce the minimum required combined side yard setback from 4.5m to 3.1m.
 3. The Development Permit lapsing two years from the date of this resolution.

On the main motion as amended:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff,
Thornton-Joe, and Young
Against: Councillor Isitt



Committee of the Whole Report

For the Meeting of July 6, 2017

To: Committee of the Whole **Date:** June 7, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00538 for 335 Moss Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00538 for 335 Moss Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 335 Moss Street. The proposal is to subdivide the subject property and rezone the new lot to the R1-S2 Zone, Restricted Small Lot (Two Story) District. The existing house would remain in the present, R1-B Zone, Single Family Dwelling District.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan, 2012*
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*
- the proposal is consistent with the *Suburban Neighbourhoods Plan, 1984* which considers development in instances where there is undeveloped land, infill development is appropriate, and will reinforce the local character and scale of the neighbourhood.

BACKGROUND

Description of Proposal

This Rezoning Application proposes to subdivide the lot to create one small lot, while maintaining the existing house on a regular lot. Variances for the existing house would be required to facilitate this development and will be discussed in the concurrent Development Permit with Variance Application. The existing house will be maintained as a four-unit house conversion.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has proposed landscaping, and permeable paving for hard landscaping, as well as, several energy and water saving features for the new small lot house as outlined in the letter dated May 19, 2017 provided by applicant.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The immediate area is characterized by single-family dwellings. Near the intersection of Moss Street and Fairfield Road there are retail stores, offices, restaurants, a community centre, a church and an elementary school.

Existing Site Development and Development Potential

The site is presently a house conversion containing four units. Under the current R1-B Zone, the property could be developed as a single-family dwelling with a secondary suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone for the existing house, and the R1-S2 Zone for the proposed small lot house. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposed Dwelling	Zone Standard R1-S2	Existing Dwelling	Zone Standard R1-B
Site area (m ²) - minimum	335.30	260.00	543.00	460.00

Zoning Criteria	Proposed Dwelling	Zone Standard R1-S2	Existing Dwelling	Zone Standard R1-B
Density (Floor Space Ratio) - maximum	0.47:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	158.30	190.00	420.60 (existing non-conforming)	300.00
Lot width (m) - minimum	10.00	10.00	16.12	15.00
Height (m) - maximum	7.31	7.50	10.60 (existing non-conforming)	7.60
Storeys - maximum	2	2	2.5 (existing non-conforming)	2
Site coverage % - maximum	30.80	40.00	32.00	40.00
Setbacks (m) – minimum:				
Front	6.80	6.00	8.10	7.50
Rear	6.40	6.00	8.10 (existing non-conforming)	8.38
Side (north)	1.50	1.50	1.80	1.61
Side (south)	3.0	2.40	1.30*	3.00
Combine Side Yard	n/a	n/a	3.10*	4.50
Parking - minimum	1	1	1 (existing non-conforming)	4

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield CALUC at a Community Meeting held on October 20, 2016. A letter from the CALUC dated October 20, 2016 is attached.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 93% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, and Summary provided by the applicant, are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan (OCP)* Urban Place Designation for the subject properties is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A:

Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed small lot meets the minimum lot size and lot width requirements of the Policy, and the existing single-family dwelling would be retained.

Suburban Neighbourhood Plan

The application is also consistent with the *Suburban Neighbourhood Plan* which wishes to conserve traditional streetscapes, while considering infill that is in keeping with the local character and scale of the neighbourhood.

CONCLUSIONS

This proposal to subdivide and rezone the subject property, retain the existing house, and construct one new small lot house is consistent with the objectives in the *OCP* and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend for Council's consideration that Council consider supporting this Application.

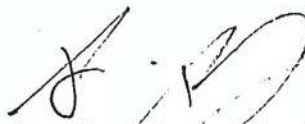
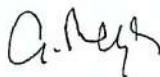
ALTERNATE MOTION

That Council decline Rezoning Application No. 00538 for the property located at 335 Moss Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 28, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped May 19, 2017
- Letters from applicant to Mayor and Council dated November 7, 2016 and May 18, 2017.
- Fairfield CALUC meeting minutes
- Small Lot House Rezoning Petition



Committee of the Whole Report For the Meeting of July 6, 2017

To: Committee of the Whole **Date:** June 7, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00538 for 335 Moss Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00538, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00538 for 335 Moss Street, in accordance with:

1. Plans date stamped May 19, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances for the Existing Dwelling:
 - i. Part 1.2.5 (c) - reduce the minimum required side yard setback from 3.00m to 1.30m
 - ii. Part 1.2.5 (d) – reduce the minimum required combined side yard setback from 4.5 m to 3.1m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 335 Moss

Street. The proposal is to subdivide and create one small lot, while retaining the existing house on a regular sized lot. The variances are related to reducing the side yard setback, and combined yard setback for the existing house.

The following points were considered in assessing the application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan 2012* (OCP)
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*, and the applicant would be retaining the existing multi-family conversion
- the proposal is consistent with the *Suburban Neighbourhoods Plan, 1984* which considers rezoning in instances where there is undeveloped land, and infill development is appropriate, and the development will reinforce the local character and scale of the neighbourhood
- the requested variances associated with the existing house at 335 Moss Street are to reduce the side yard setbacks. These variances are supportable given that the building is existing and the proposed setbacks would not further disrupt the established pattern of structures, privacy, access to sunlight and views of the neighbouring properties.

BACKGROUND

Description of Proposal

This Rezoning Application is to subdivide and create one small lot while retaining the existing house on a regular lot.

The details for the proposed small lot house include:

- two-storey building
- design elements and roofline that fits in with the neighbourhood context
- the exterior materials include cedar shingles, asphalt shingles, fibre cement panel on the roof and wood guard rails
- permeable surface treatment on the driveway and patio landscaping
- new hard and soft landscaping.

The proposed variances are related to the existing house, which would be triggered by introducing the new lot line and would:

- reduce the side yard setback to the south
- reduce the combined side yard setbacks.

Sustainability Features

As indicated in the applicant's letter dated November 7, 2016 the following sustainability features are associated with this application: additional landscaping and permeable paving, as well as, several energy and water saving features for the new small lot house.

Existing Site Development and Development Potential

The site is presently a four-unit house conversion. Under the current R1-B Zone, the property could be developed as a single-family dwelling with a secondary suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone for the existing house, and the R1-S2 Zone for the proposed small lot house. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposed Dwelling	Zone Standard R1-S2	Existing Dwelling	Zone Standard R1-B
Site area (m ²) - minimum	335.30	260.00	543.00	460.00
Density (Floor Space Ratio) - maximum	0.47:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	158.30	190.00	420.60 (existing non-conforming)	300.00
Lot width (m) - minimum	10.00	10.00	16.12	15.00
Height (m) - maximum	7.31	7.50	10.60 (existing non-conforming)	7.60
Storeys - maximum	2	2	2.5 (existing non-conforming)	2
Site coverage % - maximum	30.80	40.00	32.00	40.00
Setbacks (m) – minimum:				
Front	6.80	6.00	8.10	7.50
Rear	6.40	6.00	8.10 (existing non-conforming)	8.38
Side (north)	1.50	1.50	1.80	1.61
Side (south)	3.0	2.40	1.30*	3.00
Combine Side Yard	n/a	n/a	3.10*	4.50
Parking - minimum	1	1	1 (existing non-conforming)	4

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield CALUC at a Community Meeting held on October 20, 2016. A letter from the CALUC dated October 20, 2016 is attached.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The proposal is consistent with policies and design guidelines specified in the *Small Lot Housing Rezoning Policy*. The design of the small lot house reflects the character along Moss Street while introducing some subtle modern features such as large windows along the front and rear of the house. The pitched roof above the entrance and porch is in keeping with the existing street context and helps to accentuate the entrance.

The proposal retains the rock wall along the street frontage which is characteristic of the neighbourhood and neighbouring properties. In addition, the proposal would add hedges and trees around the perimeter. A cedar fence around the backyard delineates the yard of the small lot. Permeable pavers would be used for the driveway and patio areas.

Local Area Plans

The *Suburban Neighbourhoods Plan, 1984* considers rezoning in instances where there is undeveloped land and infill development is appropriate, and the development will reinforce the local character and scale of the neighbourhood. The proposal reinforces and builds upon the existing house and neighbourhood character and scale.

Regulatory Considerations

The following variances from the R1-B Zone, associated with the existing house are being proposed, which would:

- reduce the minimum side yard setback from 3.00m to 1.30m
- reduce the minimum combined side yard setback from 4.50m to 3.10m.

The window protrusion on the south side of the existing house extends into the side yard setback; this bay window adds character to the house and is proposed to be maintained. Privacy considerations have been made in designing the new house, such as reducing the number and size of windows along the north side.

CONCLUSIONS

The proposal to construct a new small lot house along with the requested two variances is consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of sensitive infill development and generally fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

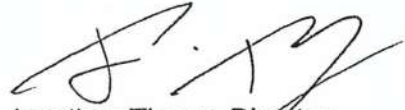
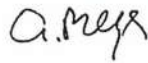
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00538 for the property located at 335 Moss Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

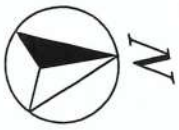
Report accepted and recommended by the City Manager:



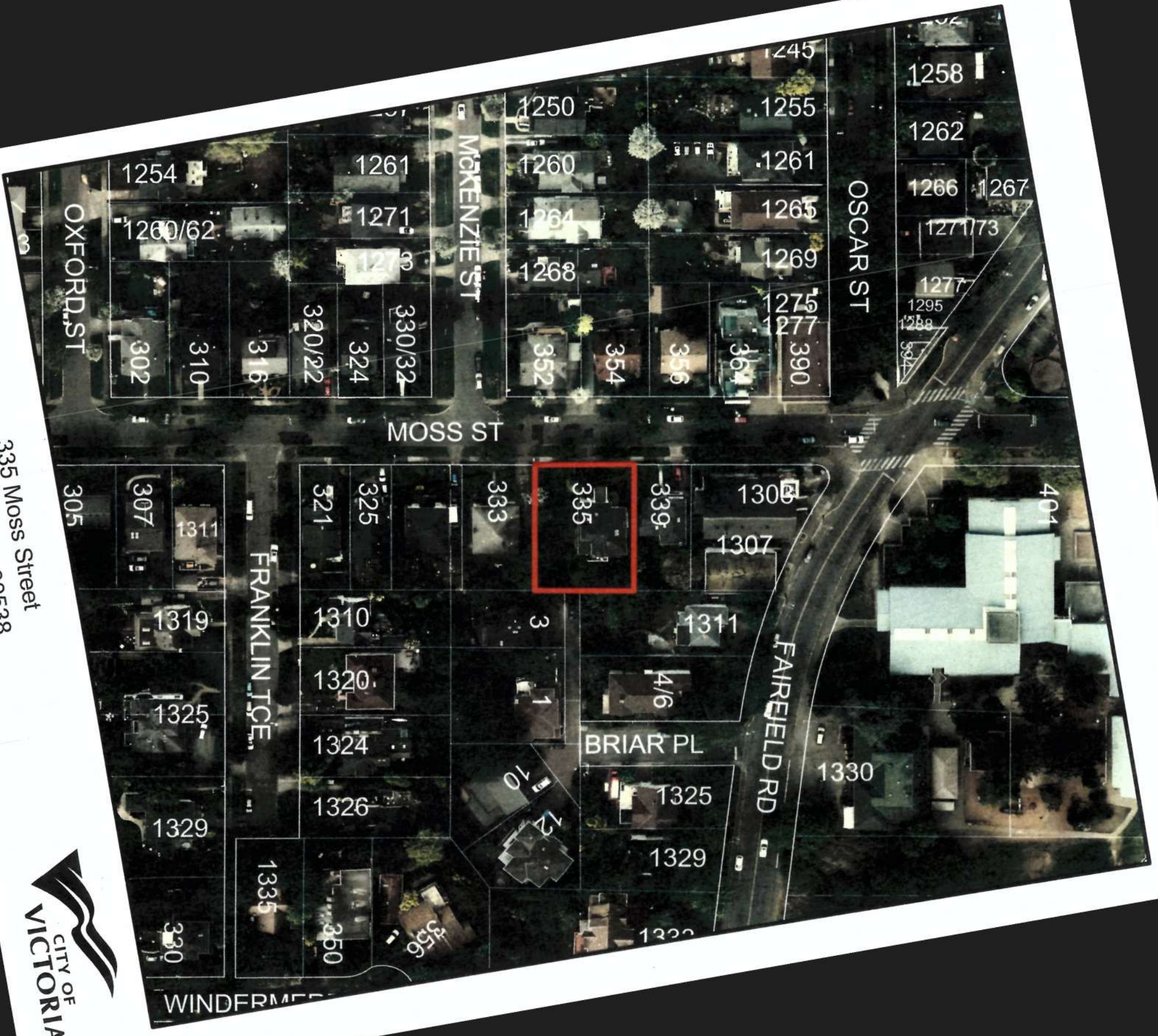
Date: June 30, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped May 19, 2017
- Letters from applicant to Mayor and Council dated November 7, 2016 and May 18, 2017
- Fairfield CALUC meeting minutes
- Small Lot House Rezoning Petition.



335 Moss Street
Rezoning No.00538

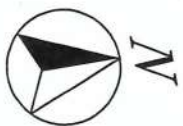


Appendix 1 to Bylaw No. 16-

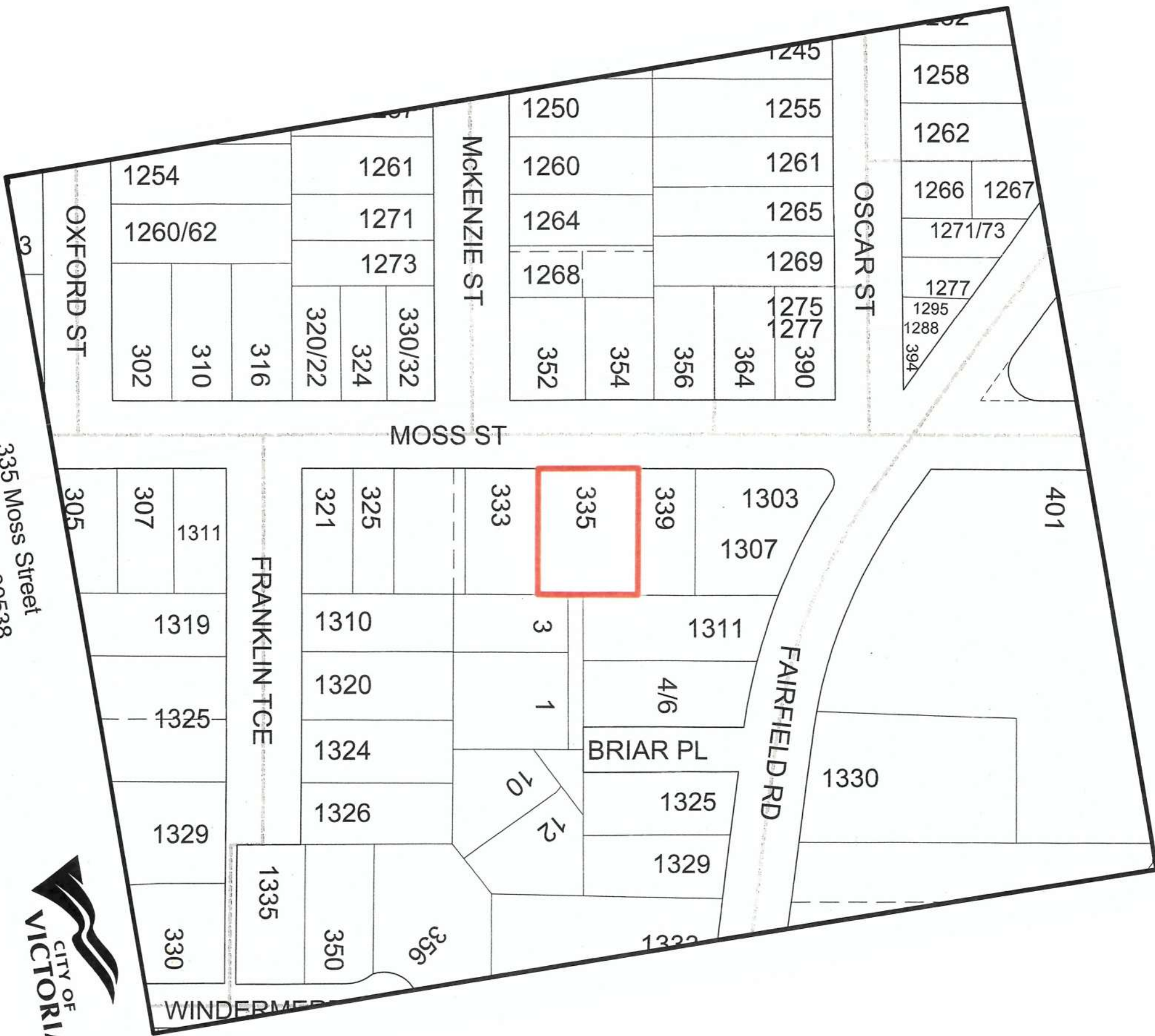


335 Moss Street
Rezoning No.00538





335 Moss Street
Rezoning No.00538



PROPOSED SUBDIVISION:

335 Moss St.

VICTORIA, BC



KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 335 MOSS STREET, VICTORIA, B.C.
V8V 4M9
LOT 15, PLAN VIP1456, SECTION FFLD, LAND
DISTRICT S7, AMENDED LOT 15 (0079076-I)
OWNER: 0975116 BC LTD.

ZONING ANALYSIS: (EXISTING HOUSE 335)

ZONE: R1-B
LOT AREA: 878.3m²
LOT COVERAGE: EXISTING
HOUSE 19.8% (173.6m/878.3m)

SHEET INDEX:

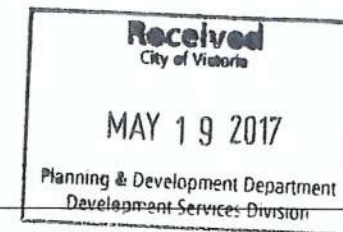
A0.0 COVER SHEET
A1.0 COMMUNITY PLAN
A1.1 EXISTING & PROPOSED NEIGHBORHOOD PLAN
A1.2 EXISTING & PROPOSED SITE PLAN
A1.3 PROPOSED SITE SERVICE PLAN
A1.4 EXISTING & PROPOSED LANDSCAPE PLAN
A1.5 SITE IMAGES
A1.6 DEVELOPMENT ELEVATIONS
A1.7 DEVELOPMENT PERSPECTIVES
A1.8 DEVELOPMENT PERSPECTIVES
A2.0 LOT A - COVER SHEET
A2.1 LOT A - FLOOR PLANS
A2.2 LOT A - SECTION
A2.3 LOT A - ELEVATIONS
A2.4 LOT A - PERSPECTIVES
A3.0 LOT B - COVER SHEET
A3.1 LOT B - FLOOR PLANS
A3.2 LOT B - SECTION
A3.3 LOT B - ELEVATIONS
A3.4 LOT B - ELEVATIONS
A3.5 LOT B - ELEVATIONS
A3.6 LOT B - PERSPECTIVES

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9893
GENERAL CONTRACTOR: TBD
STRUCTURAL ENGINEER: TBD
SURVEYOR: BRAD CUNNING LAND SURVEYOR LTD
250.381.2257

SCOPE OF WORK:

1.) SUBDIVISION OF EXISTING R1-B
PARCEL INTO ONE R1-B (LOT B)
& ONE R1-S2 (LOT A)



GENERAL NOTES
1. The purpose of this report is to provide a detailed description of the proposed subdivision and to provide a basis for the subdivision of the land into lots.
2. The subdivision is proposed to be carried out in accordance with the provisions of the Land Use Bylaw and the Land Use Permit.
3. The subdivision is proposed to be carried out in accordance with the provisions of the Land Use Bylaw and the Land Use Permit.
4. The subdivision is proposed to be carried out in accordance with the provisions of the Land Use Bylaw and the Land Use Permit.
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10. The subdivision is proposed to be carried out in accordance with the provisions of the Land Use Bylaw and the Land Use Permit.

Date	Description	By	No.
17Nov08	Issue for Review	RH	1
17Feb10	Revised Submission	RH	2
17Apr10	Revised Submission	RH	3
17Jul11	Revised Submission	RH	4

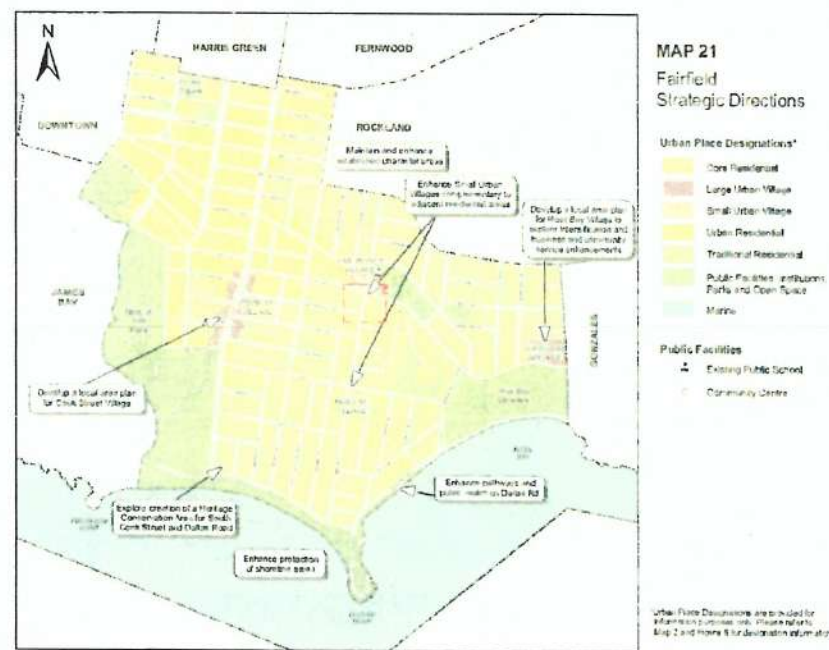
RYAN HOYT DESIGNS INC.
250.999.9893
250.381.2257
www.ryanhoymdesigns.com

Project: 335 Moss Street
Sheet Title: Cover Sheet

Project No.: 16031

Sheet: A0.0

The map shows a residential area with several streets and lots. The main streets are Main St (running vertically) and Fairford Rd (curving from the top right towards the bottom right). Other streets include Oscar St (horizontal, top left), Mckenzie St (horizontal, bottom left), and Bisac Pl (vertical, right side). Lots are numbered, and some are highlighted with dashed lines and labeled 'R1 B'. The map is oriented with North at the top.



Received
City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division

GENESIS REITER


- 1 All answers are correct; however, the correct answer for this question is (b) because the other answers are incorrect. The correct answer is (b) because the other answers are incorrect. The correct answer is (b) because the other answers are incorrect.
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ryan hary
ryan hary designs inc.
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Project: 335 Moss Street	Sheet Title: Community Plan
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Project No.:	16031
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Sheet **A1.0** 



① Existing Neighborhood Plan
1:200



② Proposed Neighborhood Plan
1:200

Received
City of Victoria

MAY 19 2017
Planning & Development Department
Development Services Division

NOTES

1. The proposed development is shown in blue. The existing development is shown in green. The proposed development is shown in blue. The existing development is shown in green.
2. The proposed development is shown in blue. The existing development is shown in green. The proposed development is shown in blue. The existing development is shown in green.
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Date	Description	By	No.
15/06/08	Issue for Rezoning	RH	1
17/06/10	Rezoning Resubmission	RH	2
17/06/09	Rezoning Resubmission	RH	3
17/06/17	Rezoning Resubmission	RH	4

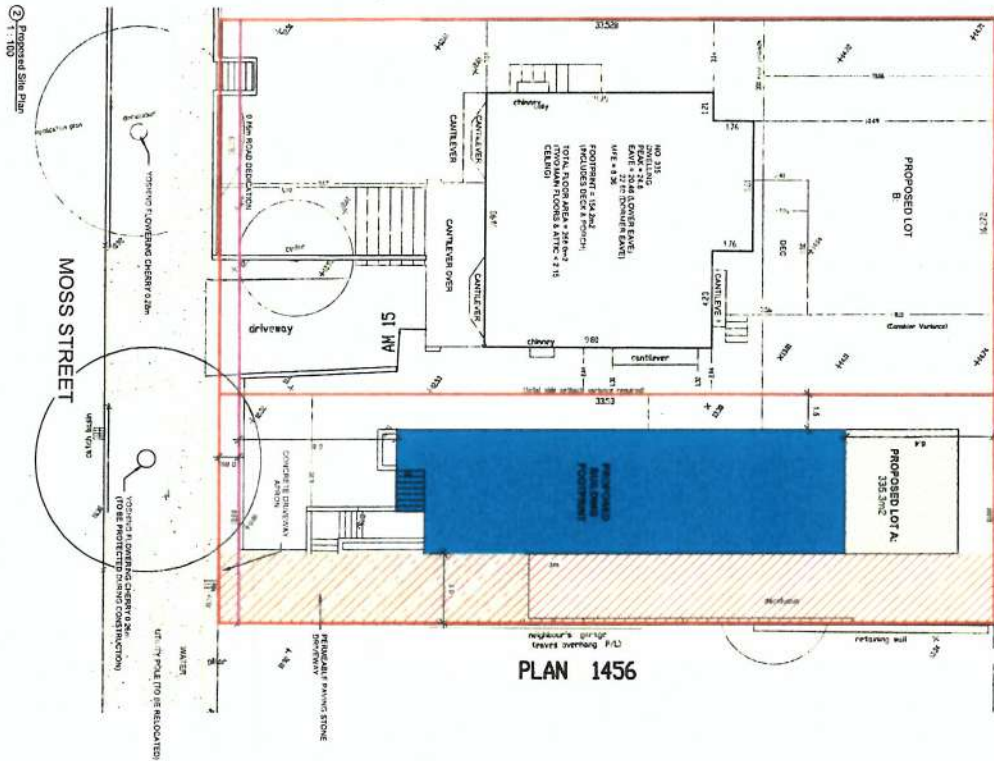
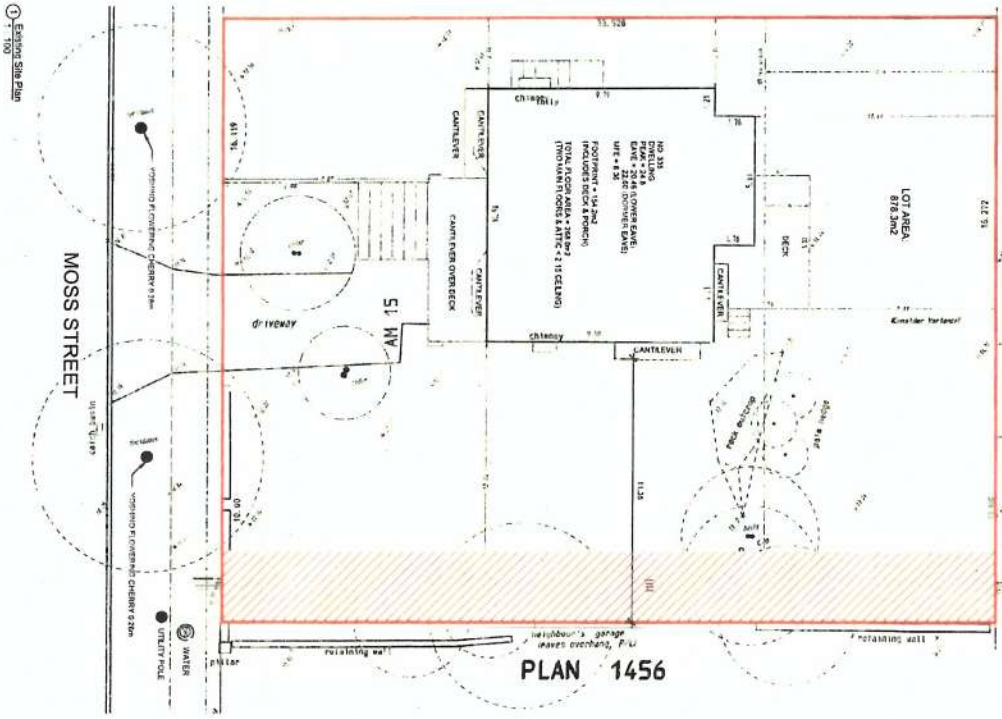
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CITY OF VICTORIA
Ryan Hoyt Resident Inc.
230-999-9893
www.victoriacity.ca

Project:
335 Moss Street



Sheet Title:
Existing & Proposed
Neighborhood Plan

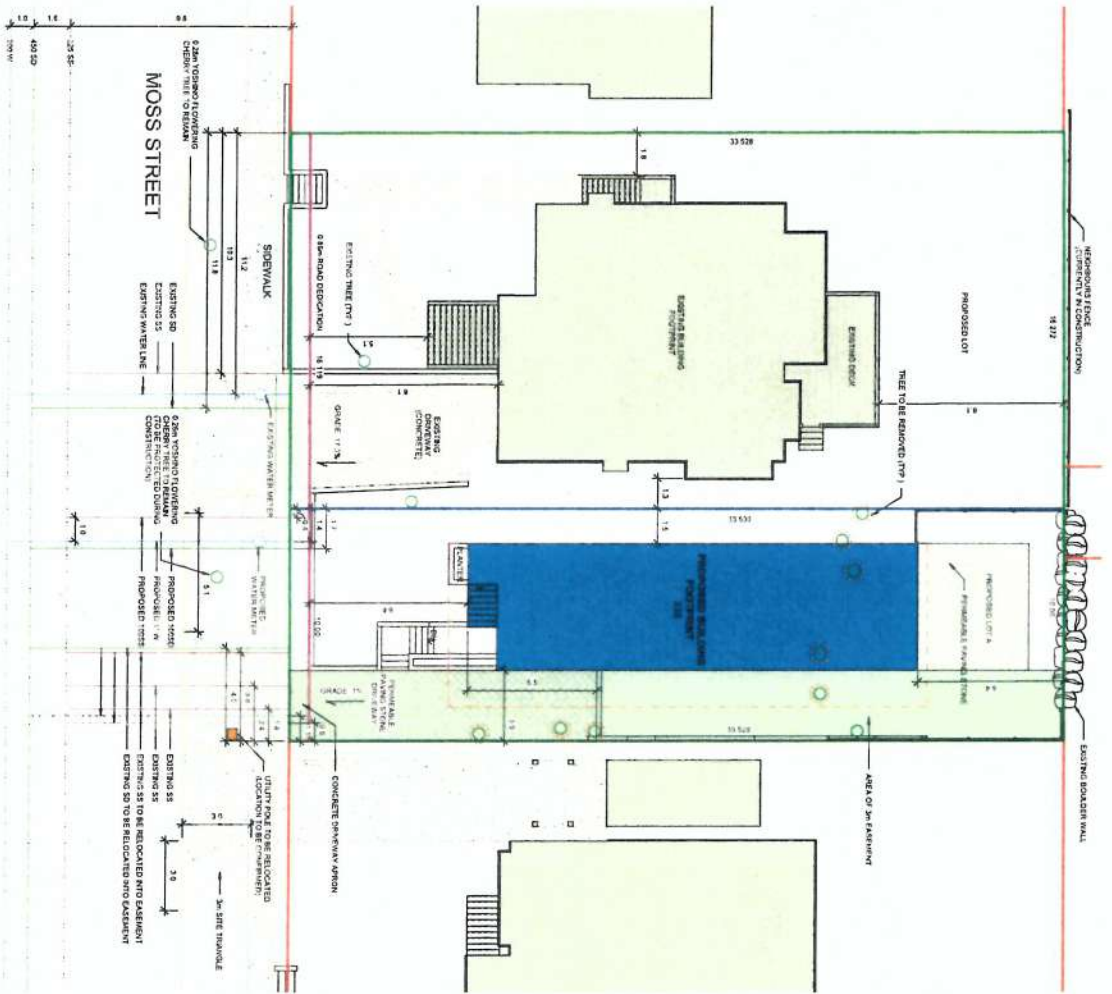
Project No.:
16031

Sheet:
A1.1



Received
City of Victoria
MAY 19 2017
Planning & Development Department
Development Services Division

Sheet: A1.2 	Project No.: 16031	Project: 335 Moss Street	<div> R H D R H OY T DESIGNS INC.</div> <div>Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9993 info@ryanhoyt.com www.ryanhoyt.com</div>	<table><tr><th>Date:</th><th>Description:</th><th>By:</th><th>No.:</th><th>Comments</th></tr><tr><td>16Nov08</td><td>Issue for Rezoning</td><td>RH</td><td>1</td><td></td></tr><tr><td>17Feb10</td><td>Rezoning Resubmission</td><td>RH</td><td>2</td><td></td></tr><tr><td>17Apr10</td><td>Rezoning Resubmission</td><td>RH</td><td>3</td><td></td></tr><tr><td>17May17</td><td>Rezoning Resubmission</td><td>RH</td><td>4</td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Date:	Description:	By:	No.:	Comments	16Nov08	Issue for Rezoning	RH	1		17Feb10	Rezoning Resubmission	RH	2		17Apr10	Rezoning Resubmission	RH	3		17May17	Rezoning Resubmission	RH	4																	<div>NOTES:</div> <div>1. The site plan is based on the information provided by the applicant and is not a guarantee of accuracy.</div> <div>2. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>3. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>4. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>5. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>6. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>7. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>8. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>9. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div> <div>10. The site plan is subject to the approval of the City of Victoria Planning and Development Department.</div>
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17May17	Rezoning Resubmission	RH	4																																										










① Proposed Site Servicing Plan

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Development Services Division

Sheet: A1.3	Project No.: 16031	Project: 335 Moss Street	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9893 info@ryanhoyt.com www.ryanhoyt.com	Date: 16Nov08 Issue for Rezoning 17Feb10 Rezoning Resubmission 17Apr05 Rezoning Resubmission 17Mar17 Rezoning Resubmission	By: RH No: 1 RH 2 RH 3 RH 4	Description: Issue for Rezoning Rezoning Resubmission Rezoning Resubmission Rezoning Resubmission
Sheet Title: Proposed Site Servicing Plan				Date: 16Nov08 Issue for Rezoning 17Feb10 Rezoning Resubmission 17Apr05 Rezoning Resubmission 17Mar17 Rezoning Resubmission		



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LANDSCAPE LEGEND	
GRASS	
TREE'S/SHRUBS	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
ASPHALT	
CONCRETE	
PERMEABLE PAVING STONE	

Date:	Description:	By:	No.:	Comments:
16Nov08	Issue for Rezoning	RH	1	
17Feb10	Rezoning Resubmission	RH	2	
12Apr09	Rezoning Resubmission	RH	3	
17May17	Rezoning Resubmission	RH	4	

14. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

15. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

16. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

17. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

18. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

19. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

20. A patient with a urinary tract infection (UTI) is prescribed trimethoprim-sulfamethoxazole (Bactrim). The nurse should monitor the patient for which of the following adverse effects?

A. Nausea and vomiting
B. Rash and fever
C. Headache and dizziness
D. Stomach pain and constipation

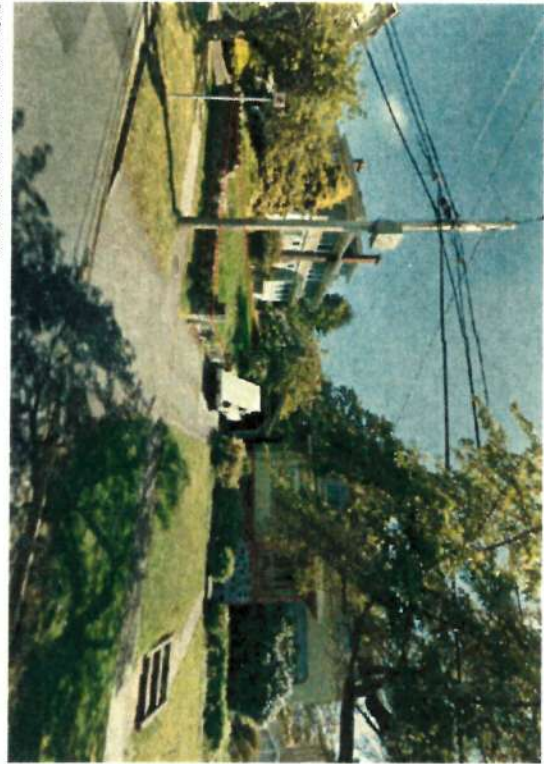


PHOTO A1.5 OF PROPOSED LOT LOOKING NORTH FROM MOSS STREET WITH JUNKY OF EXISTING SIDE YARD WALLS



PHOTO A1.5 OF PROPOSED LOT LOOKING NORTHEAST FROM MOSS STREET WITH JUNKY OF EXISTING SIDE YARD WALLS TO BE DEMOLISHED AND BE BUILT DURING CONSTRUCTION



PHOTO A1.5 OF PROPOSED LOT LOOKING EAST FROM MOSS STREET WITH JUNKY OF EXISTING SIDE YARD WALLS TO BE DEMOLISHED AND BE BUILT DURING CONSTRUCTION




PHOTO A1.5 OF PROPOSED LOT LOOKING SOUTHEAST FROM MOSS STREET WITH JUNKY OF EXISTING SIDE YARD WALLS TO BE DEMOLISHED AND BE BUILT DURING CONSTRUCTION

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City of Victoria

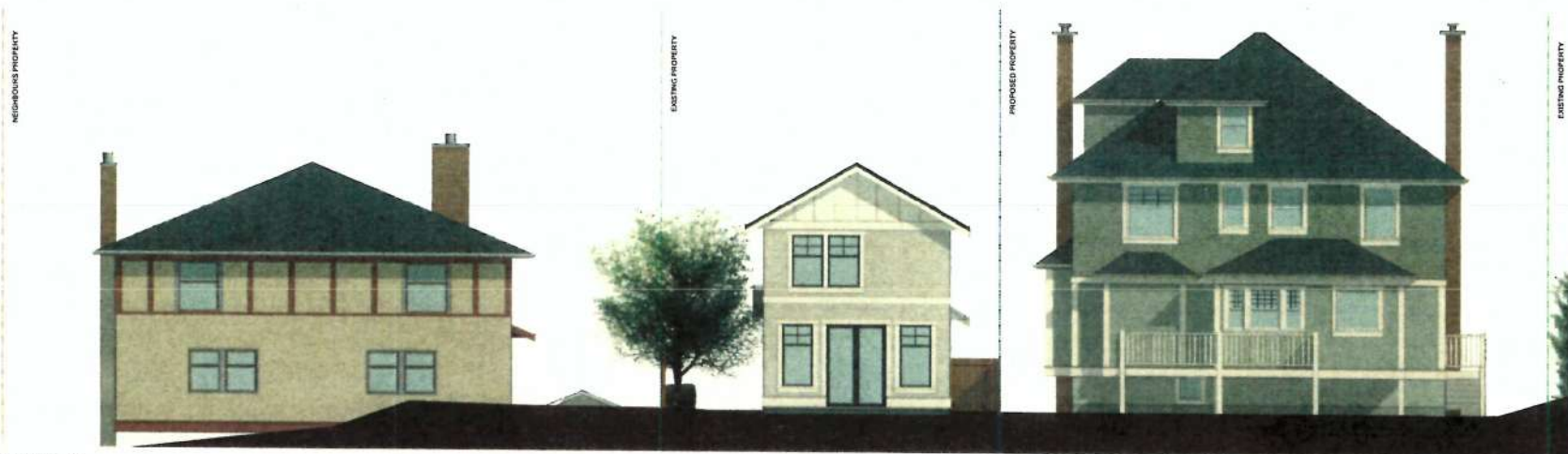
MAY 19 2017

Planning & Development Department
Development Services Division

Sheet: A1.5	Project No.: 16031	Project: 335 Moss Street	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9893 info@ryanhoytdesigns.com www.ryanhoytdesigns.com	<table border="1"> <thead> <tr> <th>Date:</th> <th>Description:</th> <th>By:</th> <th>No.:</th> </tr> </thead> <tbody> <tr> <td>16Nov08</td> <td>Issue for Rezoning</td> <td>RH</td> <td>1</td> </tr> <tr> <td>17Feb10</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>2</td> </tr> <tr> <td>17Apr09</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>3</td> </tr> <tr> <td>17May17</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>4</td> </tr> </tbody> </table>	Date:	Description:	By:	No.:	16Nov08	Issue for Rezoning	RH	1	17Feb10	Rezoning Resubmission	RH	2	17Apr09	Rezoning Resubmission	RH	3	17May17	Rezoning Resubmission	RH	4	<p>1. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>2. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>3. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>4. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>5. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>6. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>7. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>8. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>9. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p> <p>10. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the British Columbia Association of Municipalities (BCAM).</p>
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17May17	Rezoning Resubmission	RH	4																						



② Development West
3/16" = 1'-0"



① Development East
3/16" = 1'-0"

NOTES

1. All work shall be in accordance with the City of Victoria Building Bylaw and the applicable British Columbia Building Code.
2. The owner shall be responsible for obtaining all necessary permits from the City of Victoria.
3. The owner shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
4. The owner shall be responsible for ensuring that all work is completed within the specified time frame.
5. The owner shall be responsible for ensuring that all work is completed to the satisfaction of the City of Victoria.
6. The owner shall be responsible for ensuring that all work is completed in accordance with the applicable safety regulations.
7. The owner shall be responsible for ensuring that all work is completed in accordance with the applicable environmental regulations.
8. The owner shall be responsible for ensuring that all work is completed in accordance with the applicable fire safety regulations.
9. The owner shall be responsible for ensuring that all work is completed in accordance with the applicable accessibility regulations.
10. The owner shall be responsible for ensuring that all work is completed in accordance with the applicable energy efficiency regulations.

Date	Description	By	No.
16Nov08	Issue for Planning	RH	1
17Feb10	Revising Resubmission	RH	2
17Apr10	Revising Resubmission	RH	3
17Jul17	Revising Resubmission	RH	4

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TIAA CTF
Ryan Hoyt Design Inc.
230-995-8893
www.ryanhoymdesign.com

Project: 335 Moss Street
Sheet Title: Development Elevations

Project No: 16031

Sheet: A1.6

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Planning & Development Department
Development Services Division



① 3D View 1



② 3D View 2

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City of Victoria

MAY 19 2017

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Development Services Division

City of Victoria
Planning & Development Department
Development Services Division

1. The City of Victoria is a member of the British Columbia Association of Municipalities (BCAM) and the City of Victoria is a member of the City of Victoria Planning & Development Department (PDD). The PDD is responsible for the development of the City of Victoria's planning and development policies and programs. The PDD is also responsible for the development of the City of Victoria's planning and development services. The PDD is also responsible for the development of the City of Victoria's planning and development services.

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Date:	Description:	By:	No.:
16/06/08	Issue for Rezoning	RH	1
17/06/10	Rezoning Submission	RH	2
17/06/10	Rezoning Submission	RH	3
17/06/10	Rezoning Submission	RH	4

City of Victoria
Planning & Development Department
Development Services Division

335 Moss Street
Victoria, BC V8Z 4L8
Phone: 250.992.8893
Fax: 250.992.8894
www.victoria.ca

Project: 335 Moss Street

Sheet Title: Development Perspectives

Project No.: 16031

Sheet: A1.7



① 3D View 3



② 3D View 4

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City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division

GENERAL NOTES

1. All drawings shall conform to the City of Victoria's Planning & Development Department's Design Guidelines for Residential Development.

2. The proposed development shall be constructed in accordance with the City of Victoria's Planning & Development Department's Design Guidelines for Residential Development.

3. The proposed development shall be constructed in accordance with the City of Victoria's Planning & Development Department's Design Guidelines for Residential Development.

4. The proposed development shall be constructed in accordance with the City of Victoria's Planning & Development Department's Design Guidelines for Residential Development.

5. The proposed development shall be constructed in accordance with the City of Victoria's Planning & Development Department's Design Guidelines for Residential Development.

By:	No.:
Issue for Resolution	1
Resolution	2
Resolution	3
Resolution	4
Resolution	5
Resolution	6
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Resolution	8
Resolution	9
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Resolution	100

RYAN REED DESIGNS INC.
R.D. #1, Box 100, Victoria, BC V8P 6A8
250.599.9893
info@ryanrestdesigns.com
www.ryanrestdesigns.com

Project:
335 Moss Street

Sheet Title:
Development Perspectives

Project No.:
16031

Sheet:
A1.8

PROPOSED SINGLE FAMILY DWELLING:

335 Moss St. (Lot A)

VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 335 MOSS STREET

LOT 15, PLAN V1456, SECTION FFLO, LAND DISTRICT S7, AMENDED LOT 15 (DD79076-1)

OWNER: VITTORIO CHELI

SCOPE OF WORK:

1.) CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9093

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: BRAD CUNNING LAND SURVEYOR LTD
250.381.2257

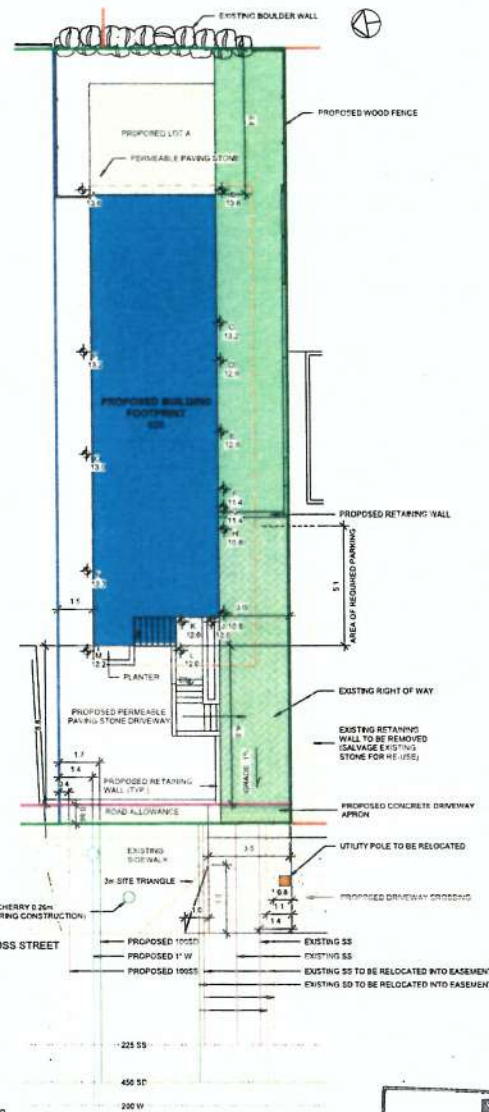
SHEET INDEX:

A2.0 LOT A - COVER SHEET
A2.1 LOT A - FLOOR PLANS
A2.2 LOT A - SECTION
A2.3 LOT A - ELEVATIONS
A2.4 LOT A - PERSPECTIVES

ZONING ANALYSIS:

ZONE:	R1-S2
LOT AREA:	335.3m ²
GRADES:	AVERAGE GRADE: 12.7m
F.S.R.:	ALLOWABLE 0.60 PROPOSED 0.47
GROSS FLOOR AREA:	ALLOWABLE PROPOSED
MAIN FLOOR:	80.7m ²
SECOND FLOOR:	77.6m ²
BASEMENT:	68.8m ² — CEILING HEIGHT BELOW 1.8m ABOVE GRADE THEREFORE AREAS EXEMPT FROM TOTAL FLOOR SPACE
TOTAL:	190.0m ² 158.3m ² (80.7m ² + 77.6m ²)
LOT COVERAGE:	ALLOWABLE 40% (127.35m ² + 134.1m ²) PROPOSED 103.3m ² (103.3m ² /335.3m ² + 30.8%)
HEIGHT:	ALLOWABLE 7.5m PROPOSED 7.31m
SETBACKS:	ALLOWABLE PROPOSED
FRONT (W):	6.0m
REAR (E):	6.0m
SIDE (N):	1.5m
SIDE (S):	1.5m

AVG. GRADE CALC.	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT 'A'	13.6m	A-B (13.6 + 13.6) / 2	X 5.4m = 73.4
POINT 'B'	13.6m	B-C (13.6 + 13.6) / 2	X 5.4m = 73.4
POINT 'C'	13.2m	C-D (13.2 + 12.8) / 2	X 5.4m = 69.8
POINT 'D'	12.8m	D-E (12.8 + 12.8) / 2	X 3.3m = 39.8
POINT 'E'	12.8m	E-F (12.8 + 11.4) / 2	X 2.7m = 32.7
POINT 'F'	11.4m	F-G (11.4 + 11.4) / 2	X 0.9m = 10.3
POINT 'G'	11.4m	G-H (11.4 + 10.8) / 2	X 4.4m = 47.5
POINT 'H'	10.8m	H-I (10.8 + 10.8) / 2	X 1.8m = 22.8
POINT 'I'	12.0m	I-J (12.0 + 12.0) / 2	X 1.2m = 14.4
POINT 'J'	12.0m	J-K (12.0 + 12.0) / 2	X 3.6m = 43.6
POINT 'K'	12.2m	K-L (12.2 + 12.2) / 2	X 3.2m = 39.2
POINT 'L'	12.5m	L-M (12.5 + 13.0) / 2	X 5.0m = 43.3
POINT 'M'	13.0m	M-N (13.0 + 13.0) / 2	X 4.4m = 57.6
POINT 'N'	13.2m	N-O (13.2 + 13.6) / 2	X 6.0m = 91.6
TOTAL			49.8m X 631.6
GRADE CALCULATION			631.6 / 49.8m = 12.7m



① Lot A - Site Plan
1" = 100'

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City of Victoria
MAY 19 2017
Planning & Development Department
Development Services Division

GENERAL NOTES:

1. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The owner is responsible for ensuring that the proposed development complies with all applicable zoning and planning regulations.
3. The owner is responsible for ensuring that the proposed development is constructed in accordance with the approved plans and specifications.
4. The owner is responsible for ensuring that the proposed development is maintained in accordance with the approved plans and specifications.
5. The owner is responsible for ensuring that the proposed development is demolished in accordance with the approved plans and specifications.

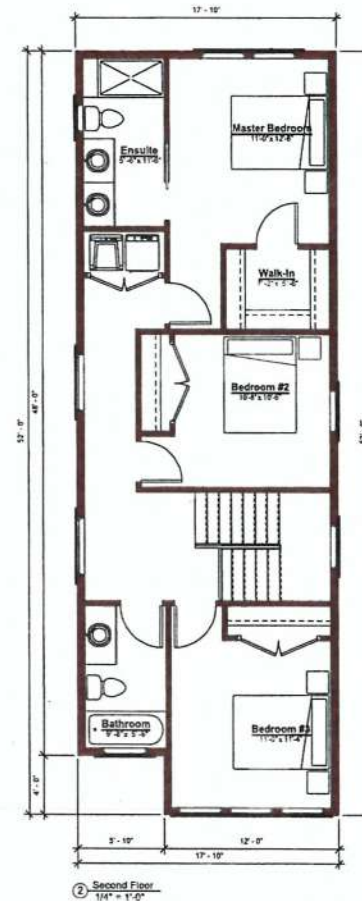
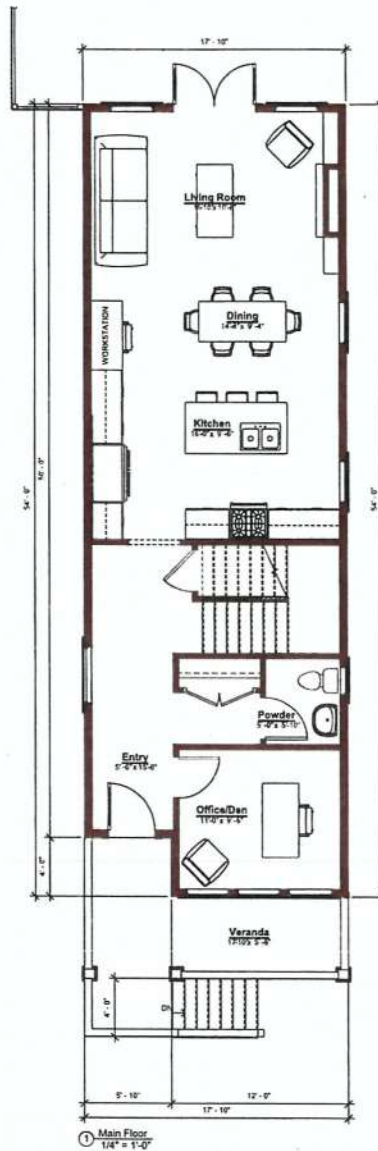
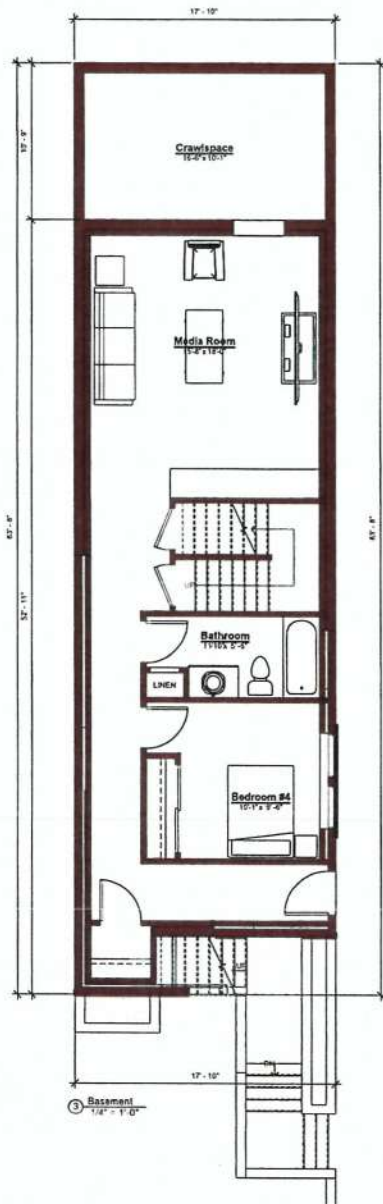
Date	Description	By	No.
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12/26/16	Revised Permitted	RH	2
12/26/16	Revised Permitted	RH	3
12/26/17	Revised Permitted	RH	4

RYAN HOYT DESIGNS INC.
Ryan Hoyt Designs Inc.
Suite 307, 4475 Vancouver Ave.
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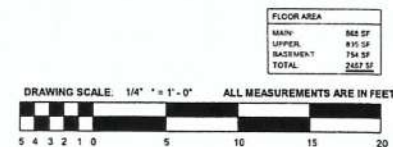
Project: 335 Moss Street
Sheet Title: Lot A - Cover Sheet

Project No.: 16031

Sheet: A2.0



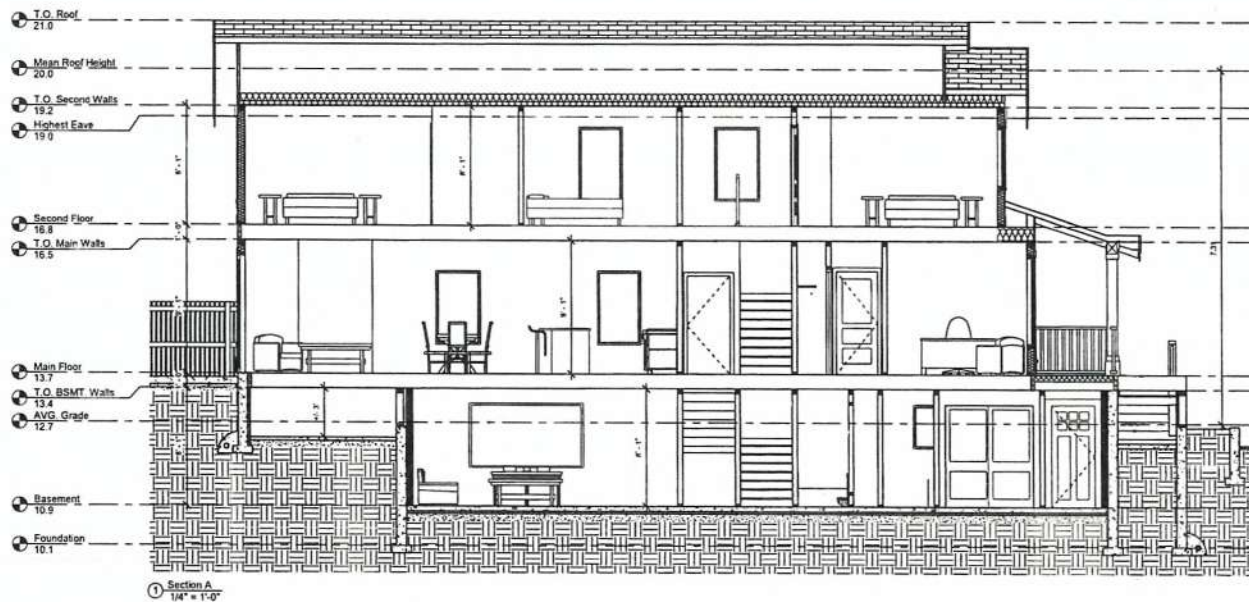
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MAY 19 2017
Planning & Development Department
Development Services Division



Project: 335 Moss Street
Sheet: A2.1
Project No.: 16031
Sheet Title: Lot A - Floor Plans

By: [Signature]
Date: 16Nov08
Description: Issue for Rezoning
17Feb10 Rezoning Resubmission
17Jun06 Rezoning Resubmission
17Nov07 Rezoning Resubmission

Ryan Reed Designs Inc.
911-111-0111
Victoria, BC V8S 4L8
250.299.8893
www.ryanreeddesigns.com

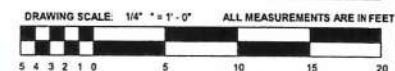


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FLOOR AREA	
MAIN	858 SF
UPPER	330 SF
BASEMENT	774 SF
TOTAL	2432 SF



1. The purpose of this drawing is to show the proposed building and its relationship to the surrounding environment. It is not intended to show the building in its final form, but rather to show the building in its proposed form. The building is shown in its proposed form, and the surrounding environment is shown in its existing form. The building is shown in its proposed form, and the surrounding environment is shown in its existing form. The building is shown in its proposed form, and the surrounding environment is shown in its existing form.

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17Apr10	Rezoning Presentation	RH	3
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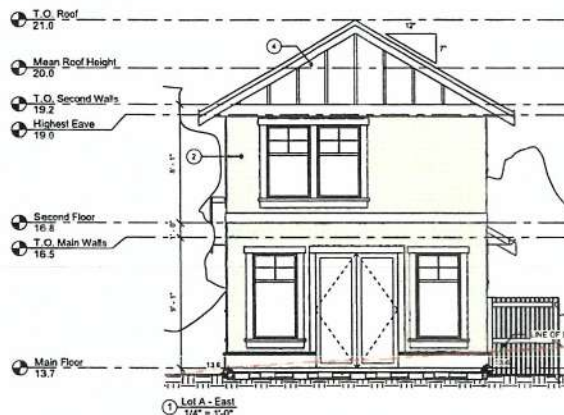
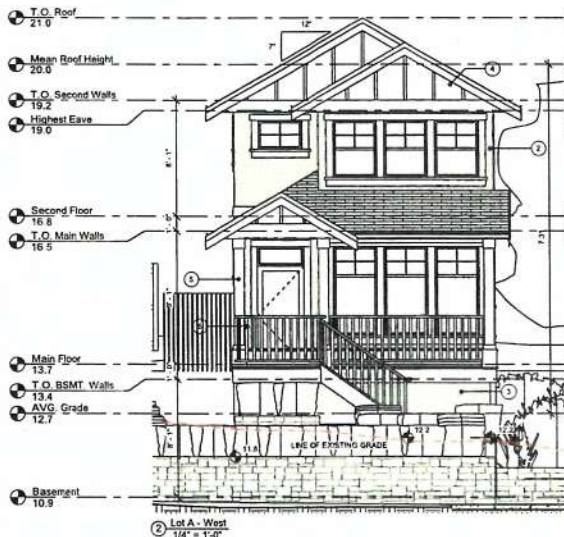
chd
3" x 4" x 0.5"
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www.ryanhoytdesigns.com

Project:
335 Moss Street

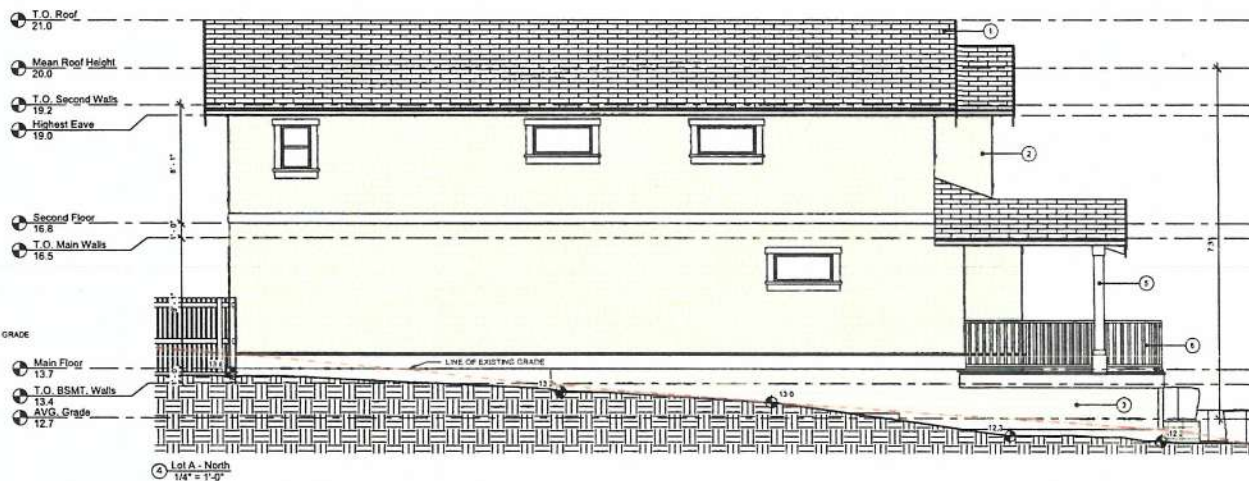
Sheet Title:
Lot A - Section

Project No.:
16031

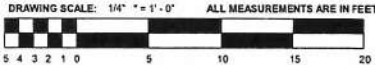
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A2.2



ELEVATION LEGEND	
1	30 YEAR LAMINATE ASPHALT SHINGLE
2	PAINTED CEDAR SHINGLES
3	PAINTED FIRE CEMENT LAP
4	PAINTED FIRE CEMENT PANEL CW 1X3 PAINTED BATTENS @ 2" O.C
5	6"x6" WOOD POSTS C/W PAINTED COMB FACE WRAP (2"x4" FRAMING)
6	WOOD GUARD RAIL



Received
 City of Victoria
 MAY 19 2017
 Planning & Development Department
 Development Services Division



FLOOR AREA	
MAIN	858 SF
UPPER	835 SF
BASEMENT	794 SF
TOTAL	2487 SF

Project: 335 Moss Street
 Sheet Title: Lot A - Elevations
 Project No.: 16031
 Sheet: A2.3

Date: 16Nov08
 Issue for Bidding: 17Feb10
 Revisions: 12Sep05, 12May17
 Description: Issue for Bidding, Revisions, Revisions, Revisions
 By: RMH, RMH, RMH, RMH
 No.: 1, 2, 3, 4

Ryan Hoyt Design Inc.
 Suite 207, 4475 Viewmont Ave.
 Victoria, BC V8N 2G8
 250.699.9999
 info@ryanhoytdesign.com
 www.ryanhoytdesign.com

Received
City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division



① Lot A - 3D View 3



② Lot A - 3D View 2



④ Lot A - 3D View 4



③ Lot A - 3D View 1

Date:	Description:	By:	No.:
16Nov08	Issue for Rezoning	RH	1
17Feb10	Rezoning Resubmission	RH	2
17Apr05	Rezoning Resubmission	RH	3
17May17	Rezoning Resubmission	RH	4

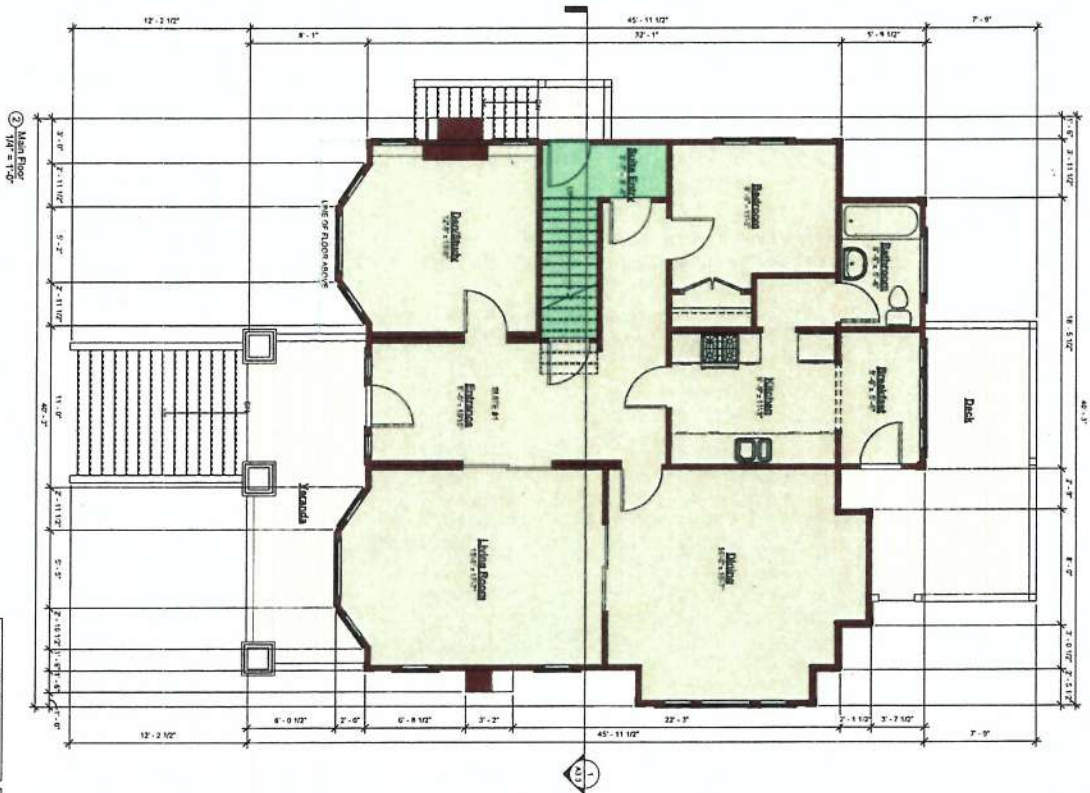
rh
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8Z 6L8
250.999.9693
info@ryanhoyt.com
www.ryanhoyt.com

Project:
335 Moss Street
Sheet Title:
Lot A - Perspectives

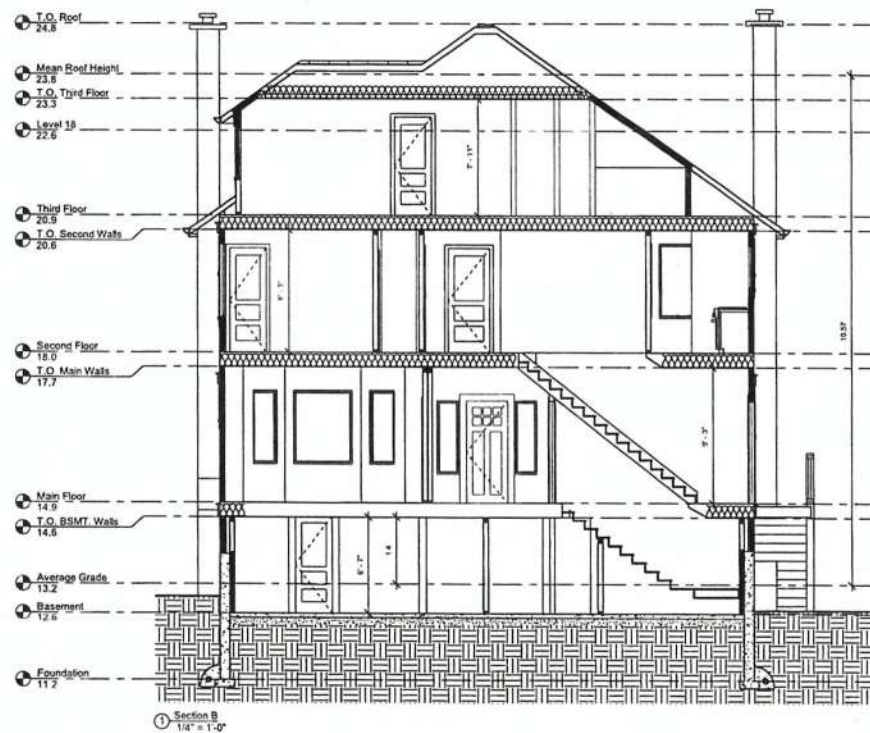
Project No.:
16031

Sheet
A2.4

THIS DOCUMENT IS THE PROPERTY OF RYAN HOYT DESIGNS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RYAN HOYT DESIGNS INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION.



Abstract The purpose of this study was to determine the effect of a 12-week training program on the physical fitness of 10 sedentary, middle-aged men. The program consisted of 3 sessions per week, each lasting 45 min. The sessions included aerobic and resistance training. The results of the study showed that the subjects had a significant increase in their aerobic capacity, as measured by the maximum oxygen consumption ($\dot{V}O_{2\max}$), and a significant decrease in their body fat percentage. The subjects also had a significant increase in their muscular strength, as measured by the maximum voluntary contraction (MVC) of the biceps brachii muscle. The results of this study suggest that a 12-week training program can improve the physical fitness of sedentary, middle-aged men.

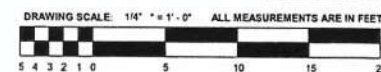


Received
City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division

FLOOR AREA	
BASEMENT	1006 SF
MAIN	1296 SF
SECOND	1242 SF
THIRD	354 SF
TOTAL	3898 SF
GARAGE	248 SF



NOTES

1. The owner has been advised that the proposed development is subject to the provisions of the City of Victoria's Official Development Plan (ODP) and the City's Zoning Bylaw. The owner is responsible for ensuring that the proposed development complies with the ODP and the Zoning Bylaw.
2. The owner has been advised that the proposed development is subject to the provisions of the City of Victoria's Official Development Plan (ODP) and the City's Zoning Bylaw. The owner is responsible for ensuring that the proposed development complies with the ODP and the Zoning Bylaw.
3. The owner has been advised that the proposed development is subject to the provisions of the City of Victoria's Official Development Plan (ODP) and the City's Zoning Bylaw. The owner is responsible for ensuring that the proposed development complies with the ODP and the Zoning Bylaw.
4. The owner has been advised that the proposed development is subject to the provisions of the City of Victoria's Official Development Plan (ODP) and the City's Zoning Bylaw. The owner is responsible for ensuring that the proposed development complies with the ODP and the Zoning Bylaw.

Date	Description	By	No.
16Nov08	Issue for Reasoning	RH	1
17Feb10	Reasoning Resubmission	RH	2
17Apr10	Reasoning Resubmission	RH	3
17Mar17	Reasoning Resubmission	RH	4

chd
VIA F.T.O.V.T.
Pete Hoyt Design Inc.
335 Moss Street
Victoria, BC V8Z 6A6
250.995.9893
www.peteoytdesign.com

Project:
335 Moss Street

Sheet Title:
Lot B - Section

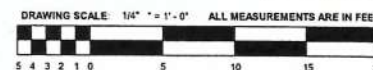
Project No.:
16031

Sheet:
A3.3



FLOOR AREA	
BASEMENT	1009 SF
MAIN	1296 SF
SECOND	1222 SF
THIRD	354 SF
TOTAL	<u>3881 SF</u>
GARAGE	246 SF

Planning & Development Department
Development Services Division

[illegible]

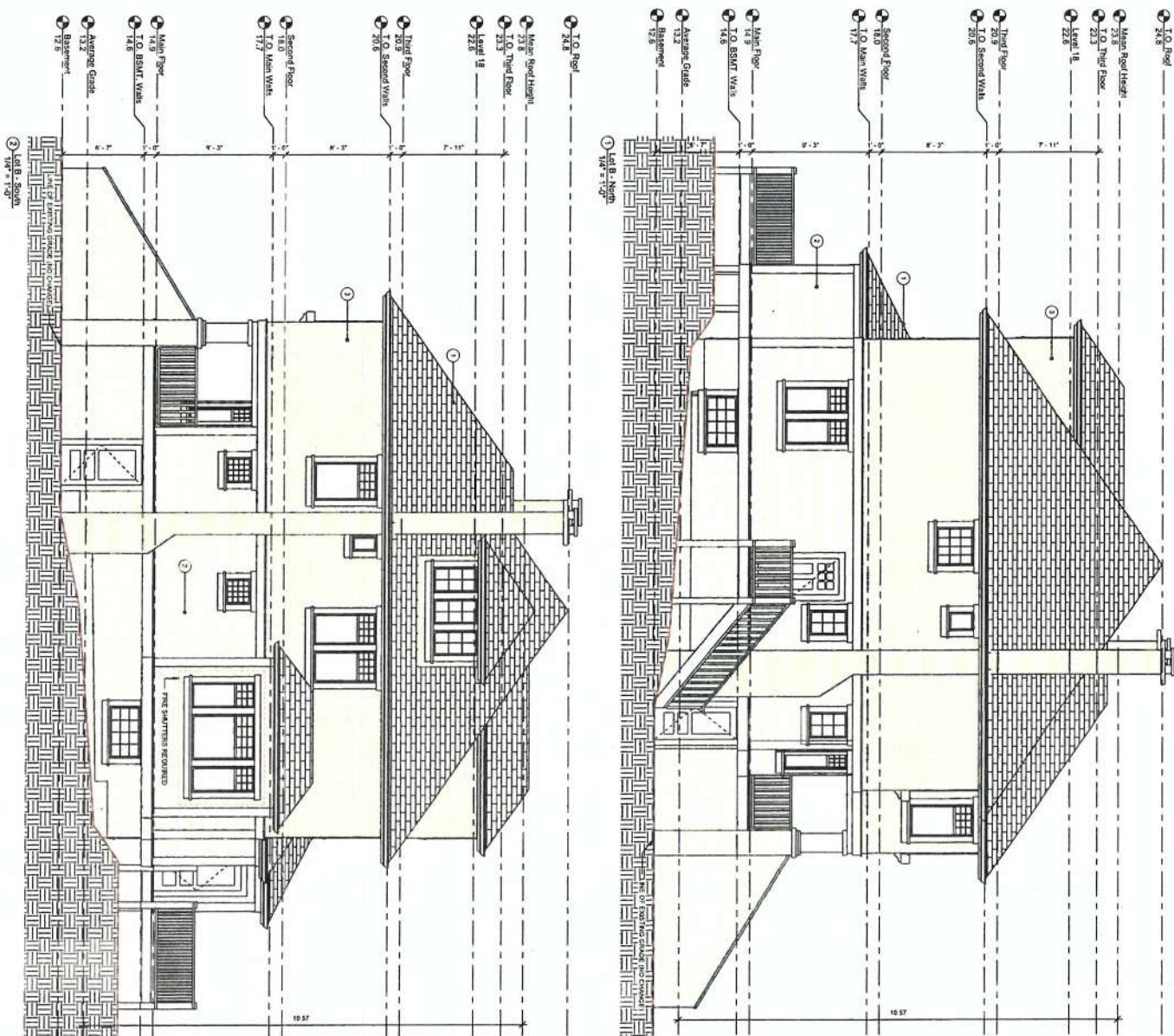
Date	Description	By	No.
16Nov03	Issue for Reopening	RH	1
17Feb10	Reopening Resubmission	RH	2
17Apr02	Reopening Resubmission	RH	3
12Mar17	Reopening Resubmission	RH	4

rhod
HARDWARE

Ryan Hard Designs Inc.
Suite 207, 4475 Viscount Ave.
Victoria, BC V8Z 6L5
250.992.9893
info@ryanhartdesigns.com
www.ryanhartdesigns.com

Sheet Title:
Lot B - Elevations

Sheet **A3.4** 



Received
City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division

ELEVATION LEGEND	
1	EXISTING ASPHALT DRIVE
2	EXISTING LIFT SCONE
3	EXISTING SHINGLE ROOF

PROPOSED DEVELOPMENT	
AREA OF EXISTING BUILDING FACE	64.5m ²
AREA OF EXISTING BUILDING FACE	20m ²
PERCENTAGE OF GLAZED AREA ALLOWED: 15%	
PERCENTAGE OF GLAZED AREA ALLOWED: 15%	
PERCENTAGE OF GLAZED AREA ALLOWED: 15%	
PERCENTAGE OF GLAZED AREA ALLOWED: 15%	
PERCENTAGE OF GLAZED AREA ALLOWED: 15%	

FLOOR AREA	
BASEMENT	1000.50
FIRST FLOOR	1700.50
SECOND FLOOR	1700.50
THIRD FLOOR	1700.50
ROOF	200.00



Sheet: A3.5	Project No.: 16031	Project: 335 Moss Street Sheet Title: Lot B - Elevations	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9893 info@ryanhoytdesigns.com www.ryanhoytdesigns.com	<table border="1"> <thead> <tr> <th>Date:</th> <th>Description:</th> <th>By:</th> <th>No.:</th> </tr> </thead> <tbody> <tr> <td>16Nov08</td> <td>Issue for Rezoning</td> <td>RH</td> <td>1</td> </tr> <tr> <td>17Feb10</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>2</td> </tr> <tr> <td>17Apr10</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>3</td> </tr> <tr> <td>17May17</td> <td>Rezoning Resubmission</td> <td>RH</td> <td>4</td> </tr> </tbody> </table>	Date:	Description:	By:	No.:	16Nov08	Issue for Rezoning	RH	1	17Feb10	Rezoning Resubmission	RH	2	17Apr10	Rezoning Resubmission	RH	3	17May17	Rezoning Resubmission	RH	4
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16Nov08	Issue for Rezoning	RH	1																					
17Feb10	Rezoning Resubmission	RH	2																					
17Apr10	Rezoning Resubmission	RH	3																					
17May17	Rezoning Resubmission	RH	4																					

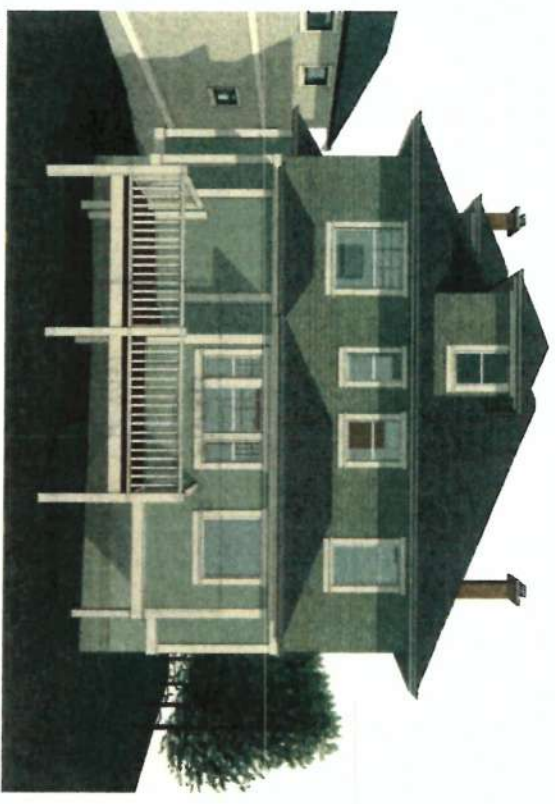
Received
 City of Victoria
 MAY 19 2017
 Planning & Development Department
 Development Services Division



④ 3D View 4




⑤ 3D View 5



① 3D View 1

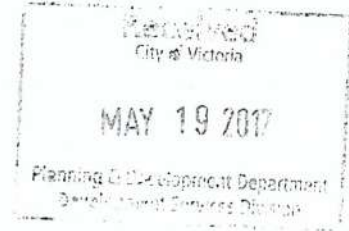


② 3D View 2

Sheet: A3.6	Project No.: 16031	Project: 335 Moss Street	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L8 250.999.9893 info@ryanhoytdesigns.com www.ryanhoytdesigns.com	Date: Description: By: No.:	16Nov08 Issue for Rezoning RH 1 17Feb10 Rezoning Resubmission RH 2 17Apr05 Rezoning Resubmission RH 3 17May17 Rezoning Resubmission RH 4	<small> This drawing is the property of Ryan Hoyt Designs Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ryan Hoyt Designs Inc. </small>
		Sheet Title: Lot B - Perspectives		Date: Description: By: No.:		

May 18, 2017

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



Dear Mayor & Council,

RE: Rezoning and Small Lot Subdivision Application - 335 Moss Street - Victoria, BC

On behalf of Vittoria Cheli and David Weeks (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Subdivision and Rezoning application (the Proposal) with variance to subdivide the existing parcel at 335 Moss to create an additional small lot parcel, to be zoned R1-S2. The following information outlines the details of this proposal.

1.0 BACKGROUND

The Property is located on the East side of Moss Street just 2 lots south of Fairfield Road, with an area of 878m². The Property is currently zoned R1-B (Residential Single Family) with an existing Multi-Family rental dwelling currently located towards the Northerly boundary of the property. This existing building is retained as part of this proposal.

2.0 LOCATION

The adjacent parcels are all zoned R1-B (Single Family Dwelling), while some of these lots have existing multi-family structures similar to the subject property. Larger commercial and institutional structures are sited a few lots away at the busy junction of Fairfield and Moss.

3.0 THE OWNERS

The Owners currently operate the existing multi-family dwelling as a rental building, and intend to retain ownership of the existing building and maintain its current rental use following the rezoning and subdivision.

4.0 PROJECT DETAILS

The proposal is to create an additional small lot out of the existing parent parcel while retaining the existing building in it's current form. The only modification to the existing building is to install fire shutters over the existing dining room windows to overcome the closer proximity to the new side lot line. The original project proposal

was to remove the dining room bump out from the building, but after consulting with the City Planning and heritage staff, it was preferred to leave the bump-out intact to retain the character of the existing building.

The existing lot size is 878m², with the proposed new lot at 335.3m² (260m² required by R1-S2 zone). The parent lot will remain at 543m² (460m² required by R1-B Zone). The proposed new house is a 2-storey, 4 bedroom home, totalling ~2400sf including the basement.

5.0 PROJECT BENEFITS

This subdivision presents an excellent opportunity for sensitive infill that does not affect existing housing stock or impose significantly on the neighborhood. The site location is in close proximity to a village like setting (Moss and Fairfield Junction) with many larger residential, commercial and institutional structures in close proximity. With close access to bus routes and community facilities, this setting is an excellent infill candidate.

The proposed house provides enough space to allow a young family to move into the Fairfield community. While some many not consider the pending value of this new home to fit the affordable housing description, it is a more affordable route to access a new home in this neighborhood vs. demolishing an existing single family home and re-building.

6.0 PROPOSED VARIANCES

There are no variances sought for the proposed new home, but two variances proposed for the existing house, to relax the side yard setback and the combined side yard setback as follows:

Side Yard -	Required: 3.0m	Proposed: 1.3m
Combined Side Yard -	Required: 4.5m	Proposed: 3.1m.

Despite the variances, there will remain a 3.0m space between the proposed house and the neighbor to the south which is greater than the 1.5m side yard setback which is the minimum prescribed by the zone.

7.0 NEIGHBORHOOD IMPACT

We feel this Proposal provides a positive addition to the neighborhood in the sense that it provides an urban density addition with very little deleterious impact on the surrounding properties.

Initial feedback from the neighbors generally echoes this sentiment.

8.0 DESIGN

The design of the new home reflects a Traditional / Transitional styling which remains in keeping with the existing form and character along Moss Street, while introducing some subtle modern features that gives this house some unique appeal.

9.0 HERITAGE DESIGNATION

The Owners have consulted with the City of Victoria heritage planning staff regarding the potential for a heritage designation on the existing building. Following a review of the heritage program; it's benefits and impacts, the Owners have elected not to apply for heritage designation at this time.

10.0 CLOSURE

Thank you for the opportunity to submit this Proposal. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

Ryan Hoyt Designs Inc.

Ryan Hoyt, ASCT, RBD, LEED®AP
Principal



info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

RH Designs Inc.
250.999.9893

November 07, 2016

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

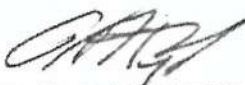
RE: Green Features - 335 Moss Street - Victoria, BC

On behalf of Vittoria Cheli and David Weeks (the Owners), Ryan Hoyt Designs Inc. (RHD) has submitted a Small Lot Rezoning Package for a proposed subdivision at 335 Moss Street (the Property). The following 'green features' are considered for this project:

Landscaping:	Extensive green barriers for privacy along neighbours property to the South
Transportation:	Required parking does not exceed the minimum number of off-street spaces
Energy Efficiency:	New Construction to pursue Energuide 80 (or equivalent)
Water:	Low flow fixtures
Site Permeability:	Permeable paving stones for hard landscaping

Yours truly,

Ryan Hoyt Designs Inc.


Ryan Hoyt, ASCT, RBD, LEED®AP
Principal



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Robin Jones and Susan Kainer (members of CALUC).

Four community members in attendance.

335 Moss Street

R1-B (single Family District) to R1B and R1-S2 Restricted Small Lot (Two Storey) District "I propose to split the subject property in two, retaining the existing building (R1-B) and then subdividing and re zoning the resulting small lot (R1-S2) for the purpose of erecting a two storey, small lot infill building. Both resulting properties fit into existing zoning bylaws, with only a minor total setback variance required on the existing building."

Proponent states he has support from neighbours. Currently, there is an older home on the site which contains 4 units.

1 Briar Place

- One neighbour at back did not receive notice. Some **confusion over who needs to be notified**. Four homes have **easement** to lot but were not given notice. Given only one day left to respond.
- Objects to proponent's statement that neighbours are unanimously in support of proposed development.
- Last 10' right of way for gas and water services. Response: Building does not encroach on easement.
- Neighbour to south most affected.
- What is going to be the setback?
- Basement and Garage?
- Future service to access pipes?
- Distance between existing house and proposed house is 1.5 metres therefore concern re fire. Example given in similar situation where steel studs were mandated by fire department to fire proof. Response: recess bay window as one possibility.
- Concern: Complete loss of sunlight after 2pm.

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

www.fairfieldcommunity.ca

place@fairfieldcommunity.ca

- Living room privacy from another neighbour not present.
- Easement private matter. What will happen if our services are cut off?
- (Proponent) will not live in house will move on. Response: We are here to stay.
- Proponent: We are here to hear your concerns; this is the first of many opportunities. We are here to start a dialogue.

12 Briar Place

- What are the plans to protect services located on easement during construction? Will it have to be dug up? Not sure you can dig because of services. Response: Thinks it can be done so that services can be preserved.
- Blasting may be necessary.
- Sewer Storm will be out for 3 weeks no room to excavate. Neighbour's past experience with blasting for months resulted in an 80 to 100' tree going down. Response: There are no guarantees when blasting and will be done as carefully as possible.

General Comment: There is nothing money can't solve. (in reference to what can be achieved with or without blasting).

Robin Jones, CALUC Committee Member, 1330 Fairfield Road

- Width of house? 7metres.
- Rental of basement? No, because no entrance.
- Will there be a retaining wall between the existing house and the proposed development? Response: There will be a partial retaining wall.

Heather Murphy, CALUC Committee Member, 1330 Fairfield Road

- Concern blasting effects on mature Garry Oak on property to the south. Response: Will check with arborist.
- Will new driveway cut out be required? Yes.

Summary of Concerns:

Confusion regarding who needed to be notified. Most concern focused on potential and unknown impact on services (water etc.) provided by way of easement.

SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Vittorio Francesco Cheli, have petitioned the adjacent neighbours* in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 335 Moss Street
(location of proposed house)

_____ and the petitions submitted are those collected by September 19, 2016 **
(date)

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
333 Moss Street	1	0	1
1-335 Moss Street → N/A	3	0	0
2-335 Moss Street N/A	1	0	0
3-335 Moss Street N/A	2	0	0
4-335 Moss Street N/A	2	0	0
339 Moss Street	2	0	0
1-352 Moss Street	2	0	0
2-352 Moss Street	0	0	2
1272 McKenzie Street	2	0	0
354 Moss Street	2	0	0
356 Moss Street	3	0	0
1311 Fairfield Road	2	0	0
3 Briar Place	0	0	2
1 Briar place	0	1	0

SUMMARY	Number	%
IN FAVOUR	13 22 111	100 93%
OPPOSED	1 9	7 7%
TOTAL RESPONSES	22 14	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) PAUL BOURKE & CHRISTINE BECHER (~~see note above~~)

ADDRESS: #1 BRIAR PLACE, VICTORIA V8S 3J5

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application.

Comments:

- THERE IS INSUFFICIENT LAND TO SUPPORT R1-S2^{RE} ZONING - THE SET BACK ON THE NORTH SIDE AGAINST THE EXISTING HOUSE IS TOO CLOSE.

- Our sewer lines (storm & sanitary) as well as our gas lines will be damaged / cut off during construction

October 18, 2016

Date

Paul Bourke

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MARK ALLDRITT (see note above)

ADDRESS: 333 MOSS ST.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I UNDERSTAND MR. CHELI INTENDS TO SELL THE DIVIDED
PROPERTY AND DEVELOPMENT PERMIT + PLANS. MY APPROVAL IS
CONTINGENT ON THE FINAL STRUCTURE BEING SUBSTANTIALLY
IDENTICAL TO THE PROPOSAL

SEPT 17, 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

, am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) [scribble] (see note above)

ADDRESS: 339 Moss Street

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 16/16
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: 339 Moss St

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 17/16

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli

(print name)

, am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Andrew Wren (see note above)

ADDRESS: 1-352 Moss St Victoria BC

Are you the registered owner? Yes ☐

No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Density Is Good

August 15/16
Date

Andrew Wren
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli

(print name)

, am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Janelle Heron (see note above)

ADDRESS: 1-357 Moss St

Are you the registered owner? Yes ☐

No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 15/16
Date

J. Heron
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Muhammad Tahian (see note above)

ADDRESS: 172 McKenzie Street

Are you the registered owner? Yes ☐

No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Sep 12 2017
Date

Muhammad Tahian
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli

(print name)

, am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Rob Deak (see note above)

ADDRESS: 1272 McKenzie St

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Sept 12 2017
Date

Rob Deak
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the
property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DANIEL CHAN (see note above)

ADDRESS: 3534 MOSS ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I support the application on the basis
that, as shown on the plans, the
development include a garage and
cubway for resident parking. The
area is already under served by parking for
existing housing so further density needs to include
additional on-site parking to serve the added
residents.

Date

September 18, 2016

Signature



SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli

(print name)

, am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) VASSILENA JOHNS (see note above)

ADDRESS: 354 Moss St

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I support the application as long as
a condition of the rezoning requires
the development to include a driveway
and on-site parking for the added
residents local to the area.

SEPT 18, 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Talia Stinton (see note above)

ADDRESS: 356 Moss St.

Are you the registered owner? Yes ☐

No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 17/2016
Date

T Stinton
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Mat Cheli (see note above)

ADDRESS: 335 Moss St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug. 16 / 2016
Date

Mat Cheli
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli, am conducting the petition requirements for the
(print name)

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Chance Poyds (see note above)

ADDRESS: 356 Moss St.

Are you the registered owner? Yes ☐ No ☒


I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug-16-2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli, am conducting the petition requirements for the
(print name)

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) RACHEL MALLET (see note above)

ADDRESS: 1311 FAIRFIELD RD

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:


☒ I support the application.

☐ I am opposed to the application.

Comments:

In general we support the proposal, but due to the proximity of the proposed house to our backyard, we would need the developer to build a fence along the property line for privacy

SEPT 18, 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Vittorio Francesco Cheli,

(print name)

am conducting the petition requirements for the

property located at 335 Moss Street

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MARK MALLET (see note above)

ADDRESS: 1311 FAIRFIELD RD.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

In general we support the proposal, but due to the
proximity of the proposed house to our backyard
(the rear setback is much closer than the existing
house), we would need the developer to build a
fence along the property line for privacy.

SEPT 18, 2016

Date



Signature

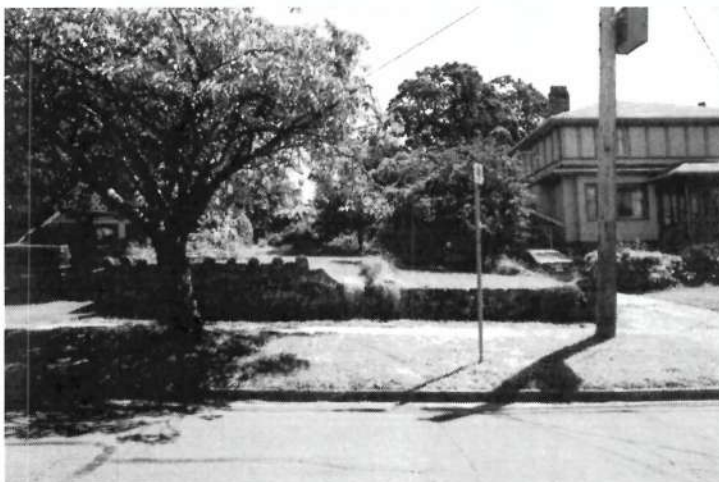
Proposed Rezoning and Development Permit Application 335 Moss Street



Current 335 Moss St. (North)



Site



333 Moss St. (South)



339 Moss St. (North)



354 Moss St. (NE)

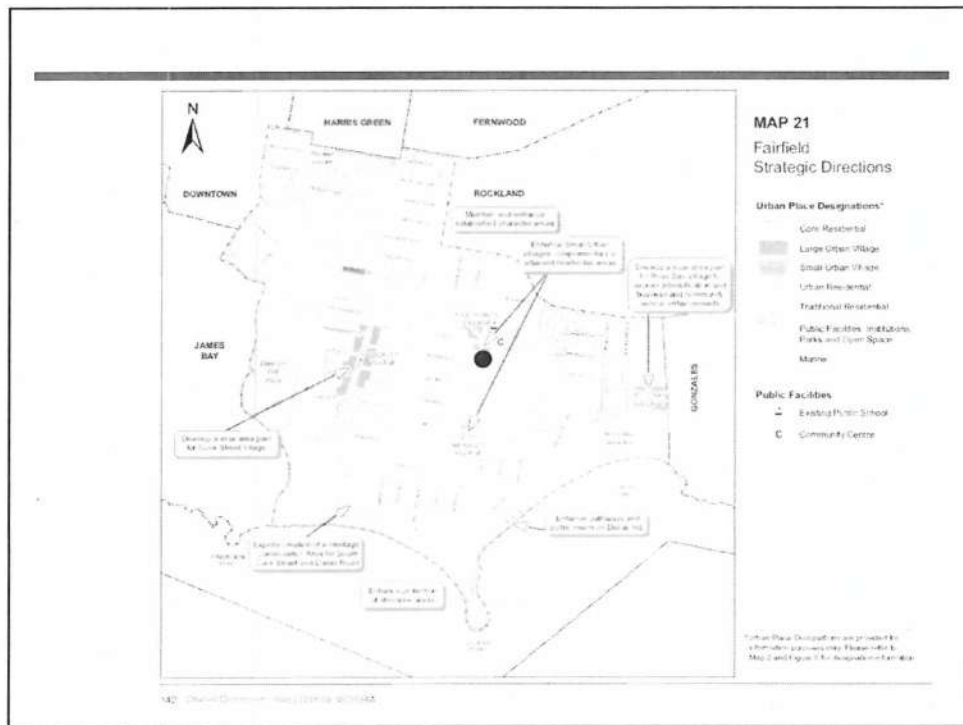


CITY OF
VICTORIA

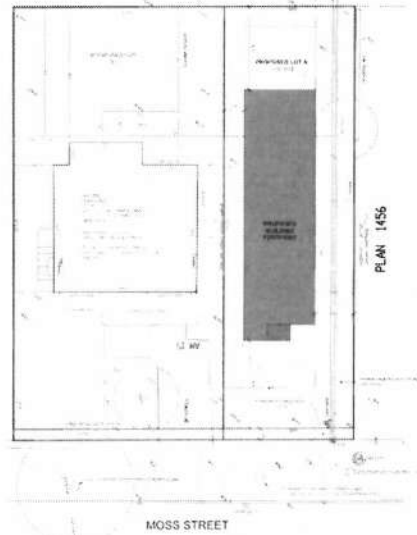
352 Moss St. (East)



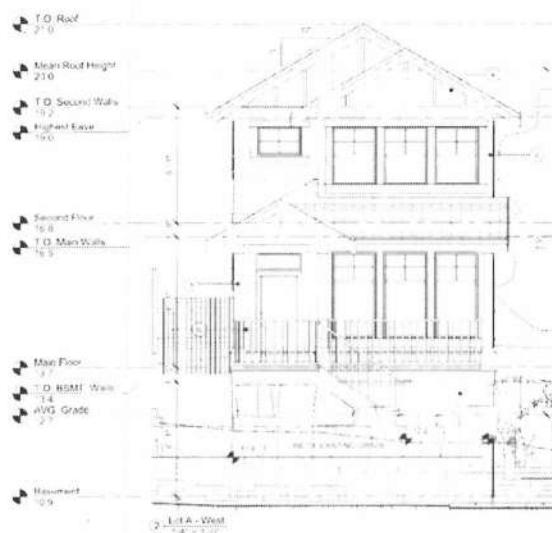
CITY OF
VICTORIA

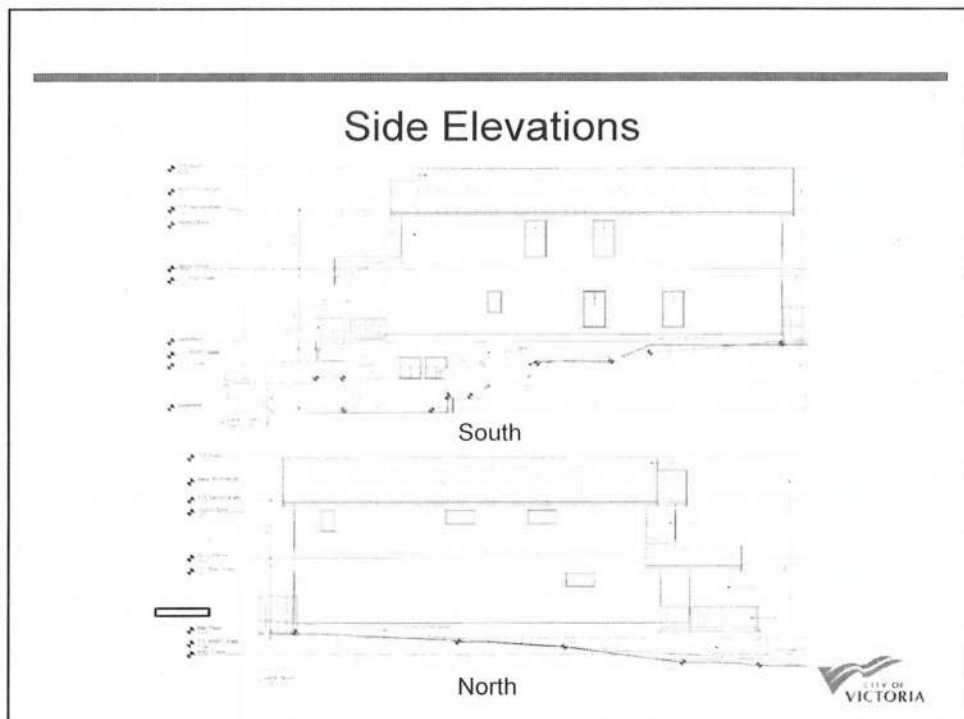


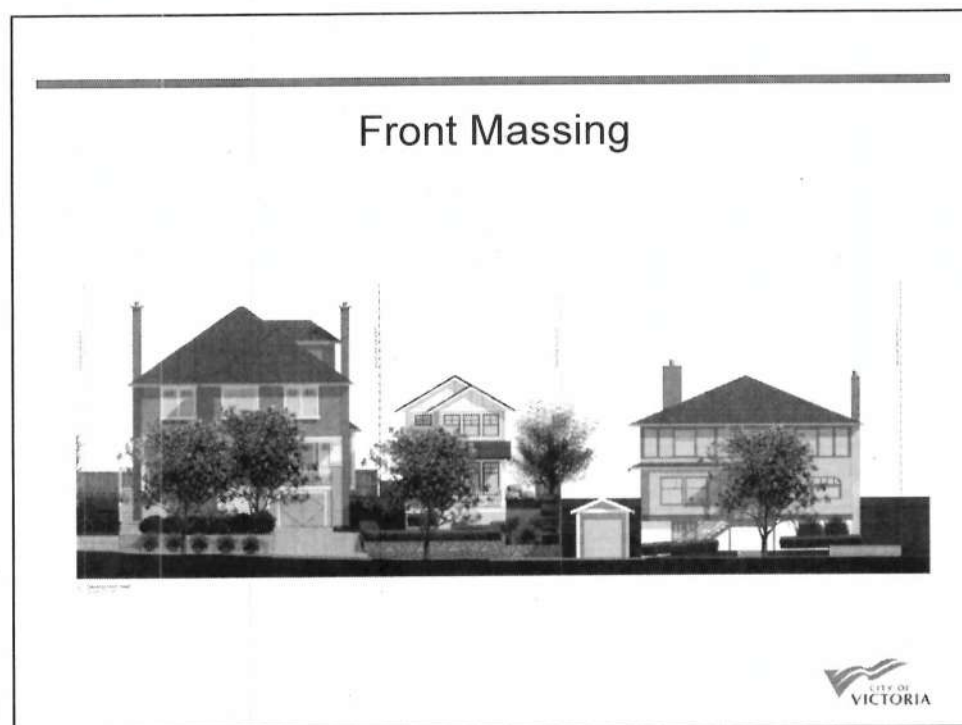
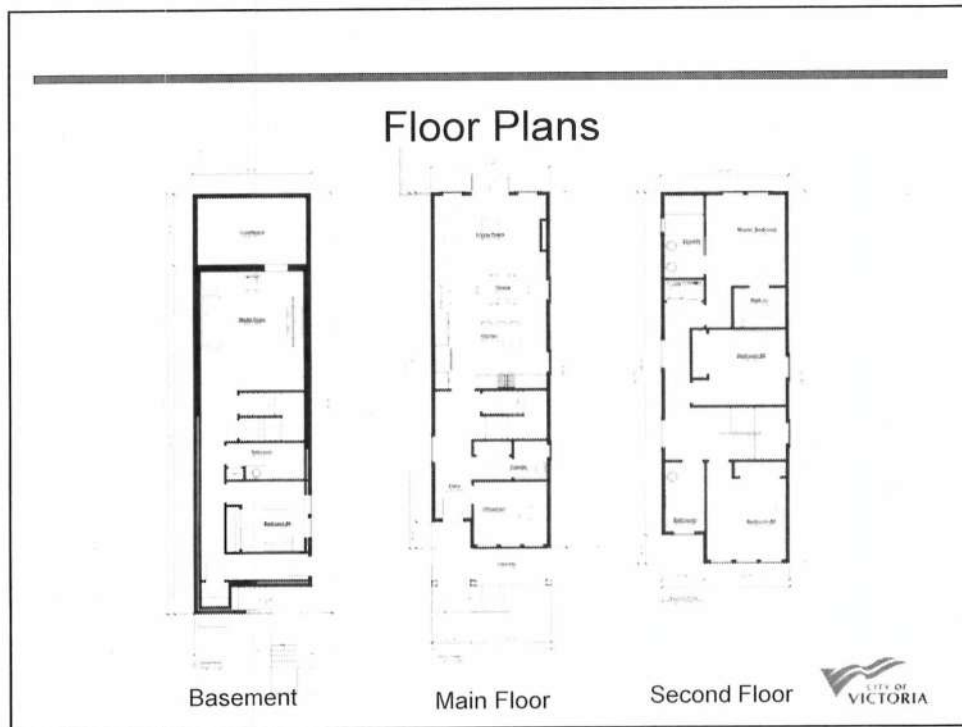
Proposed Site Plan



Front Elevation



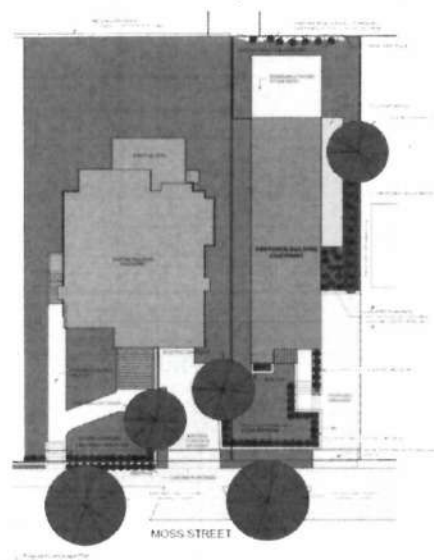




Rear Massing



Landscape Plan



Perspectives



CITY OF
VICTORIA

Perspectives



CITY OF
VICTORIA

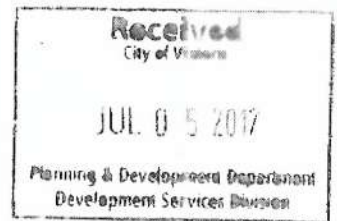
Perspectives



12 Briar Place

Victoria, BC

V8S 3J5.



4 July 2017

Attention Committee of the Whole, July 6, 2017

RE: Rezoning and Small Lot Subdivision Application – 335 Moss Street, Victoria, BC

We are residents of the above address. Briar Place is immediately adjacent to the rear property line of 335 Moss Street. There are a number of reasons which have created concerns for us regarding this proposed development.

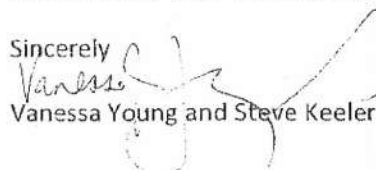
Foremost is the lack of communication between the owner/developer and the nearest neighbors, of which we are one. We have not been petitioned by the owner/developer regarding this proposal. It was only through the community grapevine that we heard of a community meeting discussing this project in the fall of 2016. Further, we have been made aware by our neighbors that there have been a number of changes to the proposed development since that meeting, again without community consultation.

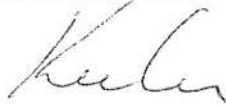
In addition, we are very concerned about the existing easement across 335 Moss Street, which contains our underground water, gas, storm drain and sanitary drain services. We are not aware of any assurances by the owner/developer to mitigate the possible interruption of these services to our home and the other three homes located on Briar Place during any excavation/construction. This concern was expressed at the initial community meeting last fall, and we are not aware of any mitigating strategies under consideration.

Additionally, living on this busy corner (Moss and Fairfield), with the school and the Community Place, parking and traffic flow is heavy and at a premium. As council is aware, the Fairfield Church is potentially being developed into 16-18 rental units, further adding to the local parking crunch. 335 Moss Street currently has only one parking spot, and is already a four-plex, without sufficient parking for its occupants. Moss Street also only allows parking on one side of the street, further adding parking stress.

Thank you for your consideration of these concerns.

Sincerely


Vanessa Young and Steve Keeler





1 Briar Place
Victoria, BC
V8S 3J5

4 July 2017

**With reference to Rezoning and Small Lot Subdivision Application - 335 Moss Street -
Victoria, BC**

This letter is from the property owners of 1 Briar Place. Below are listed the reasons that we believe this rezoning and small lot subdivision should not be permitted:

Inadequate parking

Only one parking spot currently exists at the original home of 335 Moss St, although there are 4 units at this property. There is a garage that is part of the house structure, but it is used as a workshop and is not available for parking. The proposed new house will only have one parking space and no garage. Would it not be reasonable to expect the existing house to have to provide adequate parking for the existing 4 units, before a new house can be built next door, adding to the parking problem. Parking is only permissible on one side of the street on Moss Street and the parking situation is already stressed.

Inadequate Set Backs

Rules are rules, and should be enforced in an equitable manner. The proposal is suggesting that the existing property is the property that is not in alignment with the set back requirements but this is quite obviously not true. The existing house at 335 Moss currently has a very generous set back on the south side of more than 10 meters. The plan however says that the existing set back on the south side is 1.3 meters! This is an arbitrary set back, imposed by the positioning of the proposed house, that cannot be sited any further south on the lot because of an easement granted to the four houses on Briar (1, 3, 10 and 12) for their services (water, gas, sanitary drain, storm sewer). **The house that is not in compliance is the proposed one.**

Fire Safety

Why is there not a requirement to replace the highly flammable siding (cedar shingles) on the south side of the existing structure at 335 Moss St with inflammable siding, such as Hardieplank siding? The new house should be built with steel studs and inflammable siding, such as stucco, on the north side, adjacent to the existing house

Has any consideration been given to the narrowness of the space between the two houses (335 and 337) causing difficulty with ladder access for the fire department in the event of a fire?

Inaccessibility to Underground Services through Easement

The four neighbouring houses on Briar, who have been granted a permanent easement through the property at 335 Moss St, are concerned for the accessibility to their underground services. The proposal replaces a grassed and easily accessible area into a paved driveway, with a retaining wall and garden beds. The existing services were laid and renewed fairly recently (circa 2005) at large expense (more than \$10,000) to the owners on Briar at the time

The services allowed through this area are water, gas, storm drain and sanitary drain. Currently the services being supplied through this easement are gas, storm drain and sanitary drain. A copy of the easement is attached.

At this time, the proponent has given no indication as to how he proposes to mitigate the interruption of services to the four houses on Briar when the house is under construction.

We respectfully submit this document for consideration by the Committee of the Whole at the hearing on July 6, 2017.

Signed

The image shows two handwritten signatures in cursive. The first signature, on the left, is 'Christine Becher' and the second, on the right, is 'Paul Bourke'. Both are written in dark ink.

Christine Becher and Paul Bourke

THIS INDENTURE MADE the 6th day of March, 1946.

BETWEEN:

PAUL LINDAL ELLISON, of the City of Victoria,
in the Province of British Columbia, and
ROSE FLORENCE ELLISON, his wife,

(Hereinafter called "the Grantors")

OF THE FIRST PART,

-and-

GEOFFREY CONYERS D'ARCY and GRACE AGNES
D'ARCY, his wife, and LIONEL ANTHONY D'ARCY
and ARLEIGH JEAN D'ARCY, his wife, all of
the said City of Victoria,

(Hereinafter called "the Grantees")

OF THE SECOND PART.

WHEREAS the Grantors are the owners of the parcel
of land in the City of Victoria particularly described as
Amended Lot Fifteen (15), Fairfield Estate, Plan 1456,
Victoria City;

AND WHEREAS the Grantees Geoffrey Conyers D'Arcy
and Grace Agnes D'Arcy, his wife, are the owners of an
adjoining parcel of land particularly described as Lot Five
(5), Fairfield Estate, Plan 4712, Victoria City; and the
Grantees Lionel Anthony D'Arcy and Arleigh Jean D'Arcy, his
wife, are the owners of an adjoining parcel particularly
described as Lot Six (6), in the said Plan 4712;

AND WHEREAS the Grantees are desirous of obtaining
and the Grantors have agreed to grant such rights over a
portion of their said lands as are hereinafter expressed;

NOW THEREFORE THIS INDENTURE WITNESSETH that in
consideration of the sum of One Dollar (\$1.00) now paid
by the Grantees to the Grantors, the receipt whereof is
hereby acknowledged, the Grantors do hereby grant unto
the Grantees full and free liberty, right,

149875
160745
162156

123200 h.
FILED IN 10th DAY OF Feb. 1947
INDEXED IN VOL. 10th DAY OF Feb.
APPLICATION RECEIVED THE 4th DAY OF Feb.
2:56 PM
H. J. C. a. J.
REGISTER

1232
and authority for themselves, their agents, servants,
and workmen, to enter into and upon a strip of land
ten feet (10') in width, part of the said Amended Lot
15, Fairfield Estate, Plan 1456, particularly described
as the most Southerly ten feet (10') of the said Lot,
extending from the Westerly to the Easterly boundary thereof,
for the purpose of laying, maintaining, constructing
and repairing sewers, drains and water and gas pipes
for the purpose of providing sewer, drainage, water
and gas service for the lands of the Grantees herein-
before described;

THIS INDENTURE shall enure to the benefit
of and be binding upon the Parties hereto respective-
ly, and each of their successors in title as owners
of the hereinbefore described parcels of land.

IN WITNESS WHEREOF the Grantors have here-
unto set their hands and seals on the day and in the
year first above written.

SIGNED, SEALED and DELIVERED)

in the presence of:

[Signature]

Hammer, Jr.

1149 Ocean Ave.

Oak Bay, B.C.

Paul Ellison

Rose Florence Ellison

No.



LAND REGISTRY ACT.
FORM C. (Section 126.)

122200

Application for Registration of Charge.

Date February 3, 1947

I, Harold Arthur Beckwith, solemnly declare
that I am [or Solicitor for or the duly authorized Agent of] Geoffrey Conyers D'Arcy & Grace
Agnes D'Arcy, his wife, and
Lionel Anthony D'Arcy & Arleigh Jean D'Arcy, his wife, and that he is] entitled to a
charge by way of easement
over the land hereunder described, and hereby make application under the provisions of the "Land
Registry Act" and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the
charge is Geoffrey Conyers D'Arcy & Grace Agnes D'Arcy, 1321 Vimy Ave.,
Victoria, B.C.; and Lionel Anthony D'Arcy & Arleigh Jean D'Arcy, 614
Monterey Ave., Victoria, B.C.

† Not applicable
where the
applicant
is a corporation.
Strike out words
not applicable.

I am a British subject.† [Or]
I am not a British subject.† [Or]

I am informed by the persons so entitled and
(Adapt to suit circumstances.)

verily believe, that the person so entitled to be registered as owner of the charge is a
British subject [or] is not a British subject.†

The fee-simple is registered in Vol. 149875

Fol. 149875 of the Register.

DESCRIPTION OF LAND.

MUNICIPALITY OR ASSESSMENT DISTRICT.	LOT OR SECTION.	ADMEASUREMENT OR ACREAGE.
Victoria City	Amended Lot 15, Fairfield Estate, Plan 1456, Victoria City.	16/385 ✓

LIST OF INSTRUMENTS.

DATE.	PARTIES.	CHARACTER OF DEED.
March 6, 1946	Paul Lindal Ellison & Rose Florence Ellison, his wife, -and- Geoffrey Conyers D'Arcy & Grace Agnes D'Arcy, his wife, and Lionel Anthony D'Arcy & Arleigh Jean D'Arcy, his wife.	Grant of Easement
	Tax Certificate	Produced

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby
applied for, and that the true value thereof at the date of this application is \$50.00 dollars: [in the case of a Solicitor
or Agent, add] and I am duly authorized by the owner to make this application [in the case of an Agent, add] and I reside in the Province of British
Columbia and am of the full age of twenty-one years.
And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under
oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 7th
day of February, 19 47 (Signature) [Signature]
at Victoria, British Columbia. (Full Post-office address) 206 Union Bldg., Victoria,
For mailing notices and documents.
Alex MacLean B.C.

* NOTE.—Insert here the estate free from the fee-simple, or encumbrance, or equitable interest claimed (in, over, or upon the land).
E.g.—Mortgage in fee-simple for \$500, estate for life, its heirs (according to circumstances, upon, in, over).

Do not write outside the side-line. Space reserved for binding.

July 4, 2017

Meghan and Jeff Day
3 Briar Pl
Victoria, BC
V8S 3J5

Re: Rezoning and Small Lot Subdivision at 335 Moss St, Victoria BC

We are residents of the above address. Our property is immediately adjacent to the proposed rezoning and small lot subdivision at 335 Moss St.

We have many concerns regarding the proposal that will be presented to Council this week. Foremost is the total lack of communication with the affected residents on Briar Place. It was a complete surprise to me reading through this week's COW agenda to see a report recommending rezoning and a small lot subdivision of 335 Moss St. It was also a shock to see that the developer claims to have petitioned our address. We have never met the proponent nor have we been invited to review the any of the many iteration of the proposal. Neither have others on Briar.

Neighbours at 1311 Fairfield were provided plans and information in 2016 by the developer. Our neighbours kindly shared this information with us. The residents of Briar attended a CALUC meeting in October where two of the Briar residents voiced concerns. None of the Briar residents were not notified of this or subsequent CALUC meetings – one resident spotted it on the Oct 2016 agenda at the last minute and alerted the other Briar residents. Only two were able to attend on such short notice.

During the intervening months, it appears that several iterations of the proposal with substantial changes were presented to the City. At no point were Briar residents consulted. We are surprised that the four Briar PI properties would not have been identified as impacted. All four share title in the easement that traverses through 335 Moss.

Easement

Underground utilities easement granted to the Briar residents through 335 Moss will be disrupted. They were installed at great cost to the Briar residents over the past few years. I know the issue of service disruption was raised at the CALUC meeting by the residents of Briar, however, there has been no attempt to communicate a mitigation plan.

Setbacks and Shade Study

When we designed and built our house at 3 Briar, adjacent to 335 Moss, it was our assumption that rules are rules and we designed within the parameters of the bylaw and guidelines set out by Planning and City Council. We planned window placements etc based on existing shade plans and built form. We knew the setbacks for the lot at 335 Moss were too narrow to accommodate for a narrow lot rezoning and subdivision. It is our feeling that because rules set by the City were established after extensive community consultation and consideration just 5 years ago we would be safe to assume they would be applied equitably. I expect that if exemptions are granted the current property owner will profit by selling the opportunity to build to another developer. Although the proponent is seeking exemptions for the existing house, it is the proposed house that is not in compliance.

Fire Safety

The highly flammable cladding of the existing house is too close. More substantial steps would need to be taken to ensure adequate firewall exists between the properties.

We respectfully submit this letter for consideration by the Committee of the Whole meeting on July 6, 2017.

Jeff Day and Meghan Day