

To whom this may concern;

Its unfortunate and due to unexpected events I am not able to attend tonight's hearing, and can only respectfully write to you with regards to the proposed small lot rezoning and subdivision application of 335 Moss St.

I Brandon Swartz own property 1828 Crescent Rd in Victoria. This home is not my personal residence and is currently rented to 3 young families. This past year, the house completed renovations and was listed for rent. Sadly, I can express the abundant amount of emails and applications of families in desperate search for homes. This eye-opening experience leads this letter to be valuable to the interest of council and to the community.

The proposed property development in my opinion is only beneficial. The architecture and consideration of the home fits within the scale neighbourhood replacing a blank canvass of lawn. The home would provide additional housing and further diversity into an already flourishing community.

I own/operate Splash Landscape, a company that works closely with both home owners and developers of Victoria and the surrounding areas. To be honest, it is very rare that a small house is constructed these days. Typically, gigantic multi million-dollar concrete boxes are built allowing for the developer to maximize on size alone for sale. Many times, clients who are either elderly or simply looking to downsize with intensions to remain in the neighbourhood and not move into a condominium, fail to locate a valid affordable option. Again, this is due to the limited small home development in the Fairfield neighbourhoods.

Please consider the proposed small lot rezoning and subdivision application to be only an improvement. The dwelling would remove a void and provide a roof over a family in such need. The replaced lawn would provide a future for any persons to live, share and enjoy the community in which we are so lucky to already be a part of.

Regards,

Brandon Swartz

Alicia Ferguson

From: Public Hearings
Subject: RE: Small Lot Subdivision and Rezoning Proposal : 335 Moss Street

From: Jeff Sims
Sent: February 3, 2018 2:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: Small Lot Subdivision and Rezoning Proposal : 335 Moss Street

Dear Mayor and Council,

It had been planned to be in attendance at the Public Hearing scheduled for February 8th to express my support in person; unfortunately, family matters have required me to return to Ottawa.

I am writing in support of the small lot rezoning and subdivision application associated with 335 Moss Street. I own the property directly across the street at 352 Moss Street. Our principle reason is we are avid supporters of the environment and our values support the densification of metropolitan areas. It makes absolutely no sense to continue an urban sprawl attitude for development. In fact, I would like to express our support for this leadership in taking the lead in solving our living issues with not taxing but simply allowing home builders to meet the demand!

With all of the positive changes proposed for this neighbourhood, I am relieved that the applicant plans to not disrupt the existing landscape and to their best ability integrate this new living space. The type of density that this application is proposing is just as important as the density that the Fernwood United Church is proposing. We need a diversity of choice in housing options, and I like that this proposal creates a traditional single family dwelling mixed with condominium development. We need to encourage and approve as many proposals like this as possible to help Victoria's urban sprawl to be better managed.

The proposed building itself fits well with the existing architecture and aesthetic of the neighbourhood. This is a thoughtful addition to the neighbourhood and support this application!

Regards,

Jeff Sims
352 Moss Street

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Pamela Martin

From: Jon Perkins [REDACTED]
Sent: February 8, 2018 1:28 PM
To: Public Hearings
Subject: 335 Moss st

To Mayor & Council,

I am writing to support the proposed subdivision project at 335 Moss street.

After reviewing the plans and drawings I feel that this project keeps within the current aesthetics of the neighbourhood and will help to retain much needed rental units in the market. With the inclusion of off street parking, it feels that the developers have taken the neighbourhood into consideration and have created a project that will fit right in with minimal impact to neighbours.

Fairfield is a fantastic area to live for both renters and owners alike and I feel this proposal satisfies all needs in that regard.

Thank you for your time,

Jon Perkins