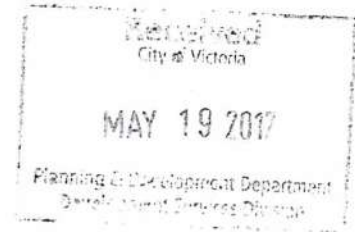


May 18, 2017

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



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RH Designs Inc.
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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