

107 Moss Street
Victoria, B.C. V8V 4M2
March 14, 2016

Dear Mayor Helps and City Councillors,

I live at, and am the owner of, 107 Moss Street. This is next door to 115 Moss Street. The double-sized lot at 115 Moss Street was recently bought by Rob Mickelberry (Prodigy Development Services/RM2 Developments), who wishes to apply for a Small Lot House Rezoning with the intention of building three houses on the site, which presently has only one house on it.

When I bought my house here at 107 Moss Street some fifteen years ago, I was attracted by the sense of greenery and privacy on the side adjoining 115 Moss Street. This is particularly important because most of the bedrooms in my house are on that side, as is a large living-room window. The proposed three-house development would remove much of the greenery and bring a new house wall very close to the property line. (The existing house at 115 Moss is set much farther from the property line.) It would also mean that the long, narrow new houses would extend much farther into the back yard than is currently the case, resulting in an additional loss of privacy for me in my own back yard. Both inside and outside, then, there would be a significant aesthetic loss and loss of a sense of privacy.

The proposed narrow-lot, three-house design is not in keeping with the traditional look of Moss Street.

The immediate neighbours to 115 Moss Street, on the same side of Moss street, as well as some neighbours across the street, are not happy with the three-house proposal.

The initial proposal circulated to nearby residents by Mr. Mickelberry included an option for two houses, each on a standard 50-foot lot. This is the option I favour. Unlike the Small Lot three-house proposal, a two-house plan would be more in keeping with the traditional look of Moss Street and it would avoid too much reduction of privacy for neighbours. It would also still increase neighbourhood density. A two-house plan is what I definitely prefer.

Yours sincerely,
Angus Taylor

██████████
██████████

Pamela Martin

Subject: FW: Development Proposal at 115 Moss Street - RM2 Developments Ltd.

From: Joe Sisson [REDACTED]
Sent: Sunday, May 01, 2016 11:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development Proposal at 115 Moss Street - RM2 Developments Ltd.

Hello Mayor and Council Members,

I live at 101 Moss Street and writing to you to express that I am not in favour of the Developers proposal to divide the property into three lots with a frontage of 33 feet per lot. All the lots on Moss Street are 50 foot frontage and strongly feel 115 Moss Street should not be allowed to rezone in an effort to divide the lot into three. The Developer said he would save the existing house and position it on one of the three lots and the other two new homes built to the character of the original house and neighborhood if three lots supported. He went on to say that if he does not get the support from the neighbors he will build what he wants which is modern structures on two lots or he will sell the lot to someone else and forget developing the property. If the Developer is offering to retain the home on the current lot why not on one 50 foot footage and on the other 50 foot lot a home of equal character. Personally I have seen what he develops and it is not in the character of the Fairfield neighborhood or Victoria. Other Developers have no issues in building to the character of homes in the area and proud to do so. It is a shame that the City does not have a plan or building guidelines to ensure the charming character of Victoria is maintained. Look at the Fairfield Heritage Walking Tour brochure which is supported by the Victoria Heritage Foundation and it outlines the character and charm we are all proud of. Tourists do not come to Victoria to see modern structure with no character, charm or warmth. Some may like the modern straight lined, cold, no character cheap boxes but I would say the majority of the market do not like the style and sticks out like a sore thumb.

Based on my conversations with my neighbors majority are not in favour of the Developers proposal.

Thank you and I look forward to hearing about the next steps in the development process.

Regards,

Joe Sisson

Pamela Martin

Subject: FW: Email to Mayor and Council re: Opposed to development at 115 Moss Street due to Massing

From: Joanne Rebner [REDACTED]
Sent: Tuesday, March 15, 2016 3:15 PM
To: Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; victoriabc@shaw.ca; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Jason Johnson <jjohnson@victoria.ca>; tomayorandcouncil@victoria.ca
Cc: Karl Rebner [REDACTED]
Subject: Opposed to development at 115 Moss Street due to Massing

Dear Mayor and Councillors,

My husband and I are owners at 119 Moss Street in Victoria BC. We were drawn to Fairfield 8 years ago when we relocated from Toronto. The neighbourhood has a reputation for heritage homes in a wonderful family community. It is also considered the highest valued real estate within the City of Victoria limits.

We have witnessed some small lot rezoning projects and do not feel that this is in keeping with the appeal of the neighbourhood of Fairfield. The lots have a considerable amount of massing.

The house currently residing at 115 Moss Street is a real gem which people have come to know as being a very desirable lot. Very few lots of that size exist within Fairfield today.

When Rob Mickelberry (Prodigy Development Services/RM2 Developments) provided his first proposal to the neighbours regarding the development he provided an alternative to the small lot zoning. He suggested he would destroy the original house and let the new lot buyers build two homes as they desired.

This appeals to us far more than massing 3 homes into that lot. Our neighbourhood real estate values could easily support the existing home with upgrades or provide 2 beautiful new homes to the street without rezoning the lot.

To name a few Moss street is well known for arts and crafts style, the Moss Street Market, Clover Point, The Cherry Blossoms, and of course the annual Paint In hosted by the Art Museum.


Houses along our street have;

- parking along the side of their homes (not in front of the building structure)
- 50 Wide lots
- Street parking (which can be difficult to find as is)
- A beautiful canopy of mature trees
- Character

My husband and I are opposed to the small lot rezoning of 115 Moss Street and the variances related to same. We appreciate the side yard set back's we have today and cannot imaging the feel of our house with the significant massing that has been proposed by the developer.

The upcoming community meeting has been scheduled over March break. The owners on either side of this development 107 Moss Street (Angus Taylor), and ourselves at 119 Moss Street will be out of town and will therefore not be able to attend this meeting.

Sorry for the long email but I hope you can take all I have written into consideration when looking at this re-development proposal.

Thank you,
Joanne and Karl Rebner
119 Moss Street


Pamela Martin

Subject: FW: Mayor and Council email re: Proposed rezoning of 115 Moss St.

-----Original Message-----

From: David Gartrell [REDACTED]
Sent: Wednesday, March 16, 2016 10:45 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Cc: [REDACTED]; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Jason Johnson <jjohnson@victoria.ca>; Karl Rebner [REDACTED]
Subject: Proposed rezoning of 115 Moss St.

Dear Mayor and Council Members,

I am writing to voice our opposition to the proposal by Rob Mickelberry (Prodigy Development Services/RM2 Developments) to rezone 115 Moss to small lots and build three houses on the site.

My wife, Penelope Hocking, and I have owned and lived at 124 Moss since 1988. We are directly across from 119 Moss which is adjacent to the double-sized lot at 115 Moss. We share the concerns expressed by our neighbours, Joanne and Karl Rebner (119 Moss) and Angus Taylor (107 Moss) about the proposed rezoning. Specifically,

- massing of three houses on a site now occupied by one house will disrupt the traditional look of Moss St. — the “streetscape”
- homes on Moss St are 15m wide, most with driveways on the side;
- there is a mature canopy of trees;
- the privacy of adjacent neighbours will be threatened;
- the initial proposal by Rob Mickelberry included the option of two houses, each on a 15m wide lot. This is more in keeping with the traditional look of Moss St and would permit greater density at the same time.

The City’s “Small Lot Rezoning Policy” has as a goal “revitalizing neighbourhoods” (A2.1). South Fairfield is not an area that needs revitalizing. On the contrary, it is one of the most vital, desirable, alive areas of Victoria.

The Policy also states that older houses should be preserved wherever possible (B1.1). We agree with our neighbour, Joanne Rebner, that the current house at 115 Moss is a gem. In his original proposal, Rob Mickelberry included as an option keeping and restoring the existing house, turning it sideways on the lot. Serious consideration should be given to preserving and restoring this gem, but without small lot rezoning.

The Policy addresses the need to be “Sensitive to Neighbours’ Values” (A4.2), including respecting privacy, landscaping, sunlight, views, and parking. Yet we know of a case in our neighbourhood where houses have been massed on an existing lot and these values have not been respected: the overshadowing and loss of views and privacy to the house at 29 Bushby by the development at 25 Bushby.

Finally, we wish to voice a procedural objection. The Community Meeting is the first step in the process of changing current land use and is required by the City of Victoria. Yet the applicant and Land Use Committee Chair set the meeting date, time and location of this important meeting without consulting the neighbours affected by the proposal. In the current case, the Community Meeting has been set for the middle of the March Spring Break when both neighbours adjacent to 115 Moss will be unable to attend.

The process should be revised to require the Committee Chair to consult with neighbours about the date and time of the meeting.

Thank you for your consideration.

Sincerely,

David Gartrell
124 Moss St.

Pamela Martin

From: Esther [REDACTED]
Sent: Monday, October 31, 2016 2:46 PM
To: Victoria Mayor and Council
Cc: Margaret Lucas (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); itinney@victoria.ca; Jeremy Loveday (Councillor); Jason Johnson; Blsitt@victoria.ca; Pam Madoff (Councillor); Geoff Young (Councillor)
Subject: Small Lot Development at 115 Moss St.

Dear Victoria Mayor and Councillors,

As the owners of 124 Moss St., we are very concerned about the proposed small lot development across the street at 115 Moss St. for the following reasons:

1. This development purports to have a goal of 'revitalizing neighbourhoods', but Fairfield is not in need of this.
2. From what we have seen of the plans, 'restoration' of the 115 Moss St.'s structure will in actuality, be an overhaul and will not possess the character it once had nor will it resemble the original home.
3. It does not provide affordable housing which Victoria is in dire need of: Rob McAuley indicated the houses would list for \$1.3MM each- hardly "affordable" prices to most people in the city.
4. It will disrupt the look, feel, and flow of the neighbourhood, including the natural canopy of trees that exist at present.
5. Will significantly decrease the amount of green space and arable land on the property.
6. Will create a loss of over 40 trees on the property. Prodigy plans on saving only 2 of the 4 protected trees on the property and all others will be cut down- Plan shown to us provides misleading architectural drawings with large green trees enveloping the development.

As we constitute a significant group of concerned neighbours, we have collectively come up with the following that meet the City's goals of densification and affordable housing:

Consensus to Pro Development Alternatives

A. Moving to a two lot single-family home development: this would allow for secondary suites and/or garden suites. These two options are in keeping with what is naturally expected on Moss Street as approximately 80% of the houses have suites. The two single-family home development was provided as an alternative in Prodigy's initial writing to the neighbours.

- Secondary suites provide affordable housing while also making the single family home more affordable for the owner. This approach is what the neighbours feel creates long-term sustainability.

B. The developers reconsider their proposal to a larger single stratified structure that provides first time homebuyers with options to live in Fairfield. See the many examples of these developments along Moss Street where the buildings have maintained a character look and feel- they blend right in and add to the neighbourhood.

Esther Kane, MSW, RSW, RCC



Pamela Martin

Subject: FW: Email to Mayor and Council re: Rezoning Application for 115 Moss St., Prodigy Development Services

From: Sally Ross [REDACTED]
Sent: Friday, May 06, 2016 3:01 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: communityplanning@victoria.ca; Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Rezoning Application for 115 Moss St., Prodigy Development Services

Dear Mayor & Council,

I live next door to 115 Moss Street at 107, a tenant of six years in this home. I would like to express my support for the lots purchased by Prodigy Developments to remain as two lots and not be rezoned as Small Lots for the construction of three homes.

My primary concern pertains to the amount of greenspace that will be consumed on the property by building three houses. I do not feel the density proposed is in keeping with the neighbourhood's character or sense of place. Contrary to Prodigy's claim that those of us neighbours polled were in support of retaining the existing building, I am not concerned about this as Prodigy has designed many beautiful homes that are in keeping with neighbourhood aesthetics.

Attending the Community Meeting held at Fairfield Community Place, in which a partner of Rob Mickleberry represented the project, I felt that Prodigy deliberately skewed the results from their initial polling of the 11 residents they were required to consult with. They indicated that 9 of 11 polled were in support of the rezoning, however at least six of these residents were represented at the meeting and clearly did not reflect Prodigy's findings.

Thank you for your time,

Sally Ross

107 Moss Street

Tel: [REDACTED]

Email: [REDACTED]

Pamela Martin

Subject: FW: Email to Mayor and Council re: 115 Moss Street. 2 new builds would house 4 families with secondary suites
Attachments: image002.emz

From: Joanne Rebner [REDACTED]
Sent: Monday, October 24, 2016 12:58 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Fw: Email to Mayor and Council re: 115 Moss Street. 2 new builds would house 4 families with secondary suites

Dear Leanne,

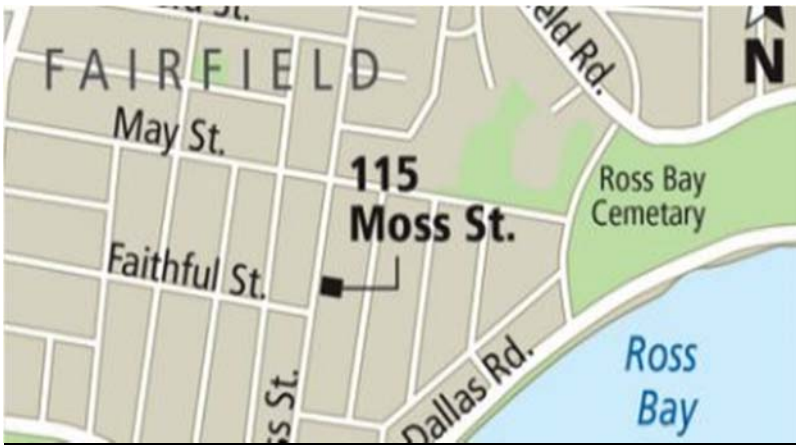
I am curious why this development is considered favourable to the City. I understood small lot zoning was put in place to revitalize neighbourhoods. Fairfield doesn't need revitalization. Further, if affordable housing is a focus, secondary suites or garden suites on a two lot development would provide this. The secondary suites would make the single family homes more affordable for the owner. This is just my view. I feel that it is a longer term approach to the needs of the City while maintaining the flow of the street. A two lot development is still densifying given there is only a single family home on two lots at the moment. Once you rezone to small lot, there is no going back.

I would love to hear the rationale for moving forward with three small lots priced at \$1.3MM?

Joanne Rebner
119 Moss Street
[REDACTED]

From: Joanne Rebner [REDACTED]
Sent: Saturday, October 08, 2016 9:01 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 115 Moss Street. 2 new builds would house 4 families with secondary suites

[In Fairfield, plans for small lot face political scrutiny](#)



In Fairfield, plans for small lot face political scrutiny

By Bill Cleverley

A proposed small-lot subdivision in south Fairfield will go to public hearing despite concerns that rather than ...

2 Single family homes on this 2 title lot would allow for secondary suites. Secondary suites provides more affordable housing for both the house owner and the renter. You accomplish living space for 4 families instead of three. Not to mention:

- Maintaining the natural flow of the street scape
- less massing/more greenspace
- saving some trees

The proposed small lot zoning doesn't have the width to accommodate the three small houses - and therefore needs variances. Its asking for an exception on an exception.

Joanne Rebner
119 Moss Street