

November 6, 2016

Mayor and Councillors, City of Victoria
1 Centennial Square
Victoria City Hall
Victoria, B.C.

BY EMAIL

RE: Small lot re-zoning proposal for 115 Moss Street

Dear Mayor Helps and City Councillors:

We live at 129 Moss Street, just five houses away from the proposed small lot re-zoning and development project targeted for 115 Moss Street.

We have reviewed the City Small Lot House Rezoning Policy to try to understand what would be accomplished for the good of our neighborhood and City by granting the re-zoning request and related variances. Frankly, we don't see a single stated objective of that policy which is served by this proposal.

Our neighborhood, and particularly Moss Street, is an already uniquely vibrant and friendly place. Overbuilding lots by downsizing them, clear-cutting nearly all of the existing vegetation, placing homes sideways to fit them onto the resulting too-small lots, and then setting those houses back behind driveways and at least one garage is completely out of character with every other property on our street. It will project disengagement rather than engagement with the neighborhood.

Perhaps even more important, this project also seems to foreclose the possibility of more affordable dwellings on Moss Street. Our neighborhood's existing combination of suites and some excellent conversions to multiple occupancy properties is a testament to the possibility of achieving both a livable neighborhood and higher density. We respectfully point to properties at 66, 76, and 80 Moss Street as beautiful examples of strata conversions consistent with the look of character homes. There is also the property directly across the street from us at 134 Moss. We understand it provides nine micro-apartments while still being completely in step with the architecture and feeling of our street.

We respectfully ask that the City carefully evaluate what this proposed re-zoning and variance-laden project would accomplish for the greater good before deciding to grant the request. In our opinion as residents of this great neighborhood, it will only detract.

Thank you for considering our point of view.

Respectfully,



Pamela Nicholls



Terence Colyer

Pamela Martin

From: Public Hearings
Subject: FW: 115 Moss Street rezoning proposal

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

From: A. Taylor [REDACTED]
Sent: Saturday, November 05, 2016 12:26 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Leanne Taylor <ltaylor@victoria.ca>
Subject: 115 Moss Street rezoning proposal

Dear Mayor Helps and City Councillors,

On Thursday, November 10 there will be a Public Hearing regarding the proposal to rezone the property at 115 Moss Street.

The developers propose to build three houses on small lots. My understanding is that the original purpose of the City's small-lot option was to help stabilize neighbourhoods that were under threat. No such threat currently exists in this part of Fairfield -- except, ironically, for the threat to the neighbourhood's traditional character posed by the unnecessary imposition of small-lot houses.

If the City desires to promote greater population density, this would be achieved by replacing the current single house (on a double lot) with two standard-sized houses -- especially if each had a secondary suite built into it. Secondary suites could also make the new houses more affordable for buyers over the long run.

(As for preserving the existing old house, the three-lot proposal would preserve it in little more than name only; a more meaningful option for preserving the existing house would be to leave it just where it is on its double lot, but to renovate it to include a substantial secondary suite or else a "carriage house" suite on the property.)

Yours sincerely,
Angus Taylor

107 Moss Street
Victoria, B.C.
[REDACTED]

Pamela Martin

From: Public Hearings
Subject: FW: Support of Construction at 115 Moss Street

From: Katherine Davies [REDACTED]
Sent: Monday, November 7, 2016 10:53 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@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>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Support of Construction at 115 Moss Street

To Whom it May Concern,

My name is Katherine Davies. My husband and I live at 152 Olive Street. Our property backs onto 115 Moss Street.

Although I have previously signed a letter of support for this project, I wanted to re-iterate before your meeting Thursday that we have, and continue, to support this project. Rob has been very good at keeping us informed of the plans, issues, and any updates surrounding the project, and I personally believe that what they are proposing will add value to the neighborhood.

Although we will now have 2 neighbors where we once had 1, I think the proposal design is in keeping with the look of the neighborhood and the design team has done an excellent job minimizing the impact to us.

Thank you for your time,
Katherine