

November 7, 2016

City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

RE: PROPOSED REZONING, 115 MOSS STREET

Dear Mayor Helps and Council Members,

I am the owner and resident of a small lot house at 1446 Dallas Road. My home is one of four small lot houses constructed on the site by Prodigy Developments to replace two older homes that were in need of significant repair.

I have found my small lot home to be an ideal size (the interior space is approximately 2,400 sq.ft.). I can accommodate family and friends and yet the exterior footprint and associated property upkeep costs are modest. I also appreciate the modern design, bright interior and energy efficiency of my new home. I think it's also wonderful that four families are now able to enjoy the ocean frontage and close proximity to the city core whereas previously only two families benefitted.

I have noted that the many tour buses which transit Dallas Road pause as they pass so that their tourist passengers can appreciate the modern design elements of these four houses.

I would also add that in my dealings with Prodigy, I have found them to be a professional and conscientious developer and respectful of the neighbourhood. (For the record I have no personal or financial connection to Prodigy).

I am supportive of their proposed small lot house development on Moss Street and would like to see more such affordable infill construction take place as older housing stock is replaced.

Yours truly,



I. David Bird
1446 Dallas Road
Victoria, V8S 1A2
[REDACTED]

November 4, 2016

Janice Wong
112 Moss Street
Victoria, BC V8W 4M3

Dear Mayor Lisa Helps and Councillors,

Re: 115 Moss Street – Rezone from R1-B Zone to R1-S2 Zone

I am a home owner at 112 Moss Street and along with fellow neighbours am concerned with this development going forward.

The following are reasons for opposition to rezoning to the small lot development:

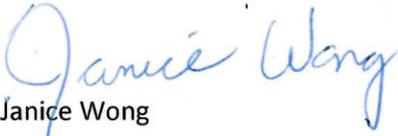
1. Loss of privacy to adjacent neighbours due to removal of 40 existing trees.
2. Does not provide affordable housing which is greatly needed in Victoria.
3. The development purports to have goal of “revitalizing neighbourhoods” which Fairfield does not require.
4. Will significantly decrease the amount of green space and arable land on the property.
5. “Restoration” of the 115 Moss St. structure will actually be an overhaul from review of plans therefore losing characteristic of original home.

The initial documents provided to me by Rob Mickelberry (Prodigy Development Services Ltd.) showed accommodation for two homes which would not require zoning change. This is the option I would favour as it would retain the characteristic of the neighbourhood.

I would ask that developers reconsider moving to a two lot single-family home development which would allow for secondary suites and/or garden suites. These two options would be the appropriate expectations for the street where suites currently exist. Secondary suites also make housing affordable and the single family home attractive to first time home buyers. This approach is what the neighbours feel creates long-term sustainability.

My signature on vote for this development was a “Yes.” I realized the impact of this development following the community meeting at 1330 Fairfield Road on March 21, 2016 and recent consultation with neighbours.

Regards,


Janice Wong

Nov 4, 2016

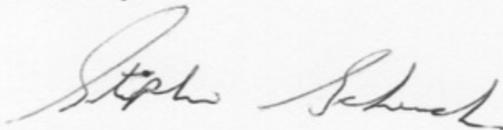
City of Victoria
Mayor and Council
Re: 115 Moss St.

My name is Stephen Schenck and I have lived on Dallas Rd in Fairfield for 45 years. Over this time I have witnessed many changes to the makeup of the community. In the past Fairfield was made up of larger families who needed large homes on large lots. Today, people are having fewer children and the residents are aging. Homes have become too expensive for the average family as the price of land has increased over the years.

I like the idea of smaller homes, in fact I live in a home that is on a small lot. I think there should be more innovative housing, including laneway homes and garden suites in our neighbourhoods to help with affordability and to keep our neighbourhoods vibrant.

This proposal adds two smaller character homes and maintains and restores an existing home in need of renewal. I believe this is a modest incremental change that should be supported by council.

Sincerely,

A handwritten signature in black ink that reads "Stephen Schenck". The signature is written in a cursive style with a large initial 'S'.

Stephen Schenck

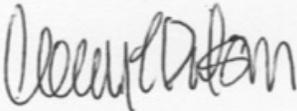
Nov 6, 2016

To Mayor and Council:
With regards to proposal at 115 Moss St.

My name is Mary Dalsin, and I live at 25 Bushby St. in Fairfield. The home I live in was recently built by RM2 Developments, and I am very happy with it. It is on a small lot which still offers the opportunity for a private garden but not the same upkeep of a regular size lot. I originally thought I would downsize to a townhouse but was turned off by the idea of being part of a strata with the fees and restrictions. I believe that as our population ages, we need more options in housing, not less.

This proposal seems to offer the best of both worlds, freehold ownership but smaller properties with lower maintenance. The design fits in well with the neighbourhood and the builder has committed to maintaining and restoring the original character home. I would like to think that this type of neighbourhood renewal would be supported by the City of Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Dalsin', written in a cursive style.

Mary Dalsin