

November 9, 2016

Re: Proposed re-development of 115 Moss Street

We are writing to express our concerns for the public record regarding:

1. the proposed rezoning of 115 Moss Street from R1-B to R1-S2 to permit a three lot subdivision, and
2. the issuance of a development permit for the above property with variances reducing lot widths, side yard setbacks and parking space location.

There is a reason that zoning is in place in urban areas. Essentially, zoning is a mechanism to manage development to ensure compatibility between land uses. In established residential areas, zoning helps to ensure the use, form, and massing of any new development is compatible with the existing neighbourhood.

In short, we would support the owner retaining the two standard lots and building on each of the lots, which would be compatible with neighbouring Moss Street properties. We are in opposition to the subdivision of the two lots into three smaller lots to allow for three houses. Unfortunately, this is not the first such subdivision to have occurred in the Fairfield neighbourhood. We fear the precedent has been set and now this move to smaller lots is gaining in popularity as developers see that there is great potential for big profits in Fairfield. Over time, this will doubtlessly result in the loss of existing housing stock and ultimately the erosion of the character of the neighbourhood, ironically, the very character that makes Fairfield such a unique place, part of this great city of Victoria and its Official Community Plan which supposedly recognizes "the unique neighbourhood character and sense of place of different parts of the city."

Thank-you for your time and consideration in this matter.

Sincerely yours,

Cheryl Easton &
Jim Kostyniuk *MEDes, Urban & Regional Planning*
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