

Fairfield Gonzales Community Association

June, 2012
Mayor and Council
City of Victoria
Centennial Square
Victoria, BC

Re: Community Meeting for re-zoning at 632 Moss street

This was the second about this proposal to the FGCA Planning and Zoning Committee.

Approximately 20 members of the community were present at the meeting.

On behalf of the owner of the property, Zebra Design delivered the presentation. The presentation focused on the fact that the proposal was reasonable given the lot size of adjacent lots as well as the proximity to one another of other dwellings in the neighbourhood.

One of the concerns from the previous meeting was that if a new home was built on the proposed site, it would significantly affect the amount of sunlight that would enter neighbouring properties.

Zebra had a sun study done and it showed that in the winter months, there would be no shadows on the neighbouring property to the rear beyond 11 or 12 am. and that in the spring, there were no shadows beyond approximately 10 am. It also showed that there would be no shadows beyond 9 am in the summer and approximately 10 or 11 am in the fall.

The neighbour to the rear (Cornwall street) expressed a concern about the fact that he ate breakfast at approximately 8 am and that his enjoyment would be affected because of the presence of the proposed new home.

The same neighbour also expressed concern that the proposed new house would exceed requirements for R1S2 zoning.

Zebra designs responded that both the existing and proposed homes are smaller than R1S2 requirements.

Other comments had to do with how parking would be handled during construction if the project was approved and that in the opinion of the aforementioned neighbour, the proposal does not fit in with the OCP but he didn't elaborate on that statement.

There was also some concern expressed about a tree that would have to be cut down if the proposal was to move forward. Only one individual expressed that concern.