

Fairfield Gonzales Community Association

631 Moss Street

Attn: Mayor and Council
City of Victoria
Centennial Square, Victoria BC

February 20, 2012

Re: Community meeting for the proposed development of a small lot subdivision at 631 Moss street.

As duly advertized, a community meeting was chaired by the FGCA Planning and Zoning Committee at the FGCA premises on February 20 ,2012 in connection with the above mentioned proposed project. Approximately 30 individuals from the community were present and the following were the comments that were made.

- The homeowner's representative made a brief statement regarding the fact that his property was a good candidate for the development of a small lot subdivision. He also presented the proposed plan for the home that would be built on the property.
- The design of the proposed home is traditional and the proposed owner of the new home spoke to a number of neighbours in the summer of 2011 to introduce the concept as well as to ensure that the plans for the home would take their concerns into consideration.
- The existing zoning is R1B.
- From that point forward, the entire meeting was dominated by concerns from individuals who received the mail out for the proposed project. There were numerous comments made by those present and they were as follows.
- Some sunlight will be lost on the property directly behind the proposed new home which could impede their ability to grow a garden.
- Neighbours had concerns about parking but it's important to note that the proposed design includes a garage and the proposed owner stated that she only had one vehicle.
- One neighbour also stated that in his opinion, allowing a small lot sub-division doesn't fit in with the rest of the neighbourhood because it doesn't fit the character of what Fairfield is or should be.

- There were also some concerns raised regarding the proposed setbacks and that a hydro pole would have to be moved.
- There were concerns raised that a suite could be installed at a future date and the proposed homeowner stated that that is not her intention but then others stated that if she were to build the house and then move at some future date, the new owner may decide to build a suite.
- In closing, it was quite a vocal meeting with most people in attendance voicing their concerns about the above mentioned issues.
- Although the proposed small lot subdivision is quite small, the proposed owner and her design team have attempted to come up with a design that is suitable for the lot.