



## **ROCKLAND NEIGHBOURHOOD ASSOCIATION**

**Mayor Fortin and Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C. V8W 1P6**

**August 13, 2009**

**Dear Mayor Fortin and Council:**

**RE: REZONING APPLICATION: 1057 MOSS STREET**

**On August 5<sup>th</sup>, a community meeting was hosted by the Land Use Committee of the Rockland Neighbourhood Association to discuss a rezoning application that would allow three suites to be constructed over two outbuildings which currently exist on the property. Two suites would be located in a coach house and the third suite would be above a 3-bay garage.**

**The proponents have discussed the proposal with the immediate neighbours and have letters of support for the rezoning. Positive feedback was expressed by several community residents who attended the meeting. Appreciation for the high level of property maintenance and adequate parking was noted. We also appreciate the owners' efforts to bring the property into compliance by decommissioning the suites five years ago.**

**The property is currently zoned R1B. However, the current zoning bylaws, R1A/R1B, do not permit dwelling units in accessory buildings. Moreover, regulations such as lot size, setbacks, floor area, height, and parking do not exist. Therefore a site-specific zoning would be required.**

**Previous applications of this type, for example the Prior House B&B at 620 St. Charles Street, have been rejected by the Rockland Neighbourhood Association and City Council. In the spirit of treating**

**all residents of Rockland in an equitable manner, we recommend that no site-specific zoning be granted.**

**It is unfortunate that this proposal has come at an inopportune time, as the Planning Department is updating the R1-B generic bylaw for use throughout the city. We recommend that the Moss Street proposal be declined and resubmitted when the new R1-B Bylaw has been adopted by Council.**

**Respectfully,**

**Janet Simpson, President**

**CC: Mr. and Mrs. Furbacher  
Mr. and Mrs. Dunford  
Gail Stephens, City Manager  
Deb Day, Director: Planning and Development  
Brian Sikstrom, Sr. Planner**