



## James Bay Neighbourhood Association

jbna@vcn.bc.ca  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

March 2<sup>nd</sup>, 2018

Mayor and Council,  
City of Victoria

Dear Mayor Helps and Councillors,

**Re: CALUC Community Meeting - 430 Parry Street**

The community meeting to consider the proposal at 430 Parry Street was held on February 14<sup>th</sup> (71 attendees). Attached please find an excerpt of the General Meeting minutes regarding the proposal (Attachment "A").

The meeting was successful in that most items associated with the project were raised, but unsuccessful as most present were not afforded the opportunity to voice their views on the proposal. The constrained time, due to limited access to the facility, and communications exasperated by the absence of a sound system, reduced opportunity.

The negative impact of not having a sound system with meetings of 70-100+ attendees cannot be understated. When recognized to speak, people must raise their voices to be heard in a large room, thereby raising the general temperature.

The time constraint was created by insistence of both proponents (Michigan and Parry proposals) to present at the February JBNA General Meeting. Additionally, both proponents went well over the time suggested for presentations, with a significant portion of the presentation time based around, not focused on, the proposed development.

Nevertheless, we believe the salient points were raised with the proposal.

Meeting participants expressed both positive and negative comments, with three common themes. The use of bricks and landscaping was appreciated and attractive. The building mass is excessively large with 4-5 storey height considered too high. Having fewer than the minimum 1 parking space per strata unit was universally unacceptable.

Adjacent residents from buildings north and northwest of the proposed development stated that they would lose all sunlight and their small patio gardens would wither and die. The two storey historically preserved Redstone building to the north would be overwhelmed by the proposed development. While the brick frontage and design are respectful of the Redstone, providing visual street-front continuity, the size is out of proportion with the Redstone, the James Bay United Church, and adjacent low-rise buildings.

Parking drew the most strident opposition. The street is already congested with cars. An individual from 225 Menzies indicated that his apartment block was built in 2007 to the old Schedule C standard for stratas and yet the residents still have a shortage of parking because active seniors and working couples live in the building and many have 2 vehicles. Employees from downtown, businesses in James Bay, and the James Bay Community project were seen as regular users of the street-parking.

While there was general acceptance that increased density in the area may be unavoidable, and perhaps even desirable, it was suggested that the building be 3 storeys as this would reduce the negative impact on neighbours, would scale back the number of apartments to a maximum 8 which equals the number of parking stalls, and would provide a transitional building between the building to the south and the Redstone to the north.

In keeping with the *Gentle Density* under consideration by Council, it must be emphasized that the current zoning for this property is R-2.

The JBNA CALUC-DRC would welcome the proponents back to another JBNA General Meeting with a revised proposal which would respond to the density (parking) and height (shadowing) matters raised by nearby residents from the north, south, west and east of the property. Given the limited number of residents within the 100m area, it would be possible to notify the residents without instigating the City notification process.

Attachment "B" contains comments from nearby residents that were submitted before, during, and after the meeting.

For your consideration,

Marg Gardiner  
President, JBNA

Cc: JBNA Board  
Miko Betanzo, CoV Senior Planner  
Ryan Goodman, Aryze  
Luke Mari, Purdey Group



## **ATTACHMENT "A": Excerpt from Minutes of February 14<sup>th</sup>, 2018 CALUC meeting**

### **6. CALUC - 430 Parry Street Development Proposal (71 in attendance)**

- Luke Mari, Purdey Group
- Jesse Ratcliffe, D'Arcy Jones Architecture Inc.
- Ryan Goodman, Aryze
- Bianca Bodley, Biophalia Design

**JBNA Development Review Committee Report:** presented by Tim VanAlstine.

May 19, 2017: pre-pre-meeting with Marg Gardiner, Janice Mayfield, Tim Sommers.

16-21 units suggested, no vehicle parking, abundant cycle parking. The discussion focused on the use of streets for parking and inability of landlords to restrict tenants from owning cars or having parking needs for visitors. Further, JBNA has received resident complaints about parking overload on Parry. It was emphasized that James Bay is not downtown.

January 9, 2018: Tim VanAlstine, Marg Gardiner, Tim Sommers & Linda Carlson met with Luke Mari and Ryan Goodman to discuss the proposal for a redevelopment of the property. The proponents presented schematics showing a unique structure with a frontage blending with the Redstone complex, and very small setbacks on the other sides.

The structure was to be U-shaped residences on top of the parking and lobby entrance and parking area, with a courtyard between two rows of stacked residential units.

12 units were proposed: six units of 450-550 sq ft, with six 2 storey units of 1200-1400 sqft on top of each of the studio units with 10 parking spots.

They also mentioned that they were considering using part of the ground floor space for a small 200 sqft unit while reducing the parking to 9 stalls. Consideration was also being given to placing a fifth storey on top of the rear units.

The proponents were advised that in addition to the one-page handout for Community Meeting participants, they were required to have shadow studies prepared for the meeting. Deviations from the existing and proposed Schedule "C" off-street parking policy must also be clearly disclosed. They were also advised to consult with nearby neighbours, both those on Parry and Menzies before the February 14 Community Meeting.

The proponents have revised their plans would like to build 13 units and 9 parking stalls. Currently the property is zoned R-2. Spot-zoning is being sought.

#### **Key Issue: PARKING**

- Parking was seen as a major concern of the proposal
- James Bay is not downtown
- Parry used by employees and others as there is a parking shortage at the Community Project on Michigan and downtown.
- Proponents advised to meet Schedule 'C' parking policy

#### **Key Issue: AESTHETICS**

- The current zoning is R-2 while the proposal calls for the demolition of a single family home, although flatted, and the elimination of an R-2 lot.
- There could be shadowing problems to the north, onto the Redstone (shadow study requested)
- There could be significant objections due to loss of view from Parry neighbours to the south and Menzies neighbours to the southwest and west.
- Screening – the entrance to the building to the south would have an unpleasant view of the open parking area. Screening recommended.

## **COMMUNITY MEETING PRESENTATION:**

Luke Mari presented a review of changing uses of the area over the past century and anticipated transportation changes.

Jesse Ratcliffe presented the proposal build-out of a new 4 (front) – 5 (rear) storey structure. Bianca Bodley, landscape consultant, described the approach to landscaping to screen the parking area and to provide green (trees) above the first floor in the area between the units.

### ***Q/A preference given to those who live within 100m of 430 Parry Street***

Q: 420 Parry resident – good design but too large – it will create too large of a brick wall need to decrease starkness of wall, perhaps create small windows?

A: Thinking courtyard and greenery will add to structure – can look at possibilities based on feedback from residents

Q: Resident of Redstone for 5 yrs – building too big – concerns about shadowing – doesn't feel greenery makes up for size. Structure will take away his sunlight. He will be living in a shadow. How long will build take?

A: 14 to 16 months

Q: Parry resident – appreciate landscaping and architecture – but too large – will dwarf the heritage home across the street. Why isn't this 100 yr old house considered heritage?

A: Street has history of changing usages

Q: What estimated selling price of units?

A: haven't set prices at this point

Q: Menzies resident – lives in a 4-storey building built to old parking standard and residents are still short of parking – suggests proponent read CoV schedule "C" for parking – minimum of 1 to 1 parking needed – too big, too much density for small lot – scale back to 8-10 units

A: states ICBC and other data suggests other rental properties – especially millennials - car ownership is 13% less the prior generations

Q: Michigan resident – lives in complex behind the church [between church and Redstone]. Development will shadow his property kill the tree he planted and leave him in shadow.

A: If lower building height won't make much difference to shadowing

Q: 420 Parry St – appreciate design, landscaping, however building is way too big for site. Zero set back will affect visibility when trying to access street of existing residences. Reduce by a storey to 3-storeys with same architectural look.

A: ???

Q: Any commercial in building?

A: No