

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the January 10, 2019 COTW Meeting

I.1.a.d Update Report on Rezoning Application No. 00641 and Development Permit with Variances Application No. 000528 for 430 Parry Street (James Bay)

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council approve the following revised motion:
"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (below market housing offered at 15% less market rate, in perpetuity)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units).

That the applicant be required to provide \$10,000 for the relocation of the home or \$20,000 for the relocation of the home in James Bay."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Update Report on Rezoning Application No. 00641 and Development Permit with Variances Application No. 000528 for 430 Parry Street (James Bay)

Councillor Collins recused herself from the meeting at 9:23 a.m. due to a non pecuniary conflict of interest as she resides in proximity to the subject site being considered in the next item.

Committee received a report dated December 20, 2018 from the Acting Director of Sustainable Planning and Community Development regarding an update on an application for the construction of a four and five storey residential building.

Moved By Councillor Alto
Seconded By Mayor Helps

That Council consider the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (below market housing offered at 15% less market rate, in perpetuity)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units).

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

Amendment:

That consideration be made to relocate the existing house within James Bay.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

Amendment:

That the application be subject to the provision of \$10,000 for the That consideration be made to relocate relocation of the existing house or \$20,000 for the relocation of the house within James Bay.

Moved By Mayor Helps
Seconded By Councillor Isitt

Amendment to the amendment:

That the applicant be required to provide \$10,000 for the relocation of the home or \$20,000 for the relocation of the home in James Bay.

FOR (5): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts

OPPOSED (1): Councillor Young

CARRIED UNANIMOUSLY (5 to 1)

On the amendment:

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts

OPPOSED (1): Councillor Young

CARRIED (5 to 1)

On the main motion as amended:

That Council approve the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (**below market housing offered at 15% less market rate, in perpetuity**)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units).

That the applicant be required to provide \$10,000 for the relocation of the home or \$20,000 for the relocation of the home in James Bay.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of January 10, 2019

To: Committee of the Whole Date: December 20, 2018

From: Andrea Hudson, Director, Sustainable Planning and Community Development

Subject: **Update Report on Rezoning Application No. 00641 and Development Permit with Variances Application 000528 for 430 Parry Street**

RECOMMENDATION

That Council consider the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two studio units as below-market housing, to the satisfaction of the City Solicitor (**below market housing offered at 15% less market rate, in perpetuity**)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units)."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information, analysis and recommendations for a Rezoning Application for the property located at 430 Parry Street. The proposal is to rezone from the R-2 Zone, Two-Family Dwelling District, to a site-specific zone in order to construct a four- and five-storey residential building. The proposal is to increase the density and allow multi-unit residential uses at this location.

At the Committee of the Whole (COTW) meeting of September 20, 2018, Council passed a motion to advance the application to a public hearing, subject to the applicant completing the conditions outlined in the motion (attached). The applicant has since amended their proposal to maintain a consistent discount rate on the two below-market dwelling units. Initially, the two below-market units were to be offered at 20% less than the market value for the initial sale, and then discounted by 15% from the market value for all subsequent sales. The market value was to be based on an appraisal and managed by the Capital Region Housing Corporation (see Committee of the Whole Report September 20, 2018 attached). The applicant has revised their proposal to now offer the below-market units at 15% less than the market value for the first and all subsequent sales. A maximum income of \$80,000 will also be set within the housing

agreement, meeting the City's definition for below-market ownership. The change in discount rates is reported by the applicant to be a factor of changing market conditions, increasing construction costs and financial lending thresholds. This is the only change to the application since the September 20, COTW meeting; however, since it affects the context of the Housing Agreement, staff wanted to ensure Council was supportive of this change. Additionally, as previously noted, the below-market units are being offered in addition to a financial contribution of \$18,563.45, consistent with the *City of Victoria Density Bonus Policy, 2016*, which was the approved approach for applications received before November 8, 2018.

Tenant Assistance Policy

The September 20, 2018 motion included direction to the applicant to provide a Tenant Assistance Plan, given that the proposal included the demolition of an existing building, which would result in a loss of two existing residential rental units. At the time of the previous application, the tenant assistance policy was newly adopted; hence, a plan was not included. The applicant has subsequently provided a Tenant Assistance Plan, which has been reviewed by the City and deemed consistent with the Policy. It was also determined that the applicant is not required to submit a tenant assistance plan given the short duration of the current tenancy, less than a year; however, the applicant has elected to provide a plan (see attached).

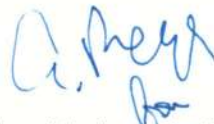
ALTERNATE MOTION

That Council decline Rezoning Application No. 00641 for the property located at 430 Parry Street.

Respectfully submitted,



Miko Betanzo
Senior Planner – Urban Design
Development Services Division



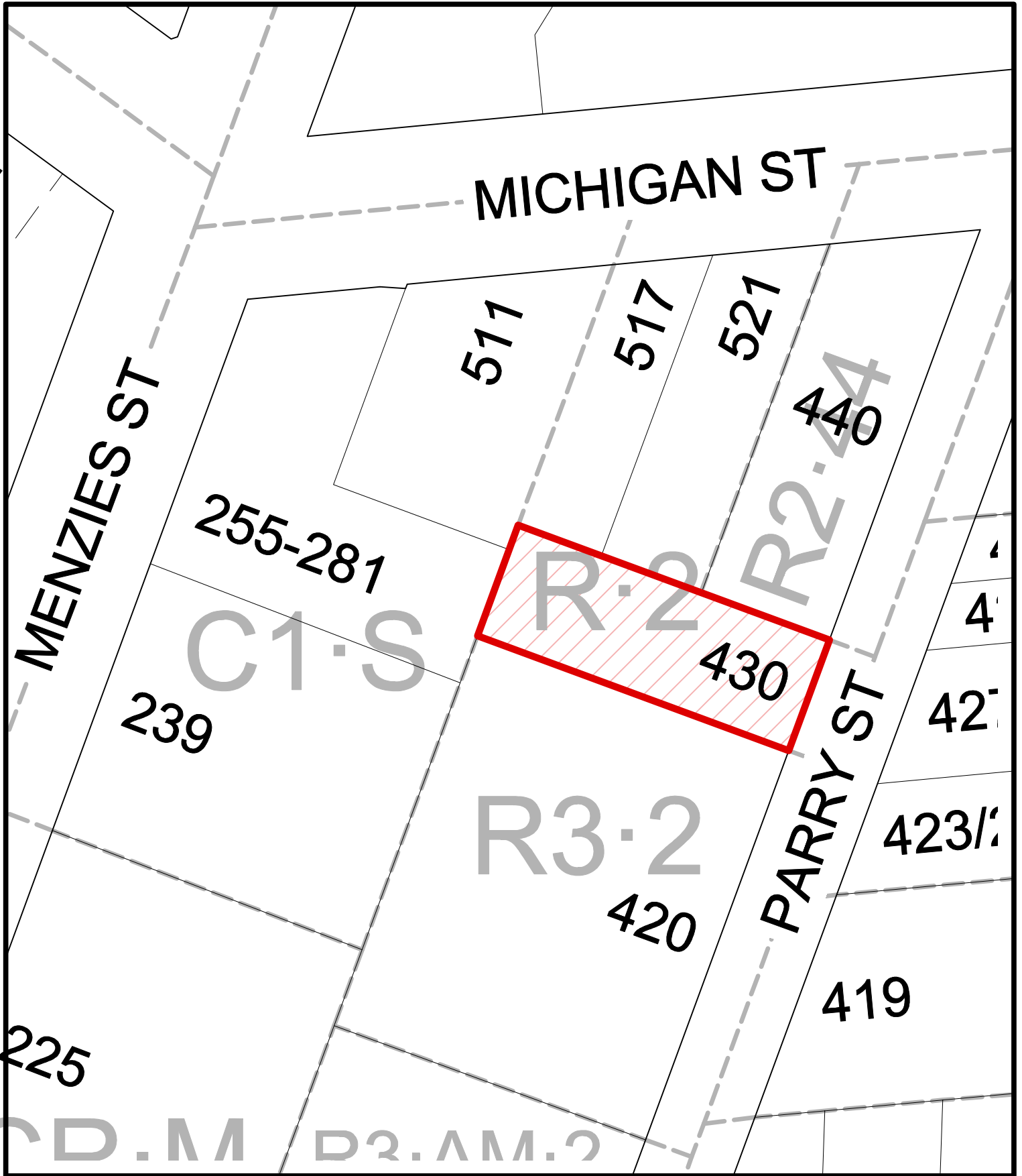
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: Dec 24, 2018

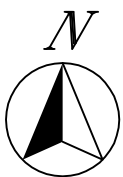
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated August 30, 2018
- Attachment D: Revised Applicant letter to Mayor and Council dated December 17, 2018
- Attachment E: Community Association Land Use Committee letter dated March 2, 2018
- Attachment F: Correspondence (Letters received from residents).
- Attachment G: Previous COTW report from September 20, 2018
- Attachment H: Tenant Assistance Plan December 20, 2018
- Attachment I: CRD Letter confirming administration of below-market units dated December 19, 2018



430 Parry Street
Rezoning No.00641





430 Parry Street
Rezoning No.00641





430 PARRY STREET

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AUG 30 2018

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Development Services Division



511 MICHIGAN STREET - JAMES BAY UNITED CHURCH



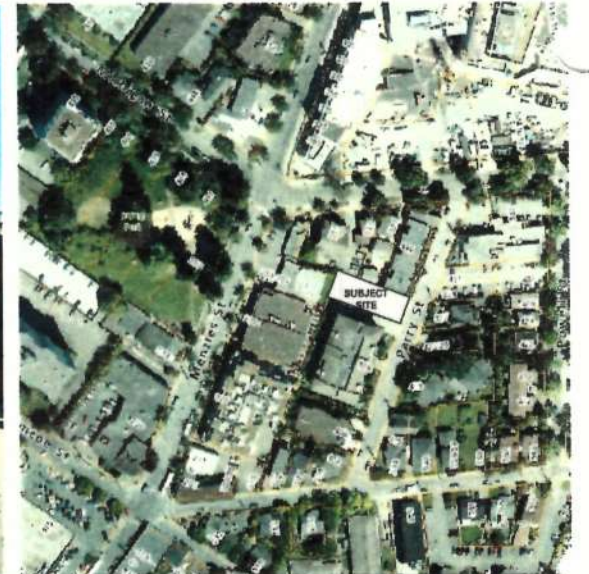
440 PARRY STREET - DETAIL



440 PARRY STREET



SITE (440 PARRY IN FOREGROUND & 420 PARRY IN BACKGROUND)



CONTEXT AERIAL (SOURCE: VICMAP)



AERIAL VIEW

INTRODUCTION

The design of this proposed 11-unit development draws inspiration from the details and materiality of the historic buildings in the immediate area, to create a modern building that seamlessly fits in. The height and proportions of the proposal emphasizes this relationship. By recognizing every aspect of the proposal with the context in mind, the building will feel simultaneously old and new. The design team's goal was to create a building that is subtle and sophisticated, yet doesn't shout its presence. The aim was to make a building you might walk by and hardly notice.

MASSING

The variety of built and unbuilt areas that characterize the adjacent sites inform the basic shape of the proposal. Blanketing 100% of the mid-rise side with built area was rejected, in favour of sprinkling the existing level with irregular planting beds and parking spaces, and by separating slender residential units with a spacious central courtyard on the second level.

The massing of the front facade provides a transition from the existing two-storey multi-family building at 440 Pary Street to the north and the larger 4-storey character of the other elements south of the subject site. By aligning the proposal's ground floor with 440 Pary Street, the pleasant character of the existing streetscape is maintained. The proposal's second level is aligned with the stepped back massing of the same building, so again the proposal's massing is inspired by the adjacent heritage conversion to the north.

By pulling the building into two halves to create a central courtyard, midday sun will pass through the proposed building to light the existing duplex development to the north. This open space will provide a lush landscaped outlook for the large existing apartment building to the south.

All of the proposed building's residential units face this open-air courtyard, to enable east-west orientations that prevent overheating. The proposal's residential units will have their own defined exterior enclosures, creating a new roomhouse-like community with the benefits of windbreak at both ends to allow for natural lighting and cross ventilation.

The proposal's east-west orientation will further preserve the privacy of the existing apartment building to the south. The south facade will be enhanced with climbing plants only, so that any overlook between the two buildings is mitigated.

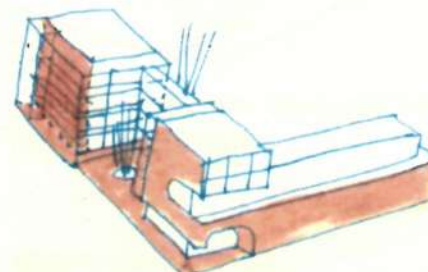
MATERIALITY & CHARACTER

Design details and material choices will complement the nearby heritage buildings. The arched openings used at 440 Pary Street and at the adjacent United Church inspired a theme of arched and curved openings for the proposed building. The red brick used on so many of Victoria's heritage buildings will be used on all of the proposal's exterior walls, continuing the materials used for 440 Pary. The use of brick on the sides of the proposed building will give a linear scale and texture to the less visible parts of the proposal, which are typically finished with unspeaking cost-effective materials.

Dark metal panels, wrought-iron stairs and walkways, dark windows and a contemporary and minimal cornice on the street front of the proposed building further strengthens the proposal's companion and connection to the adjacent heritage buildings.

SUMMARY

The proposed building gives shape to James Bay's community values. It will fit in while being progressive; it will be built with traditional high-quality building materials that last, and it balances personal privacy and value with quiet densification. The proposal's unit size and variety will create housing for a mix of people, who will bring vibrancy and economic support to this valuable town center. The development team has worked hard to create a building that reflects contemporary Victoria while respecting its rich history.

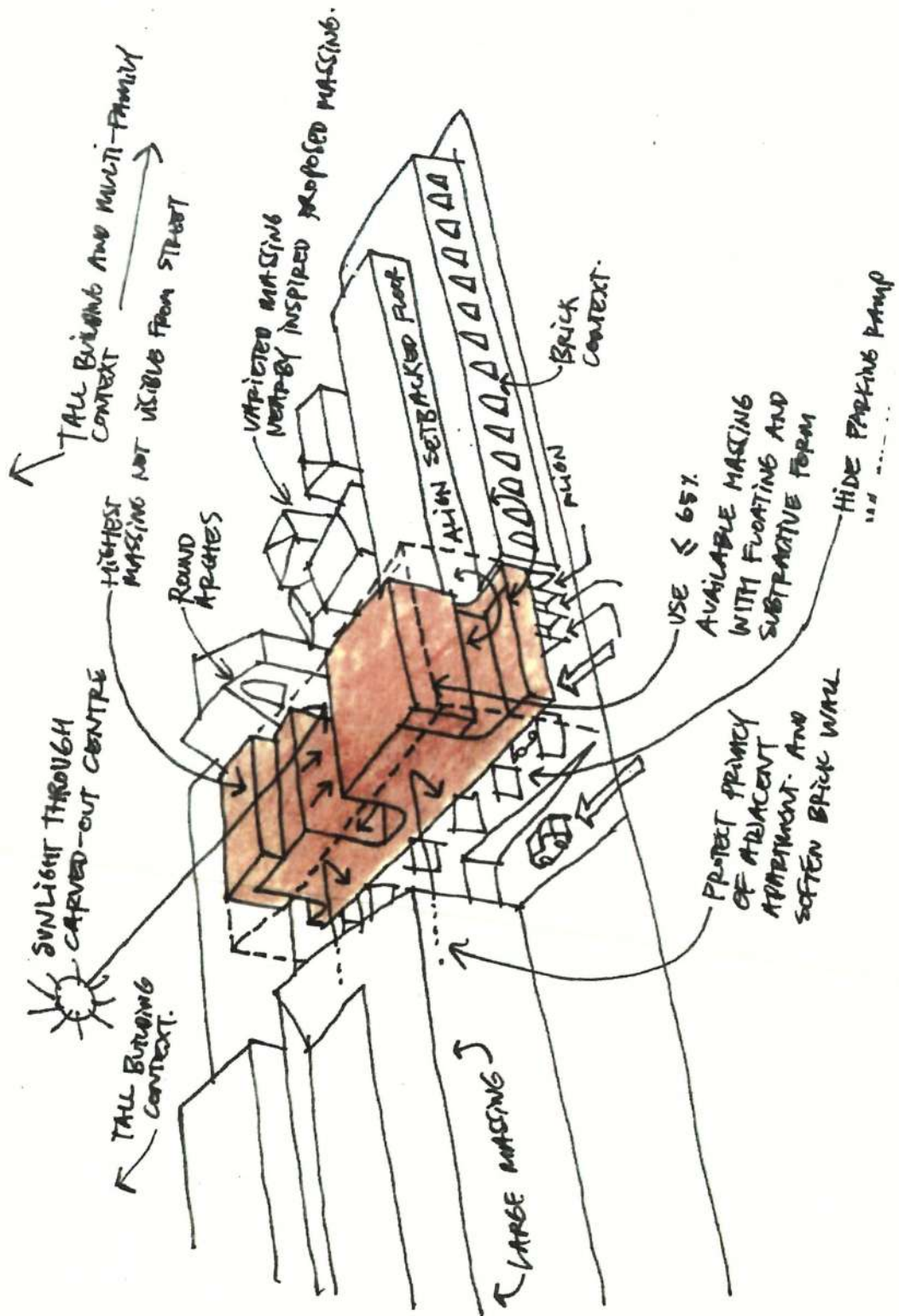


INITIAL SKETCH

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VIEW FROM NORTH-EAST



VIEW OF STREETSIDE ENTRIES

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VIEW FROM SOUTH-EAST



VIEW FROM SOUTH (420 PARRY ST)



VIEW FROM MICHIGAN STREET (NORTH TO COURTYARD)

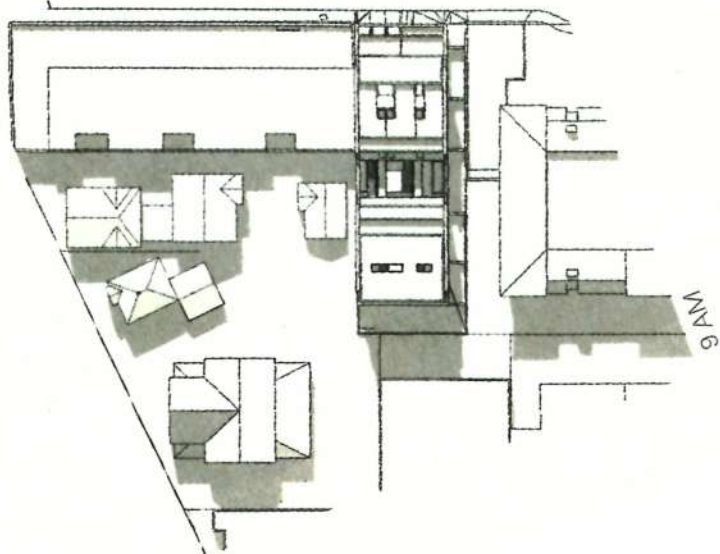
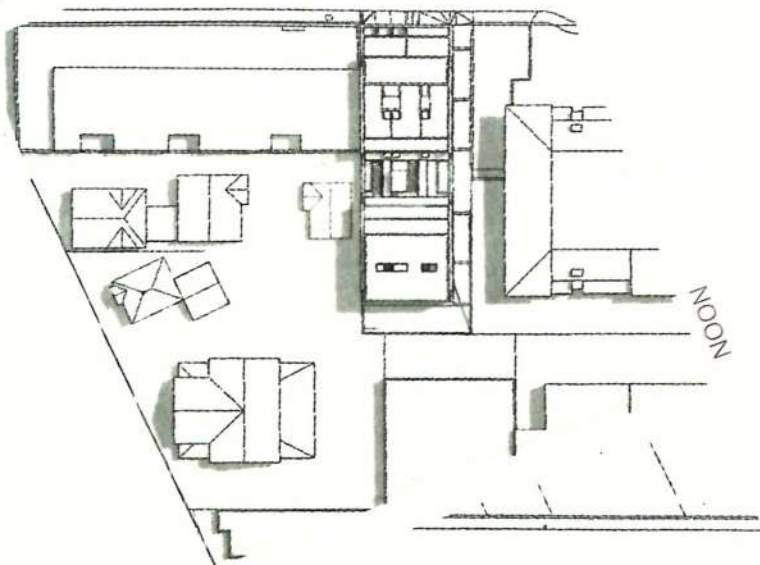
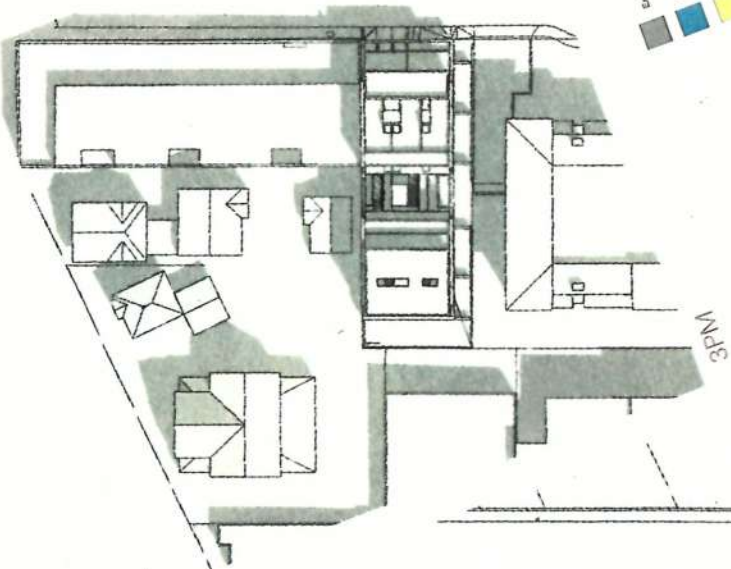
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SHADOW STUDIES

Projected light onto 400' x 600' area
New building form onto 400' x 600' area
Existing ground features

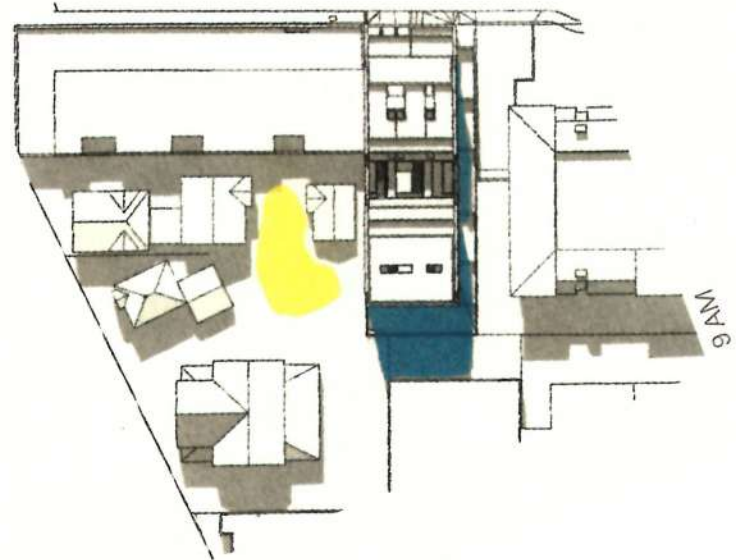
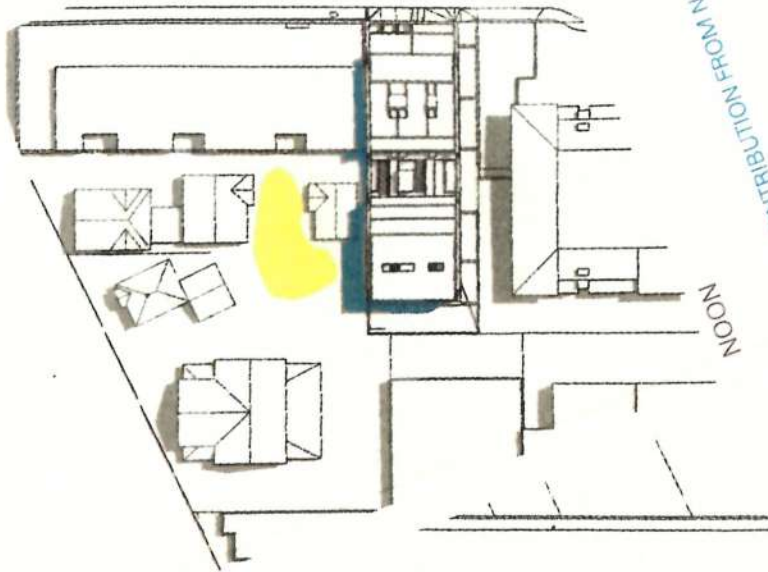
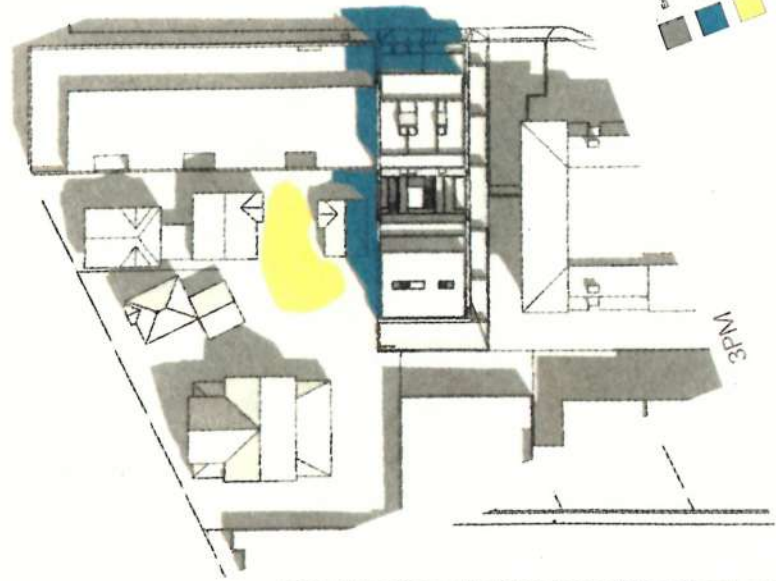


SUN STUDY - JUNE 21

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SHADOW STUDIES

Legend:
Yellow: Shadowed Area 10:00 AM - 12:00 PM
Blue: Shadowed Area 12:00 PM - 2:00 PM
Grey: Shadowed Area 2:00 PM - 4:00 PM
White: No Shadow

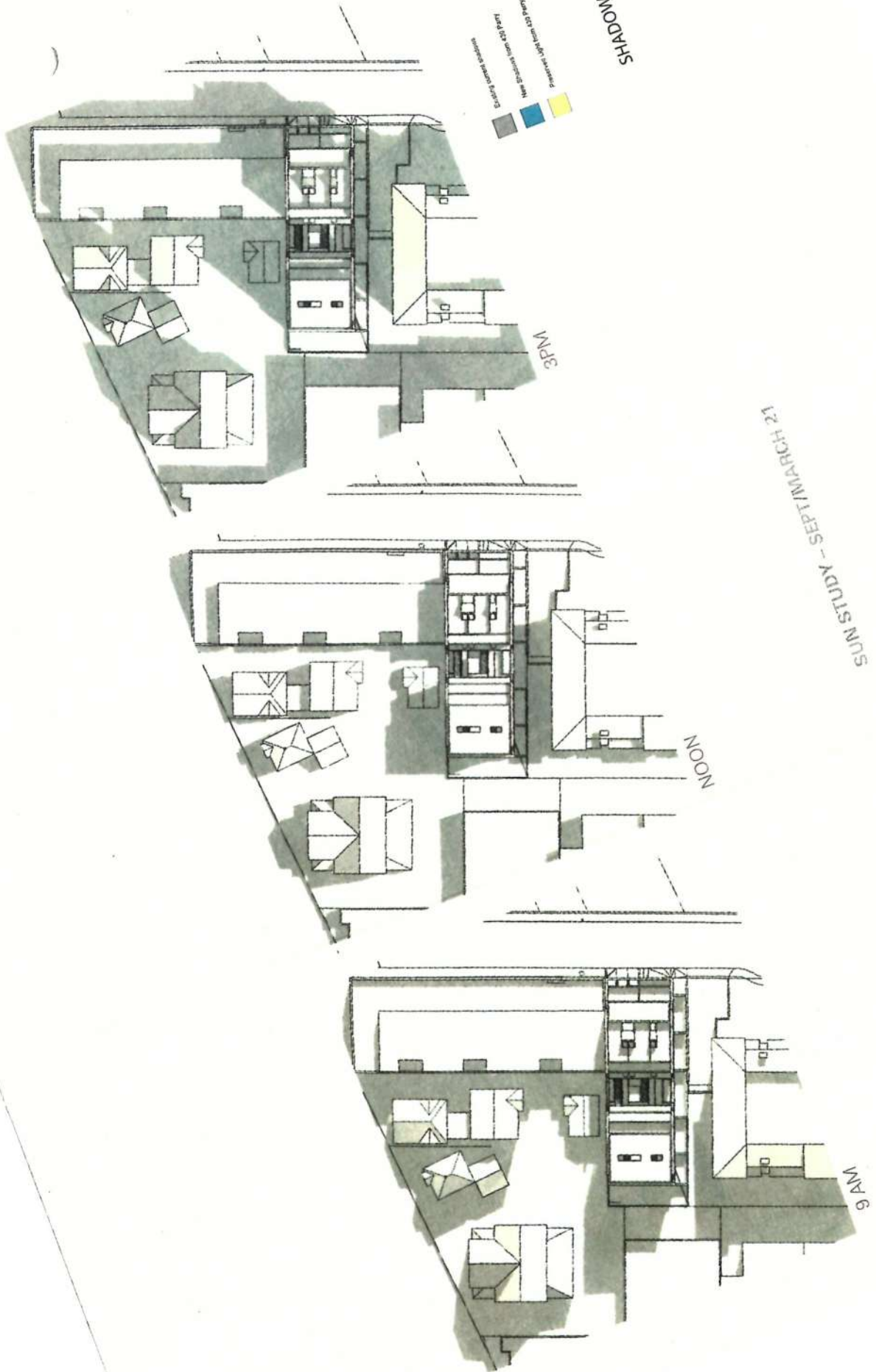


SUN STUDY - JUNE 21

SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SHADOW STUDIES

Shaded area shows sun position at 9 AM
New building shows sun position at 3 PM
Shaded area shows sun position at NOON

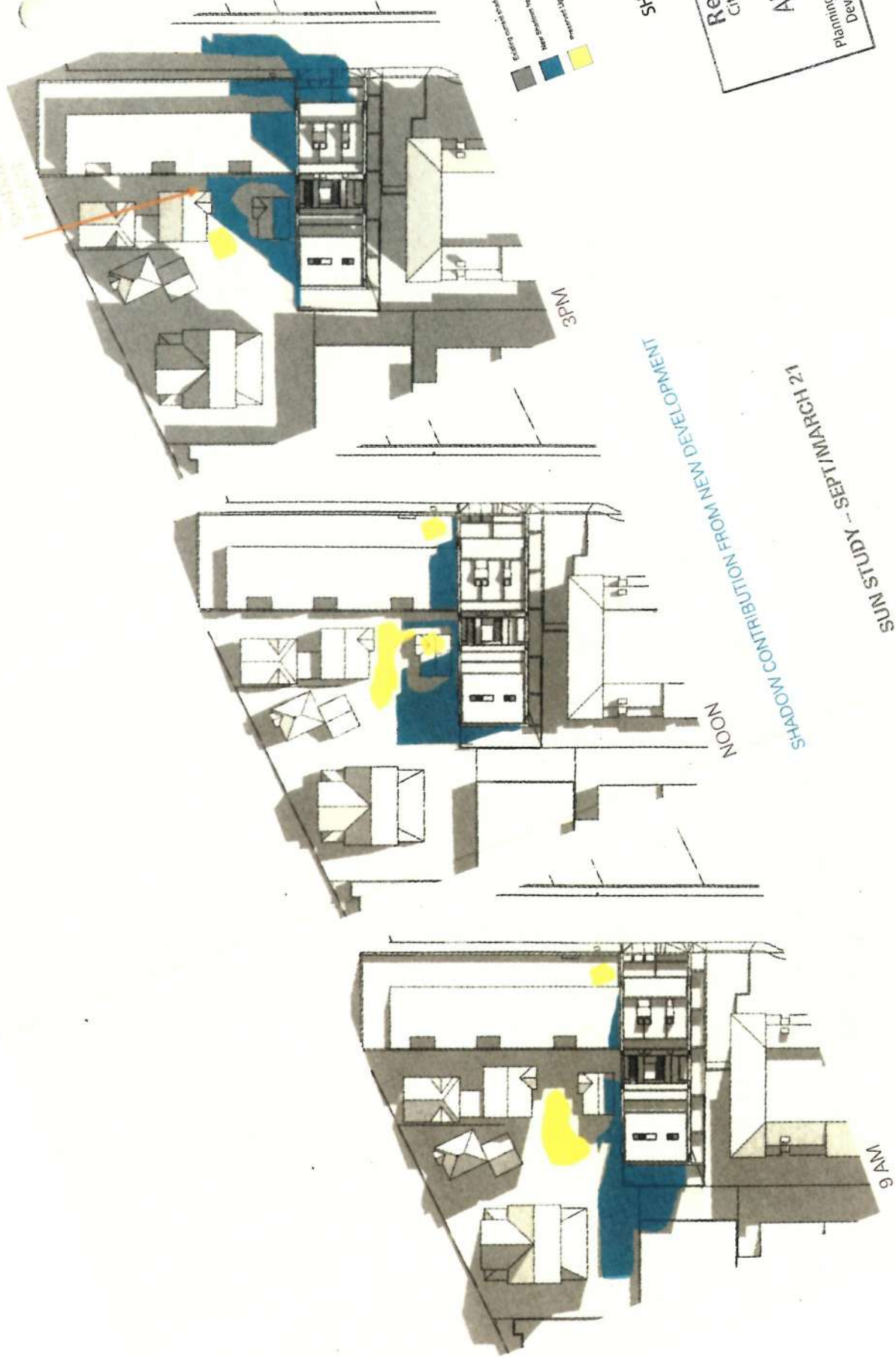


SUN STUDY - SEPT/MARCH 21

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SHADOW STUDIES

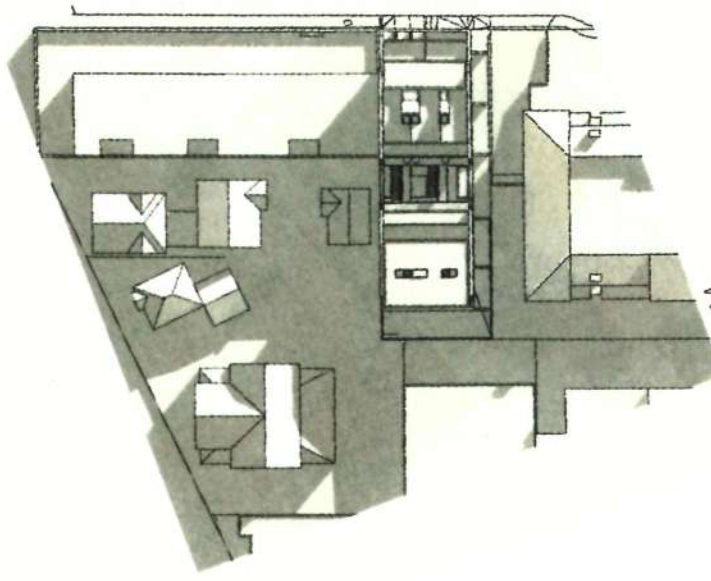
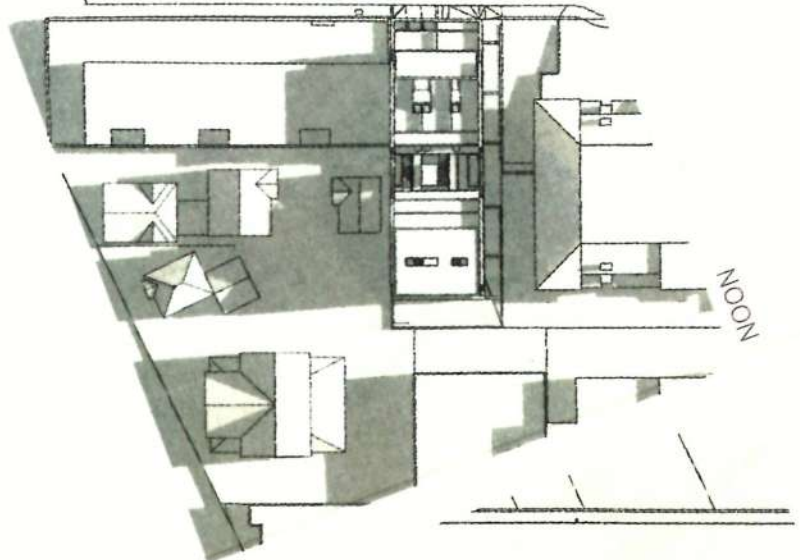
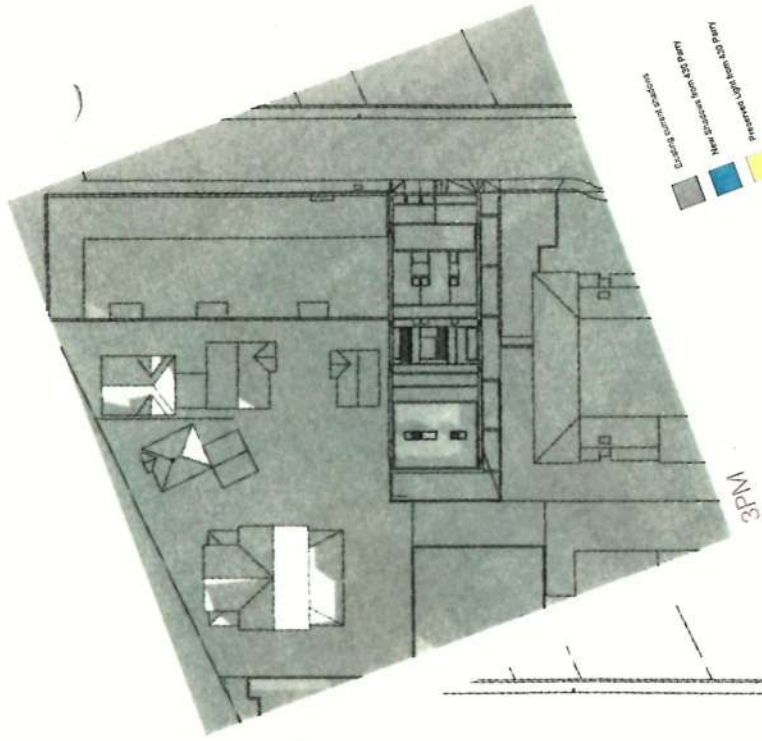
Existing building shadows
 New building shadows
 New building shadows with new development



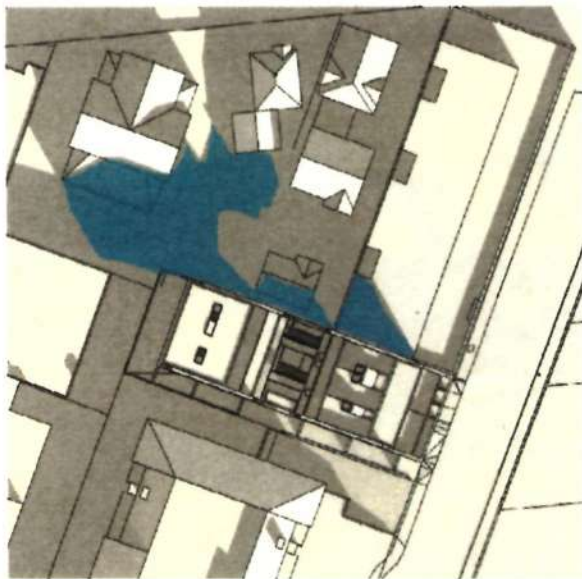
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 SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SHADOW STUDIES

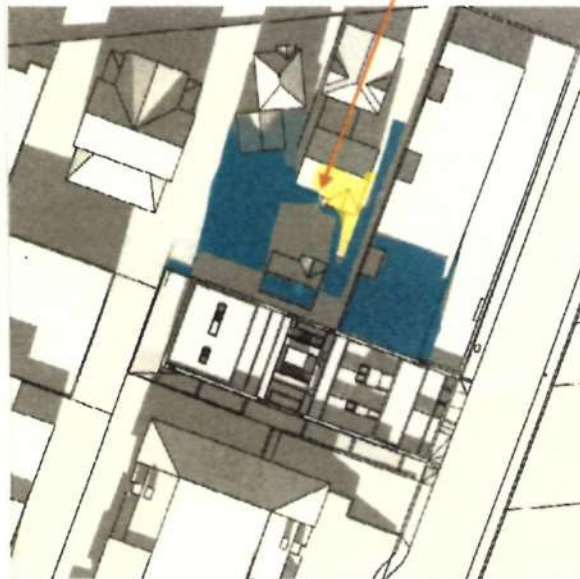
- Shadows cast by 10:00 AM sun
- Shadows cast by 12:00 PM sun
- Shadows cast by 2:00 PM sun
- Existing ground conditions



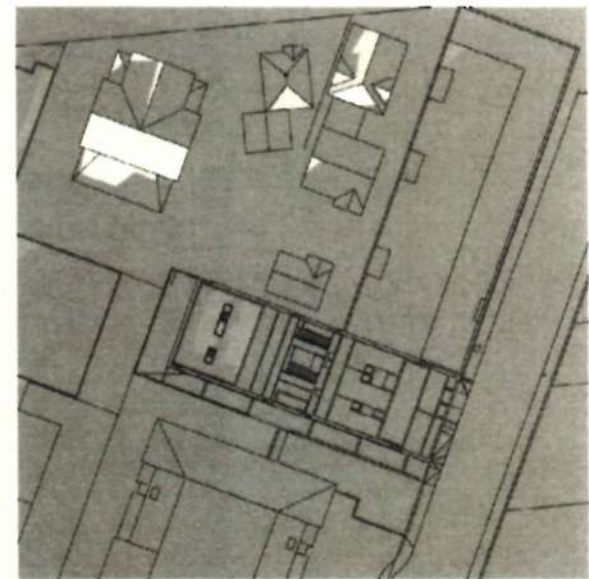
SUN STUDY - DEC 21



9 AM



NOON



3 PM

SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

- Existing current shadows
- New Shadows from 430 Perry
- Preserved Light from 430 Perry

SUN STUDY – DEC 21

SHADOW STUDIES

APPROVED

AUG 30 2013

Planning & Development Department
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VIEW FROM INTERSECTION OF PARRY & MICHIGAN

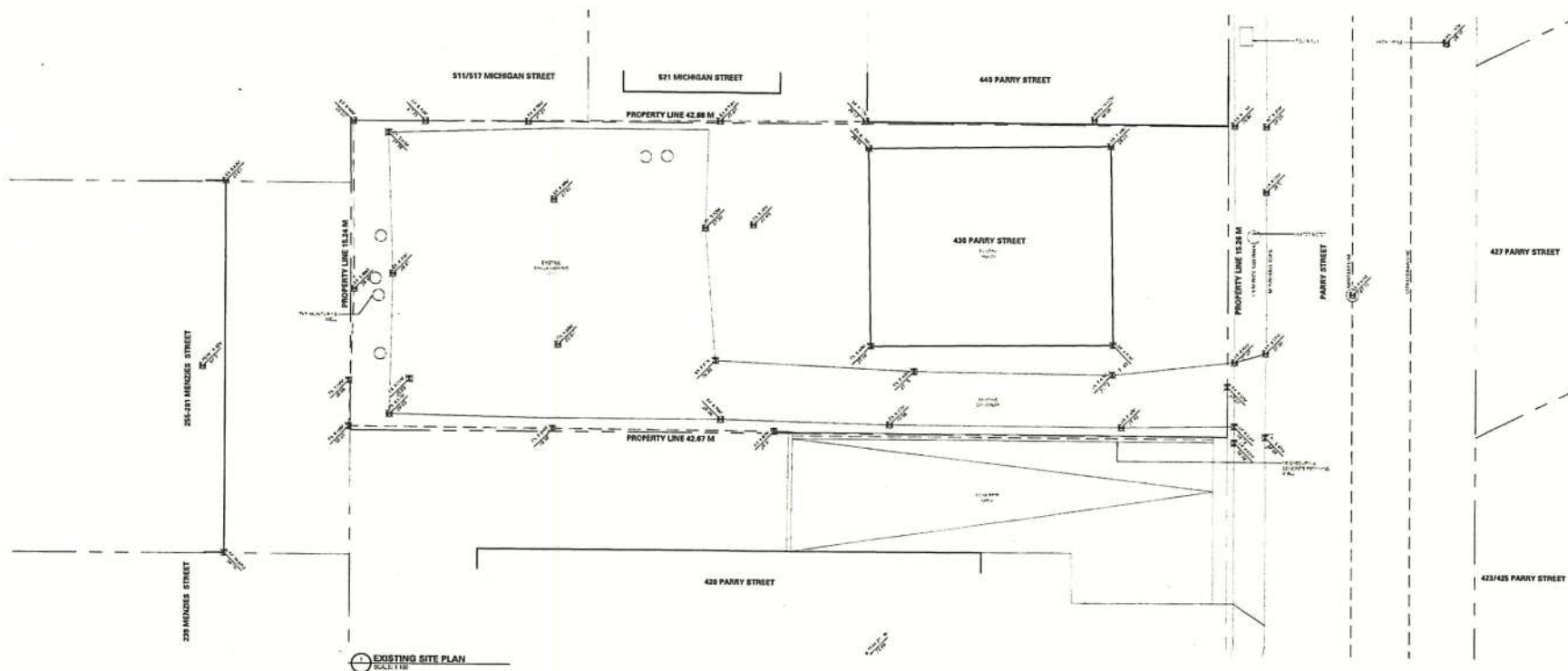


AERIAL VIEW

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EXISTING SITE PLAN
SCALE 1:100

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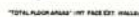
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REVISION

430 PARRY STREET
VICTORIA BC

A0.1

EXISTING SITE PLAN

 MAIN AREAS SECOND AREAS

 FOURTH AREAS



③ THIRD AREAS



FIFTH AREAS

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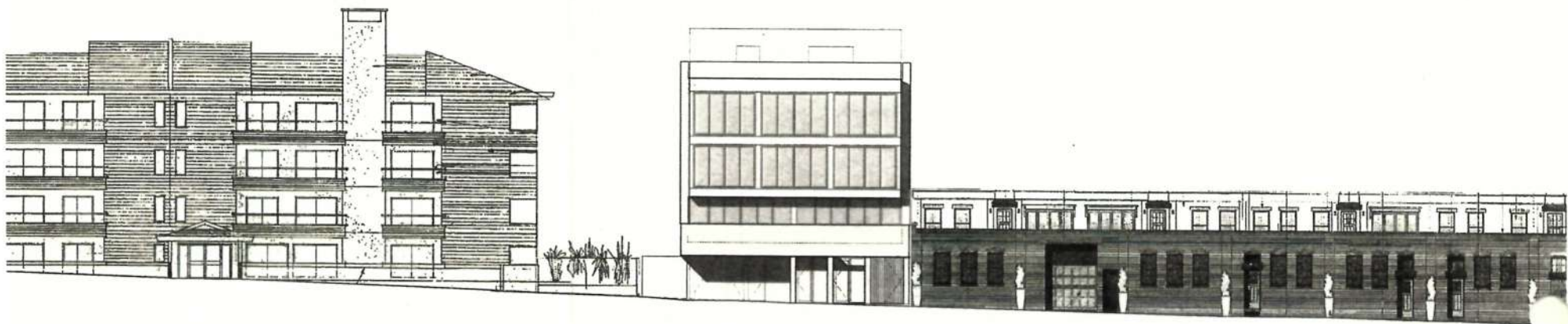
ISSUE

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430 PARRY STREET
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BUILDING AREAS



STREETVIEW
JULY 2018

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For consultation and review.

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A. INITIAL	05-14-2018	J. JONES
B. REVISION	05-14-2018	J. JONES
C. REVISION	05-14-2018	J. JONES
D. REVISION	05-14-2018	J. JONES
E. REVISION	05-14-2018	J. JONES
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REVISION	DATE	BY
G. REVISION	05-14-2018	J. JONES
H. REVISION	05-14-2018	J. JONES
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J. REVISION	05-14-2018	J. JONES

DATE: 05-14-2018
BY: J. JONES

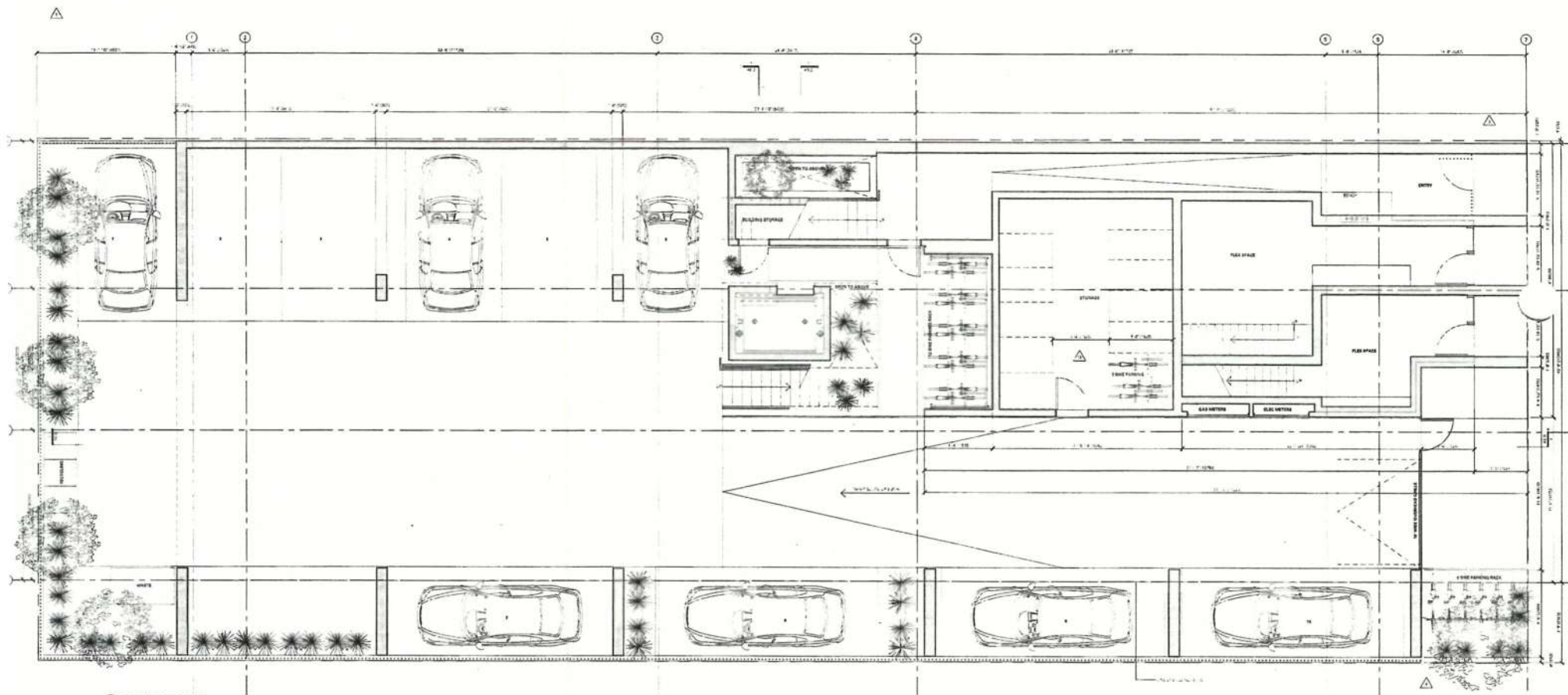
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BY: J. JONES

FOR CONSULTATION AND REVIEW

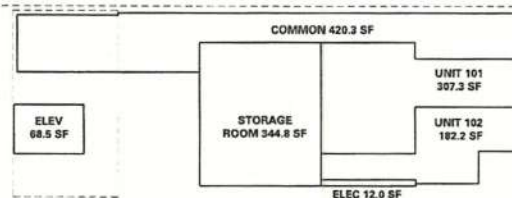
430 PAURY STREET
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STREETSCAPE



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR UNIT AREAS
SCALE 1/8" = 1'-0"

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DATE

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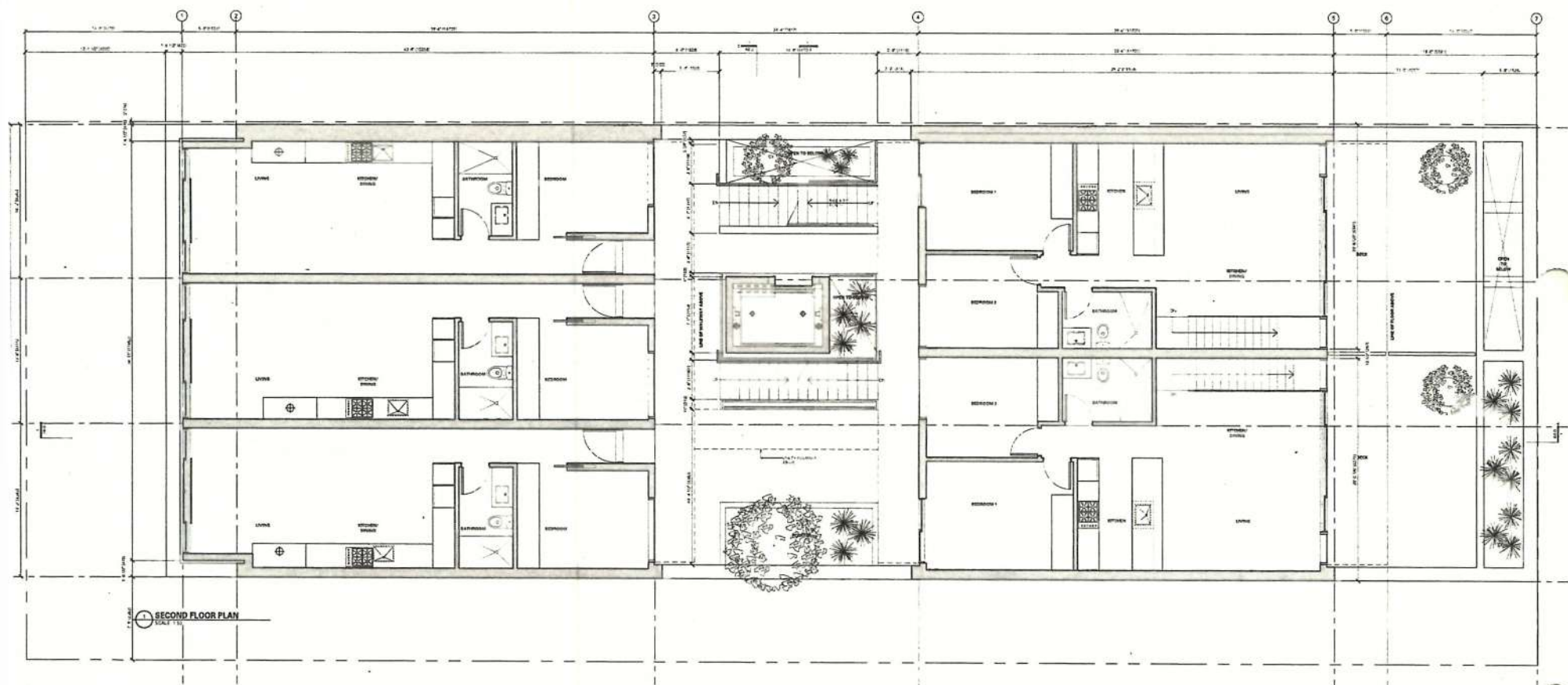
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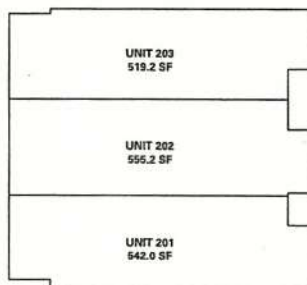
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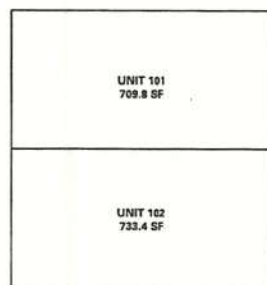
GROUND FLOOR PLAN



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR UNIT AREAS
SCALE 1/8" = 1'-0"



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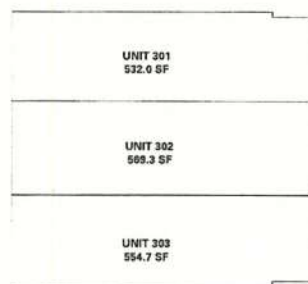
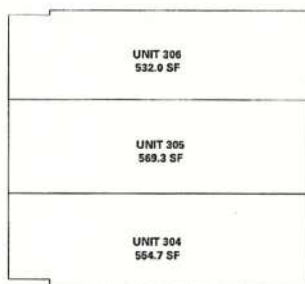
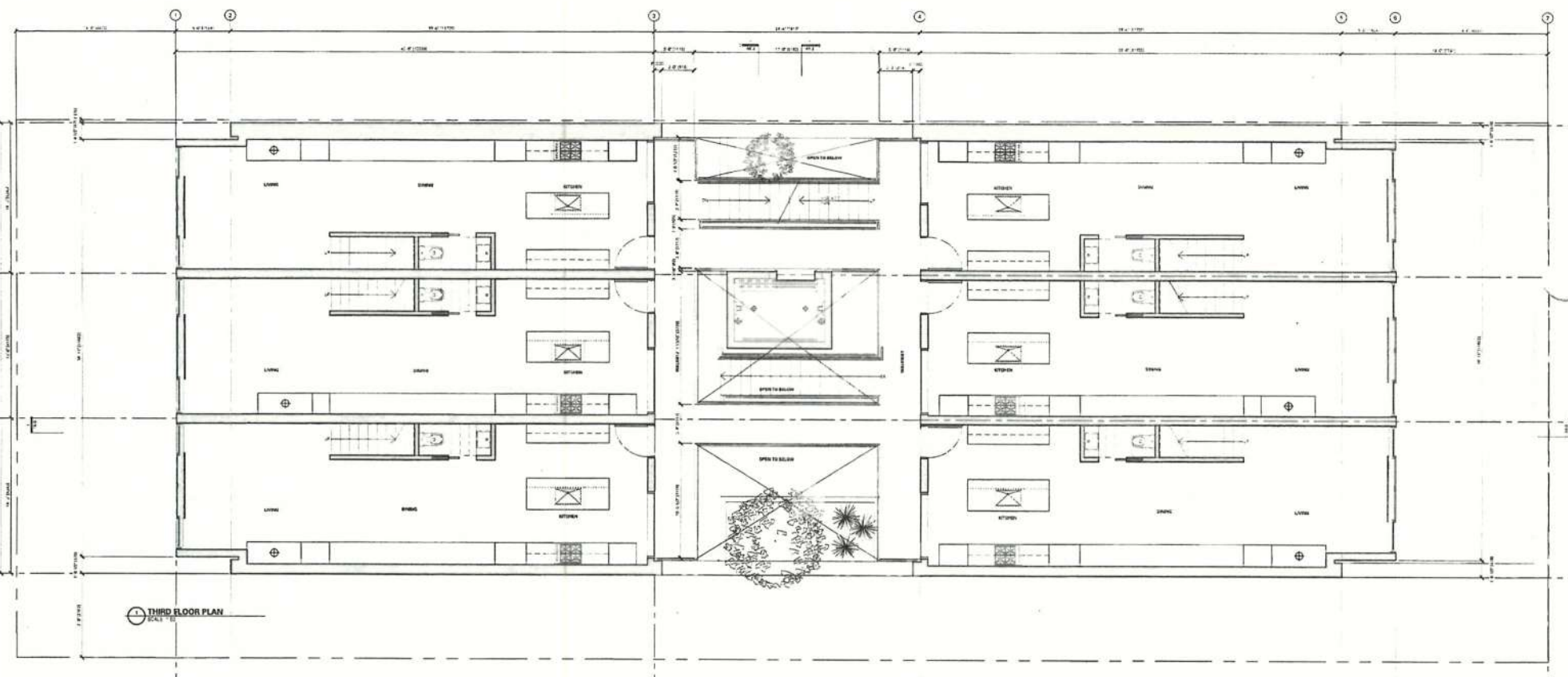
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REVISION	DATE	BY
A. CHANCE	03-14-2018	STJ
B. REVISION	03-14-2018	STJ
C. REVISION	03-14-2018	STJ
D. REVISION	03-14-2018	STJ
E. REVISION	03-14-2018	STJ
F. REVISION	03-14-2018	STJ

430 PARRY STREET
VICTORIA BC

A2.2

SECOND FLOOR PLAN



THIRD FLOOR UNIT AREAS
SCALE: 1/8" = 1'-0"

D'ARCY JONES ARCHITECTURE INC.

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VICTORIA, BC V8T 1K2
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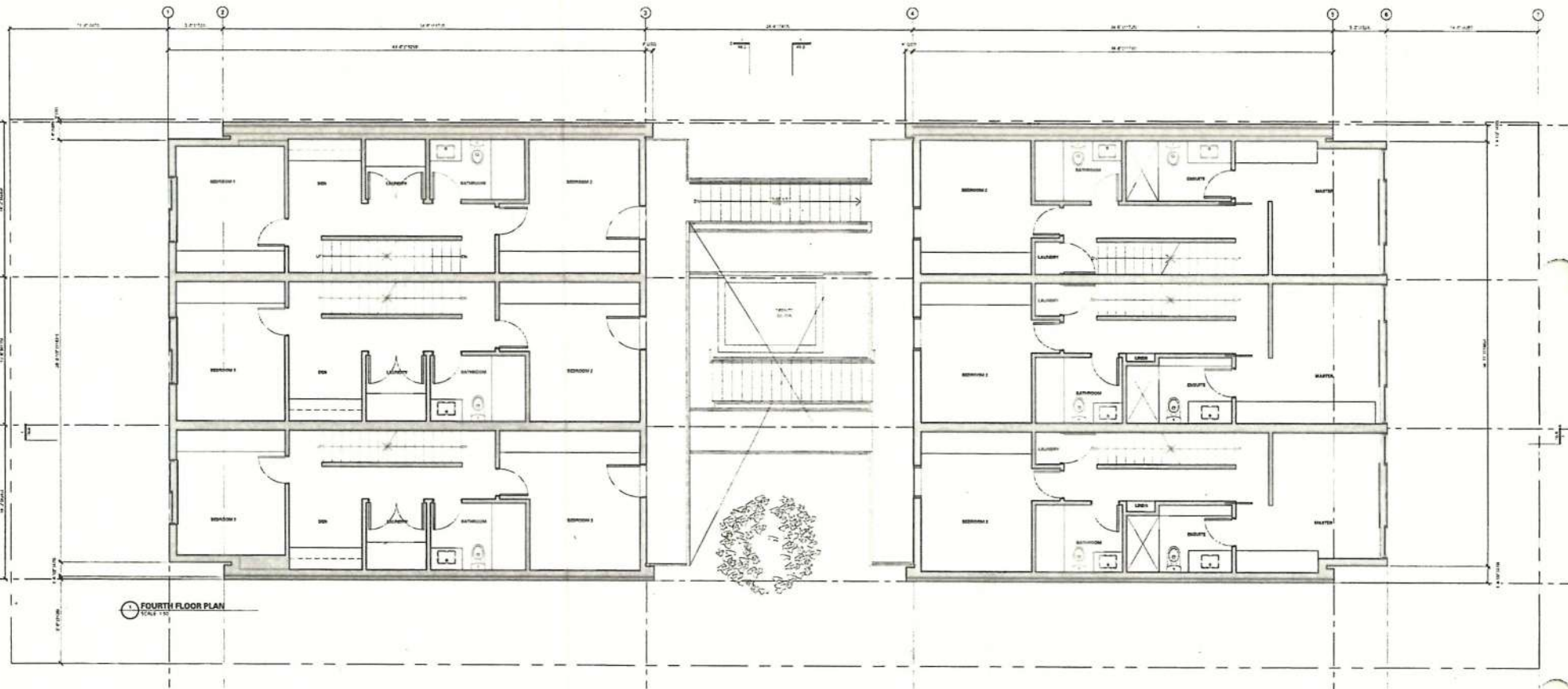
REVISIONS:
A. CHANG
B. REVISION
C. REVISION
D. REVISION
E. REVISION

DATE: 11/11/19
BY: D'ARCY JONES ARCHITECTURE INC.
DRAWN: D'ARCY JONES ARCHITECTURE INC.
CHECKED: D'ARCY JONES ARCHITECTURE INC.
REVISION: D'ARCY JONES ARCHITECTURE INC.
ISSUE: D'ARCY JONES ARCHITECTURE INC.
CONSULTANT: D'ARCY JONES ARCHITECTURE INC.

430 PARRY STREET
VICTORIA BC

A2.3

THIRD FLOOR PLAN



UNIT 306 532.0 SF
UNIT 305 569.3 SF
UNIT 304 554.7 SF

UNIT 301 532.0 SF
UNIT 302 569.3 SF
UNIT 303 554.7 SF

Received
City of Victoria

AUG 30 2018

Planning & Development Department
Development Services Division

D'ARCY JONES ARCHITECTURE INC.

220 47th Street, Suite 100
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A. CLIVE
B. D'ARCY JONES
C. D'ARCY JONES
D. D'ARCY JONES
E. D'ARCY JONES

SCALE:
1/8" = 1'-0"
DATE:
2/29/2018
DRAWN:
A.J.

CHECKED:
D.J.
REVISION:
A.J.

DATE:
2/29/2018
CONSULTANT:

430 PARRY STREET
VICTORIA BC

A2.4

FOURTH FLOOR

FOURTH FLOOR UNIT AREAS
SCALE: 1/8" = 1'-0"



⊕ SOUTH ELEVATION

- NOTES**
- 1. EXISTING CURB AND GUTTER
 - 2. NEW CURB
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430 PARRY STREET
 VICTORIA BC
 AUG 30 2018
 Planning & Development Department
 Development Services Division

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 1000 10th Street, Suite 100
 Victoria BC V8T 1A1
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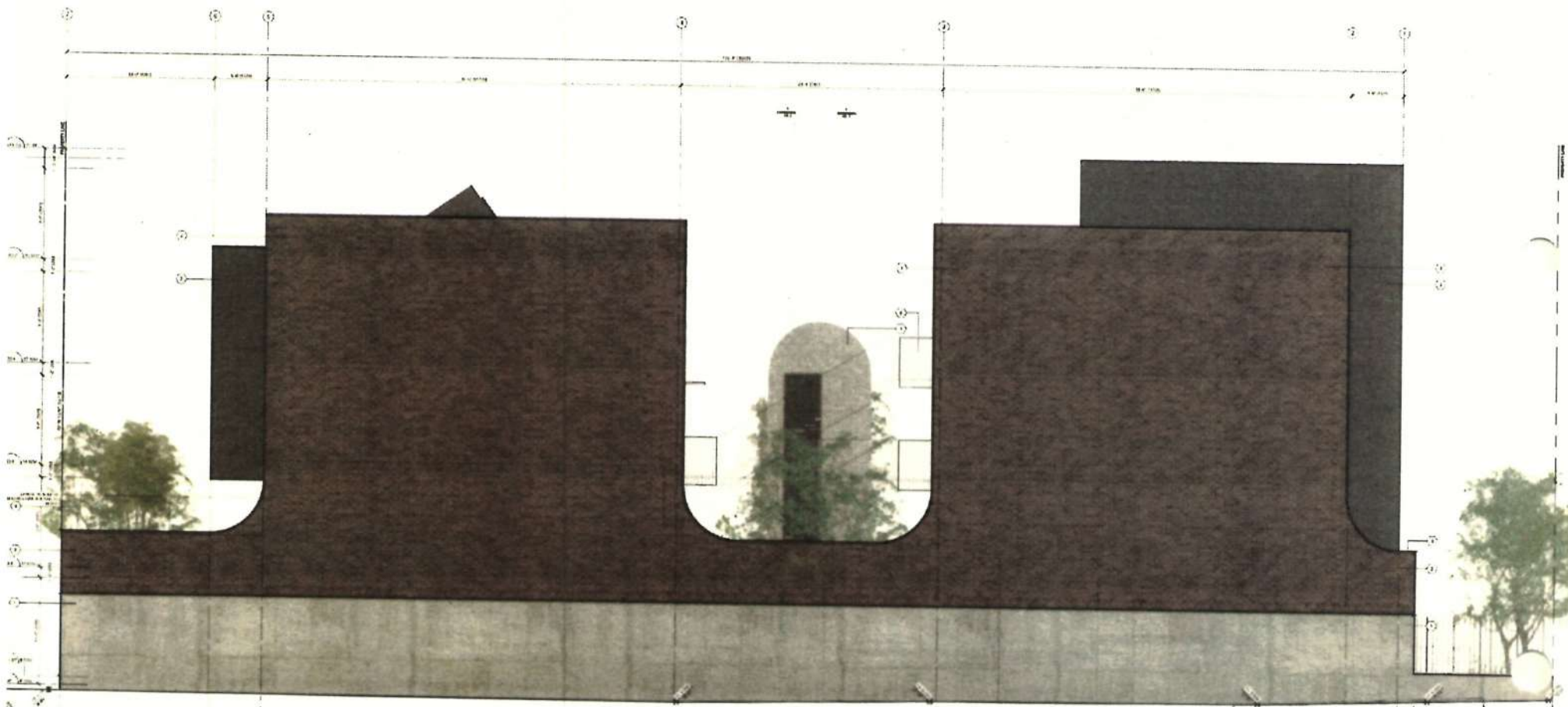
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NO.	DATE	BY	CHKD.
1	08/18/2018	JD	JD
2	08/20/2018	JD	JD
3	08/21/2018	JD	JD
4	08/27/2018	JD	JD

CHECKED: []
 REVISION: []
 SCALE: []
 COMPILED: []

A7.2
 SOUTH ELEVATION



- NOTES**
1. EXISTING CURB AND GUTTER
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NORTH ELEVATION

D'ARCY JONES ARCHITECTURE INC.

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REVISIONS

NO.	DATE	DESCRIPTION
1	2018-08-03	ISSUED FOR PERMIT

DESIGNER
ARCHITECT
CONSULTANT

Received
 City of Victoria

AUG 30 2018

Planning & Development Department
 Development Services Division

430 HARRY STREET
 VICTORIA BC

A7.4

NORTH ELEVATION



Carex comans 'Bronze Form'

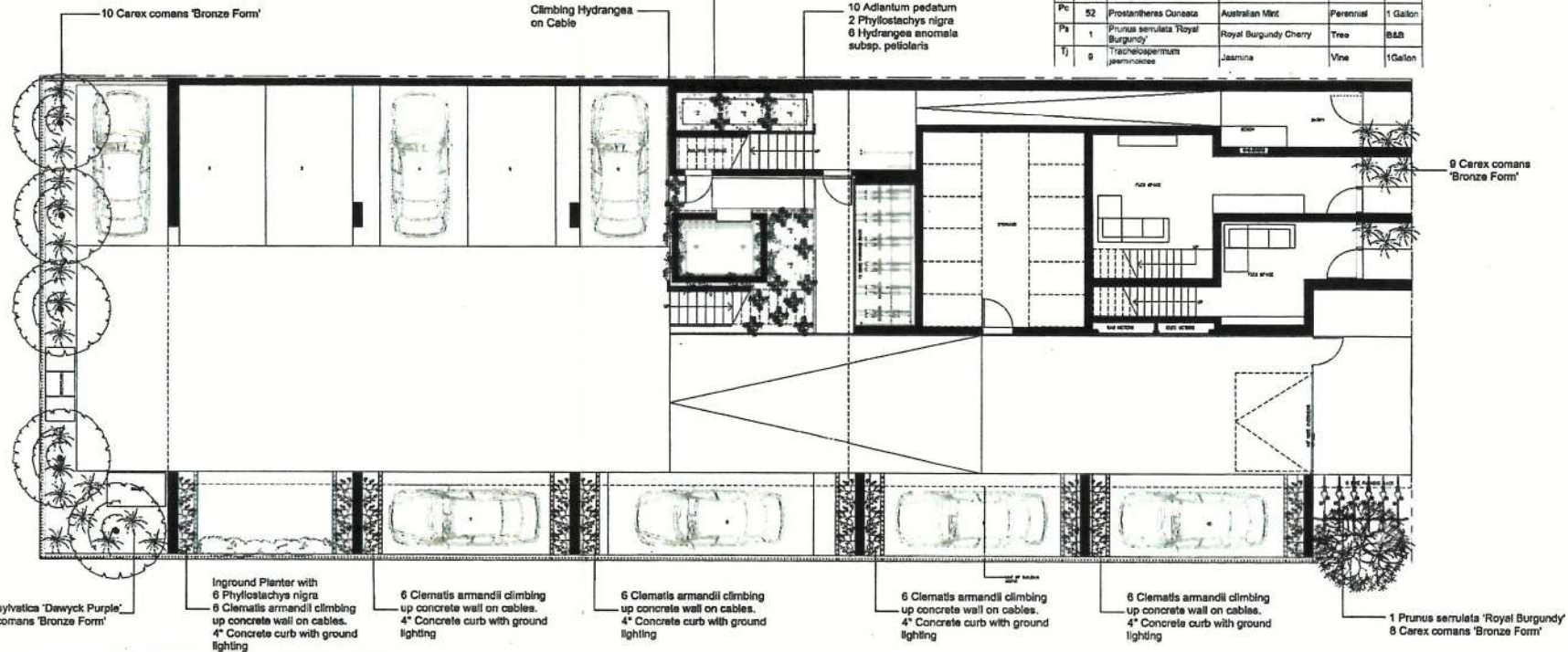


Adiantum pedatum



Phytolachys nigra

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
A	6	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	Tree	B&B
Ac	22	Adiantum pedatum	Maidenhair Fern	Perennial	1 Gallon
Al	54	Anemonele leucostoma	Pleasant Tail Grass	Grass	1 Gallon
Ar	21	Artemisia ludoviciana 'Silver Queen'	Silver Queen Artemisia	Perennial	1 Gallon
B	3	Buxus	Bowwood	Shrub	3 Gallon
Ca	24	Clematis armandii	Evergreen Clematis	Vine	1 Gallon
Cc	32	Carex comans 'Bronze Form'	Bronze New Zealand Hair Sedge	Grass	1 Gallon
Fa	5	Fagus sylvatica 'Dawyc Purple'	Purple European Beech	Tree	B&B
Ha	6	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	Vine	1 Gallon
Ph	11	Phytolachys nigra	Black Bamboo	Grass	1 Gallon
Pc	52	Prostanthera cuneata	Australian Mint	Perennial	1 Gallon
Pr	1	Prunus serrulata 'Royal Burgundy'	Royal Burgundy Cherry	Tree	B&B
Tj	9	Tischoloppermum jasminoides	Jasmine	Vine	10 Gallon



Fagus sylvatica 'Dawyc Purple'



Prunus serrulata 'Royal Burgundy'



Climbing Clematis armandii on cables



Climbing Hydrangea



Blanca Bodley
250.589.8244
bianca@biophilialcollective.ca

CLIENT NAME
ARYZE developments

PROJECT
Landscape Plan

ADDRESS
430 Parry

DESIGNED BY
Blanca Bodley

Scale: 3/16"=1'

L1 Ground Level
Landscape Design

DATE
July 2018





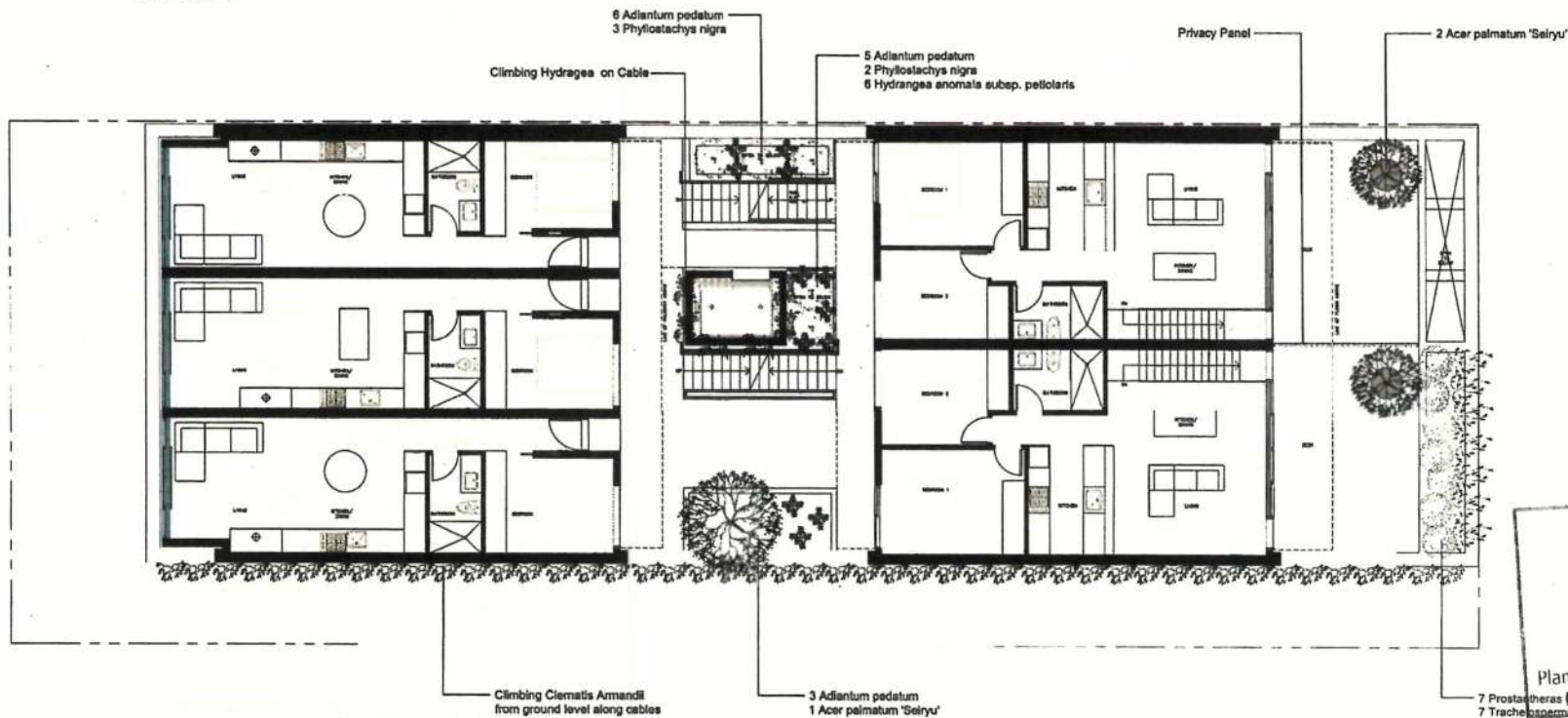
Metal Privacy Panel



Acer palmatum 'Seiryu'



Metal Planter



Prostantheras Cuneata



Trachelospermum jasminoides

Scale: 3/16"=1'

L2 Second Level
Landscape Design

DATE
July 2018



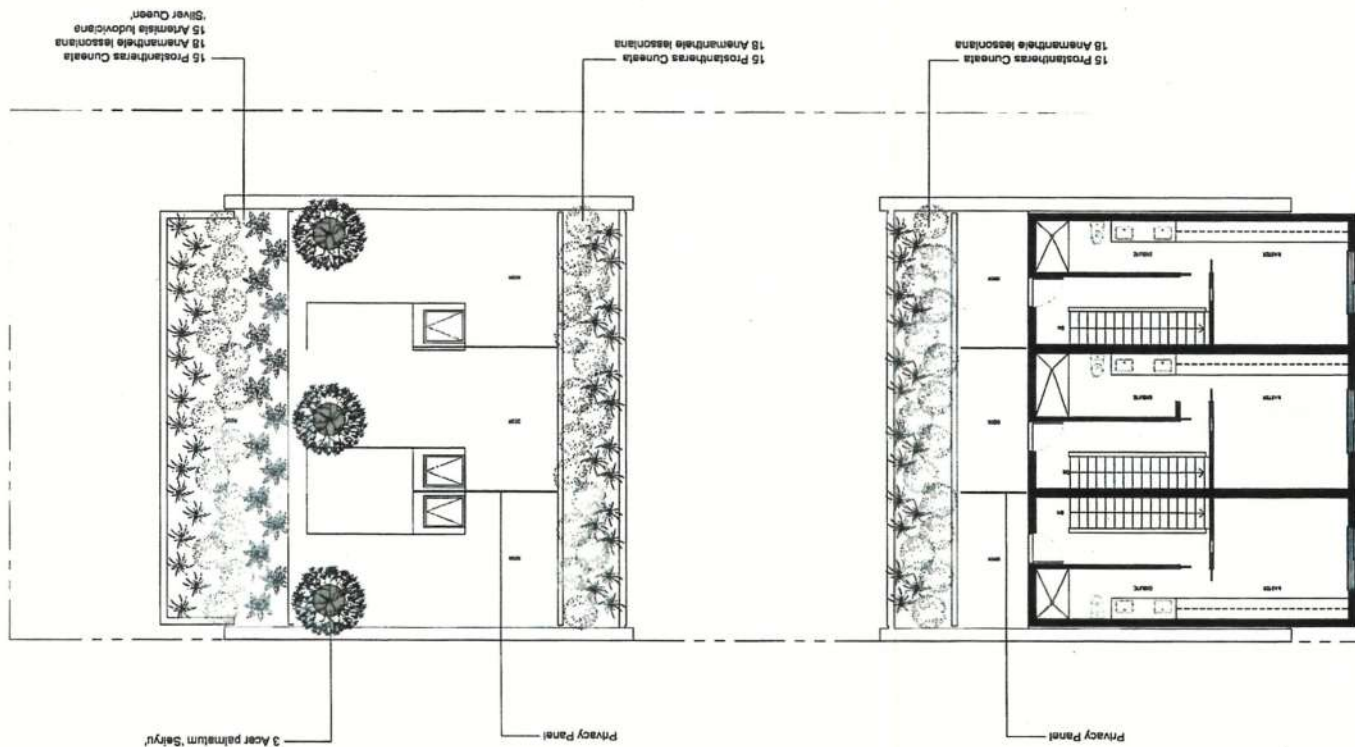


AUG 30 2018

Planning & Development Department
Development Services Division



Artemisia ludoviciana
'Silver Queen'



DESIGNED BY
Bianca Bodley

DATE
July 2018

Rooftop
Landscape Design

L3



December 17, 2018

Purdey Group // ARYZE Developments
1839 Fairfield Rd
Victoria, BC V8S 1G9

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

Proposal

The development attempts to address housing attainability by providing greater living options to professionals and young families in close proximity to transportation, businesses, and community amenities. The project incorporates under-building parking at a slightly reduced ratio, but with Transportation Demand Management, the highly walkable, amenity rich, and well connected James Bay Village location is taken into consideration. While the current zone is for Single Family/Duplex (R-2), the property falls within an Urban Residential designation within the Official Community Plan (OCP) which supports higher density up to 2.0 FSR and six storeys in height.

The Site

The development site is located at 430 Parry Street in the James Bay neighbourhood of Victoria which holds the southern border of downtown Victoria. The parcel dimensions measure 15.26m in width and a site depth of 42.68m resulting in a land area of 650m² (7000ft²). The property is currently zoned R-2 and the surrounding site condition is:

1. North
 - (a) Townhouse complex zoned R2-44 (Michigan Multiple Dwelling District) with an Urban Residential OCP Designation.
 - (b) Building strata zoned R-2 (Two Family Dwelling) with an Urban Residential OCP Designation.
 - (c) James Bay United Church zoned C1-S (Limited Commercial Service Station) with a Large Urban Village OCP Designation.
2. South
 - (a) Condominium building zoned R3-2 (Multiple Dwelling District) with an Urban Residential OCP Designation.

- (e) Three Bed Stacked Townhouses: 3 homes, ranging from 1415ft² to 1530ft²
- 2. Two building layout featuring private outdoor space and 'front door' entrances for each home and planted central courtyard
- 3. Pedestrian and bike focused amenities and layout. Strategic landscape plantings and at grade parking largely hidden from streetview.
- 4. Transportation Demand Management
 - (a) 10 car parking stalls (0.91 parking ratio)
 - (b) 21 bicycle parking stalls
 - (c) Free lifetime Modo membership program tied to strata homes

Design Rationale

The site was conceived as a modern approach to urban living, where the interaction between neighbours is encouraged and car ownership is discouraged in favour of a compact, walkable site location. We've been sensitive to the existing neighbourhood by terracing the project with ground oriented live/work home facing the lower density street to a taller apartment block facing commercial buildings in the large urban village on our rear lot line. We achieved this by specifically:

- 1. Breaking the massing into two linear blocks running north south. The lower (four storey) block on the east side of the site is reflective of the single-family/townhouse nature of the street opposite and the taller more dense block on the west side toward the James Bay Urban Village.
- 2. The street edge condition is strategically designed to provide eyes-on-the-street with the various townhouse entries and live/work direct from the street. Architectural elements along these edges are intended to provide interest and pauses for pedestrians passing by the development. Traditional materials such as brick, clear glass, and metal textures are to provide interest to the street level.
- 3. The open atrium space between the two blocks will be planted with Japanese Maple trees that will bring light and green into the space and act as a privacy screen and encourage biodiversity. This open space also allows sun to pass through the site to reduce shadow impacts on adjacent properties. The view of exterior of the building will be surrounded by tall trees that at maturity will reach over half the height of the building.

With the above in mind, we are still proposing to provide ten secured parking stalls. These parking stalls will be allocated to the one, two, and three bedroom townhouses. The remaining affordable one bedroom homes will not have off street parking provided in favour of alternative forms of transportation including the Modo memberships.

Reducing automobile trips is a significant component of reducing greenhouse gas emissions, and as mentioned above, this development's central location within a short walk of downtown Victoria, transit routes and bicycle facilities ensure that living a "car-lite" lifestyle is not only possible, but a significant economic and lifestyle advantage for residents. Accordingly, the development has been designed assuming walking, cycling and transit as primary transportation options for residents.

Policy Framework

We believe that our proposal complements and supports Victoria's Official Community Plan (OCP) and its vision. A new, low-rise multi-family development in this location will support the goal of 40% of new population growth by 2041 that will take place within town centres and urban villages throughout the city. As our site is located only 60 metres from the Urban Core, it is ideally located to support this objective, and do so in a way that enhances the City's sustainability goals:

1. Our proposed townhomes are family-oriented and the development supports a mix of housing types in the area, which is an essential element for a vibrant, mixed-use urban village.
2. Daily destinations are close by which support a multi-modal lifestyle.
3. The site is located directly adjacent to sustainable transportation options for residents, including a well-developed sidewalk network, a frequent transit corridor that directly links to major regional destinations and through it Victoria's growing bicycle network.

Our project follows on several other infill developments in the area, which have been well-received by the market and provide location-efficient housing for families at an attainable price point. We believe that our project will help to meet this demand while helping support the growth of the James Bay community.

Conclusion

In our view, this development supports values that ultimately will lead us into the future. It is inclusionary, walkable, amenity rich, and designed to be neighbourly to the existing area. The James Bay neighbourhood has all the things that make communities great: compact forms, walkability, services, sustainable healthy living, parks, and neighbourliness. That said, StatCan data shows that James Bay has some of the lowest rates of children, families, and highest rates of seniors in Victoria. This is partly due to the increase in housing costs and lack of family oriented housing supply. This development will introduce new residents and a number of unique housing types. Utilizing principles to support attainability by design, we hope this project will in a small way help maintain the vitality of the neighbourhood, creating a richer environment for everyone to enjoy.

If you have any additions questions or requirements for more information, please do not hesitate to contact me.

Luke Mari
Director of Development
Purdey Group
250-881-6077
LMari@purdeygroup.com



James Bay Neighbourhood Association

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

www.jbna.org

March 2nd, 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 14th (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 14th, 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

From: [REDACTED] >
Sent:
To:
Subject:

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Dan Blatchford

3950 Rainbow Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

From: David Coppard [REDACTED]
Sent: May 19, 2018 4:08 PM
To: Margaret Lucas (Councillor)
Subject: feedback on development proposal at 430 Parry Street

Hello Margaret. I had some additional feedback on the development proposal at 430 Parry Street. I provided my initial feedback to the James Bay Community Association, and they passed it along. That consultation seems to have ended, so I'm not sure who to contact with my follow-up input. I noticed that you were the James Bay liaison, so if you're the person to contact, that's great. If not, I'd appreciate it if you could forward this to the city office that deals with input on development proposals.

The gist of my original input was that next door (440 Parry) and across the street (427 Parry) from this proposed development are two heritage adaptations where an older building was preserved and densified. This developer of 430 Parry should thus be held to the same standards as the previous developers and work with the nineteenth century building that's already there (and for which the property is zoned).

To the original comment, I just wanted to add that both those heritage adaptations also managed to provide one parking space for each household. The company that wants to develop 430 Parry is proposing to add 13 households, but provide only 10 parking spaces (last I checked). Currently, that lot supports two households and includes six parking spaces (at least). So this proposal involves adding a net of 11 households and only four parking spaces. This would greatly increase demand on our already overtaxed street. I would also note that clients of the medical clinic at Parry and Michigan will often use the street spots around 430 Parry, and that's especially true for the mobility impaired ones who find the parking lot cramped. The Capital Park development will also put pressure on those street spots. As a final note, I would also mention that the LINQ development (549 Toronto), which went in at the corner of Parry and Toronto a couple of years ago, also provided parking for each unit. The developers of 430 Parry should be held to the same standard and provide one parking space for each unit.

Thanks for listening to my input,

David Coppard

423 Parry Street

From:

Sent:

To:

Subject:

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Denis Farling

#110-1655 Begbie Street

Sent from toAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Courtney Wendland [REDACTED]
Sent: June 28, 2018 3:47 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street
Categories: Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Courtney Wendland

4-1340 Pandora Avenue

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Jacob Watson [REDACTED]
Sent: June 28, 2018 3:46 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street
Categories: Planning

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Jacob Watson

2969 Cedar Hill Rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

From: Madelynn Sherwood [REDACTED]
Sent: Wednesday, August 01, 2018 1:35 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Madelynn Sherwood

202-2710 Grosvenor Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

ATTACHMENT "B": Notes-e-mails received before/during/after the CALUC meeting

----- Original Message -----

From: "David Coppard"

Date: Fri, February 9, 2018 5:54 pm

To: jbna@vcn.bc.ca

Hello. I live at 423 Parry Street with my family, and I have a question about the proposed development at 430 Parry Street. I'll have more input when I know what it is, but I wanted to know how they intend to incorporate the existing house (which dates to around 1908, I think) into the proposal.

As you may know, directly across the street from 430 Parry, at 427 Parry, is a house that the Hallmark Heritage Society saved from demolition and restored beautifully in the late seventies. And right next to 430 Parry, at 440 Parry Street, is an old horse barn that a developer very cleverly re-purposed as townhouses in 2007. And of course, Jawl didn't destroy a single heritage building as part of its ongoing Capital Park project at the foot of the street. If they're thinking about destroying or removing the house there, I would hope the city will reject the application altogether.

Thanks,


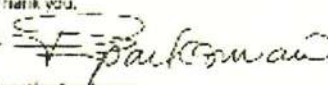
David Coppard

XXX Parry Street

Subject: 430 Parry

Date: February 14, 2018 10:07:53 PM PST

Message from residents Howard and Elizabeth Liptrot who could not enter the meeting as the door had been closed. . . *"Very concerned about the proposed size/height of the building and the inadequate parking. Scale the building back to match the parking available."*


2045 Campbell Bay Rd., Victoria, BC V8R 5G4 Tel. 250.586.2220 Fax 250.586.8213 www.newportpark.ca
February 6, 2018
To Whom It May Concern:
RE: <u>Development Proposal 430 Parry Street, Victoria BC</u>
This letter is on behalf of Grady O'Neill, 225 Menzies Street, who suggests that parking is a ready need and that they should not be allowed more units than parking spots.
Thank you,

Jennifer Sparkman c/o Newport Property Management

On Feb 17, 2018, at 11:59 AM, Marg Gardiner, JBNA [REDACTED] > wrote:

Thanks Valerie,

I agree with most of your comments. There should have been only one presentation and we should have had a mic system.

The reason we had the 2 presentations was that ARYZE pushed to have their presentation in February rather than March which would have worked much better and we would not have been as pressed for time. Believe me, I wanted them to come in March, but they insisted and others thought time would permit. They knew there would be severe time constraints on their presentation if they chose to come in February rather than March.

It is very difficult to control meetings of this size without a mic, which also contributed. The roving mic is usually handled by a board member (Wayne when there) and that controls the discussion and limits back and forth. Using louder voices is a necessity to be heard in a large room and in itself brings anger. (when my son went through a period of deafness as a young boy I realized how hard it was 'hard to speak really loudly without looking stressed.) We hope that mic use will be restored soon. I could barely hear the elderly man who spoke while seated - until I see the minutes I will not know if the secretary caught what he said. A mic system will also help our throats.

And the short time period permitted for meetings adds to the constraints - some neighbourhoods have access to facilities until 11pm or midnight.

It is important to know that people attending most JBNA meetings are not people we know - meaning regular attendees - especially when there is a development. Most with development proposals are people who have a direct interest in the development. What also didn't assist was the meshing of the rental issue, the asbestos, and fear of renoiction, with zoning rights.

My guess is that half of the attendees were not those who bought into the area, but tenants, many being longer-term tenants than many residents who had "bought into the area". Of course, in a real way, these tenants have bought into the area with their years of residency.

And yes, Lisa is a master at her Mayor's Drop-In. I have seen a lot of information exchanged at those meetings with other attendees often providing information/suggestions as the conversation stays focussed even with several different topics being raised. They work very well.

Although it may not have appeared so last Wednesday, JBNA is known to be quite balanced with respect to developments, with a few hundred being developed from 2011-2016 and another 550 units approved in past 2 years, being built/planned now, and more coming. And most of those developments involved little in the way of contentious debate.

Regards,

Marg

On 2018-02-17, at 11:12 AM, Valerie Elliott wrote:

Dear Marg

I attended the James Bay neighbourhood meeting for the first time on Wednesday February 14th and was greatly saddened by the anger and abuse directed at the presenters. Whilst I understand the reason to limit speakers to those living within 100 metres I was disappointed that more time was not allotted for all those residents and members of the association who took the time to come to the meeting to voice their concerns. People attend meetings to have input and to glean information from the developers. The developers in turn want feedback for improvements to their development. As a new member of the James Bay community I was embarrassed at the behaviour of grown men and women. It turned into a shouting match. I thought the

developers and architects were respectful and ready to hear constructive ideas for improvement, but they were not afforded the same respect to them. I was particularly interested in the inspiring presentation that Luke from ARYZE gave. He tried to put across the group's intention of blending the new with the old, and the care the group had given to this project to keep the uniqueness of the area. He was abruptly stopped by a very rude member of the audience, and by you. There were others including me who wanted him to continue but he was shut down.

I can understand the residents' frustration regarding more development and noise from construction in the area, and the concerns about parking but what I gleaned was a group of people who were fixed in their ideas and were not at all open to other ways of solving some of the problems faced by the community.

Certainly parking was of high priority and needs to be addressed. Change is the only certainty in this life and in my experience adapting to it and finding ways to solve the problem is much more preferable than resisting it. Both groups had addressed this concern. However the residents were not willing to be open to new ways even though the Shared Streets project compiled by the JBNA itself, were promoting ways of providing safety in the area. What I heard and came away from the meeting with, was their total resistance to change, their anger at having to confront change - and a form of elitism. (e.g.. I bought in this area and want to continue living in this area without making any compromise or having consideration for others wanting to be part of James Bay)

As the president of this group I believe it is up to you to set the tone of meetings and to ask those who are abusive to leave. I believe this would have a great effect on the result of the meetings. However this must be presented to those in attendance in a positive way to allow each person to feel part of the solution. I observed an impatience on your part with your continual need to hurry the presenters and shut down those not within 100 metres. I totally understand that you were influenced by the time constraints but also it seemed that you were being controlled by those who were not interested in finding solutions.

As a new member of the JBNA, I request that you and your committee address my concerns and put into place respectful ways of conducting a meeting. There were two equally important topics on the agenda which needed time for full discussion. Perhaps as there are many projects being put forth to residents at this time, a separate meeting for each project up for discussion could be held to address these concerns. If this were implemented, the meetings would be shortened considerably and the residents would have time to give their concerns, ideas and opinions in a respectful manner. Isn't that what neighbourhood meetings are all about?

I do understand that the presidents's job is a difficult one but by committing to this position I believe you have a duty to those who elected you to provide positive leadership, time for full discussion, and a welcoming environment to guests who are invited to speak. I am quite sure these guests left with a very negative impression of the residents of our neighbourhood.

I do thank you for suggesting the various ways of voicing concerns to council - one of which, was attending the drop-in meetings the mayor provides. I attended the last one and was totally impressed by the way she conducted the meeting. She asked everyone to give topics for discussion and systematically addressed each one of them. Some groups who were quite negative at the beginning went away feeling heard and pleased that she would bring their concerns to council in a positive way allaying their fears. She took all questions and listened to everyone even though she had another meeting immediately after that one. How lucky we have such an open-minded person as the mayor, who has a vision for Victoria, including James Bay, which will eventually serve all residents within the community. I believe that if more people, especially those with concerns from James Bay, attended these meetings they would be pleasantly surprised by the mayor's ability to listen objectively and come up with solutions in creative ways.

I hope my concern is addressed to ensure this does not happen again.

Respectfully

Valerie Elliott

ARYZE

PURDEY
GROUP

FEBRUARY 15TH 2018

Re:
430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: ALEXANDER TELISZELISKY

Address: 556 Toronto St. VICTORIA V8V 1P2

Signature: [Signature]

I was pleasantly surprised at how well this site specific infill project integrated with the existing street scape (material, colour, set back, etc) and neighbouring buildings. I feel that the higher quality of materials and design in this infill project is a fair trade for the increase of density.



430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

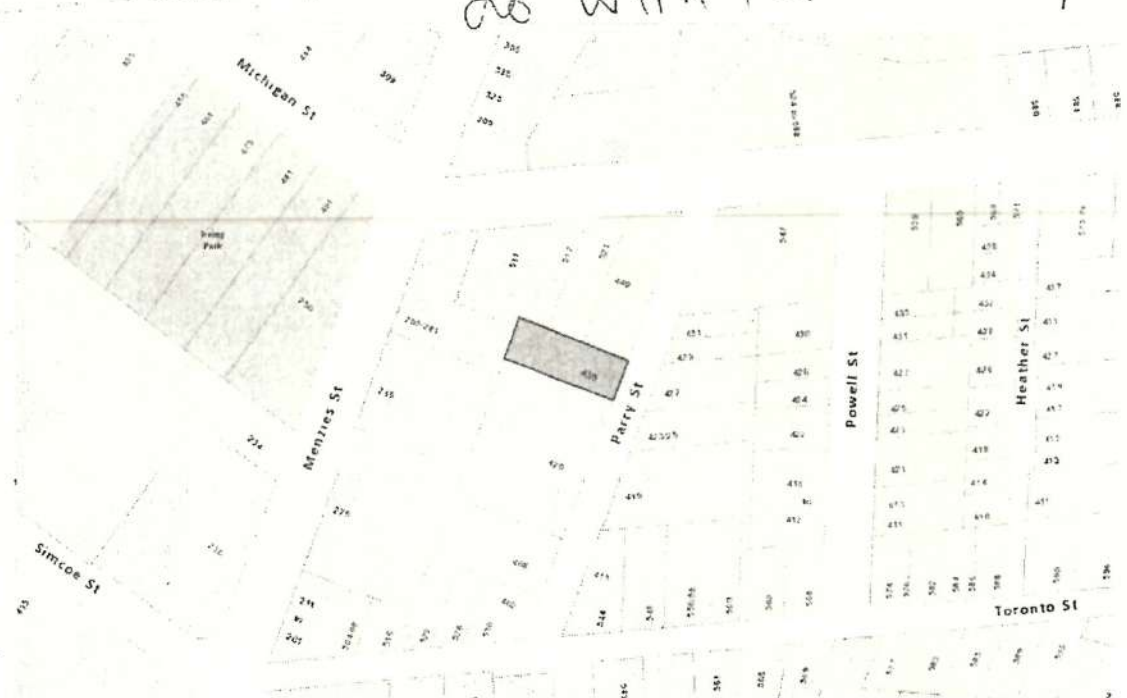
Name: Christanne O'Carroll

Address: 562 Toronto St.

Signature: [Handwritten Signature]

if you fix the huge brick wall and actually do everything you said you do with the landscaping

and if you are prepared to be realistic about the lack of parking!



430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

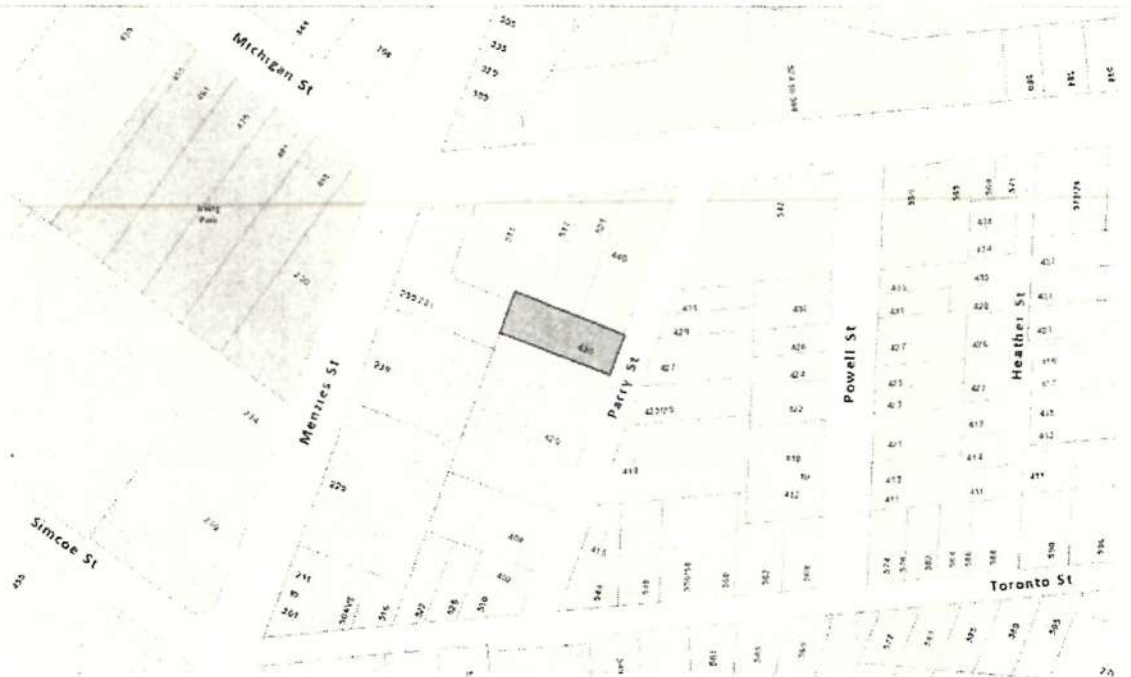
By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

val@elliott@shaw.ca

Name: VALERIE ELLIOTT

Address: 416-355, MENZIES STREET.

Signature: Valerie Elliott



ARYZE



430 Parry: Project Support Letter

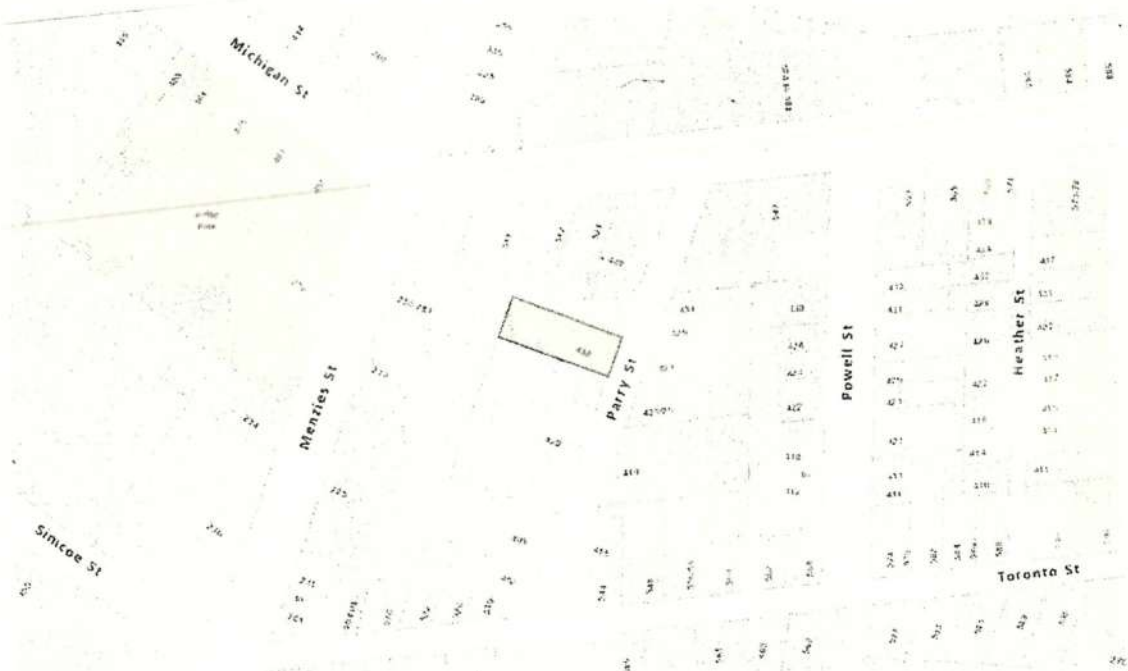
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: DIANA SHNIDER

Address: 308-420 Parry St

Signature: Diana Shnider



430 Parry: Project Support Letter

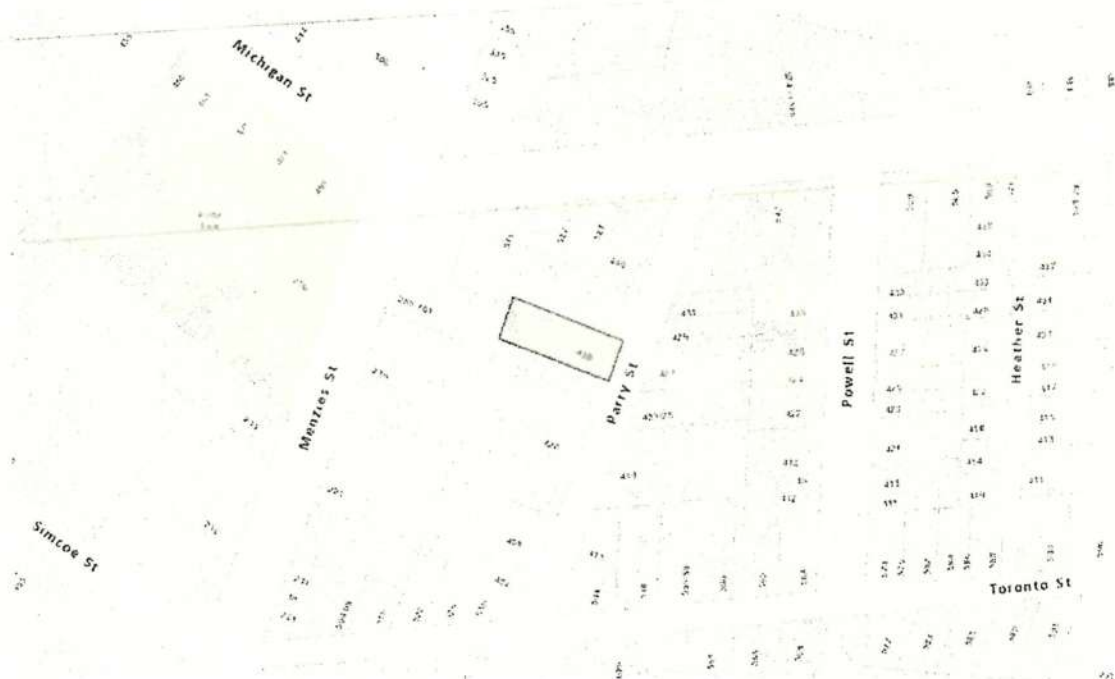
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: MAYA IWATA
#103

Address: 430 PARRY ST. VICTORIA

Signature: 岩田 摩耶



430 Parry: Project Support Letter

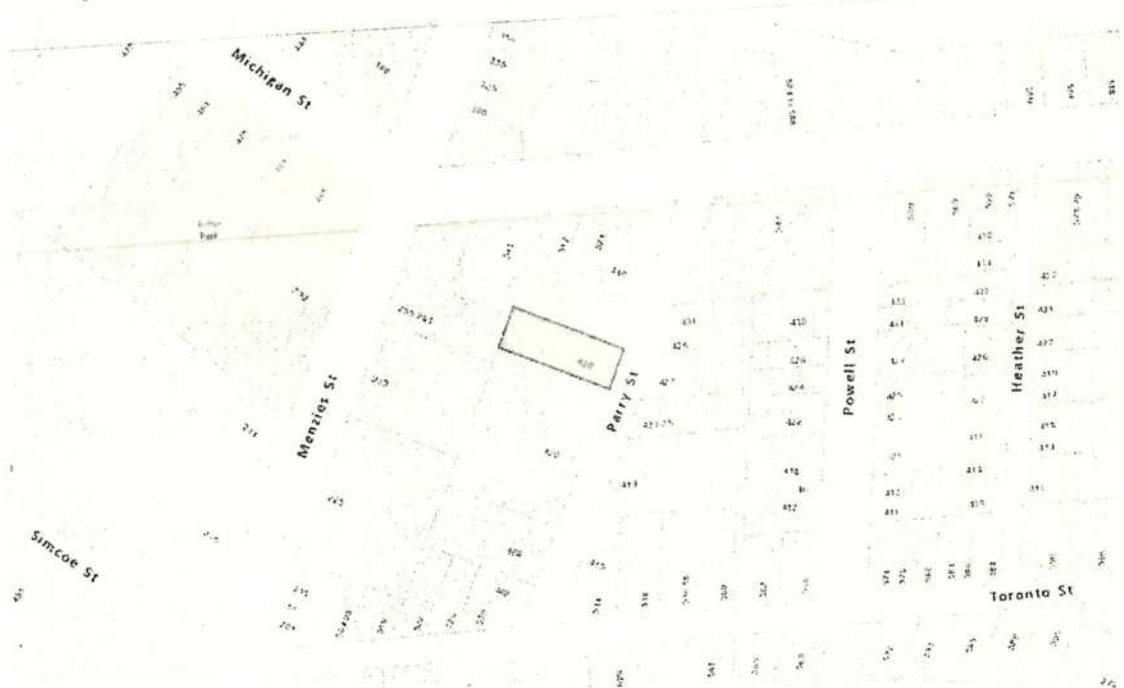
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: RON JONES

Address: 301-420 PARRY

Signature: *R Jones*



ARYZE

PURDEY
GROUP

With Thanks, X
430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

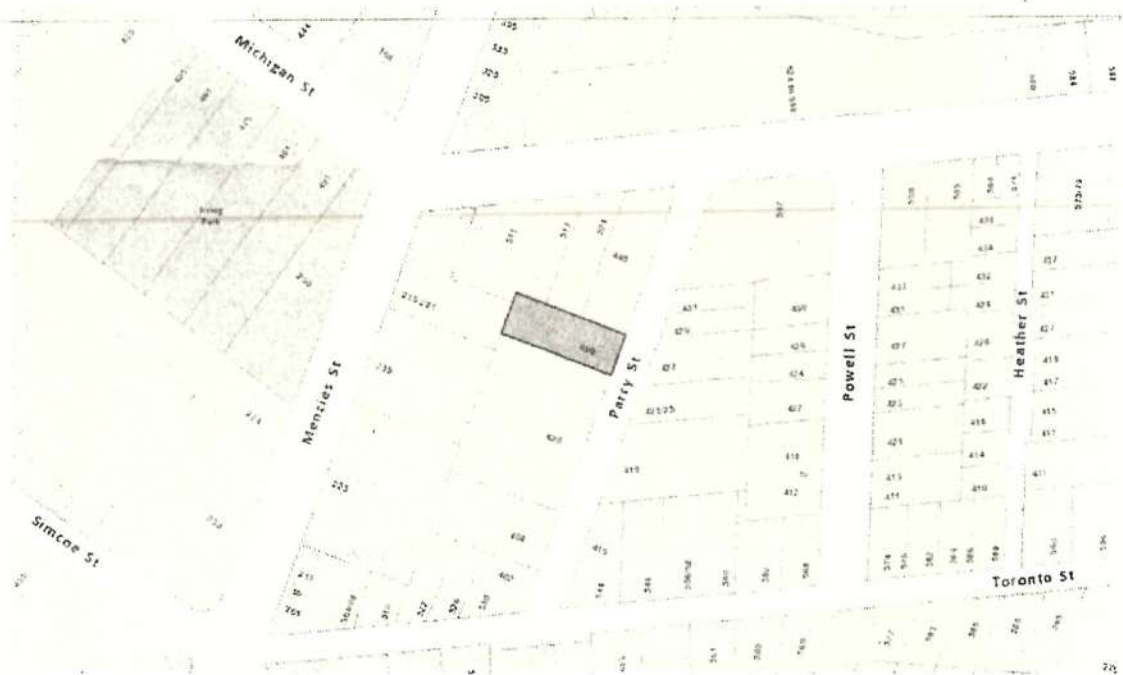
By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street. *as per information rec'd*

Name: D Biddlecombe

Feb, 7, 2018 at mtg. with Luke Mari

Address: 404-420 PARRY ST. & Ryan
VICTORIA, BC V8V 2H7 Goodman

Signature: D Biddlecombe



430 Parry: Project Support Letter

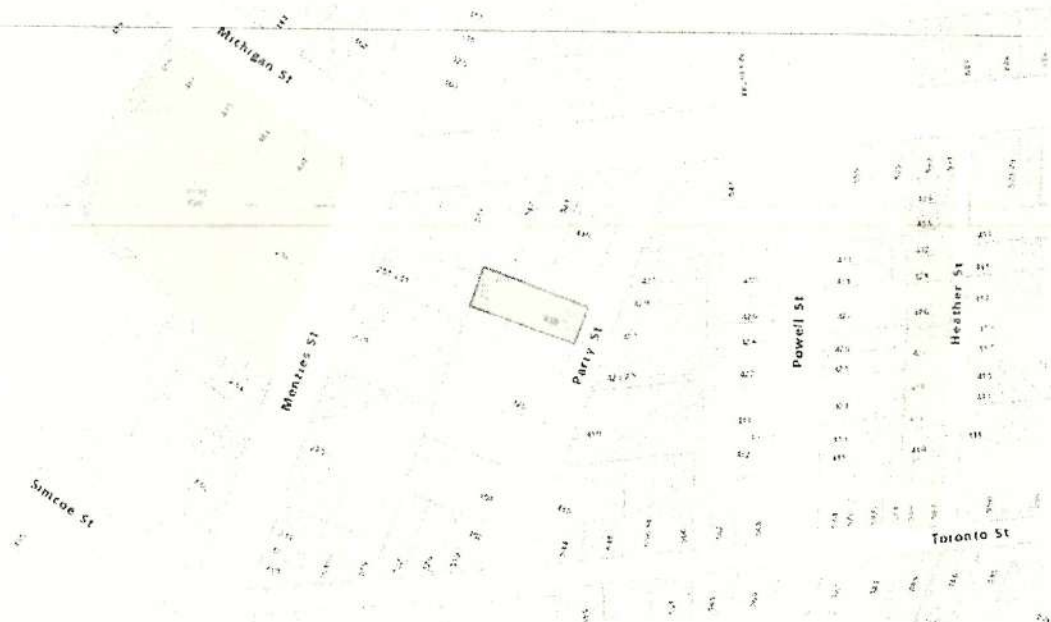
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: SANDRA RENTON (OWNER - #402-430 PARRY ST, VICTORIA, BC)

Address: #110- 1110 WILLOW ST, VICTORIA, BC V8X 3K2

Signature: S. Renton Feb 21, 2018



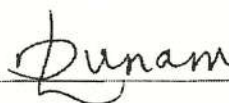
430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: DOUG LUNAM

Address: 511 MICHIGAN ST. JAMES BAY UNITED CHURCH

Signature: 



430 Parry: Project Support Letter

Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: Cameron Glazier

Address: Unit 407-430 Parry St
Victoria BC, V8V 2K7.

Signature: [Handwritten Signature]




430 Parry: Project Support Letter

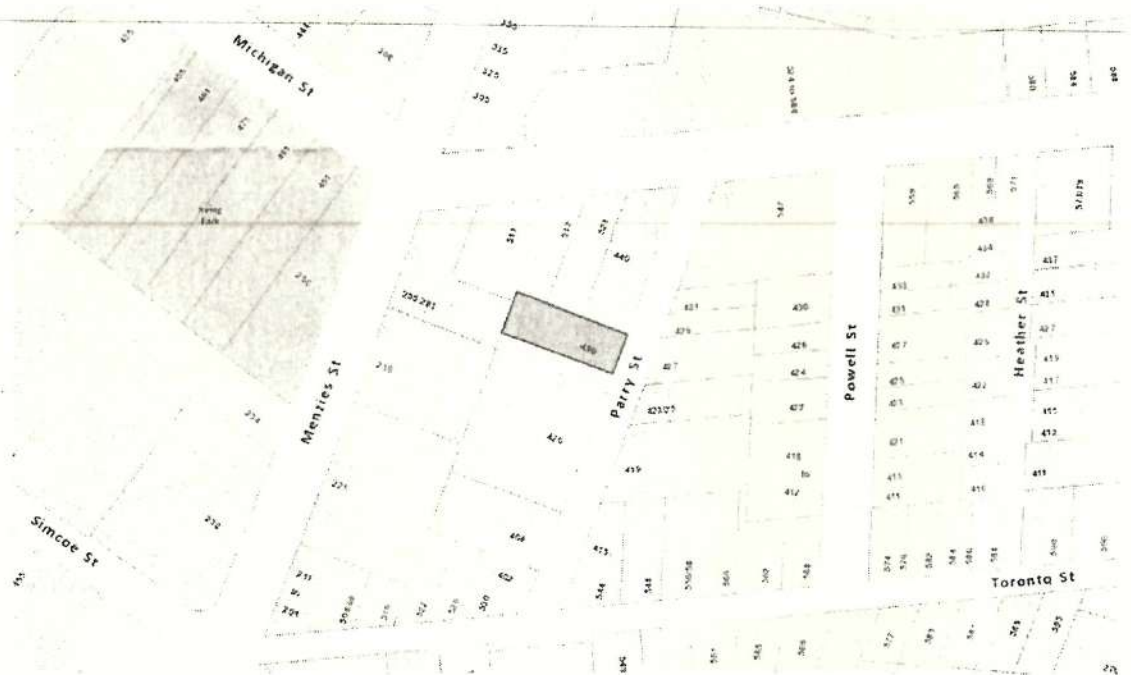
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: Deborah Kahn

Address: #B-440 Parry St.

Signature: 



Subject: I want to help shape my city

Date: Tuesday, May 22, 2018 at 8:37:04 AM Pacific Daylight Time

From: Lauren Antifeau

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

I believe that well designed infill housing will strengthen our neighbourhoods, provide for a broader range of housing types / tenures and create a vibrant public realm.

I want to live in a Victoria that aspires to the following principles:

- Density: Neighbourhood densification and efficient use of land
- Attainable: Affordable lifestyle and neighbourhood housing options for all
- Car-Lite: A walkable city with multiple modes of accessible transportation
- Public Realm: A vibrant west coast city with a leafy public realm
- Missing Middle: Well-designed neighbourhood housing types that include: garden suites, plexes, townhouses, and small apartments
- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Lauren Antifeau

755 Caledonia Avenue

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Monday, May 21, 2018 at 3:13:55 PM Pacific Daylight Time

From: Lalit Sood

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Lalit Sood

4238 Hayden crt Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Monday, May 21, 2018 at 12:36:24 PM Pacific Daylight Time

From: Jesse Ogloff

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Jesse Ogloff

Gordon Head

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Sunday, May 20, 2018 at 2:47:45 PM Pacific Daylight Time

From: Adrienna van Hoek-Patterson

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Adrienna van Hoek-Patterson

1606 Hawthorne St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Saturday, May 19, 2018 at 8:52:34 PM Pacific Daylight Time

From: Ryan

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Ryan

1585 Longacre Dr

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Saturday, May 19, 2018 at 5:31:18 PM Pacific Daylight Time

From: Julie Chan

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Julie Chan

Sannich.

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Saturday, May 19, 2018 at 5:29:36 PM Pacific Daylight Time

From: Brittany Higginson

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Brittany Higginson

James Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 8:15:42 PM Pacific Daylight Time

From: Neil Mukerjee

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

I believe that well designed infill housing will strengthen our neighbourhoods, provide for a broader range of housing types / tenures and create a vibrant public realm.

I want to live in a Victoria that aspires to the following principles:

- Density: Neighbourhood densification and efficient use of land
- Attainable: Affordable lifestyle and neighbourhood housing options for all
- Car-Lite: A walkable city with multiple modes of accessible transportation
- Public Realm: A vibrant west coast city with a leafy public realm
- Missing Middle: Well-designed neighbourhood housing types that include: garden suites, plexes, townhouses, and small apartments
- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Neil Mukerjee

Market Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 7:55:43 PM Pacific Daylight Time

From: sinan

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

sinan

Johnson street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 2:06:27 PM Pacific Daylight Time

From: Mark Rappaport

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Mark Rappaport

Oak Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 12:13:47 PM Pacific Daylight Time

From: Mansi Sehgal

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Mansi Sehgal

Gordon head

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 11:53:56 AM Pacific Daylight Time

From: Siddharth Jain

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Siddharth Jain

11 930 North Park Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 9:39:59 AM Pacific Daylight Time

From: Joseph A. Calenda

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Joseph A. Calenda

James Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 18, 2018 at 5:28:34 AM Pacific Daylight Time

From: Robert Starkey

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Robert Starkey

1531 Pear Street, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 17, 2018 at 11:53:23 AM Pacific Daylight Time

From: Judi Schulz

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Judi Schulz

Oak Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 17, 2018 at 11:50:02 AM Pacific Daylight Time

From: Meghan McEachern

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Meghan McEachern

Fairfield

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 17, 2018 at 10:11:08 AM Pacific Daylight Time

From: Emily Schulz

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Emily Schulz

Downtown core

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Wednesday, May 16, 2018 at 7:37:25 PM Pacific Daylight Time

From: Sam Edney

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Sam Edney

Vic West

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Wednesday, May 16, 2018 at 5:03:35 PM Pacific Daylight Time

From: Adam Carlson

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Adam Carlson

Victoria District

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 8:21:32 PM Pacific Daylight Time

From: Dan Blatchford

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Dan Blatchford

Swan Lake

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 7:20:27 PM Pacific Daylight Time

From: Carly Manzon

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Carly Manzon

Fairfield

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 5:43:13 PM Pacific Daylight Time

From: Milan Simic

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Milan Simic

Gonzales

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 5:33:47 PM Pacific Daylight Time

From: Jakob Andreasen

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Jakob Andreasen

Gonzales

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 5:26:30 PM Pacific Daylight Time

From: Emma Durham

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Emma Durham

Oak Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 1:44:10 PM Pacific Daylight Time

From: Justin Chan

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Justin Chan

Uptown

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 10:09:49 AM Pacific Daylight Time

From: Haden Campbell

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Haden Campbell

Downtown

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 10:05:54 AM Pacific Daylight Time

From: Alexandra Peters

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Alexandra Peters

Vic West

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 9:46:24 AM Pacific Daylight Time

From: Bradley Stokes-Bennett

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Bradley Stokes-Bennett

974 Landeen

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 9:04:36 AM Pacific Daylight Time

From: Jackson Leidenfrost

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Jackson Leidenfrost

102-932 Johnson st., Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 8:55:49 AM Pacific Daylight Time

From: Stephanie Tiede

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Stephanie Tiede

Vic West

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 8:23:39 AM Pacific Daylight Time

From: Gregory Manzon

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Gregory Manzon

Fairfield

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Friday, May 11, 2018 at 8:06:29 AM Pacific Daylight Time

From: Ramsey reid

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

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Please join us in shaping our city.

Sincerely,

Ramsey reid

2580 fifth st

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 10:44:15 PM Pacific Daylight Time

From: Ashley Peters

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

I believe that well designed infill housing will strengthen our neighbourhoods, provide for a broader range of housing types / tenures and create a vibrant public realm.

I want to live in a Victoria that aspires to the following principles:

- Density: Neighbourhood densification and efficient use of land
- Attainable: Affordable lifestyle and neighbourhood housing options for all
- Car-Lite: A walkable city with multiple modes of accessible transportation
- Public Realm: A vibrant west coast city with a leafy public realm
- Missing Middle: Well-designed neighbourhood housing types that include: garden suites, plexes, townhouses, and small apartments
- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Ashley Peters

Victoria West

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 10:15:09 PM Pacific Daylight Time

From: Shobhna Jain

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Shobhna Jain

11-930 North Park Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 8:56:57 PM Pacific Daylight Time

From: David Hamilton

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

David Hamilton

James Bay

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 8:44:48 PM Pacific Daylight Time

From: Chris Gill

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Chris Gill

Gonzales

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 8:34:14 PM Pacific Daylight Time

From: Paola Moore

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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Please join us in shaping our city.

Sincerely,

Paola Moore

Gonzales

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 7:54:20 PM Pacific Daylight Time

From: Kyle Loree

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Kyle Loree

Fernwood

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Subject: I want to help shape my city

Date: Thursday, May 10, 2018 at 2:57:04 PM Pacific Daylight Time

From: Ryan Nicoll

To: Luke Mari

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone.

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- Future City: An equitable city that values the people who do not live here yet as equals to those that do

Please join us in shaping our city.

Sincerely,

Ryan Nicoll

Harris Green

Sent from TalktoAryze.ca, talk@talktoaryze.ca

From: Emily Schulz
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street
Date: Friday, September 07, 2018 10:13:27 AM

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Emily Schulz

201-610 Johnson street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

From: Stephanie Lefebvre
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street
Date: Friday, September 07, 2018 10:47:27 AM

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Stephanie Lefebvre

431-425 Simcoe St. Victoria BC V8V4T3

Sent from TalktoAryze.ca, talk@talktoaryze.ca



Committee of the Whole Report For the Meeting of September 20, 2018

To: Committee of the Whole **Date:** September 6, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 000528 for 430 Parry Street

RECOMMENDATION

That, subject to receipt of a signed agreement with a car share provider to secure a car share membership for all units to the satisfaction of the Director of Sustainable Planning and Community Design, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00641, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000528 for 430 Parry Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking stalls from fifteen to ten
 - ii. increase the maximum site coverage from 60% to 75%
 - iii. decrease the open site space from 20% to 10.5%
 - iv. reduce the front yard setback from 5.0m to 0m
 - v. reduce the side yard setback (north) from 2.0m to 0m.
3. The Development Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 430 Parry Street. The proposal is to construct a four- and five-storey multi-unit residential building. The variances are related to reducing the required number of vehicle parking stalls, setbacks, site coverage and open site space.

The following points were considered in assessing this Application:

Public Realm Improvements

Public realm improvements are discussed in the concurrent Rezoning Application report.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on February 14, 2018. A letter dated March 2, 2018 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16: General Form and Character. The key Design Guidelines that apply to DPA 16 are the Design Guidelines for *Multi-Unit Residential, Commercial and Industrial Development* (2012). The Application aligns with the objectives of this development permit area in terms of fitting with the general form and character of the area while creating sensitive infill.

Massing and Fit

The proposal is consistent with the Design Guidelines in terms of providing unity and coherence relative to the existing place character and patterns of development. The one-storey building frontage melds with the adjacent residential building to the north, respecting this unique, traditional street-to-building relationship. The building massing is similar in height to the multi-unit building to the south and the applicant has effectively demonstrated that there is little shadowing impact on the building to the north compared with a three-storey building.

Privacy has been maintained through the proposed large brick walls separating the adjacent properties, while also simultaneously providing a traditional brick element with climbing greenery that fits with the character of the area.

The proposal was amended to increase the rear yard setback, so as to accommodate anticipated future development within the James Bay Large Urban Village at its rear. Additionally, having the building massing configured as two separate buildings with a central open area provides more light access to the north properties than would be the case if the building was a single mass.

Residential Entrances

The proposal provides pedestrian-oriented ground level entries for two dwellings units, with the remainder of the units being accessed via a third ground level access. The applicable Design Guidelines speak to providing strong entry features with the intent of ensuring residential entries read as residential rather than commercial. The Design Guidelines also suggest the use of porches, steps, alcoves or other design features to make transitions from the public realm of the street and sidewalk to the private realm of residences. Staff recommend for Council's consideration that the proposal meets the intent of the guidelines and effectively continues the residential street frontage from the adjacent property.

parking shortfall, and overall the Application is broadly consistent with the Design Guidelines and objectives of the relevant Development Permit Area. On this basis, staff recommend for Council's consideration that the Application be supported.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000528 for the property located at 430 Parry Street.

Respectfully submitted,

Miko Betanzo
Senior Planner – Urban Design
Development Services

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments:

- Attachment A: Minutes from the July 25, 2018 Advisory Design Panel meeting.



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan Application

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions to a complete and successful tenant assistance plan applications are as followed:

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies
STEP 2	DRAFT TENANT ASSISTANCE PLAN: Complete application form including: a. Site information b. Draft tenant assistance plan c. Tenant communication plan d. Appendix A: Current occupant information and rent rolls (Confidential) e. Appendix B: Correspondence with tenants (Confidential)
STEP 3	SUBMIT: Save and return the completed form to your development services planner for comment by email.
STEP 4	FINALIZE: Complete and submit a Final Tenant Assistance Plan with consideration of staff comments on draft plan previously submitted

STEP 1: BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#). Please refer to the [Tenant Assistance Policy](#) and information regarding rental housing policies available on the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies.

STEP 2: DRAFT TENANT ASSISTANCE PLAN

A. SITE INFORMATION

Site Address:	430 Parry Street, Victoria BC V8V 2H7
Owner Name:	Parry Holdings LTD
Company Name:	Aryze Development and Construction
Tenant Relocation Coordinator (Name, Position, Organization):	Matt Starr, Property Manager, Devon Properties LTD

TOTAL RENTAL UNITS (SUMMARY)

Unit Type	Number of Units
Bachelor	
1 BR	
2 BR	1
3BR	1
3BR+	
Total	2



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan Application

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

B. DRAFT TENANT ASSISTANCE PLAN

Tenant Assistance Plan Components	Applicant		City Staff		STEP 4: FINALIZE	
	Draft Tenant Assistance Plan (to be completed with Rezoning application)		Did the applicant meet policy?	City Staff Comments (to be completed during application review)	Final Tenant Assistance Plan	
	Date:	December 6, 2018		Date:	December 28, 2018	Date: January 3, 2019
Compensation by tenancy length: <ul style="list-style-type: none"> Up to 5 years: 3 months' rent 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent 	Remaining tenants have been in the suite since December 15th, 2017 and are currently on a month-to-month tenancy. The equivalent of 3 months rent (\$2250x3) will be provided to the tenants - they have indicated that they are willing to accept this as 3 months of rent free tenancy, but would be accepting of a partial lump-sum payment if they relocate before they are able to take advantage of the full three months.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets policy		Remaining tenants have been in the suite since December 15th, 2017 and are currently on a month-to-month tenancy. The equivalent of 3 months rent (\$2250x3) will be provided to the tenants - they have indicated that they are willing to accept this as 3 months of rent free tenancy, but would be accepting of a partial lump-sum payment if they relocate before they are able to take advantage of the full three months.
Notification: <ul style="list-style-type: none"> A minimum of 4 months notice to end tenancy 	Tenants were made aware of the development plans of the site previously and will be served proper (per RTB regulations) 4 month notice when necessary permits have been acquired		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets policy		Tenants were made aware of the development plans of the site previously and will be served proper (per RTB regulations) 4 month notice when necessary permits have been acquired
Moving Expenses: <ul style="list-style-type: none"> An insured moving company may be hired by the applicant, with all arrangements and costs covered Fixed rates apply for: <ul style="list-style-type: none"> \$500 - Bachelor and 1 BR \$750 - 2+ BR 	Tenants consist of 1 couple, and one additional roommate. They are likely to find separate accommodations, are not considered vulnerable tenants and are willing to accept the \$750 flat rate to offset their moving expenses		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets policy		Tenants consist of 1 couple, and one additional roommate. They are likely to find separate accommodations, are not considered vulnerable tenants and are willing to accept the \$750 flat rate to offset their moving expenses

	Applicant		City Staff		STEP 4: FINALIZE	
Tenant Assistance Plan Components	Draft Tenant Assistance Plan (to be completed with Rezoning application)		Did the applicant meet policy?	City Staff Comments (to be completed during application review)		Final Tenant Assistance Plan
	Date:	December 6, 2018		Date:	Dec 28, 2018	Date: January 3, 2019
Relocation Assistance: <ul style="list-style-type: none"> Tenant Relocation Coordinator provided Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Devon Properties will be providing relocation assistance directly to the tenants - the tenants will be likely requiring two separate accommodations dissimilar from the current suite. The tenants will be providing desired locations, sizes and price ranges according to their needs and Devon Properties will work to accommodate these requests.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets policy		Devon Properties will be providing relocation assistance directly to the tenants - the tenants will be likely requiring two separate accommodations dissimilar from the current suite. The tenants will be providing desired locations, sizes and price ranges according to their needs and Devon Properties will work to accommodate these requests.
Right of First Refusal: <ul style="list-style-type: none"> Offer to return to the building, with rent rates discounted by 10% of starting rates 	Tenants have been made aware of their right to first refusal and will be updated in writing when confirmation of the type and style of building is available.		Yes <input type="checkbox"/> No <input type="checkbox"/>	RoFR is not applicable. The proposed project includes strata units only and no rentals.		There are no rental units proposed in this project. That said, tenants will be the first ones connected to the CRD housing coordinator in order to have the option to purchase the proposed below market strata homes.
Vulnerable Tenants: Please identify additional assistance offered to vulnerable tenants. This may include: <ul style="list-style-type: none"> Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges Tenants with specific housing needs due to a disability Seniors, who may be long-term tenants and living on a fixed income Families with young children, who may have difficulty finding appropriate units 	There are currently no vulnerable tenants on this property. The tenants have been presented with the categories and suggestions of "vulnerable tenants" as described in the policy package and have not self identified as vulnerable.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Meets policy. Tenants did not identify any vulnerabilities.		There are currently no vulnerable tenants on this property. The tenants have been presented with the categories and suggestions of "vulnerable tenants" as described in the policy package and have not self identified as vulnerable.
Other Comments:						

C. TENANT COMMUNICATION PLAN

A Tenant Communication Plan outlines how and when applicants intend to engage and notify tenants of input opportunities throughout the development application process. Please indicate:

Tenant Communication Plan Components	Applicant Method of Contact (Date)	City Staff Comments	STEP 4: FINALIZE
How will you be communicating to tenants prior to the rezoning or development application?	Communication with the tenants has previously been through in person conversation - both on-site and at the Devon Properties Office. Additionally, site visits from the trades associated with development have been required throughout this process and proper notice has been posted and the necessary work discussed with tenants prior to commencement.	Meets policy. Please clarify when tenants were made aware of the plans for redevelopment.	Communication with the tenants has previously been through in person conversation - both on-site and at the Devon Properties Office. Additionally, site visits from the trades associated with development have been required throughout this process. Tenants were informed of plans prior to move in - approximately December 15, 2017.
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	Tenants will be issued a formal letter taken from the example posted on the website when the plan has been approved. Tenants will be notified of any and all rezoning and permitting approvals in a timely manner. The Assistance Plan will be provided in full, both physically and via email to all tenants when it has been approved.	Meets policy	Tenants will be issued a formal letter taken from the example posted on the website when the plan has been approved. Tenants will be notified of any and all rezoning and permitting approvals in a timely manner. The Assistance Plan will be provided in full, both physically and via email to all tenants when it has been approved.
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	The Tenant Assistance Policy has already been provided, however it will be included in the formal letter, in addition to contact information for the resources outlined on the website (with links provided in the electronic copy).	Meets policy	The Tenant Assistance Policy has already been provided, however it will be included in the formal letter, in addition to contact information for the resources outlined on the website (with links provided in the electronic copy).
How will or have tenants had the opportunity include their needs in the Tenant Assistance Plan? (Including the opportunity to self-identify vulnerabilities)	Tenants have been presented with the full text of the tenant assistance policy and been verbally walked through the steps required. Their needs are for accommodation that is non-similar to the current suite (tenants will not be living together after vacancy). A request for any specific needs of the tenants will be included with the formal letter.	Meets policy. Tenants did not identify as vulnerable as previously mentioned on page 3. Please clarify that tenants have identified needs before this TAP is finalized.	Tenants have been presented with the full text of the tenant assistance policy and been verbally walked through the steps required. Their needs are for accommodation that is non-similar to the current suite (tenants will not be living together after vacancy) and have confirmed in writing they are non-vulnerable and have no other needs
Other communications to tenants:			

STEP 3: SUBMIT

Application received by Hollie McKeil (City Staff) on January 3, 2019 (Date)

FINAL TAP Review - [For office use only]

Application received by Hollie McKeil (City Staff) on January 3, 2019 (Date)

Did the applicant meet the final TAP policy? Yes ☒ No ☐

Staff comments on
final plan:

The Tenant Assistance Plan meets the policy. The current tenants were made aware of the plans to redevelop at move-in. The Right of First Refusal has not been offered, as the proposed development will contain strata condominiums only. The applicant is however, connecting tenants to the CRD housing coordinator to become informed about the option to purchase affordable homeownership units on site. Additionally, they have not identified any vulnerabilities and will be provided with relocation assistance.



Housing Planning & Programs
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 2S6

T: 250.360.3081
F: 250.361.4970
www.crd.bc.ca

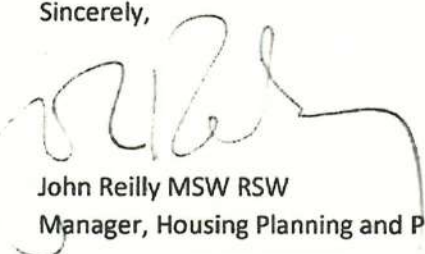
December 19, 2018

Luke Mari
Parry Holdings Ltd.
PO Box 400, Station A
Prince George, BC
V2L 4S2

Dear Mr. Mari:

This letter confirms that the Capital Regional District is prepared to act as administrator for two affordable ownership units within a property to be developed by The Purdey Group at 430 Parry Street in Victoria, BC. To support this initiative, once completed, a Housing Agreement will be registered on title that will outline the parameters related to the purchase and resale of the units over time.

Sincerely,



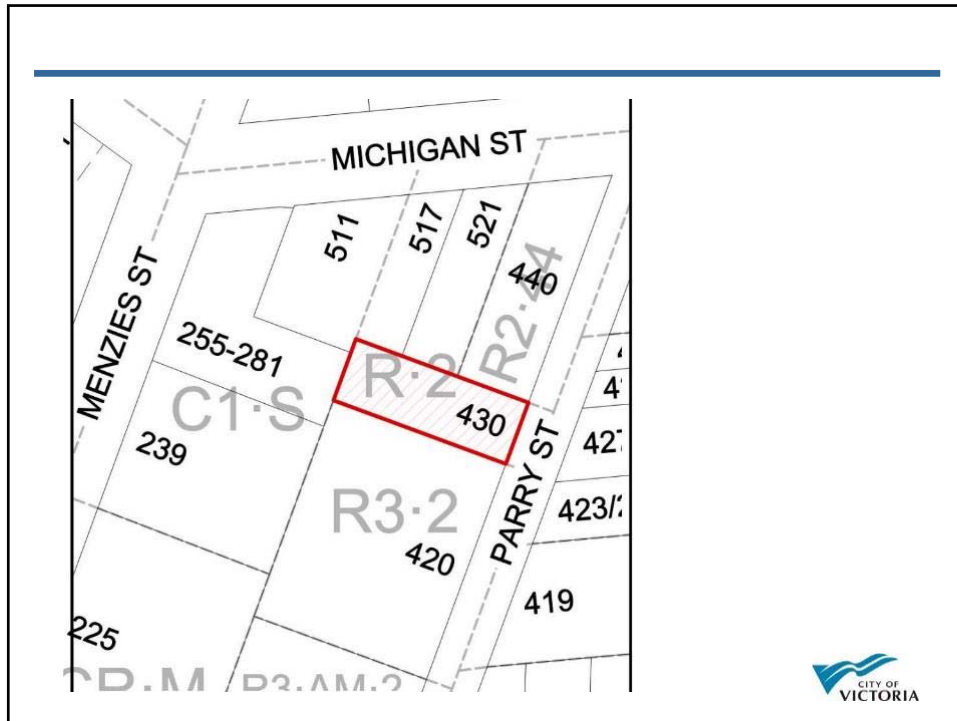
John Reilly MSW RSW
Manager, Housing Planning and Programs

JR:mk

A decorative graphic at the bottom right of the page, consisting of several overlapping, curved, teal-colored shapes that create a sense of movement and depth.

Rezoning/ Development Permit for 430 PARRY STREET







CONTEXT – EXISTING SITE & NEIGHBOURS



420 PARRY - SCALE



511 MICHIGAN - CHARACTER



440 PARRY - DETAIL



440 PARRY – MATERIALITY, CHARACTER, FRONTAGE

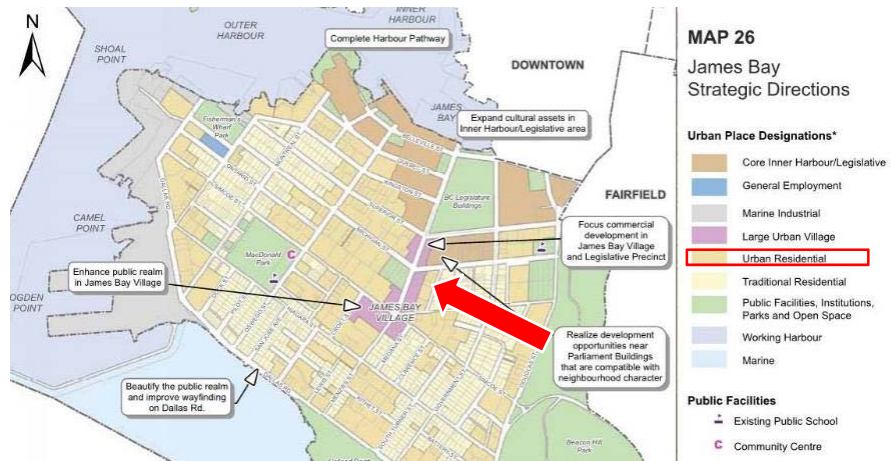


CAPITAL PARK – SCALE

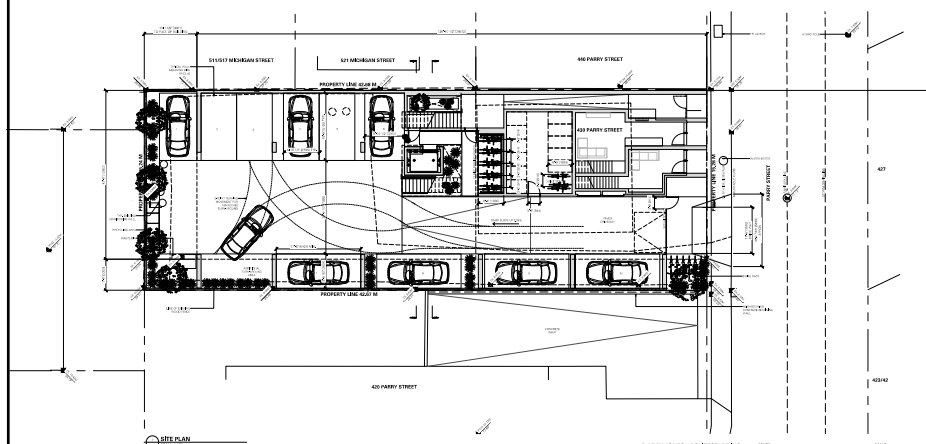
CONTEXT - BUILT



Official Community Plan Map

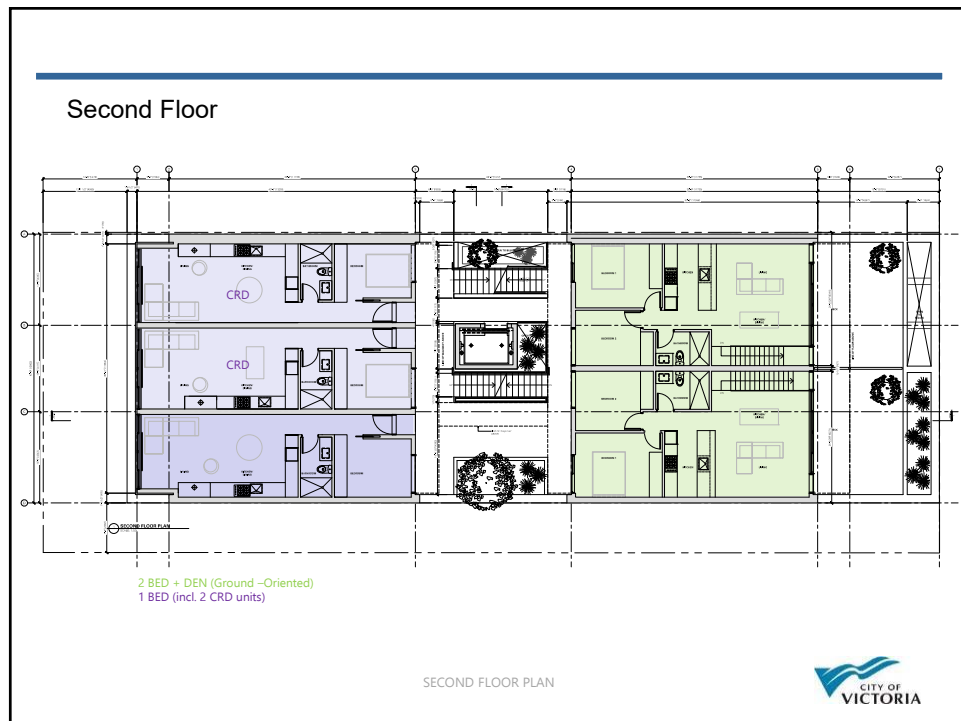
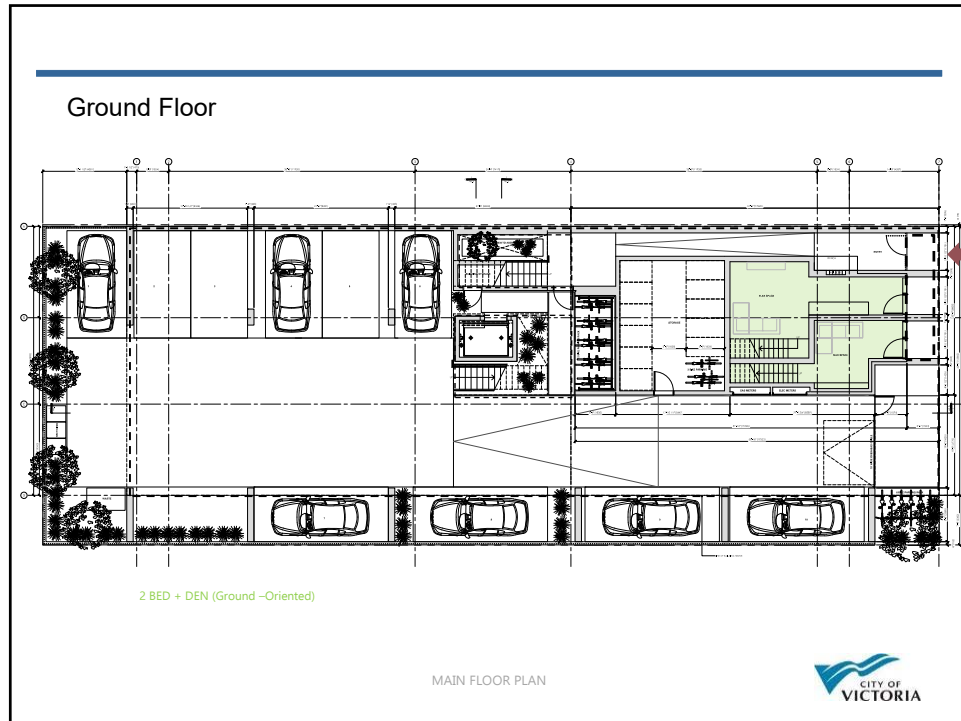


Site Plan

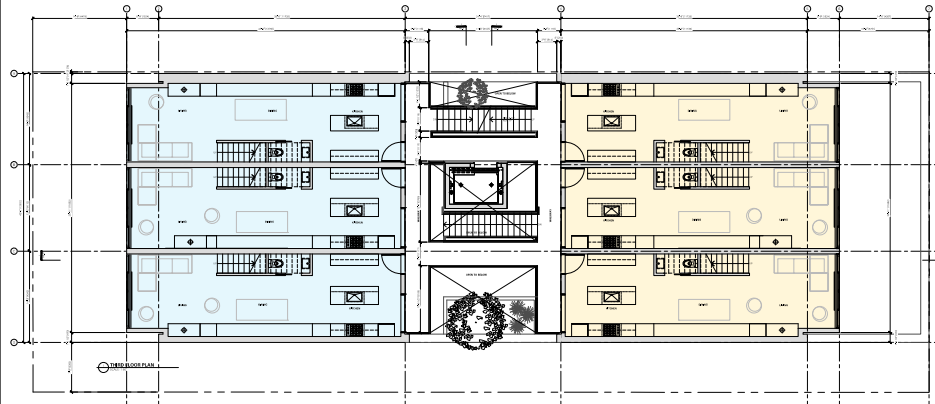


SITE PLAN





Third Floor

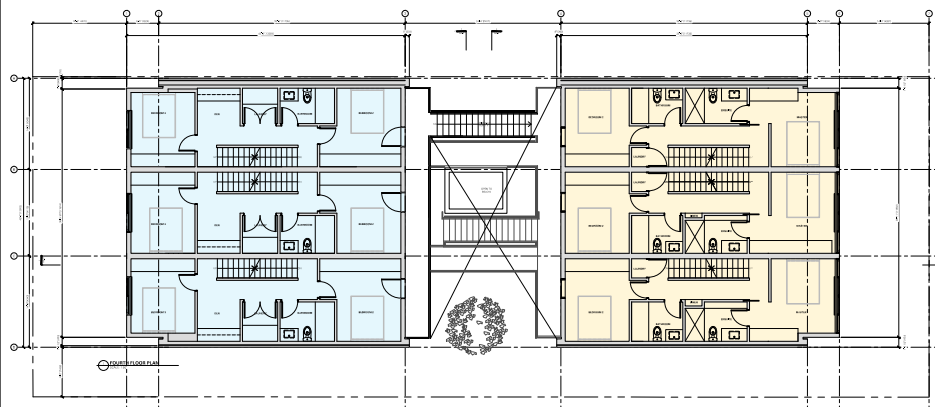


2 BEDROOM
3 BEDROOM + DEN

THIRD FLOOR PLAN



Fourth Floor

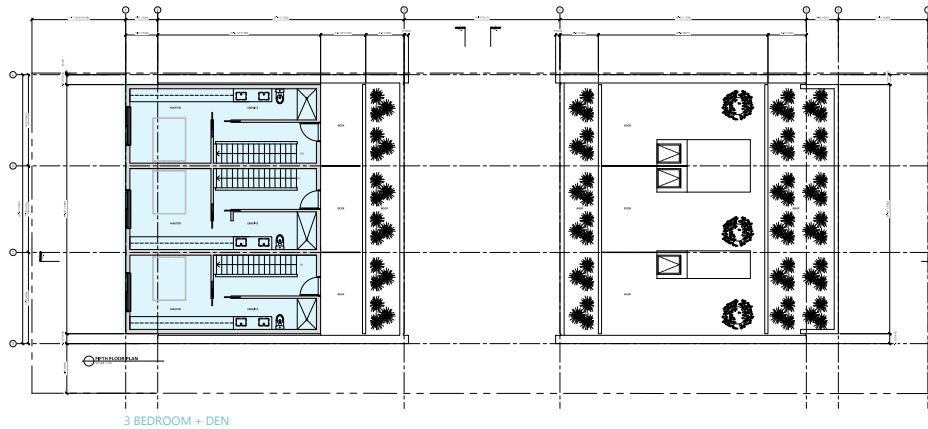


2 BEDROOM
3 BEDROOM + DEN

FOURTH FLOOR PLAN



Fifth Floor

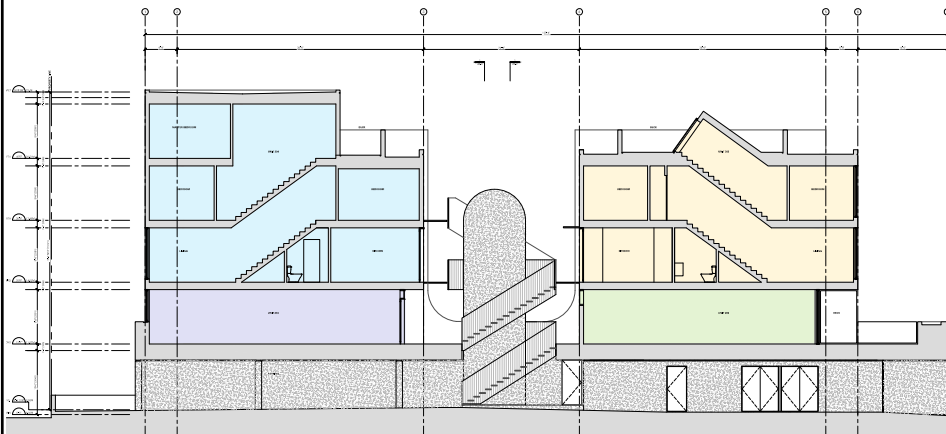


3 BEDROOM + DEN

5TH FLOOR/ ROOF PLAN



Section



2 BEDROOM + DEN (Ground-Oriented)
1 BEDROOM
2 BEDROOM
3 BEDROOM + DEN

BUILDING SECTION - LONGITUDINAL



Front Elevation



EAST ELEVATION



Rear Elevation



WEST ELEVATION



South Elevation



SOUTH ELEVATION



North Elevation

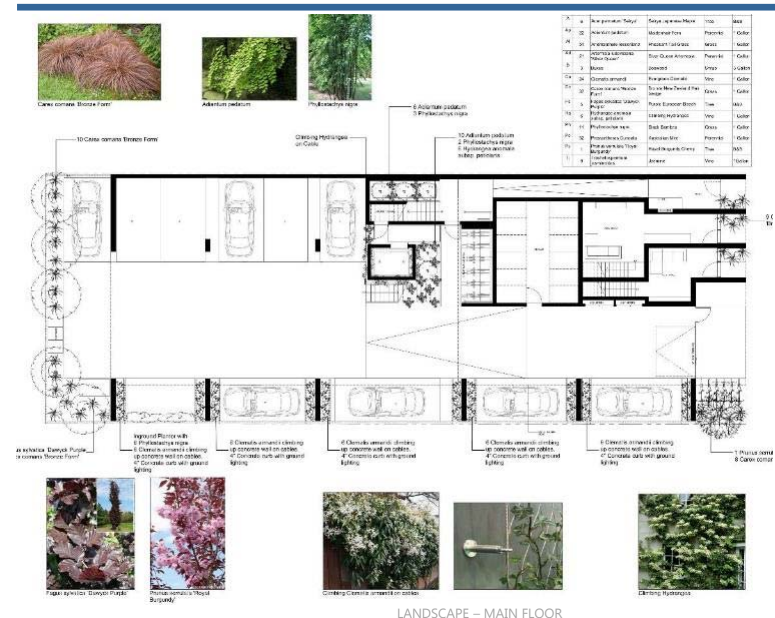


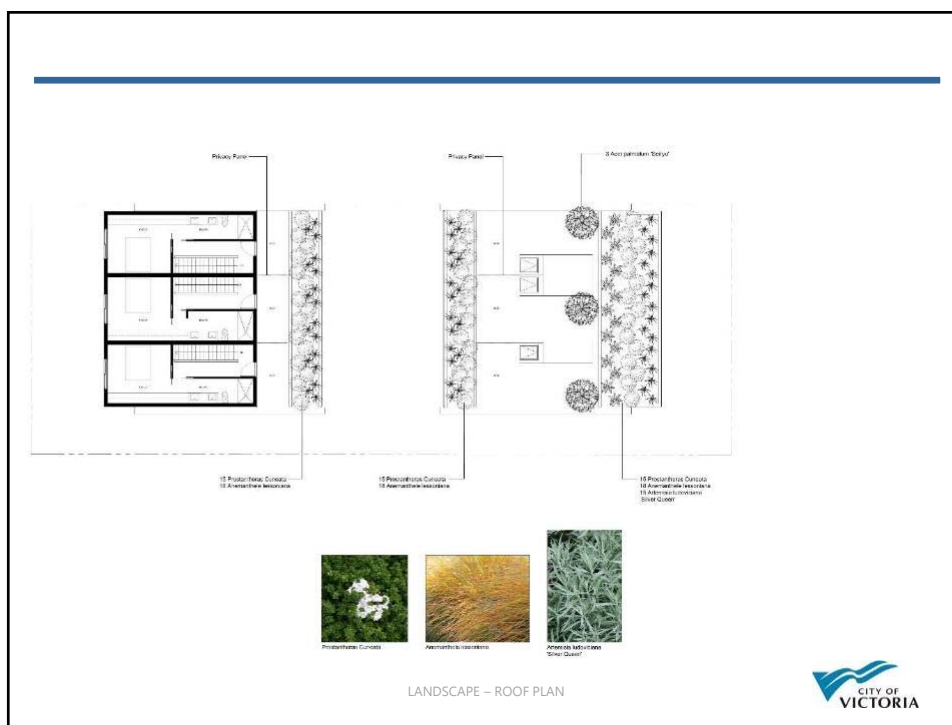
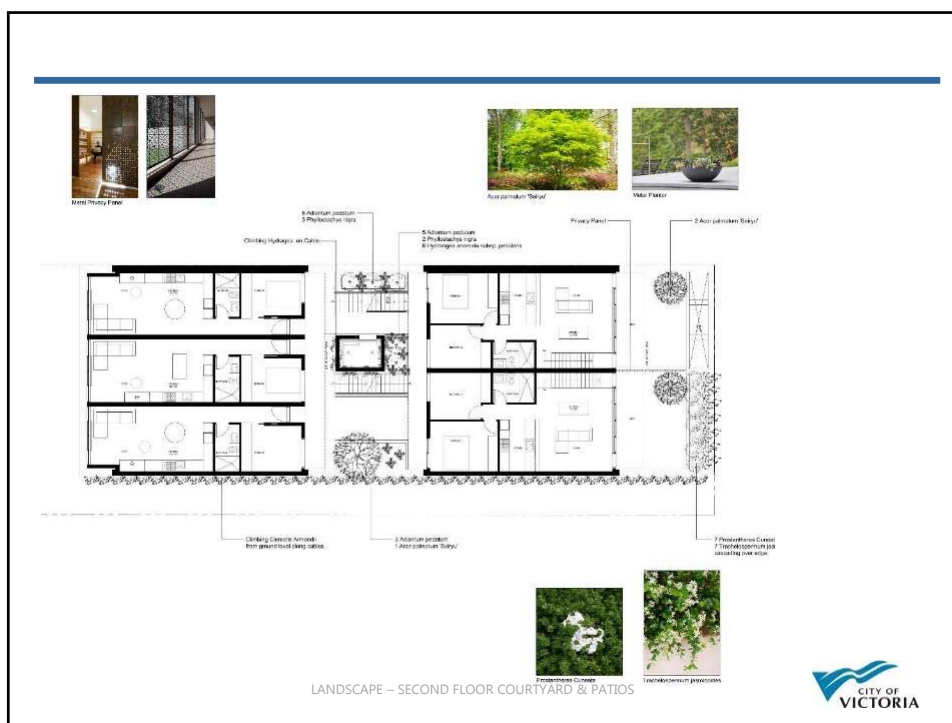
NORTH ELEVATION





STREET ELEVATION







AERIAL VIEW



VIEW FROM N-E





STREETSIDE ENTRY VIEW



VIEW FROM S-E





COURTYARD VIEW FROM SOUTH

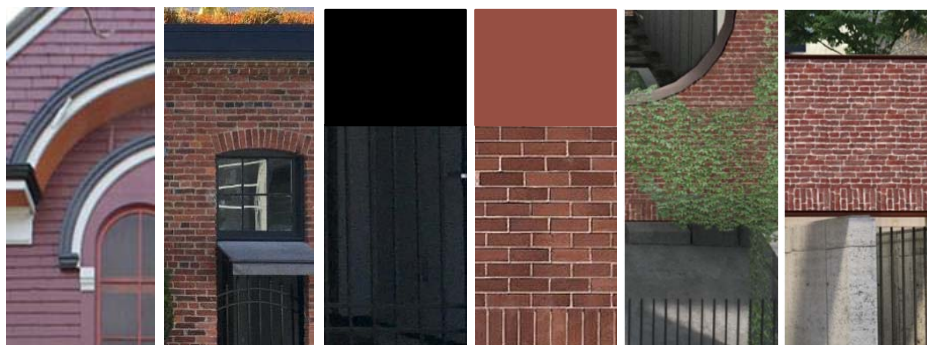


COURTYARD VIEW FROM MICHIGAN STREET





VIEW FROM CORNER OF PARRY & MICHIGAN STREETS



UNITED CHURCH DETAIL

440 DETAIL

IRON/
BLACK METAL DETAILS

BRICK DETAIL

DETAIL GUARD, CLADDING
& CURVE

DETAIL CORNICE, SOLDIER
COURSE & CONTEMPORARY
BASE

CONTEXT – PALETTE & CHARACTER



Monica Dhawan

From: Denis Farling <noreply@123formbuilder.io>
Sent: Thursday, September 27, 2018 1:22 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

Denis Farling

#110-1655 Begbie Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Victoria Mayor and Council
Sent: September 28, 2018 10:27 AM
To: Councillors
Subject: RE: I want to support the project on 430 Parry Street

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Planning

Good morning,

Please see the below email regarding 430 Parry Street.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: James Jones <noreply@123formbuilder.io>
Sent: September 20, 2018 10:41 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: I want to support the project on 430 Parry Street

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 430 Parry Street.

Sincerely,

James Jones

712 Pine St Victoria V9A2Z8

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: noreply@123formbuilder.io
Sent: Tuesday, December 04, 2018 10:50 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Name	Derek Griffiths
Email	
Address	960 Unit 606 , Yates
Terms of Service-Opt out of future updates from TalktoAryze	yes

Monica Dhawan

From: noreply@123formbuilder.io
Sent: Saturday, December 08, 2018 11:05 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Name	205, 1145 Hilda Street
Email	
Address	205, 1145 Hilda Street
Terms of Service-Opt out of future updates from TalktoAryze	no