

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the September 20, 2018 COTW Meeting

I.1.a.g **430 Parry - Rezoning Application No. 00641 & Development Permit Application No. 000528 (James Bay)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

Rezoning Application No. 00641

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:

- a. Preparation and execution of legal agreements to secure two studio units as affordable housing to the satisfaction of the City Solicitor.
- b. 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 affordable units).
- c. Submission of a Tenant Assistance Plan to the satisfaction of the Director of Sustainable Planning and Community Development.

That the community amenity funding be allocated to amenities in James Bay.

Development Permit with Variances Application No. 000528

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:

- a. Plans date stamped August 30, 2018.
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- i. reduce the required number of parking stalls from sixteen 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.
- c. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.2 430 Parry Street - Rezoning Application No. 00641 & Development Permit Application No. 000528 (James Bay)

Committee received a report dated September 6, 2018, from the Director of Sustainable Planning and Community Development regarding an application to increase the density of the subject property and to permit multi-unit residential uses at this location.

Committee discussed:

- retention of existing structure
- house potentially being relocated
- size of the units
- impact on other developments in the neighbourhood
- parking options for the neighbourhood
- appreciation of materials and design
- importance of the amenities being placed in James Bay

Moved By Councillor Lucas

Seconded By Councillor Coleman

Rezoning Application No. 00641

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 affordable housing to the satisfaction of the City Solicitor.
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Development Permit with Variances Application No. 000528

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1. Plans date stamped August 30, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

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- 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 form the date of this resolution.

Amendment:

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

Direct that the community amenity contribution be allocated to the implementation of the James Bay local area plan.

Amendment to the Amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

Direct that the community amenity contribution be allocated to the implementation of the James Bay local area plan or through public engagement on the 2019 financial plan.

DEFEATED

Amendment to amendment:

Moved By Councillor Madoff

Seconded By Councillor Isitt

That this fund be allocated to amenities in James Bay

CARRIED UNANIMOUSLY

Amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

Rezoning Application No. 00641

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 affordable housing to the satisfaction of the City Solicitor.
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That the community amenity funding be allocated to amenities in James Bay.

Development Permit with Variances Application No. 000528

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3. The Development Permit lapsing two years form the date of this resolution

CARRIED UNANIMOUSLY



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: Rezoning Application No. 00641 for 430 Parry Street

RECOMMENDATION

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 affordable housing to the satisfaction of the City Solicitor.
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 affordable units).
3. Submission of a Tenant Assistance Plan to the satisfaction of the Director of Sustainable Planning and Community Development.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with 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 connected by a central elevator. The proposal is to increase the density and allow multi-unit residential uses at this location.

The following points were considered in assessing this Application:

- the proposal is consistent with the *Official Community Plan* (OCP, 2012), which designates the property as Urban Residential and contemplates floor space ratios (FSR) up to 2.0:1 where the proposal significantly advances objectives of the OCP and is within 200m of a large urban village
- the Application is not consistent with the *James Bay Neighbourhood Plan* as it relates to land use; however, the OCP provides current direction for land use related to the subject lands (the Neighbourhood Plan envisions expanding the commercial District to the property)

BACKGROUND

Description of Proposal

This Rezoning Application is to remove the subject property from R-2 Zone, Two Family Dwelling District, and to create a site-specific zone to increase the density of the subject property and to permit multi-unit residential uses at this location.

The following changes from the current zone are being proposed and would be accommodated in a new zone:

- increase the density from 0.5:1 to 1.73:1
- permit multiple dwelling units at this location.

A variance to the new Schedule C – Off Street Parking Regulations is also required which, along with a number of siting considerations, is recommended to be addressed through the concurrent Development Permit with Variances Application associated with this property.

Affordable Housing Impacts

The applicant proposes the creation of eleven new residential units which would increase the overall supply of housing in the area. In addition to the bonus density requirements, the applicant is offering to provide two of the eleven proposed units as affordable units, managed under agreement with the Capital Regional Housing Corporation. The affordability of the units would be secured via a covenant on title with the following details:

- first sale of the affordable units to be at 20% less than market value, market value being determined by the Capital Regional District (CRD) (based on an appraisal)
- first and all subsequent sales of the affordable units require a qualifying income level to be determined by the CRD. The qualifying income criteria would provide flexibility that is responsive to market conditions
- second and all subsequent sales of the affordable units to be at 15% less than market value, determined by the CRD (based on an appraisal)
- the units shall be restricted as owner-occupied only
- as part of each sale, the CRD would be entitled to a fee to cover administration costs (somewhere between ~0.5% and 1%).

Appropriate wording to secure the above affordability aspects is provided in the Council motion.

An existing house is currently tenanted on-site and the applicant has indicated that a Tenant Assistance Plan will be submitted to the City prior to the scheduling of a Public Hearing to the satisfaction of the Director of Sustainable Planning and Community Development. Because the tenant assistance policy is newly-adopted, the applicant was unable to provide a plan prior to

the Committee of the Whole (COTW) meeting. However, the applicant has noted that with the purchase of the property in 2017, new tenants were secured with full knowledge that their tenancy was short-term and have signed documents stating such.

Density Bonus Policy

The Application triggers the Density Bonus Policy, which specifies a set rate of five dollars per square foot in the Urban Residential OCP Urban Place designation. This would equate to a bonus density contribution for the density above 1.2:1, or 344.92m² (3,712.69 ft²), totalling \$18,563.45. As per the Policy, this contribution will be directed to the Local Amenities Reserve Fund; however, Council may choose to allocate the contributions elsewhere.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

Active Transportation Impacts

The Application proposes to provide all residents a lifetime membership to the MODO car-share program.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of multi-unit buildings, single-family dwellings, the new Capital Park development and James Bay Village commercial uses to the rear of the site.

Immediately adjacent land uses include:

- multi-unit residential building (2-storeys), James Bay United Church and three single family dwellings to the north
- multi-unit residential building (4-storeys) to the south
- single-family dwelling (2-storeys) to the east
- one and two-storey commercial buildings to the west.

The subject property borders a number of different land use designations in the *Official Community Plan* (OCP, 2012). The James Bay Large Urban Village is located to the west, to the east there is traditional residential, and one property over to the north is the Core Inner Harbour / Legislative Urban Place Designation.

Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R-2 Zone, Two-Family Dwelling District, the property could be developed into a duplex.

Data Table

The following data table compares the proposal with the existing R-2 Zone, Two Family District, and the R3-2 Zone, Multiple Dwelling District, which is a multi-family zone that is common in the area. An asterisk is used to identify where the proposal is less stringent than the R3-2 Zone.

Zoning Criteria	Proposal	Existing R-2 Zone, Two Family District	Zone Standard R3-2, Multiple Dwelling District
Site area (m ²) – minimum	650.79 *	555	920.00
Density (Floor Space Ratio) – maximum	1.73 *	0.5	1.20
Total floor area (m ²) – maximum	1125.36 *	380	780.90
Lot width (m) – minimum	15.25	15	n/a
Height (m) – maximum	15.12	7.6	18.50
Storeys – maximum	5	2	n/a
Site coverage (%) – maximum	74.1 *	40	24.00
Open Site Space (%) – maximum	10.5 *	30	30
Setbacks (m) – minimum			
Front	0.0 *	7.5	12.00
Rear	4.0 *	10.7	7.56
Side (north)	0.08 *	1.5	7.56
Side (south)	2.36 *	3.0	7.56
Parking – minimum	10 *	14	14
Visitor parking (included in the overall units) – minimum	0*	1	1
Class 1 Bicycle parking stalls – minimum	15	14	14
Class 2 Bicycle parking stalls – minimum	6	6	6

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 14th, 2018. A letter from the CALUC dated March 2, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Urban Residential. This designation contemplates low and mid-rise multi-unit buildings up to six storeys with floor space ratios up to 2:1 in this location when the proposal significantly advances the objectives of the OCP and is within 200m of a Large Urban Village. The proposal is for a four- and five-storey building in two separate building masses with a floor space ratio of 1.73:1 and borders the James Bay Large Urban Village.

The Application meets the place character features of the Traditional Residential Urban Place Guidelines and housing policy in the OCP, which support a diversity of housing types to create more home ownership options such as multi-unit residential developments.

Local Area Plans

The land use policies of the *James Bay Neighbourhood Plan* identify the subject property within an expanded commercial core. However, the adoption of the OCP in 2012 provides up-to-date direction for land use which sees the subject property within a transitional urban place designation.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

CONCLUSIONS

The Application meets the place character features of the Urban Residential urban place guidelines and housing policy in the OCP, which support a diversity of housing types to create more home ownership options such as multi-unit residential developments and affordable housing. The provision of affordable housing units over and above the bonus density contribution provides an additional housing option and meets the criteria set out in the Policy to support densities at the upper end of those contemplated in Urban Residential Urban Place Designation. On this basis, staff recommend that Council consider supporting the Application.

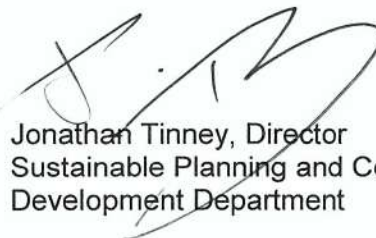
ALTERNATE MOTION

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



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Joelyn Jenkins

Date:

Sept. 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated August 30, 2018
- Attachment D: Letters from applicant to Mayor and Council dated March 22, 2018, May 22, 2018 and August 29, 2018
- Attachment E: Community Association Land Use Committee Comments dated March 2, 2018
- Attachment F: Correspondence (Letters received from residents).



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:

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 - i. reduce the required number of parking stalls from sixteen to ten
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 - 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:

- the Application is consistent with Design Guidelines for *Multi-Unit Residential, Commercial and Industrial Development* (2012) with regard to providing ground-oriented residential units, supplying parking hidden from the public realm and providing sensitive infill
- the variance to reduce the required number of vehicle parking stalls is supportable on the basis of providing car-share memberships to reduce the on-site parking demand
- the variances for setbacks, open site space and site coverage are supportable as a contextual response to the existing site conditions and adjacent buildings.

BACKGROUND

Description of Proposal

The proposal is for a four- and five-storey multi-unit residential building, divided into two separate building masses. Specific details include:

- eleven units in two separate building masses (four and five storeys)
- at-grade parking located behind the main building
- an internal courtyard, elevator and stair accesses
- at-grade, recessed unit entrances with direct ground floor access for two units
- consistent street wall and massing to the adjacent heritage property
- front and back natural light access to all units
- rooftop decks on levels two, four and five, oriented to prevent privacy.

Exterior building materials include:

- predominantly red brick cladding on the north and south elevations of levels two through five, and on the first storey frontage of the east elevation
- dark metal panels on the east and west façades
- wrought iron stairs and walkways.

Landscaping elements include:

- internal courtyard planting including Japanese maples, ferns and climbing hydrangea
- climbing clematis suspended on cables to roof height on the exterior southern brick walls
- extensive rooftop planting on the first storey roof.

The proposed variances are related to:

- reducing the required number of vehicle parking stalls from fifteen to ten
- increasing the maximum site coverage from 60% to 75%
- decreasing the open site space from 20% to 10.5%
- reducing the front yard setback from 5.0m to 0m
- reducing the side yard setback (north) from 2.0m to 0m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The Application proposes to provide all first time residents a lifetime membership to the MODO car-share program.

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.

Advisory Design Panel

The Application was presented to the Advisory Design Panel (ADP) on July 25, 2018 (minutes attached). The ADP passed a motion to recommend to Council to approve the Application as presented.

Regulatory Considerations

Parking Variance

Schedule C of the *Zoning Regulation Bylaw* requires fifteen parking stalls whereas this Application proposes supplying ten. To reduce the demand for parking, the applicant is proposing the provision of lifetime car-share memberships to all first-time residents. The close proximity to the James Bay Large Urban Village and the Capital Park development further support variances from the required parking supply, given that these areas are well served from public transit and provide amenities within walking distance. On this basis, staff recommend for Council's consideration that the variance be supported.

Siting Variances

The front yard setback is recommended as supportable based on the existing street context and adjacent buildings. The building to the north is also at a zero front lot line setback and this Application responds to this condition. The existing street-to-building relationship is a unique feature of this block and provides a character defining element in James Bay that is both successful and creates a transition to the Large Urban Village and Capital Park, just next to this block.

The side yard setback to the north is also a response to the existing site context. Again, the building to the north has a zero side yard setback and the proposal is responding to this condition. On this basis, staff recommend that this variance is supportable.

Although these unique siting requirements could be built into a site specific zone, staff are recommending that they be dealt with as variances to avoid creating entitlements built into a zone, precluding a future review process if the proposal is approved but not built. Using the nearby R3-2 Zone was deemed inappropriate because this Zone was written for larger lots, with the intent of encouraging lot assemblies and a form of development which would not be appropriate within this context. Therefore a site specific Zone that requires larger setbacks than requested by the applicant is proposed, should Council advance this application to a public hearing.

In achieving a consistent street wall with the building to the north, the site coverage and open site space is reduced. The street wall is a single storey component of the proposed building designed specifically to tie into the existing character of the area. Without it, the proposal would be less successful. As such, the reduced open site space and site coverage is recommended as supportable because these two factors are unique to this site and appropriate to be consistent with the guideline objectives for form and character.

CONCLUSIONS

The variances associated with the siting of the building result from achieving a consistent street frontage and existing site conditions and are therefore recommended as supportable. The proposed car-share membership is recommended as a supportable approach to make up the

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.

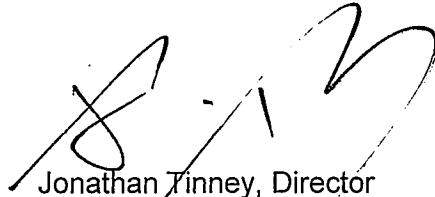
ALTERNATE MOTION

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:

Sept. 13, 2018

List of Attachments:

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

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JULY 25, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM

Present: Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Paul Hammond; Deborah LeFrank; Jason Niles; Stefan Schulson

Absent: Sorin Birliga; Carl-Jan Rupp

Staff Present: Jim Handy – Senior Planner
Miko Betanzo – Senior Planner, Urban Design
Katie Lauriston – Secretary
Devon Cownden – Secretary

2. MINUTES

Minutes from the Meeting held May 23, 2018

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Minutes of the Meeting of Advisory Design Panel held May 23, 2018 be adopted as presented.

Carried Unanimously

Minutes from the Meeting held June 27, 2018

Motion:

It was moved by Paul Hammond, seconded by Jason Niles, that the Minutes of the Meeting of Advisory Design Panel held June 27, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

Justin Gammon recused himself from Development Permit with Variances Application No. 00080 at 12:15 pm.

3.1 Development Permit with Variances Application No. 00080 for 701 Tyee Road

The City is considering a Development Permit with Variances Application for a seven-storey multi-residential building as the final phase of the Railyards development.

- what is the size of the bridge setback?
 - the Right of Way is 18.5m, and there is a 3.5m setback from there to the parking structure
- where is the parking access located?
 - there is shared access with Phase 2 from Central Spur Road
- how will the plantings on the balconies be irrigated, and how will runoff be managed?
 - there will be irrigation on the balconies, and bands will be installed to avoid water dripping from one balcony to another
- what is the slope on the pathway connection to the Galloping Goose trail?
 - some sections are around 10-11%
 - the walkway design is largely set by the existing MDA
- are there stairs in the pathway between Tyee Road and the Galloping Goose trail?
 - the section between Phase 2 and Phase 3 has a consistent 9-11% slope from Tyee Road, and there are stairs at this point
 - there is an alternate pathway around the Tot Lot with an approximate 5% slope from Central Spur Road to the Galloping Goose
- are new trees or restoration being considered for the corner of Bay Street and Tyee Road?
 - trees and shrubs are planned for the area from the intersection to the Vic West plaza
 - the design has already been approved as a part of the MDA
- what is the reasoning behind the significant difference in size between the second and third floor terraces?
 - some second floor units have parking behind them
 - to avoid going to grade, these units were pushed a little further out than those on the third floor
- how will the entrance plaza be used?
 - the Vic West plaza will be actively used as a pedestrian and bicycle entry to the site
 - Mr. Handy clarified that as a part of the MDA, a number of amenities were still required for the project including street frontage, bridge dedication, Bridges Park and the pathway connection. These features have already been approved and any changes would require Council approval
 - the applicant added that changes to the MDA would delay the project by about 6 months
- what is the width of the path connecting the Vic West plaza to the corner?
 - about 2m, surrounded with landscaping to soften the urban edge
- are there physical dividers between units on the terraces?
 - there are physical dividers in addition to the planters
- is a common amenity room included in the project?
 - no; this is not a requirement
 - many outdoor amenities are provided
- what is the main floor elevation relative to the bridge?
 - the main floor is lower than the bridge's elevation; there is a slight slope down to the front door from Tyee Road
- was a lobby or other easily accessible entry to the second level from the lower path considered? How would a resident retrieve their mail?
 - there is a route within the building, through the parkade

- desire for an accurate rendering of the view from the bridge, without the man in the red hat, to illustrate the proposal's size
- appreciation for the effort invested so far, but lacking resolution at the moment
- desire for innovative design as a nod to the closure of the Railyards development.

Motion:

It was moved by Paul Hammond, seconded by Stefan Schulson, that the Advisory Design Panel recommend to Council that Development Permit Application No. 00080 for 701 Tyee Road does not sufficiently meet the applicable design guidelines and polices and should be declined, and the key areas that should be revised include:

- re-examine the east façade to express the organizational element behind the cascading proportions
- develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade
- reconsider the relationship of the second floor balcony to the main entrance
- reconsider the second floor unit design to improve tenant access
- increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents
- explore the materiality of the east façade to support the architectural purpose
- reconsider the size and proportion of the balconies for liveability
- review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space
- consider stronger alignment to the *Railyards Development Guidelines*.

Carried Unanimously

3.2 Development Permit Application No. 000528 for 430 Parry Street

The City is considering a Rezoning and Development Permit Application to allow a four- and five-storey residential building.

Applicant meeting attendees:

D'ARCY JONES	D'ARCY JONES ARCHITECTURE INC.
RYAN GOODMAN	ARYZE DEVELOPMENTS
LUKE MARI	ARYZE DEVELOPMENTS
CHI-LING CHENG	ARYZE DEVELOPMENTS
BIANCA BODLEY	BIOPHILIA DESIGN COLLECTIVE LTD.
KATIE NIKOTA	BIOPHILIA DESIGN COLLECTIVE LTD.

Mr. Betanzo provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the general fit of the building in terms of its height and massing relative to adjacent properties
- the division of the building massing as an approach to increase light access to adjacent properties
- the design of the ground floor unit entrances in terms of being strong entry features and a transition from the public to the private realm.

- if necessary in the future, could the north cut out facing the duplexes be filled in?
 - this would be possible; material could be attached to the brick and this would not diminish the units' liveability.

Panel members discussed:

- recognition as an excellent example of urban infill
- concern for the invasiveness of the proposed bamboo
- desire to review the proposed Japanese Maple, as its size will not give the desired lushness to the central area
- appreciation for the somewhat unusual entry
- concern for visitor wayfinding with no house numbers at the street level, especially for the main residential entrance
- CPTED concerns with the long, dark, enclosed entrance design and recessed vehicle entry
- concern for unwelcoming nature of the metal grate door
- the proposal's industrial feel
- appreciation for the animation brought to the street
- appreciation for the inventive solution to circulation within the building
- the proposal's conceptual strength and rigour in design
- clear expression of character at the street level
- recognition for the proposal's success in maximizing the site and creating a gem
- the proposal as elegant, respectful and innovative.

Motion:

It was moved by Stefan Schulson, seconded by Jesse Garlick, that Development Permit Application No. 00528 for 430 Parry Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of July 25, 2018 was adjourned at 2:45 pm.

Jesse Garlick, Chair



430 Parry Street
Rezoning No.00641





430 Parry Street
Rezoning No.00641





VIEW FROM INTERSECTION OF PARRY & MICHIGAN



SUN STUDY - JUNE 21



SUN STUDY - SEPT/MARCH 21



SUN STUDY - DEC 21



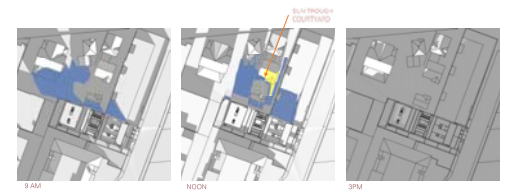
SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - JUNE 21



SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - SEPT/MARCH 21



SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - DEC 21

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



March 22, 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.

3. East
 - (a) Parry Street and then a mix of C-1, R-2, and R-K properties with a Traditional Residential OCP designation.

4. West
 - (a) Shopping centre zoned C1-S (Limited Commercial Service Station) with a Large Urban Village OCP Designation.

As stated, the project site borders the James Bay Village and is less than 60m away from the new Capital Park project adjacent to the Parliament Buildings. The area is predominantly made up of multi-family residential, commercial, community services, 250,000ft² of new office space, and a few interspersed single family homes.

Parry Street itself is also diverse, with a range of housing typologies suitable for a variety of tenures. Together with other important facilities nearby like the James Bay Community Project, 'Five Corners' retail, Capital Park, and Irving Park, our proposed development will provide additional vibrancy in the community while still maintaining contextual continuance in design aesthetic.

The Project

The proposed development is a 13 unit strata building with a gross floor area of 12,206ft² dispersed between two distinct building masses on either side of an interior courtyard and connected by exterior corridors. The front building mass fronting onto Parry Street is a four storey stacked structure with a mix of parking, live/work units at grade, studio units on the second floor, and two storey stacked townhouses on floors three and four. This front building also has a private rooftop amenity space with privacy screens for each of the townhouse owners. The back building is a five storey structure containing parking at grade. The four storeys of residential apartments are a mix of one bedroom townhouses on the second floor and three storey stacked townhouses on floors three, four, and five. A wide range of units are being offered: live/work, studio, one bedroom, two bedroom, and three bedroom. Of which are thoughtfully designed for a diverse demographic and financial range of potential purchasers.

Overall, the development includes:

1. 13 strata units featuring a diverse mix for a broad spectrum of population and incomes
 - (a) Live/Work Unit: 1 (8%), 517ft²
 - (b) Studios Townhouses: 3 (23%), ranging from 447ft² to 475ft²
 - (c) One Bed Townhouses: 3 (23%), ranging from 520ft² to 555ft²
 - (d) Two Bed Townhouses: 3 (23%), ranging from 1065ft² to 1140ft²
 - (e) Three Bed Townhouses: 3 (23%), ranging from 1415ft² to 1530ft²

2. Two building layout featuring private outdoor space and 'front door' entrances for each unit 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) 9 car parking stalls (+ a 10th smart car stall)
 - (b) 26 bicycle parking stalls
 - (c) One Modo car, purchased by developer, with on-street reserved stall
 - (d) Free lifetime Modo membership program tied to strata units

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 unit 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.

More detailed design information has been provided under another letter by the project Architect, D'Arcy Jones.

Transportation & Parking

Transit

The 430 Parry Street location in Victoria is an ideal location for an urban infill townhouse housing. Located in the heart of James Bay the site is a short walk from various transit routes including regional transportation options serviced by # 1, 2, 3, 10, 30, 31, 32, 47, 48, 50, 61, 61x, 66, 72, 75, and 99 BC Transit bus routes.

Cycling

Within 10 minute radius of the site are the Victoria seawall and four types of bike lanes connected to the regional transit options listed above. In addition, the quiet street pattern of James Bay naturally lends itself to informal cycling routes for pleasure or commuter uses.

Walking

Future residents will also find a wide array of commercial amenities and services including 21 restaurants, 92 retail shops, and 43 professional services all within a 10 minute walk shed of the site. As the entire community of James Bay is within a 15 minute walk shed of the site, there are many parks, schools, and recreational opportunities within a short distance of the property.

Private Vehicle

We are proposing to leverage the site's location by actively promoting more sustainable and inclusive transportation modes. We will offer a wide range of transportation demand management initiatives to future residents including significant on-site cycling amenities, the provision of a car-share vehicle and free car-share memberships to all residents. From our research, car ownership is changing and traditional parking rates and demands are no longer in step with market realities. This is supported by the following:

1. ICBC data indicates that the Millennial demographic cohort has a 13% reduction in car ownership rates for the Victoria area. In addition, research out of the US has shown that across the country, there is a 29% decrease in vehicle miles traveled. So not only are millennials owning less cars, they are driving less in favour of alternative forms of transportation such as walking, cycling, and transit.
2. StatCan data shows that within 10 minutes of our proposal, 57% of the residents do not commute by car in favour of alternative forms of transportation which speaks to the sites urban location.
3. A survey of local technology companies employees indicated that only 30% of employees own cars. Preferences are toward compact walkable communities for their day to day transportation needs.

With the above in mind, we are still proposing to provide nine secured parking stalls plus one smart car stall. These parking stalls will be allocated to the one, two, and three bedroom townhouse units (live/work will get smart car stall). The remaining three studios will not have off street parking provided in favour of alternative forms of transportation including the Modo car that will be purchased by the developer and donated to Modo.

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 townhouse units 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.

Community Engagement

We view the community as an asset rather than a hurdle. We build relationships because these are our neighbourhoods. We live and breathe in them. We designed a collaborative process that we hope will lead to a project people look back on with pride.

Below is a summary of our engagement efforts in advance of our development application:

- May 12, 2017: Property introduction to City Planning staff
- May 19, 2017: Property/Concept introduction to the James Bay Neighbourhood Association
- May 19, 2017: Concept introduction to City Planning staff
- Jan. 9, 2018: We presented two options designed on the same grid, a rental building and a strata stacked townhouse option to the JBNA and asked them to choose the option that they felt would be a better asset to the community. The JBNA preferred Option 2, the stacked townhouse design due to it being more suited to young families and to alleviate parking concerns.
- Jan. 17, 2018: Stacked townhouse introduction to City Planning staff.
- Jan. 25, 2018: Information package sent to the Redstone strata owners of 440 Parry Street.
- Feb. 7, 2018: Presented the stacked townhouse design to the owners of Parry Manor at 420 Parry Street. Very positive meeting with nearly unanimous approval for the project. Some tweaks to the northern brick wall were requested which have been incorporated into the submission.
- Feb. 14, 2018: CALUC meeting with the JBNA and community. Over 75 people in attendance of which only 15-20 were there for our proposal (two CALUC's that evening). We received some initial push back relating to the height and parking but as the dialogue continued, opinions began to change until we unfortunately ran out of time. Out of that meeting, we have received over a dozen letters of support from people in attendance which indicated to us that there was support for the project. We made some design changes to incorporate feedback received.

Community engagement doesn't end after the CALUC, we have further meetings with neighbours currently scheduled and will continue to undertake a mail out, door knocking, and private meeting engagement strategy to keep the dialogue going.

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

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

May 22, 2018

Re: 430 Parry Street – Rezoning Prior-to Conditions

To Whom It May Concern:

The following notes are in response to the "*Conditions to be met prior to the Committee of the Whole*" provided by the City of Victoria.

Development Services

1. All proposed parking spaces and drive aisles meet or exceed the sizes required by the City of Victoria Parking Bylaw. Exiting has been addressed in the draft Alternative Solution Report provided by GHL Consultants Ltd. Each of these items has been addressed and should not encumber the processing of this application.
2. Feedback from earlier consultations with the local community group was favourable with respect to the proposed relationship to the heritage property to the north, especially the proposed design's sensitivity to the neighbouring building's one-story brick façade at street level.

The contemporary detailing of the proposed will distinguish it from its neighbour, while it will still relate in materiality and scale at the main floor level with the use some brick. The entry area has been revised to make the street entries to the building more distinct and to increase their street presence.

3. The density and massing change over the existing duplex condition may seem like a large change, however the OCP designation allows for maximum 6 storeys and 2.0FSR. In addition, our proposal abuts James Bay Village, which has an even greater density and height allowances. When we review the site as a function of the designation (future land use) and surrounding current land uses, it is apparent that well-designed infill density will meet a heavily underserved market segment. When we undertook our community consultation, we asked if residents preferred a 'galley' style townhouse project which is a shorter and less dense typology or a taller structure that was architecturally more appealing built at a higher quality.

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The majority favoured the higher quality architecture which has major cost implications as a development. The proposed higher density allows for a range of unit sizes, allowing us to undertake our proposed CRD partnership.

4. Rear decks have been removed from west side of building and the west wall has been pushed a further 14" away from west property line. The fascia is now at 13.1' (4.0M) from the property line and actual face of upper floors is at 14.66' (4.47M).

5. We agree to provide the Bonus Density requirement of \$5/per square foot. In addition, we will be selling the three one-bedroom units at 15% below market value, which will be secured by a covenant that will be managed by the CRD. This covenant will also restrict the future resale value of the units to ensure ongoing affordability. Two different brokerage firms have provided sale values, and have estimated this reduction to be valued at \$225,000.

6. ARYZE Developments has reached out to various parties to see if there is interest in moving the house.

7. We have included an April (spring) shadow analysis showing the difference between a 3 storey reference case and our proposed design. As shown, the change is minimal however modifying the project to a 3 storey structure would mean a complete redesign of the project as the current design is not adaptable to a reduced building height design.

8. In order to provide absolute privacy to the neighbouring buildings, the proposed has been revised to have no windows on side walls. The scale and quality of the brick facades and well as the planted courtyard will provide visual interest to the neighbours while maintaining their privacy. In addition to this, the intent is to have climbing plants on the south walls of the building to further improve the outlook of the neighbouring residential building.

9. A rendered view from Michigan will be distributed digitally once the revisions are deemed acceptable to proceed.

10. The circulation required to access underground parking on this site make it not feasible as it would consume the bulk of the parking spaces. In addition, the poor soil conditions would require sheet-pile shoring that would require us to encroach 20-40cm onto the adjacent properties. Both neighbouring properties have existing structures or concrete retaining walls on the property line that make this method of shoring. The proposed parking maximizes the number of spaces provided with minimal impact on the neighbours and maintains enough program at the ground floor of the building for a suitable street presence.

11. As proposed, the parking spaces and drive aisles meet or exceed the bylaw requirements. An analysis has been shown on the site plan illustrating that there is ample space for a vehicle to do a 3-point turn even when the parking lot is fully occupied. The current parking area has a ratio of 10 parking for 11 units (reduced from 13). With the reduction in units, the provision of affordable units, and the inclusion of an additional parking stall, we will no longer be offering the purchase of a Modo car. That said, we will still offer each strata unit a lifetime membership to the Modo carshare program.

12. Per comments, the small car space has been removed and replaced with additional maneuvering area. An additional regulation parking space has also been added.

13. The ground floor unit has been replaced with street oriented entries and living spaces for two two-storey dwelling, which will replace the the three small units at the second story. This will provide more life at the street with three strongly articulated entries as well as a fourth swing door to the parkade.

14. The front decks on the building should not pose privacy issues for the neighbors to the north. The floor level will be at approximately the same elevation as the neighbor, preventing oversight and giving a neighbourly feel rather than a wall. In addition to this, a potted tree along this side will provide screening and sightlines from within the proposed unit will be blocked by the curve of the brick.

15. The parallel parking spaces along the south P/L are required in order to maximize the number of spaces. A high quality fence will be installed to the south of them and planting is proposed to be at either end of them in order to reduce their impact on the neighbor. Their location at the south-east side of our lot puts them right up against the zero-lot-line parking access ramp of the neighbor, meaning they have little to no impact on the neighbours use of their yard.

16. Per comments, trees have been added to the landscaping at the west end of the parking lot in order to provide privacy and a green outlook for the rear units.

17. English Ivy has been removed from the plant list.

Transportation:

18. The bicycle parking at the head of motor vehicle stalls was provided in addition to the required number of bicycle stalls. They have been removed.

Underground Utilities:

19. Included in this re-submission is a draft sewage attenuation report.

20. Parking count does not exceed 10 spaces so no storm water treatment is required.

Parks:

26. No changes required.

Permits and Inspections:

27. See Alternative Solutions report prepared by GHL Consultants.

28. No exterior stairs or landings are higher than 10m above lowest level, therefore no 1.5m guards are required.

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

August 29, 2018

Re: 430 Parry Street – Rezoning Revisions

The following notes in conjunction with the updated drawing set represent all proposed changes to our original Rezoning and Development Permit application for 430 Parry Street. These are our responses to the “Conditions to be met prior to the Committee of the Whole” that was provided by the City of Victoria.

Drawing Revisions:

1. Main floor Unit 1 (“Live/Work”) was removed, replaced with two street-oriented entries for two new two-level units (#101 and #102). Second floor units #201 and #203 have been redistributed to units #101 and #102.

Changes to Floor Area calculations reflect the redistribution of this floor area, as well as other nominal changes for building code and technical reasons.

2. Height adjusted by 4” in order to allow for appropriate roof drainage.
3. Per revision #1. Unit count has been reduced from 13 to 11 units. Two eastern units at second floor replaced with two larger units.
4. Parking revised to eliminate small car space and add an additional bylaw compliant parking space, for a total of 10 parking spaces. Bike parking removed at head of parking spaces. ~~12~~ 15 bicycle parking spaces provided within development and 6-rack provided to public at front of development.
5. Decks removed from west side of building and west wall pushed a further 14” away from west property line. Building fascia now at 13.1’ (4.0M); actual face of upper floors at 14.66’ (4.47M) from west property line.

3” (0.08M) setback introduced at north side of building for construction tolerance, south setback adjusted to reflect this.
6. A turn-radius analysis has been added to the site-plan based on the turning radius of a standard vehicle. A clear area allowing for additional maneuvering space has also been provided.
7. Windows at south façade of building removed. Climbing vine plants added at this façade. See A7.2 and Landscape drawings.

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8. Street facing main floor façade changed. Four swing doors now face the street; two with direct access to units; one as main public entry and a secondary entry to parking area.
9. Adjustments made to height of brick on all sides of building incl. addition of soldier course at the base of brick.
10. Additional trees have been added at the west end of property.
11. Additional exterior egress path added at third storey.
12. 3 additional long-term biking parking spaces added within storage room to meet requirements of newly issued Schedule C.
13. Rendering illustrating pedestrian eye-level perspective of 430 Parry and surrounding context from the intersection of Michigan and Parry.
14. Shadow studies as showing impact of 430 on neighbouring context, including preserved sunlight not impacted by 430 Parry.

Note: Several of these changes are noted numerous times with the drawing set.

Comments on other items:

Massing:

The massing of the proposal was sensitively carved to be a good neighbor in multiple ways. The south side steps away from the neighbouring apartment building's parkade ramp. This will allow for more light to reach the north facing units in this neighbouring building, and leave a garden where crawling vines can add texture and beauty to the south brick wall of our proposed building. Facing Parry, 2 unit doors and common door are set back from the plane of the zero lot line heritage building to the north, to soften the streetscape and add hospitable rain protection at the doors. The second level is aligned w/ the heritage brick building, is similar brick. The glass at these residential levels is aligned with the more modern second floor at the neighbouring building to the north, to maintain privacy at both buildings. Our proposed building's 3rd and 4th floors come towards the street a bit, to highlight the new modern expression of our proposal, but mostly to let a central courtyard to occur to let light into the neighbouring single family property with multiple small buildings. A deep cut into the centre of our proposed building lets almost the exact same light hit the backyard of this property the north that occurs today. This major break in our proposal's massing also benefits the apartment building to the south. Lastly, the west façade is pulled away from the lot line, to let large trees grow up in between, to shade this façade in the summer. The small amount of area that is on the 5th level of our proposal is back from the street and will not cast impactful shadows on the site to the north, evidenced by the included sun studies.

Bonus Density:

We agree with the bonus density provision.

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Existing Building:

We have been in contact with Nickel Brothers regarding moving the house, but do not have a finalized plan in place.

Shadow analysis:

We have included a shadow analysis of a 4 and 5 storey building, since the shadows cast are virtually identical to the ones a 3 storey building would cast. Our proposal's massing has been massaged to ensure that the minor 5th storey does not negatively impact the neighbouring property to the north. For reference, the blue toned areas are new shadows our proposal creates, and the yellow areas show where open sky sunshine is preserved, through the careful design of our proposal's stepped and inset massing, and its central courtyard.

Privacy analysis:

We have removed all windows on the south building wall which negates the requirement for a privacy analysis. None of the residential units in our proposal will look into the windows or sundecks of the neighbouring property.

Underground parking:

Due to poor soil conditions and the small site, underground parking would result in less parking and also require encroachment onto the neighbouring properties to install sheet piles for shoring. Both the north and south properties have concrete / structural elements that cannot be moved to allow this encroachment, therefore an underground parking structure is technically not possible.

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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:

[REDACTED] >

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 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."*

Newport
EST. 1978

2045 Cochran Bay Rd., Victoria, BC V8R 5G1 Tel. 250.538.2220 Fax. 250.538.8713 www.newportbc.ca


February 6, 2018

To Whom It May Concern:

RE: Development Proposal 430 Parry Street, Victoria BC

This letter is on behalf of Grady O'Neill, 225 Menzies Street, who suggests that parking is a real need and that they should not be allowed more units than parking spots.

Thank you.



Jennifer Spinks
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 renoviction, 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

FEBRUARY 15TH 2018

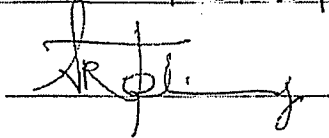
To:
430 Parry: Project Support Letter

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.

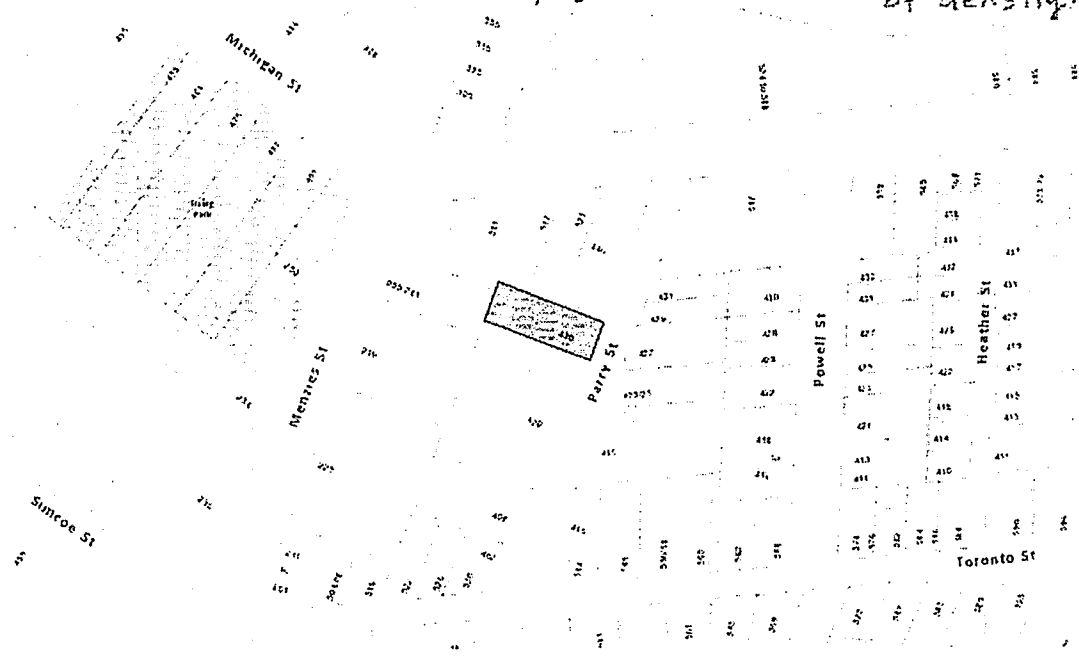
Name: ALEXANDER TELISZELISKY

Address: 556 Toronto St. VICTORIA V8V 1P2

Signature: 

TEL. [REDACTED]

I was pleasantly surprised at how well this site specific infill project integrated with the existing street scape (material, color, 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.

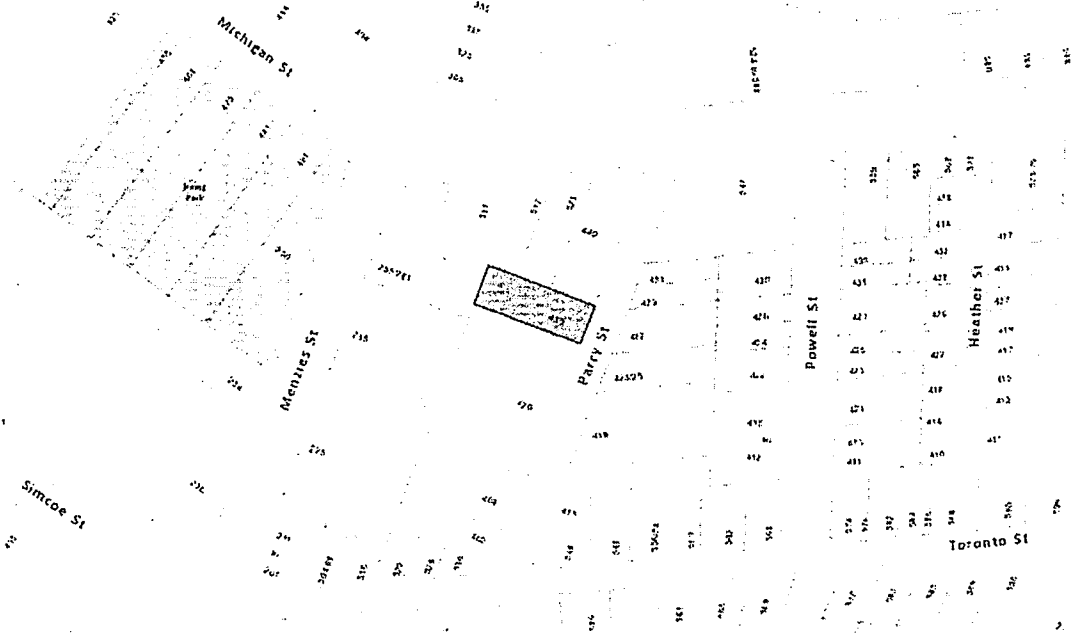
Name: Christanne O'Carroll

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 the 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.

Name: VALERIE ELLIOTT

Address: 416-355, MENZIES STREET.

Signature: Valerie Elliott



ARYZE



430 Parry: Project Support Letter

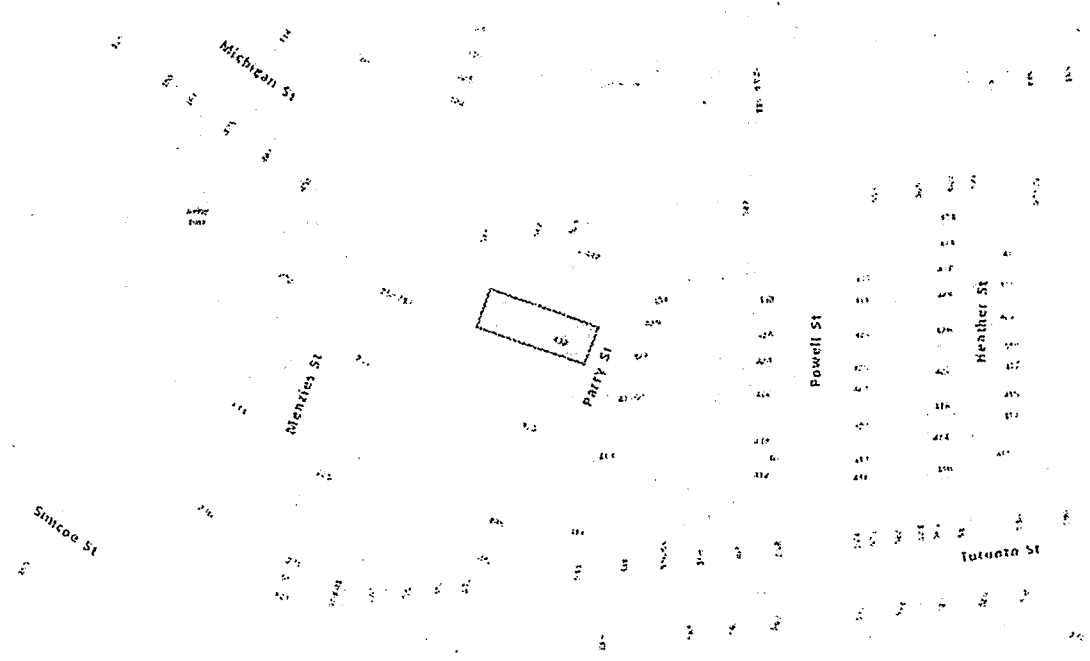
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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

Name: DIANA SHWIDER

Address: 308-420 Parry St

Signature: Diana Shwider





430 Parry: Project Support Letter

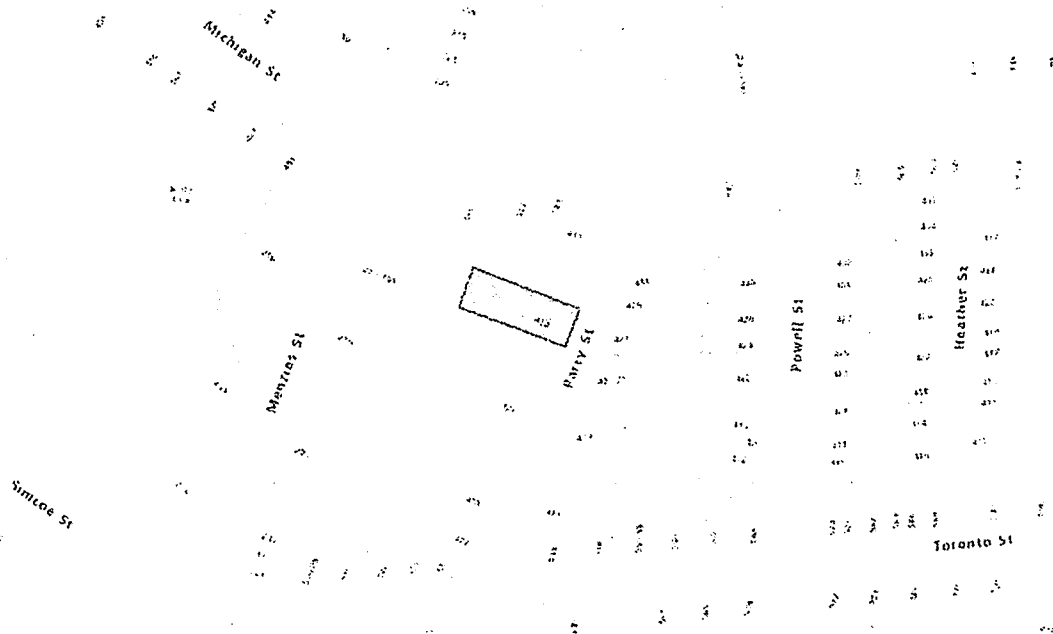
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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

Name: MAYA IWATA
#103

Address: 420 PARRY ST. VICTORIA

Signature: 岩田 摩耶



ARYZE

 **PURDEY**
GROUP

430 Parry: Project Support Letter

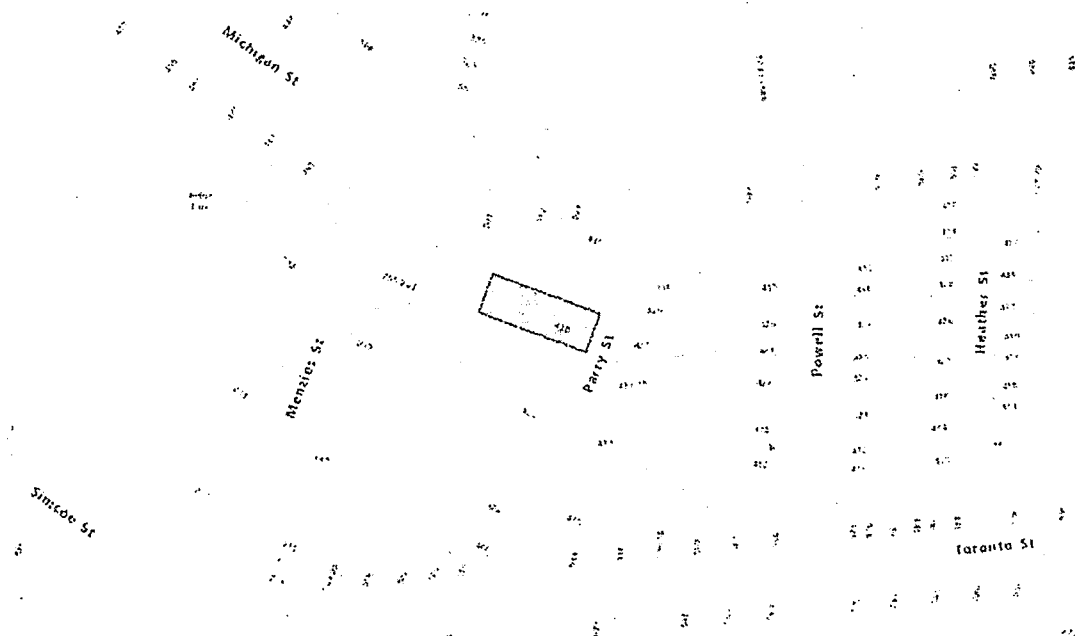
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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: 



With Thanks, X
430 Parry: Project Support Letter

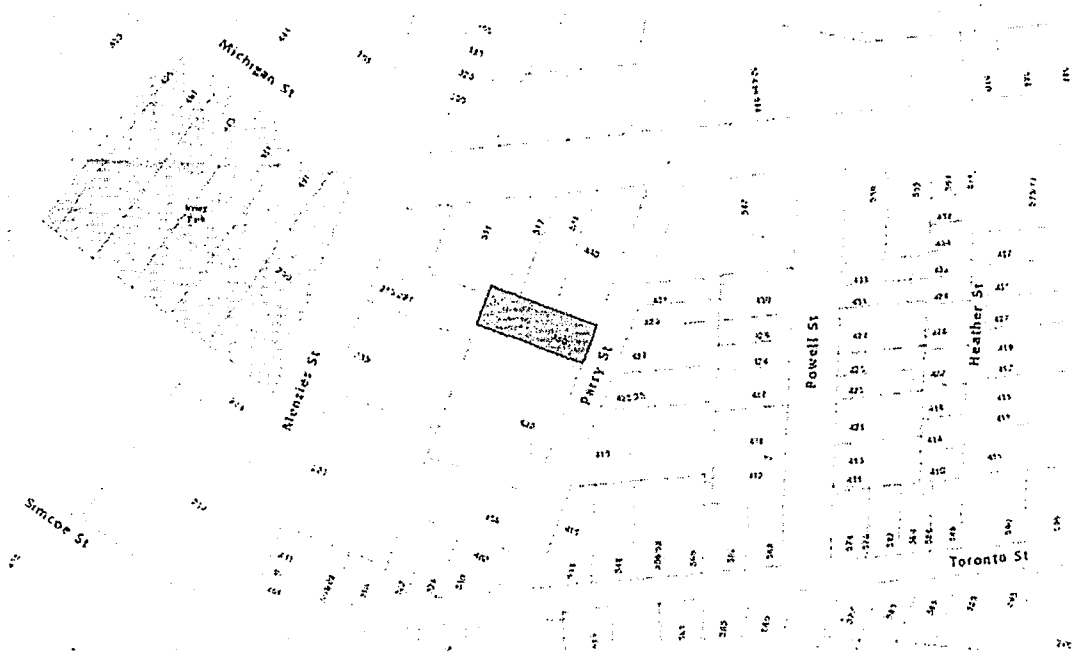
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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, 2018th at mtg. with Luke Maci*

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

Signature: D. Biddlecombe





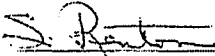
430 Parry: Project Support Letter

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 - #402-420 PARRY ST, VICTORIA, BC)

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

Signature:  Feb 21, 2018



430 Parry: Project Support Letter

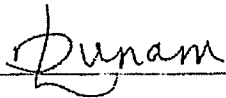
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

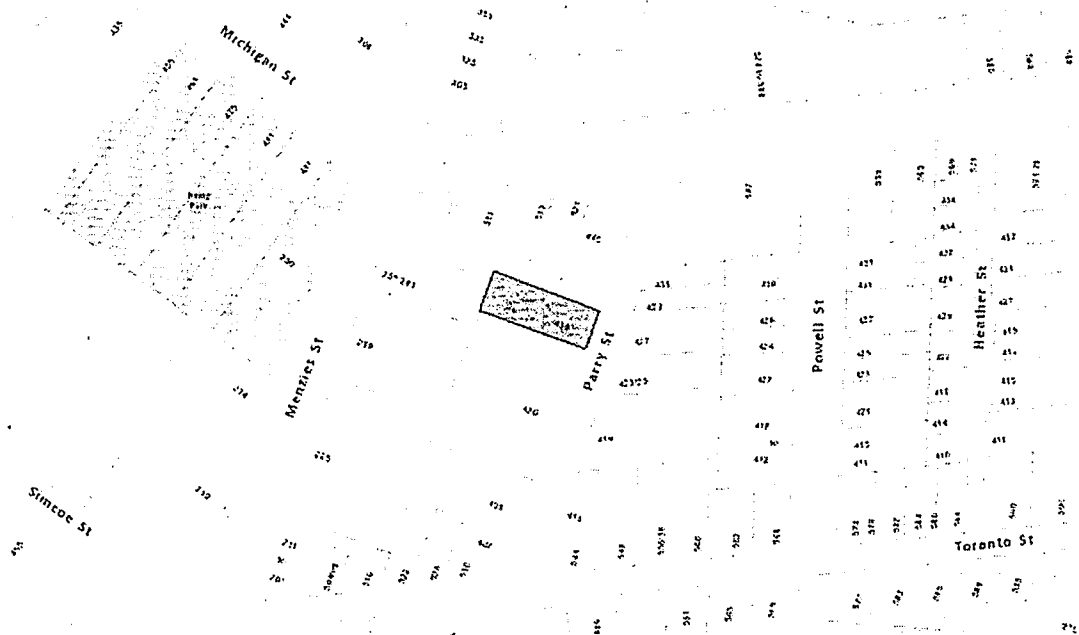
By signing below, we would like to indicate our support for the development proposal located at 430 Parry Street.

Name: DOUG LUNAM

Address: 511 MICHIGAN ST.

JAMES BAY UNITED
CHURCH

Signature: 



430 Parry: Project Support Letter

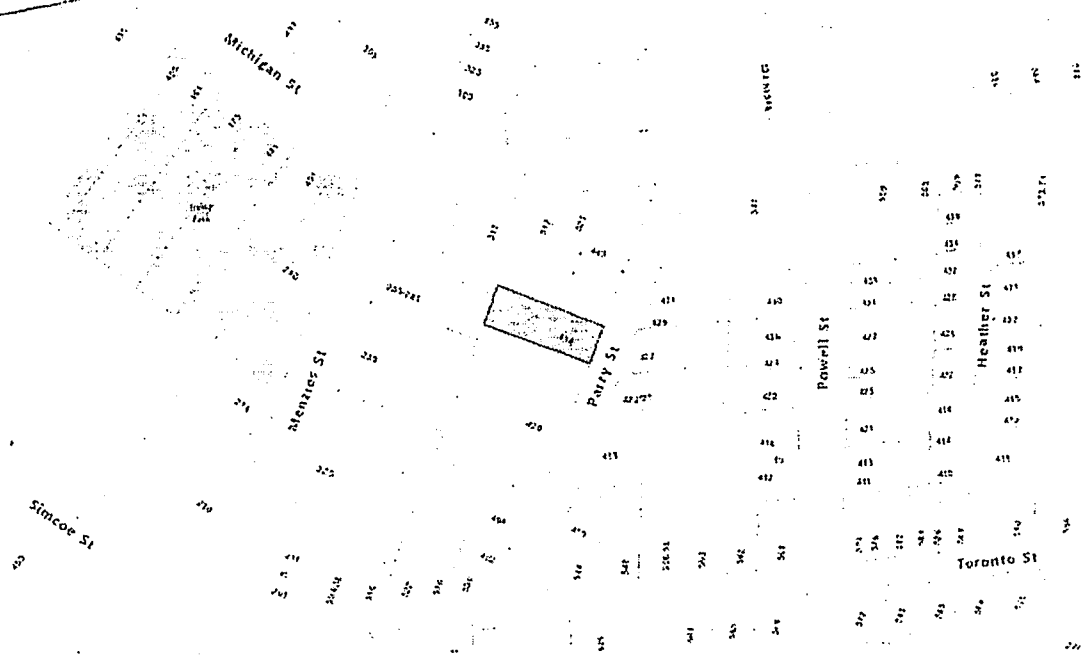
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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

Name: Cameron Glazier

Address: Unit 407-420 Parry St
Victoria BC, V8V 2K7.

Signature: 




430 Parry: Project Support Letter

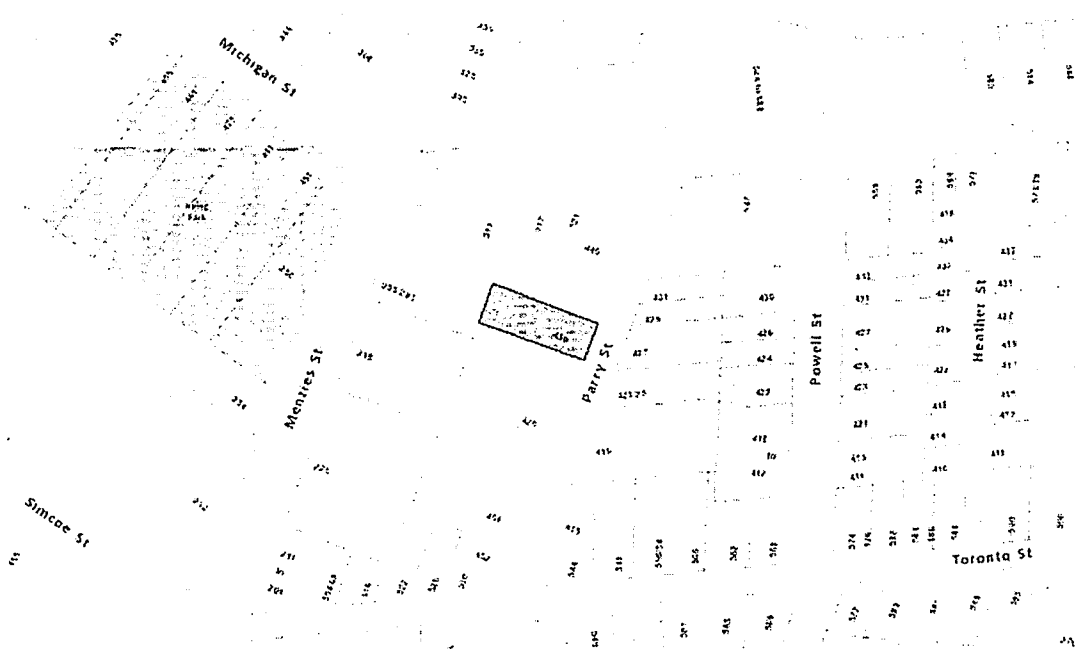
Project Description: To rezone 430 Parry Street in order to facilitate the development of a 13 unit stacked townhouse project with underbuilding parking.

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.

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.

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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,

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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- **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,

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.

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.

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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,

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.

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,

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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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.

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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,

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,

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,

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,

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,

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,

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,

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,

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,

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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,

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,

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,

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,

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.

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
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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,

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,

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.

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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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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.

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.

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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.

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.

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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.

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.

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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

September 15, 2018

Dear Mayor and Council,

RE: Development Proposal for 430 Parry Street

As a notified and interested owner of a house located at 415 PARRY Street, I had attended a community meeting of the James Bay Neighbourhood Association on February 14th 2018. During the meeting THE PURDEY GROUP and ARYZE DEVELOPMENTS presented a development proposal for 430 PARRY STREET. At first glance, their project had seemed to me to have been almost overly ambitious in its reach; and yet, I admired its proposed design in form, massing and materials. These qualities illustrated an evident desire of the proponents to create a project that would fit into the existing fabric of our neighbourhood.

Since then, the ARYZE and PURDEY GROUP have refined their proposal with constructive changes to the number and type of residential units as well as improvements to parking. Significantly, this infill project now offers a diverse choice of housing and live-work arrangements which, if built, will provide the amenity of increasing the efficiencies within our Urban Residential neighbourhood. I commend them for this creative approach while building infill density, and I wholly support them in their effort.



Alexander Teliszewsky

556 Toronto Street,
Victoria, BC. V8V 1P2

Brian Goodman
447 Oswego St
Victoria, BC
V8V 2B9

September 16, 2018

RE: Townhome Development by Aryze Developments and Purdey Group at 430 Parry St.

Dear Mayor and Council,

I was notified by Aryze developments and Purdey group of their plans to develop 430 Parry St in James Bay and have been following their progress in the community via their Talk to Aryze engagement efforts.

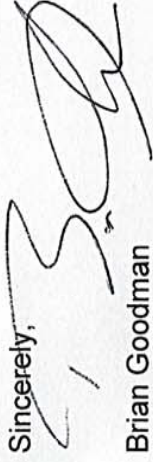
I am an owner of an Aryze townhome in James Bay and wanted to provide a character reference for the development group and speak to the quality of their projects and team. Aryze carefully designed the project as a sensitive infill development and constructed my home with high quality materials that are standing the test of time. While the project has a modern design, it not only fits into the character of the neighbourhood, but has greatly enhanced the surrounding area.

430 Parry is only a few blocks away from my townhome at 447 Oswego and I strongly support its addition to my neighbourhood and community. Aryze is deploying a similar, thoughtful and considerate approach to this project and I am very excited about the design and feel of the concept being proposed. It's the right type of project for James Bay - rooted in our past with a design that exemplifies tasteful modern touches that point toward our future.

I strongly support the project at 430 Parry and would encourage Mayor and Council to view this as a template for how small scale sensitive infill projects should be executed.

Thank you for your time.

Sincerely,



Brian Goodman



Monica Dhawan

From: Katie Yakovleva <noreply@123formbuilder.io>
Sent: Sunday, September 16, 2018 6:03 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,

Katie Yakovleva

1-2738 Fifth Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Mandy Renneberg <noreply@123formbuilder.io>
Sent: Monday, September 17, 2018 6:42 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,

Mandy Renneberg

1 - 821 Tyee Rd, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Rezoning/ Development Permit
for
430 PARRY STREET







CONTEXT - AERIAL



CONTEXT – EXISTING SITE & NEIGHBOURS



420 PARRY - SCALE



511 MICHIGAN - CHARACTER



440 PARRY - DETAIL



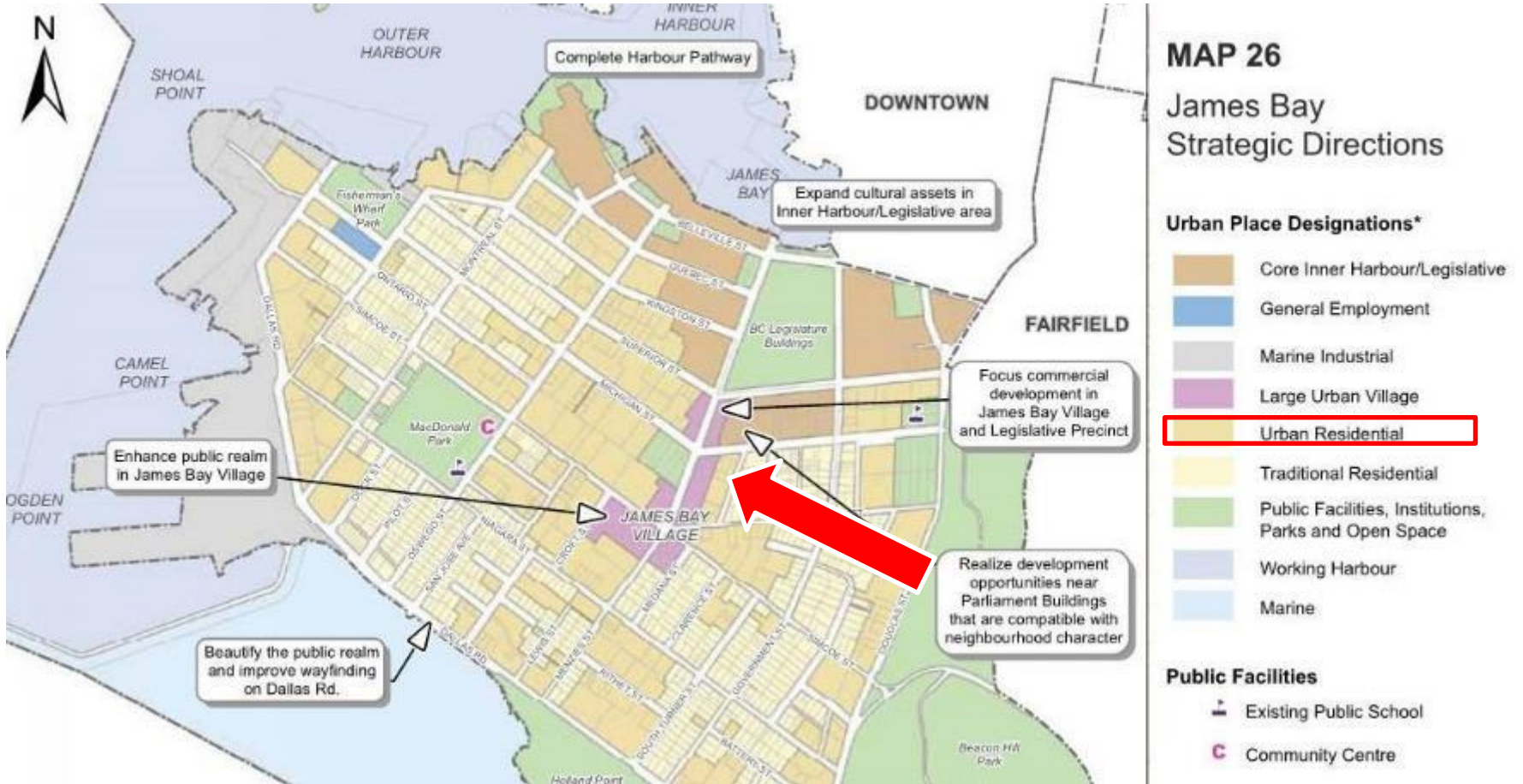
440 PARRY – MATERIALITY, CHARACTER, FRONTAGE



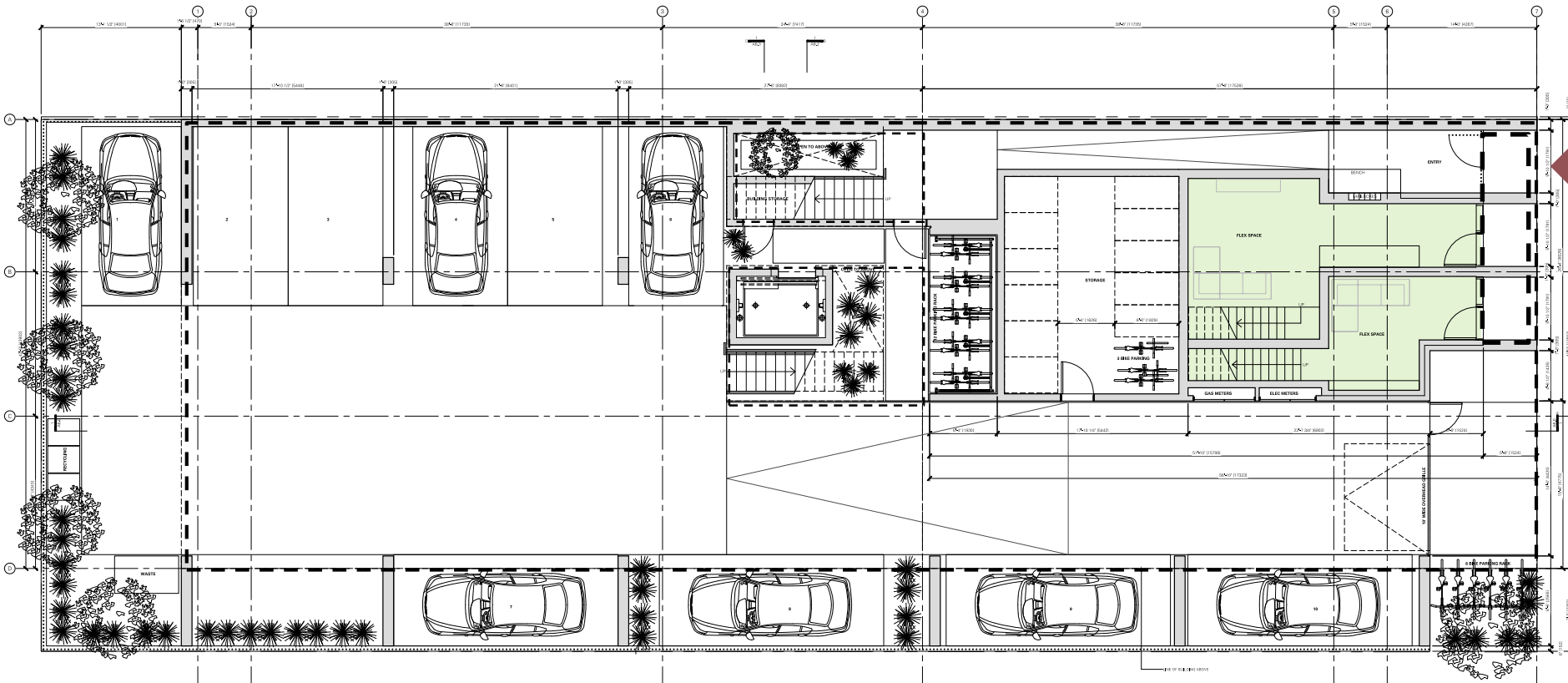
CAPITAL PARK – SCALE

CONTEXT - BUILT

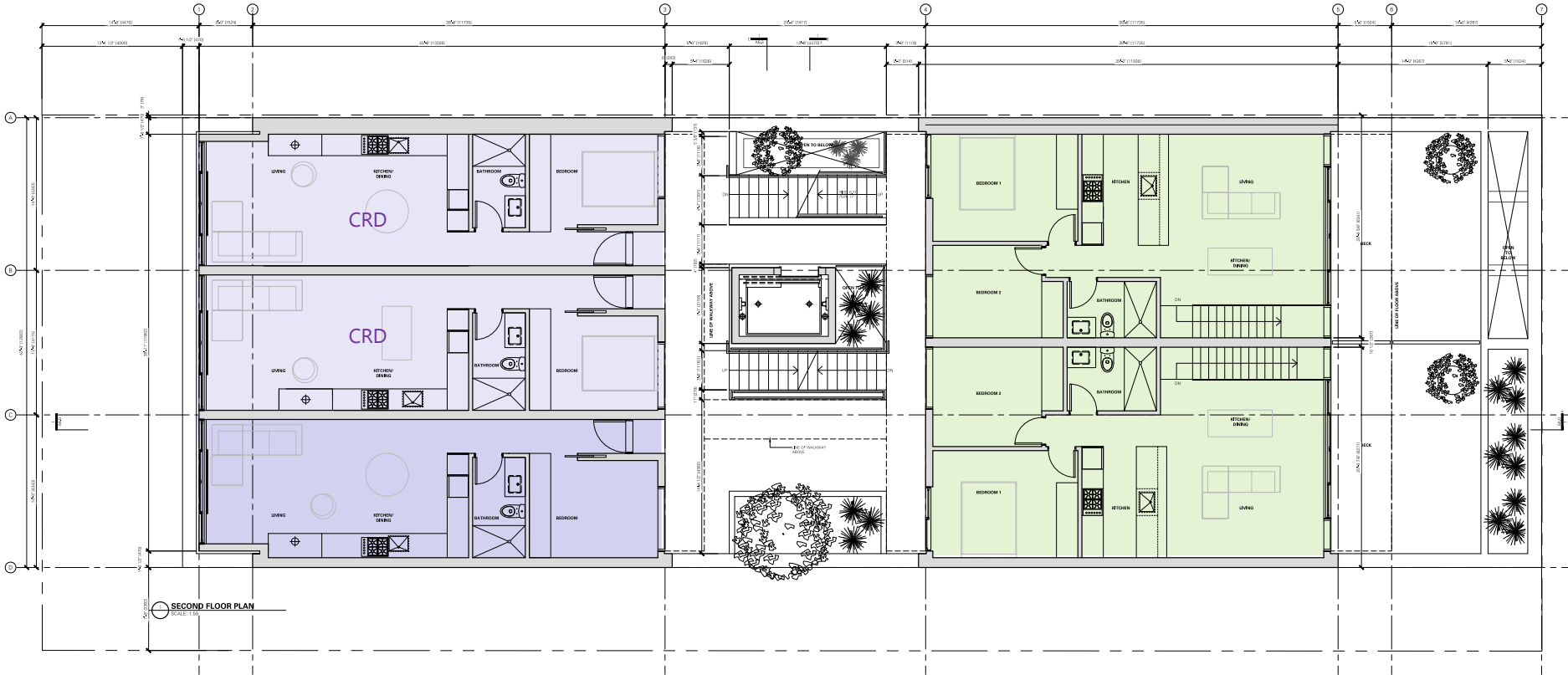
Official Community Plan Map



Ground Floor



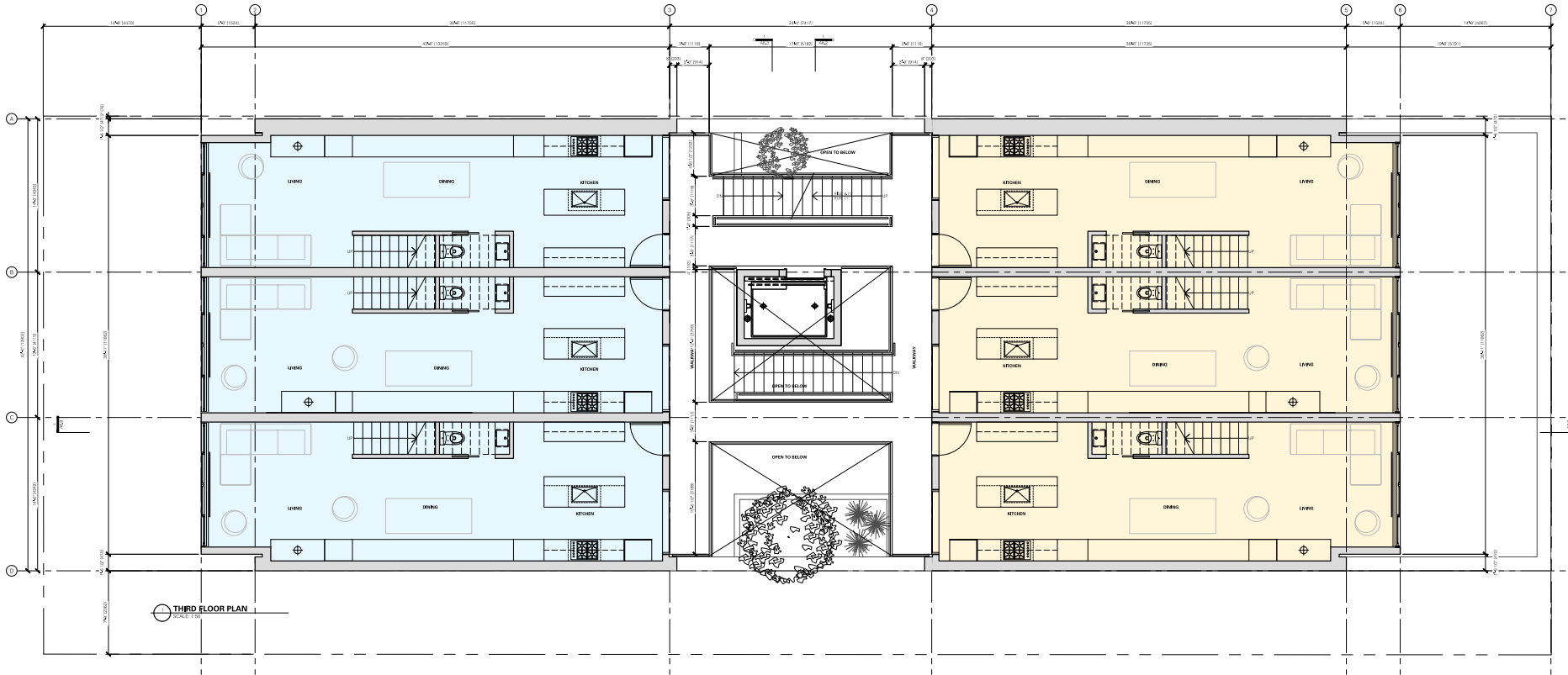
Second Floor



2 BED + DEN (Ground –Oriented)
1 BED (incl. 2 CRD units)

SECOND FLOOR PLAN

Third Floor



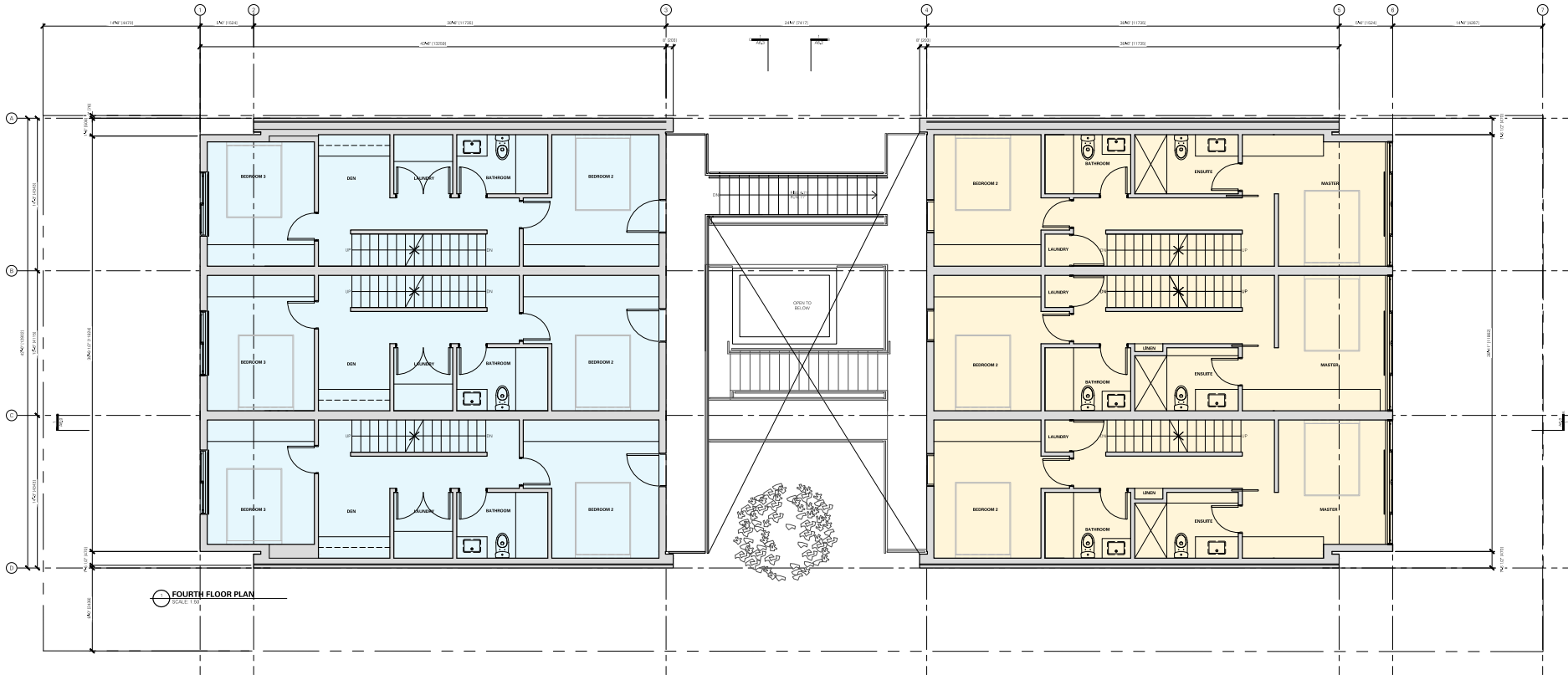
THIRD FLOOR PLAN
SCALE 1:50

2 BEDROOM
3 BEDROOM + DEN

THIRD FLOOR PLAN



Fourth Floor

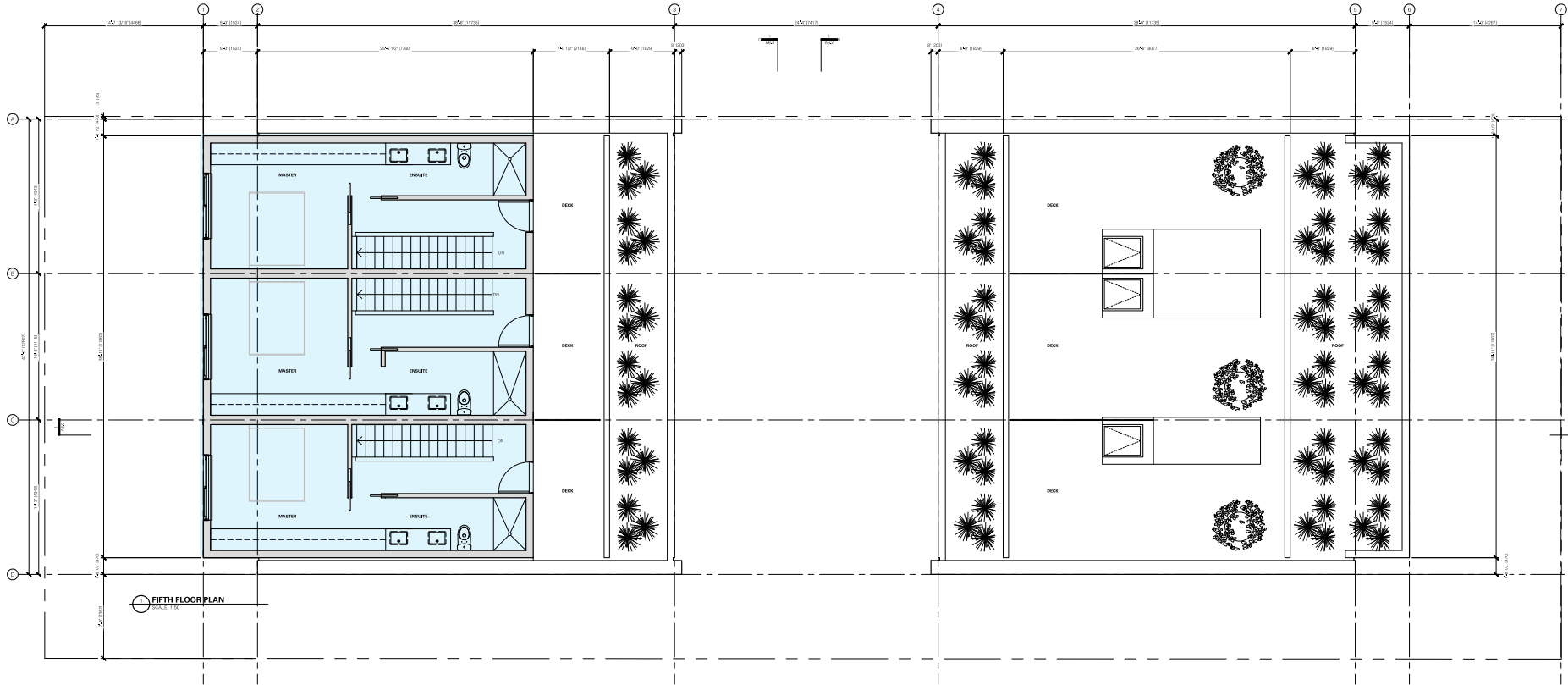


FOURTH FLOOR PLAN

2 BEDROOM
3 BEDROOM + DEN

FOURTH FLOOR PLAN

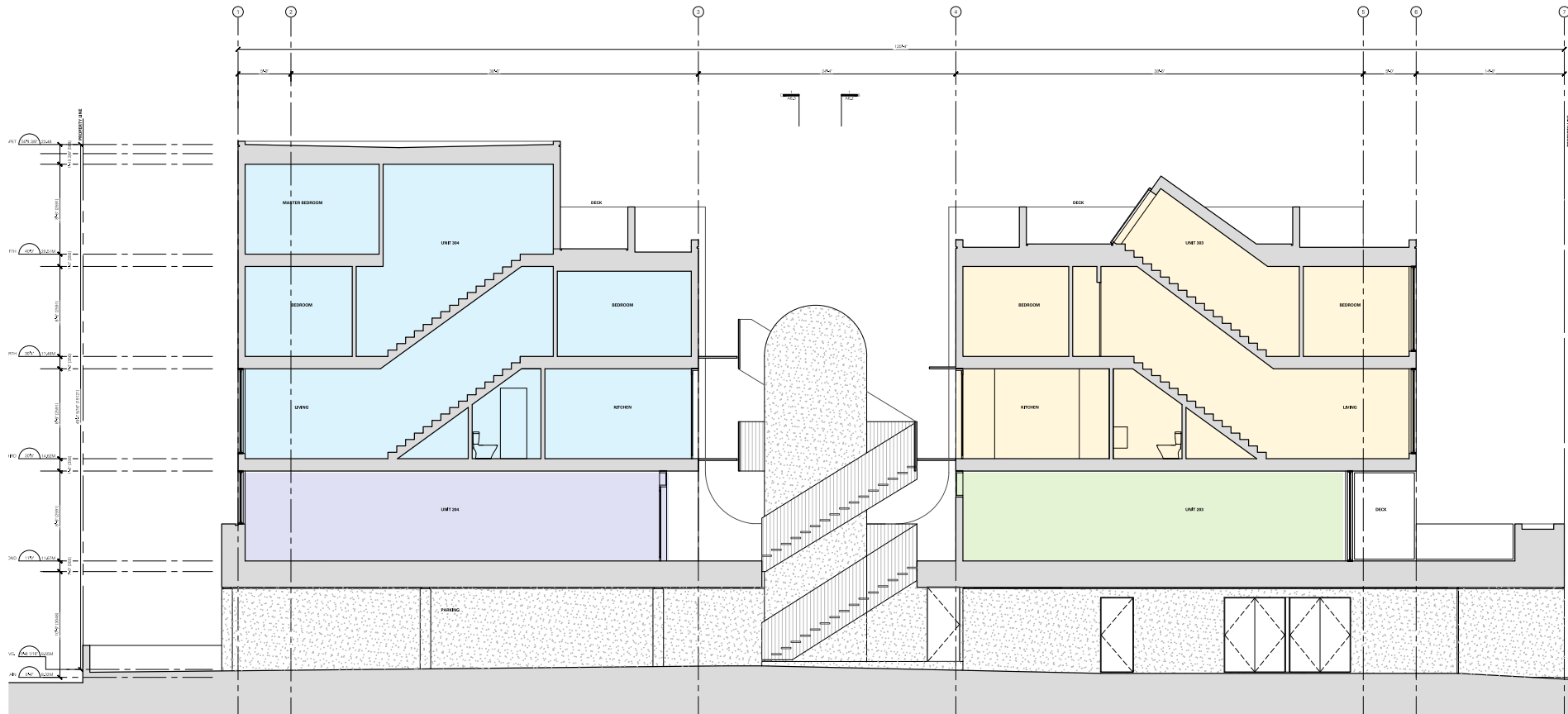
Fifth Floor



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



STREET ELEVATION



Carex comans 'Blaze Form'

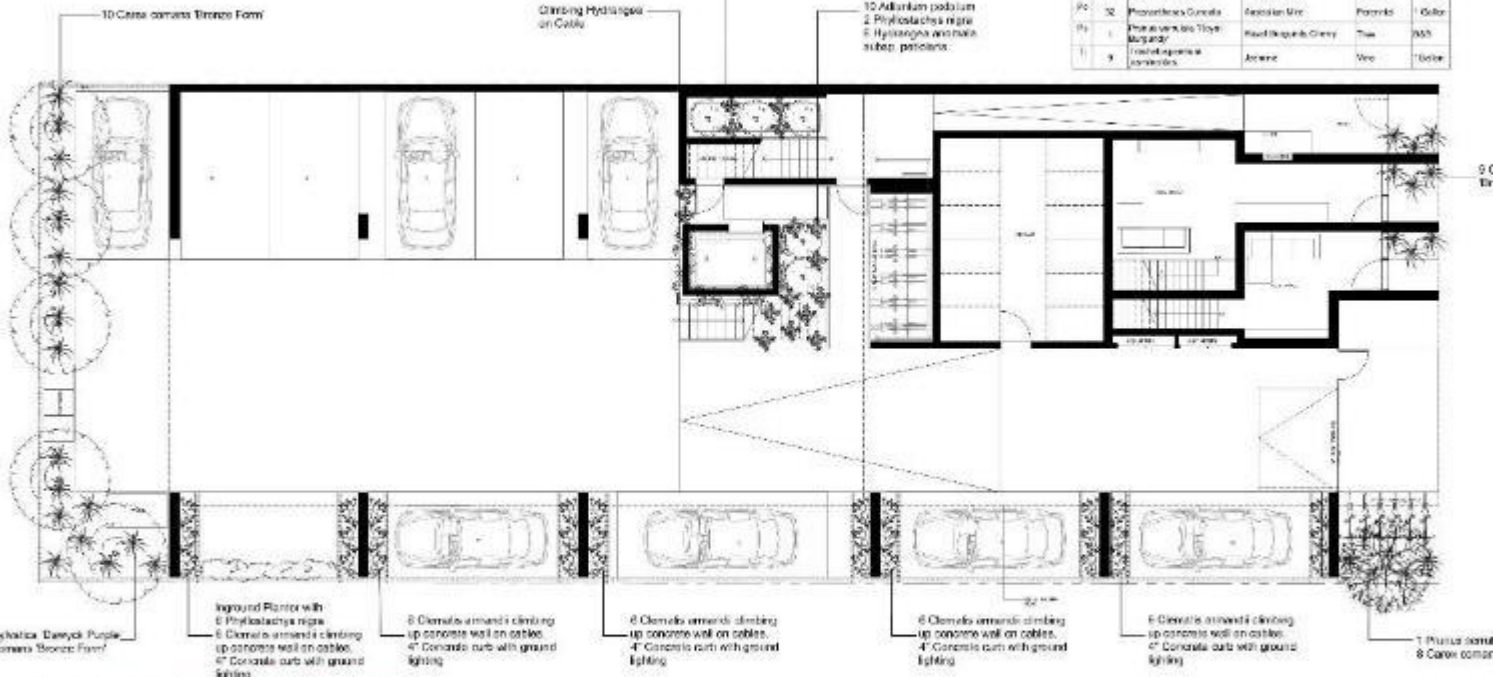


Adiantum pedatum



Phyllostachys nigra

A	4	Acacia paniculata 'Selys'	Selys acacia	Male	1100	1000
A	32	Adiantum pedatum	Madonna Fern	Perennial		1' Yellow
A	31	Arundo donax 'Saxifraga'	Reed	Grass	1000	1' Yellow
A	21	ASTRITA LILIBONDA 'Purple Queen'	Star Queen Aster	Perennial		Yellow
B	3	Malva	Malva	Shrub	1000	1' Yellow
C	24	Clonaria amandii	Evergreen Clematis	Vine		Yellow
D	30	Clonaria amandii 'New Dawn'	New Dawn Clematis	Vine		Yellow
E	5	FRAXINUS EUROPAEA 'MAYOR'	Major European Beech	Tree	1000	
F	5	Hydrangea corymbosa 'Lilacina'	Lilac Hydrangea	Vine		Yellow
G	14	Phytolacca sp.	Black Chokeberry	Shrub	1000	Yellow
H	32	Phytolacca cornuta	Spicebush	Perennial		Yellow
I	1	Prunus cerasus 'Troy'	Troy Burgundy Cherry	Tree	1000	
J	8	Prunus domestica 'Eldorado'	Amelia	Vine		Yellow



Asplenium Platyneuron Purple
Carex comans 'Blaze Form'

Inground Planter with
6 Phyllostachys nigra
6 Clonaria amandii climbing
up concrete wall on cables
4" Concrete curb with ground
lighting

6 Clonaria amandii climbing
up concrete wall on cables
4" Concrete curb with ground
lighting

6 Clonaria amandii climbing
up concrete wall on cables
4" Concrete curb with ground
lighting

6 Clonaria amandii climbing
up concrete wall on cables
4" Concrete curb with ground
lighting

6 Clonaria amandii climbing
up concrete wall on cables
4" Concrete curb with ground
lighting

1 Prunus cerasus
8 Carex comans



Prunus sibirica 'Dorothy Plum'



Prunus cerasus 'Troy Burgundy'



Climbing Clonaria amandii on cables



Climbing Hydrangea

LANDSCAPE – MAIN FLOOR



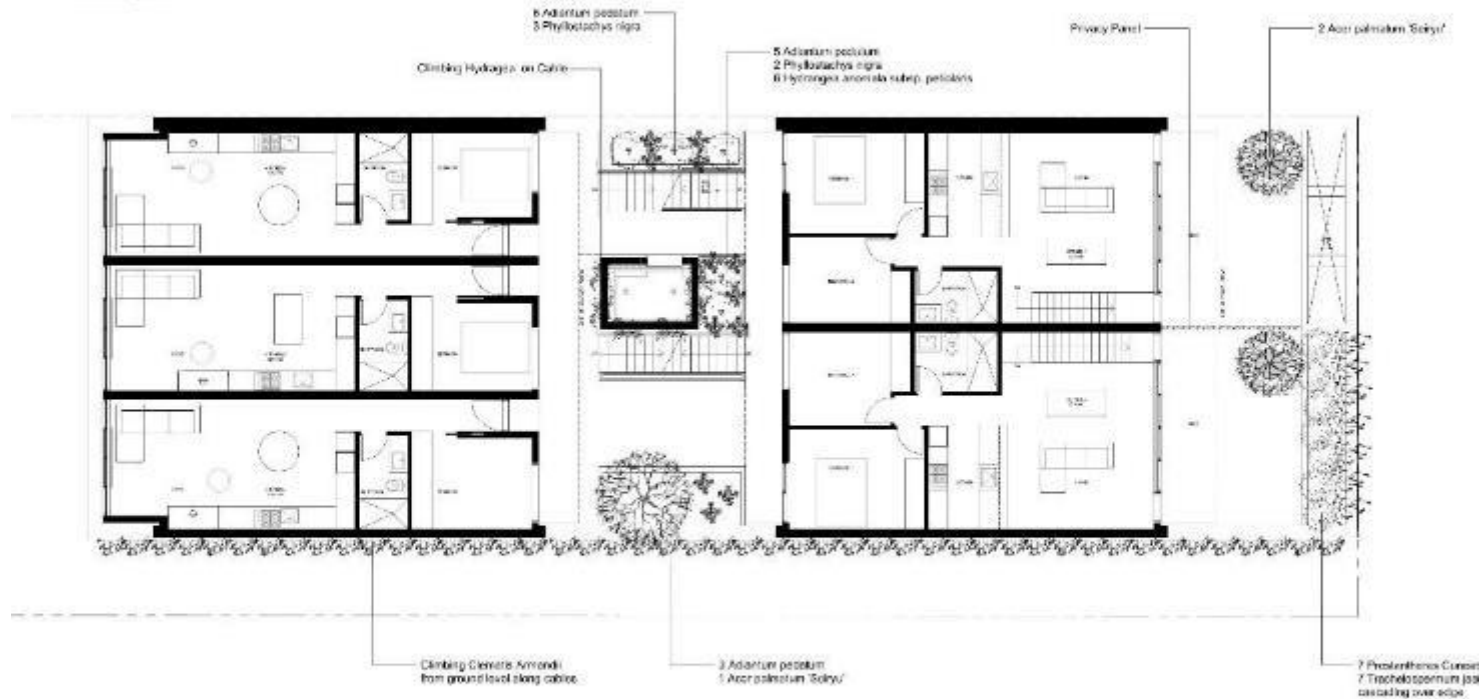
Metal Privacy Fence



Acer palmatum 'Scolyi'



Metal Planter

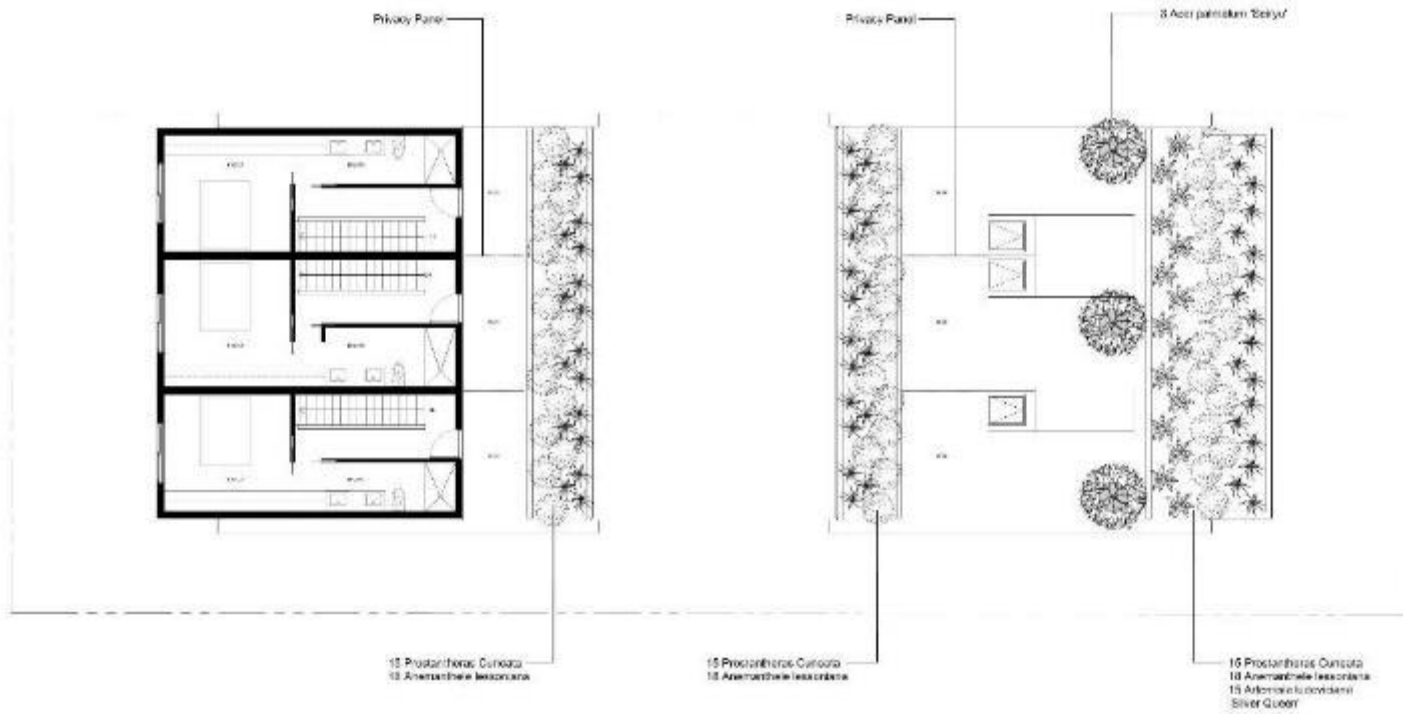


Phoradendron Canadense

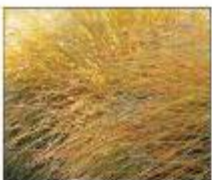


Trachelospermum jasminoides

LANDSCAPE – SECOND FLOOR COURTYARD & PATIOS



Prostanthera Cuneata



Anemathale lasiocarpa



Antennaria dioica
'Silver Queen'

LANDSCAPE – ROOF PLAN



AERIAL VIEW



VIEW FROM N-E



STREETSIDE ENTRY VIEW



VIEW FROM S-E



COURTYARD VIEW FROM SOUTH



COURTYARD VIEW FROM MICHIGAN STREET



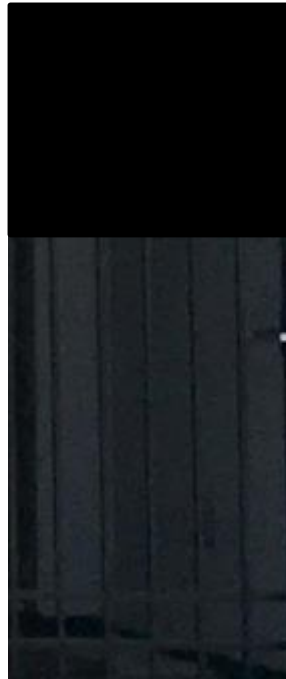
VIEW FROM CORNER OF PARRY & MICHIGAN STREETS



UNITED CHURCH DETAIL



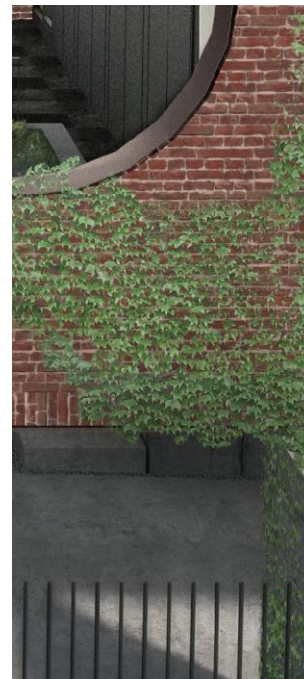
440 DETAIL



IRON/
BLACK METAL DETAILS



BRICK DETAIL



DETAIL GUARD, CLADDING
& CURVE



DETAIL CORNICE, SOLDIER
COURSE & CONTEMPORARY
BASE

Pamela Martin

From: Molly Vermeulen <noreply@123formbuilder.io>
Sent: September 4, 2018 12:44 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,

Molly Vermeulen

1510 Edgemont Rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Jackson A Leidenfrost <noreply@123formbuilder.io>
Sent: September 4, 2018 3:13 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,

Jackson A Leidenfrost

Shawnigan Lake

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Katherine Davies <noreply@123formbuilder.io>
Sent: September 4, 2018 3:14 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,

Katherine Davies

152 Olive Street (Fairfield)

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Victoria Mayor and Council
Sent: September 6, 2018 8:59 AM
To: Public Hearings
Subject: FW: I want to support the project on 430 Parry Street

From: kurt filan
Sent: September 5, 2018 9:32 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,

kurt filan

2741 Dewdney st. victoria bc

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Victoria Mayor and Council
Sent: September 7, 2018 9:49 AM
To: Public Hearings
Subject: FW: I want to support the project on 430 Parry Street

From: Ron M Smith
Sent: September 7, 2018 8:36 AM
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,

Ron M Smith

308 Montreal Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: D <noreply@123formbuilder.io>
Sent: September 11, 2018 7:58 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,

D

270pallisier

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Peter Machnee <noreply@123formbuilder.io>
Sent: September 13, 2018 9:30 AM
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,

Peter Machnee

320 Henry St. Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Anthony Maguire <noreply@123formbuilder.io>
Sent: September 13, 2018 4:14 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,

Anthony Maguire

353 Linden Avenue, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: noreply@123formbuilder.io
Sent: September 13, 2018 4:11 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Name	Anthony Maguire
Email	[REDACTED]
Address	353 Linden Avenue, Victoria, BC
Terms of Service-Opt out of future updates from TalktoAryze	no

Pamela Martin

From: Public Hearings
Subject: RE: Mayor and Council email FW: I want to support the project on 430 Parry Street

From: Laura Yoo <noreply@123formbuilder.io>
Sent: September 11, 2018 1:05 PM
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,

Laura Yoo

312 Niagara St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Sam Edney <noreply@123formbuilder.io>
Sent: September 4, 2018 8:35 AM
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,

Sam Edney

105 - 1765 Oak Bay Avenue Victoria BC V8R 1B8

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Aralee Johnson <noreply@123formbuilder.io>
Sent: Friday, September 07, 2018 8:33 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,

Aralee Johnson

599 Crossandra Crescent

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Hanny Buitenwerf <noreply@123formbuilder.io>
Sent: Friday, September 07, 2018 4:42 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,

Hanny Buitenwerf

2373 Lam Circle Victoria BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Daniel Opden Dries <noreply@123formbuilder.io>
Sent: Saturday, September 08, 2018 8:28 AM
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,

Daniel Opden Dries

1052 Clare st

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Gregory Manzon <noreply@123formbuilder.io>
Sent: Saturday, September 08, 2018 6:40 AM
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,

Gregory Manzon

915 McClure St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Sarah Mari <noreply@123formbuilder.io>
Sent: Saturday, September 08, 2018 8:20 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,

Sarah Mari

1605 Foul Bay Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: John Bidlake <noreply@123formbuilder.io>
Sent: Sunday, September 09, 2018 9:59 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,

John Bidlake

712 Wilson St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Robert Morris <noreply@123formbuilder.io>
Sent: Monday, September 10, 2018 12:11 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,

Robert Morris

553 Raynor Avenue

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Victoria Mayor and Council
Sent: September 14, 2018 9:39 AM
To: Public Hearings
Subject: FW: I want to support the project on 430 Parry Street

From: Kurtis Clark
Sent: September 14, 2018 9:39 AM
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,

Kurtis Clark

1007-707 Courtney Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Public Hearings
Subject: FW: Mayor and Council email FW: I want to support the project on 430 Parry Street

From: Chris Young <noreply@123formbuilder.io>
Sent: August 31, 2018 4:14 PM
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,

Chris Young

881 Pepin Crescent

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Emily Schulz <noreply@123formbuilder.io>
Sent: September 7, 2018 10:13 AM
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,

Emily Schulz

201-610 Johnson street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Pamela Martin

From: Stephanie Lefebvre <noreply@123formbuilder.io>
Sent: September 7, 2018 10:47 AM
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,

Stephanie Lefebvre

431-425 Simcoe St. Victoria BC V8V4T3

Sent from TalktoAryze.ca, talk@talktoaryze.ca