



James Bay Neighbourhood Association

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Victoria, B.C., Canada

www.jbna.org

November 21st, 2018

Mayor and Council
City of Victoria

Re: 561-565 Toronto Street

Dear Mayor and Council,

The James Bay Neighbourhood Association community meeting to consider the development permit with variances for 561 and 565 Toronto Street was held on October 10, 2018. Prior to the general meeting, members of the JBNA Development Review Committee met with Conrad Nyren, Magellan Holdings Ltd, and Will King, Waymark Architects, to review the proposal and confirmed that this project will be within height allowance, with application for nominal set back variances. There was general approval of the building architecture.

Mr. Nyren provided the following information at the October 10, 2018 meeting:

- Plan is to demolish 2 existing houses to build 4 story condos.
- Property is already zoned R32 so no rezoning involved.
- Working within height allowance, seeking nominal set back variances.
- 4 storeys, 24 units, suites range 550 to 650 sq ft. 13 one bedroom suites, 7 two bedrooms, 4 one bed+ den. Market rate condos for sale.
- Units above parkade - 22 parking stalls. Bicycle storage on site 24 stalls plus 12 wall mounted stalls for total 36 bicycle stalls. 1 storage locker per unit
- Landscape plan includes 6 raised beds for gardening and small green space.

Comments from those attending the October 10, 2018 meeting focused on parking and vehicle egress given the potential blind spots for vehicles and pedestrians.

Attached please find an excerpt of the General Meeting minutes regarding the proposal as well as questions and comments from residents which were submitted before the meeting as well as the minutes from the September Development Review Committee pre-meeting.

Sincerely,

Tim VanAlstine,
JBNA CALUC Co-Chair

Cc: Miko Betanzo, Cov Senior Planner
Conrad Nyren, Magellan Holdings Ltd.

APPENDIX – CALUC 561-565 Toronto Street

Questions/comments:

- Q: Too many houses in James Bay are being demolished. What's wrong with the existing houses?
- A: Creating 24 new residential housing in place of 2. Houses can't be moved due to configuration of the roadway, too narrow but will be salvaged.
- Q: How many units in current houses?
- A: Both are single family. 1 house is divided into 3 suites.
- Q: How many parking spaces and how many bike spaces?
- A: We are complying with the City's current requirements for parking with 22 parking stalls 33 bikes stalls
- Q: Concerned about access to underground parking and exiting onto Toronto.
- C: Cautionary note that the property to the right has their garage built to property line – and exiting parkade will be challenging.
- Q: Will there be any traffic calming to slow down cars exiting to street?
- A: The action of exiting will provide traffic calming
- Q: Are there going to be any rentals?
- A: Only if purchasers rent them out.
- Q: As the developer you have the first draft of the by-laws; are asking that no AirB&B be permitted in strata.
- A: Could be a recommendation. We will consider.
- C: Lots of pedestrian traffic on Toronto St. I offer a cautionary note again of exiting of vehicles – maybe a caution light or domed mirrors be installed.
- C: Wants to echo some remarks regarding the underground garage exit and the above ground garage on the property to the immediate right. This is not only the safety of vehicles but that of pedestrians as well.
- A: We will look into that issue. It might be a mirror, or some kind of light. We will definitely look into it.
- C: Would really appreciate some more articulation and definition of the exterior of the building in that it will be in place for 60+ years – hope to break up the plain art surface
- A: We think that the ground floor entrances will add to the definition of the building and will soften the street view
- Q: Waste management concerned about the bins being placed on the street, jamming of street, noise as well a concern.
- A: Will have a chat with the waste management providers to see if concern is addressed by truck coming into parkade.
- Q: Will there be parking in front of building?
- A: Currently 1 hr parking
- C: Suggest will need additional parking for visitors.
- A: Will be visitor parking in parkade
- Q: Will entry to parkade be graffiti proof? Will there be a green roof?
- A: Believes for insurance purposes, a green roof over residential area is not permitted.
- C: Menzies building above liquor store has a planted material on the roof and there is residential below – and property is insured.
- A: Currently there are no plans to install a green roof – the landscaping is being constructed to address water flow and run off based on by-laws
- C: Comment for city lives across from building – Toronto is termed a secondary connector – its narrow with parking on one side – encourages people to move very quickly down street – would like city to place calming mounds in the 500 block of Toronto with a 30k speed limit
- C: Appreciate that you have made the effort to inform the residents although you had no requirement to do so as rezoning of land is already established.

DRC meeting September 18/09

Conrad Nyren, Will King - Waymark Architects
Tim Sommers, Tim VanAlstine, Linda Carlson, Trevor Moat

R32 zone. 1.5 FAR (floor area ratio). No rezoning involved.
Working within height allowance, seeking nominal set back variances.
4 stories, above parkade. 24 units, 22 parking stalls so short 2 parking stalls according to Schedule C. 22 parking stalls meets parking requirements for village core area, but not for the residential.

Existing tenants: 2 families. Single woman rents out rooms as vacation rentals. Other tenant has purchased home.

Existing owners have rights to decide to demolish or recycle. No plan to move houses.

Planning department interested in maintaining street interaction. Design to have street front entrances, patios.

Suites range 550 to 650 sq ft. 13 one bedroom suites, 7 two bedrooms, 4 one bed+ den.

Market rate condos (\$360K 1 bed), rentable but for sale. Units include washer/dryer.

Zoning does not permit short term vacation. Developer will not add any prohibition against short term rental, will rely on owners to adhere to bylaws.

Landscape plan includes 6 raised beds for gardening and small green space.

Base is dark grey brick, white stucco finish on body with cedar insets and cedar soffits. Each suite area is identified in exterior with windows, balconies, and cedar insets. Balconies have cedar trim to sit with windows and balconies against white stucco.

Balconies are 6x5. Sufficient for bistro table and 2 chairs, but not sufficient for storage. There will be prohibition against bicycles, freezers etc. being stored on the balconies.

Trevor questions if architectural articulation can be provided on the street front? Conrad suggested the different materials are intended to address the need.

Bicycle storage on site 24 stalls plus 12 wall mounted stalls for total 36 bicycle stalls.
1 storage locker per unit 4x4x8