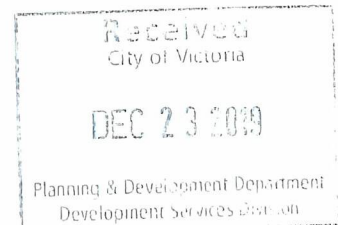


924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778-432-3550
e. arcata@telus.net

December 18, 2019
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 431 Parry Street Proposed Development

Dear Mayor and Council,



Introduction

The proposed development is a sensitive infill which seeks to improve an under utilized parking lot by providing a single family home and a legal market rental basement suite in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 431 Parry Street is a legal nonconforming lot that dates back to the original street layout of James Bay and is currently used as a parking lot. Zoned as R-2 Two Family Dwelling, the property has never had any built structures on it and is surrounded by the following conditions:



The site is adjacent to James Bay Village and half a block from the Capital Park Development. These areas offer access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Parry Street is diverse and has a range of housing typologies suitable for a variety of tenures, our proposed development will add additional housing options in the community while maintaining a design aesthetic complementary to the immediate context.

Variations

The site area is approximately 249.4 sq.m. with a street frontage of 9.15m. The lot does not meet the minimum site area or width under the R-2 zone. Additionally the required setbacks of R-2 would result in a floor area which does not conform to the required minimum. If the R-2 zone required setbacks were to be relaxed the allowed FSR would be exceeded, triggering a rezoning. The R2 zone allows the permitted uses under R1-B. The variations requested are therefore based on the requirements of the R1-B zone.

Under the R1-B zone the required setbacks would create an allowable building envelope of 3.74m x 12.57m (12’3” x 41’3”), resulting in a maximum building footprint of only 46 sq.m. (495 sq.ft.) with an interior width of 3.32 m (10’10”). The relaxations requested for setbacks would allow for a more typical narrow lot width and floor area similar to that of the R1-S2 small lot zone. The proposed residence will have a living area of 127.5 sq.m. (1,372 sq.ft.) over two storeys with a 45.2 sq.m. (486 sq.ft.) legal basement suite.

The setback variations requested are as follows:

| | Allowed (R1-B Zone) | Proposed |
|---------------|---------------------|----------|
| Front | 7.5 | 4.14 |
| Rear | 8.28 | 4.42 |
| Side North | 3.0 | 2.0 |
| Side South | 1.5 | 1.2 |
| Side Combined | 4.5 | 3.2 |

Design Rationale

The design of the proposed single family home draws inspiration from the form of the buildings in the immediate area. Specifically, the historic Redstone Building and the future Rotunda development which lie directly across the street, as well as the flat roof form of the James Bay Community Project (JBCP) building bordering the northern edge of the property.

The massing of the proposed residence forms a transition between the traditional pattern houses at the southern end of Parry St. and the JBCP building at the northern end while also being complementary in form to the multi-family residential buildings that define the western boundary of the street.

The material palette is refined and limited consisting of two primary materials—stucco, and western red cedar, both contextual references to the site’s surroundings. This ensures that the established quality level of materials remains consistent on Parry St. For example, the front facade has large amounts of glazing which brings an element of lightness and transparency to the street edge while defining and creating a welcoming front door. The front facade is further articulated with cedar accents and by stepping the upper level back 3m creating an appropriate scale along the streetscape. Western red cedar is the primary cladding on the back facade. The side elevations are finished with a high quality stucco rain screen system referencing the materiality of the JBCP

building. Punched openings in the side elevations were carefully placed and sized to respect neighbours privacy and limit overlook.

Policy Framework

Our proposal is consistent with the OCP James Bay Strategic Directions and align with the following:

- 21.16.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
- 21.16.5 Continue to support sensitive infill.

Additionally, the creation of a new a single family home and rental suite supports the growth management goal of having 40% of new population by 2041 occurring in Large Urban Villages. Our site is adjacent to the James Bay urban village and is only 70m from the Urban Core southern boundary, therefore it is ideally located to help support this objective. Furthermore, the infill project helps enhance the City's sustainability goals as follows:

- Our proposal is family-oriented and provides a market rental suite contributing to the diverse mix of housing typologies characteristic of the area. This is an essential component for a vibrant, mixed-used urban village.
- Daily destinations are walkable supporting a multi-modal lifestyle.
- The site is adjacent to transportation options including a transit corridor, well-developed sidewalk network, and is in close proximity to the expanding bicycle network.

Conclusion

Our proposal takes an under utilized parking lot and transforms it into a single family home and rental suite thus adding to the diverse range of housing typologies in the area while aligning with the OCP goals and strategic directions. It is our hope that providing additional housing we can help contribute to the positive growth and vitality of the James Bay Neighbourhood.

Yours truly,



Larry Cecco, MRAIC, AIA int.

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December 10, 2019
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 429 Parry Street Proposed Development

Dear Mayor and Council,

Introduction

The proposed development is a sensitive infill which seeks to improve an under utilized parking lot by providing a single family home and a legal market rental basement suite in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 429 Parry Street is a legal nonconforming lot that dates back to the original street layout of James Bay and is currently used as a parking lot. Zoned as R-2 Two Family Dwelling, the property has never had any built structures on it and is surrounded by the following conditions:



The site is adjacent to James Bay Village and half a block from the Capital Park Development. These areas offer access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Parry Street is diverse and has a range of housing typologies suitable for a variety of tenures, our proposed development will add additional housing options in the community while maintaining a design aesthetic complementary to the immediate context.

Variiances

The site area is approximately 273.2 sq.m. with a street frontage of 9.15m. The lot does not meet the minimum site area or width under the R-2 zone. Additionally the required setbacks of R-2 would result in a floor area which does not conform to the required minimum. If the R-2 zone required setbacks were to be relaxed the allowed FSR would be exceeded, triggering a rezoning. The R2 zone allows the permitted uses under R1-B. The variances requested are therefore based on the requirements of the R1-B zone.

Under the R1-B zone the required setbacks would create an allowable building envelope of 3.74m x 15.25m (12’3” x 50’), resulting in a maximum building footprint of only 57.9 sq.m. (623 sq.ft.) with an interior width of 3.32m (10’10”). The relaxations requested for setbacks would allow for a more typical narrow lot width and floor area similar to that of the R1-S2 small lot zone. The proposed residence will have a living area of 154.3 sq.m. (1,660 sq.ft.) over two storeys with a 58.6 sq.m. (630 sq.ft.) legal basement suite.

The setback variances requested are as follows:

| | Allowed (R1-B Zone) | Proposed |
|---------------|---------------------|----------|
| Front | 7.5 | 3.79 |
| Rear | 8.28 | 4.71 |
| Side North | 1.5 | 1.2 |
| Side South | 3.0 | 2.0 |
| Side Combined | 4.5 | 3.2 |

Design Rationale

The design of the proposed single family home draws inspiration from the form of the buildings in the immediate area. Specifically, the historic Redstone Building and the future Rotunda development which lie directly across the street, as well as the flat roof form of the James Bay Community Project (JBCP) building bordering the northern edge of the property.

The massing of the proposed residence forms a transition between the traditional pattern houses at the southern end of Parry St. and the JBCP building at the northern end while also being complementary in form to the multi-family residential buildings that define the western boundary of the street.

The material palette is refined and limited consisting of two primary materials—stucco, and western red cedar, both contextual references to the site’s surroundings. This ensures that the established quality level of materials remains consistent on Parry St. For example, the front facade has large amounts of glazing which brings an element of lightness and transparency to the street edge while defining and creating a welcoming front door. The front facade is further articulated with cedar accents and by stepping the upper level back 3m creating an appropriate scale along the streetscape. Western red cedar is the primary cladding on the back facade. The side elevations are finished with a high quality stucco rain screen system referencing the materiality of the JBCP

building. Punched openings in the side elevations were carefully placed and sized to respect neighbours privacy and limit overlook.

Policy Framework

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- 21.16.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
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Additionally, the creation of a new a single family home and rental suite supports the growth management goal of having 40% of new population by 2041 occurring in Large Urban Villages. Our site is adjacent to the James Bay urban village and is only 70m from the Urban Core southern boundary, therefore it is ideally located to help support this objective. Furthermore, the infill project helps enhance the City's sustainability goals as follows:

- Our proposal is family-oriented and provides a market rental suite contributing to the diverse mix of housing typologies characteristic of the area. This is an essential component for a vibrant, mixed-used urban village.
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Conclusion

Our proposal takes an under utilized parking lot and transforms it into a single family home and rental suite thus adding to the diverse range of housing typologies in the area while aligning with the OCP goals and strategic directions. It is our hope that providing additional housing we can help contribute to the positive growth and vitality of the James Bay Neighbourhood.

Yours truly,

A handwritten signature in black ink, appearing to read 'LC', with a horizontal line extending to the right.

Larry Cecco, MRAIC, AIA int.