



James Bay Neighbourhood Association

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

www.jbna.org

December 16th, 2019

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

Re: Community Meeting - 429-431 Parry Street

A community meeting to consider the proposal at 429-431 Parry Street was held on December 11th (34 attendees). This was a courtesy consultation as the CALUC process is not a requirement for the Development Variance Permit being sought. Attached please find an excerpt of the General Meeting minutes regarding the proposal (Attachment "A").

JBNA provided notice to approximately 450 residents on the JBNA e-lists while the proponent canvassed near-by neighbours.

The application is to build two dwellings on two sub-sized R2 lots on Parry Street, currently used as a parking lot. A development variance permit is being sought to change the setbacks. Because the lots are sub-sized, the R2 zoning reverts to R-1B.

Proponents will be returning to demonstrate the plan for the Powell Street end of the parking lot early in the New Year. They will be applying for a rezoning application for R-1B to divide the lot on Powell into two lots.

Discussions with the James Bay Community Project had been directed to resolving emergency access for the Project along the south side of its property and to lowering the roof-line. There will be boulevard and pedestrian improvements on the sidewalk.

In summary, this proposal is for a sensitive infill on 2 legal non-conforming lots to provide housing options for the community. Participants at the meeting were strongly supportive of the project, particularly due to the possibility of lower level rental suites.

For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board
Chloe Tunis, CoV Planner
Conrad Nyren, Magellan Holdings Ltd.
Danny Zeigler, Arcata

ATTACHMENT “A”: *Excerpt from Minutes of August 14th, 2019 CALUC meeting*

6. 429/431 Parry Street (courtesy consultation)

- Conrad Nyren, Magellan Holdings Ltd, Proponent
- Danny Zeigler, Arcata

Questions/comments:

C: Resident on Niagara Street, near MacDonald Park. I like the overall project but I am concerned about the parking.

A: It is monthly parking and people who work nearby, not community members, will no longer be able to park there.

C: Resident resides on Powell, opposite the proposal. I have talked to neighbours and we appreciate that you are forthcoming and have met with us. We are positive about what you are proposing. Housing is preferred over storage of cars. We should not have surface parking lots.

C: Resident directly across proposal on Powell Street. The parking lot is under-utilized and it is much preferable to have housing in that location. Thank you for doing what you are doing.

A: Proponent says some neighbours believe the housing will enhance the area as some activity in the parking lot is not desirable. Also, we are pleased to be able to add 4 single family houses in James Bay, which is losing its sfh dwellings. These properties are family focused.

Q: Resident on Menzies. Likes what is being proposed. Does the zoning allow for B&B or suites?

A: Zoning is SFH for small lots. The houses will all have legal suites.

C: Resident on Lewis really likes proposal. Sensitive and modest single family homes, with suites. I believe all single family homes should have suites given the housing situation.

C: Resident on Dallas Road. Finds the design a bit boxy. As with previous speaker I agree that it is desirable to have suites when new single family homes are built. Will you have problems with parking?

A: There are 2 parking stalls for each dwelling, and we meet City requirements. With regard to boxy, we are taking our queue from other buildings on Parry Street. The proposal for Powell Street is a pitched roof, as all other properties on Powell have pitched roofs.

Q: Resident on Montreal Street concerned about building properties, is a proponent of passive housing. What is anticipated retail price?

A: Minimum required is Step3, won't be passive. Regarding costs, it will be whatever market is at the time of sale, probably in neighbourhood of \$1million.

Q: Lewis Street resident appreciates what is being done. Had you considered something other than stucco on side walls, some kind of panel that would offer some visual interest? Is there access to roof for top garden?

A: Stucco is high end rain screen. No access to roof, no rooftop garden permitted.

C: As developers, you have choice of what to build. When I look at proposal, is it not possible to build a commune type of housing so that all residents share green space? You have a landscape plan but wonder if you could plant bigger trees and try to return the landscape to how it was beforehand.

A: As a developer, I have to sell what I build. Most people want their own back yard. This property now is asphalt so we are improving the property. The landscape will be very attractive.

C: Montreal Street resident agrees with comments being made. There is no benefit to neighbourhood in maintaining pavement. Putting in market housing, that is modest like this is a plus. I appreciate that you took time to meet and consult with neighbours, and the fact you came to this meeting tonight even though you didn't have to do so is appreciated.