



James Bay Neighbourhood Association

Victoria, B.C., Canada

August 21st, 2020

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

Re: CALUC Community Discussion - 430 Powell Street

As mentioned in March 30th, 2020, correspondence to Mayor and Council, a pre-meeting was held on Friday, March 13th to consider the readiness of the 430 Powell Street proposal. The proposal was briefly discussed at the December 11th, 2019, JBNA meeting which considered the companion developments at 429-431 Parry Street (a courtesy presentation). At that time, nearby neighbours expressed appreciation of the developer's approach

To facilitate the development of this site, which is on the same 'parking lot' as the 429/431 Parry development which has been approved at Committee of the Whole and is proceeding, JBNA called a ZOOM Community Discussion Forum to consider the proposal.

An invitation was distributed to 62 residences within 100m of the subject property (see Appendix 'A') and to those on the JBNA e-lists. 13 community members participated in the ZOOM discussion. In addition to comments at the forum, we received phone-calls and e-mails about the proposal. An e-mail from a resident is attached as Appendix 'B'.

Conrad Nyren, Magellan Holdings Ltd., presented the proposal. He described the changes made to assist the JB Community Project access problems and the compatibility of this proposal with the Parry St project (see Appendix 'C'). The Powell Street application is for site-specific zoning based on the R1S2 small lot zone. The proposal is for a sensitive in-fill of two small family appropriate dwellings. The architect didn't want to mimic heritage, but wanted to complement the existing heritage homes on Powell St.

One Powell St resident stated she had consulted with other neighbours who could not participate due to technology limitations. All were supportive of the project as presented. The massing and design complemented the existing homes on Powell Street and would add family housing to the area.

The only concern raised was the loss of parking. Since the parking was, in the main, leased parking, those currently with spots could be expected to search for other leasing opportunities.

The proponent also spoke of a support letter from the Songhees Investment Development Corporation, which had sold the property for development (Appendix 'D').

Since the development will involve 'small lot' zoning, the proponent needed to survey nearby properties. An interim report on that survey is attached (Appendix 'E').

Although the CALUC process is under review due to the COVID-19 pandemic, we believe that given the overall positive community feedback, that the community consultation obligations have now been met.

For your consideration,



Marg Gardiner
President, JBNA

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

Appendix 'A'

Community Forum Notice delivered to 62 residences within 100meters



James Bay Neighbourhood Association

jbna@jbna.org
Victoria, B.C., Canada

www.jbna.org
August, 2020

430 Powell St Community Forum

JBNA is hosting a Community Discussion to consider, and receive comment on, the proposed development for 430 Powell Street on Wednesday, August 12th, at 7pm, via ZOOM conferencing.

430 Powell St: currently nonconforming lot that dates back to the original street layout of James Bay; the Official Community Plan designation is Traditional Residential.

Zoning (existing) R2-Two Family Dwelling District

Zoning (proposed) TBD (site specific)



The proposal subdivides the existing R-2 zoned lot into 2 smaller lots similar in size to 429 & 431 Parry St.— the neighbouring properties to the west.

The proposed residences are modest 3 bedroom, 2 bathroom, houses with a garage; total floor areas of 1,518 sq.ft. and 1,507 sq.ft. over two storeys.

For information, you may call/e-mail:

Proponent: Conrad Nyren, Magellan Holding Ltd, 250-589-9520,
conradnyren01@gmail.com

JBNA CALUC Co-Chairs:

Marg Gardiner, marg.jbna@telus.net 250-360-0300

Tim VanAlstine, timothyvanalstine@gmail.com 250-704-6566

Join Zoom Meeting (link will also be sent to those on JBNA e-lists):

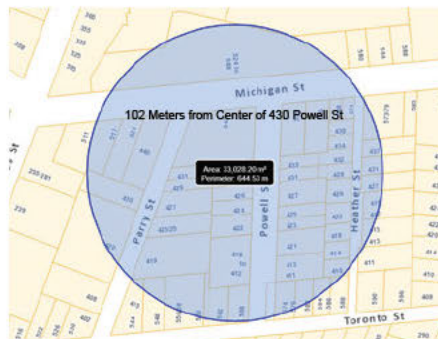
<https://us02web.zoom.us/j/85408664940?pwd=cFRcQW9lNU1lMwlvTXNtU0FkVmhWZ09>

Meeting ID: 854 0866 4940

Passcode: 797593

Note: the City is currently modifying a comment system and may, or may not, provide on-line comment opportunity in addition to receiving letters about the project.

JBNA ~ honouring our history, building our future



Appendix 'B'
Correspondence received from resident

From: Coralee Bell [REDACTED]
Subject: 430 Powell Street Community Forum
Date: August 12, 2020 at 8:33:06 PM PDT
To: "timothyvanalstine@gmail.com"
Cc: "marg.jbna@telus.net"

Hi Tim,

Thank you for taking the time to talk with us regarding the development proposal by telephone as we did not receive the Zoom meeting invitation. Much appreciated!

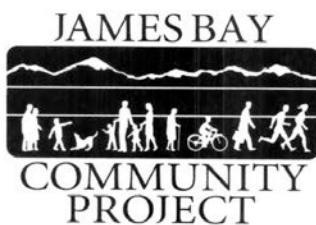
We both believe that Single Family homes preserve diversity and provide stabilization in healthy neighbourhoods. Capital Park has already built multiple condominiums and also some townhouses. On Parry Street, (one block away), a 5-story condominium building is in the process of being approved. Single family homes are in short supply and in high demand.

Conrad has been exceptionally receptive to the suggestions and concerns of neighbours surrounding the proposed development. We are pleased with both the design and choice of tasteful exterior finishing materials that are complementary to the existing homes here on Powell Street.

Kind regards,
Coralee Bell & Bob Hornsby
YYY Powell Street

Appendix 'C'

Letter of Support from JB Community Project directly to north



30th July, 2020

Mayor & Council
City of Victoria

Dear Mayor Helps and Councillors,

Re: 430 Powell Street Proposed Development

The James Bay Community Project (legal name James Bay Health & Community Services Society) situated at 547 Michigan Street, is a non-profit social services agency and the owner of a property adjoining the above property.

This letter is in support of the application to the City of Victoria by Magellan Holdings Ltd. to build two houses on the property identified as 430 Powell Street.

Conrad Nyren from Magellan Holdings Ltd. has undertaken extensive consultations with the James Bay Community Project (JBCP) regarding Magellan Holdings' plans to build two dwellings on this property. These consultations resulted in a legal agreement which will ensure that JBCP's needs (including emergency access) are met and that the development does not negatively impact JBCP.

JBCP has appreciated both the process and the substance of our discussions with Mr. Nyren, and are happy to unreservedly support the above application.

Regards,

A handwritten signature in black ink, appearing to read "Kaye Kennish".

Kaye Kennish
Executive Director, James Bay Community Project

cc. Conrad Nyren, Magellan Holdings Ltd.
Tim Schober – Chair, JBCP

Appendix 'D'
Letter of Support from Property Owner



Songhees Nation Investment Corporation

May 26, 2020

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

Dear Mayor and Council,

Re: 429 and 431 Parry Street and 430 Powell St Proposed Developments

On behalf of the Songhees Nation Investment Corporation and Songhees Nation, I write to convey support for the proposed development of 429 and 431 Parry Street.

When Songhees Nation acquired these properties under an Incremental Treaty Agreement with BC, the objective was revenue generation for the Nation. The property currently yields \$11,000 per year. The Songhees Nation Investment Corporation explored a joint development with the James Bay Community Project and a small housing development with a partner but settled on selling the property to invest in another development opportunity.

The proponents at Magellan Holdings Ltd have a vision for the property that we feel is appropriate for the neighbourhood and we note that it is supported by the James Bay Neighbourhood Association.

We ask that you approve this zoning variance so that we can complete the sale of the property and move forward with our investment.

Sincerely

A handwritten signature in black ink, appearing to read 'Christina Clarke'.

Christina Clarke
CEO Songhees Development Corporation

cc Songhees Nation Investment Corporation Board of Directors

Appendix 'E' (12 pages)

Small Lot House Rezoning petition (note: interim as survey not yet completed)

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, CONRAD NYREN (applicant), have petitioned the adjacent neighbours* in compliance with the Small Lot House Rezoning Policies for a small lot house to be located at 430 POWELL ST. (location of proposed house) and the petitions submitted are those collected by JULY 30/2020.** (date)

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
547 MICHIGAN ST	✓		
559 MICHIGAN ST	✓		
433 POWELL ST	✓		
426 POWELL ST.	✓		
* 431 POWELL ST.	✓		
* 429 PARRY ST	✓		
431 PARRY ST.	✓		
427 POWELL			
#1-427 PARRY	DECEASED & VACANT		✓
424 POWELL			
#2-427 PARRY ST	✓		
#4-427 PARRY ST.	✓		
#3-427 PARRY			
* BOTH PROPERTIES OWNED BY SAME ENTITY			

SUMMARY	Number	100%
IN FAVOUR	9	100%
OPPOSED		0%
TOTAL RESPONSES		100%

(TO DATE)

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN
(print name)

, am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: SITE SPECIFIC

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) KATE KENNISH - Signatory for JAMES BAY HEALTH & COMMUNITY SERVICES SOCIETY (see note above)

ADDRESS: 547 MICHIGAN STREET, VICTORIA

Are you the registered owner? Yes JBHCS is owner No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

We are very happy with these plans and with the process of consultation.

30 July 2020
Date

Kate Kennish
Signature

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN, am conducting the petition requirements for the
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) INGRID HOLM (see note above)

ADDRESS: 559 MICHIGAN ST., VICTORIA

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

100% HAS MY APPROVAL!

JULY 31/2020
Date

Ingrid Holm
Signature

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN (print name), am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: T.P.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Coralie Bell (see note above)

ADDRESS: 433 Powell Street Victoria BC

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

I think the applicants/developers have done an exemplary job of designing their homes to fit in with the existing neighbourhood!

July 31, 2020
Date

Coralie Bell
Signature

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN, am conducting the petition requirements for the
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Stacey Rod (see note above)

ADDRESS: 426 Powell St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

_____ Date

_____ Signature

In preparation for my rezoning application to the City of Victoria, I,

CORRAD NYREW, am conducting the petition requirements for the
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MONICA KURC (see note above)

ADDRESS: 431 POWELL ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Happy THAT SINGLE FAMILY HOUSES
ARE BEING IN

Aug 1 / 2020
Date

[Signature]
Signature

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN (print name), am conducting the petition requirements for the

property located at 430 POWELL STREET

to the following Small Lot Zone: T.B.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) SONQUEES NATION INVESTMENT CORP. (see note above)

ADDRESS: 431 AND 429 PARRY ST

Are you the registered owner? Yes No

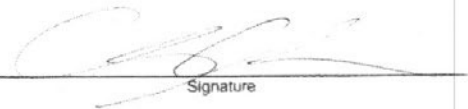
I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

JULY 31/2020
Date


Signature

In preparation for my rezoning application to the City of Victoria, I,

CONRAD NYREN (print name), am conducting the petition requirements for the

property located at 430 POWELL STREET

to the following Small Lot Zone: T.B.D. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) SONQUEES NATION INVESTMENT CORP. (see note above)

ADDRESS: 431 AND 429 PARRY ST

Are you the registered owner? Yes No

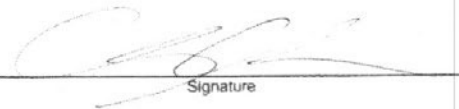
I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

JULY 31/2020
Date


Signature



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

June 30, 2020
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 430 Powell Street Proposed Development

Dear Mayor and Council,

Introduction

The proposed development is a sensitive infill which seeks to improve a parking lot by providing 2 single family homes in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 430 Powell St. is a legal nonconforming lot zoned as *R-2 Two Family Dwelling District* and is currently being used as a Robbins' monthly parking lot. Our proposal seeks to rezone the parcel to a site specific zone, sub dividing it into 2 small lots similar in size to 429 & 431 Parry St., the neighbouring properties sharing their rear yard boundary with 430 Powell St.



430 Powell St. is adjacent to James Bay Village and half a block from the Capital Park Development. The area offers access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Powell St. itself has a range of housing typologies suitable for a variety of tenures. Our proposed development will add additional family housing in the community while maintaining a design aesthetic complementary to the immediate context.

Design Rationale

The design of the 2 proposed single family homes draws inspiration from the buildings in the immediate area. Specifically, the gable roof form of the traditional pattern houses which define the character of Powell St.

The material palette is refined and limited consisting primarily of western red cedar, fibre cement panels, and acrylic stucco—all contextual references to the site's surroundings. This ensures that the established quality level of materials remains consistent on Powell 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 Western red cedar accents. The side elevations are finished with a combination of either cedar and fibre cement panels or acrylic stucco and fibre cement panels. Punched openings in the side elevations were carefully placed and sized to respect neighbours privacy and limit overlook.

Green Building Features

The 2 proposed residences incorporate the following green building features:

- Designed to Step Code 3
- High efficiency heat pump system
- Low flow plumbing fixtures and dual flush toilets
- Permeable driveway pavers
- Low maintenance native plantings
- Net increase of trees and vegetation

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 2 new single family homes 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 contributes to the diverse mix of housing types and tenures characteristic of the area. This is an essential component for a vibrant, mixed-used urban village.
- Daily destinations are highly walkable in an amenity rich Large Urban Village.
- 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, which will all contribute to reduced automobile use.

Conclusion

Our proposal takes an asphalt parking lot and transforms it into 2 single family homes 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.

In preparation for my rezoning application to the City of Victoria, I,

COWRAD NYREN, am conducting the petition requirements for the
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.A. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MICHAEL LeBOWTICHIH (see note above)

ADDRESS: 4-427 PARRY ST., VICTORIA

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

18, AUGUST

Date

2020

[Signature]
Signature

In preparation for my rezoning application to the City of Victoria, I,

CONZAN NYREN, am conducting the petition requirements for the
(print name)

property located at 430 POWELL
to the following Small Lot Zone: T.B.O. (SMALL LOT)

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Nadine Plotnikoff (see note above)

ADDRESS: #2-427 Parry St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

I do appreciate the personal
time & consultations from Council
The plan is

18 AUGUST 2020
Date

NYREN
Signature