

H.1.a.c 429 and 431 Parry Street: Development Variance Permit Applications No. 00234 and No. 00235 (James Bay)

Moved By Councillor Alto

Seconded By Councillor Young

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Variance Permit Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - For Development Variance Permit No. 00234 at 429 Parry Street:
 - a. reduce the front yard setback from 7.5m to 3.79m;
 - b. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and
 - e. reduce the combined side yard setback from 4.5m to 3.2m.
 - For Development Variance Permit No. 00235 at 431 Parry Street:
 - a. reduce the front yard setback from 7.5m to 4.41m;
 - b. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and
 - e. reduce the combined side yard setback from 4.5m to 3.2m.
3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
4. The Development Permits lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.2 429 and 431 Parry Street: Development Variance Permit Applications No. 00234 and No. 00235 (James Bay)

Committee received a report dated March 12, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit Application No. 000234 for 429 Parry Street and Development Variance Permit Application No. 00235 for 431 Parry Street in order to construct two new single-family dwellings with secondary suites and recommending that it move forward to an opportunity for public comment.

Moved By Councillor Alto
Seconded By Councillor Dubow

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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4. The Development Permits lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of April 2, 2020

To: Committee of the Whole **Date:** March 12, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Development Variance Permit No. 00234 for 429 Parry Street and
Development Variance Permit No. 00235 for 431 Parry Street**

RECOMMENDATION

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Variance Permit Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
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4. The Development Permits lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for the Development Variance Permit Applications for the properties located at 429 and 431 Parry Street. The proposal is to construct two new single-family dwellings with secondary suites on two lots that are currently being used as surface parking lots. The variances are related to front, side and rear yard setbacks.

The following points were considered in assessing these applications:

- the proposal is generally consistent with the *James Bay Neighbourhood Plan*
- the existing non-conforming surface parking lot is not consistent with the zoning or the Traditional Residential designation in the *Official Community Plan* and the proposal for a total of four new residential units is a more appropriate use on the primarily residential street
- the proposed variances related to the building setbacks are relatively minor given the constraints of the site
- the provision of the Statutory Right-of-Way along Parry Street, which incorporates a new boulevard and sidewalk alignment, contributes to transportation and priorities and improves the pedestrian experience.

BACKGROUND

Description of Proposal

The proposals are for two new single-family dwellings with secondary suites. While the lot sizes are smaller than typical, they are within the minimum lot size established in the applicable R1-B Zone – Single Family Dwelling District.

The applications propose variances to reduce the front, rear and side yard building setbacks.

Affordable Housing

The applicant proposes the creation of four new residential units, including two rental units, which would increase the overall supply of housing in the area.

Sustainability

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

Active Transportation

The applicant has not identified any active transportation impacts associated with these applications.

Public Realm

The applicant has agreed to provide a 1.08m Statutory Right-of-Way (SRW) along Parry Street. The proposal incorporates the SRW into the site design, reconfiguring the sidewalk and adding a boulevard. The SRW would be secured with a section 219 covenant prior to the issuance of the Development Variance Permit.

The provision of the SRW and realigned sidewalk allows for a new boulevard, which creates space between the sidewalk and road traffic and allows space for public street infrastructure out of the way of the sidewalk.

Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. All of the units require stairs to access.

Existing Site Development and Development Potential

The sites are presently part of a larger non-conforming commercial surface parking lot. Under the current R1-B Zone, Single Family Dwelling District, the properties could be developed as two single-family dwellings with secondary suites or garden suites or as public buildings. While a new subdivision of a lot within the R1-B Zone, Single Family Dwelling District would require a minimum of 460m², the two subject properties meet the 230m² minimum lot size for existing sites.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District as well as the R1-S2 Zone, Two Storey Small Lot District. While the R1-S2 zone does not technically apply, it does provide a useful comparison given that this is the zone used for small lot rezonings. An asterisk is used to identify where the proposal varies from the existing Zone.

Zoning Criteria	Proposal – 429 Parry Street	Proposal – 431 Parry Street	Existing R1-B Zone	R1-S2 Zone (for comparison)
Site area (m ²) – minimum	273.2	249.4	230	260
Density (Floor Space Ratio) – maximum	0.56:1	0.51:1	N/A	0.6:1
Total floor area (m ²) – maximum	231.5	174.4	300	N/A
Total floor area (m ²) – excluding basement maximum	154.30	127	N/A	429 Parry: 163.92 431 Parry: 149.64

Zoning Criteria	Proposal – 429 Parry Street	Proposal – 431 Parry Street	Existing R1-B Zone	R1-S2 Zone (for comparison)
Lot width (m) – minimum	8.23	8.25	7.50	10
Height (m) – maximum	7.57	7.55	7.60	7.50
Storeys – maximum	2 plus basement	2 plus basement	2 plus basement	2 plus basement
Site coverage (%) – maximum	38.30	35.00	40	40
Setbacks (m) – minimum				
Front	3.79 *	4.14 *	7.50	6
Rear	4.71 * (stairs) (5.61 to building)	4.42 * (stairs) (4.95 to building)	8.28	6
Side	1.20 * (north)	1.20 * (south)	1.50	1.50 or 2.40 with windows into habitable areas
Side	2 * (south)	2 * (north)	3	1.50 or 2.40 with windows into habitable areas
Combined side yards	3.20 *	3.20 *	4.50	N/A
Parking – minimum	1	1	1	1

Community Consultation

While not required, the applicant arranged a meeting with the Community Association Land Use Committee (CALUC) to present the proposal. A letter from the CALUC dated December 16, 2019 is attached to this report.

These applications propose variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, they require notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The proposal is consistent with the *Official Community Plan* (OCP, 2012), and the single-family dwellings with secondary suite use addresses several OCP objectives and policies relating to infill development and increasing the supply of rental housing.

James Bay Neighbourhood Plan

The proposal is consistent with the *James Bay Neighbourhood Plan* (1993), to encourage infill development. The subject properties are in a transitional area in terms of both form and use. The building designs adapt to this through form and materials, which supports the neighbourhood plan objective of a “visual harmony of form and scale between new buildings and adjacent residential units”.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with these applications and no public trees are impacted.

VariANCES

For both applications, variances are required to reduce the minimum setback requirements at the front, rear and side yards. The R1-B Zone was designed for lots 460m² and greater, while the subject properties are 273.2m² for 429 Parry Street and 249.4m² for 431 Parry Street. Because of this, there is little buildable area left within the minimum setbacks.

The reductions to the side yard setbacks are relatively minor and are designed to reduce the impacts to adjacent neighbours. While there will be some shading impacts on the adjacent public building and outdoor daycare play area, the building design at 431 Parry Street is stepped back at the second level, which will help to reduce this somewhat.

While the setback reductions for the front and rear yard are significant, the position of the buildings generally reflects the street context of smaller setbacks at the front and rear of nearby buildings.

On the whole, the setback variances are supportable given the narrow lot widths, smaller lot sizes and the siting choices made to minimize the impacts on the neighbouring properties.

CONCLUSIONS

The proposal to construct two new single-family dwellings with secondary suites is consistent with City policies. The new houses fit within the existing street context and the variances will not have a substantial impact on the privacy of the adjacent lots. The two single-family dwellings with secondary suites are consistent with the OCP strategic objectives for additional housing and are a higher and better use than the existing non-conforming commercial surface parking lot use. Staff recommend the Council consider supporting these applications.

ALTERNATE MOTION

That Council decline Development Variance Permit Applications No. 00234 and No.00235 for the properties located at 429 Parry Street and 431 Parry Street.

Respectfully submitted,



Chloe Tunis
Planner
Development Services



Karen Hoese, Director
Sustainable Planning and Community
Development Department

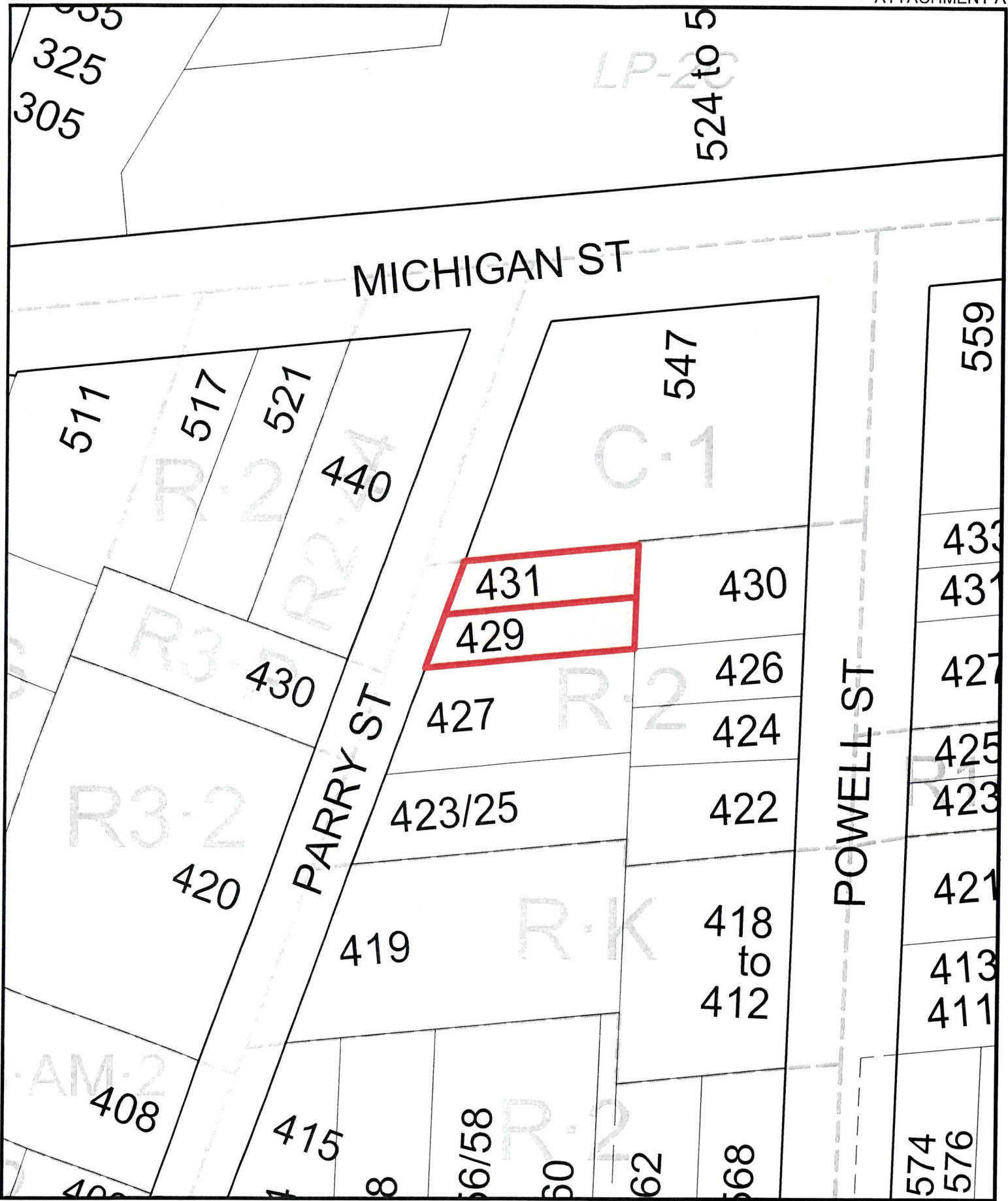
Report accepted and recommended by the City Manager:



Date: March 19, 2020

List of Attachments

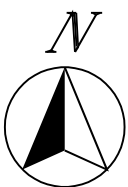
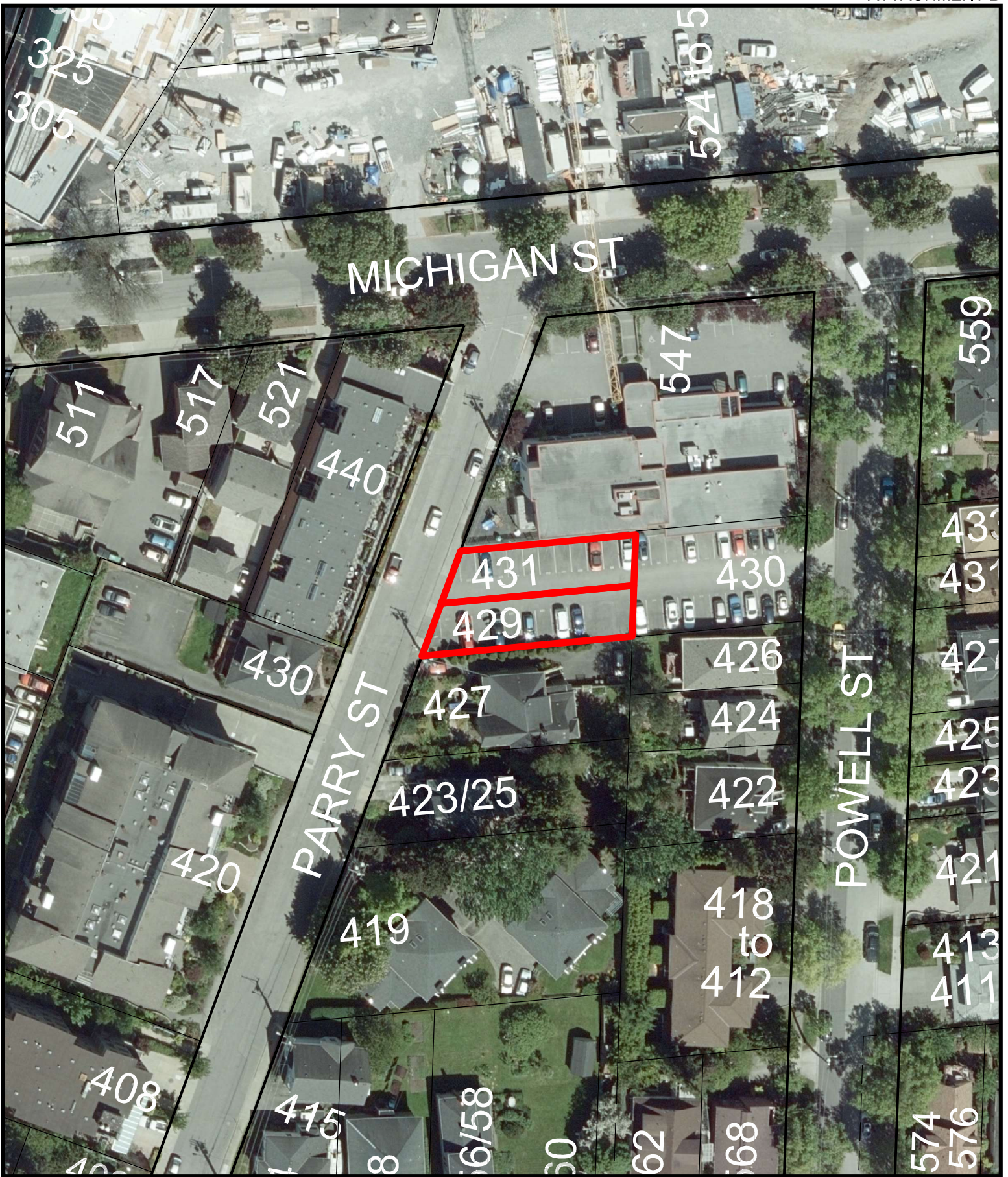
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
- Attachment D: Letter from applicant to Mayor and Council date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
- Attachment E: Community Association Land Use Committee comments dated December 16, 2019



429 and 431 Parry Street

Development Variance Permit #00234 for 429 Parry St.
& Development Variance Permit #00235 for 431 Parry St.





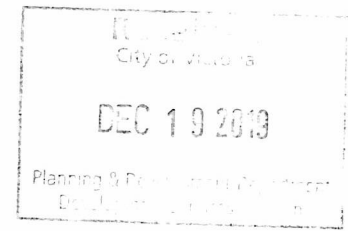
429 and 431 Parry Street

Development Variance Permit #00234 for 429 Parry St.
 & Development Variance Permit #00235 for 431 Parry St.



429 Parry St.

Magellan Holdings Ltd



REVISION
Oct. 16, 2019
Dec. 18, 2019, Revised Submission

Project Directory

Developer
Magellan Holdings Ltd
Conrad Nyren
conradnyren01@gmail.com

Design
Arcata
524 McClure St. Victoria, BC V6V 3E7
T. 778.432.3550

Landscape Design
LADR
3 - 864 Queens Ave. Victoria V8T 1M5
T. 255.598.0105

Surveyor
Island Land Surveying Ltd.
117-693 Hoffman Ave. Victoria V9B 4X1
T. 250.475.1515

Project Data

Civic Address
429 Parry St.

Legal Description
Lot C, Lots 17758-1776 Victoria City, Plan EPP28098

Zoning (existing)
R2-Two Family Dwelling District

Zoning (proposed)
R1B (permitted zone within R2)

Site Area
273.2 m²

Gross Floor Area

Basement:	56.6 m ²
Main Level:	63.0 m ²
Split Level:	24.7 m ²
Level 2:	63.5 m ²
Garage:	21.7 m ²
Total:	231.5 m²

Total Floor Area

Main Level:	63.0 m ²
Split Level:	24.7 m ²
Level 2:	63.5 m ²
Garage: 21.7 x 16.6 stall =	3.1 m ²
Total:	154.3 m²

FSR

Proposed res.	154.3 m ² /
Lot Area:	273.2 m ²
	0.57:1

Site Coverage

Allowed:	(109.26 m ²)	40.0%
Proposed:	(104.8 m ²)	38.3%

Open Site Space

Proposed res.	104.8 m ² +
Driveway:	21.1 m ²
Total:	124.9 m²
Lot Area:	273.2 m ²
Open site space:	148.30 m²
	54.28%

Average Grade
7.59m

Building Height
Allowed: 7.6m
Proposed: 2 storey, 7.59m from average grade to top of flat roof

Number of Storeys
Allowed: 2
Proposed: 2

Parking
Required: 1 space per dwelling unit
Proposed: 1

Setbacks

Allowed	Front	7.5m
	Rear	6.28m
	Side north	1.5m
	Side south	3.0m
	Side combined	4.5m
Proposed	Front	3.79m
	Rear	5.61m to building 4.71m to star
	Side north	1.20m
	Side south	2.00m
	Side combined	3.20m



1 Context Plan



2 Street Views of Site

104 McClure St
778.432.3550
104 McClure St

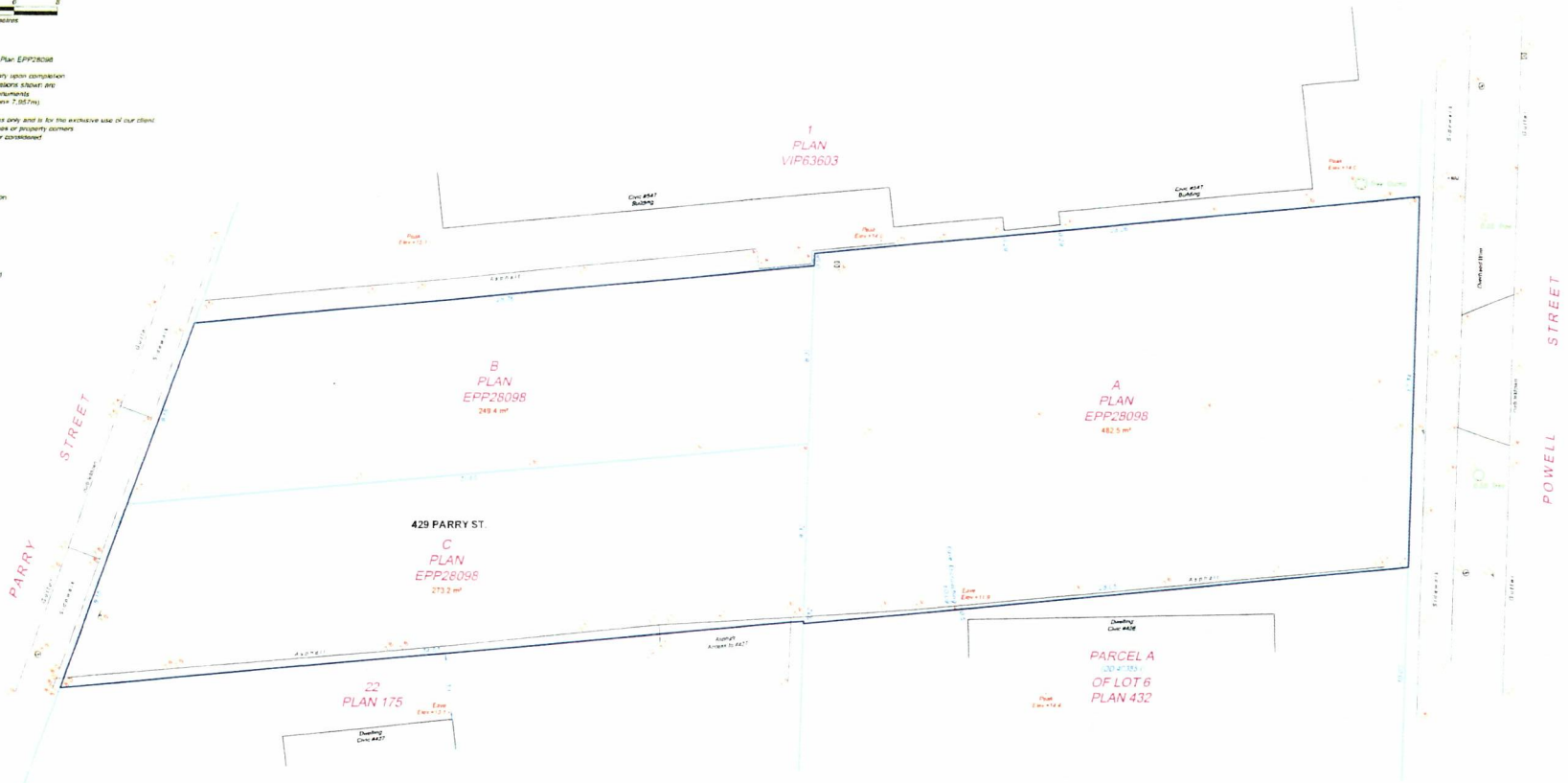
**SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776
VICTORIA CITY, PLAN EPP28098.**



NOTE
Lot dimensions & areas shown are based upon Plan EPP28098.
Lot dimensions, offsets, and areas shown may vary upon completion of a comprehensive legal survey. Diagonal dimensions shown are based upon observations to possible control monuments B-110 (Elevation: 10.267m) and B-111 (Elevation: 7.3057m).
This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

- LEGEND**
- Denotes catch basin
 - ⊕⊕ Denotes water meter
 - ⊕⊕⊕ Denotes approximate true location, diameter and spread
 - ⊕ Denotes ground elevation
 - ⊕ Denotes utility pole
 - ⊕ Denotes sign

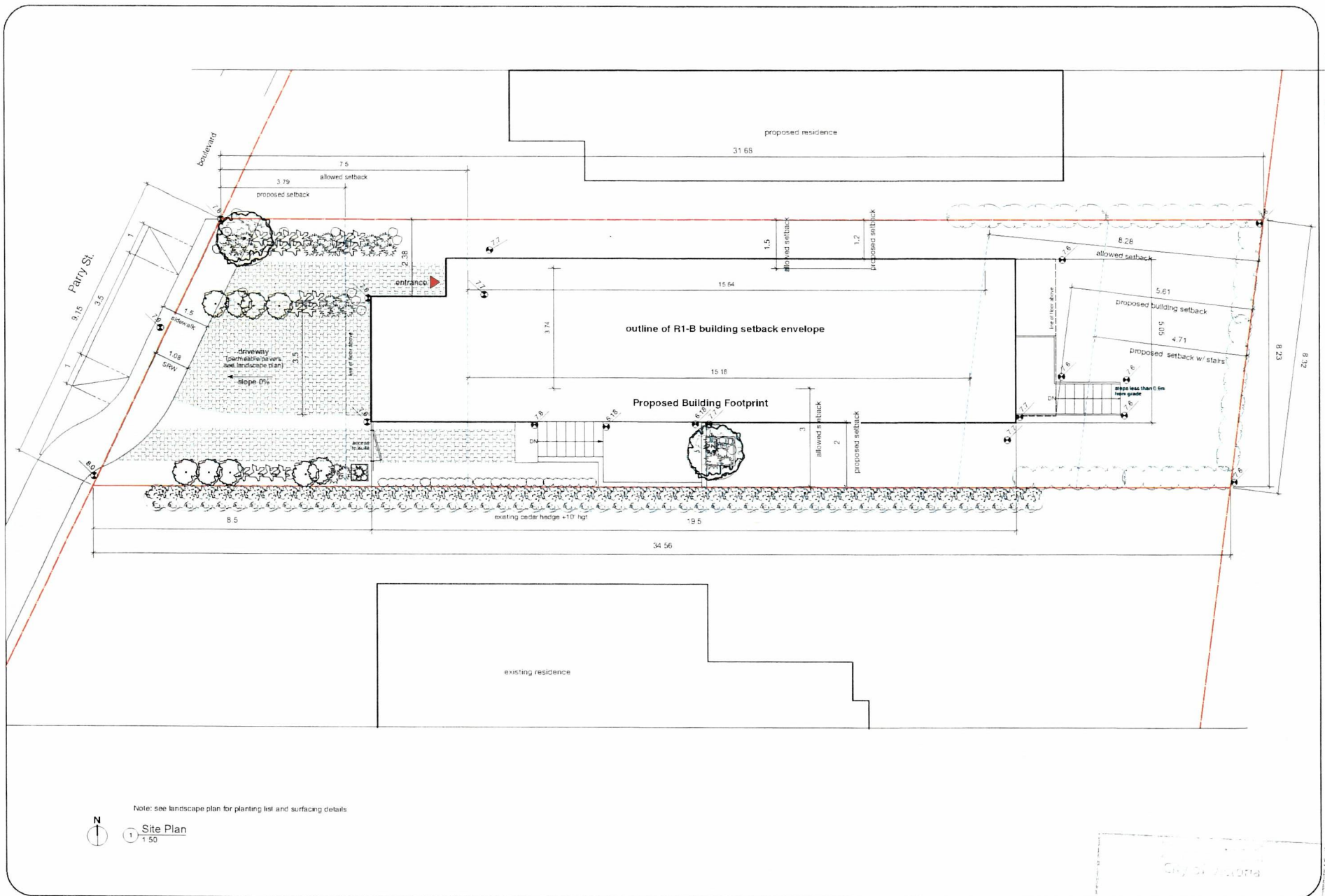
Final survey dated May 13th, 2019.
The parcels are subject to Covenants CA3363451.



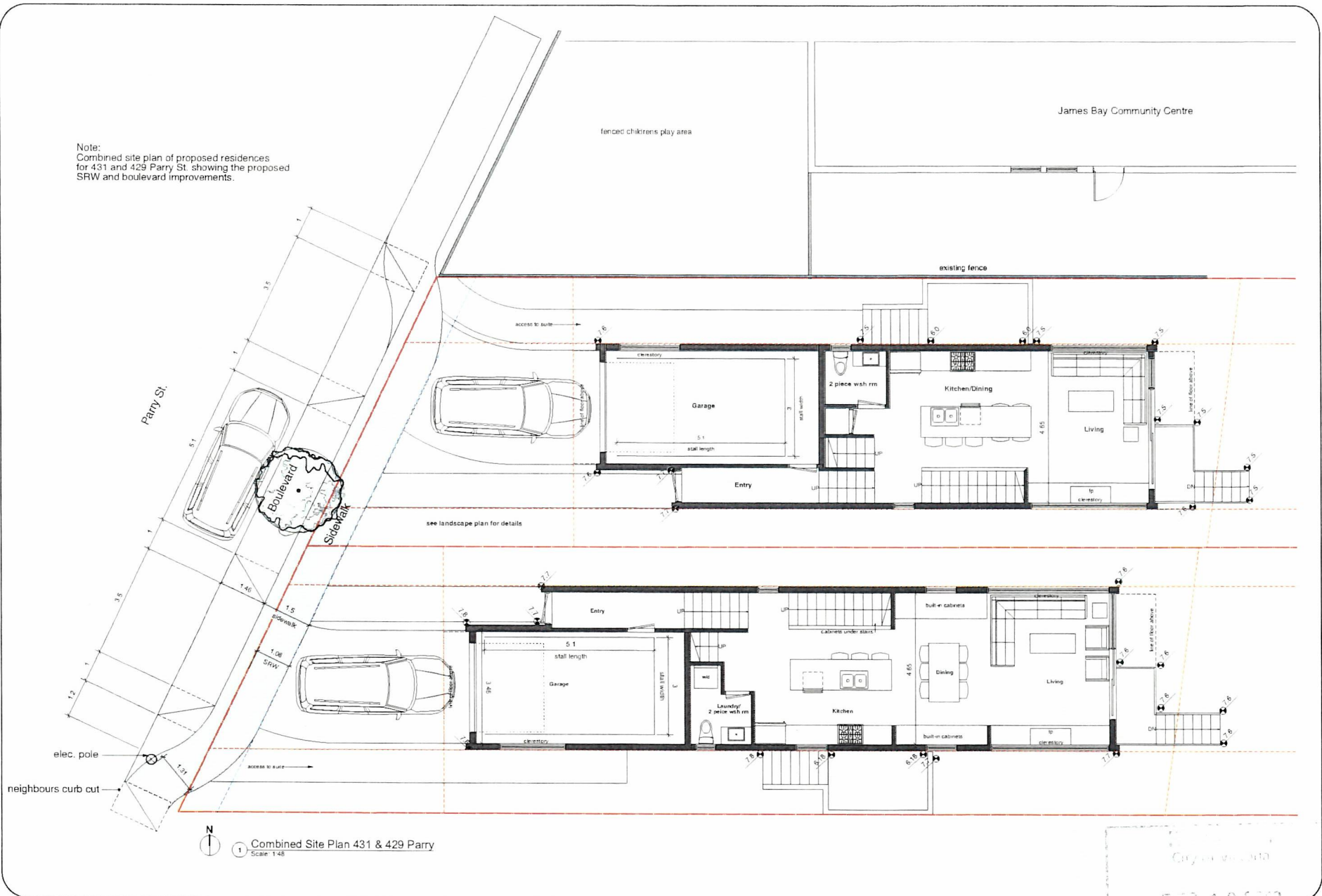
File: P-Majors-Sp
Date: May 15, 2019
Holland Land Surveying Ltd.
117-503 Hollman Avenue
Victoria B.C. V8H 4X1
TEL: 250-475-1515 Fax: 250-475-1516
www.hollandsurveying.ca

© 2019 HOLLAND LAND SURVEYING

DEC 10 2019
Planning Department

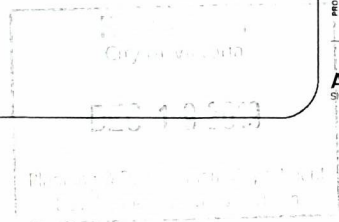


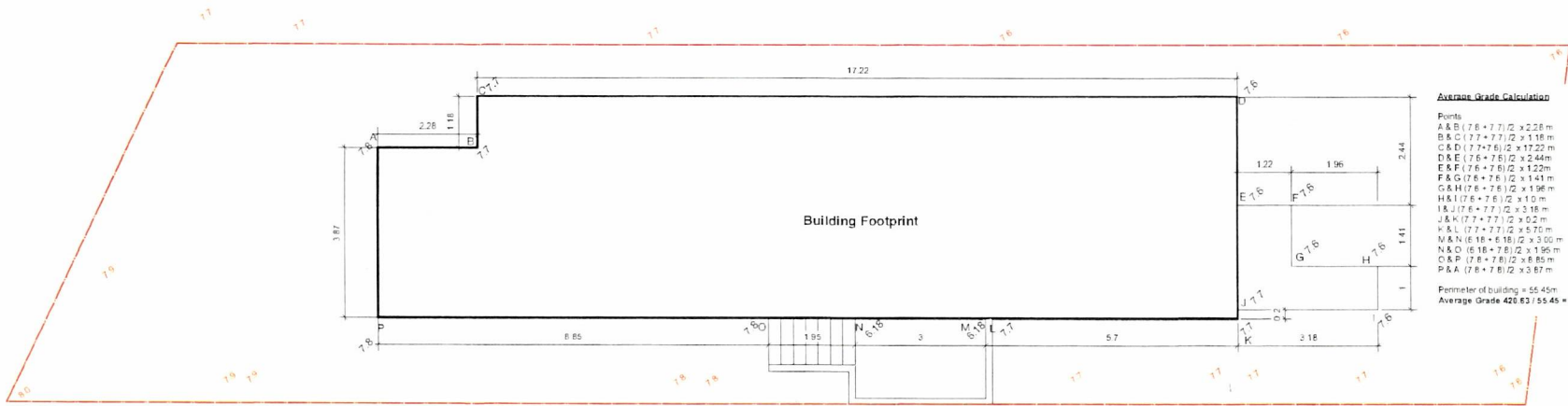
Note:
 Combined site plan of proposed residences
 for 431 and 429 Parry St. showing the proposed
 SRW and boulevard improvements.



1 Combined Site Plan 431 & 429 Parry
 Scale: 1:48

James Bay Community Centre





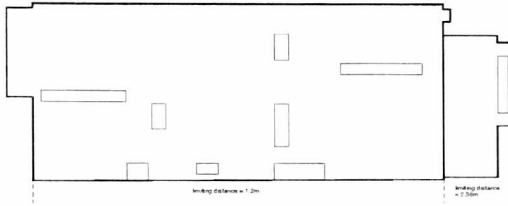
Average Grade Calculation

Points	Coordinates	Height (m)
A & B	(7.6 + 7.7)/2 x 2.28	17.67
B & C	(7.7 + 7.7)/2 x 1.18	9.09
C & D	(7.7 + 7.6)/2 x 17.22	131.73
D & E	(7.6 + 7.6)/2 x 2.44	18.54
E & F	(7.6 + 7.6)/2 x 1.22	9.27
F & G	(7.6 + 7.6)/2 x 1.96	10.71
G & H	(7.6 + 7.6)/2 x 1.96	14.86
H & I	(7.6 + 7.6)/2 x 1.0	7.80
I & J	(7.6 + 7.7)/2 x 3.18	24.32
J & K	(7.7 + 7.7)/2 x 0.2	1.94
K & L	(7.7 + 7.7)/2 x 5.70	43.89
L & M	(6.16 + 6.16)/2 x 3.00	18.54
M & N	(6.16 + 7.6)/2 x 1.96	13.83
N & O	(7.8 + 7.8)/2 x 8.85	69.03
O & P	(7.8 + 7.6)/2 x 3.87	30.18
Total		426.83

Perimeter of building = 55.45m
Average Grade 426.83 / 55.45 = 7.59m

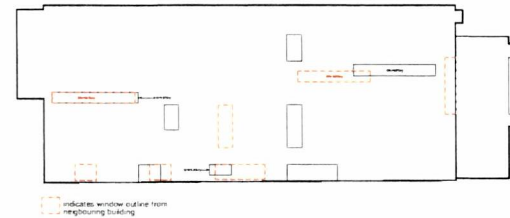
1 Average Grade Plan
Scale: 1:48

Limiting Distance
1.2m
Exposing Building Face
187 m²
Glazed Openings
Allowed: 8.58m² (7%)
Proposed: 8.42 m² (8.14%)
Fire Resistance Rating
1h
Type of Construction Required
Noncombustible
Type of Cladding Required
Noncombustible



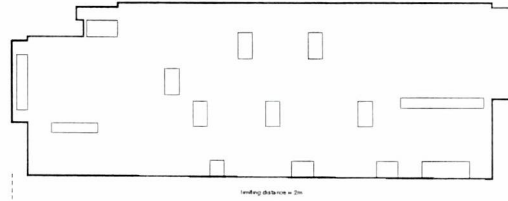
2 North Exposing Building Face
Scale: 1:96

Limiting Distance
2.38m
Exposing Building Face
18.12 m²
Glazed Openings
Allowed: 2.22m² (12.2%)
Proposed: 1.91 m² (8.28%)
Fire Resistance Rating
1h
Type of Construction Required
Combustible or Noncombustible
Type of Cladding Required
Noncombustible

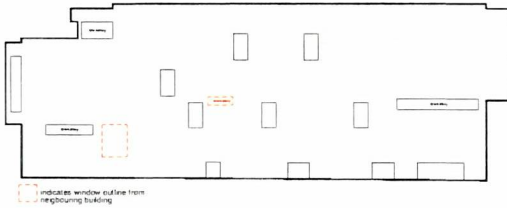


4 North Elevation Neighbouring Building Window Overlay
Scale: 1:96

Limiting Distance
2m
Exposing Building Face
153.5 m²
Glazed Openings
Allowed: 12.2 m² (8%)
Proposed: 12.0 m² (7.82%)
Fire Resistance Rating
1h
Type of Construction Required
Noncombustible
Type of Cladding Required
Noncombustible



3 South Exposing Building Face
Scale: 1:96



5 South Elevation Neighbouring Building Window Overlay
Scale: 1:96

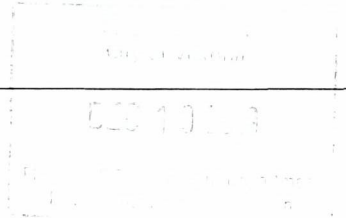
City of Victoria
DEC 19 2018
City of Victoria
Development Department
429 Perry Street
Victoria, BC V8Y 1A6

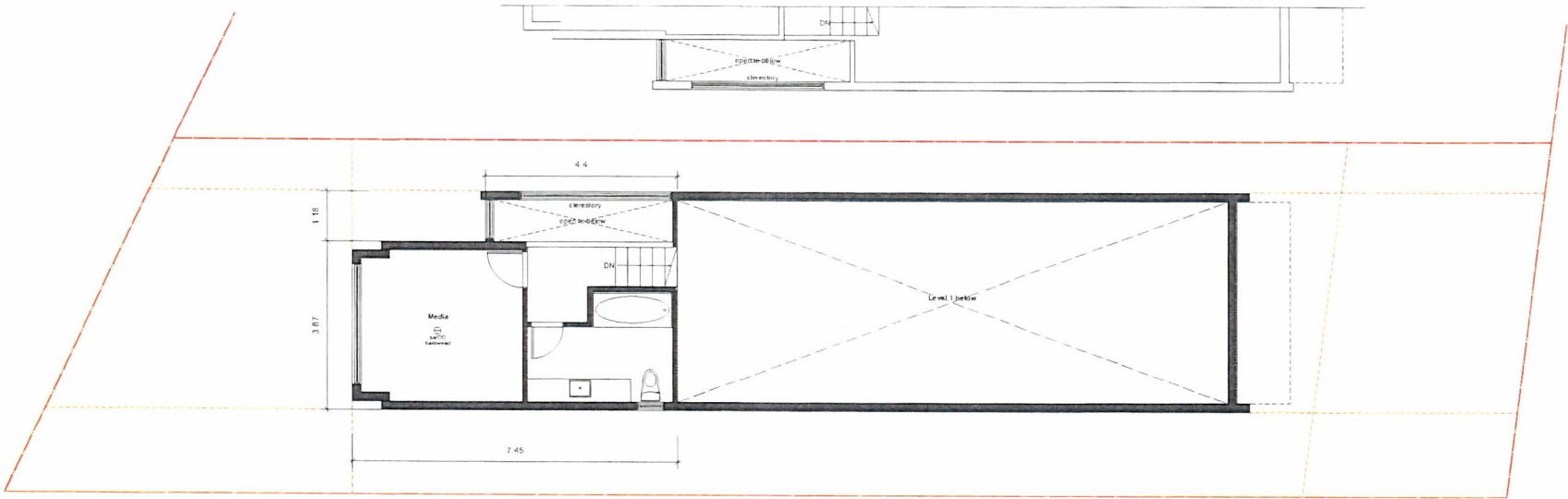


Areas
Suite 58.6 sq.m.



Basement
Scale 1/4" = 1'-0"

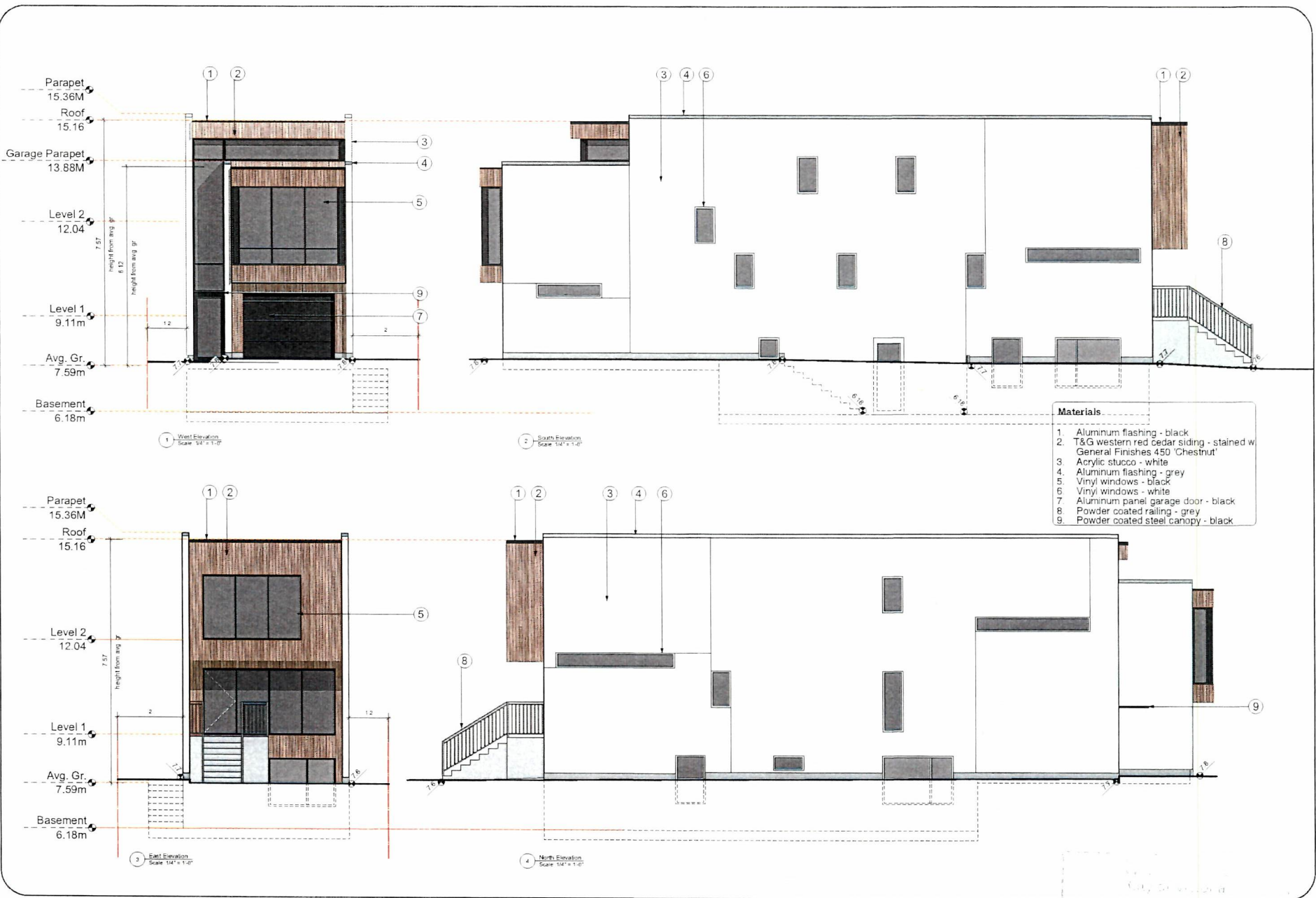




Area
Split Level 24.7 sq.m.

1 Split Level Above Garage
Scale: 1/4" = 1'-0"

429 Parry St.
OCT 17 2019
PROJECT



- Materials**
1. Aluminum flashing - black
 2. T&G western red cedar siding - stained w General Finishes 450 'Chestnut'
 3. Acrylic stucco - white
 4. Aluminum flashing - grey
 5. Vinyl windows - black
 6. Vinyl windows - white
 7. Aluminum panel garage door - black
 8. Powder coated railing - grey
 9. Powder coated steel canopy - black

Handwritten notes and stamps in the bottom right corner, including a large circular stamp with the number '1010' and other illegible markings.



James Bay Community Project



Existing Parking Lot
431 Parry St.



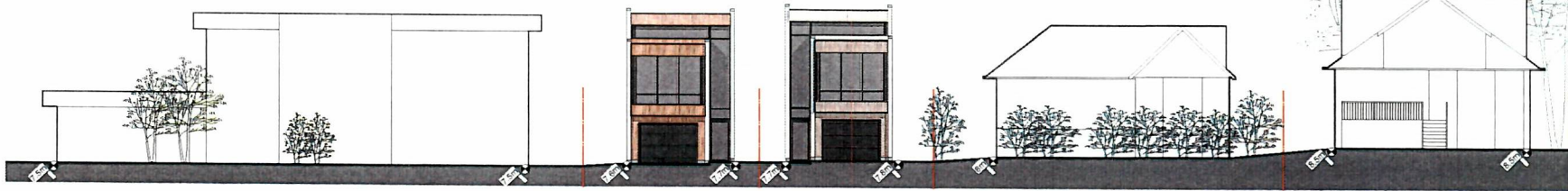
Existing Parking Lot
429 Parry St.



427 Parry St.



425 Parry St.



James Bay Community Project

Proposed Residence
431 Parry St.

Proposed Residence
429 Parry St.

427 Parry St.

425 Parry St.

1 Parry St. Context
Scale: 1/8" = 1'-0"



420 Parry St.

Elevation drawing by D'ACY JONES ARCHITECTURE INC.

430 Parry St.

440 Parry St.

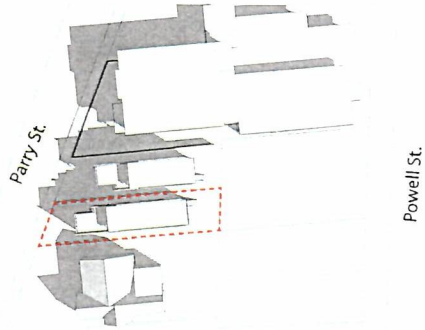
DEC 17 2019

Spring/Fall Equinox

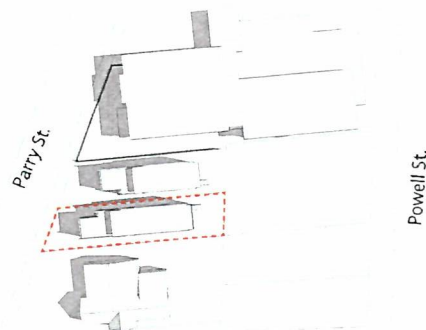
Summer Solstice

Winter Solstice

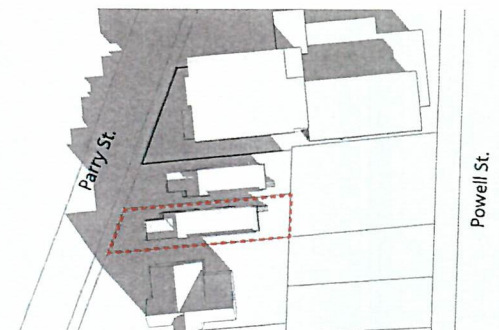
9AM



Powell St.

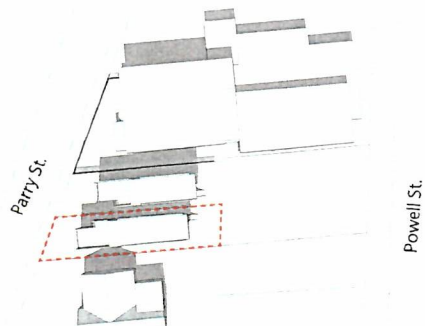


Powell St.

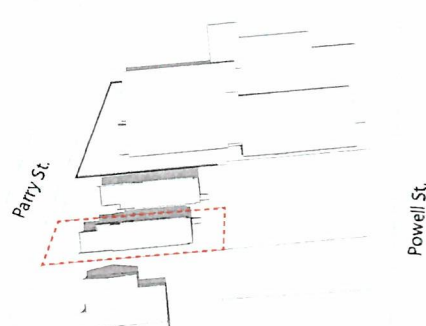


Powell St.

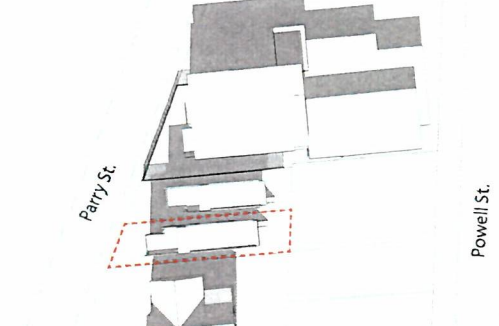
12PM



Powell St.



Powell St.



Powell St.

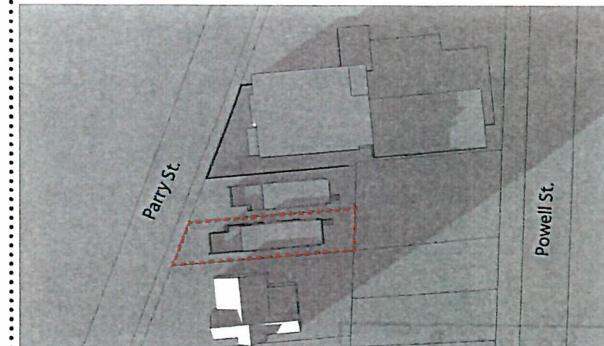
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Powell St.

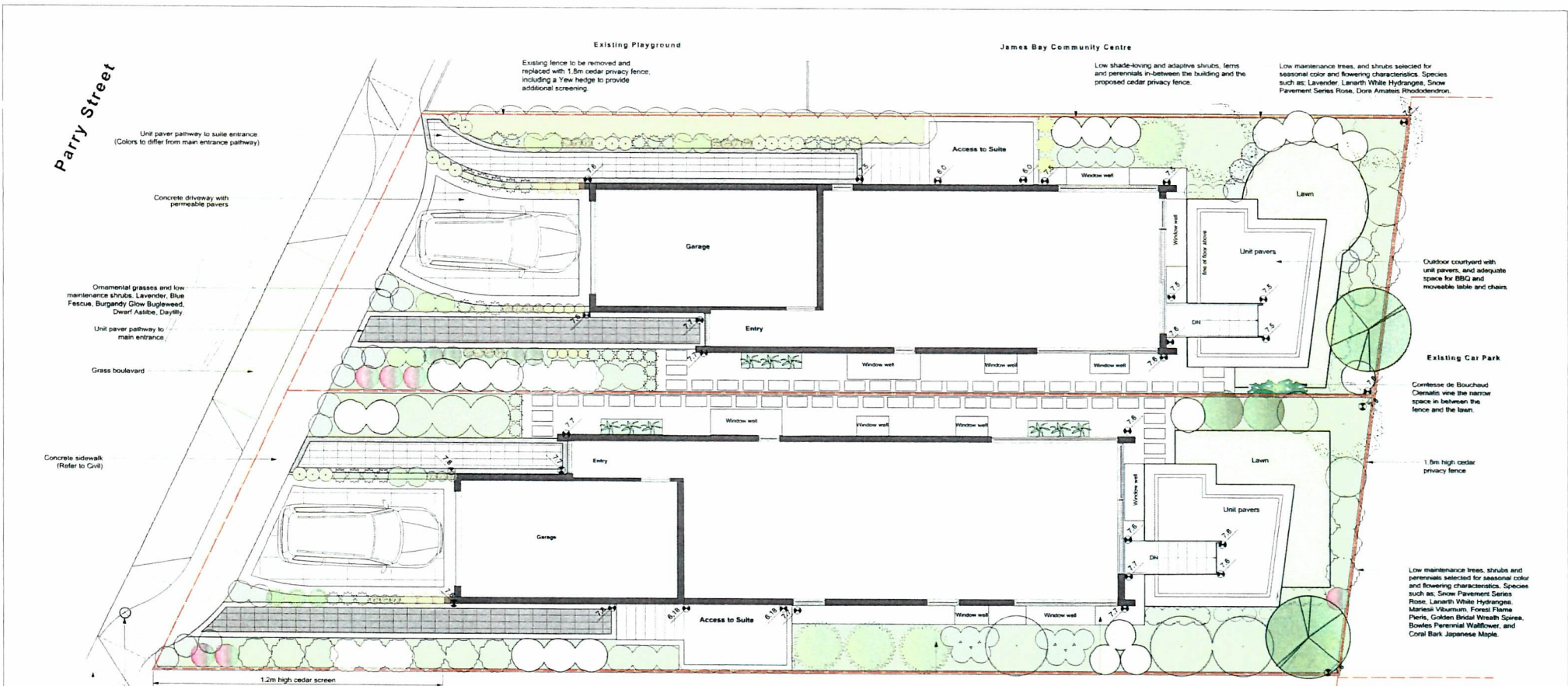


Powell St.



Powell St.

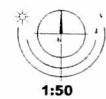
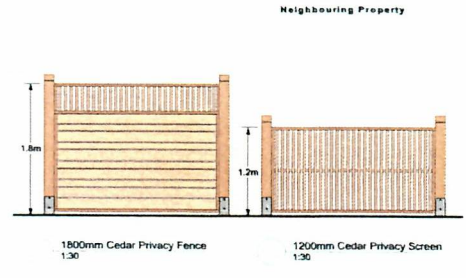
DEC 1 2019



Recommended Nursery Stock

Category	Botanical Name	Common Name	Size
Trees	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2.5m ht
Large Shrubs	Physacarpus opulifolius 'Center Glow'	Center Glow	#3 pot
	Fuchsia 'Forest Flame'	Forest Flame Fuchsia	#5 pot
	Spiraea thunbergii 'Ogon'	Golden Bird-of-Paradise Spiraea	#3 pot
	Taxus canadensis 'Fastigiate'	Irish Yew	#5 pot 1.5m ht
	Viburnum plicatum l. tomentosum 'Mariesii'	Mariesii Viburnum	#7 pot
Medium Shrubs	Cornus sericea 'Kissin Fire'	Red Twig Dogwood	#3 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Nandina domestica 'Tall Stream'	Gulf Stream Heavenly Bamboo	#5 pot
	Rhododendron 'Dora Amatais'	Dora Amatais Rhododendron	#5 pot
	Rhododendron 'Yankee Red'	Yankee Red Rhododendron	#5 pot
Groundcovers	Thymus vulgaris	Thyme	#1 pot
Small Shrubs	Cornus stolonifera 'Nativity'	Nativity Dogwood	#2 pot
	Lavandula stoechas 'Crisp Dunes'	Spanish Lavender	#1 pot
	Mahonia repens	Creeping Mahonia	#1 pot
	Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#1 pot
Perennials, Annuals and Ferns	Aligna repens 'Burgandy Glow'	Burgandy Glow Bugleweed	#1 pot
	Astilbe chinensis 'Tundra'	Dwarf Astilbe	#1 pot
	Blechnum spicant	Deer Fern	#1 pot
	Carex acutiformis 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
	Carex 'Ice Dance'	Unspined Sedge	#1 pot
	Conocarpus verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
	Erythronium 'Bicolor Mosaic'	Bicolor Perennial Bellflower	#1 pot
	Festuca glauca	Common Blue Fescue	#1 pot
	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
Vines	Climatis 'Comtesse de Bouchaud'	Comtesse de Bouchaud Climatis	#5 pot

Notes:
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

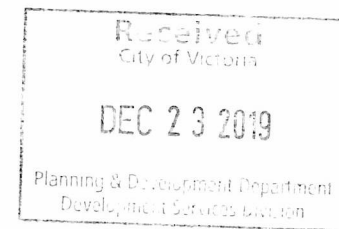


429 + 431 Parry Street - Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
 Project No. 1982 October 23, 2019
 3-864 Queens Ave. Victoria B.C. V8Z 1S8
 Phone: (250) 598-0105

431 Parry St.

Magellan Holdings Ltd



Project Directory

Developer
Magellan Holdings Ltd
Conrad Nyren
conradnyren01@gmail.com

Design
Arcata
924 McClure St. Victoria, BC V8V 3E7
T. 778.432.3550

Landscape Design
LADR
3 - 854 Queens Ave. Victoria V8T 1M5
T. 205.596.0105

Surveyor
Inland Land Surveying Ltd.
117-693 Hoffman Ave. Victoria V9B 4X1
T. 250.475.1515

Project Data

Civic Address
431 Parry St.

Legal Description
Lot B, Lots 1775&1776 Victoria City, Plan EPP26096

Zoning (existing)
R2-Two Family Dwelling District

Zoning (proposed)
R1B (permitted zone within R2)

Site Area
249.4 m²

Gross Floor Area
Basement: 45.2 m²
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2-16.6 stall = 3.6 m²
193.3 m²

Total Floor Area
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2-16.6 stall = 3.6 m²
127.5 m²

FSR
Proposed res. 127.5 m² /
Lot Area 249.40 m²
0.51:1

Site Coverage
Allowed: (99.7 m²) 40.00%
Proposed: (91.3 m²) 36.60%

Open Site Space
Proposed res. 91.4 m² +
Driveway 16.8 m²
Total 110.3 m²
Lot Area 249.4 m² -
110.3 m²
Open site space 139.1 m²
55.77%

Average Grade
7.45m

Building Height Proposed
Allowed: 7.5m
Proposed: 2 storey, 7.55m from average grade to top of flat roof

Number of Storeys
Allowed: 2
Proposed: 2

Parking
Required: 1 space per dwelling unit
Proposed: 1

Setbacks

Allowed	Front	7.5m
	Rear	6.26m
	Side north	3.0m
	Side south	1.5m
	Side combined	4.5m
Proposed	Front	4.14m
	Rear	4.95m to building
		4.42m to stair
	Side north	2.00m
	Side south	1.20m
	Side combined	3.20m



1 Context Plan



2 Street Views of Site

R. ...
City of Victoria

DEC 23 2018

Planning & Development Committee
Development Planning Sub-Committee

**SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776
VICTORIA CITY, PLAN EPP28098**



NOTE
Lot dimensions & areas shown are based upon Plan EPP28098. Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive site survey. Geospatial elevations shown are based upon observations to geospatial control monuments 8-110 (Elevation= 10.260m) and 8-111 (Elevation= 7.957m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or proprietary corners. Unregistered interests have not been included or considered.

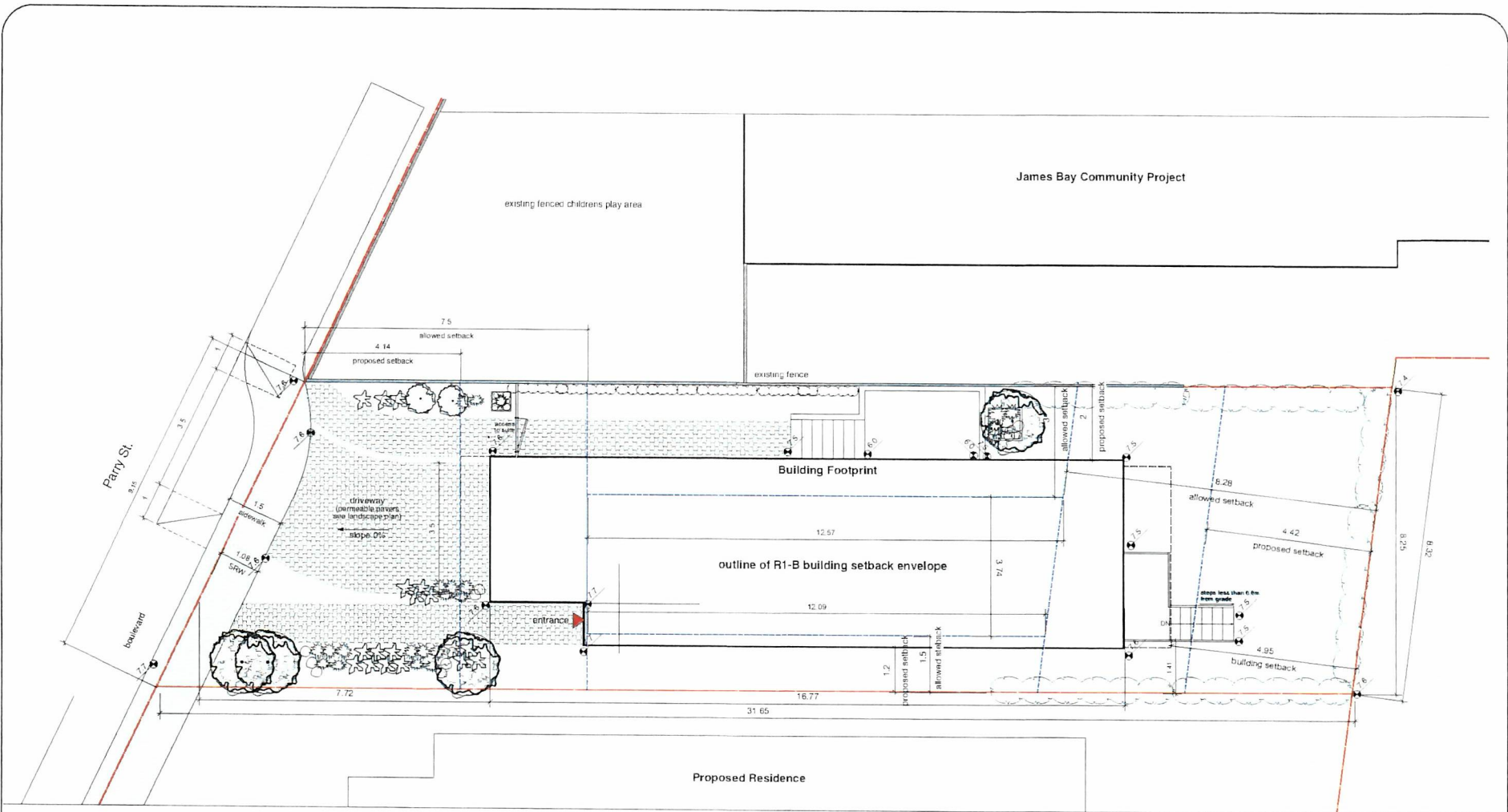
- LEGEND**
- denotes water tank
 - w— denotes water meter
 - denotes approximate tree location, diameter and species
 - ▲ denotes ground elevation
 - denotes utility pole
 - denotes sign

Field survey dated May 13th, 2019.
The parcels are subject to Covenant C4338481.



File: B-Magellan-SP
Date: May 15, 2019
Island Land Surveying Ltd.
117-681 Redden Avenue
Victoria B.C. V9B 4K1
TEL: 250-475-1515 Fax: 250-475-1518
www.islandlandsurveying.ca

City of Victoria
DEC 23 2019
Planning & Development
Title Office



*Note: see landscape plan for planting list and surfacing details



1 Site Plan
Scale: 1/4" = 1'-0"

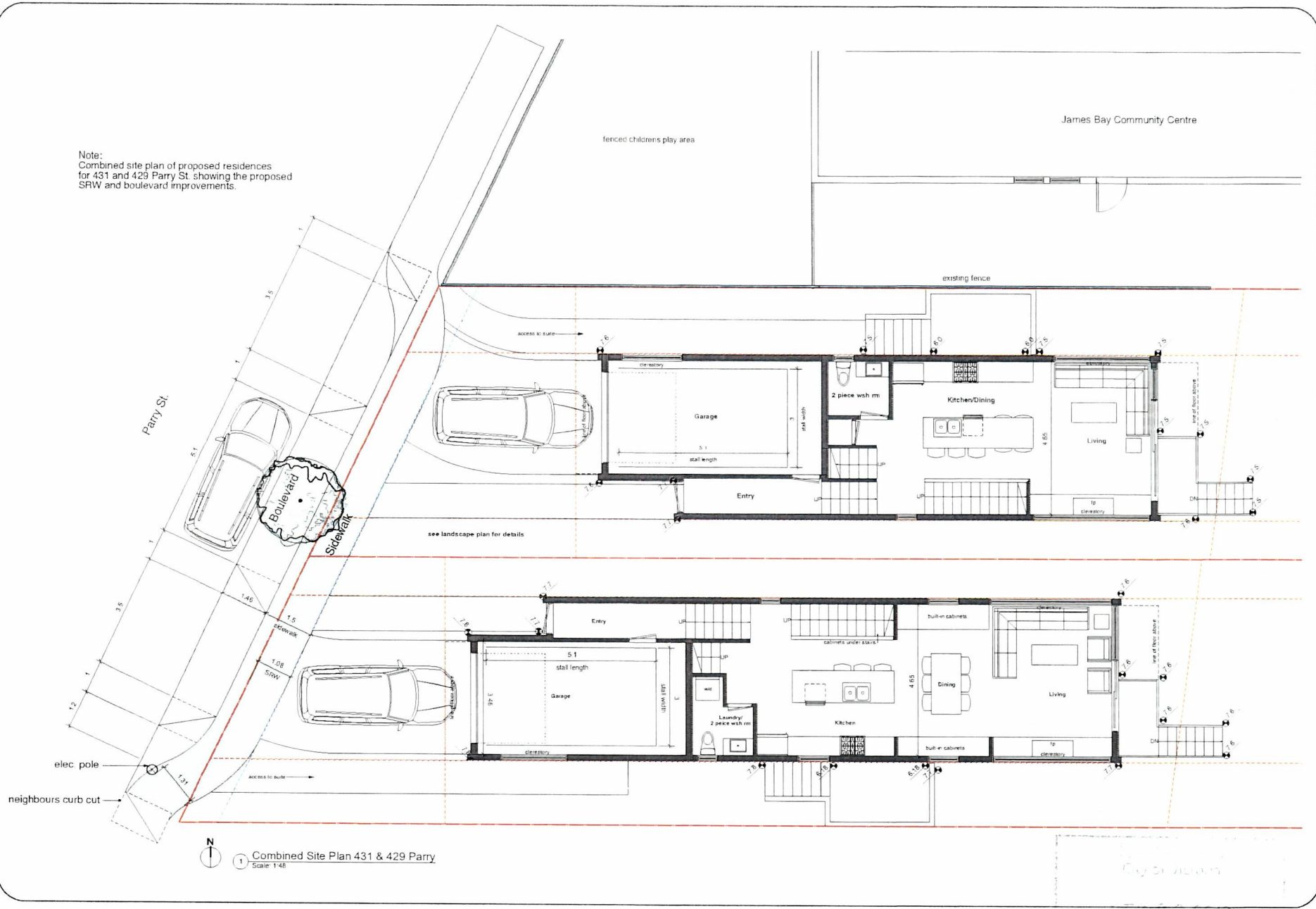
ISSUE
Oct. 21, 2019
Dec. 14, 2019, Revised Submission

PROJECT
431 Parry St.

A.0.3
Site Plan

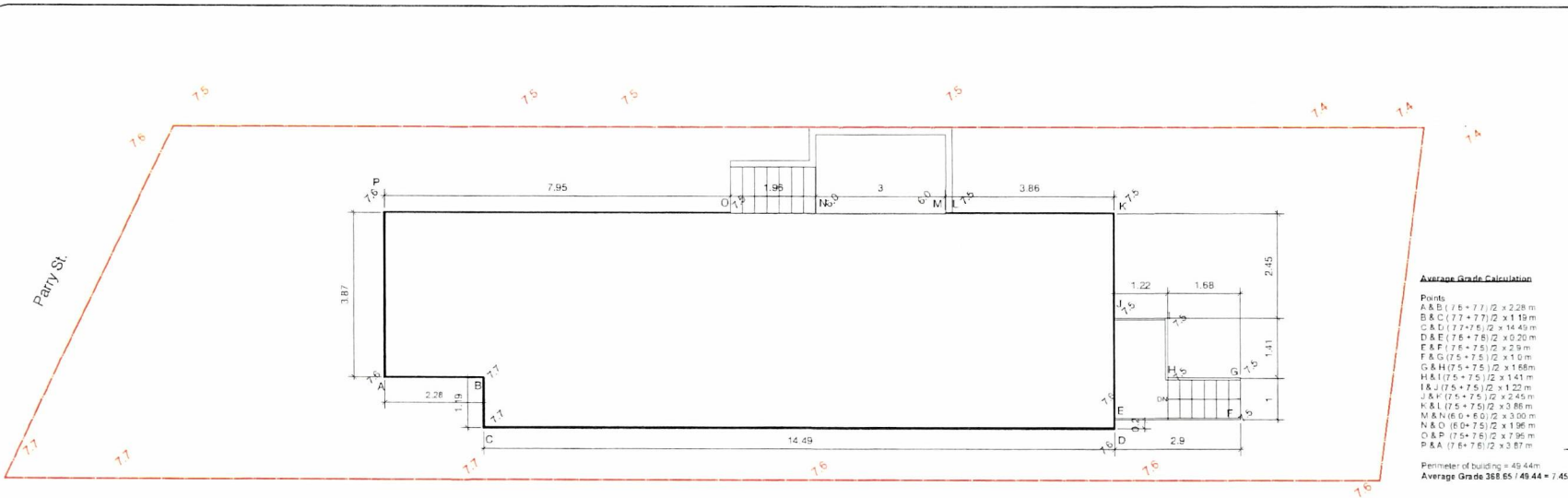
City of Arcata
DEC 23 2019
Planning & Development Department
Development Services Center

Note:
Combined site plan of proposed residences
for 431 and 429 Parry St. showing the proposed
SRW and boulevard improvements.

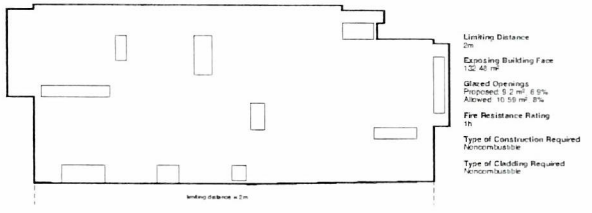


1 Combined Site Plan 431 & 429 Parry
Scale: 1:48

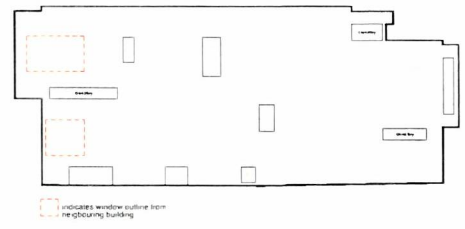




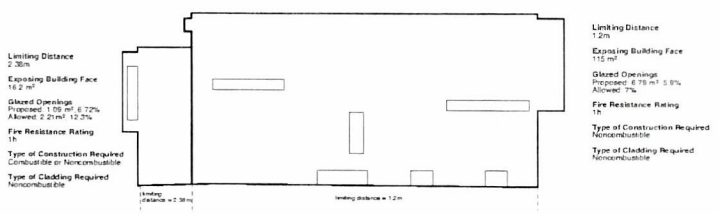
1 Average Grade Plan
Scale: 1:48



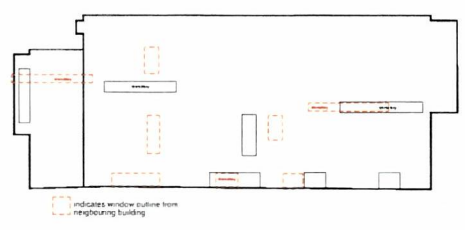
2 North Exposing Building Face
Scale: 1:96



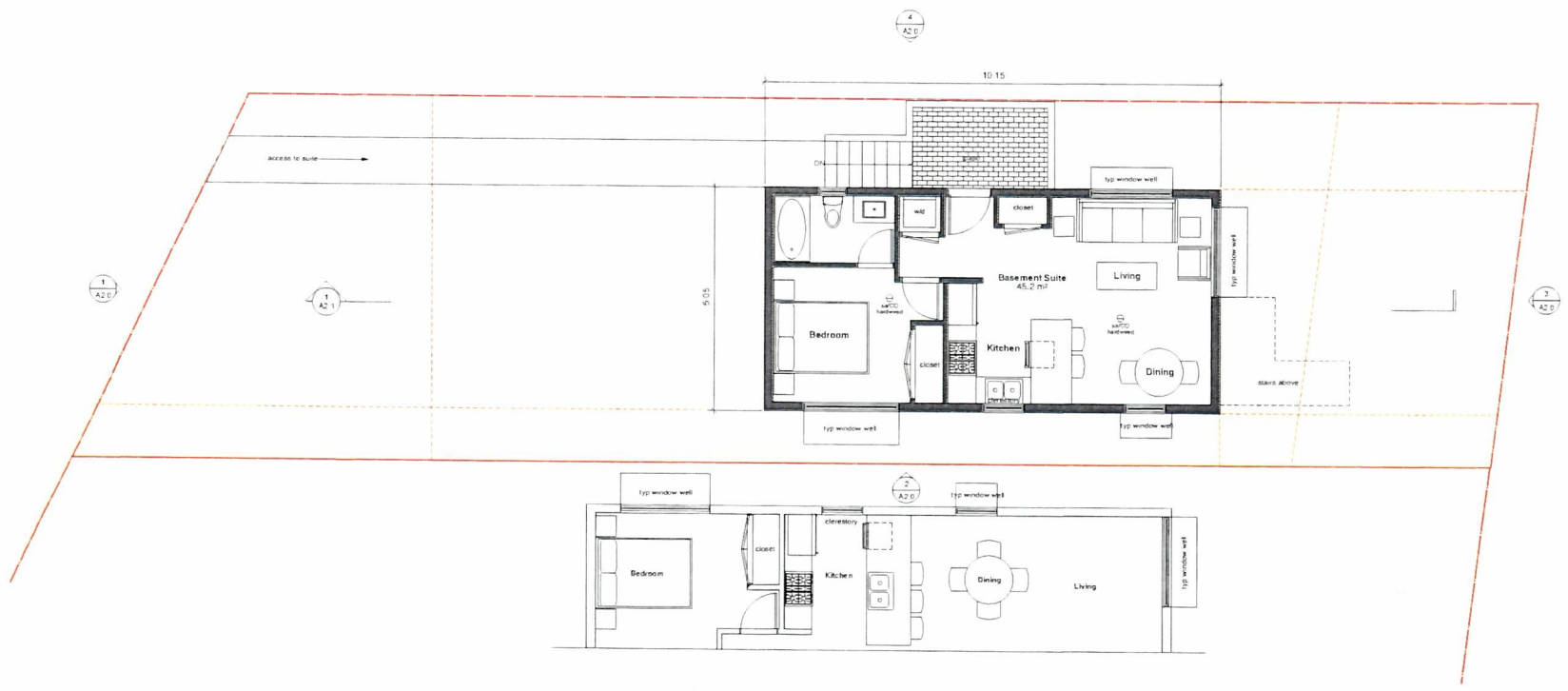
4 North Elevation Neighbouring Building Window Overlay
Scale: 1:96



3 South Exposing Building Face
Scale: 1:96



5 South Elevation Neighbouring Building Window Overlay
Scale: 1:96

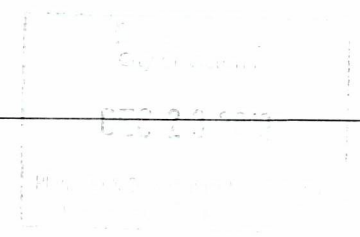


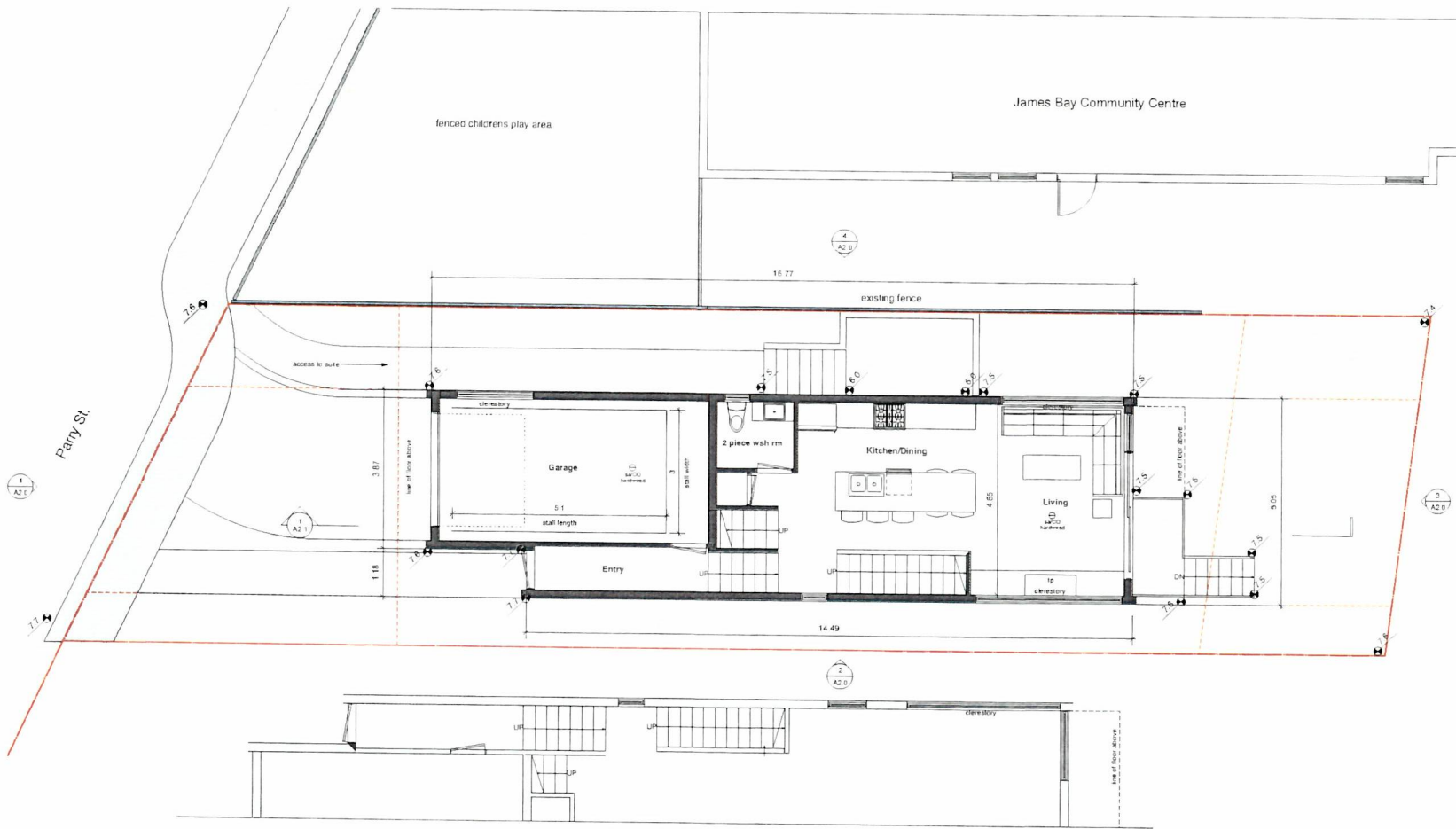
Areas
 Basement Suite 45.2m²
 1 Basement
 Scale: 1/4" = 1'-0"

ISSUE
 Dec. 21, 2019
 Dec. 18, 2019, Revised Submission

PROJECT
 431 Perry St.

A 1.0
 Basement Level





Areas

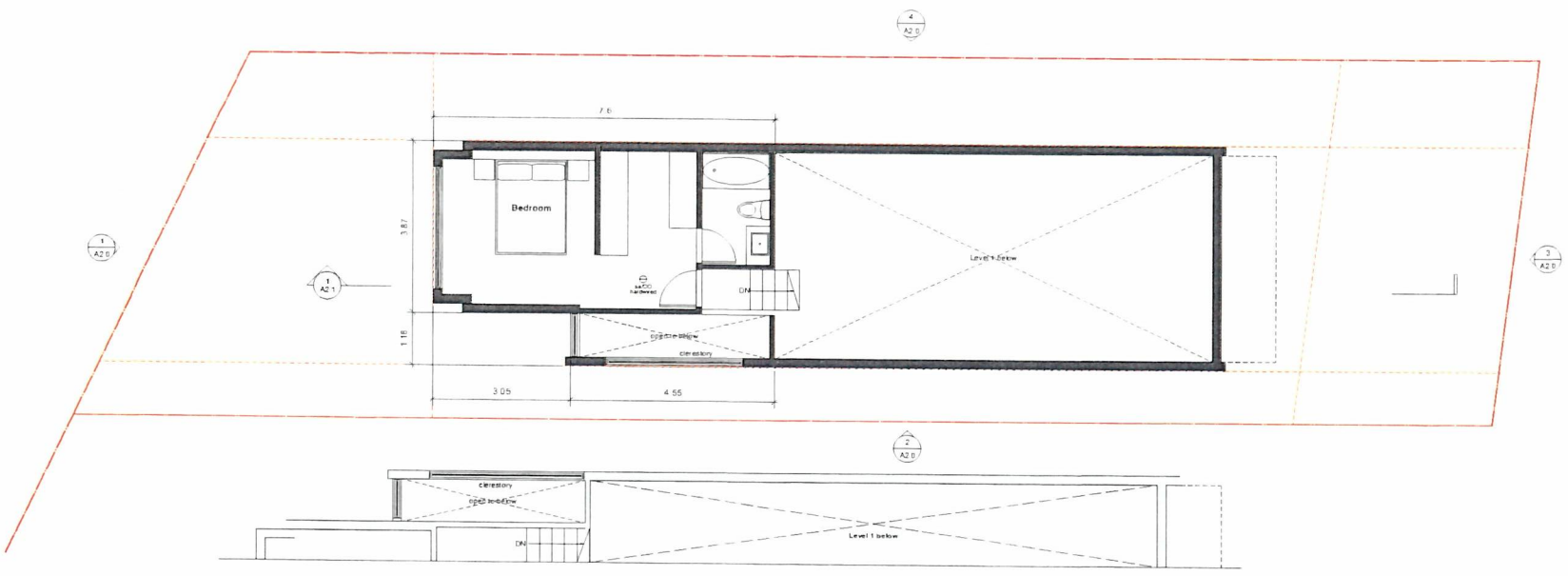
Level 1	50.6m ²
Garage	22.2m ² • 18.6m ² parking stall = 3.6m ²

Level 1
Scale: 1/4" = 1'-0"

James Bay Community Centre

Perry St.

431 Perry St.
City of Arcata
DEC 20 2019
RECEIVED



Areas
 Split Level 25.7sq'

1 Split Level
 Scale: 1/4" = 1'-0"



DEC 20 2018

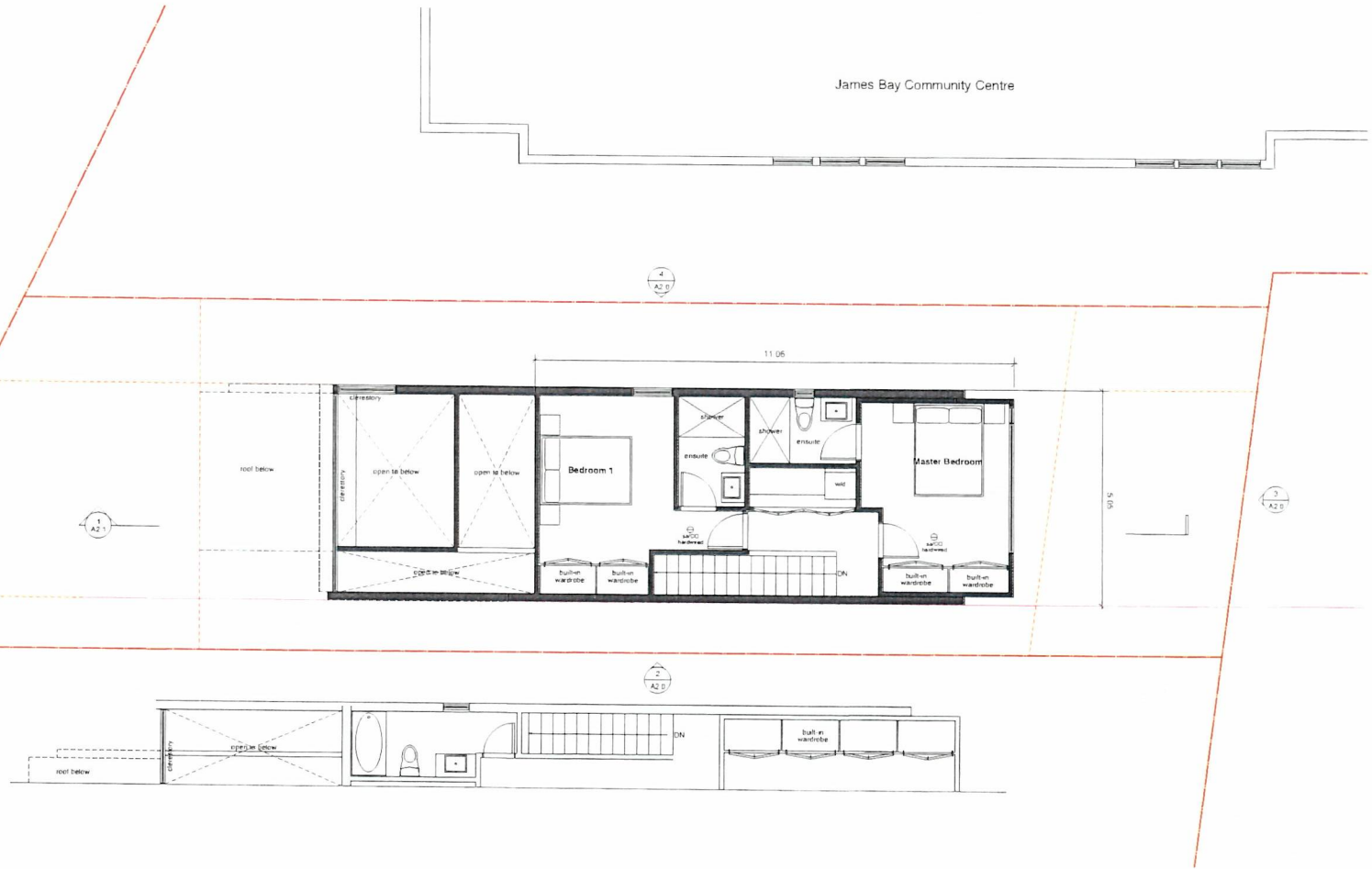
PROJECT: 431 Perry St.

ISSUE
 OCT 21, 2018
 Dec 18, 2018, Revised Submission

PROJECT
 431 Perry St.

A 1.2
 Split Level

James Bay Community Centre



Areas
Level 2 49.6m²



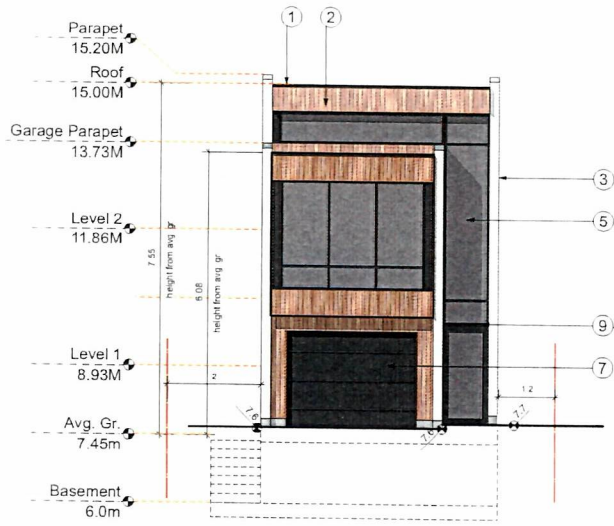
① Level 2
Scale: 1/4" = 1'-0"

ISSUE	DATE
Oct. 21, 2018	
Dec. 14, 2018	Revised Submission

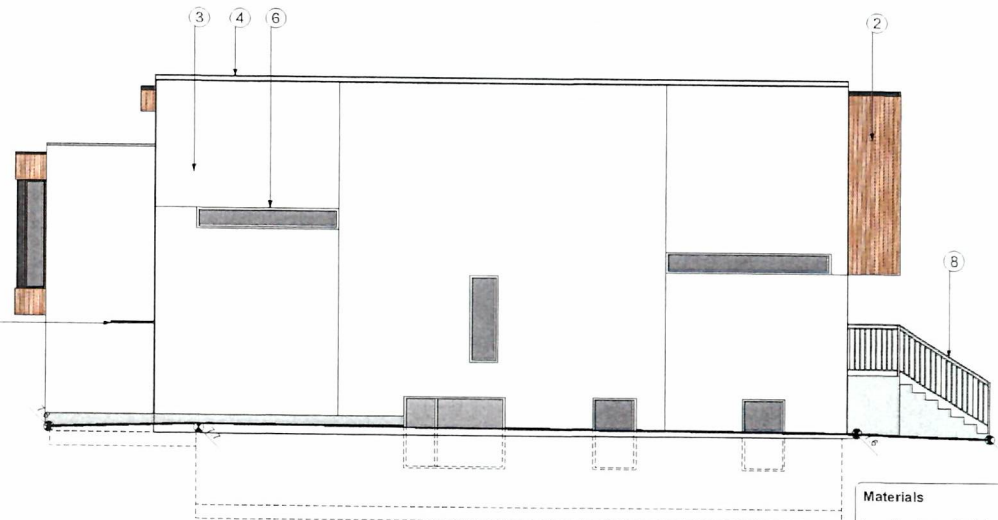
PROJECT
431 Perry St.

A.1.3
Level 2

City of Arcata
030-20-11
11/12/2018



1 West Elevation
Scale 1:48

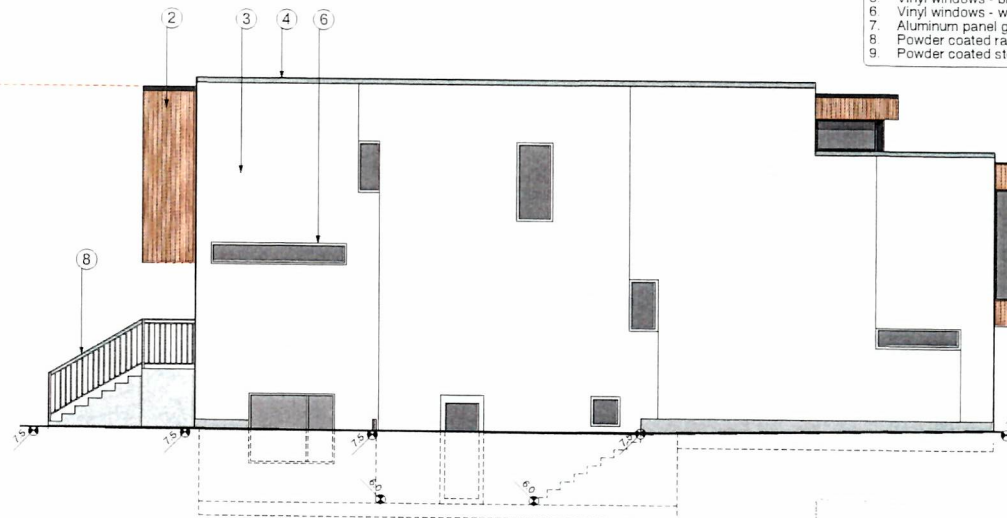


2 South Elevation
Scale 1:48

- Materials**
1. Aluminum flashing - black
 2. T&G western red cedar siding - stained w. General Finishes 450 'Sugar Maple'
 3. Acrylic stucco - white
 4. Aluminum flashing - grey
 5. Vinyl windows - black
 6. Vinyl windows - white
 7. Aluminum panel garage door - black
 8. Powder coated railing - grey
 9. Powder coated steel canopy - black

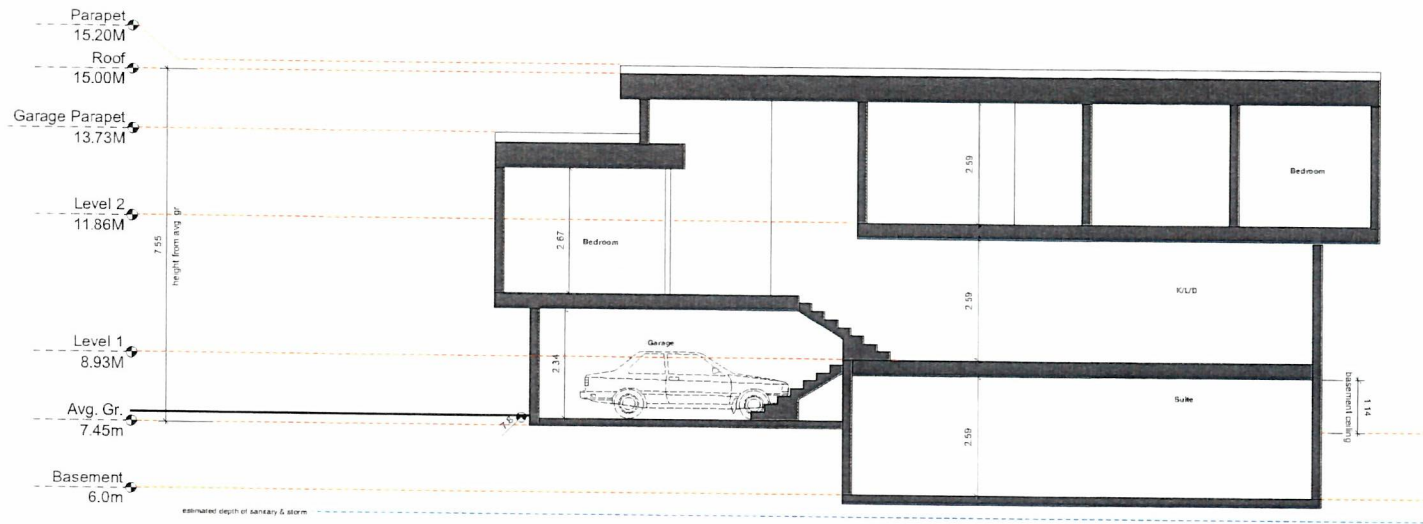


3 East Elevation
Scale 1:48



4 North Elevation
Scale 1:48

030.77



1 South Section
Scale: 1/4" = 1'-0"

020 21 11



James Bay Community Project



Existing Parking Lot
431 Parry St.



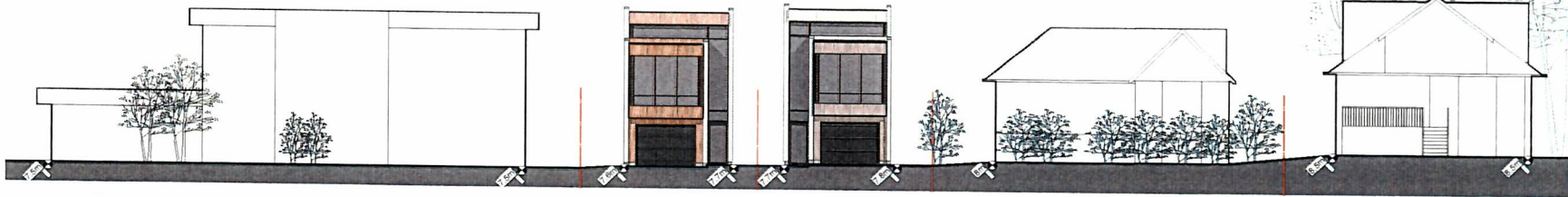
Existing Parking Lot
429 Parry St.



427 Parry St.



425 Parry St.



James Bay Community Project

Proposed Residence
431 Parry St.

Proposed Residence
429 Parry St.

427 Parry St.

425 Parry St.

1 Parry St. Context
Scale: 1/8" = 1'-0"



420 Parry St.

Elevation drawing by DACY JONES ARCHITECTURE INC.

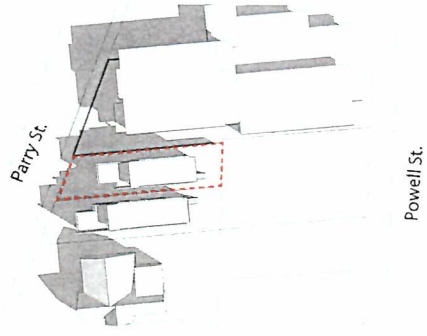
430 Parry St.

440 Parry St.

2 Parry St. Context: West Side of Street
Scale: 1/96

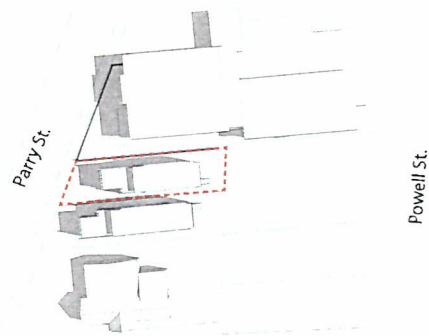
City of Arcata
00023700

Spring/Fall Equinox

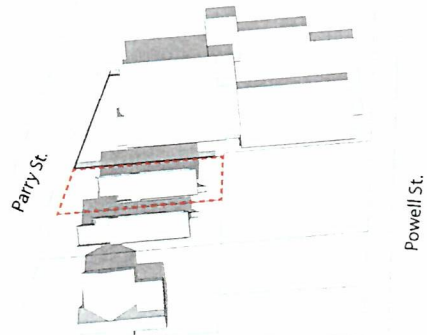
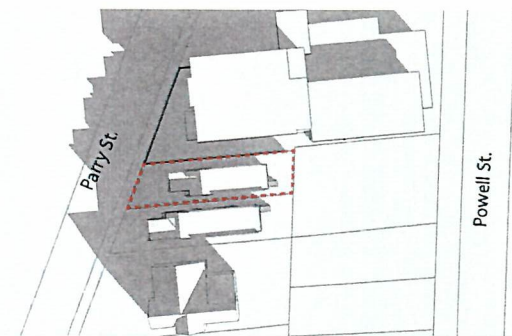


9AM

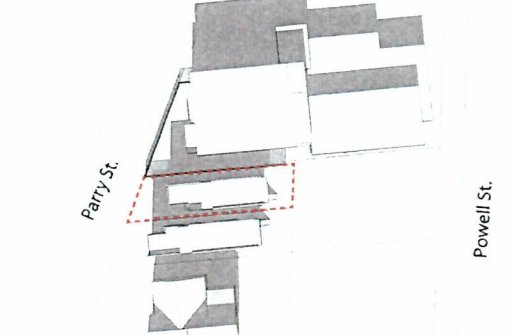
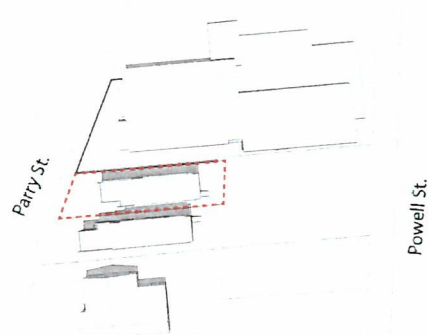
Summer Solstice



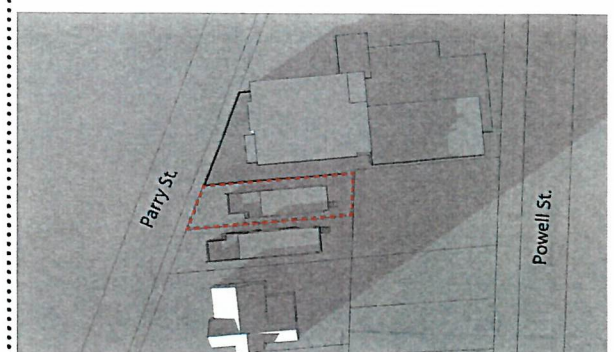
Winter Solstice



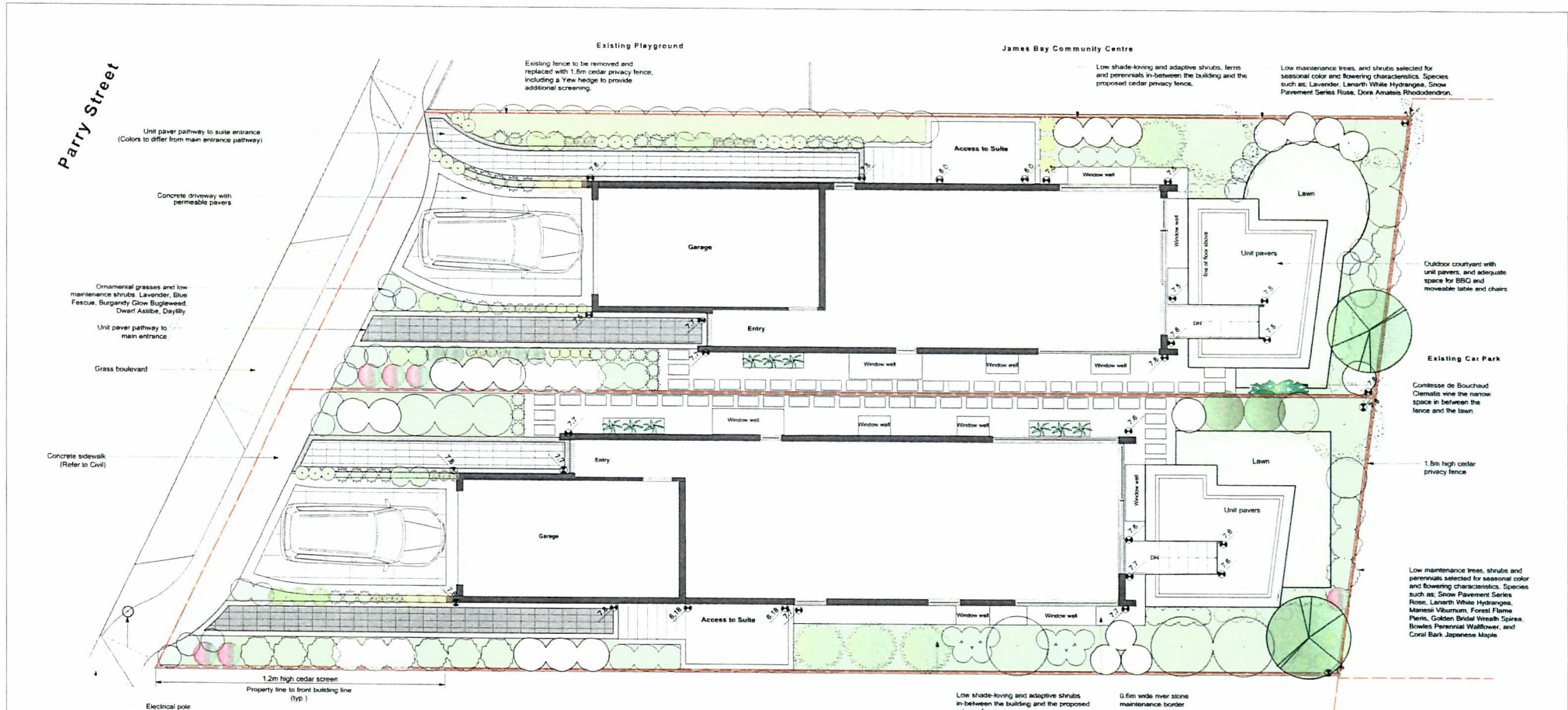
12PM



4:30PM



DEC 23 2019



Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
<i>Acacia parramattana</i> 'Tango Kaku'	Coral Bark Japanese Maple	2.5m Ht.
Large Shrubs		
<i>Phytolacca opulifolia</i> 'Center Glow'	Pacific Noddy Palm	#2 pot
<i>Philadelphus</i> 'Forest Flame'	Forest Flame Philae	#5 pot
<i>Spiraea thunbergii</i> 'Ogon'	Golden Bird-of-paradise Spirea	#3 pot
<i>Taxus baccata</i> 'Fastigiata'	Wah Yew	#5 pot, 1.5m Ht.
<i>Viburnum plicatum</i> f. <i>bononiense</i> 'Marsalis'	Marsalis Viburnum	#7 pot
Medium Shrubs		
<i>Camelia japonica</i> 'Arista Fire'	Red Twig Dogwood	#3 pot
<i>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#5 pot
<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot
<i>Rhododendron</i> 'Dora Amatis'	Dora Amatis Rhododendron	#5 pot
<i>Rhododendron</i> 'Tansania'	Tansania Rhododendron	#5 pot
Groundcovers		
<i>Thymus vulgaris</i>	Thyme	#1 pot

- Notes:**
 1. All work to be completed to current CSLA Landscape Standards.
 2. All soft landscape to be irrigated with an automatic irrigation system.

Small Shrubs

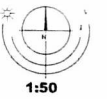
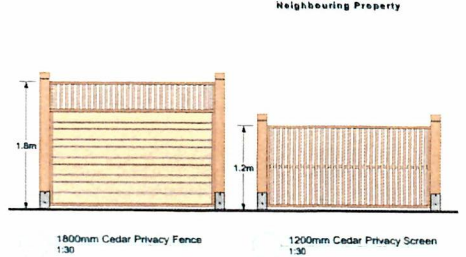
Botanical Name	Common Name	Size
<i>Cornus alba</i> 'Kobold'	Kobold Dogwood	#2 pot
<i>Lavandula angustifolia</i> 'Crisp Duet'	Spanish Lavender	#1 pot
<i>Mahonia repens</i>	Creeping Mahonia	#1 pot
<i>Rosa rugosa</i> 'Snow Pavement'	Snow Pavement Sweet Rose	#1 pot

Perennials, Annuals and Ferns

Botanical Name	Common Name	Size
<i>Agrostis setacea</i> 'Burgundy Glow'	Burgundy Glow Bugleweed	#1 pot
<i>Asplenium platyneuron</i> 'Pumila'	Deer Fern	#1 pot
<i>Blechnum spicatum</i>	Forest Fern	#1 pot
<i>Calluna vulgaris</i> 'Karl Forester'	Common Heath	#1 pot
<i>Carex</i> 'Ice Dance'	Ice Dance Sedge	#1 pot
<i>Coriaria verticillata</i> 'Moonbeam'	Moonbeam Tree-lice	#1 pot
<i>Diarrhena compacta</i>	Tufted Hair Grass	#1 pot
<i>Erythronium</i> 'Boutin Merveil'	Boutin Perennial Wallflower	#1 pot
<i>Festuca glauca</i>	Common Blue Fescue	#1 pot
<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	#1 pot
<i>Origanum vulgare</i>	Hot Majoram, oregano	#1 pot
<i>Polystichum setosum</i>	Soft Shield Fern	#1 pot

Vines

Botanical Name	Common Name	Size
<i>Clematis</i> 'Comtesse de Bouchaud'	Comtesse de Bouchaud Clematis	#5 pot



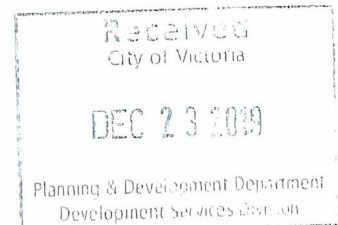
429 + 431 Parry Street - Landscape Concept Plan

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.

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

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.

Variances

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

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.
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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.



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.



5th March, 2020

Mayor & Council
City of Victoria

Dear Mayor Helps and Councillors,

Re: Development Variance Permit Application – 429-431 Parry Street

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 properties.

This letter is in support of the application to the City of Victoria by Magellan Holdings Ltd. for a Development Variance Permit for 429-431 Parry 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 two sub-sized R2 lots on Parry Street and their need to obtain a variance permit to change the setbacks. These consultations resulted in a legal agreement which will ensure that JBCP's needs (including emergency access) are met and that the variances do 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 cursive script that reads "Rozlyne Mitchell".

Rozlyne Mitchell
Chair of the Board, James Bay Community Project

cc. Conrad Nyren, Magellan Holdings Ltd.

Heather McIntyre

From: 123FormBuilder [REDACTED]
Sent: January 16, 2020 5:51 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Name	Geoff Murphy
Email	[REDACTED]
Address	409-967 Collinson Street
Terms of Service-Opt out of future updates from TalktoAryze	no

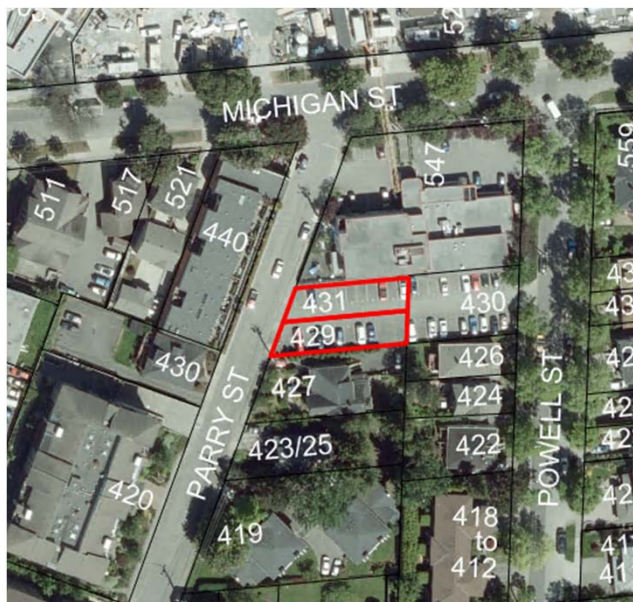
Development Variance Permit Applications for 429 Parry Street & 431 Parry Street



1

Aerial View

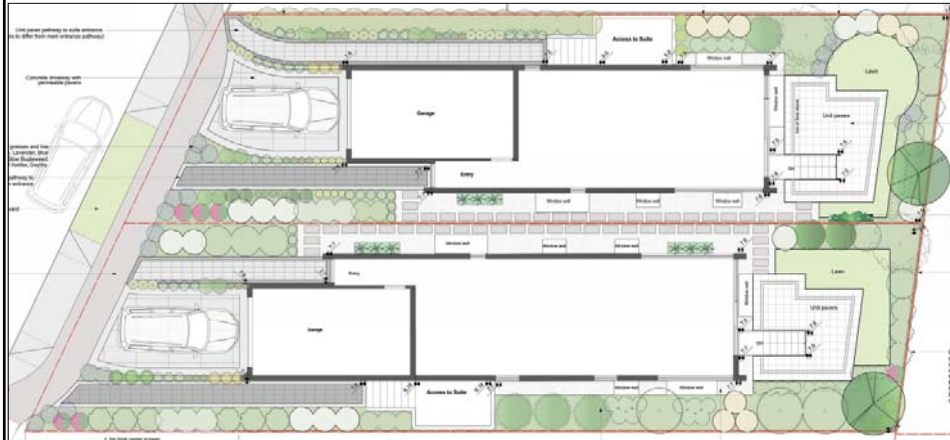
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2

Site Plans

3



3

Existing Lots

4



4

Neighbouring Properties

5



Property to the North



Properties to the South



5

View across the street

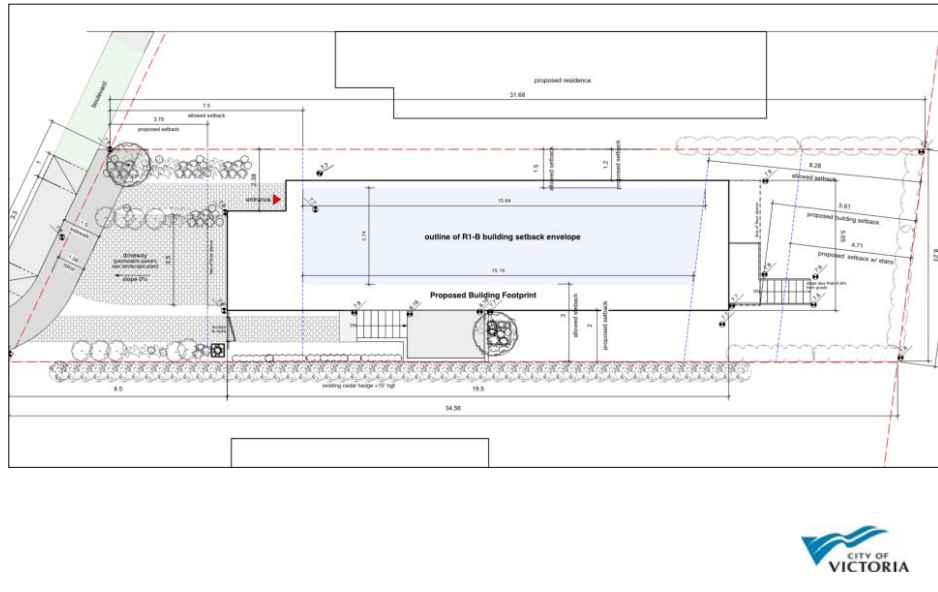
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6

Site Plan – Setbacks at 429 Parry Street

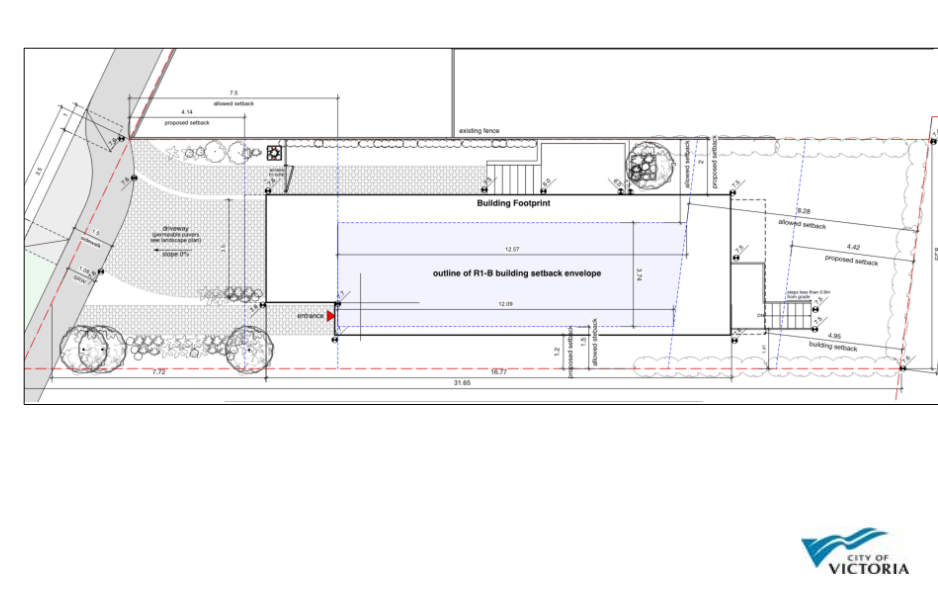
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7

Site Plan – Setbacks at 431 Parry Street

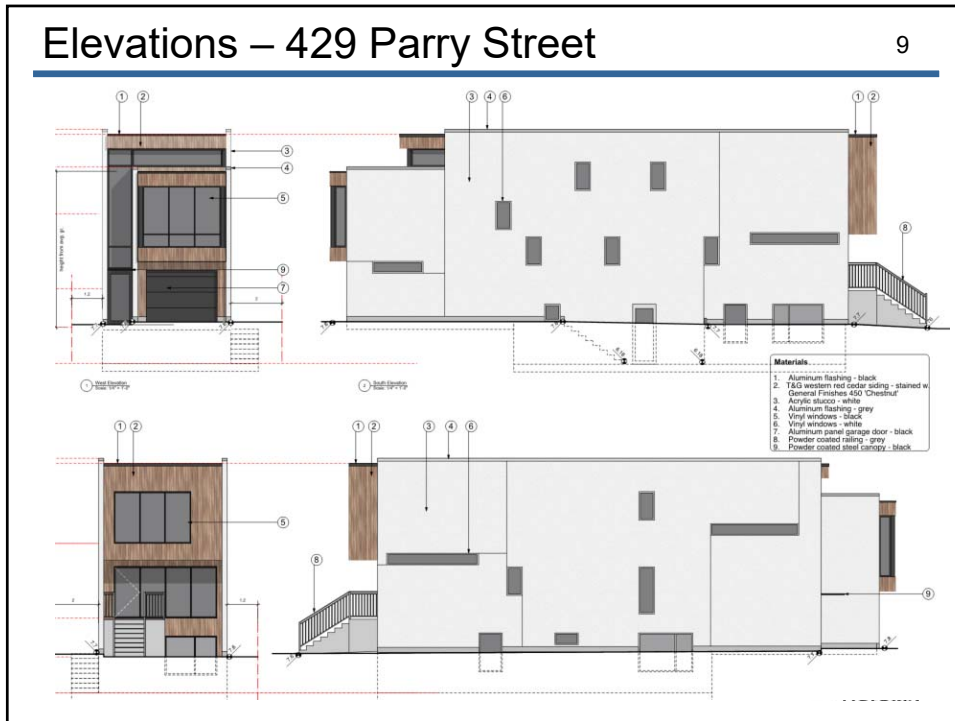
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8

Elevations – 429 Parry Street

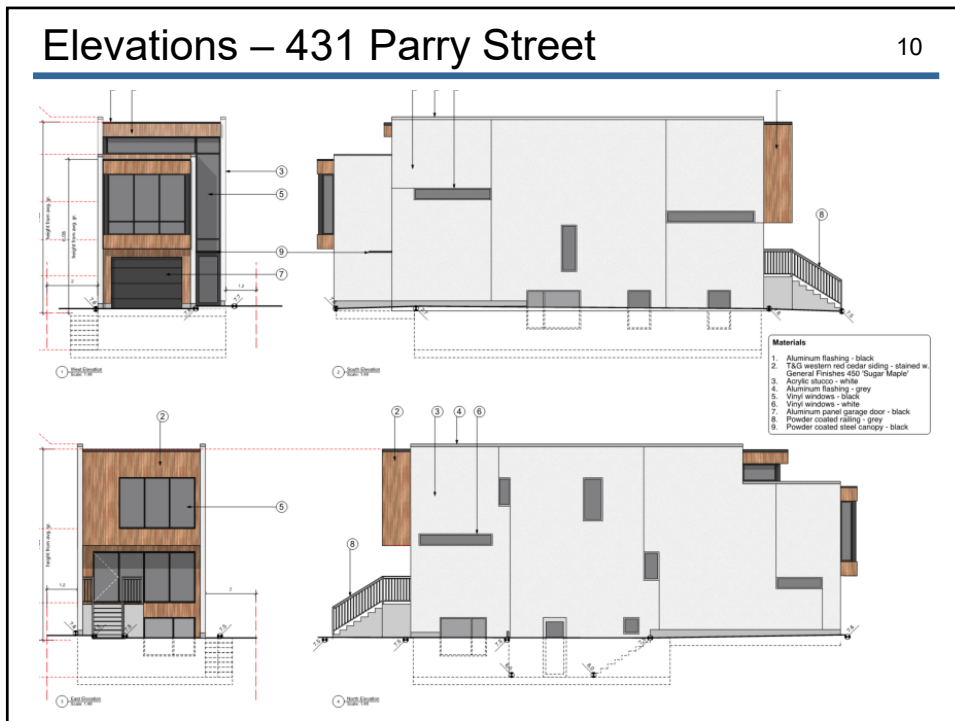
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9

Elevations – 431 Parry Street

10



10

Streetscape Context

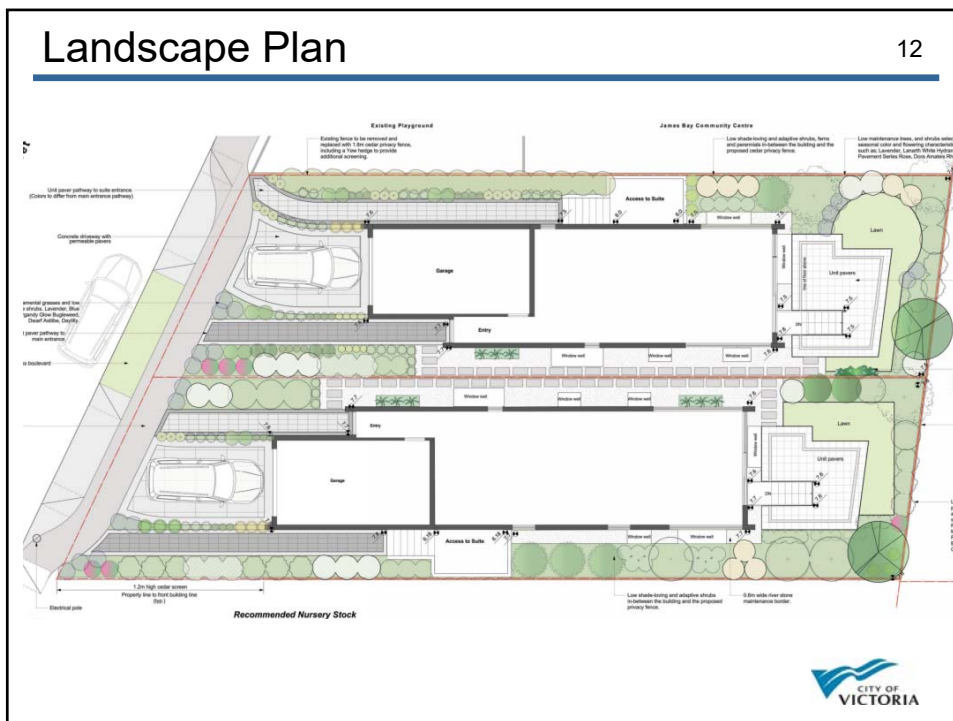
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11

Landscape Plan

12



12

Streetscape Context

13



James Bay Community Project

Existing Parking Lot
431 Parry St.

Existing Parking Lot
429 Parry St.

427 Parry St.

425 Parry St.



James Bay Community Project

Proposed Residence

Proposed Residence

427 Parry St.

425 Parry St.

