



## James Bay Neighbourhood Association

[caluc@jbna.org](mailto:caluc@jbna.org)  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

March 26, 2022

Mayor and Council  
City of Victoria

**Re: CALUC Meeting – 27 South Turner Street held March 09 2022**

Dear Mayor Helps and Members of City Council:

The subject CALUC meeting was held March 9 2022 via video conference, with 45 residents in attendance. CALUC members Tim Van Alstine and Trevor Moat met with designers/applicants Evan Peterson and Mark McNaughton of Barefoot Design on January 20 to ensure they were prepared for the hearing.

This property is zoned R-2. The applicants seek site-specific zoning to accommodate a side-by-side duplex, each side with a basement suite. The proposal contemplates demolition of an original residence which fell into disrepair, and the removal of two substantial trees at the rear of the lot to allow for a 2-car garage and compliant turn-around. A variance is sought to reduce the required number of off-street parking spaces from three to two.

Adjoining and nearby neighbours on Government Street expressed strong concerns over the proposed removal of the elm and linden trees in the rear yard, and to a lesser extent the ornamental plum, which an arborist deemed in fair to poor condition. Some concern was expressed over the lack of street parking which could be exacerbated by the additional density, and the addition of ambient light and noise due to lighting fixture placements and the use of heat pumps.

The applicant acknowledged the neighbours' feelings regarding the trees, and agreed to review the design to determine whether it would be possible to relocate the 2-car garage to the south-side of the property so as to preserve them. The possibility of entering into a carshare agreement with the City has been discussed, but no decisions have been made. Final decisions regarding light fixtures have not been made, and heat pumps will be mostly enclosed to minimize external noise.

We regard the requirements of CALUC engagement for this application as being complete, and this summary is forwarded to you for your consideration.

Yours truly

Trevor Moat  
JBNA CALUC CO-Chair

Tim VanAlstine  
JBNA CALUC CO-Chair

*JBNA ~ honouring our history, building our future*