

April 26, 2023

Dear City of Victoria Council,

I am writing to express my support for the proposed redevelopment of 27 South Turner Street. As a longstanding James Bay resident and homeowner, I believe the developers of this project are proposing a tasteful and carefully considered design that will serve the neighborhood well. Most importantly, I believe this proposal is responsive to the need for infill/missing middle housing and that the minor rezoning and bylaw allowances required have been thoughtfully addressed to add value to the surrounding area.

As identified in the City's Housing Strategy Developing, the proposed redevelopment answers your call for much needed attainable infill/middle housing. By including optional mortgage helpers, this project provides a rare opportunity for a wide range of buyers and renters to live in a high-quality, affordable new home in one of BC's most highly sought after neighborhoods. I think it is fair to point out that a single-family home on this property, is simply out of reach for most buyers and does not address the needs of the community.

Further, I believe the proposed redevelopment offers both functional and aesthetic improvements to the project site and surrounding area. The addition of several new trees, a new sidewalk and landscape, out of sight garage with green roof, a single high-quality permeable driveway and a rain garden to support stormwater management demonstrate the developers care and consideration. As an avid walker and cyclist, it's also encouraging to see the developers of this project promote sustainable modes of transportation and a reduced reliance on personal vehicles in their proposed design.

As one of the oldest residential neighbourhoods in Canada, what makes James Bay so special is its diversity. I urge Council to approve the minor rezoning and bylaw amendments necessary to support this well thought out development that aims to support the City's Housing Plan and add value to our unique urban neighborhood.

Thank you for your careful consideration of this exciting proposal.

Sincerely, Alicia Owens
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