



2023 November 12

Mayor and Council
City of Victoria

Re: CALUC Meeting – 515-519 Rithet Street, held 2023 November 08

Dear Mayor Alto and Members of City Council:

The subject CALUC meeting was held November 8 via video conference, with approximately 65 residents in attendance. CALUC members Linda Carlson, Tim Van Alstine, and Trevor Moat prepared the designers/applicants for this hearing by reviewing plans and providing guidance on the CALUC process in James Bay. This property has been under development consideration since 2017, and the current owner, Casman Properties, has returned with a new design based on alterations to align with current building codes.

The site is located on the south side of Rithet Street, about 30m East of Menzies Street. The entire street was converted to multi-storey apartment complexes through the 1960's and 1970's, apart from a multi-unit house conversion at the corner of Rithet and South Turner, and the two small 2BR houses extant on the subject property, neither of which appear on the City's heritage register. The properties are zoned R3-2, with building heights up to six storeys and FSR of up to 2.0:1. The site offers excellent proximity to local shopping and parks, and good access to transit. Underground parking for ten vehicles is planned.

The proposal is to construct a five-storey condominium complex with 16 strata residences, FSR of 1.72:1, Site Coverage of 41.5%. The building is comprised of:

- 3 One-bedroom units
- 3 One-bedroom plus den units
- 3 Two-bedroom units
- 2 Two-bedroom plus den units
- 4 Three-bedroom units
- 1 Three-bedroom plus den unit

Two immediate neighbours, both owners/operators of older multi-unit house conversions, expressed concerns regarding the development. The primary concern related to massing of the structure, and its overlook to adjoining properties. The proponent was aware of these concerns through review of prior CALUC reports and neighbour consultation, and attempted to address them by reducing building height by one storey, and shifting the nearest building face eastwards (away from the shared property line) by approximately 0.8m. The decking and rear upper floor of the proposal is stepped back further to reduce direct overlook.

James Bay residents expressed a desire to salvage the two small extant houses on the site. The developer stated that they have consulted with Nickel Brothers (a well-established local mover of

houses) and received an opinion that it would be extremely difficult to remove these houses from the site.

Overall, this proposal was favourably received by the James Bay community and CALUC. The proponent has considered prior community feedback in its current proposal, and has mitigated (though not resolved) concerns from two immediate neighbours. In particular, it was noted that this proposal presents a wide range of housing options, including options for established families. The building form and massing is consistent with other buildings along Rithet Street, although it will have an imposing presence on the traditional residential houses to the west, along Menzies Street.

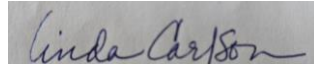
With this letter, we believe the requirements of CALUC engagement for this application have now been completed.

Yours truly

JBNA DRC/CALUC Committee:



Trevor Moat



Linda Carlson



Tim VanAlstine

JBNA ~ honouring our history, building our future