

# Development Review Fact Sheet

James Bay Neighbourhood Association (JBNA)  
Development Review Committee (DRC)

**Preamble:** The purpose of this form is to provide a format for potential Developers into James Bay Community to present their proposed projects to the DRC efficiently and in a consistent manner. Please provide a written response (hard copy and electronic) **to be received no less than 7 days prior to the confirmed meeting with the JBNA-DRC.**

**Project Name:**

**Project Address:**

**Legal Description:**

**Parcel Identifiers:**

## **Contacts:**

1. Developer - Company Name:  
Key Contact:  
Address:  
  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_
2. Owner - Company Name:  
Key Contact:  
Address:  
  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_
3. Consultant - Company Name:  
Key Contact:  
Address:  
  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_
4. James Bay Neighbourhood Association  
Development Review Committee  
Chair: Tim Vanalstine  
316 Montreal Street, Victoria BC V8V1Z5  
Phone: 384-5334  
Email: [vanalstine@telus.net](mailto:vanalstine@telus.net)

## Development Review Fact Sheet Table

(Please provide both Imperial and Metric measures)

<b>SUBJECT</b>	<b>EXISTING (current zoning)</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<i>(EXAMPLE F.S.R.</i>	1.5	2.27	<i>Increase of 0.77)</i>
<b>Zoning</b>			
<b>Land Use</b>			
<b>Lot Area</b>			
<b>Lot Width</b>			
<b>Lot Depth</b>			
<b>Site Coverage %</b> (to exterior walls)			
<b>F.S.R.</b>			
<b>Setbacks:</b>			
<b>Front</b>			
<b>Rear</b>			
<b>Side A</b>			
<b>Side B</b>			
<b>Building Ht.</b> <b>And No. of floors</b>			
<b>No. of units</b> <b>(if residential)</b>			
<b>Unit type (condo,</b> <b>townhouse, etc)</b>			
<b>Unit Areas &amp;</b> <b>descriptions</b>			
<b>Parking Requirements</b>			
<b>Parking Area</b>			
<b>Bike Storage</b>			
<b>Loading Bay</b> <b>Requirements</b>			
<b>Waste Management</b> <b>Requirements</b>			

## Comment on the following subject areas:

1. Confirm that you have reviewed the James Bay Neighbourhood Plan (JBNP) as adopted by the City of Victoria Council, November 1993, and discuss your development relative to the document.
2. Describe the neighbouring buildings. How will you respect the surrounding architectural design?
3. Have you anticipated shadowing issues? Detail how you will handle.
4. Provide comments on the existing site landscape and vegetation and your future plans for the same.
5. Provide your interpretation of the “character of James Bay Community” and how your proposed development relates to your interpretation.
6. What is the intended market orientation? (seniors, middle class...)
7. Is this a Time Share development?
8. What benefits does the proposed project provide to the residents of James Bay?
9. What is the level of interior finish proposed for the units?
10. Provide comments on your proposed project’s contribution to “mixed and varied housing units...families, seniors, rental, affordable. etc.”
11. Provide an overview of your project’s parking, circulation and impact on neighbourhood traffic and traffic patterns.
12. Describe the construction and design qualities of the proposed development that help support a healthy and sustainable environment.
13. What environmental features do you intend to include?

*Thank you for your interest in contributing to an attractive and vibrant Community. James Bay supports the highest level of design excellence.*