



James Bay Neighbourhood Association

caluc@jbna.org

www.jbna.org

Victoria, B.C., Canada

2022 September 18

Mayor and Council
City of Victoria

Re: CALUC Meeting – 544-556 Toronto and 415 Parry Streets, held 2022 September 14

Dear Mayor Helps and Members of City Council:

The subject CALUC meeting was held September 14 via video conference, with approximately 75 residents in attendance. CALUC members 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 is located at the North East corner of Toronto and Parry Streets, one block East of the “Five Corners” of the James Bay village. The proposal is to remove four century-old homes and construct a 5-storey condominium complex with 54 market-rate 1- and 2-BR units. Underground parking for 43 cars and 68 bikes would be accessed through a ramp on Parry Street.

A few residents expressed support for the project, citing the need to increase housing supply and density. Overall, the proposal encountered considerable opposition from the community. Residents noted the numerous high-density developments are either underway or in consideration nearby, and their concomitant effects on traffic, services, and emergency ingress/egress to the community is unclear, as each has been considered in isolation, not in combination:

- 350/360 Douglas at Toronto – 90 units
- 561-565 Toronto – 24 units
- 110 Menzies and 450-458 Niagara – 137 units
- 131-139 Menzies – 46 units, and the possible loss of commercial/retail frontage

Most feedback provided by residents indicated strong opposition to this proposal, citing the following concerns:

- The OCP regards these lots as “Traditional Residential”, not “Urban Residential”
- Five storeys seems excessive; buildings across the streets are 1, 3, and 4 storeys
- The building would cast considerable shadows over North and East neighbours
- The massing would dominate the street and adjoining properties
- 1- and 2-BR Unit configurations do not support families
- No consideration for affordability has been proposed
- Yards and decks seem very small and almost unusable
- Parking and traffic demand studies have not considered frequent special-event burdens nor the bottlenecks that make James Bay difficult to access during these events

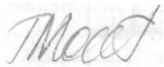
- The existing houses might be suitable for upgrade/conversion and could benefit from gentle densification approaches rather than demolition and replacement with a large monolithic structure

A number of residents expressed strong agreement with comments provided by one resident regarding the village of James Bay as a whole, summarized as follows:

- James Bay is the most densely-populated neighbourhood in Victoria; about 90% of its residents live in multi-family units. Less than 10% live in detached dwellings, many of which include separate suites already.
- James Bay is the oldest residential neighbourhood in Western Canada and is losing its heritage character. Losing more detached homes is a lost opportunity for gentle densification.
- This project does not address macro-issues in James Bay; it is unclear what understanding of and sensitivity to the needs of the community were considered in this proposal.

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

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