

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 prior to scheduling a 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
CALUC Co-Chairs: Marg Gardiner & Tim VanAlstine
phone: 250-360-0300 (Marg)
250-384-5334 (Tim)
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timothyvanalstine@gmail.com

Development Review Fact Sheet Table
(Please provide both Imperial and Metric measures)

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

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. What will be provided in the way of gardens (particularly food producing gardening) for the owner(s)/tenant(s)?
5. Provide comments on the existing site landscape and vegetation and your future plans for the same.
6. Provide your interpretation of the “character of James Bay Community” and how your proposed development relates to your interpretation.
7. What is the intended market orientation? (seniors, family ...)
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? (include treatment of parking area and permeability of intended surface)

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