

JAMES BAY NEIGHBOURHOOD ASSOCIATION

Monthly Meeting Agenda

7:00pm to 9:00pm

Wednesday, December 12, 2018

234 Menzies Street

33 Attending

Agenda

1. Welcome & Announcements:
 - We are meeting on the traditional territories of the Songhees and Esquimalt Nations
 - Welcome to staff liaison Kimberley Stratford and our new Council Liaison Laurel Collins
 - Respectful conduct statement read
2. Approval of Agenda m/s/c
3. Correspondence/Announcements m/s/c

The 2019 Cruise Ship Schedule is released. There will be a 19% increase in cruise ship passengers.
The BC Rental Task Force Report has been released. You can find details online at <http://engage.gov.bc.ca/rentalhousingtaskforce/>. Both tenants and landlords may wish to review the recommendations.
4. Minutes of November 14, 2018, meeting m/s/c

One member would like to have the fonts for the minutes and the agenda the same size.
5. CALUC Presentation: Fishermans Wharf. The JBNA and the GVHA have a memorandum of understanding for developments at Fishermans Wharf. The JBNA Development Review Committee met with the proponents to review the proposal, shortly after the proponents met with residents of the Wharf. The Development Permit is for a renovation to a Float Home on Dock A, called Reflections. (Unit A10) The owners are proposing to renovate the lower and upper floor, raising the flat roof with a sloped roof.

Presentation: Glen Cheater, owner of Reflections, Fishermans Wharf. The owner is applying for a development permit. Glen Cheater and his wife have owned the Reflections for about 3 years. Reflection is the smallest and shortest of the float homes at Fishermans Wharf. The outstanding problems to rectify are lack of space, lack of insulation, single pane aluminium windows, and deteriorating cedar exterior.

The owners are proposing to raise the height to 17' including roof top deck, which is below the 24.7" maximum at Fishermans Wharf by removing the existing top storey. Windows will be replaced, insulation installed and a small side addition. Exterior will be composite cementitious materials with a visual art installation on the wharf side wall. The proposal complies with all Fishermans Wharf guidelines.

Questions and Comments:

Q: Fishermans Wharf resident says the proposal does not affect his view, but he has a concern about the distance between Reflection and an adjacent float home. Normal spacing between the homes is 3 metres, not including

propane tanks. The drawing and elevation drawings do not show distances. Currently, space between your neighbours is approx. 10' and the proposed 1 metre stairwell would reduce the space to approximately 2 metres or 6'.

Stairwell is metal, but wonder if that's a problem from a safety perspective.

A: GVHA has looked at that issue and is not concerned. Proponent will raise again with GVHA to ensure safety issues are satisfied.

Q: same resident says otherwise a beautiful project and I wish you well.

Q: Fishermans Wharf resident is pleased to see this kind of improvement on old homes. Fully supportive.

Q: James Bay resident says he wonders about the upper railing. Is it glassed in? He is concerned about potential impact on birds. Would suggest wire inserts which still allows visibility through them as opposed to glazing which can result in bird injury/deaths.

A: Upper deck is not yet designed. The neighbour would prefer glass but one neighbour has a mix of glass and wire. Owner will look into the option of wire.

Q: Resident wonders why proponent does not raise roof higher for 8' height to obtain more room.

A: We are happy to have smaller space.

C: Resident believes that it is positive that the owner is improving the R-factor of the home, and making investment into his residence on the wharf.

6. James Bay Berry Patch

Kathryn Pankowski is the JBNA Garden Advocate. She presented plans regarding potential community berry patches being developed for the neighbourhood. Kathryn Pankowski walks through our neighbourhood looking for real estate to garden and identified two traffic calming areas that were appropriate for growing food. One is at the north end of Montreal Street, closing the street and the other is at the north end of Pendray Street. Other than small tree, there is only grass planted on these sites.

The only use identified for these locations has been children who run lemonade stand in the summer, so the berry patch would make room for them.

Kathryn Pankowski has started the process of having these areas designated as community gardens. There are 4 other volunteers working on this project.

The project follows a simple design process, identifying what is required to actually grow berries and then considering the shape. The last step to conclude will be to identify the variety of berries and plant them. The gardens will be tended and tidy, with seating area and flowering plants to encourage pollinators. The garden will follow organic principles. The proponents are working with the City's arborists to ensure trees are not impacted by the berry patch. Also of interest in ensuring ease of movement adjacent and to ensure sight lines for cyclists and drivers are maintained. Volunteer Natasha Sergio described the vision of the two locations.

Questions/comments:

A: Resident asks what is budget and what is timeline?

Q: Next step is to do extensive research and detailed design. We hope to have a proposal into the City by April 2019, when Parks Dept and other departments review before sending it to Council for approval (hopefully). Best guess for timeline is approval by fall 2019.

Q: Concern expressed about construction of Harbour Towers development and whether workers will trample efforts.

A: Most construction will be done by the time planting takes place. Advocate has spoken to Manager at Harbour Towers who suggested having some space for dogs as the rental units will be pet friendly so there will be more dogs.

Q: What about some of the signs indicating no through street nearby.

A: Traffic Dept has indicated that they will be removing many of the traffic signs in that area and only the middle no through sign is required. We can work with the posts and incorporate their use in the design.

Q: Does Council fund this?

A: Council does not automatically provide funds, but permission is required because it is public land. Kimberley Stratford indicates that Great Neighbourhood Grants could provide funding.

C: Happy you are planting things for bees. If you use burned laser on wood, the signs would be very nice and there is no waste.

Q: Walking on Kingston Street would be interrupted because one tends to walk diagonally across this patch.

A: Good to know. I can imagine a deer trail.

Q: There are more deer in James Bay than in previous years. Do you expect to see deer in that area?

A: The Montreal Street gardeners are also discussing potential deer. What is understood is that there are sightings of deer without actual damage thus far. If it turns out that there are deer problems, we will have to address it.

Q: Do you have access to water?

A: Yes, once official designated, the City lets us access the city water that is already on site. Kimberley Stratford said split-rail fencing is also provided by the City if required.

Q: Pendray House is very beautiful and the berry patch should be beautiful as well.

A: It will be beautiful.

Q: I came in late but wonder if there are structures?

A: Possible built in storage bench for seating, but no shed.

7. New Council Liaison Laurel Collins

Welcome Councillor Laurel Collins. Councillor Collins lives in JB and will be the liaison for 2 years. Teaches at UVic. Appointed to Urban Food Table, GVHA, Water Board, and CRD Climate Action Board. City going through strategic planning which will be open for public input. Budget town hall on January 16. Council is defining "affordable" so that there is common understanding of term. Plan to accelerate climate action goals, and decision regarding casinos in Victoria.

Questions/Comments:

Q: What do you believe are the key issues in James Bay?

A: I live here. I know there are issues around cruise ships and the relationship with GVHA. Traffic issues are always of concern. I would love to sit down and meet for coffee if you have any issues you would like to discuss.

Q: Do you know the plan for the windswept tree on Dallas Road. I am concerned about that tree.

A: I am not able to answer but will find out and get back to you. Laurell Collins reports that the City is updating its tree preservation bylaw and implementing the Urban Forest Management Plan.

A: Another resident spoke to CRD regarding the windswept tree and it is not scheduled for removal, but is planned to be saved.

8. Community Concerns:

Resident wonders about the sewer construction? What about street parking on Dallas Road?

Chair reports that they are doing archeological testing and that the actual construction will not result in all of Dallas Road being dug up at one time; there will always be one lane open. 25% of parking on the north side of Dallas Road will be eliminated.

Another resident raised query about LAP and that James Bay is at the bottom of the list for the City to start the LAP process. Does the JBNA and the community have plans to start any process?

Chair responds that City is meeting with neighbourhood associations in January to discuss. The Chair provides overview of other neighbourhoods. JBNA is going to plan how to get everyone involved. Another Board member provided details on work to date and the plan to engage whole community in preparation of the LAP, so that we can be a strong partner at the table with the city.

Councillor Collins says City staff are preparing a report on lesson learned with LAP process in other neighbourhoods and City is committed to supporting neighbourhoods to ensure they are ready to engage and to own their plans.

Another Board member suggests that the neighbourhood needs to understand what the GVHA Master Plan is as it has huge impact on the neighbourhood. Chair says we have asked for a good neighbour agreement or a memorandum of understanding with the neighbourhood because a development permit at Ogden Point can have huge impacts on the neighbourhood, but GVHA has not agreed to a MoU.

Board member notes that GVHA appears to understand that their Master Plan needs to dovetail with our neighbourhood plan. GVHA will be attending the February general meeting.

A resident observes that the relationship between JBNA/GVHA/City has been contentious and that it is hopeful to have a Councillor Liaison who also lives in James Bay and is also on Board of GVHA. We need to start the New Year by building relationships to get the best for the neighbourhood, for the City in social, economic, and environmental security. There is a lot at stake and we should shift the conversation to a more positive tone.

Board member agrees we need to look ahead with optimism, share our dreams and visions for our neighbourhood.

9. Adjournment 8:35