

JAMES BAY NEIGHBOURHOOD ASSOCIATION

General Meeting minutes

7:00pm to 9:00pm

Wednesday, October 10, 2018

234 Menzies Street

Attendance: 21

Agenda

1. Welcome and Announcements: Acknowledge staff liaison Kimberley Stratford and Councillor Margaret Lucas. Gathering on traditional territory of the Songhees and Esquimalt Nations.
Announcement: Radar Speed Reader for Oswego Street
Announcement: Kathryn Garden Advocate Urban Food Table, Urban Foods Table research survey – open to all – 10 min survey – deadline to submit Oct 15th
2. Approval of Agenda - M/S/C
3. Approval of minutes of September 12, 2018, meeting M/S/
4. Correspondence circulated.
5. **Community Association Land Use Committee (CALUC) Proposal for 561-565 Toronto Street.** Tim Sommers, Tim VanAlstine, Linda Carlson, and Trevor Moat met with proponent Conrad Nyren, and Will King of Waymark Architects on September 18, 2018. This is not a rezoning application and the proponent is not required to bring the proposal to the JBNA. The owner is doing so as a courtesy to the neighbourhood.
Mr. Nyren provided the following information:
 - Plan is to demolish 2 existing houses to build 4 story condos.
 - Property is already zoned R32 so no rezoning involved.
 - Working within height allowance, seeking nominal set back variances.
 - 4 storeys, 24 units, suites range 550 to 650 sq ft. 13 one bedroom suites, 7 two bedrooms, 4 one bed+ den. Market rate condos for sale.
 - Units above parkade - 22 parking stalls. Bicycle storage on site 24 stalls plus 12 wall mounted stalls for total 36 bicycle stalls. 1 storage locker per unit
 - Landscape plan includes 6 raised beds for gardening and small green space.

Questions/comments:

Q: Too many houses in James Bay are being demolished. What's wrong with the existing houses?

A: Creating 24 new residential housing in place of 2. Houses can't be moved due to configuration of the roadway, too narrow but will be salvaged.

Q: How many units in current houses?

A: Both are single family. 1 house is divided into 3 suites.

Q: How many parking spaces and how many bike spaces?

A: We are complying with the City's current requirements for parking with 22 parking stalls 33 bikes stalls

Q: Concerned about access to underground parking and exiting onto Toronto.

C: Cautionary note that the property to the right has their garage built to property line – and exiting parkade will be challenging.

Q: Will there be any traffic calming to slow down cars exiting to street?

A: The action of exiting will provide traffic calming

Q: Are there going to be any rentals?

A: Only if purchasers rent them out.

- Q: As the developer you have the first draft of the by-laws; are asking that no AirB&B be permitted in strata.
- A: Could be a recommendation. We will consider.
- C: Lots of pedestrian traffic on Toronto St. I offer a cautionary note again of exiting of vehicles – maybe a caution light or domed mirrors be installed.
- C: Wants to echo some remarks regarding the underground garage exit and the above ground garage on the property to the immediate right. This is not only the safety of vehicles but that of pedestrians as well.
- A: We will look into that issue. It might be a mirror, or some kind of light. We will definitely look into it.
- C: Would really appreciate some more articulation and definition of the exterior of the building in that it will be in place for 60+ years – hope to break up the plain art surface
- A: We think that the ground floor entrances will add to the definition of the building and will soften the street view
- Q: Waste management concerned about the bins being placed on the street, jamming of street, noise as well a concern.
- A: Will have a chat with the waste management providers to see if concern is addressed by truck coming into parkade.
- Q: Will there be parking in front of building?
- A: Currently 1 hr parking
- C: Suggest will need additional parking for visitors.
- A: Will be visitor parking in parkade
- Q: Will entry to parkade be graffiti proof? Will there be a green roof?
- A: Believes for insurance purposes, a green roof over residential area is not permitted.
- C: Menzies building above liquor store has a planted material on the roof and there is residential below – and property is insured.
- A: Currently there are no plans to install a green roof – the landscaping is being constructed to address water flow and run off based on by-laws
- C: Comment for city lives across from building – Toronto is termed a secondary connector – its narrow with parking on one side – encourages people to move very quickly down street – would like city to place calming mounds in the 500 block of Toronto with a 30k speed limit
- C: Appreciate that you have made the effort to inform the residents although you had no requirement to do so as rezoning of land is already established.

Presentation: Kimberley Stratford - City of Victoria programs and opportunities for neighbourhoods. Kimberley spoke about neighbourhood grants, placemaking in the community, park bench placements, and a range of other programs offered to neighbourhoods by City staff.

The City provides Great Neighbourhood Grants of up to \$5000 for placemaking projects and up to \$1000 for activities to amount the equivalent contribution from the neighbourhood. In James Bay 8 projects have been funded thus far:

- Irving park Pollinator Garden, Fisherman's Wharf Mural, Michigan Street Gathering Space, Little Gardeners Play-space, Lewis Street Historical Plaques, Lewis Street Little Library, James Bay Happy Hour (for mums and toddlers, Victoria Health Co-op Café

The City expects 4 to 5 additional applications from James Bay for 2019.

The City provides paint out kits to neighbourhoods through the Anti-Graffiti program, information and a grant on how to create a street mural, scheduled walk about with City staff.

The City is also doing a website makeover that will include highlights by individual neighbourhoods, including what our neighbourhoods looks like, parks, schools,

gardens and markets. For all neighbourhoods the site will identify specific city services, tools and resources to get involved, resources and partnerships. The Neighbourhood pages are colourful and informative and will evolve over time.

Budget Consultation was conducted in the Spring of 2018 at various Neighbourhood associations.

Downtown late-night program: The late-night program supports a safe, strong late-night economy in the downtown. It focuses on transportation, safety, and ongoing improvements with businesses that are part of this economy. This includes a late night task force (4 VicD Officers), supervised taxi stands, portable urinal program (Thurs/Fri/Sat nights only), late night vendors, and multi-agency task force quarterly inspections of licensed premises.

The City also supports the Victoria Youth Council, provides seniors support at the 3 Seniors Centres.

Future endeavours to focus on the building capacity of workshops to build capacity and support for neighbourhood associations and organizations. The first workshop in the series will be held on Oct 13, 2018:

- Understanding the core purpose of the association and conveying it to the community
- identifying principles for effective engagement of residents and recruiting participants
- Understanding best practice and tools for sustaining a strong team
- Beginning to consider a resident survey
- Sharing resources for further developing strategies to build connection with the community

Future Programs include the League of Champions, a leadership development program that is community focused for residents who want to expand their skills to become civic leaders in their own neighbourhoods.

Questions/Comments:

C: The Little Gardeners play space at the Project has been great. I appreciate the opportunity for the local children to participate.

C: Hope not more street murals. It is a distraction for drivers – would prefer blocked off streets with chalk “chalk ins”.

C: As JB prepares for LAP process, perhaps it would be a good plan to connect with city staff to walk through the neighbourhood for staff to understand what we want to preserve and what we hope to change.

Thanks expressed to Kimberley for providing the information about City of Victoria programs and supports for neighbourhoods that we were not aware were available to us.

Additional comments were heard from residents about supporting the promotion of the city, but feeling concerned about being inundated by tourism. Concerns about uncontrolled tourism and lack of adequate infrastructure as well the impact of increased cruise ships and passengers.

6. Adjournment – 8:40