

JAMES BAY NEIGHBOURHOOD ASSOCIATION

Monthly Meeting Agenda

7:00pm to 9:00pm

Wednesday, November 14, 2018

234 Menzies Street

Attendance: 46

Welcome & Announcements: We are meeting on the traditional territories of the Songhees and Esquimalt Nations.

Welcome to staff liaison Kimberley Stratford, City of Victoria and to Kelly Sather, EA to Carole James, MLA Victoria-Beacon Hill

Approval of Agenda – M/S/C

Correspondence/Announcements – Correspondence M/S/C

Good Neighbours celebration May 5, 2019

Minutes of October 10, 2018, meeting – M/S/C

CALUC Presentation: Plan to replace 62 CRD Housing units with 107 units at 330-336 Michigan Street:

- Christine Culham, Senior Manager Housing CRD
- Paul Kitson, Project Manager
- Rob Whetter, Architect de Hoog & Kierulf Architects

There are 1286 units in the CRD housing stock, the majority of which is in Victoria and Saanich. 330-336 Menzies Street site is 1.25 acres and designated urban residential in OCP permitting up to 6 storeys. The new building fits within existing zoning. 69 parking stalls and 133 bike stalls. Schedule C requires 66 stalls.

The plan for 330-336 Michigan Street is to replace the 62 CRD Housing units with 107 units at 330-336 Michigan Street. 53 units will be demolished while the units in the heritage house (334 Michigan) will be retained. Target clients: housing for seniors, adults with disabilities, working singles and families. New building will have 8 accessible units with 32 one bedroom, 58 two bedroom, 13 three bedroom and 4 studio for total of 107 units. CRD will work with the existing tenants to find placement during construction and these tenants will have first right of refusal on the new units.

It would cost \$8-12million to remediate existing buildings, which is not sustainable. The current building has an inefficient site layout, is underutilized community spaces, and has several unusable zones on the site due to poor construction. Existing trees will be preserved and any trees requiring removal will be replaced. There will be minimal heat loss, and energy savings costs greater than 25% in relation to NECB base buildings.

Time line: Jan 2019 Development Permit application, Mar 2019 Commence Relocation of existing tenants, Oct 2019 Tendering and Construction contract May 2020 construction start till April 2022 completion.

Questions/Comments:

Q: How does this development fit in with \$\$ announced for new housing by BC govt

A: Haven't included this proposal in new funding but haven't said no

Q: Re Design of building - can there be solar panels?

A: Will put infrastructure in place to enable. No specific conversations about that yet

C: Landscaping on Michigan is currently well treed. It can be very dark. Suggest you consider low lighting in front of building and along paths to building entry as well as cut outs in sidewalk so people in mobility devices have room.

Q: 3 BR units are rare and seldom affordable. How is rent set?

A: Will depending on funding and will be set on tenant's incomes. 70% are based on income. Tenants pay no more than 30% of their income. Remaining 30% of units deemed affordable.

Q: Will rents change for existing tenants who return to new development?

A: Rents will not exceed 30% of individual's income

Q: What is the possible impact on the school with families moving?

A: Real mix of tenants at this time, not all have children. As we are prioritizing families with this development we anticipate more children. Will be looking at demographic of current tenants and impact.

Q: What is maximum of rent?

A: About \$1400 for 2 bedrooms, can be up to \$1700 for 3 bedroom. Rent is geared to individual incomes.

C: We need this housing. It does increase density but it is a high mix of families. In landscape design, please retain strong relationship of housing with the street.

C: What about the cohesiveness of the tenants. Going up another floor could make it more like an apartment building. Suggest you give some space inside and some garden space so tenants have opportunity to interact.

Q: Where are you going to find units for the current tenants?

A: We have 1286 units currently and are building additional units. We have approx 125 vacancies during the year and these tenants will be made priority cases.

Q: What about parking during construction

A: The existing parkade will be used for construction workers who will have access to this parking

VicPD Volunteer Coordinator Tara Gilroy-Scott to inform residents about VicPD Speed Watch program and Nick Armstrong, Traffic Analyst City of Victoria.

Tara Gilroy-Scott introduced the volunteer crime watch team who assist in speeding reductions through community engagement. Speed Watch Programs are about community engagement, not enforcement. Some of you might wonder about addressing speed issues in your neighbourhood. If you have concerns about speeding in the neighbourhood, go on line to VicPD and fill out an online complaint form. The Speed Watch program monitors the complaints in each neighbourhood. If have concerns about speeders file a complaint on the on-line Vic PD website. These complaints will be followed up and investigated.

Volunteers reported they go to areas where complaints are received and set up digital speed boards to monitor speeding. People walking by stop to ask questions so good community engagement opportunities. Volunteers do foot patrol looking for expired insurance, placing speed boards in areas, checking parked vehicles to insure valuables are out of sight and vehicles are locked. Visibility is important. Monitoring traffic at high crash intersections. Handing out high visibility reflectors for pedestrian safety. The best part is interactions with the community. Best way to address traffic issues in the community is to volunteer with a Speed Watch Program. Residents are invited to come to VicPD headquarters and complete volunteer application.

Questions/Comments:

Q: Why are speeders not sent warning letters as is done Lock Out Auto Crime?

A: We don't have authority to do so nor access to registration by license #. We give specific information to Traffic Department for follow up. Residents can help us by reporting speeders or careless drivers.

Q: what is time of patrols?

A: 6 days weekly from 9:00 to 9:00 (Not Sunday)

C: Has concerns about speed of scooters & break-ins of vehicles

A: Need to report in order for police will actively patrol

Q: I would like to put in complaints about motorists at 50 kph but that's too high for our narrow streets.

A: Put in complaint. Gets looked at.

Q: My car has been broken into on many occasions.

A: Best option is to file online complaints as the VicPD

C: Thank you for your volunteerism. Concerned about epidemic of distracted driving.

Nick Armstrong City of Victoria Traffic Analyst: Traffic 100 vehicles daily on local road pretty steady and standard. People's perception is traffic has increased but data actually demonstrates traffic is lower in volume in 2018 than in the past. There are 10 counting machines in Victoria, with 2 staff who collect data so historical comparisons are possible. When there are complaints about speeding on Superior or Oswego, counters can evaluate (24 hour account) volume of speeds. Even though complaint, 85% of traffic tend to travel at posted speed or lower.

Traffic calming efforts in the neighbourhood include the middle of road speeds. They are looking pretty rough right now. Placed on Montreal and on Oswego. By narrowing the road way they reduce speeds.

Collision data is reported on two levels. VicPD collision reports are compiled. City also receives claims data from ICBC. City is always 1 year behind. This year there is a decrease in collisions from 463 to 377 reported collisions. Downward trend in pedestrian and bicycle collisions. Highest collision months are Dec and Feb. Saturday/Sunday are higher collision times.

In James Bay, collision at non signaled intersections Government & Simcoe (came 10th out of 40 but only 1 collision). Superior and Menzies will be rebuilt in the coming year. Although there are concerns about speeding, there are many stop signs in James Bay which slow drivers. VicPD does not attend all traffic accidents/collisions because there are not enough resources.

Questions/Comments:

Q: Also wonder what is speed limit for people on scooters? They speed on sidewalks and there will be more and more.

A: There is currently no speed limit for these devices, but City of Victoria has written to the province to encourage imposition of a speed limit.

C: A concern raised about inconsistent traffic speed limits on Douglas, Pandora, Cook. It is unclear whether the speed limit is 30, 40 or 50 kph.

A: Nick Armstrong says his department is writing a report on the inconsistent limits and the adverse effect on traffic. With regard to timing of lights, the time clocks go out by seconds because of bumps and other road problems.

Q: Menzies at Niagara is one way south to Dallas. It is a speedway.

A: Suggest you file complaint. If VicPD doesn't receive complaints, the problems aren't recorded and no response.

Q: I think one way streets pose problems. Toronto is direct route into James Bay centre and vehicles speed.

C: There was mention of scooters but no mention of bicycles. I am a cyclist and there are many cyclists who pose a threat to pedestrians. Cyclist who disregard rules of the road should be ticketed for improper behaviour. I will make more effort to report.

C: Niagara at Oswego is problem. Children are there all year round. Traffic doesn't slow down. Very dangerous.

VicMap has information about traffic patterns, and movement. It is available online on City's website.

Community voices: Resident is concerned about CRD wastewater project traffic delay on Dallas Rd creating single lane traffic for a front end loader. It was suggested that resident contact CRD with his concerns.

Adjournment: 9:10 pm