

**James Bay Neighbourhood Association
General Meeting - Minutes
February 10, 2010**

Tim Van Alstine in the Chair
Welcome commentary from the Chair

1. Approval of Agenda: M/S/C
2. Review of minutes of previous meeting: Comment from Chris regarding timing at the end of the meeting. Approval on Minutes: M/S/C
3. Correspondence: Several items of correspondence were circulated. Ms. Adams identified the affordable housing forum for February 27 (since rescheduled).
5. (a) DRC: no report this month
(b) Janis: re: written report on Parks: Fisherman's Wharf Park seems to be coming along; there is a new Parks item on the website
(c) Brian: report available at the back table; reports include the large amount of work done over the summer.
6. Report from Councilor Pam Madoff
 - (a) Electronic bulletins from City Hall will give information about up-coming events in advance
 - (b) There will be a Centennial Square Program lasting for three days
 - (c) A new official Community Plan is being formulated
 - (d) On Feb 24th there will be an exercise at the next meeting re: Cridge Park
 - (e) There are some very daunting issues re: protection of business sustainability being discussed at City Hall; in the Stern Review, 2% of GDP (Gross Domestic Product) should be spent on addressing Climate Change
 - (f) 337 St. James: the Council is comfortable with the site repair but not sure whether the approval of the overall plan will be accepted
 - (g) Longhouse on Dallas Road: Council has received an application to extend the back area; this will be brought to Council on Feb 18th

7. Commentary by Redner Jones:

He discussed the issues of a Plaza at Five Corners. Main concerns included the likelihood of deterioration of old buildings with the possibility of new buildings that paid no attention to designs that complimented the area. He also referred to the likelihood of increasing traffic causing more noise, exhaust, and overall danger.

The important suggestion referred to the possibility of a Square which offered relaxation and enjoyment, and described what the design might be.

The possibility of earthquake preparedness, because of a permanent parking area underneath the Plaza, could also be considered.

He asked for consideration of forming a committee.

There were comments from the members regarding pedestrian priority. One member commented that the concept of a Square was excellent but that there would be complications.

8. Official Community Plan (OCP): Although information is coming out, it seems to be mainly regarding “just policy documents”. The major question concerns “where is it headed?” For those who are interested, the website is OCP@victoria.ca.
9. The annual General Meeting will be held on the second Wednesday in April, beginning at 6:30 p.m. at New Horizons. Doors will be opened at 6:15.
10. Presentation re: 640 Michigan Street: (Handouts were available)

The site is to be redesigned. Affordability is a factor in the redesign, along with a transition to a more urban concept. There are to be two buildings, one four stories and one eight stories, with a V-shaped garden area in between. There is also a mixture of small and larger suites.

There is to be underground parking. Shadow studies are mostly integral to the site. There are to be environmental features.

There were many questions from the audience:

Q: What are the outside walls to be?

A: Wood for the four-story building and concrete for the eight-storey building

Q: Would it be soundproof for the wooden building?

A: Yes

Q: Is it affordable housing?

A: Costs start at \$300,000

Q: How many visitors parking stalls?

A: Nine, all underground

Q: re: Costs, etc: i.e. Can people rent it out?

A: No.

Q: Comment from neighbour

A: This is the best yet! (regarding the whole project)

Q: How far back from the street?

A: A minimum of 1.5 meters

Q: It is too bad that it is not subsidized housing

A: Generally the costs are very good for making the suites acceptable.

Q: From a neighbour on Michigan Street: Shadow effects are very negative

A: Description of summer vs winter effect

Q: How were measurements allowed? And where is the driveway?

A: We want to maximize the position (of V in the middle)

Q: Will this give added rental space in James Bay?

A: A suite will remain rental if it starts that way

Q: General concerned re: parking lost—what about loading zones?

A: No answer given

Q: Why (or not) a big sloped roof?

A: Does not fit in with the whole design

Q: How will residents in the area cope with all this construction?

A: It will start in the Fall but it will probably be 2012 before any major construction starts (i.e. more than a year and a half)

11. Community Concerns:

There was a question regarding Privacy Policy: Tim explained

Chris commented on horse droppings

Sewage Upgrades: the City workers go on through into the night, causing too much noise for some homeowners. Councilor Madoff will mention this to the City.

Comments regarding taking down chestnut trees on Michigan Street: Tim commented that probably there were too many, all the same age, planted in the past; also, although a tree looks healthy, it often is not, especially if it is very old.

12. Motion to adjourn: M/S/C
