

JAMES BAY NEIGHBOURHOOD ASSOCIATION
MINUTES – General Meeting January 11th, 2012

1. **Welcome** (40 in attendance) - 7:05pm
2. **Approval of Agenda – M/S/C**
3. **Approval of December 14th, 2011 Minutes M/S/C**
4. **Correspondence – Receive correspondence/announcements and circulate M/S/C**
5. **City of Victoria – the CALUC Process** - Jarret Matanowitsch, A/Assistant Director, City Planning
The Planning Department has 3 divisions: Development Services, Community Planning and Building Inspections & Permits. The Development & Rezoning Application Process was explained:
The applicant has an idea for his property and researches the bylaws & zoning. A preliminary meeting with CALUC is mandatory, but informal with no set meeting format or standard. CALUC may provide comments to the applicant (cc: City). CALUC develops dialogue between the developer and the JBNA/community, including the positive & negative, and what is acceptable to community is part of the process. This review and dialogue is beneficial as people care deeply about their community.

Community meeting with CALUC is mandatory and notification is sent to owners& occupiers within 100 meters of subject property - Fee is \$400.00.

The developer presents plans and CALUC sends comments to Developer and City Hall. City staff review the plans (technical review) and provide written feedback. Applicant submits “bubble plans” back to CALUC showing modifications in response to community meeting with CALUC (if any).

PLUSC/GPC gives consideration with council ratification of recommendations, and Council decides if a 2nd community meeting is to be held if requested by CALUC. Staff then prepares bylaws, notices and agreements. The 1st & 2nd readings to bylaws and the public hearing date is voted on by Council. The Public Hearing notice is sent to owners/occupiers and CALUC, and at the Public Hearing Council’s decision is made and CALUC is advised by letter

Comments:

Q: Other plans such as the DCAP and Harbour Plan impinge on James Bay. How will JB be involved with these plans? **A:** residents will always be consulted.

Q: We have experienced some problems with the City form used in the CALUC process. Although the process generally works well for both residents and developers, problems with the notification form need to be fixed and maybe a small meeting would assist in a fine-tuning of the process. **A:** Write a letter to council.

Q: With a mixed use community, an industrial operation can create adverse impacts on adjacent properties. Such impacts can affect the ‘quality of life’ on residents. The only recourse available in our common law system is the tort of nuisance. Would not a performance zoning be an approach to control impacts from industrial operation? Coast Guard is an example of a good industrial neighbour. GVHA operations are a problem and the negative impacts are not appropriate for James Bay. **A:** Development Permit Areas set Design Guidelines.

C: Regarding public hearings, I am concerned about limiting a speaker’s time and feels there is no reason to limit speakers comments.

Q: In the DCAP (map 32, page 89) Laurel Point, 257 Belleville and Redfern Park are identified as being within 45m maximum building height zoning. , and wants page 89 removed from the DCAP. This is not the current zoning and how could re-zoning happen without any consultation with owners/residents?

A: not familiar with this detail of DCAP – handled by others.

Q: Supports previous speaker who wants the Laurel Point/257 Belleville/Redfern Park part of the DCAP changed. There are too many zoning classifications in Victoria – do you know how many?

A: Doesn't know – guessing about 250. **C:** Has been told there are 650 – that is too many.

Chairman: The large number of zonings is not all negative. Spot-zonings have provided more protection of residents' rights than blanket zoning. The planning commission, which no longer exists, is needed to allow citizens more access - better communication & more detailed information.

6. Community Concerns – 337 St. James Street Proposal – Barry Horn & Marilyn Callahan

Barry asked if anyone knew this project is going to City Council? He recently became aware the owner is returning to City Hall for approval, after a 2 year hiatus, and the proposed building location has been shifted south and west due to complaints of shading of neighbouring properties on Rendall St. Now it will loom over Barry's Niagara St. property which backs onto Beckley Street. The addition of 15 new rental units, with the loss of 84 parking spaces, will seriously affect the existing parking problem.

We are not entirely negative of redevelopment - we have townhouses and duplexes which already adds more pressure on parking on the surrounding streets. A group of people on Beckley St. have a petition rejecting their proposal mainly due to the parking issue. They feel their street already reflects a desired mix of rentals and owners and is currently stretched beyond capacity for traffic and parking. What about townhouses?

Marilyn added "All of us live in 2-storey buildings and the proposed building will really high looming over the street. We already have lots of rentals and surrounding homeowners agree." 15 petition letters signed by 20 people living nearby were submitted to JBNA.

Comments:

Q: At what stage is this project? **A:** Jarret said it is going to G&P

C: The proposed project is not appropriate – the parking policy is not in accordance with the law.

Chairman: Advised that the JBNA is not a deliberative body – we can't make decisions and regrets the Planning Commission is gone. However, nothing stops the public from contacting council to express concerns.

7. 337 St. James Street – Revisited - Roger Tinney (due to technical difficulty there was a 15 min. delay)

This project has been dormant for 2 years. It came to a grinding halt over a car share co-op program - \$51,300 to car co-op, as well as a \$51,300 deposit to City to hold for 5 years was required. The City recently waived a car share 'City deposit' for another project, and so the City agreed to allow the same for St. James St. project, so the project moved forward. The owner is applying for a significant parking variance.

The property is 1.5 acres facing St. James/Beckley/Oswego Sts. Same owner since the 1970's of the 93 unit apartment bldg. with an old concrete underground parkade and the plan is to replace the parkade. Due to past complaints their response was to move the proposed bldg. west and south closer to Beckley St. There will be 3 vertical storeys (4 units/flr) and the 4th storey will be stepped back (3 units). He acknowledged there are mixed feelings: some want new building to be closer to Beckley, some not, and some do not want it at all. The owner is moving forward to public hearing sometime in the next 6-8 weeks, so expect notification, notices on site and in newspapers.

Comments:

C: Many valuable plants will live in shadow, and she can't park in front of her own house.

C: We don't need more studio rentals – we need more family housing.

Q: Where is the December 21st shadow study? **A:** Was not provided.

C: very concerned about shadows – won't get any morning sun. Other than moving the building further west and south, it appears only the balconies are changed on the design.

C: Does not support this proposal - losing the underground parkade will make the parking problem a lot worse – moving the building to the west and south shifts the impact to other neighbours.

Chairman: Will be advising the City there were no positive comments on the proposed project.

8. 583 Niagara & 68 Government St. – Proposed configuration – Alan Lowe

The property has a house on the corner and a separate building housing Niagara Grocery (ground flr) and 2 apartments (2nd flr). Asking planning for added uses (retail/offices/residential) to expand uses of 2nd floor above store, and the Planning Dept. staff report they are support retention of buildings in keeping with the character of the neighbourhood (JBNP).

Chairman asked about relocating tenants, especially the long term tenant? **A:** The owner is looking for accommodation for her (pets & same rent). Chairman added “The most affordable housing is what already exists, and with any changes housing always becomes more expensive.

Q: What is the schedule of this project? **A:** Project to begin this summer season.

Chairman: Get your letters to City Council, or attend the public hearing especially if you are adjacent neighbours.

9. 549 Toronto Street – Redevelopment Project – Dennis Nyren & Mr. Kerloff

The property is adjacent to Beckley Farm Lodge to the west, a parking lot to the east and faces onto Toronto St. to the north. It is a single family lot at present, and plans family oriented T/H with little impact on neighbours. A 3-storey, 6 unit building plan: main level – garage & den, 2nd level-LR & kitchen & bath., 3rd level 2 BRs + bath. Variance approval on setbacks - 9m is the current zoning - asking 4.4m. T/Hs will have cantered views. Slideshow of unit floor plans revealing end units have more glazing. Primary landscaping will be at the front & back of the property.

Comments:

Q: Being over 4 units, residents will need private garbage pick-up. How will that work? **A:** Each unit will wheel out their tote from inside garage for garbage pick-up.

C: Reduce by one unit would be a better proposal – not so squeezed together.

C: General concern of lack of green space – suggests a rooftop garden

C: I agree with previous speaker – you are pushing variances – reduce # of units.

C: The only neighbour, who works at Beckley Farm Lodge, likes the plan and is pleasantly surprised.

C: Doesn't think much of having a 'green roof' – they always leak!

D. Nyren: Approached Beckley Farm Lodge to see if they were interested in the property, then Capitol Housing Assoc. enquiring about seniors housing, and was told there is no need.

Q: Will there be any rental restriction **A:** There will be a covenant to always allow rentals.

10. Council Introduction – Chris Coleman

Due to time constraint Chris wished everyone a Happy New Year and distributed his councillor's report.

11. Community Concerns

C: They are removing streetlights all along Superior Street and are now moving to Michigan St. Corner of Montreal & Superior is very dark. Does anyone know anything about this?

Chairman: Doesn't know and will check into it.

10. Adjournment (9:10pm)