

JAMES BAY NEIGHBOURHOOD ASSOCIATION
GENERAL MEETING
WEDNESDAY JUNE 14, 2023
BY ZOOM

1) Welcome, Announcements and Updates

Trevor Moat to chair meeting.

Linda Carlson taking minutes

Acknowledgement that we are on the traditional territory of the Lekwungen speaking people, the Esquimalt and Songhees Nations.

87 participants at 7:00 pm.

Trevor introduces the process of engaging in Zoom.

2) Jeremy Caradonna, City Council Liaison:

At the COTW June 15/23, Council will make a decision regarding sheltering in Beacon Hill Park as the current prohibition expires July 6, 2023. Sheltering in the park was a response to Covid but it is not a model that provides benefit to those without shelter and is not a good use of park space. Jeremy Caradonna will vote to uphold the prohibition and while he doesn't speak for Council, he expects that the prohibition will continue.

Development at 450 Dallas Road passed at last Thursday's Council meeting. Not all residents on Lewis Street are happy with the outcome but the proponent could have proposed 12 storeys similar to adjacent 12 storey tower so 6 storeys is likely a good compromise.

GVHA transportation update, assisted by Tim VanAlstine, confirms that GVHA has staffing shortages and would like to better manage passenger loads on the buses for better efficiency.

Tomorrow Council will consider modernization of the procedures bylaws as recommended by a governance report to Council. Also tomorrow are updates to Centennial Square. Phase One of Centennial Square updates includes removal of the fountain features to be replaced with ground level splash pad and children's play area, coffee and food kiosks, trees and other updates to make the Square more appealing. Also to be considered by Council are updates to Gorge Park, including the addition of more swim features by next summer including a new dock, a second swimming dock, and restriction of motorized water craft from the swimming area.

Revenue from increased parking rates will be allocated to investment in downtown improvements. Additional police presence and festivals in the area are already underway. A major theme of Council is to focus on our downtown to revive and support the area. Council has approved a new Community Safety and Wellbeing Plan similar to those in other municipalities that involves policing and bylaw as well as other services.

Councilor Caradonna, and the Mayor, as well as two other Councillors, attended the National Council of Municipalities. Speaking with Councillors and Mayors across the country confirm that everyone is facing the same challenges (substance dependency, homelessness). Three resolutions to the Federal Government were passed:

1) more support for mental health,

2) homelessness and

3) modernizing forms of finance. Cities currently finance the majority of projects through property taxes and it is clear that property taxes are no longer the most effective way to finance city requirements.

A resident observes that:

- people are camping in doorways in the downtown area during daytime hours and it makes it uninviting to go downtown. Suggests there should be incentives to businesses to gate their unused doorways and to impose “No loitering” rules.
- Some communities do not allow open drug consumption on the street.
- Councillor Caradonna is thanked for efforts to improve the downtown.

Councillor Caradonna responds

- that there are too few resources to help everyone. In addition, it is unrealistic to expect the City to be the sole agency responsible. City expects the Provincial and Federal governments to step up. The federal government has the money, the provincial govt has the power and the cities have the problems. The City does what it can to help people into supportive housing and will continue to do what it can. There is money for downtown businesses to make storefront improvements as well.

Another resident expresses disappointment about Council’s approval of 450 Dallas Road and particularly with the comment that it is probably a good compromise.

- opposes this as a 6 storey building (it is actually 7 storeys), much less a taller building.
- discouraged and believes Council does not listen to their citizens.
- during the campaign, many councillors said they were opposed to density in James Bay.

Councillor Caradonna agrees every neighbourhood needs to share the density and thanks the resident for her comment. The updated OCP should shift things so that James Bay doesn’t carry more than its share of increased density.

3) Strategic Plan Update – Lorne Brownsey

The City is planning to develop a new Official Community Plan.

- JBNA sent out a link last month for residents to view the City’s plans. The focus is not going to be on Local Area Plans, although the City recognizes James Bay has not had the same planning as some other neighbourhoods.
- City staff are working on process and content for roll-out in the fall. It will be a compressed process with one opportunity for public engagement. We do not yet know what tools will be used.
- Councillor Caradonna has agreed to arrange meeting with staff so we can better understand the parameters. JBNA will take a leadership role and expects to work with other individuals and organizations in working on this project.
- JBNA will establish a base-line as to what our neighbourhood looks like. Census data regarding renters/homeowners/ages/density etc. are being reviewed.
- JBNA will prepare a snapshot of James Bay, acknowledging our increasing needs for housing which also needs to be done to address climate crisis.

The Board is focused on certain principles. The development of these principles must incorporate social amenities, commercial supports and enhanced green space:

- comprehensive planning must include Ogden Point
- plan to be integrated with regional transportation.
- Existing density and relativity with other neighbourhoods should be factored in to decision making.
- Retain dynamic local village.
- Affordable housing is important in our neighbourhood and we believe we need to try to get the federal and provincial governments involved.

City has stated that OCP has to be developed with recognition of real climate crisis.

- Existing trees need protection, new buildings need to be electrified, low carbon construction materials specified.

- Meaningful input is essential. We do not need to reinvent the wheel, but build on best practices. The JBNA is prepared to lead our process but to be meaningful community input, support and advice of residents is essential.

JBNA will schedule a special JBNA meeting to discuss community planning and how we can best make our views known. ***Input that represents everyone in our community is essential. Send your thoughts to the JBNA, with OCP in the subject line.***

“A dynamic, human-scale and diverse neighbourhood focused on a vibrant village core, that preserves its heritage, integrates its waterfront, and provides green spaces and accessible public transit.” is the JBNA vision statement. The OCP is an opportunity to make is active.

4) CALUC for 131-139 Menzies: Representing the proponents:

- Tony James, Continuum Architecture
- Niall Paltiel, VP Development with Mike Geric Construction
- Trisha Lees, Rep Lab Communications
- Nadine King from WATT Traffic Consultants

The Chair introduced the proposed development for 131-139 Menzies Street reminding residents that they can also send comments to Mayor and Council.

As a nearby neighbour to the proposal, the Chair is recusing himself from the conversation. No objections were raised.

The proponent will be provided with a brief opportunity to present having also provided a website with updated details which the JBNA sent to residents in advance of tonight’s meeting.

- Chair reminds all to maintain respectful comments addressing the proposal, not any individual.
- Tim VanAlstine informed that he and Linda Carlson met with the proponents several times prior to tonight’s meeting as part of the Development Review Committee.

Niall Paltiel steps through a presentation.

- Geric Construction has built and retained ownership of rental buildings in other communities. Introduced Continuum Architectures, 4Site Landscapes, WATT Traffic Consultants and Trisha Lees of RepLab Communications.
- Previous submission shown on screen which, after significant feedback from JBNA members and residents as well as the City, has been replaced with new proposal that includes commercial properties at request of residents, removal of roof decking, increased east setback.
- City boulevards are required.
- The new building is taller, but is further away from east side neighbours than existing properties.
- 1243 square meters of usable space on the 3 properties.
- Covenant on property to ensure rental for 60 years.
- The proposal is consistent with the existing OCP.
- Residents expressed a preference for family units and as a result there are three townhouses with 3 bedrooms each and there is one 3 bedroom unit in the other building above the commercial space. There are also 8 studios, 17 one-bedroom, 14 two-bedroom units proposed in the larger building.
- Underground parkade has been pulled back from the eastern property line to protect trees on neighbours’ properties as well as room for the proponents to plant trees.
- large bicycle storage room and electric charge capacity for bicycles and vehicles.
- Main floor plan has added significant green space by narrowing the building, adding commercial spaces and the three townhouses, with gabled roofs, to transition from 6 storeys to single family homes. Shadow studies, landscape plans provided.

- access to the parkade does not add significant traffic congestion. Confirms 6 Modo car shares within 10 minute walk to building.
- All renters will receive Modo membership and Modo will establish site adjacent to site.

Questions and Comments from James Bay Residents: Each resident will have a maximum of 3 minutes to speak. First are those who share property lines with the proposed development:

- Medana Street neighbour (KB) notes this lot is incredibly shallow compared to other lots in the neighbourhood. Most lots in Victoria are 120' deep yet this lot is only 78' and 2 metres have to go to City for a boulevard. How can 5 storey building be built on such a shallow lot? This suggests a precedent for 5 storey buildings on everyone's back yard.
- Medana Street (ND) resident has met with developers twice and offered their comments. The proposed development raises major concerns as the lot is very shallow and the building is too tall and too massive for the property. The site coverage is larger than other residential buildings, approx. 73% of the total area and no development zones anticipate this coverage. No zoning bylaws permit the FSR proposed and the set backs are smaller than any in the zoning bylaw. The setbacks are also smaller than permitted in other zones. This is a very large building on a small site which is why people are opposed to it. The height is 19 meters which exceeds the 7.6 meters permitted in existing bylaws. Privacy issues for Medana Street residents has not been addressed. The balconies and windows on the east side are overlooking the neighbours affecting their privacy.
- Medana Street resident (SG) supports previous comments. While proponent likely believes that it has reduced the mass, the building is still 5 storeys which is the primary concern and the proponents have not responded to those concerns. It is more like six stories given the addition of commercial space at the ground level. The stepdown from 5 storeys to the building to the north, which is one storey, is huge. The proponent is following the Downtown Core Area Plan, but James Bay is not downtown. If the proponents were following the Missing Middle, they would not require underground parking and would not be permitted to build so high. They could build six 3-plexes for 18 units. Here you propose four 3 bedroom units and 43 smaller units. What amenities will the community receive from this project? Why haven't you made substantial changes?
- Medana Street resident (DB) notes that today blasting took place on Village Green site. The Menzies Street proposal will have to blast through rock to put in the underground parking. What provisions has the proponent made with regard to potential damage to the old concrete foundations of neighbouring properties.
- Medana Street resident (KY) does not see significant change in the building proposed now compared to the proposal of last winter. It is upsetting to see such a tall building built on such shallow lots. This isn't happening anywhere else other than downtown Victoria. Medana Street neighbours have been advocating for something to enhance the neighbourhood, not detract from the neighbourhood. Councillor Caradonna was quoted as saying "...capping mid-block developments to 3 stories...". These lots are shallower than those found in most residential neighbourhoods. We would rather see family housing in this location. We look for family housing, smaller scale. City staff suggested the proposal could benefit from a lower scaled building in keeping with the heritage aspect of the neighbourhood.
- Medana Street resident (PC) observes 43 units on just over 1200 sq meters. By comparison, the proponents at 202-204 St. Lawrence with 1212 sqm of site area is looking at 4 units. These lots are about 78' deep whereas most are 150' deep. The building is an apartment block without scale or proportion for the area. How can this monolith be part of a historic village. Why can't the proponent build nine 2 to 3 storey townhouses? The proponent says they have engaged the neighbourhood, but it was at the neighbourhood's request. We want to be part of

the design and not just be told what is happening. We hope the developer is listening and will do something that fits.

Developer invited to respond to immediate neighbours:

- Infill housing meets emerging needs but is consistent with existing OCP which supports this scale of density in this site.
- Developer is aware of the challenges that a shallow depth of lot presents, but the focus from the previous CALUC was with regard to the trees. By increasing the setback, the trees are protected and there are benefits by being able to add more green space to the development.
- Developer will be seeking comprehensive development zone to allow exemption to existing bylaws.
- Developer will take another look at balconies on east side to see what other elements can be considered to improve privacy.
- The addition of a commercial space does not increase the height of the building. It is a 5 storey building.
- The parkade has been reduced so that there should not be a need for as much blasting although underground work definitely will be required.

Nearby neighbours within 200 meters of proposal:

- One neighbour (LM) asks why are we still discussing this. The building is too large. Too tall.
- (KB) Geric Construction has noted concerns about privacy. Residents met with the proponents at James Bay New Horizons and there are still balconies projecting into setback but the proponent has not addressed the privacy concerns. The drawings are not totally correct because the balconies project by about 2m. You can't have high overlook windows in bedrooms because you need egress for fire safety. It appears that they are saying one thing and doing another. What should I believe and what should I trust when drawings say one thing and speech is another. The proponent says they are allowed a 6 storey building, but that is conditional. The building further north on Menzies where the liquor store is situated is on a lot twice the size for 4 storeys. How does Geric propose 5 storeys on a lot half this size? Everything in the OCP says this proposal does not fit with the width of the street and the positioning of the site limits the height.
- Resident (C) says that there is seldom a parking spot available in front of her house. This is a 5 storey complex that overlooks a 1.5 storey home. This is very upsetting. It is a tourist location. It is an abomination that we are considering 5 storeys. The mature trees we are discussing being saved are on the neighbours' lots, not the proponents' lots.
- Resident (ND) observes that the OCP represents a maximum permitted. The proponent ignores all the existing bylaws while citing adherence to maximum height considered by OCP. People who live in this development will likely have their own vehicles and parking is inadequate. The proposal is out of character with the neighbourhood. A pitched roof belongs on a lower building, not on a high-rise like this. James Bay has smaller separate homes that are distinct and small in scale. Resident is completely opposed to this development. He suggests the height is actually higher than initially proposed and questions why are we talking about this again?
- (SG) The building is 19 meters and is still as tall as the previous design. The developer keeps citing the OCP as though he was obligated to build a tall building. On Menzies Street, north of Simcoe, the buildings step down from 3 storeys not 5. And Menzies Street is much wider there. Other developments in the area all step down to adjacent properties. This block of Menzies south is narrower than north of Simcoe. This resident also does not understand why we are still talking about this project. It is inappropriate on this narrow lot and is too tall. What amenities are provided to the community?

- Resident (MB) is opposed to development for all the reasons cited by others. In particular it is too much, too fast for a neighbourhood already pulling more than our weight for the City in terms of diversity. Resident says James Bay is already denser than any other neighbourhood in the City and is being subjected to more development than any other neighbourhood. Currently, we have 482 units under construction in our neighbourhood.
- Resident (DH) expresses concern about the heritage buildings in our neighbourhood. We are losing three heritage buildings for this project, three among the dozens that have been demolished in the last year. Has there been any thought to relocating any of these housing as infill on other properties? We are losing the character of James Bay. Lawn space, trees and shrubbery is being eroded to accommodate parking and developments. Developments like this have an adverse effect – lack of habitat for insects and birds, lack of water retention, lack of cooling. I have noted an alarming reduction in the numbers and species of birds in the last few years.

The developer responds:

- Proponent has made notes of comments in the chat and will respond in writing to the issues raised. The proponent's website will be updated to reflect comments heard tonight.
- Noting that parking was a concern, the proponent is confident that rental buildings typically do not have the same level of car ownership as might be expected.
- Although the building is 5 storeys, there is a setback from the streetscape.
- Balconies also provide a visual break on the streetscape as well.
- With regard to amenities, the real amenity is that this is a purpose-built rental building in perpetuity (60 years). No vacation rental, no Airbnb.
- With regard to housing on site, the proponent has contacted Nickel Bros about relocating the houses. If they cannot be moved, proponent will look at deconstruction so that materials of historic importance can be preserved.

Residents:

- (KD) Too big, too tall, too shady, too dangerous. Streets too narrow for emergency vehicles. Not enough green space. Rents are too high – we need affordable housing. People can't afford to live here.
- (PT) Can't afford to stay in James Bay because our home has been sold and the rents in James Bay are too high. Councillors should be consistent with what they say before we vote for them. Public safety is an issue for tsunami. How do we get out of our community with the increasing density and limited means of access.
- (PM) The trees – has parks been consulted about the proximity of this building to the large trees on adjacent properties. It was a travesty that so many trees were removed from the Village Green site. Existing trees are removed with every development in spite of Council talking about climate crisis. Has the proponent considered what will happen when blasting is required. This proposal doesn't fit in with a view down Menzies, either north or south. The existing buildings are what we need. The height is too tall for Medana Street residents. Perpetuity is not 50 or 60 years. These units will not be affordable for people earning less than \$80K. The family units are too small. How can you suggest these are family units. We do not need another pharmacy; we need a hardware store. I am against this development. Lower the height, and make it more street friendly.
- (KY) The proponents' comments follow the same pattern as the discussions that have occurred since this proposal first emerged. We met with Geric some time ago regarding other options for development. At the end of the meeting I asked Geric if they would be willing to take any of our advice, direction, or ideas and they simply said "no", they suggested we should be happy to deal with them as other developers would ask for more. There have been meetings with Geric

representatives since then. They do not take notes. They have been inconsistent with the information provided, saying they have addressed one concern by doing x and then the drawings show that nothing changed. Geric expressed concerns about neighbours to the west, but the west neighbour is the parking lot across the street. Sometimes Geric representatives seem not to understand the drawings they provide – as if they don't understand them. I invite every Councillor and the Mayor to walk through our back yards and see where we live and how this will have such a bad impact. I would also invite other neighbourhood associations to voice their concerns, as what happens here will happen there. This is more than about warehousing people – we need to build neighbourhoods.

- (ND) In looking at the plans, there are 43 units and there doesn't appear to be any storage space for each unit. The developer has never explained why 5 storeys with 43 units is necessary for this very shallow site. Why not 3 or 4 storeys and a better fit with the neighbourhood?
- (EB) There are other sites available for this sort of a building. Why is this proposal as tall and wide and dense as presented? It does not meet setback requirements. OCP reflects the importance of the proportionate relationship of the height of the built form and width of the street. OCP also notes developments should mirror scale of streetscapes on opposite sides of the street. The units are far too small, not human-scale - they are very tiny spaces. This proposal should not go ahead at this location. Why is proponent is suggesting that there is virtue in this rental project.

Developer responds:

- One resident raised concern about emergencies in neighbourhood. Various City departments review applications, including engineering to look at how building does/does not affect emergency.
- Affordability was raised. People of all ages are seeking accommodation in James Bay. This is a market rental building. There is an economic component to development and 5 storeys make it economically viable. Land is less than 10% of the cost of a typical project today. A 43 unit building is necessary if it is to be a rental building.
- Yes, blasting will be required but it won't be significant. There will be site work required and we will implement a sound management plan about our construction.
- An arborist has been onsite and the trees have been tagged to ensure we are representing and protecting trees on our property and neighbours' property.
- Perpetuity is a City planning term covered by legal covenants. 60 years is expected to be the usual lifespan of any building in BC. That is the standard. If the building is sold, the covenant on title stays with the land regardless of who owns it..
- Storage space will be included in the bike stall parking area.
- Re mirroring properties, this proposal is mirroring the Thrifty's complex which is also in the large urban village area.
- The general configuration of the units meets universal design guidelines so we know that they are livable and habitable. It is not true that they won't be livable. We are designing for people.

Resident comments:

- (SG) Entire community is opposed to your proposal but proponent seems unwilling to change any aspect. Thrifty's is a much larger lot and it is appropriate to have a larger development there. Selecting to mirroring on Thrifty's is inappropriate given the small size of the property in question. It feels like the developer is so attached to its proposal that it is unable and/or unwilling to hear any of the concerns raised by the overwhelming majority of people.
- Final speaker (KB) says in summary from this meeting and previous meetings there have not been any positive comments about this proposal - none. There are none in what people have

said and none in the written comments. The main issue is the height and the overlook of neighbouring properties. That concern has been repeated again and again without any adequate response to that concern from the developer. Zoning and bylaws are there to protect neighbours and not to maximize what can be done on the site. Let's see something positive for our neighbourhood. Make a proposal that reflects what we want for our village. We want a proposal that respects the heritage aspect of this neighbourhood. Propose what can be done in the consideration of the width of the street and the size of the lot. Please listen and have empathy to the people who are most adversely affected by this. This is a cohesive neighbourhood and this proposal is breaking it up. Please listen and please consider how you can come back to the community and make a positive contribution to the community. Take these comments to heart. You are going against everything the neighbourhood is saying to you. The resident offers assistance to work with the architect and developer to bring forward a really positive proposal. Don't look at this small site and try to fit something huge into it. We can have something really positive here. Take these comments to heart. You can still see a profit and make a positive impact. Cities are built to last for thousands of years.

The developer acknowledges a healthy back and forth. He doesn't wish to add anything at this time. He thanks people for listening with an open mind and for providing feedback. Proponent is proud of the changes that have been made. He understands that the neighbourhood is opposed to the height and scale. There are competing priorities that go into these applications. Has never had a CALUC that doesn't lead to an iteration in design based on feedback from these meetings.

Repeats that he appreciates the comments and wants to ensure that they put their best proposal forward to Council. The proponents will carefully relook at this application and try to bring forward something to Council that reflects the community's views, to the best of their abilities.

Chair thanks all for comments. JBNA will be writing to City with results of CALUC.

Meeting adjourned 9:35 pm
Next meeting July 12, 2023.

Opening Remarks:

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19:09:29 From Claire Smith to Everyone:

For easy access to 131-139 Menzies documents please go to this site:

<https://www.jamesbayconcernedcitizens.ca>

19:10:23 From Kevin Youck to Everyone:

Reacted to "For easy access to 1..." with

19:11:13 From Dennis E Bolen to Everyone:

Reacted to "For easy access to 1..." with

Notes from Councilor Jeremy Caradonna

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19:12:36 From K Gallagher to Everyone:

With respect to BHP thank you, Jeremy!

19:13:10 From Graham Hawkins to Everyone:

Reacted to "With respect to BHP ..." with

19:14:16 From Kevin Youck to Everyone:

Reacted to "With respect to BHP ..." with

19:21:21 From Elizabeth KOZAK to Everyone:

It would help if there was no loitering on downtown sidewalks, property owners are encouraged to gate unused doorways, and have sidewalks cleaned as many times a week as Dallas Road! Also a bylaw to ensure that there is no consumption of drugs on our streets.

19:21:25 From Soressa Gardner to Everyone:

Reacted to "With respect to BHP ..." with

19:21:44 From Graham Hawkins to Everyone:

Reacted to "It would help if the..." with

19:21:50 From Brad & Christine to Everyone:

Reacted to "It would help if the..." with

19:22:16 From Sherry Hyde to Everyone:

Reacted to "It would help if the..." with

19:22:22 From Edy Bradley to Everyone:

The Highway Access Bylaw 1991 needs to be revised immediately This misguided bylaw is the reason why the 450 Dallas proposal, at Lewis Street has the parkade coming off of Lewis street, a dead end street with lots of children living on the street. The parkade access also is the reason for a 100 year old maple tree to be destroyed as was approved by mayor and council last Thursday. A travesty that is unnecessary.

19:23:08 From Dennis E Bolen to Everyone:

Reacted to "The Highway Access B..." with

19:23:16 From Soressa Gardner to Everyone:

Reacted to "The Highway Access B..." with

19:23:30 From Amanda Gaunt to Everyone:

Reacted to "The Highway Access B..." with

19:23:54 From Derek Hawksley to Everyone:

Reacted to "The Highway Access B..." with

19:25:21 From Kevin Youck to Everyone:

Reacted to "The Highway Access B..." with

19:25:50 From Yeshua Moser to Everyone:

Thanks for the FCM update Jeremy

19:26:16 From Jacqueline Lewis to Everyone:

back in the turn of the century the bridge fell and hundreds of people perished... we don't have enough bridges for the number of people and the displaced blue collar people who have lived in the lower cost housing that is being replaced its hard because so many people are being affected by so much progress in James Bay with the roads and everything it is going too fast I am worried that the entire neighborhood will implode with all the blasting that is going on with the politics and the tearing apart the buildings in the inner harbor the military housing is next yep.

19:27:32 From Brad & Christine to Everyone:

Can we have mosquito treatment for the boat pond on Dallas - there are natural products that can be added to prevent the prevalence of mosquitos

19:28:15 From Mariann Burka to Everyone:

(Mariann Burka) The removal of this beautiful tree on Dallas at Lewis is unforgivable. Developers should be required to show that alternatives to tree removal have been fully considered and that tree removal is the last resort. We need better preservation and protection of our urban forest. Bylaws for tree protection are observed more in the breach.

19:29:05 From Soressa Gardner to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:29:10 From Ocean Inglin to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:29:31 From Amanda Gaunt to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:31:25 From Soressa Gardner to Everyone:

Reacted to "Can we have mosquito..." with

19:31:46 From Priscilla Tumbach to Everyone:

Reacted to "The Highway Access B..." with

Official Community Plan Discussion and Prognosis

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19:32:16 From Jalal Elarid to Everyone:

Ensure the OCP densification involving James Bay and the city also incorporates discussions with SD61 for enrollment capacity and educational infrastructure too.

19:32:31 From Ocean Inglin to Everyone:

Disenfranchising local neighbourhoods from planning processes and increasing top down centralized planning does not bode well for our future communities

19:32:41 From Kirk Buhne to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:45 From Soressa Gardner to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:51 From Kirk Buhne to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:32:54 From Dennis E Bolen to Everyone:

Reacted to "Disenfranchising loc..." with

19:32:59 From Ingrid Holm to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:01 From Amanda Gaunt to Everyone:

Reacted to "Disenfranchising loc..." with

19:33:04 From Elizabeth Stone to Everyone:
Reacted to "Disenfranchising loc..." with
19:33:07 From Agnes Vollmeier to Everyone:
Reacted to "Disenfranchising loc..." with
19:33:12 From Graham Hawkins to Everyone:
Reacted to "Disenfranchising loc..." with
19:33:38 From Becky Vander Steen to Everyone:
Reacted to "(Mariann Burka) The ..." with
19:34:14 From Kevin Youck to Everyone:
Reacted to "Disenfranchising loc..." with
19:34:35 From Priscilla Tumbach to Everyone:
Reacted to "(Mariann Burka) The ..." with
19:34:36 From Kevin Youck to Everyone:
Reacted to "Ensure the OCP densi..." with
19:35:56 From Edy Bradley to Everyone:
19:36:13 From Kirk Buhne to Everyone:
Removed a reaction from "Disenfranchising loc..."
19:36:14 From Kirk Buhne to Everyone:
Reacted to "Disenfranchising loc..." with
19:36:18 From Coralee Bell to Everyone:
Reacted to "Disenfranchising loc..." with
19:38:33 From Lisa Miller to Everyone:
Green space, yes Lorne, thank you, we need that badly
19:38:48 From Soressa Gardner to Everyone:
Reacted to "Green space, yes Lor..." with
19:41:17 From Graham Hawkins to Everyone:
Thanks Priscilla!
19:41:22 From Soressa Gardner to Everyone:
Reacted to "Thanks Priscilla!" with 19:41:24 From Dennis E Bolen to Everyone:
Pricilla; my sentiments exactly; couldn't believe when Caradonna tossed off his 'at
least it wasn't twelve storeys' comment.
19:41:25 From Kevin Youck to Everyone:
Reacted to "Thanks Priscilla!" with
19:41:30 From Graham Hawkins to Everyone:
Reacted to "Thanks Priscilla!" with
19:41:37 From Sherry Hyde to Everyone:
Reacted to "Pricilla; my sentime..." with
19:41:37 From Edy Bradley to Everyone:
Thank you Priscilla
19:41:48 From Graham Hawkins to Everyone:
Reacted to "Green space, yes Lor..." with
19:41:51 From Dennis E Bolen to Everyone:
Reacted to "Thanks Priscilla!" with
19:42:00 From Graham Hawkins to Everyone:
Reacted to "Pricilla; my sentime..." with
19:42:07 From Laura West to Everyone:
Reacted to "Thanks Priscilla!" with
19:42:11 From Graham Hawkins to Everyone:
Reacted to "Thank you Priscilla" with
19:42:31 From Laura West to Everyone:

Reacted to "Pricilla; my senti..." with
19:42:49 From Laura West to Everyone:
Reacted to "Thank you Priscilla" with
19:43:18 From Adele Haft to Everyone:
The "15-minute city" means that James Bay will continue to take the densification hit.
19:45:04 From Claire Smith to Everyone:
If you would like to review plans and see your neighbours input, please go to :
<https://www.jamesbayconcernedcitizens.ca>
19:46:32 From Sherry Hyde to Everyone:
If the densification continues James Bay will soon look like the West End of Vancouver.

CALUC Review of Development Proposal for 131-139 Menzies Street

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19:47:20 From Bob Vander Steen to Everyone:
To receive the JBNA emails or to become a member please visit
19:47:25 From Bob Vander Steen to Everyone:
<https://jbna.org/about/membership/>
19:48:44 From Kevin Youck to Everyone:
Reacted to "If you would like to..." with
19:52:32 From Claire Smith to Everyone:
You can clearly see how shallow the lots on Menzies and Medana are in the last image vs Clarence to Medana
19:52:42 From Kevin Youck to Everyone:
Reacted to "You can clearly see ..." with
19:53:03 From Ingrid Holm to Everyone:
Reacted to "You can clearly see ..." with
19:53:31 From Claire Smith to Everyone:
30 feet taller
19:53:42 From Kirk Buhne to Everyone:
Existing houses are one storey not 2 as stated by Niall
19:54:01 From Dennis E Bolen to Everyone:
Reacted to "If you would like to..." with
19:54:05 From Soressa Gardner to Everyone:
Reacted to "30 feet taller" with
19:54:08 From Edy Bradley to Everyone:
This proposal is the densest proposal in James Bay. This development has too many violations of the zoning, the OCP and Urban Design Guidelines to be considered by either the community or council!
19:54:17 From Kevin Youck to Everyone:
Please note that the setbacks that exist are to single family homes, not a 5 storey building on extremely shallow lots == please note that the adjacent homes are also on equally shallow lots.
19:54:40 From Dennis E Bolen to Everyone:
Reacted to "You can clearly see ..." with
19:54:44 From Yeshua Moser to Everyone:
The rear setback of only 6.659 metres requires the removal of mature trees on the property, and threatens the root systems of the mature trees in the backyard of a

neighbouring Medana St. property. The heritage era houses directly behind on Medana St. are on equally shallow lots and positioned towards the back of their properties – the development will be far too close to the neighbouring houses, disrespecting both privacy and need for sunlight.

19:54:55 From Patrick Smith to Everyone:

In your own words: "Yes it's five stories, yes it's a narrow lot". Exactly why it excessive for the neighbourhood.

19:55:01 From Ingrid Holm to Everyone:

Reacted to "Please note that the..." with

19:55:11 From Ocean Inglin to Everyone:

Reacted to "In your own words: "... with

19:55:18 From Dennis E Bolen to Everyone:

Reacted to "Please note that the..." with

19:55:22 From Kirk Buhne to Everyone:

4 three bedroom units but most units are bachelor and one bedroom apartments

19:55:27 From Amanda Gaunt to Everyone:

Reacted to "Please note that the..." with

19:55:29 From Kirk Buhne to Everyone:

Reacted to "In your own words: "... with

19:55:35 From Soressa Gardner to Everyone:

Reacted to "Existing houses are ..." with

19:55:51 From Dennis E Bolen to Everyone:

Reacted to "The rear setback of ..." with

19:55:55 From Soressa Gardner to Everyone:

Reacted to "This proposal is the..." with

19:56:03 From Soressa Gardner to Everyone:

Reacted to "Please note that the..." with

19:56:04 From Dennis E Bolen to Everyone:

Reacted to "In your own words: "... with

19:56:32 From Kirk Buhne to Everyone:

The traditional retail village ends north of this property.

19:56:56 From Soressa Gardner to Everyone:

Reacted to "The rear setback of ..." with

19:57:00 From Lisa Miller to Everyone:

No back lane, no delivery area, too narrow, no green space

19:57:07 From Soressa Gardner to Everyone:

Reacted to "In your own words: "... with

19:57:20 From Soressa Gardner to Everyone:

Reacted to "4 three bedroom unit..." with

19:57:26 From Lara hurrell to Everyone:

Reacted to "(Mariann Burka) The ..." with

19:57:28 From Kevin Youck to Everyone:

The neighbourhood's number 1 concern was against the height and mass of this building, – we can sacrifice any retail space in exchange for a 2 1/2 storey family friendly townhouse structure.

19:57:32 From Edy Bradley to Everyone:

The commercial building to the North of the proposal is 1 storey. The 5 storey building proposed is too high beside the 1 storey. It violates the 45 degree Urban Design principle. A 2 or 2.4 storey would be proposed. Please revise your proposal to reduce the height.

19:57:52 From Yeshua Moser to Everyone:

The current zoning for all three lots is R2 -Single Family Residential which allows for two-family dwellings. The proposed development is massive. It is too big and too tall for the proposed site and the neighbourhood - It replaces 3 houses with 43 units - It towers at 5 storeys and 19 m

19:57:54 From Kirk Buhne to Everyone:

The project steps up yet there is no transition to the residential neighbourhood

19:58:05 From Coralee Bell to Everyone:

GREAT point, Lisa. We already see a lack of loading for large deliveries near Capital Park.

19:58:07 From Edy Bradley to Everyone:

The 5 storey building is too height for the narrowness

19:58:09 From Lisa Miller to Everyone:

The large urban village map is new to me!

19:58:11 From Soressa Gardner to Everyone:

Reacted to "The neighbourhood's ..." with

19:58:22 From Kirk Buhne to Everyone:

This lot does not fit the Large Urban Village designation

19:58:33 From Ingrid Holm to Everyone:

Reacted to "No back lane, no del..." with

19:58:52 From Dennis E Bolen to Everyone:

Reacted to "The traditional reta..." with

19:58:54 From Soressa Gardner to Everyone:

Reacted to "The commercial build..." with

19:58:59 From Dennis E Bolen to Everyone:

Reacted to "No back lane, no del..." with

19:59:10 From Kirk Buhne to Everyone:

The proponent has already gone past their 10 minutes

19:59:15 From Dennis E Bolen to Everyone:

Reacted to "The neighbourhood's ..." with

19:59:27 From Dennis E Bolen to Everyone:

Reacted to "The commercial build..." with

19:59:40 From Soressa Gardner to Everyone:

Reacted to "The current zoning f..." with

19:59:44 From Dennis E Bolen to Everyone:

Reacted to "The current zoning f..." with

20:00:01 From Soressa Gardner to Everyone:

Reacted to "The project steps up..." with

20:00:06 From Soressa Gardner to Everyone:

Reacted to "GREAT point, Lisa. ..." with

20:00:07 From Ingrid Holm to Everyone:

Reacted to "The current zoning f..." with

20:00:11 From Soressa Gardner to Everyone:

Reacted to "The 5 storey buildin..." with

20:00:21 From Lara hurrell to Everyone:

I like the addition of the commercial space as part of the plans. However, the building is way too high for the village of James Bay. I feel for the neighbours behind the project. It will affect their light and have a major impact on them.

20:00:28 From Ingrid Holm to Everyone:

Reacted to "GREAT point, Lisa. ..." with

20:00:32 From Kevin Youck to Everyone:

All of these lots are single family housing – the density of the urban village is stated to be granted ONLY WHERE APPROPRIATE – this building is completely out of scale with the adjacent homes and commercial buildings in the neighbourhood.

20:00:38 From Soressa Gardner to Everyone:

Reacted to "I like the addition ..." with

20:00:45 From Ocean Inglin to Everyone:

Reacted to "I like the addition ..." with

20:00:47 From Ocean Inglin to Everyone:

Removed a reaction from "I like the addition ..."

20:00:48 From Ocean Inglin to Everyone:

Reacted to "I like the addition ..." with

20:00:50 From Amanda Gaunt to Everyone:

Reacted to "I like the addition ..." with

20:00:57 From Kevin Youck to Everyone:

Reacted to "I like the addition ..." with

20:00:58 From Soressa Gardner to Everyone:

Reacted to "All of these lots ar..." with

20:01:09 From Edy Bradley to Everyone:

The 5 storey building is too tall for the narrowness of Menzies street. It violates OCP. This height of building is intended by the OCP design guidelines to occur on a street with twice the width. Please reduce the height to 2 or 2.5 storey Maximum.

20:01:33 From Ingrid Holm to Everyone:

Reacted to "I like the addition ..." with

20:01:41 From Kirk Buhne to Everyone:

The commercial component is below grade? is that a good part of the streetscape

20:02:29 From Graham Hawkins to Everyone:

Reacted to "The 5 storey buildin..." with

20:02:43 From Graham Hawkins to Everyone:

Removed a reaction from "The 5 storey buildin..."

20:02:46 From Kirk Buhne to Everyone:

The OCP calls for heights to be no more than half the width of the street. Menzies is about 43' wide here, meaning the building should be only 21.5' along the street

20:02:51 From Yeshua Moser to Everyone:

Your neighbours on Medana have no transition, it's just a wall

20:03:00 From Graham Hawkins to Everyone:

Reacted to "All of these lots ar..." with

20:03:14 From Yeshua Moser to Everyone:

this is a 5-storey building that is being shoe-horned into very shallow 82 ft. lots in the middle of Menzies Street. There is no back alley or any other separation; Nowhere outside of downtown Victoria does zoning allow such a large building to be built onto such a shallow lot with minimal setbacks to the neighbouring properties.

20:03:23 From Graham Hawkins to Everyone:

Reacted to "The 5 storey buildin..." with

20:03:34 From Kirk Buhne to Everyone:

There is no transition to the Medana houses just a wall on a substandard shallow lot

20:03:38 From Kevin Youck to Everyone:

The property with townhouses are not located in the Village zone – so where is the transition from urban village to the adjacent R2 zoning – the townhouses mass is in violation of R2 Zoning

20:03:48 From Ingrid Holm to Everyone:

Reacted to "this is a 5-storey b..." with

20:03:53 From Soressa Gardner to Everyone:

The property is too shallow to even qualify for missing middle 6-plexes. And that would be 3 lots x 6 units = 18 units. 30% would have to be 3-bedroom (5-6 units) Yet this proposes 43 units and 4 3-bedrooms.

20:03:55 From Dennis E Bolen to Everyone:

Reacted to "I like the addition ..." with

20:03:57 From Graham Hawkins to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:03 From Dennis E Bolen to Everyone:

Reacted to "All of these lots ar..." with

20:04:15 From Dennis E Bolen to Everyone:

Reacted to "The 5 storey buildin..." with

20:04:17 From Amanda Gaunt to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:28 From Dennis E Bolen to Everyone:

Reacted to "Your neighbours on M..." with

20:04:31 From Kirk Buhne to Everyone:

Shadows all evening long at my house. I can see the sun angle where I st now, and it is to be blocked by the 5 storey wall

20:04:36 From Ingrid Holm to Everyone:

Reacted to "The property is too ..." with

20:04:37 From Kevin Youck to Everyone:

Reacted to "this is a 5-storey b..." with

20:04:52 From Amanda Gaunt to Everyone:

Reacted to "The property is too ..." with

20:04:52 From Dennis E Bolen to Everyone:

Reacted to "this is a 5-storey b..." with

20:05:28 From Dennis E Bolen to Everyone:

Reacted to "The property is too ..." with

20:05:33 From Kevin Youck to Everyone:

Seems the excavation for the underground parking ramp will disturb and damage the large adjacent trees

20:05:34 From Kirk Buhne to Everyone:

Protected trees and still being cut. Root zones are being excavated and will kill some protrected trees on shallow soil over bedrock

20:05:39 From Yeshua Moser to Everyone:

The proposed development is contiguous, presenting an unbreakable wall having no relation to the Medana st neighbourhood of varied, distinct, and separated forms offering many sight-lines between them.

20:05:47 From Soressa Gardner to Everyone:

Reacted to "Shadows all evening ..." with

20:05:55 From Soressa Gardner to Everyone:

Reacted to "Seems the excavation..." with

20:06:06 From Kevin Youck to Everyone:

Reacted to "The property is too ..." with

20:06:07 From Ocean Inglin to Everyone:

Those rooftop gables look like and added on afterthought to a basic cube design

20:06:14 From Soressa Gardner to Everyone:

Reacted to "Protected trees and ..." with
20:06:17 From Jalal Elarid to Everyone:
Reacted to "Those rooftop gables..." with
20:06:19 From Ocean Inglin to Everyone:
Reacted to "Those rooftop gables..." with
20:06:22 From Ocean Inglin to Everyone:
Removed a reaction from "Those rooftop gables..."
20:06:44 From Kevin Youck to Everyone:
Reacted to "The proposed develop..." with
20:06:48 From Amanda Gaunt to Everyone:
Reacted to "The proposed develop..." with
20:06:51 From Patrick Smith to Everyone:
TOO TALL for such a small lot and so close to single family dwelling neighbours.
20:06:54 From Amanda Gaunt to Everyone:
Reacted to "Those rooftop gables..." with
20:06:57 From Soressa Gardner to Everyone:
Reacted to "The proposed develop..." with
20:07:02 From Jacqueline Lewis to Everyone:
I think it is tragic that the south facing side of the building has one or two small windows. I guess that growing beautiful gardens on south facing property will not be an option It probably will be likely the next building south will likely tower one that building. I like that there is some green space there James Bay doesn't have enough commercial retail for the incredible amount of people moving into this neighborhood
20:07:08 From Soressa Gardner to Everyone:
Reacted to "Those rooftop gables..." with
20:07:11 From Claire Smith to Everyone:
I wait longer than 10 seconds almost every trip on Menzies
20:07:16 From Kirk Buhne to Everyone:
While the parking garage is further back, it is still too close to root zones. Excavations will cut up to half the roots of trees on neighbouring property. The ramp excavation goes right to the rear property line
20:07:16 From Yeshua Moser to Everyone:
add
20:07:58 From Soressa Gardner to Everyone:
Reacted to "While the parking ga..." with
20:08:02 From Deb Hull to Everyone:
Reacted to "I like the addition ..." with
20:08:47 From Kevin Youck to Everyone:
Reacted to "While the parking ga..." with
20:08:53 From Edy Bradley to Everyone:
I am a professional designer, U of M grad, Faculty of Architecture, Streamed in Interiors. The unit planning of these suites are unacceptable for human liveability. Too narrow..... Circulation in most of the units is hampered. Living room furniture is shown as the smallest available. Conflicting door swings.....The second bedrooms at 9' x9' ..as you show only fits a twin bed size. Tiny closets.... Units have no front entry closets! many have no front entry at all. 9' wide living rooms in some. Please decrease the number of units that you are trying to jamb into this over-dense proposal so that the units can be livable for humans. Your 3 bedroom units have a 9' x 9' living room. How are 4,5 people supposed to live there? in their bedrooms?

20:09:08 From Kirk Buhne to Everyone:

Parking is not enforced by the city in residential zones so how will we keep the overflow from this project from parking in our spaces? I observe our current parking on this block. Many of those in small apartments are trades people with trucks and vans that do not fit in garages. These tradespeople often also have cars

20:09:18 From Dennis E Bolen to Everyone:

Reacted to "I think it is tragic..." with

20:09:36 From Pamela Madoff to Everyone:

The proponent speaks of the transition in height from north to south. How does it transition from west to east?

20:09:41 From Dennis E Bolen to Everyone:

Reacted to "While the parking ga..." with

20:09:47 From Soressa Gardner to Everyone:

Reacted to "I am a professional ..." with

20:09:56 From Sherry Hyde to Everyone:

Reacted to "I am a professional ..." with

20:09:57 From Kevin Youck to Everyone:

Reacted to "The proponent speaks..." with

20:10:03 From Ingrid Holm to Everyone:

Reacted to "The proponent speaks..." with

20:10:06 From Amanda Gaunt to Everyone:

Reacted to "I am a professional ..." with

20:10:10 From Dennis E Bolen to Everyone:

Reacted to "I am a professional ..." with

20:10:14 From Kevin Youck to Everyone:

There is no transition from west to east

20:10:27 From Amanda Gaunt to Everyone:

Reacted to "The proponent speaks..." with

20:10:29 From Derek Hawksley to Everyone:

Reacted to "The proponent speaks..." with

20:10:34 From Jacqueline Lewis to Everyone:

I really hope the city knows what they are doing with the seismic in the neighbourhood the whole neighbourhood is being blasted it is in what was a bunch of mud and rock kind scary !!!

20:11:49 From Ocean Inglin to Everyone:

You can provide all kinds of incentives for people and alternative modes of transport for people to use, BUT you cannot ensure that people will not have a car regardless.

20:11:59 From Ingrid Holm to Everyone:

Reacted to "You can provide all ..." with

20:12:14 From Soressa Gardner to Everyone:

Reacted to "Parking is not enforced..." with

20:12:14 From Edy Bradley to Everyone:

The proposal has not shown that the parkade entry is directly across from the entry/exit of a very busy Thrifts parking lot. It has not shown that it is on a very narrow street. It does not show that it is 5 car lengths from the 5 corners. Please revise your site plan to indicate these items.

20:12:19 From Soressa Gardner to Everyone:

Reacted to "The proponent speaks..." with

20:12:22 From Ocean Inglin to Everyone:

Reacted to "You can provide all ..." with

20:12:23 From Ocean Inglin to Everyone:

Removed a reaction from "You can provide all ..."

20:12:25 From Mary Koyl to Everyone:

I feel both heartbroken and angry, the original proposal was grotesque, and now it feels as if with some tweaking, the proponent is now expecting the community to be pleased with something slightly less grotesque. It's still five stories tall....

20:12:28 From Lisa Miller to Everyone:

that three D diagram makes the neighbouring houses look weirdly high

20:12:35 From Amanda Gaunt to Everyone:

Reacted to "You can provide all ..." with

20:12:49 From Soressa Gardner to Everyone:

Reacted to "You can provide all ..." with

20:12:50 From Yeshua Moser to Everyone:

All or most of the proposed setbacks are inferior to existing zoning requirements
The proposed height exceeds all the existing zoning requirements
The proposed site coverage far exceeds all the zoning maximums

20:12:52 From Kevin Youck to Everyone:

The drone height flyover makes the building look less imposing – not a real representation of the impact of this building .

20:12:58 From Soressa Gardner to Everyone:

Reacted to "I feel both heartbro..." with

20:13:00 From Claire Smith to Everyone:

Please explain how a five story building appears just slightly taller than a 1.5 story house behind

20:13:14 From Graham Hawkins to Everyone:

Reacted to "The drone height fly..." with

20:13:25 From Bill & Lorna Quine to Everyone:

Is there any actual evidence that reducing available parking decreases automobile use versus adding to competition for street parking?

20:13:28 From Graham Hawkins to Everyone:

Reacted to "Please explain how a..." with

20:13:37 From Sherry Hyde to Everyone:

Reacted to "Is there any actual ..." with

20:13:47 From Amanda Gaunt to Everyone:

Reacted to "The drone height fly..." with

20:13:48 From Ocean Inglin to Everyone:

Reacted to "Is there any actual ..." with

20:13:55 From Amanda Gaunt to Everyone:

Reacted to "Please explain how a..." with

20:14:03 From Amanda Gaunt to Everyone:

Reacted to "Is there any actual ..." with

20:14:12 From Coralee Bell to Everyone:

Reacted to "You can provide all ..." with

20:14:55 From Kate Ulmer to Everyone:

The development at village green 131 units (86 net) shouldn't be perceived as the flood gates opening for all following developments. This feels like too much too fast for a neighborhood that is already pulling its weight for density. A 3 storey building seems more appropriate in this space.

20:15:07 From Edy Bradley to Everyone:

Please provide a shadow study for the months May, June, July, August from 6 pm to 9 pm. We all know that sundown here is past 9 pm in these months.

20:16:36 From Ingrid Holm to Everyone:

Reacted to "All or most of the p..." with

20:16:38 From Edy Bradley to Everyone:

The smallest units are smaller than the city's suggested size.

20:16:41 From Amanda Gaunt to Everyone:

Reacted to "The development at v..." with

20:16:50 From Ingrid Holm to Everyone:

Reacted to "Please explain how a..." with

20:16:50 From Al and Donna Morrison to Everyone:

These meetings start to feel like it's the citizens against the developers AND the City of Victoria.

20:17:21 From Graham Hawkins to Everyone:

Reacted to "These meetings start..." with

20:17:39 From Joan and Colin O'Connor to Everyone:

Reacted to "The development at v..." with

20:17:50 From Lisa Miller to Everyone:

Reacted to "These meetings start..." with 20:18:04 From Jeremy Caradonna to Everyone: Hi all. This is for the chair - my address and that of Councillor Dell, and any other elected official, is private information and it's inappropriate for the speaker to reference it in this or any format. I take it as an oblique threat towards me and my family. My request is for the chair to enforce this norm in this and future CALUC meetings. Thank you.

20:18:12 From Priscilla Tumbach to Everyone:

Reacted to "These meetings start..." with

20:18:42 From Edy Bradley to Everyone:

Balconies overlooking houses' bedrooms is unacceptable to the neighbours and not in-line with bylaws.

20:18:45 From Yeshua Moser to Everyone:

I concur with the comments of my next door neighbour Nikitas

20:19:03 From Gayle Nelson to Everyone:

In addition, there are full height patio doors and projecting balconies overlooking Medana St. yards. The windows are shown as regular height and as per building code the bedroom egress windows cannot have high sills to prevent overlook. The Geric statement is 100% fiction that there will be protection from overlook. The balconies even project beyond the stated rear setback by 2m. All windows and balconies overlook rear windows eliminating any privacy.

20:19:06 From Kirk Buhne to Everyone:

How can this project possibly have any transition to my property? It blocks all of my evening light. It totally overlooks my site. The Geric responses does acknowledge the overlook by saying that the rear windows will be high, but they have full windows and projecting balconies

20:19:09 From Claire Smith to Everyone: With all due respect Mr. Caradonna I did not hear your address spoken at any time

20:19:09 From Edy Bradley to Everyone:

I concur with Kirk's comments.

20:19:59 From Pamela Madoff to Everyone:

The consultant stated that the OCP recommends a height of 6 storeys. This is not the case. The OCP states that a height of 6 storeys is a possibility but many other site

conditions must be taken into consideration that would actually determine what an appropriate height might be. 20:20:01 From Kevin Youck to Everyone: No addresses were mentioned, no threats were made.

20:20:02 From Kirk Buhne to Everyone:

What do we believe with the proposal when the developer says they are avoiding overlook with high windows when the drawings show the opposite.

20:20:28 From Jalal Elarid to Everyone:

Reacted to "The consultant state..." with

20:20:31 From Edy Bradley to Everyone:

What I see of this proposal, the changes have not addressed the neighbourhoods requests at all.

20:20:44 From Kevin Youck to Everyone:

Reacted to "What I see of this p..." with

20:20:59 From Yeshua Moser to Everyone:

add

20:21:07 From Kirk Buhne to Everyone:

This development works if they respect the rear setbacks and height restrictions but it is too high and without an appropriate setback.

20:21:21 From Claire Smith to Everyone:

Reacted to "The consultant state..." with

20:21:28 From Claire Smith to Everyone:

Reacted to "What I see of this p..." with

20:21:34 From Lara hurrell to Everyone:

The building is really a couple stories too high for the area. It's a village not downtown.

20:22:12 From Susan Draper to Everyone:

I appreciate the efforts to keep the mature trees and add more plants to the site. As well, it looks less like a block and having the peak roof line does feel more "house like". People are worried that some of the units are small for families. This is a reality many people are prepared to live with if it gets them into a new building at a great location with all the services within walking distance. I think we should avoid projecting our own needs and values on to future renters. On a street like Menzies, it's to be expected there would be more density. I think this proposal is much improved from the original. I look forward to having more commercial stores in the village. Change is hard but change we must if we want our children and grandkids to be able to afford to live here.

20:22:12 From Dean Rysstad to Everyone:

Reacted to "The consultant state..." with

20:22:16 From Kirk Buhne to Everyone:

Placemaking: This proposal defies all of the OCP recommendations for placemaking. it is too high against the street

20:22:39 From Adele Haft to Everyone:

Please see <https://www.jamesbayconcernedcitizens.ca/projects-of-concern>, a site by James Bay Concerned Citizens. The section on the Menzies Proposal emphasizes the many problems with this 5-storey building, its impact on traffic and the Five Corners and immediate neighbours.

20:22:55 From Sarah Greschner to Everyone:

Reacted to "I appreciate the eff..." with

20:23:10 From Edy Bradley to Everyone:

What are the amenities to the community at this site? this proposal does not qualify

for extra density.

20:24:41 From Ingrid Holm to Everyone:

Reacted to "The consultant state..." with

20:24:42 From Soressa Gardner to Everyone:

Reacted to "The proposal has not..." with

20:24:47 From Soressa Gardner to Everyone:

Removed a reaction from "I feel both heartbro..." 20:24:48 From Ingrid Holm to

Everyone: Reacted to "No addresses were men..." with

20:24:54 From Soressa Gardner to Everyone:

Reacted to "that three D diagram..." with

20:25:01 From Soressa Gardner to Everyone:

Reacted to "All or most of the p..." with

20:25:03 From Kirk Buhne to Everyone:

The roof top dormers just make this even higher. Look to the old Oriental Hotel St to see how this is done properly . The idea is to provide a positive addition to the village centre, This is not positive and offers little even aesthetically

20:25:11 From Soressa Gardner to Everyone:

Removed a reaction from "All or most of the p..."

20:25:18 From Soressa Gardner to Everyone:

Reacted to "The drone height fly..." with

20:25:23 From Soressa Gardner to Everyone:

Reacted to "Please explain how a..." with

20:25:26 From Mary Koyl to Everyone:

I'm confused, is the proponent suggesting that some trees and one retail space are "amenities?"

20:25:27 From Claire Smith to Everyone:

The mature trees the developer is showing are the trees on neighbouring lots that may not be killed by the digging of the parkade. These mature trees are not on the developers site

20:25:31 From Soressa Gardner to Everyone:

Reacted to "Is there any actual ..." with

20:25:48 From Soressa Gardner to Everyone:

Removed a reaction from "Is there any actual ..."

20:26:00 From Soressa Gardner to Everyone:

Reacted to "The development at v..." with

20:26:19 From Soressa Gardner to Everyone:

Reacted to "Please provide a sha..." with

20:26:23 From Peri Smith to Everyone:

I will just say - with respect - that the City doesn't own James Bay - and Mayor and Council don't appear to represent the interests of James Bay - as such, I don't find it compelling to hear how the project meets City objectives or political aims. I think what matters is what the community of James Bay would like to see - i.e., the old official community plan. This project just isn't James Bay - it is too tall, too dense, eliminates a significant amount of green space, and encroaches on the well-being of neighbours. A significant adverse impact on James Bay as a whole - and truly awful for near neighbours.

20:26:24 From Soressa Gardner to Everyone:

Reacted to "The smallest units a..." with

20:26:27 From Dennis E Bolen to Everyone:

Reacted to "I really hope the ci..." with

20:26:33 From Kirk Buhne to Everyone:

Wind issues have been ignored. This proposal will channel winds at high levels along Menzies and in Medana yards, exacerbated by the east west wall of the 6 storey at Village Green site.

20:26:36 From Edy Bradley to Everyone:

I concur with Soressa's comments.

20:26:36 From Jacqueline Lewis to Everyone:

Menzies street 5 corner inter section can not handle the volume cars and people coming in from the cruise ships and some 2000 plus new residences that are being developed in James Bay the volume of people, cars, passengers walking and driving out from the inner harbor the ROAD AND STREETS are NOT BIG ENOUGH

20:26:37 From Dennis E Bolen to Everyone:

Reacted to "You can provide all ..." with

20:26:46 From Soressa Gardner to Everyone:

Reacted to "These meetings start..." with

20:26:46 From Dennis E Bolen to Everyone:

Reacted to "The proposal has not..." with

20:26:59 From Dennis E Bolen to Everyone:

Reacted to "I feel both heartbro..." with

20:27:03 From Nikitas Dimopoulos to Everyone:

Pitched -gabled roofs are elements of single-family houses. They are not relevant in the context of a high-rise

20:27:06 From Dennis E Bolen to Everyone:

Reacted to "that three D diagram..." with

20:27:06 From Amanda Gaunt to Everyone:

Reacted to "I will just say - wi..." with

20:27:18 From Dennis E Bolen to Everyone:

Reacted to "All or most of the p..." with

20:27:22 From Dennis E Bolen to Everyone:

Reacted to "The drone height fly..." with

20:27:40 From Dennis E Bolen to Everyone:

Reacted to "Please explain how a..." with

20:27:54 From Claire Smith to Everyone:

Reacted to "I concur with Soress..." with

20:27:56 From Amanda Gaunt to Everyone:

Reacted to "Pitched -gabled roof..." with

20:28:03 From Agnes Vollmeier to Everyone:

Reacted to "I will just say - wi..." with

20:28:06 From Claire Smith to Everyone:

Reacted to "Wind issues have bee..." with

20:28:13 From Ocean Inglin to Everyone:

Reacted to "Pitched -gabled roof..." with

20:28:29 From Kirk Buhne to Everyone:

Council has professed concern about preserving tree canopy yet this proposal cuts down the largest tree, on my property line, a tree that is 50 to 100 years old. This tree is outside of the building envelope and is erroneously shown as staying on the walk through that was given. This is misleading

20:28:32 From Edy Bradley to Everyone:

47 units proposed

20:28:50 From Soressa Gardner to Everyone:

Reacted to "What I see of this p..." with
20:28:54 From Dennis E Bolen to Everyone:
Right on Patricia...50 feet!
20:29:02 From Soressa Gardner to Everyone:
Reacted to "This development wor..." with
20:29:02 From Laura West to Everyone:
Reacted to "Right on Patricia..." with
20:29:04 From Kirk Buhne to Everyone:
The lot is simply too shallow for such a building
20:29:08 From Soressa Gardner to Everyone:
Reacted to "The building is real..." with
20:29:36 From Soressa Gardner to Everyone:
Reacted to "Placemaking: This pr..." with
20:29:46 From Deb Hull to Everyone:
Well said Patricia.
20:29:48 From Nikitas Dimopoulos to Everyone:
The proposed development is contiguous, presenting an unbreakable wall having no
relation to the neighborhood of varied, distinct, and separated forms offering many
sightlines between them
20:29:53 From Amanda Gaunt to Everyone:
Reacted to "Well said Patricia." with
20:30:01 From Ocean Inglin to Everyone:
Townhouses YES Massive apartment block NO
20:30:07 From Joan and Colin O'Connor to Everyone:
Reacted to "Well said Patricia." with
20:30:12 From Amanda Gaunt to Everyone:
Reacted to "Townhouses YES Massi..." with
20:30:15 From Priscilla Tumbach to Everyone:
Reacted to "Townhouses YES Massi..." with
20:30:18 From Kirk Buhne to Everyone:
The mission statement of the JBNA includes preserving heritage yet this proposal
neglects all proportion, all scale and tears down our oldest houses in the village
dated from 1888.
20:30:20 From Soressa Gardner to Everyone:
Link to summary of our view of the project at
<https://bit.ly/TooBigTooTall>
20:30:23 From kathleen bligh to Everyone:
Apartment block NO
20:30:27 From Joan and Colin O'Connor to Everyone:
Reacted to "Townhouses YES Massi..." with
20:30:40 From Adele Haft to Everyone:
Well said, Patricia!
20:31:22 From Dennis E Bolen to Everyone:
Reacted to "I will just say - wi..." with
20:31:31 From Kirk Buhne to Everyone:
This proposal neglects the fact that my historical property line is 10' over what
they show as their property. n This 10' has never been sold to the 135 Menzies
20:31:33 From Dennis E Bolen to Everyone:
Reacted to "Wind issues have bee..." with
20:31:37 From Elizabeth Stone to Everyone:

I'd like to have the developer provide a REASON the building has to be higher than it's zoned for. Why? Why not build something that goes in the neighborhood?

20:31:38 From Lisa Miller to Everyone:

Reacted to "Well said Patricia." with

20:31:38 From Dennis E Bolen to Everyone:

Reacted to "I concur with Soress..." with

20:31:44 From Soressa Gardner to Everyone:

I would rather this meeting went over time by an hour than have all parties so rushed to express themselves.

20:31:50 From Cheri Wu to Everyone:

I agree ... a 3 story building - midstreet would be more esthetic and neighborhood friendly. We are your next door neighbor. Overall the design and green space is good along with the commercial area proposal; however the design does not have the "James bay" vibe - too modern for the surrounding area. It is difficult to please all.

20:32:01 From Dennis E Bolen to Everyone:

Reacted to "Pitched -gabled roof..." with

20:32:20 From Kirk Buhne to Everyone:

This projects ignores all aspects of the OCP contrary to Niall's comments. Six stories is not a right. What about setbacks, height and all else?

20:32:31 From Dennis E Bolen to Everyone:

Reacted to "Well said Patricia." with

20:32:43 From Dennis E Bolen to Everyone:

Reacted to "The proposed develop..." with

20:32:46 From Nikitas Dimopoulos to Everyone:

The OCP provides an upper limit not to exceed! It does not dictate the massing nor the height!

20:32:54 From Dennis E Bolen to Everyone:

Reacted to "Townhouses YES Massi..." with

20:32:59 From Kevin Youck to Everyone:

When the neighbours met with the developer in November, at the end of the meeting I purposely asked if the developer would consider our concerns and develop a building that integrates with our neighbourhood – the flatly replied that they were not interested in changing their design.

20:33:03 From Lisa Miller to Everyone:

three stories maximum should be allowed by the city

20:33:14 From Dennis E Bolen to Everyone:

Reacted to "Link to summary of o..." with

20:33:22 From Dennis E Bolen to Everyone:

Reacted to "Apartment block NO" with

20:33:28 From Dennis E Bolen to Everyone:

Reacted to "Well said, Patricia!" with

20:33:37 From Kirk Buhne to Everyone:

6.6 m rear setback is not even allowable in Missing Middle for a 2 storey house.

20:33:40 From Dennis E Bolen to Everyone:

Reacted to "This proposal neglec..." with

20:33:50 From Soressa Gardner to Everyone:

The drawings still show a lot of trees being removed. And the bedrock is close to the surface, so root systems spread out more widely. Tree roots will be damaged.

20:33:58 From Dennis E Bolen to Everyone:

Reacted to "I would rather this ..." with

20:34:04 From Elizabeth Stone to Everyone:
Put the tall buildings on a lot that supports it. Not cram them in to the infill.
This is ridiculous and should not be allowed.

20:34:16 From Kirk Buhne to Everyone:
Note that whe the developer met with us they did not even take notes or minutes. We were not listened to.

20:34:19 From Dennis E Bolen to Everyone:
Reacted to "I agree ... a 3 story ..." with

20:34:24 From Claire Smith to Everyone:
This project is simply too tall and too big for these very narrow lots, likely the most narrow in the city on a very narrow street. The same block that has a very large apartment development being built. James Bay has stepped up to add housing at every turn. This is TOO BIIG TOO TALL and will impact all residents of James Bay as it is OUR historic Village Centre!

20:34:25 From Kevin Youck to Everyone:
Reacted to "This project is simp..." with

20:34:28 From Nikitas Dimopoulos to Everyone:
Why one should adhere to the OCP but nt t\o the zoning which are bylaws!

20:34:30 From Kevin Youck to Everyone:
Reacted to "Why one should adher..." with

20:34:34 From Ocean Inglin to Everyone:
As to precedents - The mistakes of the past need not inform the present

20:34:37 From Deb Hull to Everyone:
Reacted to "This project is simp..." with

20:34:47 From Amanda Gaunt to Everyone:
Reacted to "This project is simp..." with

20:34:50 From Ingrid Holm to Everyone:
Reacted to "Put the tall buildin..." with

20:34:53 From Joan and Colin O'Connor to Everyone:
Reacted to "This project is simp..." with

20:34:58 From Patricia Crichton to Everyone:
Quite right, Elizabeth - right building - wrong place!

20:35:03 From Soressa Gardner to Everyone:
There was talk of inset balconies, but it appears this is no longer the case?

20:35:10 From Amanda Gaunt to Everyone:
Reacted to "As to precedents - T..." with

20:35:12 From Patrick Smith to Everyone:
The absolute massive size of the building on a small site is the primary issue. The revised proposal is still too tall and too large for the small lot size.

20:35:20 From Dennis E Bolen to Everyone:
Reacted to "Put the tall buildin..." with

20:35:27 From Coralee Bell to Everyone:
Reacted to "As to precedents - T..." with

20:35:40 From Claire Smith to Everyone:
You will have an opportunity to provide feedback to the City on this development, please visit <https://www.jamesbayconcernedcitizens.ca>

20:35:45 From Kirk Buhne to Everyone:
How can the overlook be addresssd with units facing Medana? Bedroom windows must be of egress size which gives overlook and los of privacy

20:35:49 From Pamela Madoff to Everyone:

While a legal precedent is not set, and does not fetter Council's future decision making, what does happen is that this type of rezoning 'paves the way' for future, and similar development, as the context is changed.

20:35:55 From Amanda Gaunt to Everyone:

Reacted to "The absolute massive..." with

20:36:21 From Coralee Bell to Everyone:

Reacted to "While a legal preced..." with

20:36:25 From Jacqueline Lewis to Everyone:

<https://archives.victoria.ca/menzies-street> just a bit of what happened

20:36:33 From Kate Ulmer to Everyone:

Reacted to "While a legal preced..." with

20:36:37 From Jalal Elarid to Everyone:

Reacted to "While a legal preced..." with

20:36:49 From Edy Bradley to Everyone:

There are 667 units proposed for James Bay on the city Development Tracker. This site, proposing 47 units does not need to be this dense. Please cut it down to 2 or 2.5 storey with a fraction of the units. Have each unit be actually livable. Show the people, present and future, that you care about whom it is you are proposing to house. Housing is for humans. Architects need to keep that in mind, regardless of the client's push for more and more. Human scale. Human use. Developers need to keep their proposals to livable spaces, and not feel free to push consultants to go beyond what they know is good planning.

20:36:56 From Soressa Gardner to Everyone:

The OCP has many guidelines besides total possible height. 5 storeys is only appropriate when other considerations are met. Basically you'd need to acquire the lots on Medana to be able to step down and blend with the neighbouring properties.

20:37:02 From Dennis E Bolen to Everyone:

Reacted to "This project is simp..." with

20:37:10 From Kirk Buhne to Everyone:

This is a dangerous precedent, 60' + height is a six story height.

20:37:23 From Brad & Christine to Everyone:

If I could envision something for this space, I would love to see a series of townhouses with live/work options and green backyards. We need space for families and also opportunities to create space for independent business incubation and entrepreneurship. - How many townhouses could be built with this in mind that could be sold and allow families to build equity in their lives.

20:37:24 From Kevin Youck to Everyone:

Ironically at our march meeting with Niall he stated that the roof top deck was removed due to privacy concerns of the neighbours to the west – in fact there is only a parking lot to the west – the neighbours are to the east – and as Niall was passing pictures around the room featuring outset balconies, he stated the building only added “modest inset” balconies on the east – he was surprised when we brought to his attention that the drawings featured outset balconies on the east.

20:37:26 From Elizabeth Stone to Everyone:

I don't understand why the builder has the power here. Seems to me everyone thinks this building is too high and too much for the area. The builder knows there is massive objection, yet I hear nothing is being done about this. Ignoring the concerns....

20:37:33 From Dennis E Bolen to Everyone:

Reacted to "Quite right, Elizabe..." with

20:37:41 From Niall Paltiel to Everyone:
My contact is Niall@Gericconstruction.com
20:37:51 From Kevin Youck to Everyone:
Reacted to "If I could envision ..." with
20:37:51 From Dennis E Bolen to Everyone:
Reacted to "The absolute massive..." with
20:37:56 From Ingrid Holm to Everyone:
Reacted to "While a legal preced..." with
20:38:27 From Dennis E Bolen to Everyone:
Reacted to "While a legal preced..." with
20:38:28 From Ocean Inglin to Everyone:
Good neighbours listen to one another's concerns and act accordingly
20:38:33 From Kevin Youck to Everyone:
Niall – please note, a good neighbour doesn't build a 5 storey building in their
neighbour's back yard.
20:38:49 From Amanda Gaunt to Everyone:
Reacted to "I don't understand w..." with
20:39:01 From Amanda Gaunt to Everyone:
Reacted to "Good neighbours list..." with
20:39:09 From Dennis E Bolen to Everyone:
Reacted to "There are 667 units ..." with
20:39:11 From Graham Hawkins to Everyone:
Reacted to "I will just say - wi..." with
20:39:11 From Amanda Gaunt to Everyone:
Reacted to "Niall – please note,..." with
20:39:16 From Graham Hawkins to Everyone:
Reacted to "I will just say - wi..." with
20:39:17 From Joan and Colin O'Connor to Everyone:
Reacted to "Niall – please note,..." with
20:39:38 From Dennis E Bolen to Everyone:
Reacted to "The OCP has many gui..." with
20:39:48 From Kevin Youck to Everyone:
^ 6 storey's are allowed only where appropriate –
20:39:55 From Graham Hawkins to Everyone:
Reacted to "I concur with Soress..." with
20:39:56 From Yeshua Moser to Everyone:
5 stories? Niali, which part of NO didn't you understand?
20:39:56 From Dennis E Bolen to Everyone:
Reacted to "If I could envision ..." with
20:40:08 From Jacqueline Lewis to Everyone:
I worry about what is below all the buildings and rock brought into James Bay (look
at the history of the inner harbor...) how many oil tanks have beenburied or were
buried underground in this neighbourhood all the houses built in the 1900's on???
all over the neighbourhood are on mud and rock.
20:40:25 From Ingrid Holm to Everyone:
Reacted to "The OCP has many gui..." with
20:40:32 From Deb Hull to Everyone:
Well said Kirk.
20:40:51 From Amanda Gaunt to Everyone:
Reacted to "Well said Kirk." with

20:40:53 From Billy Page to Everyone:

My concern is increase in traffic and parkade access - extremely close to five corners and Thrifty's parking lot and loading dock which is a nightmare already

20:42:07 From Susan Draper to Everyone:

It seems like many would be happy with 6-9 townhomes on this site. How lovely that would be for the few people who would be able to rent such expensive homes! Only professional people or retired folks would fall into that category- is this what diversity looks like in James Bay? What makes a city vibrant? Let's focus on that and build it.

20:42:30 From Dennis E Bolen to Everyone:

Replying to "If I could envision ..."

Quite right Brad & Christine; we proposed a row of twelve townhouses—3 bedroom family units with back yards—that would include ground floor one-bedroom rental suites. This would answer much of the controversy; it could be architecturally copacetic with the area, and provide housing for twenty four households.

20:42:37 From Patrick Smith to Everyone:

Reacted to "The consultant state..." with

20:42:47 From Dennis E Bolen to Everyone:

Reacted to "Ironically at our ma..." with

20:42:58 From Patrick Smith to Everyone:

Reacted to "The proponent speaks..." with

20:42:58 From Dennis E Bolen to Everyone:

Reacted to "I don't understand w..." with

20:42:58 From Claire Smith to Everyone:

Reacted to "There are 667 units ..." with

20:43:04 From Brad & Christine to Everyone:

Reacted to "Well said Kirk." with

20:43:09 From Dennis E Bolen to Everyone:

Reacted to "My contact is Niall@..." with

20:43:17 From Kevin Youck to Everyone:

Medana street is a non-stop parade of carriages and pedi cabs during tourist season to show off the historic century old homes . a redevelopment of those Menzies properties should respect our skyline.

20:43:28 From Dennis E Bolen to Everyone:

Reacted to "Niall – please note,..." with

20:43:34 From Claire Smith to Everyone:

Reacted to "Medana street is a n..." with

20:43:38 From Yeshua Moser to Everyone:

add

20:43:39 From Claire Smith to Everyone:

Reacted to "My concern is increa..." with

20:44:09 From Dennis E Bolen to Everyone:

Reacted to "Well said Kirk." with

20:44:18 From Patricia Crichton to Everyone:

Much better suggestion Dennis - townhouses would be a better fit.

20:44:38 From Brad & Christine to Everyone:

Replying to "If I could envision ..."

Fantastic - great idea

20:44:48 From Dennis E Bolen to Everyone:

Reacted to "Medana street is a n..." with

20:44:59 From Dennis E Bolen to Everyone:

Reacted to "Much better suggesti..." with

20:45:07 From Brad & Christine to Everyone:

Reacted to "Quite right Brad & C..." with

20:45:14 From Lisa Miller to Everyone:

Reacted to "If I could envision ..." with

20:45:32 From Kevin Youck to Everyone:

10 to 12 townhouses all with walk out 1-2 and studio basement suites would better integrate into the neighbourhood and supply almost as many housing units, yet it would be more family friendly and not require any potentially damaging parking garage excavation.

20:45:42 From Jacqueline Lewis to Everyone:

I understand that Menzies also will have 3 new 4 story plus one 6 which will be a lot more people in this neighbourhood, thousands..... that is going to change this entire block the impact of this becoming a dark shadow in an earthquake zone

20:45:53 From Lisa Miller to Everyone:

Reacted to "My concern is increa..." with

20:46:00 From Adele Haft to Everyone:

Too many comprehensive development zones are being proposed for James Bay. In most if not all cases, these development proposals are far larger than the current OCP recommendations for density, height, mass, setbacks, transitions, etc. Too many developers are trying to fit too many small but profitable units into properties that are too small for such ambitions. Not to mention that this proposal doesn't fit the heritage features of the neighbourhood and James Bay Village in general. I also agree with Billy Page's comment that his "concern is increase in traffic and parkade access - extremely close to five corners and Thrifty's parking lot and loading dock which is a nightmare already."

20:46:00 From Dennis E Bolen to Everyone:

Reacted to "10 to 12 townhouses..." with

20:46:12 From Jacqueline Lewis to Everyone:

Reacted to "Niall - please no..." with

20:46:37 From Edy Bradley to Everyone:

I oppose this overly-dense, over-height proposal.

20:47:32 From Mary Koyl to Everyone:

Five stories are obscene. The extreme loss of privacy to the residential homes behind it will decrease their property values by two or three hundred thousand dollars. That's a fact. So exactly what is the good neighbour policy the proponent is referring to? I live on Clarence Street, one block over, and my basement is built on granite, so the blasting for this development is likely to be extreme and will damage the homes behind it. Digging underground parking for this monstrosity will be a nightmare for the neighbours. So the Medana Street neighbours will endure this, only to find out that once it's over, a monolith has risen behind them, staring into their homes and gardens, eliminating their light, casting significant shadow, and adding a huge amount of noise. And likely, a year or so later their mature trees will have died because of root damage and their homes will present with cracks and potentially significant structural damage.

20:47:45 From Dennis E Bolen to Everyone:

Reacted to "Too many comprehensi..." with

20:48:21 From Coralee Bell to Everyone:

Reacted to "Too many comprehensi..." with

20:48:21 From Dennis E Bolen to Everyone:

Reacted to "Five stories are obs..." with

20:48:24 From Bill & Lorna Quine to Everyone:

There seems to be a clear consensus among the community members that the proposed development is too tall. Regardless of the cosmetic changes, 5 stories is still 5 stories. Minor alterations don't change the height. Denis's townhouse is a solution to the conflict; tweaks are not a solution.

20:48:40 From Elizabeth Stone to Everyone:

Reacted to "Five stories are obs..." with

20:48:42 From Dennis E Bolen to Everyone:

Reacted to "There seems to be a ..." with

20:49:14 From Susan Draper to Everyone:

Replying to "If I could envision ..."

24 units of housing for whom? Would they be the missing middle, the aging elders, or whom? Certainly not most young working singles and couples... James Bay is a diverse community and that's one of the reasons we like it. So affordability is important, a fact that too many are not addressing by suggesting townhomes.

20:49:59 From Laurie Abel to Everyone:

Reacted to "Wind issues have bee..." with

20:50:01 From kelly Drabit to Everyone:

Too big too tall, too close, too shady

20:50:03 From Brad & Christine to Everyone:

Reacted to "10 t o 12 townhouses..." with

20:50:36 From Al and Donna Morrison to Everyone:

We have had many meetings with almost 100 people in attendance over the past few months. I h

20:50:37 From Soressa Gardner to Everyone:

Reacted to "Balconies overlookin..." with

20:50:38 From Coralee Bell to Everyone:

Reacted to "If I could envision ..." with

20:50:41 From Bill & Lorna Quine to Everyone:

Density does not create affordability

20:50:43 From Soressa Gardner to Everyone:

Reacted to "I concur with the co..." with

20:51:13 From Al and Donna Morrison to Everyone:

Are you listening to us Jeremy?

20:51:16 From Claire Smith to Everyone:

Well said Mariann!

20:51:22 From Becky Vander Steen to Everyone:

Reacted to "Five stories are obs..." with

20:51:23 From Soressa Gardner to Everyone:

Reacted to "In addition, there a..." with

20:51:25 From Priscilla Tumbach to Everyone:

The current density pressures in James Bay. 2022-2023 - 60 new units or 900 people.

20:51:33 From Soressa Gardner to Everyone:

Reacted to "How can this project..." with

20:51:42 From Dennis E Bolen to Everyone:

Replying to "If I could envision ..."

There's no clear indication that the Geric proposal will in any way be 'affordable', Susan.

20:51:48 From Soressa Gardner to Everyone:
Reacted to "With all due respect..." with

20:51:50 From Claire Smith to Everyone:
Too big too tall!

20:51:55 From Soressa Gardner to Everyone:
Reacted to "I concur with Kirk's..." with

20:52:03 From Soressa Gardner to Everyone:
Reacted to "The consultant state..." with

20:52:08 From Dennis E Bolen to Everyone:
Reacted to "Density does not cre..." with

20:52:16 From Soressa Gardner to Everyone:
Reacted to "No addresses were men..." with

20:52:17 From Coralee Bell to Everyone:
Reacted to "There's no clear ind..." with

20:52:19 From Todd Glover to Everyone:
Good comment that James Bay development is becoming a free-for-all

20:52:24 From Lisa Miller to Everyone:
Reacted to "Too big too tall!" with

20:52:26 From Dennis E Bolen to Everyone:
Reacted to "Well said Mariann!" with

20:52:28 From Coralee Bell to Everyone:
Reacted to "Density does not cre..." with

20:52:28 From Adele Haft to Everyone:
Well said, Mariann!

20:52:36 From Claire Smith to Everyone:
Reacted to "Well said, Mariann!" with

20:52:38 From Amanda Gaunt to Everyone:
Reacted to "Well said, Mariann!" with

20:52:44 From Kate Ulmer to Everyone:
Reacted to "Well said, Mariann!" with

20:52:52 From Soressa Gardner to Everyone:
Replying to "No addresses were men..."

That is correct. Only lot depths were mentions, not even a neighbourhood.

20:52:52 From Jalal Elarid to Everyone:
Reacted to "Density does not cre..." with

20:52:54 From Kirk Buhne to Everyone: I am threatened by this project. I would like to address the issue and not the person, but this is indeed very personal. I ask Niall how he would like it if his home of 3 decades where his wife and daughter play in the yard, or my grandchild and daughter, suddenly had a five storey apartment blocking the warming sun, with dozens of transient apartments staring down. I asked him this question before and he remarked that my question was threatening. So I ask how he is threatened, but he does not think that I am threatened? He has acknowledged the threatening aspect, so let Geric change this. How can Geric Construction with conscience propose something that threatens you so much? I am very threatened and my property value will tank. A rezoning amounts to expropriation yet I am not being offered compensation

20:53:01 From Agnes Vollmeier to Everyone:
Reacted to "Well said, Mariann!" with

20:53:05 From Edy Bradley to Everyone:

well said Mariann

20:53:08 From Soressa Gardner to Everyone:

Reacted to "What do we believe w..." with

20:53:12 From Claire Smith to Everyone:

James Bay density is higher than any other part of the City

20:53:16 From Priscilla Tumbach to Everyone:

I spoke to City Council on those points on May 18.

20:53:30 From Kirk Buhne to Everyone:

Reacted to "Five stories are obs..." with

20:53:33 From Kirk Buhne to Everyone:

Reacted to "There seems to be a ..." with

20:53:41 From Dennis E Bolen to Everyone:

Reacted to "Good comment that Ja..." with

20:53:45 From Elizabeth Stone to Everyone:

Reacted to "I am threatened by t..." with

20:53:47 From Kirk Buhne to Everyone:

Reacted to "We have had many mee..." with

20:53:48 From Dennis E Bolen to Everyone:

Reacted to "Well said, Mariann!" with

20:53:49 From Coralee Bell to Everyone:

Reacted to "I am threatened by t..." with

20:53:51 From Kirk Buhne to Everyone:

Reacted to "Density does not cre..." with

20:53:53 From Amanda Gaunt to Everyone:

Reacted to "I am threatened by t..." with

20:53:55 From Lisa Miller to Everyone:

Reacted to "James Bay density is..." with

20:54:05 From Claire Smith to Everyone:

Want to stop development in James Bay and listen to residents of James Bay - sign the petition:

https://www.change.org/p/concerned-citizens-of-james-bay-for-updating-the-james-bay-local-area-plan?recruiter=1295562217&recruited_by_id=b46e4d90-ae39-11ed-bdf2-69b7f87db216&utm_source=share_petition&utm_medium=copylink&utm_campaign=petition_dashboard

20:54:06 From Kirk Buhne to Everyone:

Reacted to "Quite right Brad & C..." with

20:54:11 From Graham Hawkins to Everyone:

Well put Mariann!! Tank you!!

20:54:17 From Kirk Buhne to Everyone:

Reacted to "Too many comprehensi..." with 20:54:32 From Dennis E Bolen to Everyone:

Reacted to "I am threatened by t..." with

20:54:35 From Kirk Buhne to Everyone:

Reacted to "James Bay density is..." with

20:54:55 From Soressa Gardner to Everyone:

Reacted to "Please see https://w..." with

20:55:03 From Soressa Gardner to Everyone:

Reacted to "What are the ameniti..." with

20:55:13 From Soressa Gardner to Everyone:

Reacted to "The roof top dormers..." with

20:55:22 From Claire Smith to Everyone:

Three historic homes would be added to the vast number of historic homes being

destroyed in James Bay

20:55:39 From Kirk Buhne to Everyone:

Reacted to "Three historic homes..." with

20:55:52 From Jalal Elarid to Everyone:

Reacted to "Three historic homes..." with

20:56:14 From Ingrid Holm to Everyone:

Reacted to "There's no clear ind..." with

20:56:22 From Soressa Gardner to Everyone:

Replying to "I'm confused, is the..."

Me too. I have not heard any real amenities mentioned. Just a removal of green space. 72.9% lot coverage!

20:56:33 From Soressa Gardner to Everyone:

Reacted to "The mature trees the..." with

20:56:34 From Peri Smith to Everyone:

Huge population of wildlife in James Bay.

20:56:40 From Bill & Lorna Quine to Everyone:

Absolutely right Derek - the character of James Bay is a finite resource - once it's lost it can NEVER be recovered!

20:56:54 From Soressa Gardner to Everyone:

Reacted to "I will just say - wi..." with

20:56:55 From Dennis E Bolen to Everyone:

Reacted to "Me too. I have not h..." with

20:57:01 From Soressa Gardner to Everyone:

Reacted to "Wind issues have bee..." with

20:57:11 From Billy Page to Everyone:

Thanks Derek

20:57:16 From Dennis E Bolen to Everyone:

Reacted to "Absolutely right Der..." with

20:57:29 From Kirk Buhne to Everyone:

These historic homes will be lost forever. this is similar to the destruction of heritage in the 60s. This is a tourist destination on account of city charm and this proposal has no charm.

20:57:30 From Soressa Gardner to Everyone:

Reacted to "Menzies street 5 cor..." with

20:57:36 From Soressa Gardner to Everyone:

Reacted to "Pitched -gabled roof..." with

20:57:44 From Soressa Gardner to Everyone:

Reacted to "Council has professe..." with

20:57:46 From Coralee Bell to Everyone:

Reacted to "These historic homes..." with

20:57:51 From Claire Smith to Everyone:

Reacted to "Absolutely right Der..." with

20:57:52 From Jalal Elarid to Everyone:

Reacted to "These historic homes..." with

20:57:53 From Soressa Gardner to Everyone:

Reacted to "Right on Patricia...50..." with

20:58:04 From Soressa Gardner to Everyone:

Reacted to "The lot is simply to..." with

20:58:07 From Ingrid Holm to Everyone:

Reacted to "Absolutely right Der..." with

20:58:07 From Soressa Gardner to Everyone:
Reacted to "Well said Patricia." with

20:58:16 From Soressa Gardner to Everyone:
Reacted to "The proposed develop..." with

20:58:17 From Ingrid Holm to Everyone:
Reacted to "These historic homes..." with

20:58:20 From Soressa Gardner to Everyone:
Reacted to "Townhouses YES Massi..." with

20:58:22 From Nadine King to Everyone:
<https://www.menziesliving.ca/>

20:58:26 From Kirk Buhne to Everyone:
Recall that developers tried to tear down buildings in Bastion Square years ago and they were saved. NOW it is a tourist destination.

20:58:27 From Soressa Gardner to Everyone:
Reacted to "The mission statemen..." with

20:58:28 From Bob Vander Steen to Everyone:
To receive the JBNA emails or to become a member please visit
<https://jbna.org/about/membership>

20:58:38 From Soressa Gardner to Everyone:
Reacted to "Apartment block NO" with

20:58:46 From Soressa Gardner to Everyone:
Reacted to "Well said, Patricia!" with

20:58:56 From Soressa Gardner to Everyone:
Reacted to "This proposal neglec..." with

20:59:20 From Becky Vander Steen to Everyone:
Reacted to "Absolutely right Der..." with

20:59:20 From Claire Smith to Everyone:
20 Parking spaces is far too low. Once again it is the neighbours of Medana and Menzies who will suffer

20:59:22 From Soressa Gardner to Everyone:
Reacted to "I agree ... a 3 story ..." with

20:59:33 From Kirk Buhne to Everyone:
Heuristics in the neighbourhood, the stats for this very block prove that the parking statistics are off. Where do all the tradespeople park their vans?

20:59:35 From Jeremy Caradonna to Everyone:
Thanks, all. I am signing off. Exec, I will be following up with about tonight.

20:59:50 From Soressa Gardner to Everyone:
Reacted to "This projects ignore..." with

21:00:04 From Soressa Gardner to Everyone:
Reacted to "The OCP provides an ..." with

21:00:05 From Billy Page to Everyone:
Did anyone see the cartoon in the Times Colonist today mentioning Oak Bay - immediately thought it could easily be James Bay...

21:01:00 From Claire Smith to Everyone:
I would very much like to know how the residents of James Bay will egress in the event of an emergency, with our ever increasing density and very limited ways to leave this peninsula

21:01:12 From Coralee Bell to Everyone:
Reacted to "I would very much l..." with

21:01:16 From Kirk Buhne to Everyone:

The apartments do not make sense. COuches are scaled as 2' deep. Chairs at tables could not be pulled out. "Family" living rooms are but 9'x9'. This design needs to go back to the drawing board

21:01:30 From Soressa Gardner to Everyone:

Reacted to "When the neighbours ..." with

21:01:52 From Peri Smith to Everyone:

Very good point re no way to get out of James Bay in an emergency.

21:02:03 From Derek Hawksley to Everyone:

Regarding the commercial space, please note that James Bay already has many unused or underused commercial spaces. There are far few businesses now then there were in the past in site of the ever increasing density.

21:02:03 From Dennis E Bolen to Everyone:

Reacted to "I would very much l..." with

21:02:04 From Soressa Gardner to Everyone:

Reacted to "three stories maximu..." with

21:02:18 From Soressa Gardner to Everyone:

Reacted to "6.6 m rear setback i..." with

21:02:43 From Soressa Gardner to Everyone:

Reacted to "Put the tall buildin..." with

21:02:43 From Niall Paltiel to Everyone:

niall@gericconstruction.com

21:02:48 From Soressa Gardner to Everyone:

Reacted to "Note that whe the de..." with

21:02:51 From Niall Paltiel to Everyone:

www.menziesliving.ca

21:03:08 From Kirk Buhne to Everyone:

Moving houses out of James Bay does the neighbourhood no good. Our charm is gone.

These homes were designed by BC's first Architect to be here on this street

21:03:15 From Cheri Wu to Everyone:

Nothing has been directly said about who will be leaving here. I agree with subsidized housing and affordable renting but this has not been addressed. Who are our new neighbors. We already have a problem with aggressive homeless in the alleyway. Also, Parking is a nightmare and I only see this getting worse. We have a business and our patrons leave because they have no place to park. Many live a long way and using public transit or alternative driving arrangements are not an option. A huge concern for your neighbors. Not one person has spoken with the direct neighbors who are mostly effective. I would love to have this contact.

21:03:19 From Soressa Gardner to Everyone:

Reacted to "This project is simp..." with

21:03:21 From Dennis E Bolen to Everyone:

Reacted to "Regarding the commer..." with

21:03:28 From Soressa Gardner to Everyone:

Reacted to "Why one should adher..." with

21:03:33 From Soressa Gardner to Everyone:

Reacted to "As to precedents - T..." with

21:03:39 From Soressa Gardner to Everyone:

Reacted to "Quite right, Elizabe..." with

21:03:44 From Deb Hull to Everyone:

Rental vacancy rates in Victoria rose to 1.2 percent in April from 0.2 percent in October 1980 while rates in Vancouver jumped to 1.7 percent from 0.5 percent over

the same period, a Canada Mortgage Housing Corporation survey shows.

<https://www.upi.com/Archives/1982/05/13/Rental-vacancy-rates-in-Victoria-rose-to-12-percent/7686390110400/> The problem today is the rent.

21:03:45 From Cheri Wu to Everyone:

sorry affected not effective:)

21:03:51 From Pamela Madoff to Everyone:

The notion that the proponent is committing to this building not being an Air B&B as their amenity contribution is not accurate. Under current City policies and regulations this type of building could not be an Air B&B.

21:04:06 From Soressa Gardner to Everyone:

Reacted to "The absolute massive..." with

21:04:06 From Claire Smith to Everyone:

Reacted to "The notion that the ..." with

21:04:15 From Soressa Gardner to Everyone:

Reacted to "You will have an opp..." with

21:04:21 From Dennis E Bolen to Everyone:

Reacted to "Nothing has been dir..." with

21:04:31 From Soressa Gardner to Everyone:

Reacted to "How can the overlook..." with

21:04:37 From Soressa Gardner to Everyone:

Reacted to "While a legal preced..." with

21:04:49 From Graham Hawkins to Everyone:

You speak of "preseverving

21:04:51 From Jacqueline Lewis to Everyone:

I know that the amount of people walking and riding bikes along Menzies street will make it virtually impossible for the tenants to get into their parking on both sides with both sides of Menzies by the grocery store parking for how many more parking spots REALLY this is a red zone?

21:05:12 From Soressa Gardner to Everyone:

Reacted to "There are 667 units ..." with

21:05:27 From Elizabeth Stone to Everyone:

It is amazing to me how much power the money has in this neighborhood. If you are a builder with deep pockets, seems you can do what you want regardless of the planning in place. I'm not hearing any conceding from the builder of anything in this exchange. Neither am I

hearing they will go back to the drawing board about height. Also, there is nothing in this presentation that the housing will be affordable.

21:05:30 From Alexandros Dimopoulos to Everyone:

Everyone agrees that the proposed project is too tall for the location. I would like to hear the justification for the height. How did the developer decide that 18 m is the optimal height? Perhaps an answer beyond "The OCP allows it" could be provided.

21:05:36 From Peri Smith to Everyone:

When the City permits marathons and other events - the people of James Bay are literally trapped and can't leave the area by car.

21:05:39 From Soressa Gardner to Everyone:

Reacted to "This is a dangerous ..." with

21:05:47 From Kirk Buhne to Everyone:

No mention was made of the existing tenants, though in writing a false statement has been made. The tenant behind me at 135 Menzies has been there for 33 years and has not been offered any housing that she can afford. She works retail. She brought up

her family here. The proposal destroys this part of neighbourhood

21:05:48 From Soressa Gardner to Everyone:

Reacted to "Ironically at our ma..." with

21:05:53 From Soressa Gardner to Everyone:

Reacted to "I don't understand w..." with

21:06:06 From Cheri Wu to Everyone:

Priscilla you make a good point about being a senior and requiring affordable housing. Our neighborhoods should support our seniors - we are often forgotten!

21:06:07 From Soressa Gardner to Everyone:

Reacted to "Good neighbours list..." with

21:06:10 From Soressa Gardner to Everyone:

Reacted to "Niall - please note,..." with

21:06:19 From Soressa Gardner to Everyone:

Reacted to "6 storeys are all..." with

21:06:35 From Soressa Gardner to Everyone:

Reacted to "I worry about what i..." with

21:06:54 From Soressa Gardner to Everyone:

Reacted to "Well said Kirk." with

21:07:02 From Soressa Gardner to Everyone:

Reacted to "My concern is increa..." with

21:07:04 From Kirk Buhne to Everyone:

The parking garage excavation is within 1m of a protected cedar on my property.

21:07:15 From Soressa Gardner to Everyone:

Reacted to "Medana street is a n..." with

21:07:18 From Todd Glover to Everyone:

Reacted to "The parking garage e..." with

21:07:20 From Soressa Gardner to Everyone:

Reacted to "Much better suggesti..." with

21:07:22 From Kirk Buhne to Everyone:

rather the parking ramp

21:07:42 From Soressa Gardner to Everyone:

Reacted to "10 to 12 townhouses..." with

21:08:11 From Claire Smith to Everyone:

Want to know how many historic houses and mature trees and displaced families have been lost to recent developments, have a look at the Real Numbers page on this website: <https://www.jamesbayconcernedcitizens.ca>

21:08:15 From Soressa Gardner to Everyone:

Reacted to "I understand that Me..." with

21:08:30 From Soressa Gardner to Everyone:

Reacted to "Too many comprehensi..." with

21:08:39 From Soressa Gardner to Everyone:

Reacted to "Five stories are obs..." with

21:08:46 From Cheri Wu to Everyone:

Pat Excellent point on the corner apartment building - that blends into James Bay and the neighborhood vibe!

21:08:53 From Claire Smith to Everyone:

Reacted to "Pat Excellent poi..." with

21:08:59 From Dennis E Bolen to Everyone:

Right on, Pat, the apartments at Menzies & Niagara are classic. I fear for them if this kind of proposal goes through.

21:09:08 From Soressa Gardner to Everyone:
Reacted to "There seems to be a ..." with
21:09:13 From Dennis E Bolen to Everyone:
Reacted to "Pat Excellent poi..." with
21:09:19 From Soressa Gardner to Everyone:
Reacted to "Too big too tall, to..." with
21:09:25 From Kirk Buhne to Everyone:
Hooray Pat McGuire
21:09:34 From Soressa Gardner to Everyone:
Reacted to "We have had many mee..." with
21:09:38 From Soressa Gardner to Everyone:
Reacted to "Density does not cre..." with
21:09:40 From Graham Hawkins to Everyone:
you speak of "preserving the rhythm" of the neighbourhood when considering finding
homes for the displaced houses while at the same time destroying the rhythm with
this new development, only a few streets away
21:09:43 From Coralee Bell to Everyone:
Well said, Pat! I agree with all of your comments.
21:09:46 From Soressa Gardner to Everyone:
Reacted to "Well said Mariann!" with
21:09:57 From Soressa Gardner to Everyone:
Reacted to "The current density ..." with
21:10:21 From Soressa Gardner to Everyone:
Reacted to "If I could envision ..." with
21:10:28 From Soressa Gardner to Everyone:
Reacted to "There's no clear ind..." with
21:10:30 From Soressa Gardner to Everyone:
Reacted to "Too big too tall!" with
21:10:44 From Soressa Gardner to Everyone:
Reacted to "Good comment that Ja..." with
21:10:46 From Soressa Gardner to Everyone:
Reacted to "Well said, Mariann!" with
21:11:07 From Soressa Gardner to Everyone:
Reacted to "I am threatened by t..." with
21:11:20 From Soressa Gardner to Everyone:
Reacted to "well said Mariann" with
21:11:24 From Soressa Gardner to Everyone:
Reacted to "James Bay density is..." with
21:11:29 From Soressa Gardner to Everyone:
Reacted to "I spoke to City Coun..." with
21:11:45 From Soressa Gardner to Everyone:
Reacted to "Well put Mariann!! T..." with
21:12:00 From Soressa Gardner to Everyone:
Reacted to "Three historic homes..." with
21:12:12 From Soressa Gardner to Everyone:
Reacted to "Absolutely right Der..." with
21:12:16 From kathleen bligh to Everyone:
Just a hard NO
21:12:20 From Soressa Gardner to Everyone:
Reacted to "These historic homes..." with

21:12:30 From Joan and Colin O'Connor to Everyone:

Replying to "Well said, Pat! I a..."

me too

21:12:36 From Soressa Gardner to Everyone:

Reacted to "Recall that develop..." with

21:12:47 From Soressa Gardner to Everyone:

Reacted to "20 Parking spaces is..." with

21:12:56 From Soressa Gardner to Everyone:

Reacted to "Heuristics in the ne..." with

21:13:01 From Billy Page to Everyone:

I agree with everyone too big too tall doesn't fit in with the neighbourhood James Bay has too much development happening time to slow down

21:13:03 From Becky Vander Steen to Everyone:

Reacted to "Pat Excellent poi..." with

21:13:13 From Kirk Buhne to Everyone:

Note that Geric Construction has donated to the election campaigns of four councillors and the mayor. Will these elected reps vote for the developer's proposal. This would not present well for ethics

21:13:14 From Priscilla Tumbach to Everyone:

Well said, Kevin!

21:13:23 From Becky Vander Steen to Everyone:

Reacted to "I agree with everyon..." with

21:13:25 From Soressa Gardner to Everyone:

Reacted to "I would very much l..." with

21:13:30 From Soressa Gardner to Everyone:

Reacted to "The apartments do no..." with

21:13:34 From Dennis E Bolen to Everyone:

Reacted to "Note that Geric Cons..." with

21:13:34 From Soressa Gardner to Everyone:

Reacted to "Very good point re n..." with

21:13:39 From Joan and Colin O'Connor to Everyone:

Reacted to "I agree with everyon..." with

21:13:45 From Becky Vander Steen to Everyone:

Reacted to "Note that Geric Cons..." with

21:14:02 From Soressa Gardner to Everyone:

Reacted to "Regarding the commer..." with

21:14:02 From Ingrid Holm to Everyone:

Reacted to "Note that Geric Cons..." with

21:14:08 From Soressa Gardner to Everyone:

Reacted to "Moving houses out of..." with

21:14:09 From Yeshua Moser to Everyone:

which four?

21:14:18 From Soressa Gardner to Everyone:

Reacted to "Nothing has been dir..." with

21:14:33 From Joan and Colin O'Connor to Everyone:

Reacted to "Note that Geric Cons..." with

21:14:42 From kathleen bligh to Everyone:

We need to seriously get rid of most of this city council. This is just a continuation of the last council.

21:14:49 From Coralee Bell to Everyone:

Reacted to "Note that Geric Cons..." with
21:14:51 From Soressa Gardner to Everyone:
Reacted to "The notion that the ..." with
21:15:06 From Kirk Buhne to Everyone:
Will the retail space be a a restaurant? Where will the garbage be? Restaurant
garbage bring rats. Will a restaurant exhaust into my yard? There are too many
issues and they are not worked out.
21:15:24 From Soressa Gardner to Everyone:
Reacted to "I know that the amou..." with
21:15:30 From Todd Glover to Everyone:
Developers continue to drive for maximum profit while professing a greater housing
good. Overdevelopment is not required; scaled down buildings can address housing
problems, but scaled down buildings means scaled down developer profits. Make no
mistake, it's all about profit.
21:15:40 From Soressa Gardner to Everyone:
Reacted to "It is amazing to me ..." with
21:15:47 From Jacqueline Lewis to Everyone:
Reacted to "When the City perm..." with
21:15:58 From Soressa Gardner to Everyone:
Reacted to "Everyone agrees that..." with
21:16:21 From Soressa Gardner to Everyone:
Reacted to "No mention was made ..." with
21:16:33 From Kirk Buhne to Everyone:
Replying to "Note that Geric Cons..."
Caradonna, Dell, Loughton, Alto, and one name slips my memory, the lawyer. Not
Coleman, Gardiner, nor Hammond
21:16:33 From Dennis E Bolen to Everyone:
Reacted to "Developers continue ..." with
21:16:55 From Peri Smith to Everyone:
Yup - "follow the money". The City and the Province profit from market development -
hence all the spin-doctoring.
21:16:56 From Yeshua Moser to Everyone:
add
21:17:14 From Soressa Gardner to Everyone:
Replying to "No mention was made ..."
Yes, the current houses are definitely more affordable!
21:17:20 From Kirk Buhne to Everyone:
Replying to "Note that Geric Cons..."
\$2,500 donated and usually develipers also donate through employees with cash or
time + space...
21:17:33 From Soressa Gardner to Everyone:
Reacted to "Priscilla you make a..." with
21:17:39 From Soressa Gardner to Everyone:
Reacted to "The parkgin garage e..." with
21:17:44 From Soressa Gardner to Everyone:
Reacted to "rather the parking r..." with
21:17:56 From Soressa Gardner to Everyone:
Reacted to "Want to know how man..." with
21:18:04 From Soressa Gardner to Everyone:
Reacted to "Pat Excellent poi..." with

21:18:10 From Soressa Gardner to Everyone:
Reacted to "Right on, Pat, the a..." with
21:18:13 From Soressa Gardner to Everyone:
Reacted to "Hooray Pat McGuire" with
21:18:26 From Soressa Gardner to Everyone:
Reacted to "you speak of "preser..." with
21:18:32 From Soressa Gardner to Everyone:
Reacted to "Just a hard NO" with
21:18:39 From Soressa Gardner to Everyone:
Reacted to "Well said, Pat! I a..." with
21:18:44 From kathleen bligh to Everyone:
Reacted to "Note that Geric Cons..." with
21:19:04 From Soressa Gardner to Everyone:
Reacted to "Wil the retail space..." with
21:19:09 From Ingrid Holm to Everyone:
Removed a reaction from "Note that Geric Cons..."
21:19:11 From Ingrid Holm to Everyone:
Reacted to "Note that Geric Cons..." with
21:19:11 From Todd Glover to Everyone:
I love Edy Bradley's description of the false "heroic" stance developers take as they try to look like they're building housing out of the goodness of their hearts.
21:19:15 From Jacqueline Lewis to Everyone:
what caused the seismic incident in Esquimalt yesterday
21:19:25 From Soressa Gardner to Everyone:
Reacted to "Developers continue ..." with
21:19:29 From Soressa Gardner to Everyone:
Reacted to "Yup - "follow the mo..." with
21:19:33 From Dennis E Bolen to Everyone:
Reacted to "I love Edy Bradley's..." with
21:19:39 From Kirk Buhne to Everyone:
Why did Geric Construction donate to the more pro housing candidates when Ed Geric does not live in Victoria? Was it to influence zoning on this property. Is it ethical to have support from those elected reps who one donates to?
21:20:23 From Soressa Gardner to Everyone:
Reacted to "I love Edy Bradley's..." with
21:20:40 From Kirk Buhne to Everyone:
Reacted to "I love Edy Bradley's..." with
21:20:50 From Soressa Gardner to Everyone:
Reacted to "Why did Geric Constr..." with
21:21:00 From Mary Koyl to Everyone:
The Mayor and Councillors who received money from these developers should recuse themselves from voting on this development.
21:21:16 From Ingrid Holm to Everyone:
Reacted to "The Mayor and Counci..." with
21:21:19 From kathleen bligh to Everyone:
Reacted to "The Mayor and Counci..." with
21:21:42 From Kirk Buhne to Everyone:
This Caluc meeting has produced zero support from the neighbourhood
21:21:55 From Becky Vander Steen to Everyone:
Reacted to "The Mayor and Counci..." with

21:22:10 From Alexandros Dimopoulos to Everyone:

Why not build with newer more cost effective methods such as pre-fabrication? This would allow the height to be reduced while maintaining economic objectives.

21:22:13 From Dennis E Bolen to Everyone:

Replying to "This Caluc meeting h..."

Absolutely true, Kirk.

21:22:20 From Dennis E Bolen to Everyone:

Reacted to "This Caluc meeting h..." with

21:22:22 From Becky Vander Steen to Everyone:

Reacted to "Why did Geric Constr..." with

21:22:28 From Todd Glover to Everyone:

Aw, emotional blackmail: we *could* do expensive condos but [because we *care* about housing!] that's not what we're proposing. Subtext: if you oppose us you oppose housing

21:22:38 From Soressa Gardner to Everyone:

Reacted to "Why not build with n..." with

21:22:44 From Soressa Gardner to Everyone:

Reacted to "Aw, emotional blackm..." with

21:22:56 From Yeshua Moser to Everyone:

add

21:23:08 From Yeshua Moser to Everyone:

add

21:23:13 From Kevin Youck to Everyone:

This developer is more interested in courting the favour of city council than they are in listening to the neighbours and trying to build something that would work better with the neighbourhood – it all comes down to money – and the more money they can make, the better. There is no altruistic motive to supply house.

21:23:20 From Soressa Gardner to Everyone:

Reacted to "This developer is mo..." with

21:23:31 From Kirk Buhne to Everyone:

Trees were marked erroneously during the first stage to the developers benefit.

Arbourist only returned after our FOI request showed that the tree report was erroneous. the "walk through" showed trees as existing that are shown as removed on the site plan.

21:23:33 From Dennis E Bolen to Everyone:

Reacted to "Aw, emotional blackm..." with

21:23:36 From kathleen bligh to Everyone:

Once the towers start there is no stopping them. Think West End.

21:23:37 From Mary Koyle to Everyone:

Why with all the questions, repeated over and over about the height of this building, is the proponent continuously avoiding anything about the height? Is everyone else finding this as offensive as I do? Why does it have to be five stories? It's all about their level of profit.

21:23:38 From Kirk Buhne to Everyone:

Reacted to "This developer is mo..." with

21:23:50 From Kirk Buhne to Everyone:

Reacted to "Why with all the que..." with

21:23:54 From Soressa Gardner to Everyone:

Reacted to "Why with all the que..." with

21:23:56 From kathleen bligh to Everyone:

Reacted to "Why with all the que..." with

21:24:01 From Jacqueline Lewis to Everyone:

A large part of the land south west of Menzies is not historical it is military housing built in the 50's on land that no one really knows much about the history there and I really think the city isn't looking into the past or future of this part of Vancouver Island there is a history of lots of crazy stuff environmental etc that happened in this part of the city in the 1900's but do you realize the cedar on Menzies is leaning in that direction I know because the roots have ripped up the pavement more than once in the time I lived here

21:24:06 From Joan and Colin O'Connor to Everyone:

i'm in agreement with my neighbors seeming 100 percent disapproval of this too big, too tall, too ugly too inconsiderate too ridiculous too incongruent proposal.

21:24:26 From Dennis E Bolen to Everyone:

Reacted to "Why with all the que..." with

21:24:41 From Becky Vander Steen to Everyone:

Reacted to "Aw, emotional blackm..." with

21:25:11 From Trevor Moat to Everyone:

Reminder to everyone: Please focus your comments on the *Project* as proposed.

21:25:28 From kathleen bligh to Everyone:

"Placemaking" is WEF language.

21:26:14 From Kevin Youck to Everyone:

None of the other village buildings are built adjacent to single family homes.

21:26:19 From Bill & Lorna Quine to Everyone:

Sorry (I'm new to this) - what is "placemaking" (or where can I find a good definition? Thanks

21:26:21 From Joan and Colin O'Connor to Everyone:

Reacted to "This Caluc meeting h..." with

21:26:38 From Joan and Colin O'Connor to Everyone:

Reacted to "I love Edy Bradley's..." with

21:27:00 From Dennis E Bolen to Everyone:

Replying to "Why with all the que..."

It's been profit from the beginning, Mary. They want to make \$20M with an abrupt, inappropriate mid-rise, not \$3M by building a row of architecturally simpatico townhouses.

21:27:48 From Kevin Youck to Everyone:

None of the other village buildings are built adjacent to single family homes.

Comments comparing the Menzies building to the other Village buildings in James Bay is a very misleading statement as none of those other buildings are in the backyard of single family homes.

21:28:03 From Jacqueline Lewis to Everyone:

The oncoming traffic to that building has to only come from Niagara street this will that cause a bottle neck at the 5 corners

21:28:18 From Kirk Buhne to Everyone:

Reacted to "None of the other vi..." with

21:28:21 From Dennis E Bolen to Everyone:

Reacted to "i'm in agreement wit..." with

21:28:37 From Yeshua Moser to Everyone:

You nailed it Soressa, they are not entertaining any idea of anything less than 5 stories

21:29:05 From Dennis E Bolen to Everyone:

Reacted to "None of the other vi..." with
21:29:19 From Jacqueline Lewis to Everyone:
Most of the vehicles all come from the south! Will the parking of more cars really work?

21:29:44 From Dennis E Bolen to Everyone:

Reacted to "You nailed it Soress..." with

21:29:59 From Soressa Gardner to Everyone:

Reacted to "Trees were marked er..." with

21:30:05 From Soressa Gardner to Everyone:

Reacted to "Once the towers star..." with

21:30:16 From kathleen bligh to Everyone:

The goal is to get rid of private car ownership. That's why they ignore the questions on parking.

21:30:24 From Jacqueline Lewis to Everyone:

Reacted to "The Mayor and Coun..." with

21:30:30 From Todd Glover to Everyone:

Reacted to "It's been profit fro..." with

21:30:49 From Soressa Gardner to Everyone:

Reacted to "i'm in agreement wit..." with

21:30:58 From Soressa Gardner to Everyone:

Reacted to "None of the other vi..." with

21:31:20 From Soressa Gardner to Everyone:

Removed a reaction from "Why with all the que..."

21:31:21 From Joan and Colin O'Connor to Everyone:

Reacted to "i'm in agreement wit..." with

21:31:41 From Soressa Gardner to Everyone:

Reacted to "None of the other vi..." with

21:31:54 From Soressa Gardner to Everyone:

Reacted to "The oncoming trafic ..." with

21:32:06 From Becky Vander Steen to Everyone:

Reacted to "None of the other vi..." with

21:32:22 From Deb Hull to Everyone:

Well said Kirk

21:32:36 From Ingrid Holm to Everyone:

Well said Kirk. I feel a lot of sympathy by those affected by this proposal. I'm sure you feel under siege .

21:32:41 From Soressa Gardner to Everyone:

Reacted to "Well said Kirk. I fe..." with

21:32:41 From Patricia Crichton to Everyone:

Congratulations Kirk! Let's work to make this work!!

21:32:43 From Mary Koyl to Everyone:

That's right Kirk, zero positive comments about this proposal. Mayor and Council, hear us please! Represent us as you were elected to do! Prove that you are not corrupt and in the pockets of developers. Because if you approve this proposal, it will make us believe that you just don't care. And Kirk, wonderful summation of a very frustrating meeting.

21:32:53 From Billy Page to Everyone:

Thanks Kirk

21:32:56 From Soressa Gardner to Everyone:

Reacted to "That's right Kirk, z..." with

21:33:14 From Jacqueline Lewis to Everyone:

The volume of pedestrians on Menzies street will be dealing with hundreds of more vehicles turning over the sidewalk on one side not there will be more? On both sides??? there are so many people living in this neighbour hood and the direction most people tend to go is NORTH

21:33:16 From Kevin Youck to Everyone:

I have bene trying to learn what process the city followed to include the Medana and these Menzies houses into the 2012 OCP – no one has yet been able to provide any information on that process. So yes, in many ways this is an example of appropriation of the adjacent Medana properties. And this is why we have asked non stop to have council re-examine the Village Zone.

21:33:28 From Kevin Youck to Everyone:

Well said in closing Kirk

21:33:28 From Ingrid Holm to Everyone:

Reacted to "That's right Kirk, z..." with

21:33:33 From Soressa Gardner to Everyone:

Reacted to "The volume of pedest..." with

21:34:06 From Soressa Gardner to Everyone:

Reacted to "I have bene trying t..." with

21:34:12 From Soressa Gardner to Everyone:

Reacted to "Well said in closing..." with

21:34:18 From Brad & Christine to Everyone:

When you speak about a life span of 60 years as length of building length, please note that most of James Bay heritage buildings are 100 to 120 years of age. We look at long term for our buildings.

21:34:22 From Derek Hawksley to Everyone:

There have been several developers in the past who have said that they would move character but in the end bulldozed them.

21:34:25 From Joan and Colin O'Connor to Everyone:

Reacted to "Well said in closing..." with

21:34:39 From Soressa Gardner to Everyone:

Reacted to "When you speak about..." with

21:34:51 From Soressa Gardner to Everyone:

Reacted to "There have been seve..." with

21:34:55 From Ingrid Holm to Everyone:

Reacted to "There have been seve..." with

21:34:55 From Mariann Burka to Everyone:

(Mariann Burka) Note to developers: Please do not use the Village Green development on Menzies as an example of comparable height and density in the neighbourhood. That development is an abomination, displaced long-time low income and affordable rental housing tenants of 47 units, clear cut more than 30 trees and reduced greenspace and setbacks to less than .5 metres. Village Green will be a concrete jungle and was approved by City Council despite close to 90% of the submissions at the public hearing being opposed. Please do not let that happen with this development.

21:35:04 From Soressa Gardner to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:22 From Coralee Bell to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:23 From Kirk Buhne to Everyone:

Thank You Trevor

21:35:33 From Yeshua Moser to Everyone:

add

21:35:33 From Soressa Gardner to Everyone:

Link to summary of our view of the project at

<https://bit.ly/TooBigTooTall>

21:35:37 From Niall Paltiel to Everyone:

Thank you everyone!

21:35:43 From Nikitas Dimopoulos to Everyone:

Thanks Trevor!

21:35:50 From Becky Vander Steen to Everyone:

Reacted to "(Mariann Burka) Note..." with

21:35:53 From Niall Paltiel to Everyone:

The MGC website with project summary is located at www.MenziesLiving.ca

21:35:57 From Nadine King to Everyone:

Thank you Trevor

21:36:19 From Bill & Lorna Quine to Everyone:

Thanks all