

JBNA Board Meeting - March 25, 2019

Attending: Linda, Marg, Tim, Wayne. Regrets: Bob, Laura

1. Agenda m/s/c
2. Board Minutes: February 25 2019 m/s/c
3. General Meeting Minutes (March 13) m/s/c
4. Local Area Plan: The City is drafting terms of reference for funding for James Bay, Oaklands, and Hillside Quadra neighbourhoods to develop LAP criteria. Funding to focus on expanding participation to provide opportunity for inclusion of those groups not routinely included in planning issues.

James Bay has a very good existing neighbourhood plan which we will use as a base for planning purposes as the plan illustrates the values of our neighbourhood. Also suggest consideration of the Gonzales neighbourhood plan. Both present as models that we can use. JBNA will organize another LAP preparation pop-up for early June.

5. April 10 AGM:
Proposed Bylaw changes – Motion as distributed
Election of 2 Board positions (Vice-President, Secretary)
Financial Report by Treasurer.
6. April General Meetings: April 10, 2019. Discussion about potential presenters.
May 9, 2019 General Meeting: Presentation by CoV staff Sara Webb regarding bicycle path plans for city.
7. Inclusionary Housing: City of Victoria considering amenity/housing funds based on 4 sites throughout the City:
 - Traditional, urban resident, 60 units+, and fewer than 60 units.
 - Local Government Act separates housing from community amenity. Housing is not an amenity for an existing community, but it is legitimate to obtain funding for both.
 - Developments over 60 units = housing/no amenity.
 - Development less than 60 units = \$35 per sq ft above zoning for housing/amenity. This does not apply in the downtown core because the zoning is already in place.
 - Development in urban = \$20 per sq ft above zoning for housing/amenity.
 - Development in residential = \$5 per sq ft above zoning for housing/amenity.

The result could be the unintended, potential destruction of residential neighbourhoods. The funding target applies to the OCP lift or to the existing zoning? Developers benefit from the target from OCP because it will result in lower fee. For example, the OCP identified the Montreal/Niagara Street property that received Council approval for a 12 unit development as potential high density. The zoning was for two R2 which would result in two duplexes. As a result the City did not receive anything in exchange for the

rise in density whereas if the funding was targeted to existing zoning, the City would have received funding.

Discussion regarding our role as a neighbourhood:

- Structure created does not achieve inclusionary housing goals (subsidized/social);
- Existing proposals creates incentives to eliminate residential neighbourhoods;
- \$5 per sq foot does not result in benefit;
- Request \$35 per sq ft to apply to residential and to urban residential areas;
- Funding start with existing zoning, not OCP;
- Policy be altered to encourage development throughout the city, including shifting medium density to areas where it has already been agreed to by

8. The City has notified the JBNA that parking meters will replace 1 hour parking on Kingston/Quebec in the tourist area. JBNA will write to the City indicate we trust the City will limit meters to tourist areas and not in the residential/village areas.
9. Federal Election all-candidates forum: Federal election is October 21, 2019 JBNA will hold an all candidates forum, probably at Laurel Point.
10. Next Board meeting: Apr 15, 2019 4:30 – 6:00 tentative depending on schedules of new Board members.
11. Adjournment: 11:50