JBNA has being preparing for the review and re-write of the James Bay Community Plan as part of the City of Victoria's Local Area Plan process.

James Bay must consider many plans during this process: the Official Community Plan (OCP), the James Bay Neighbourhood Plan (JBNP) the Harbour Plan, and the Downtown Core Area Plan (DCAP).

City staff will be attending the upcoming JBNA meeting to present background information and clarification of components and terms (language) used within the planning process. Marc Cittone, Senior Community Planner, has specialised in community revitalization and comprehensive land use. Miko Betanzo, Seniot=r Planner Urban Design has been the designated planner for projects in James Bay for the past few years.

For an overview of existing plans as they relate to James Bay please see slides assembled in a presentation at: http://jbna.org/2017%20JB%20OCP%20presentation.PDF

For an overview of the JBNA Active Transportation Committee projects regarding use of our streets, see the *Getting Around James Bay* and *Sharing our Streets* reports on the sidebar at: http://jbna.org/

JAMES BAY NEIGHBOURHOOD ASSOCIATION

General Meeting Agenda
7:00pm – 9:00pm June 12th, 2019
James Bay New Horizons – 234 Menzies St

Agenda

1. Welcome & Announcements
2. Approval of Agenda
3. Correspondence/Announcements
   · Circulating Correspondence file
4. Minutes of May 8th, 2019, meeting
5. **Demystifying the language and terminology of the planning process:**
   - Marc Cittone, Senior Community Planner
   - Miko Betanzo, Senior Planner, Urban Design
6. Community Voices
7. Adjournment

JAMES BAY NEIGHBOURHOOD ASSOCIATION
MINUTES - General Meeting June 12th, 2019

1. **Welcome** 7:05pm; 37 in attendance
   Marg Gardiner: meeting chair; Laura Neil: recorded minutes
2. **Approval of Agenda as amended:** m/s/c
3. **Correspondence and Announcements:**
   Correspondence accepted as circulated m/s/c
   Announcements – City will be holding budget meeting June 26th
4. **Minutes of May 8th, 2019 general meeting:**
   M/S/C
5. **Demystifying the language and terminology of the planning process:**
   Speaking - Miko Betanzo, Senior Planner, Urban Design CoV
   - Marc Cittone, Senior Community Planner, CoV

   Miko's focus is on developments. He explained common, but often misunderstood, planning terms:

	Storeys, height & basements	Floor Space Ratio	Site Coverage
	Open Site Space	Set Backs	Land uses

   Marc's focus is broader. He gave an overview of OCP objectives and considerations
   Primary objective of OCP and his work is the future needs of the CoV

What is the official Community Plan (OPC)?

- Is a high level city wide policy direction to anticipate and guide long term (30yr) growth and change
- OCP required by local Government Act
- A regulatory plan adopted by bylaw
- Broad range of topics related to development, transportation, parks and recreation, housing and community wellbeing, and the environment

Population Trends & Projections

2041 Pop projection approx. 100,000 people in Vic
Housing demand forecast
13,000 new apartment-type homes
2740 new ground orientated homes
Need for rental workforce, family and senior housing
Victoria is growing and changing; 2012 to 2041

- Doubling of senior population
- Other demographics growing more slowly
- Bifurcated: boomers & 20 somethings

Housing trends 2012 to 2016
7% growth over the period in JB
Generally, more growth in the urban core and less growth in the neighbourhood villages

Population & employment targets;

- At least 20,000 new people in Victoria
- Accommodate 20% of regional housing growth

- Maintain regional employment centre
- Maintain industrial employment lands

Other targets

- 90% population within 400 metres of;
    - Downtown town centre or urban village
    - Goods services for daily living
    - Full service grocery store
    - 99% within 400 metres of a park or open space

Design Guidelines are governed by by-laws
Local Area plan updating JB will be after current group – completed November, 1993, following mediation to reconcile community and city objectives. In September, 1994, an *errata* sheet, with commitments to the Victoria Accord, was added.

Community conversation focused on: Housing, Village Areas, and Parks and amenities

Q/A:
Q: Not all properties developed to max - does the growth projections reflect this?
A: Have looked at this, made some educated guesses about zone capacity for apartments, believe is lacking in the city and zone capacity for ground units is at capacity – is a difficult thing to do for one neighbourhood area such as JB.

Q: have OPC updated every 5 yrs, have various neighbourhood plans, council plans, budget plans; are all of these things are pulled together – what is the process to ensure all things more forward together?
A: Must go through a rigorous procedure; and review policies with a fine tooth comb to insure consistencies.

Q: traditional JB properties are zoned R2 - what is the reason for this?
A: Doesn't know how occurred. It was historic planning - if someone now wants to build a duplex will have make an application for it the property is too small.
Tim VanAlstine (asked by Chair to comment) the R2 zoning resulted from a mediated agreement in 1993 for some lots to R2 (in exchange for downzoning)

Q: what about non-conforming suites – can't get any permits for changes due to the suite non-conformances
A: There is a requirement to legalize a suite, this is often where the trouble arises. Fire separations, exit doors, etc

C: Schedule C is also a problem for parking
A: single family home we want some usable backyard space – there can be some discussion to negotiate parking requirements, ie if there is a bus stop close to project.

6. Community Voices:

a) GVHA Cruise-traffic routing: Warren Welling presenting a schematic from the GVHA Operations Manual which prescribed a routing for traffic leaving Ogden with cruise-passengers. Warren expressed concerns of taxi violations, speeding on Montreal St. Montréal is a 30k street, by GVHA's manual taxis are not supposed to operate on Montreal for Cruise Ship patrons, Taxis are to

use Dallas Road, Superior, and Belleville. The route map is a temporary requirement due to CRD work on Dallas Rd for the wastewater project.

b) Variance application for property on Parry/Powell: George Jamieson, director James Bay Community Project, located between Parry and Powell, relayed the Project's' receipt of notice, and concerns, about a development proposal for parking lots on Parry (2) & Powell (1). A developer has purchased the property and is asking for a variance on set backs and height restrictions. Will cause loss of rear exit doors on existing buildings on adjacent properties. There has never been a building on the property. The development would disrupt existing buildings windows, parking, and the children's playground. Residents of Parry and Powell have not been contacted before receipt of the notice by city or developer. Developer proposing a single house with suite on each lot. Residents will be requesting the proposal go to full public process or delayed until full consultation.

7. Laurel Collins, councilor CoV

~ Victoria will be implementing free transit for kids under 18 and over 5.
~ Oswego will be getting a four way stop also known as an all way stop at Oswego and Simcoe.
~ Another crosswalk at St Lawrence and Superior, Dallas and Montreal.
~ JB Community Project AGM next week
~ Climate town hall – June 21st 9am to noon on transportation
~ Accessibility town hall - July 4

8. Adjournment 9 pm