

Note: CRD is unable to participate in the December meeting.
The presentation will be rescheduled for early in 2020.

JAMES BAY NEIGHBOURHOOD ASSOCIATION

General Meeting Agenda - AMENDED

7:00 pm – 9:00 pm, December 11th, 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 November 13th, 2019, meeting
5. **CALUC: 108 Niagara – Victoria Edelweiss Club**
 - Angela Plasterer, Treasurer, Edelweiss
6. **429/431 Parry Street (courtesy consultation)**
 - Conrad Nyren, Magellan Holdings Ltd, Proponent
 - Danny Ziegler, Arcada Architecture
- ~~7. **CRD: McLaughlin and Clover Wastewater Facilities – An Overview**~~
 - ~~○ Evan Southern, Communications, Wastewater Treatment Project~~
 - ~~○ Dave Clancy, Project Director, Wastewater Treatment Project~~
7. Adjournment

JAMES BAY NEIGHBOURHOOD ASSOCIATION

General Meeting Agenda

7:00 pm – 9:00 pm December 11, 2019

234 Menzies Street – New Horizons

Marg Gardiner Chair

Linda Carlson Minutes

34 in attendance

No Council Liaison in attendance

No City Engagement staff in attendance

1. Welcome & Announcements
City has not yet appointed a Council liaison for James Bay.
As CRD is unable to attend, there will be time for Community Voices. None identified.
2. Approval of Agenda as amended (CRD unable to attend) m/s/c
3. Correspondence/Announcements m/s/c
 - Circulating Correspondence file
 - Encourage people to read December Report for information
 - Reminder that AGM is in April 2019 and there may be vacancies on the Board. Must be a voting member of JBNA. Computer skills essential.
 - JBNA presented to Committee of the Whole about cruise ships at Ogden Point. Link on website.
4. Minutes of November 13, 2019 meeting m/s/c
5. **Community Association Land Use Committee CALUC 108 Niagara Street – Victoria Edelweiss Club – German Canadian Cultural Society.**
Angela Plasterer presented:
Victoria Edelweiss Club is seeking a rezoning from R-J to site specific zoning and amendment to Official Community Plan from "Urban Residential" to "Public Facilities, Institutions, Parks and Open Spaces".
685 notices sent to residents.
Club has been operating for approx. 50 years. In 2019 taxation year, the property was assessed at a significantly higher value (\$3.9 million) based on OCP indicating property could be used for 6 storey residential.
Club was advised to put covenant on building (done) that building use would never change, apply for OCP, and apply for rezoning confirming that building site would

never change. Result of covenant reduced value to \$1.8 million, confirmed by BC Assessment.

There are no plans to change the building in any way. The goal is to maintain the building for its current use.

In order to pay the 2019 taxes of \$3,700, the Club had to increase rentals. Some renters were not as respectful of being in residential neighbourhood, and there were resulting noise complaints. Club hopes to have addressed that.

Questions/Comments

Q: Resident who lives behind the Club. Could you please explain what proposed changes would permit the club to do? Would you be able to offer more disruptive events?

A: No, new zone restricts building to exactly what exists now.

Q: Resident who lives corner of Montreal and Simcoe for 28 years. Concerned about areas zoned residential because of tendency for purchasers to flip properties. The Club is a fixture in the community, a venue for weddings and funerals, voting and other events. I don't want the Club to go away. It has a lot to give to our community. How much land is there?

A: 20,000 square feet, approximately 3.5 residential lots.

Q: Resident lives adjacent. Has lived in her condo for 5 years and says the noise from the Club is no more intrusive than seagulls, helicopters. Wants to see the club remain as is. Wonders who owns the property, and does covenant change if ownership changes.

A: Covenant in favour of City and restricts use to public facility. If something happened, for e.g. if building burned down, City could require change. The land is owned by the German Canadian Cultural Club and any plan to sell would require that the matter to return to City.

Q: Resident who lives at Niagara and Montreal. Wants the Club to remain, as is. Given that the City changes OCP use, is the club really secure?

A: City would be required to go through OCP changes and rezoning application should City decide not to respect OCP. Covenant cannot be changed with German Canadian Cultural Club signature.

Q: Resident some distance away: How many members belong to Club and has Club made effort to expand its involvement into the community?

A: Actually, since this event our membership has grown from 55 members to 600 members which is a considerable increase. The building is in steady use. There are 5 different spaces available in the facility for rent by community. There are events organized by the German Canadian Cultural Association. There are exercise classes, regular use by a local book club, for e.g.

C: Resident on Pilot Street. My wedding reception was held there in 1974. Most important is how the OCP is adversely impacting property owners when City taxes can be based on potential value of property, as opposed to existing value.

Developers are driving the value of our properties. It is important for you, kudos to you, for pursuing their resolution.

Chair summarized CALUC process, how to make comments to Mayor and Council.

6. 429/431 Parry Street (courtesy consultation)

- Conrad Nyren, Magellan Holdings Ltd, Proponent
- Danny Zeigler, Arcata

This proposed development does not require a CALUC process. The information is being provided as a courtesy, and to hear comments from residents. JBNA will forward a letter to Mayor and Council summarizing the comments provided.

An application is before the City to building 2 dwellings on 2 legal lots on Parry Street, currently used as a parking lot. A development variance permit is being sought to change the setbacks. Lots are zoned R2 but are too small to build duplex. The City allows R-1B zone which is lesser building than duplex. Proponents will be returning to demonstrate plan for the Powell Street end of the parking lot early in the New Year as they are applying for a rezoning application for R-1B to change the 1 lot on Powell to 2 lots.

The Parry Street proposal adds additional housing options: 2 single family homes (SFH,) each with a legal basement suite. Requesting variances on setback to permit layout of residents to be more livable (interior width 15 feet, 1300 sq. ft. over 2 storeys. Second house almost 1600 sq. ft.). These are modest homes.

There will be boulevard and pedestrian improvements on the sidewalk. Design inspiration is based on the Redstone building across the street. Particular attention is paid to window placement to avoid intrusion into neighbouring properties to the south and north. Consultation with the JB Project took place and design was modified to minimize shading on the corner where the play area is located. General access to the rear of the Project Building is ensured as is emergency egress, with a covenant on the property.

In summary, this proposal is for a sensitive infill on 2 legal non-conforming lots to provide housing options for the community.

Questions/comments:

C: Resident on Niagara Street, near MacDonald Park. I like the overall project but I am concerned about the parking.

A: It is monthly parking and people who work nearby, not community members, will no longer be able to park there.

C: Resident resides on Powell, opposite the proposal. I have talked to neighbours and we appreciate that you are forthcoming and have met with us. We are positive about what you are proposing. Housing is preferred over storage of cars. We should not have surface parking lots.

C: Resident directly across proposal on Powell Street. The parking lot is under-utilized and it is much preferable to have housing in that location. Thank you for doing what you are doing.

A: Proponent says some neighbours believe the housing will enhance the area as some activity in the parking lot is not desirable. Also we are pleased to be able to add 4 single family houses in James Bay, which is losing its sfh dwellings. These properties are family focused.

Q: Resident on Menzies. Likes what is being proposed. Does the zoning allow for B&B or suites?

A: Zoning is SFH for small lots. The houses will all have legal suites.

C: Resident on Lewis really likes proposal. Sensitive and modest single family homes, with suites. I believe all single family homes should have suites given the housing situation.

C: Resident on Dallas Road. Finds the design a bit boxy. As with previous speaker I agree that it is desirable to have suites when new single family homes are built. Will you have problems with parking?

A: There are 2 parking stalls for each dwelling, and we meet City requirements. With regard to boxy, we are taking our cue from other buildings on Parry Street. The proposal for Powell Street is a pitched roof, as all other properties on Powell have pitched roofs.

Q: Resident on Montreal Street concerned about building properties, is a proponent of passive housing. What is anticipated retail price?

A: Minimum required is Step3, won't be passive. Regarding costs, it will be whatever market is at the time of sale, probably in neighbourhood of \$1million.

Q: Lewis Street resident appreciates what is being done. Had you considered something other than stucco on side walls, some kind of panel that would offer some visual interest? Is there access to roof for top garden?

A: Stucco is high end rain screen. No access to roof, no rooftop garden.

C: As developers, you have choice of what to build. When I look at proposal, is it not possible to build a commune type of housing so that all residents share green space? You have a landscape plan but wonder if you could plant bigger trees and try to return the landscape to how it was beforehand.

A: As a developer, I have to sell what I build. Most people want their own back yard. This property now is asphalt so we are improving the property. The landscape will be very attractive.

C: Montreal Street resident agrees with comments being made. There is no benefit to neighbourhood in maintaining pavement. Putting in market housing, that is modest like this is a plus. I appreciate that you took time to meet and consult with neighbours, and the fact you came to this meeting tonight even though you didn't have to do so is appreciated.

7. Summary of January and February 2020 meetings:
James Bay Inn Marifield house
Village Green development
Bike lanes in James Bay
Peter Pollen Waterfront Park landscaping

8. Merry Christmas
Adjournment 8:15